



# DEVELOPMENT OF SMALL AREA PLANS

## FAIRFAX CIRCLE COMMUNITY PRESENTATION 3/21/24

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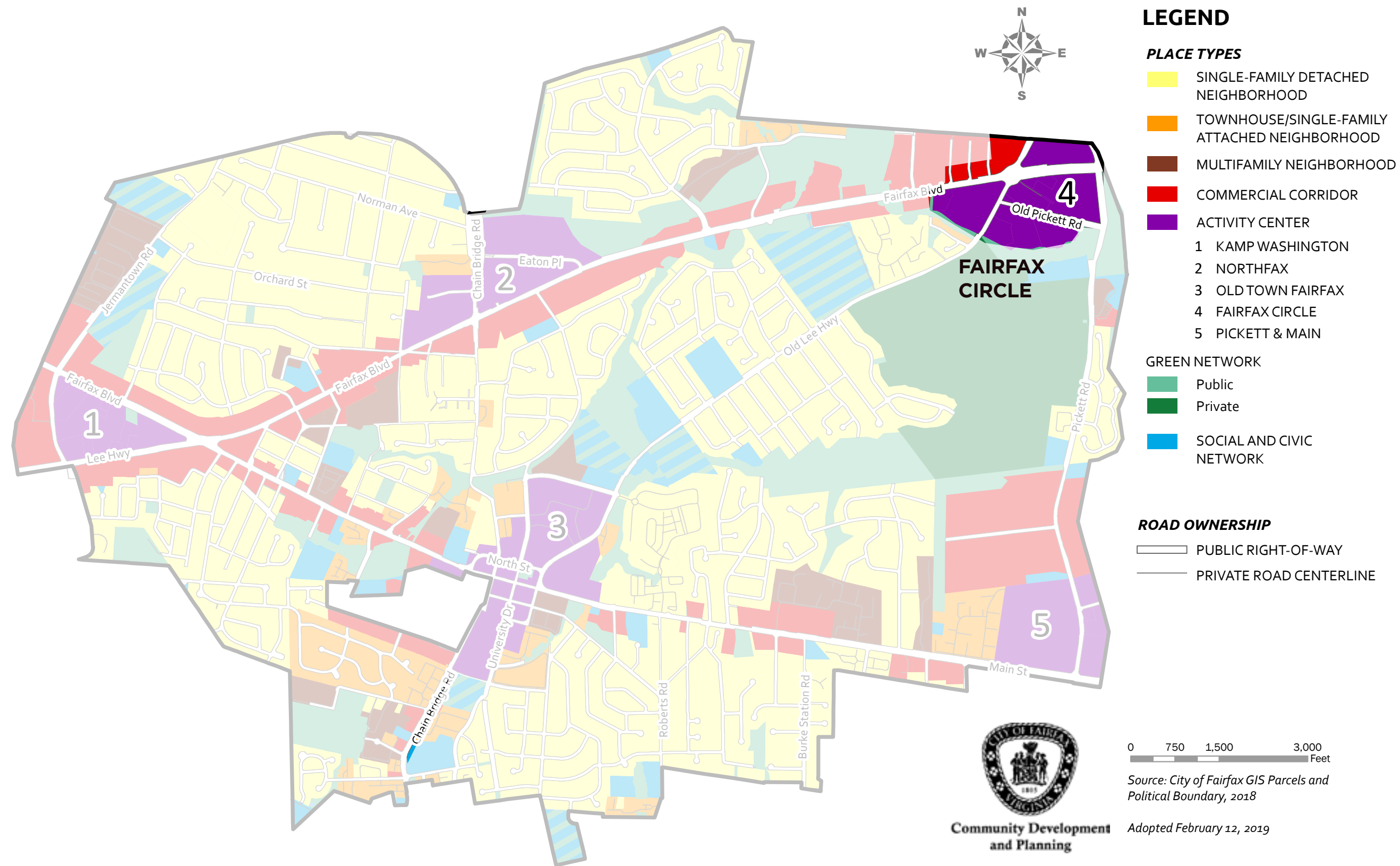
Kittelson &  
Associates

OCULUS

Walter L.  
Phillips

# BUILDING ON THE 2035 COMPREHENSIVE PLAN

## ACTIVITY CENTER: FAIRFAX CIRCLE

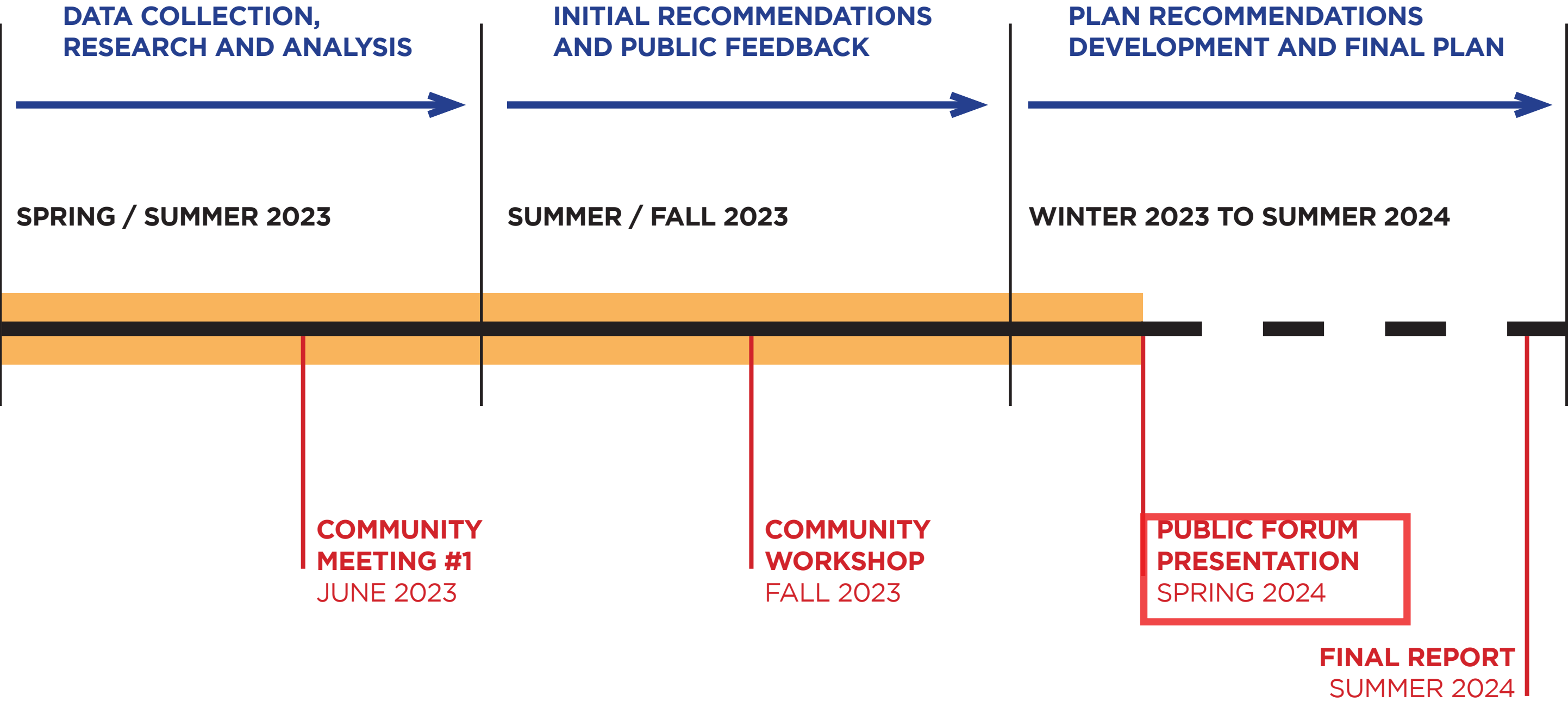


# FAIRFAX CIRCLE

STUDY AREA BOUNDARY



# PROJECT TIMELINE



WHAT WE'VE HEARD

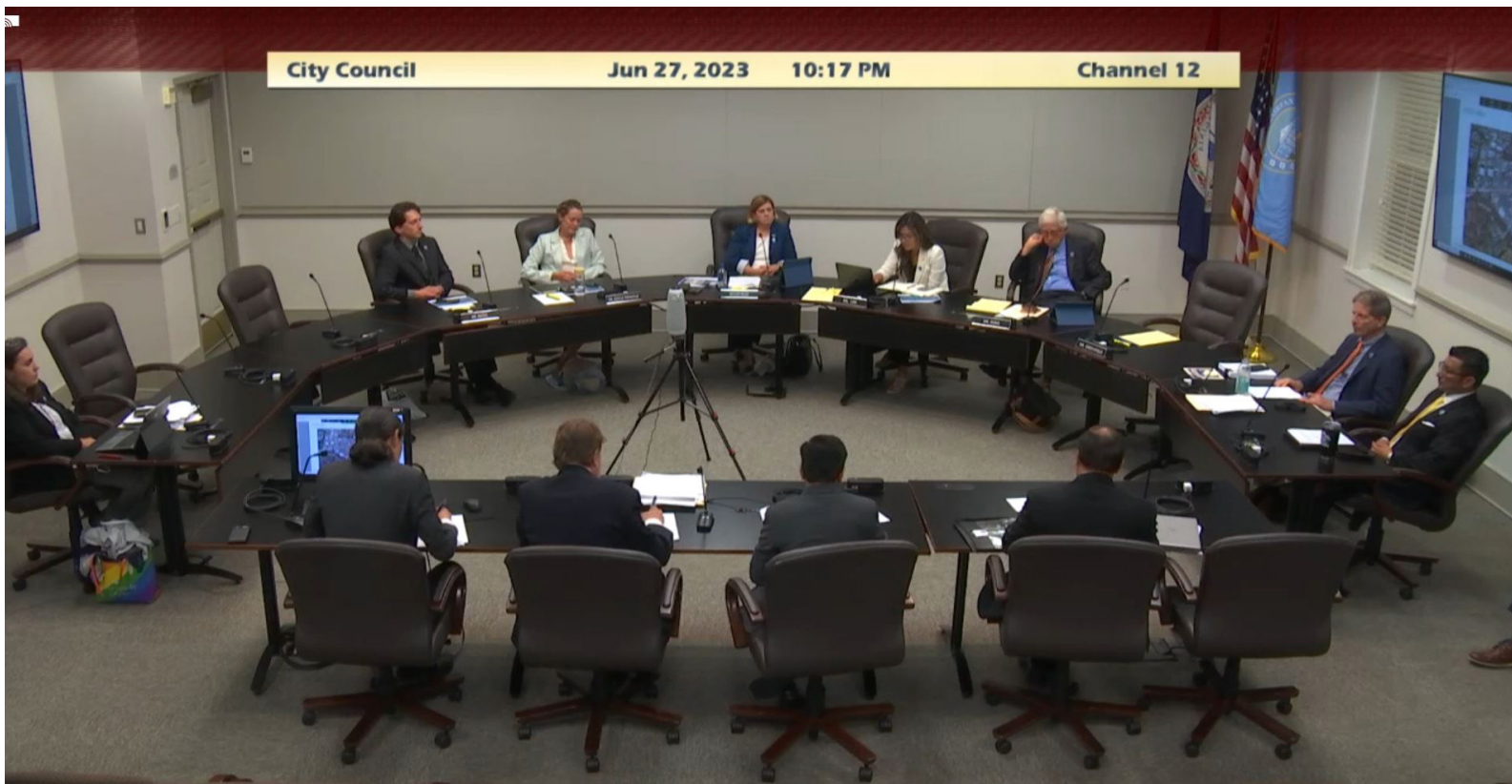
# WHAT WE HAVE HEARD



## COMMUNITY MEETING HIGHLIGHTS -

June 15, 2023

- Stormwater management and flooding concerns
- **Concern for the unhoused and crime**
- Desire for **better transportation network**, bike-ability, access to metro, and walkability
- **Reinvention of Fairfax Circle** that improves navigability of vehicles, bikes, and pedestrians.
- Better open spaces including trails, access to **Accotink Creek**, improved park networks, and greenspace
- **Interest in mixed use residential** and affordable housing
- Plan that engages with high school and university

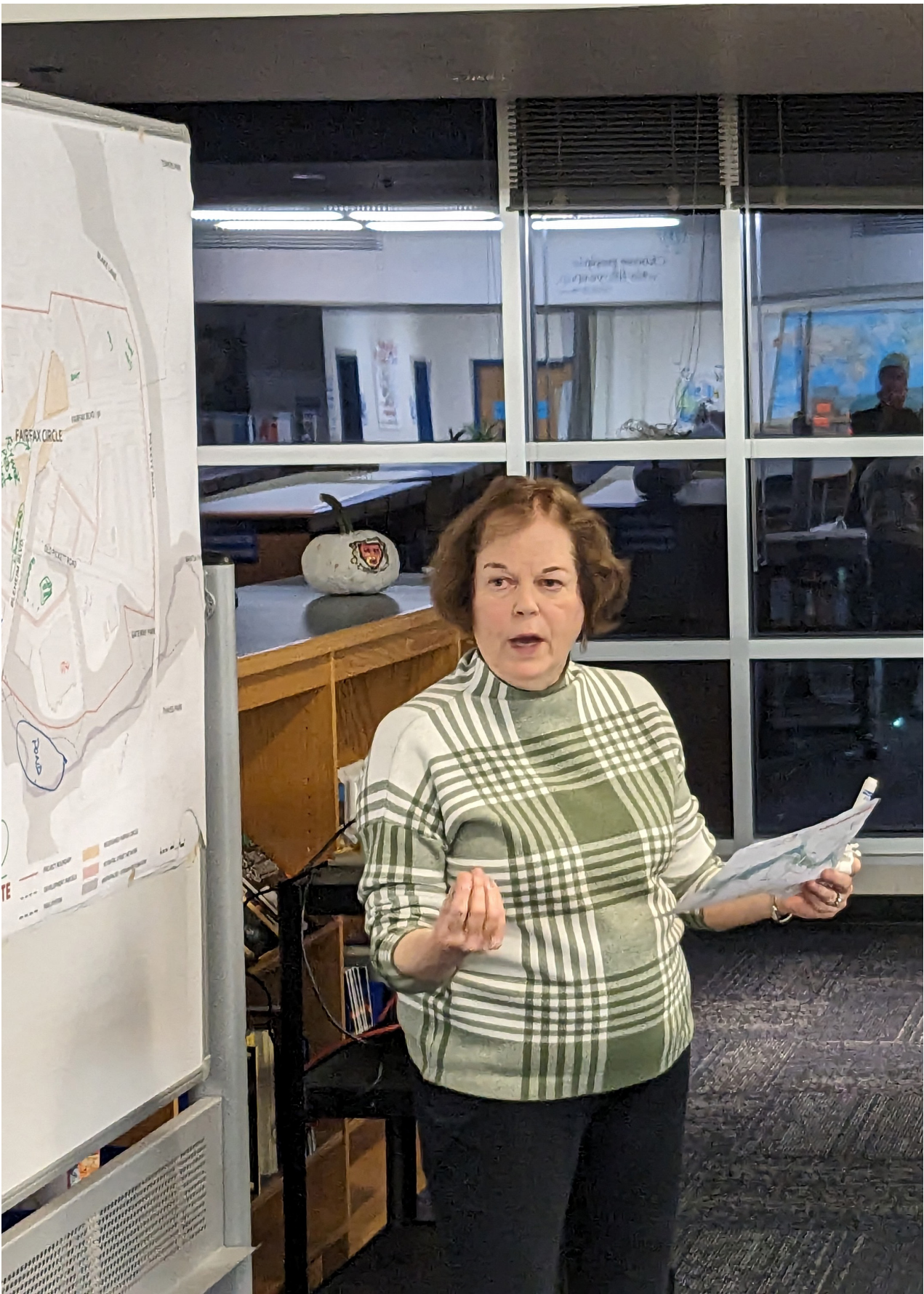


## PLANNING COMMISSION AND CITY COUNCIL MEETINGS-

June 26 and 27, 2023

- Importance of community outreach and creative input
- Working with business and residential communities
- **Connect to existing uses (industrial, retail, residential)**
- Reducing **impervious surfaces, flooding and heat islands**
- Retaining **Fairfax Circle identity** - regional recognition
- Safe crossings and street connections
- Prioritizing walkability, especially across Fairfax Boulevard
- Implementation for **future generations**

COMMUNITY CHARRETTE - 11/2/23



## COMMUNITY CHARRETTE - 11/02/23

### ADDITIONAL AND MORE DETAILED COMMENTS

“We would like to make this a recognizable place where people go”

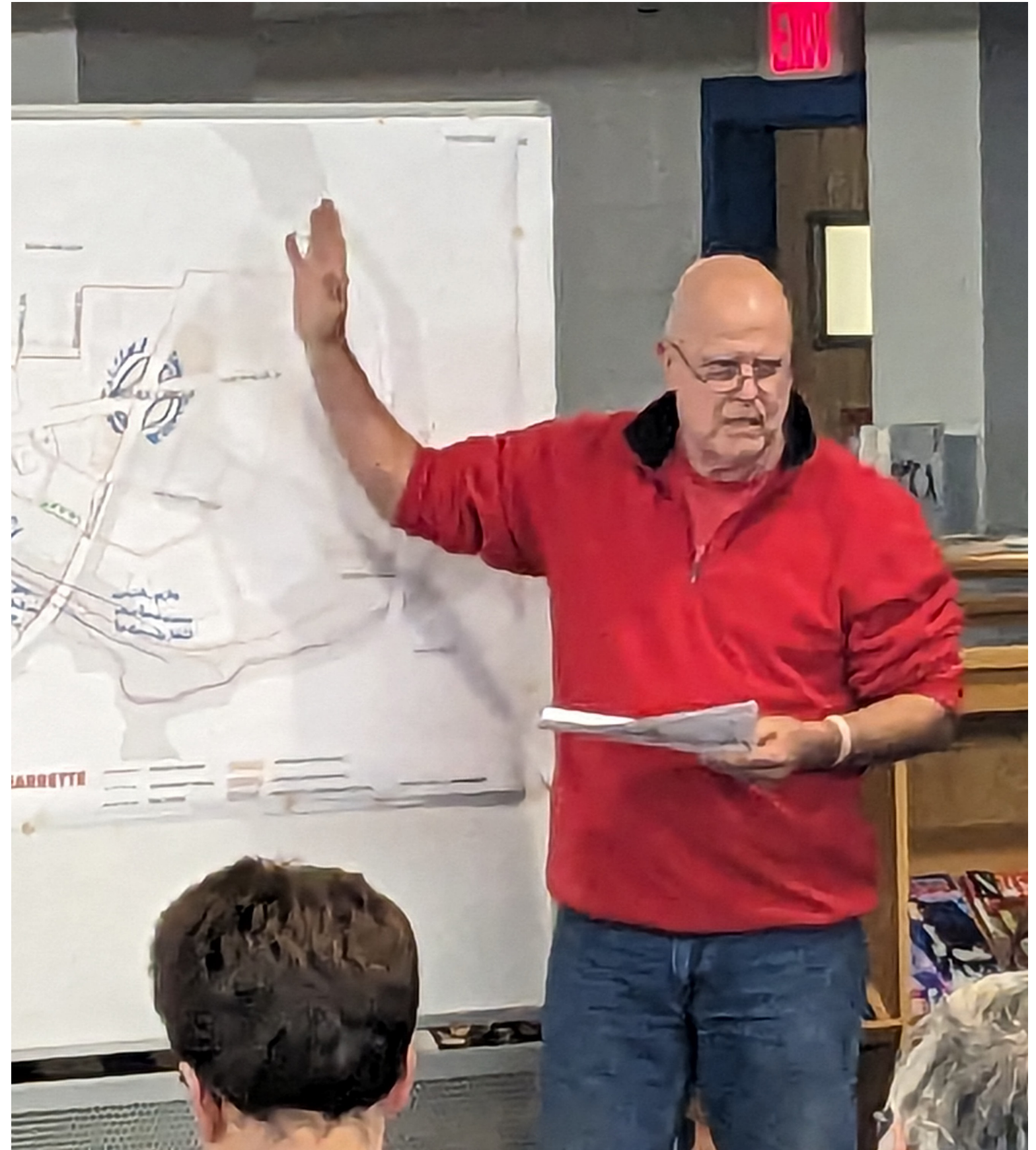
“The Accotink is character defining.”

“Not Fairfax Circle-  
make its Fairfax CYCLE”.

“Redo the circle into an intersection but bring an element of commemoration”

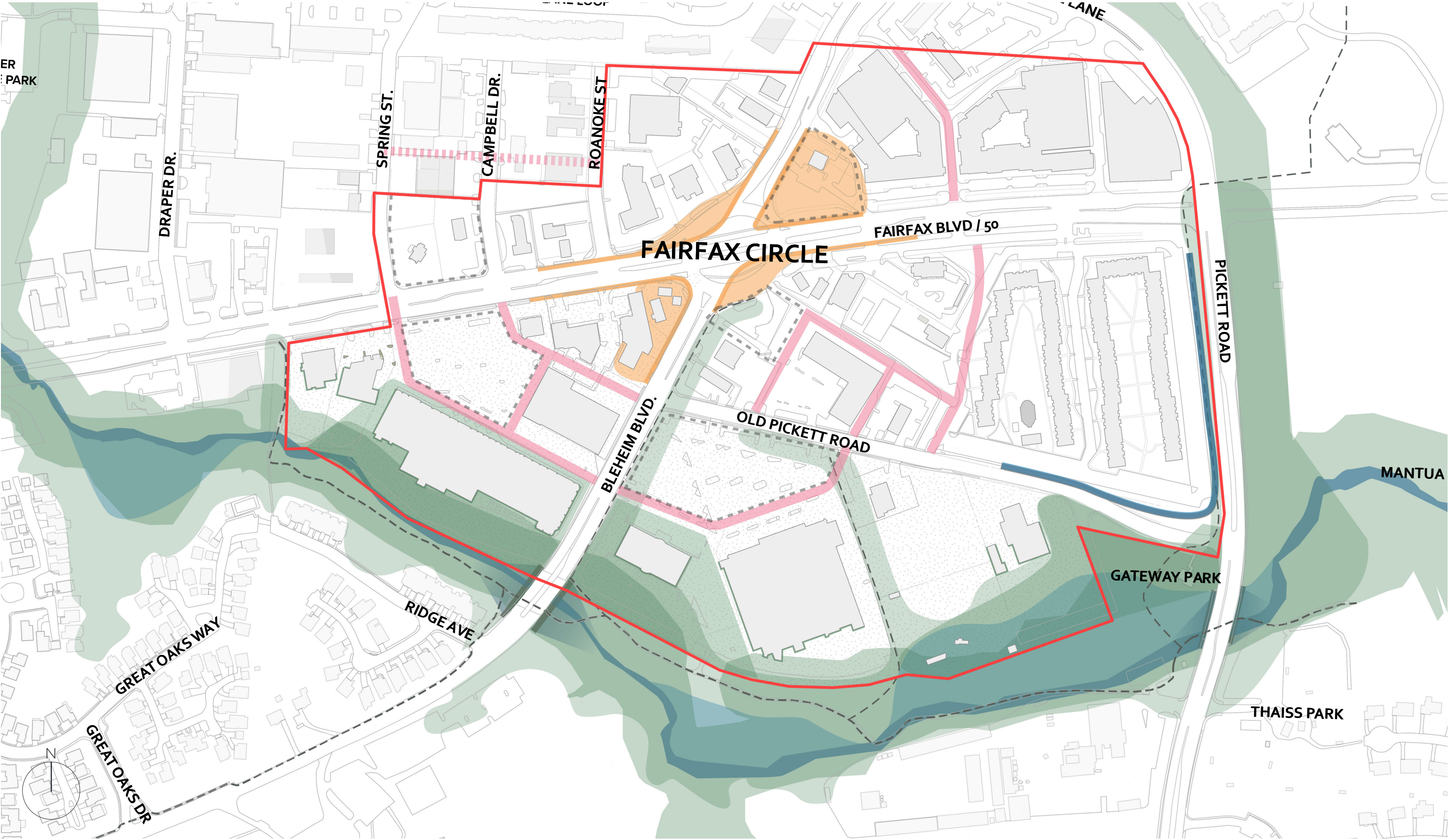
“Have a grid of streets with signalized intersections - pedestrian oriented streets or even pedestrian only”

Concerns about crime and homelessness.



# BUILDING THE PLAN VISION

# VISION PLAN (CHARRETTE TABLE DRAWING)



# BUILDING A COMMUNITY-DRIVEN VISION



## BUILDING BLOCKS + IDEAS

**IDEA 1:** Reinventing  
Fairfax Circle

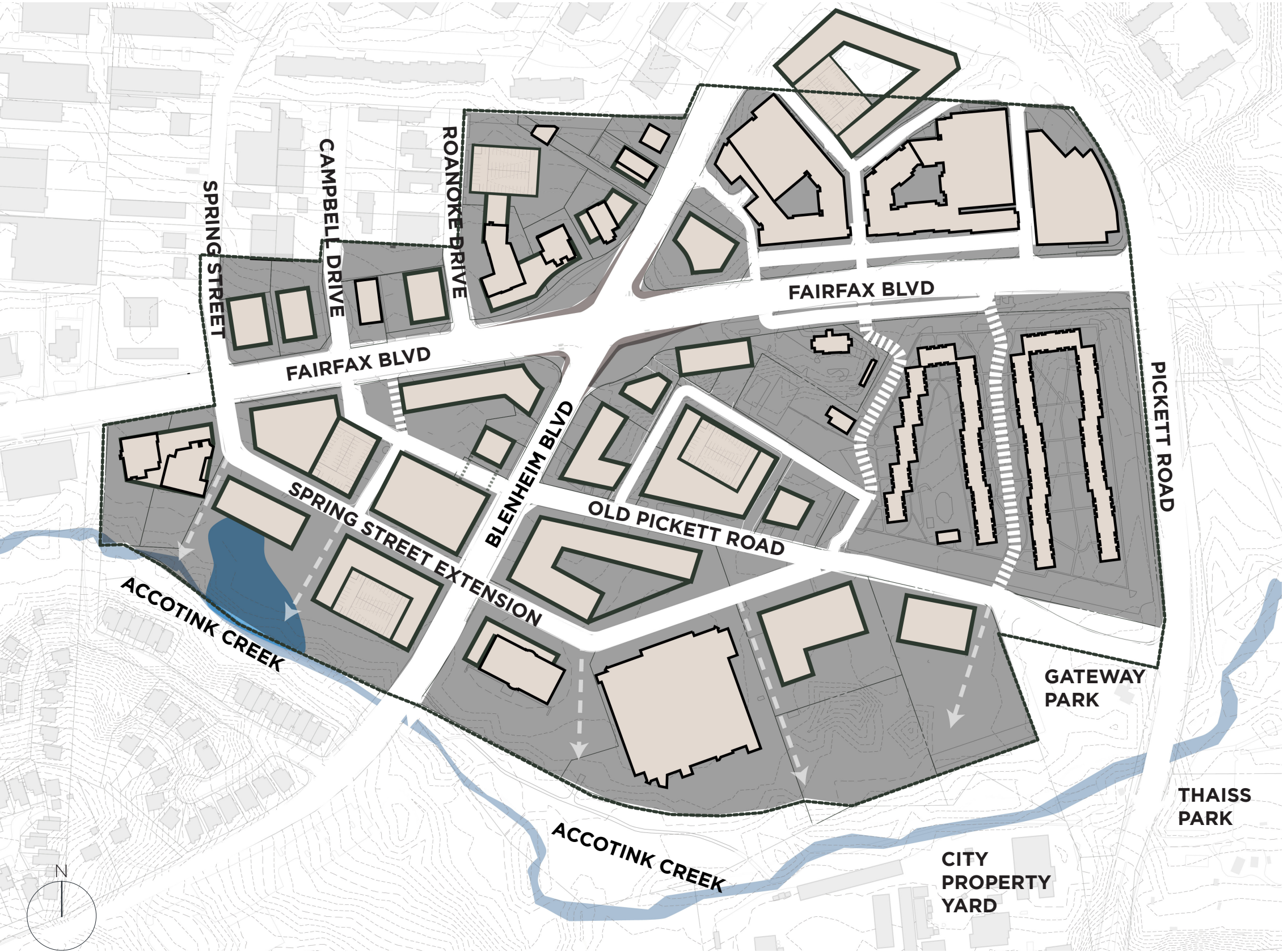
**IDEA 2:** Introducing  
and Enhancing  
Green Spaces  
With Enhanced  
Stormwater  
Managements





**IDEA 3:** A Better  
Multi-Modal  
Environment

**IDEA 4:** Fostering  
A Better Mixed Use  
Community

# STREET AND BLOCK PLAN

FROM SUPERBLOCKS TO HUMAN SCALE



-  **BLOCKS**
-  **PROPOSED BUILDINGS**
-  **PRIVATE ROADS**
-  **POTENTIAL PEDESTRIAN TRAILS**

# OPEN SPACE + SUSTAINABILITY

INVITING NATURE, RECREATION, AND STORMWATER RESILENCY



-  PARKS, TRAILS, AND GREEN FINGERS
-  CREEK + STORM INFRASTRUCTURE
-  STREET TREES + LANDSCAPE

# BALANCING PEDESTRIAN + VEHICLE ORIENTED RETAIL

## PEDESTRIAN REALM WITH PARKING LOCATED BEHIND BUILDINGS



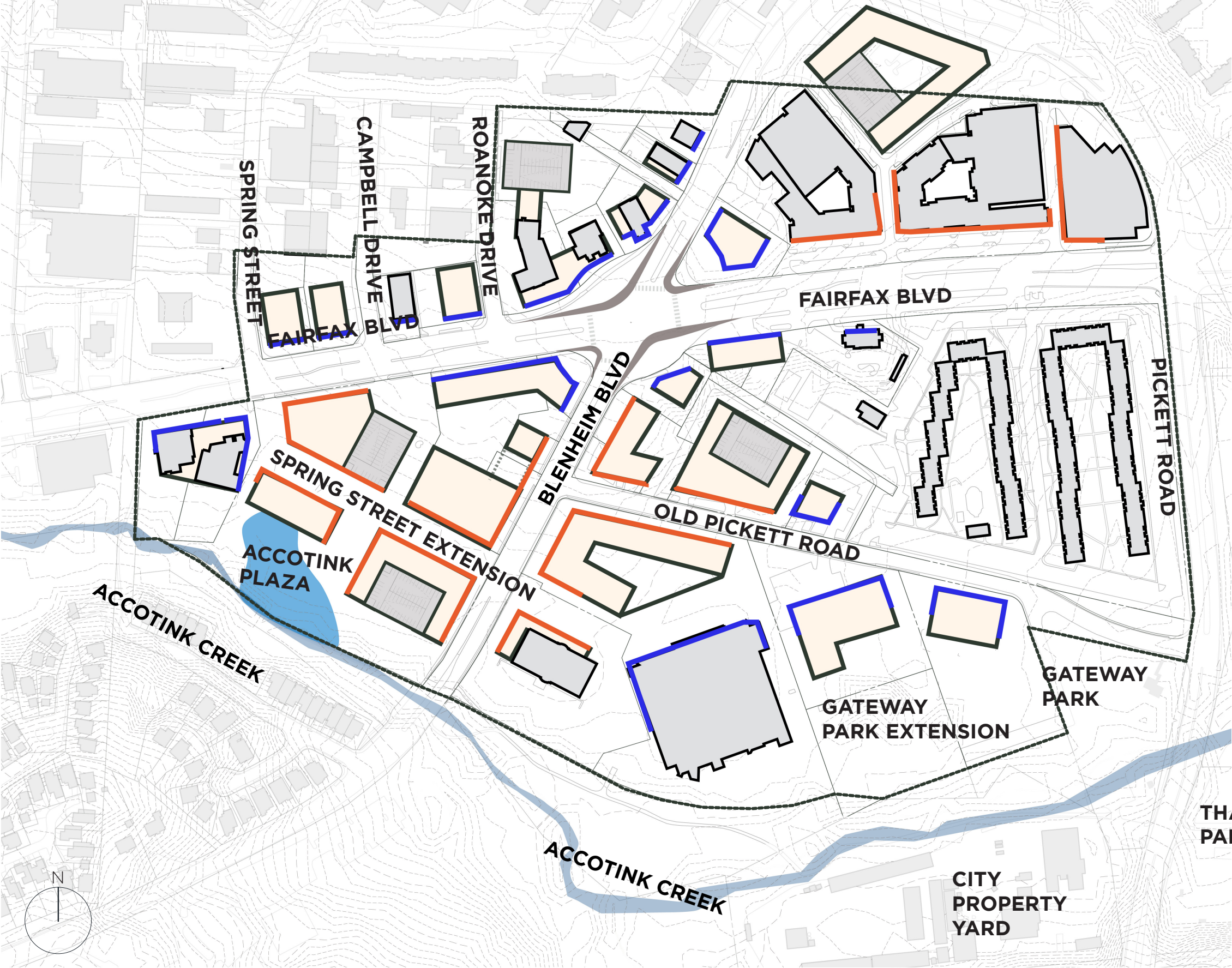
# BALANCING PEDESTRIAN + VEHICLE ORIENTED RETAIL

## PEDESTRIAN REALM WITH PARKING LOCATED BEHIND BUILDINGS



# BUILDING FRONTAGES

## BALANCING WALKABILITY WITH REQUIRED VEHICLE ACCESS



### PEDESTRIAN EMPHASIZED FRONTAGE

Retail storefronts or active primary entrances and lobby encouraged for a continuous retail experience. Parking in garages or smaller surface lots at rear.

### FLEXIBLE COMMERCIAL FRONTAGES

Respond to higher traffic along main roads and retrofits for existing buildings. Intended to enhance the pedestrian oriented walkable environment but allow more flexibility for parking on surface lots at larger rear or side of property and encourage ground floor uses from retail and residential to office to production/automotive.

# HEIGHT AND SCALE TRANSITIONS

## TRANSITIONING TO NATURE AND EXISTING RESIDENTIAL COMMUNITIES



# HEIGHT AND SCALE TRANSITIONS

WORKING WITH CHANGES IN ELEVATION



# STREET TYPES AND NETWORK

FOSTERING PEDESTRIAN PRIORITIZED MAIN STREETS



- ← **MAIN ARTERY**
- MAIN STREET WITH RETAIL FRONTS**
- STREET OR ALLEY**
- POTENTIAL SECONDARY STREET**

IDEA 1:  
REINVENTING  
FAIRFAX CIRCLE

# EXISTING AND PROPOSED DESIGN



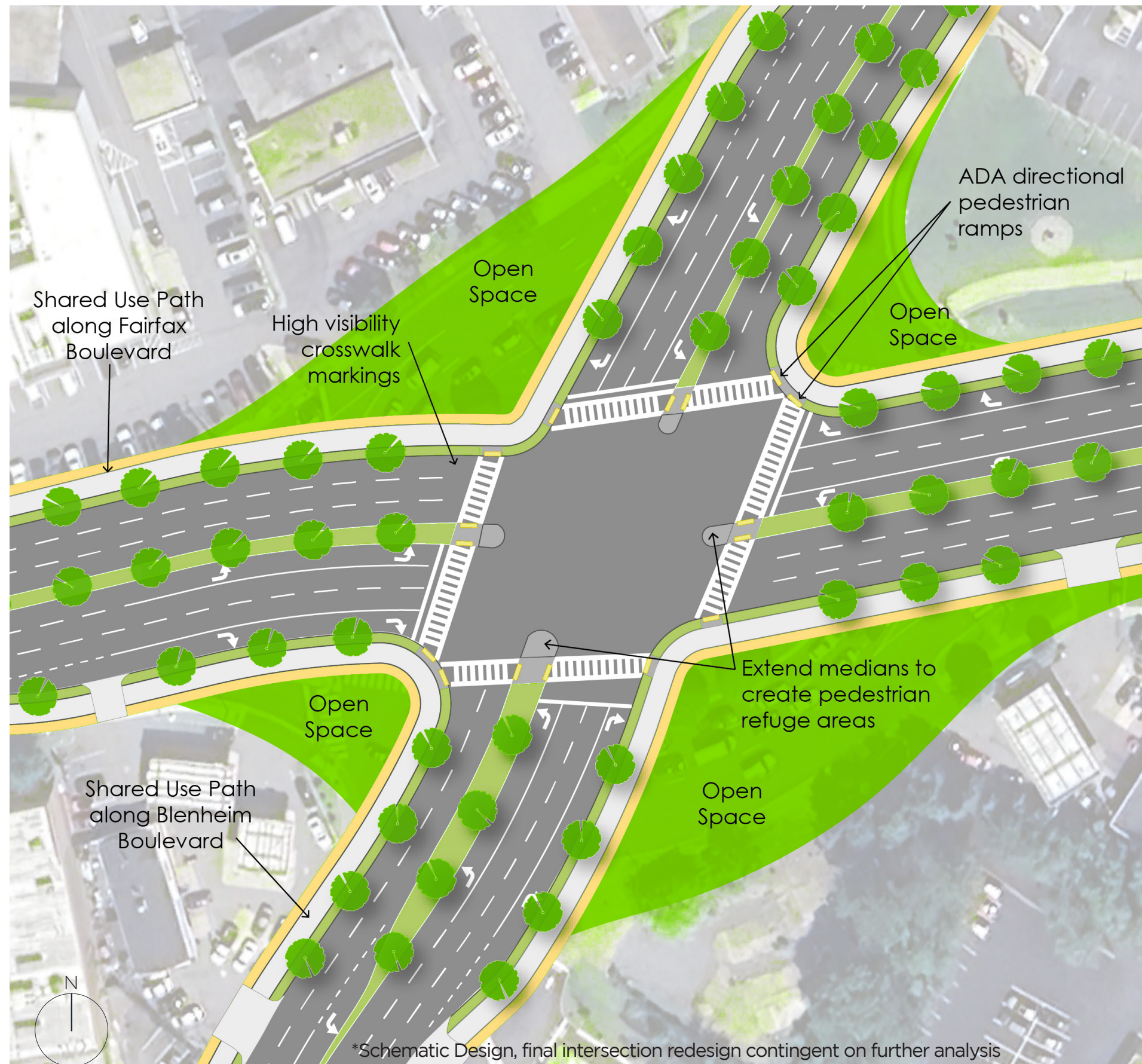
EXISTING



PROPOSED\*

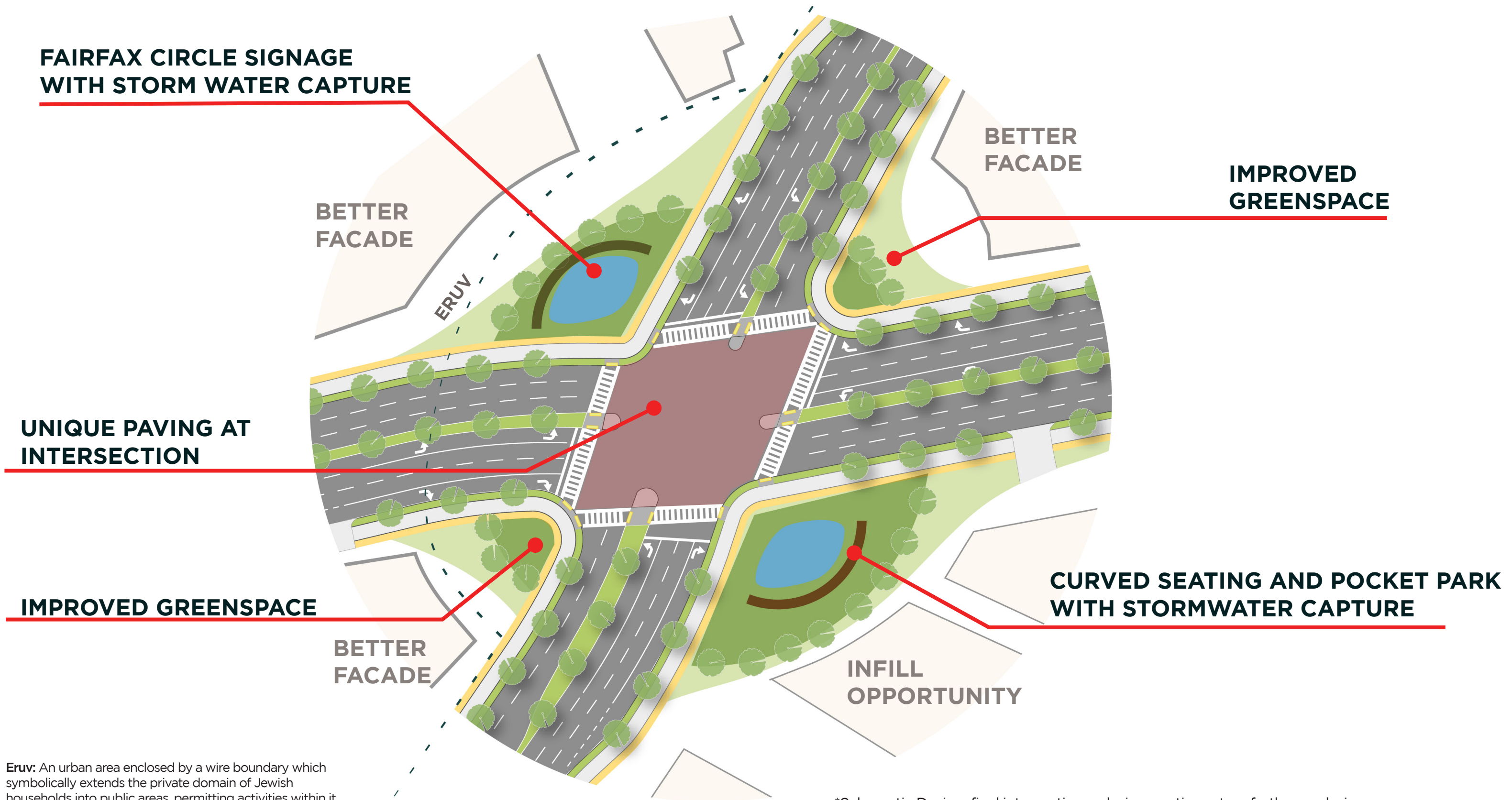
\*Schematic Design, final intersection redesign contingent on further analysis

# PROPOSED DESIGN IN DETAIL\*



- More intuitive design for navigation
- Less curb-cuts and conflicting movements
- Fewer required pedestrian crossings
- Shorter pedestrian crossing distances and times
- Cycle-track and shared-use Path infrastructure
- Availability of underutilized land with potential new uses such as open space or facades of nearby buildings)
- New placemaking opportunities

# REINVENTING FAIRFAX CIRCLE\*: PLACEMAKING AND IDENTITY



**Eruv:** An urban area enclosed by a wire boundary which symbolically extends the private domain of Jewish households into public areas, permitting activities within it that are normally forbidden in public on the Sabbath.

\*Schematic Design, final intersection redesign contingent on further analysis

# REINVENTING FAIRFAX CIRCLE: PLACEMAKING AND IDENTITY



IDEA 2:  
INTRODUCING GREEN  
SPACE + ENHANCED  
STORMWATER MANAGEMENT

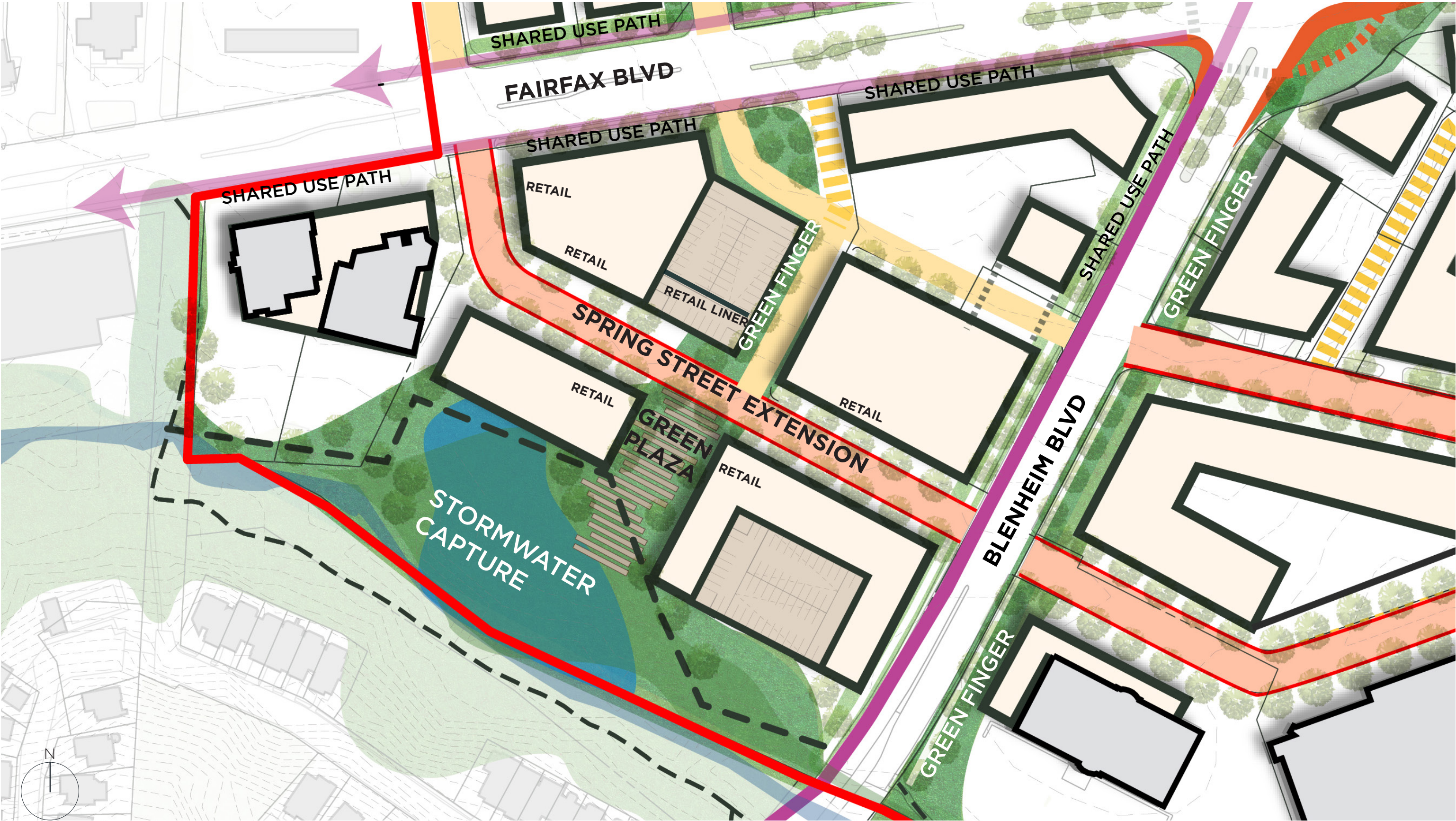
# TRANSFORMING HARDSCAPES INTO SUSTAINABLE LANDSCAPES

## PLAZAS, PARKS AND “GREEN FINGERS”



# NEW ACCOTINK CREEK PLAZA

## THE NEIGHBORHOOD PUBLIC GATHERING SPACE



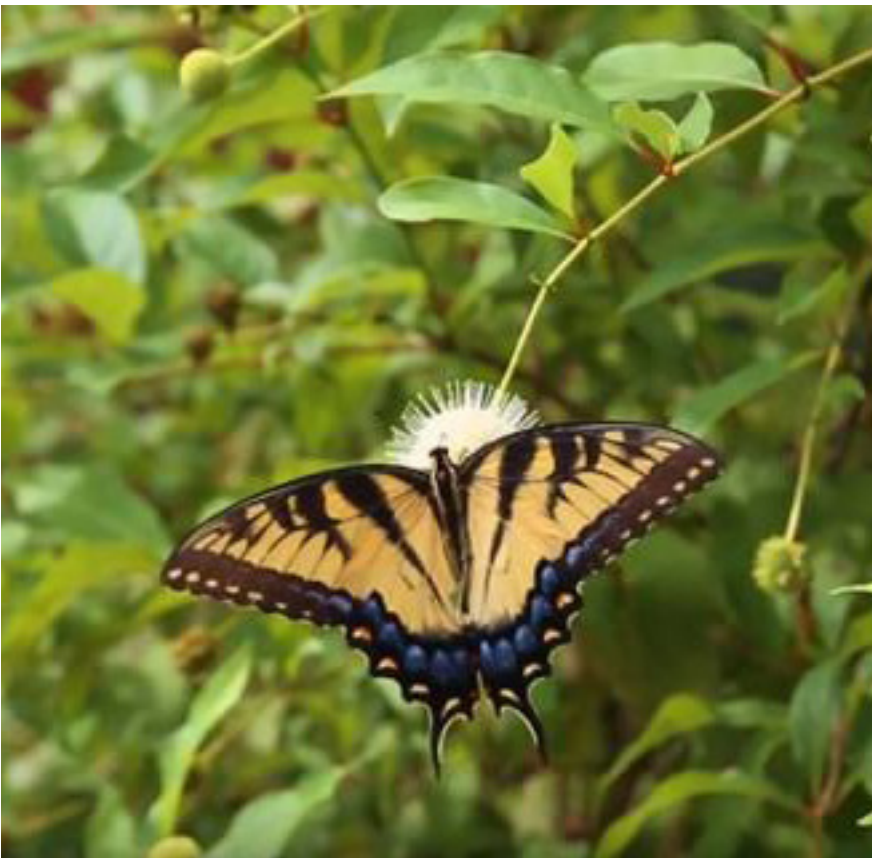
# BRINING SUSTAINABILITY INTO PUBLIC SPACE

## EXAMPLE: TANNER SPRINGS PARK- PORTLAND, OREGON



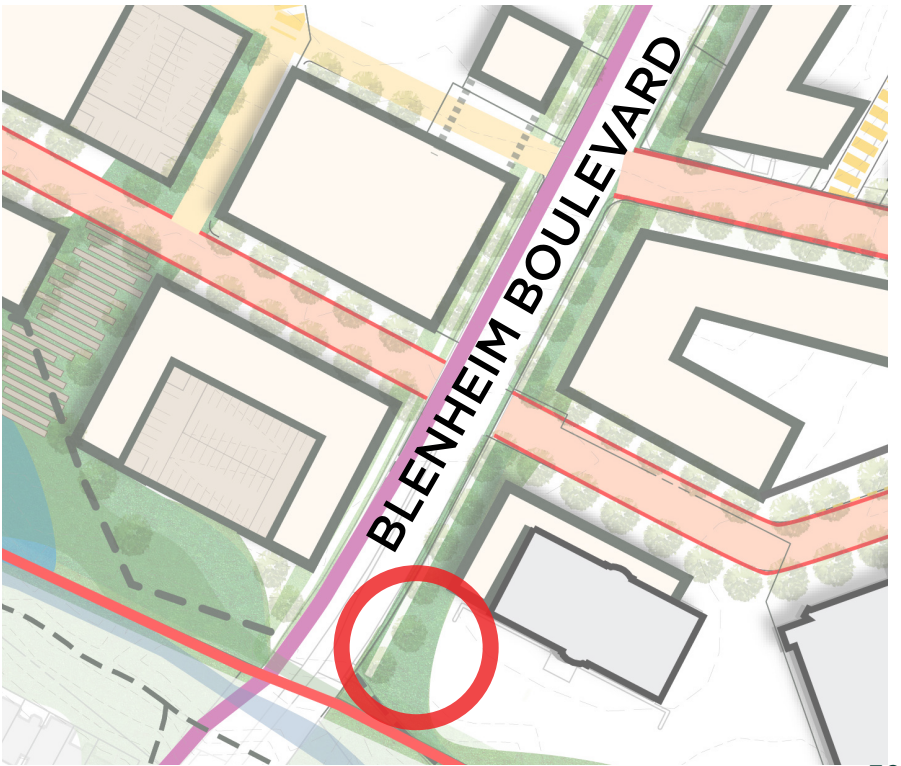
# DEFINING THE LANDSCAPE “FINGERS”

## TRANSFORMING HARDSCAPES INTO LANDSCAPES



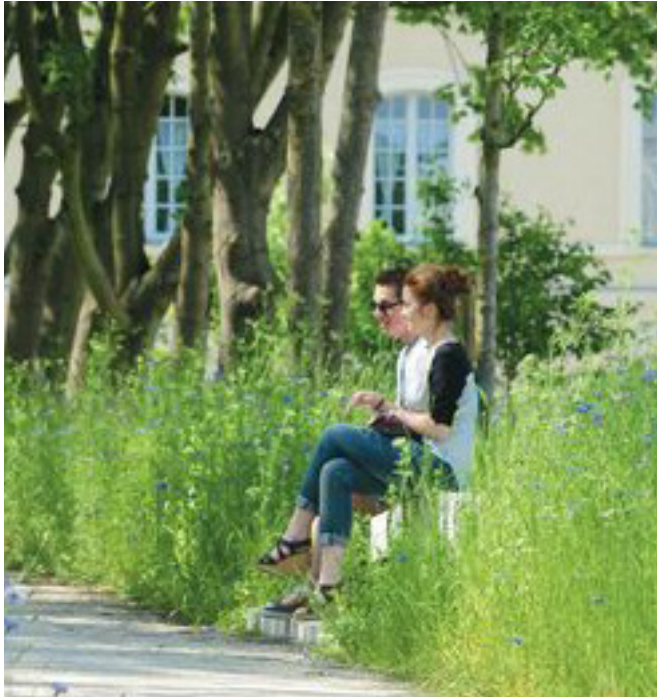
# NEW LANDSCAPE “FINGERS”

## EXAMPLE: INTEGRATING SWALE AND NATIVE PLANTINGS



# NEW LANDSCAPE “FINGERS”

EXAMPLE: INTEGRATING NATIVE PLANTINGS AT NARROWER RIGHT OF WAY



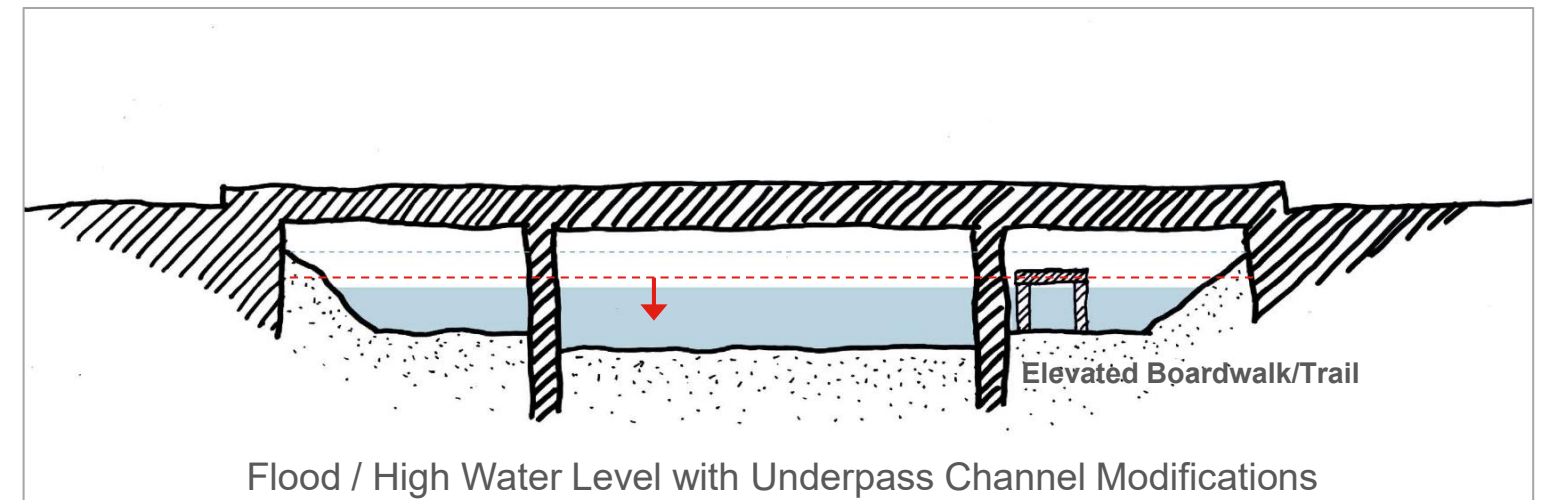
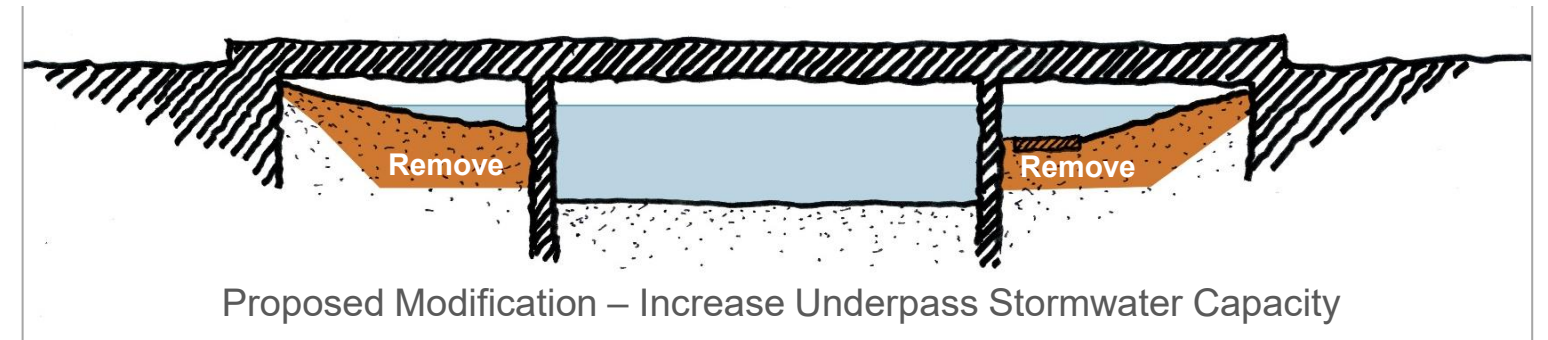
# GATEWAY PARK EXPANSION

## DESTINATION NATURE CENTER + STORMWATER MANAGEMENT



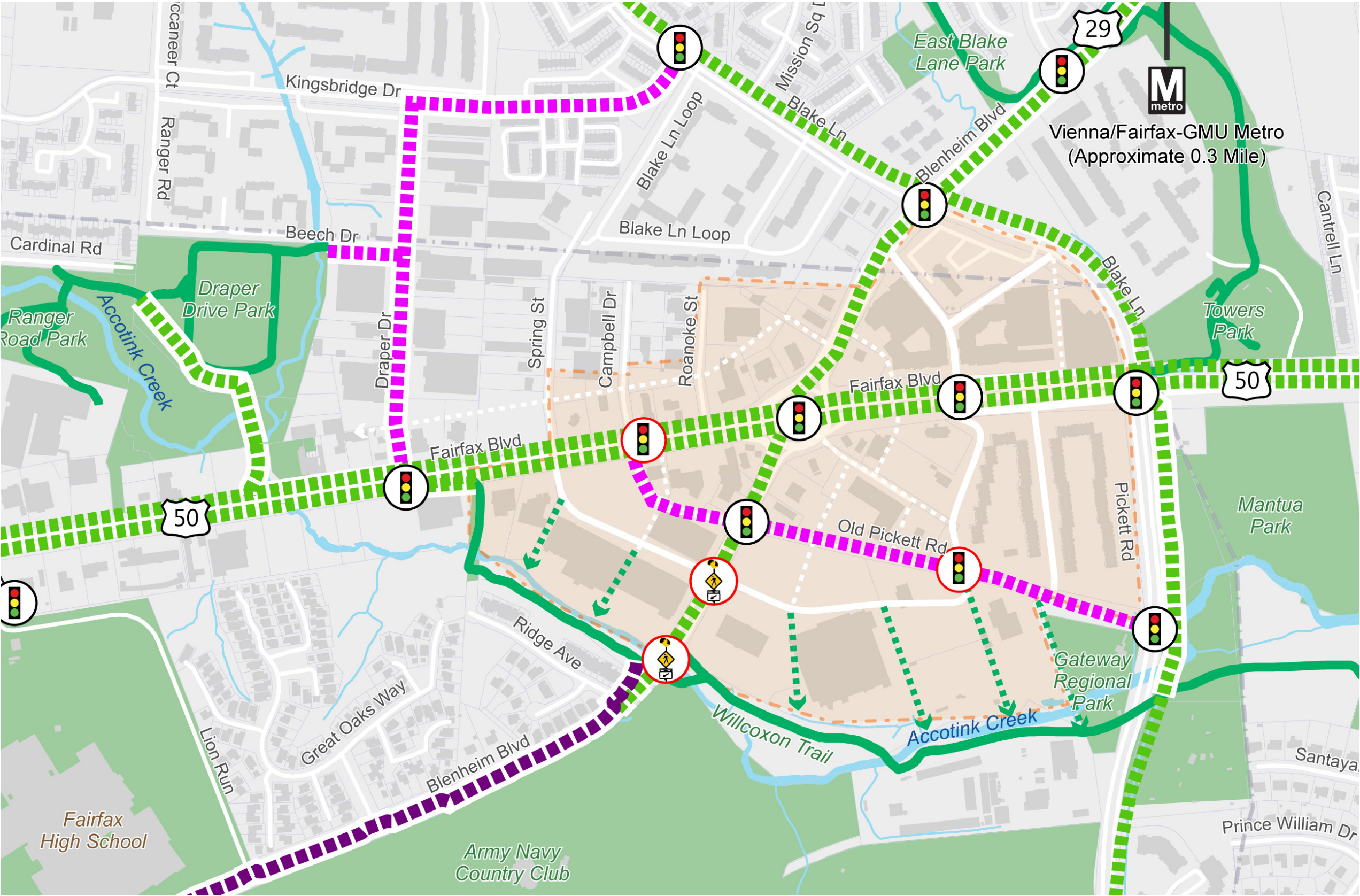
# OTHER STORMWATER STRATEGIES

- Deepening Creek Capacity
- Stream Restoration
- Native Erosion Sensitive Plantings
- Permeable Paving and Green-Designed Parking Lots
- Flood Walls and Levees



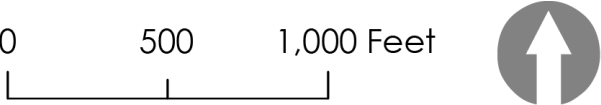
IDEA 3:  
A BETTER  
MULTI-MODAL  
ENVIRONMENT

# EXISTING + POTENTIAL BICYCLE NETWORK



- Existing Trail
- Traffic Signal
- Potential New Signal/Controlled Crossing
- Potential RRFB/Pedestrian Activated Signal
- Planned Network**
- Potential Trail / Shared Use Path
- Conventional Striped Bike Lane
- Two-Way Separated Bike Lane

Sources: Bike Fairfax City (2021) and Bicycle Trails (2022), Fairfax County GIS



# PROPOSED STREET NETWORK



- **Spring/Campbell Fairfax Signal:** Signal can be at Spring or Campbell depending on final road alignment.
- **Campbell Road Alignment:** This alignment is still under review. The map displays alignment at Campbell as well as a dash beside it to show the two potential options.
- **Purple and green dashed lines** represent goals of easement and connection via alley, drive aisle, or trails. Exact route will vary.

Existing Trail

Planned Trail

Traffic Signal

Potential New Signal/  
Controlled Crossing

Potential RRFB/Pedestrian  
Activated Signal

Comprehensive Plan

Link + Place Street Type

Commercial Mains

Active Streets

Boulevards

Avenues

Neighborhood Circulator Streets

Limited Connection Streets

Secondary Streets (Alley/Driveway)

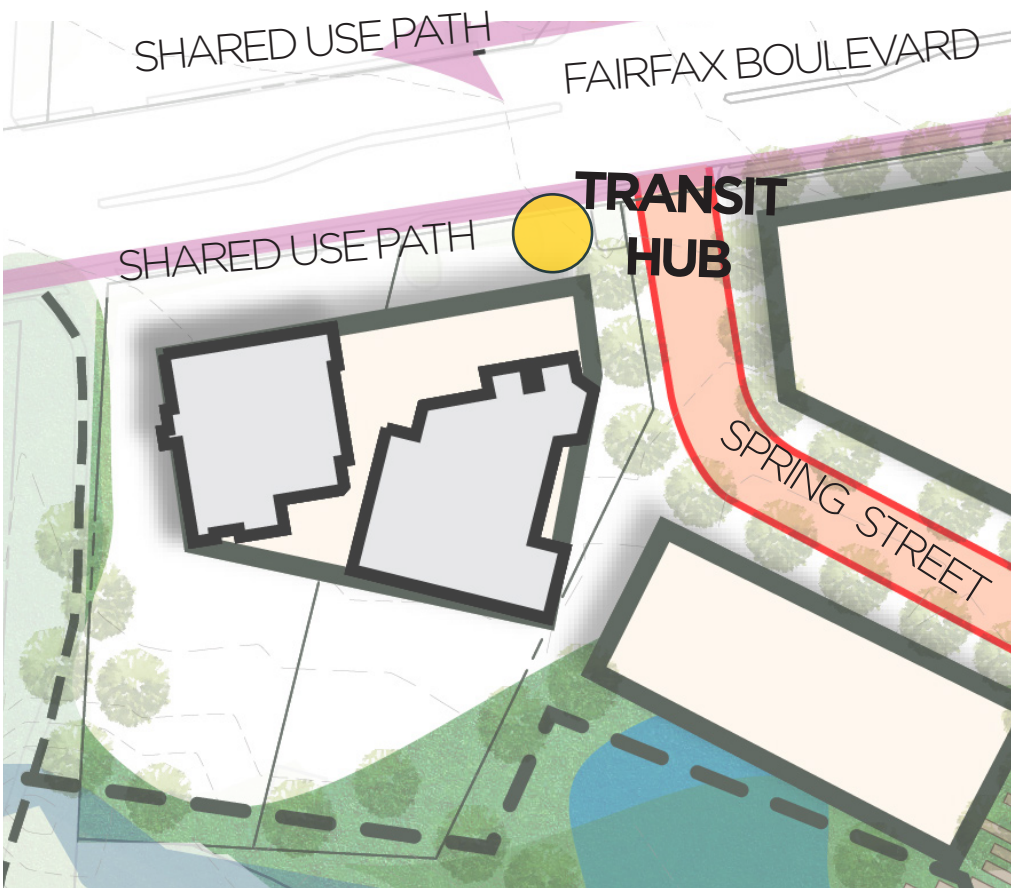
3/21/24 FAIRFAX CIRCLE SMALL AREA PLAN

36

# IMPROVED TRANSPORTATION ACCESS AT KEY NODES

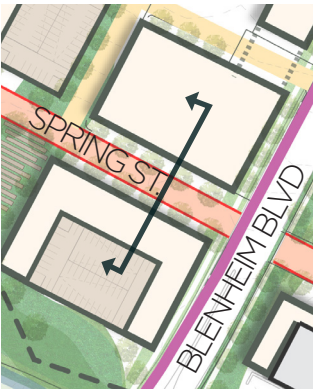
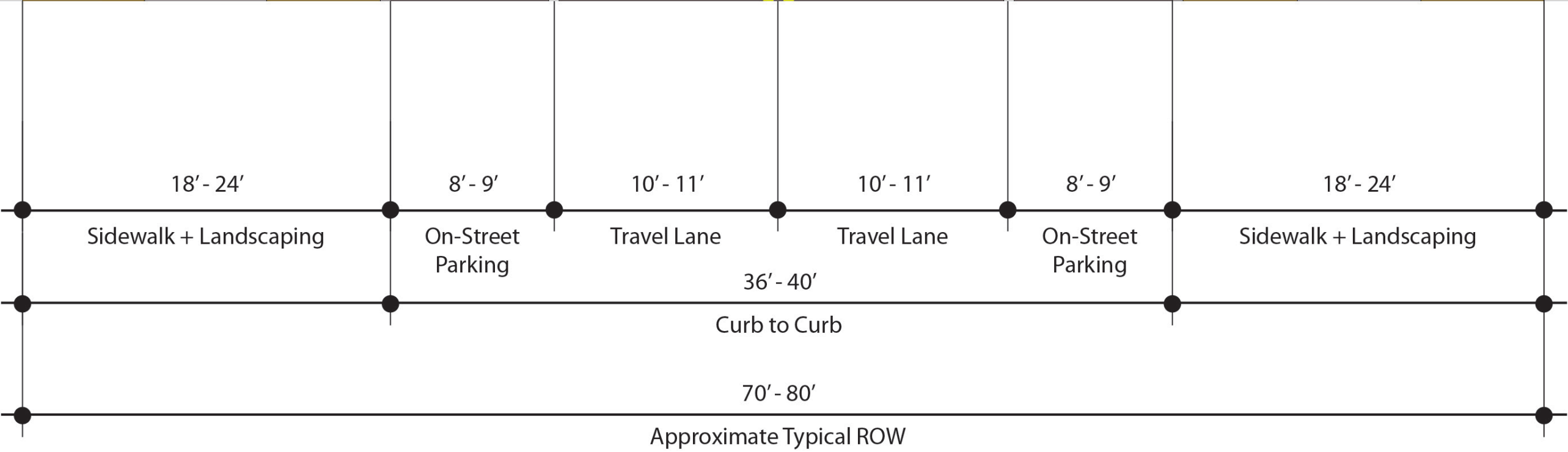


Example- Transit Shelter - Richmond, VA



# SPRING STREET EXTENSION (TOWARD BLENHEIM)

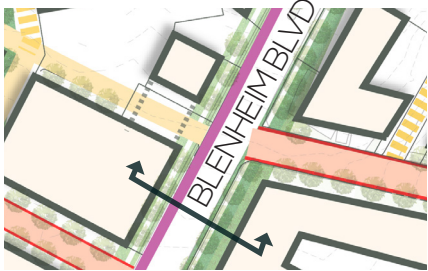
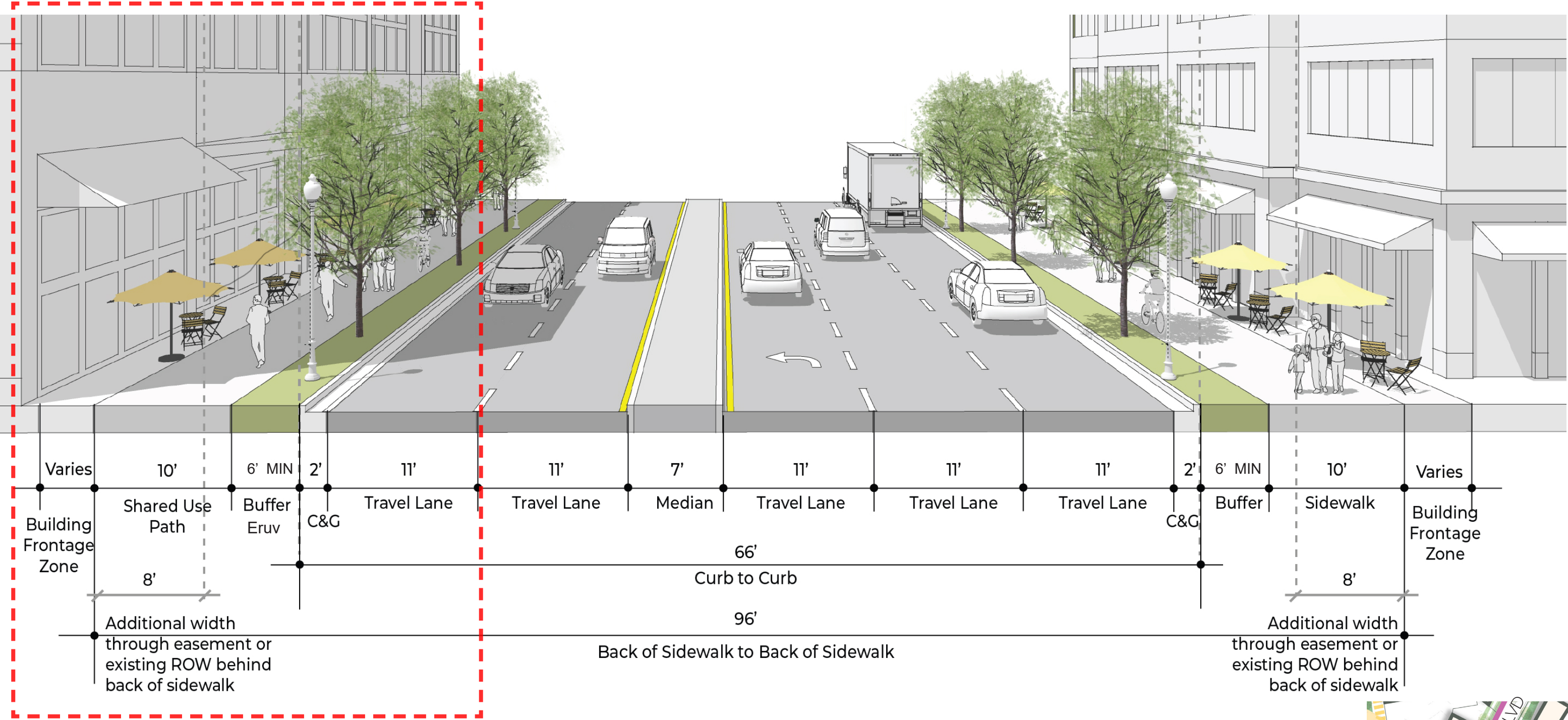
RETAIL MAIN STREET - SW QUADRENT



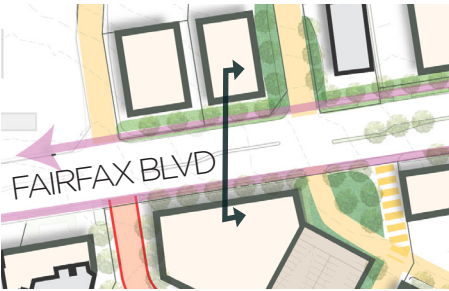
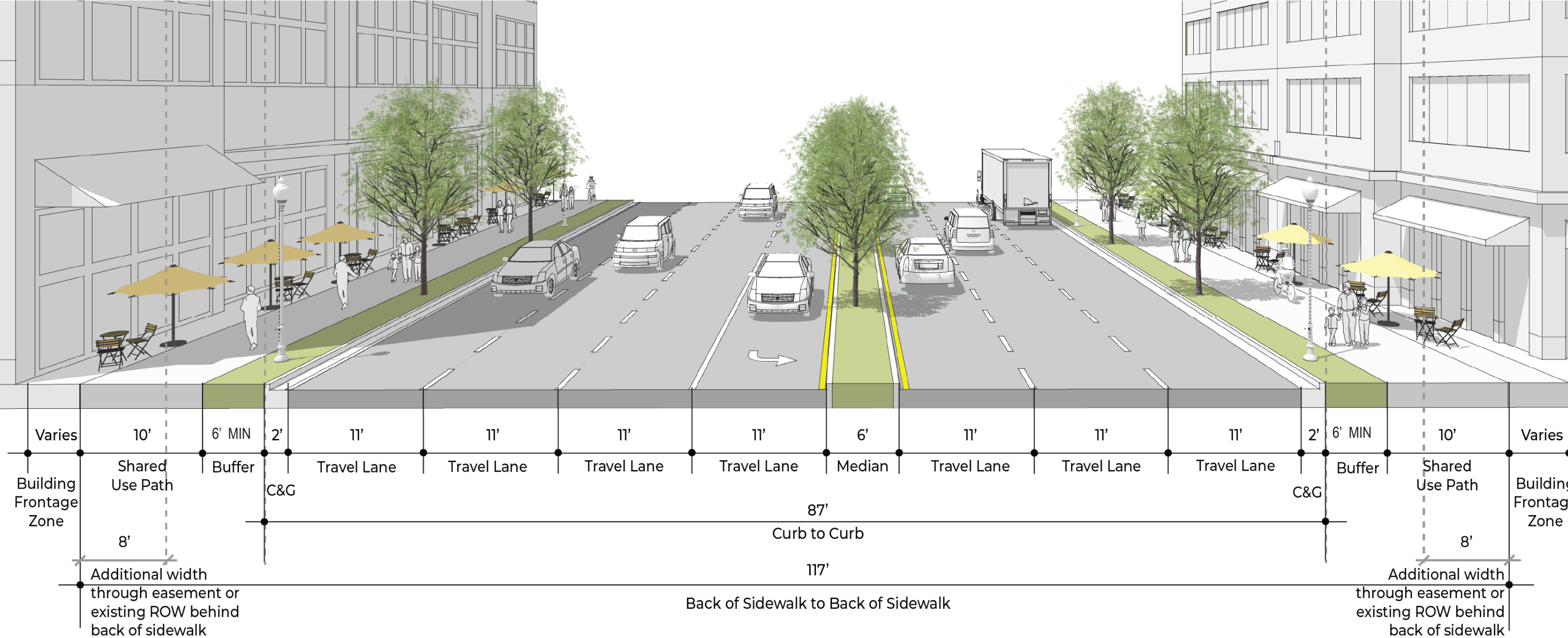
# BLenheim BOULEVARD

TOWARD FAIRFAX CIRCLE

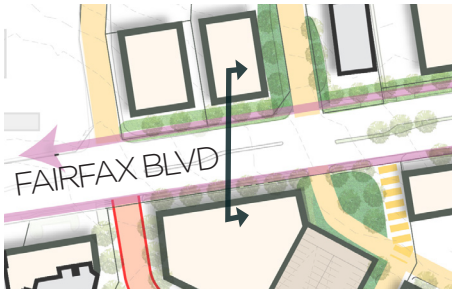
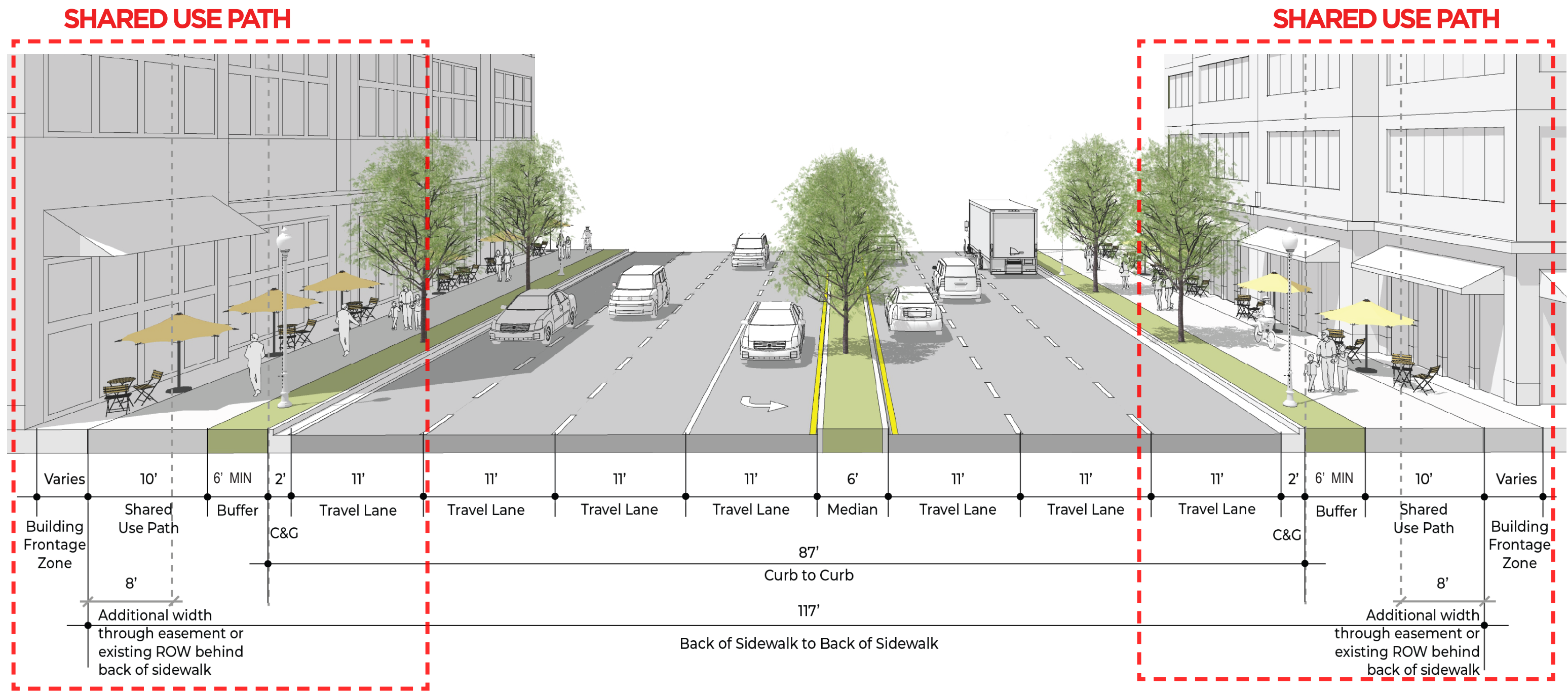
SHARED USE PATH



# FAIRFAX BOULEVARD



# FAIRFAX BOULEVARD



# TYPICAL SECTION FOR SHARED-USE PATHS



VARIES (5' - 8')

10'

6' MIN

Shared Use Path

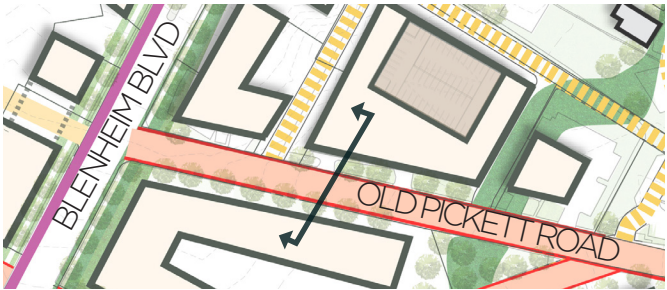
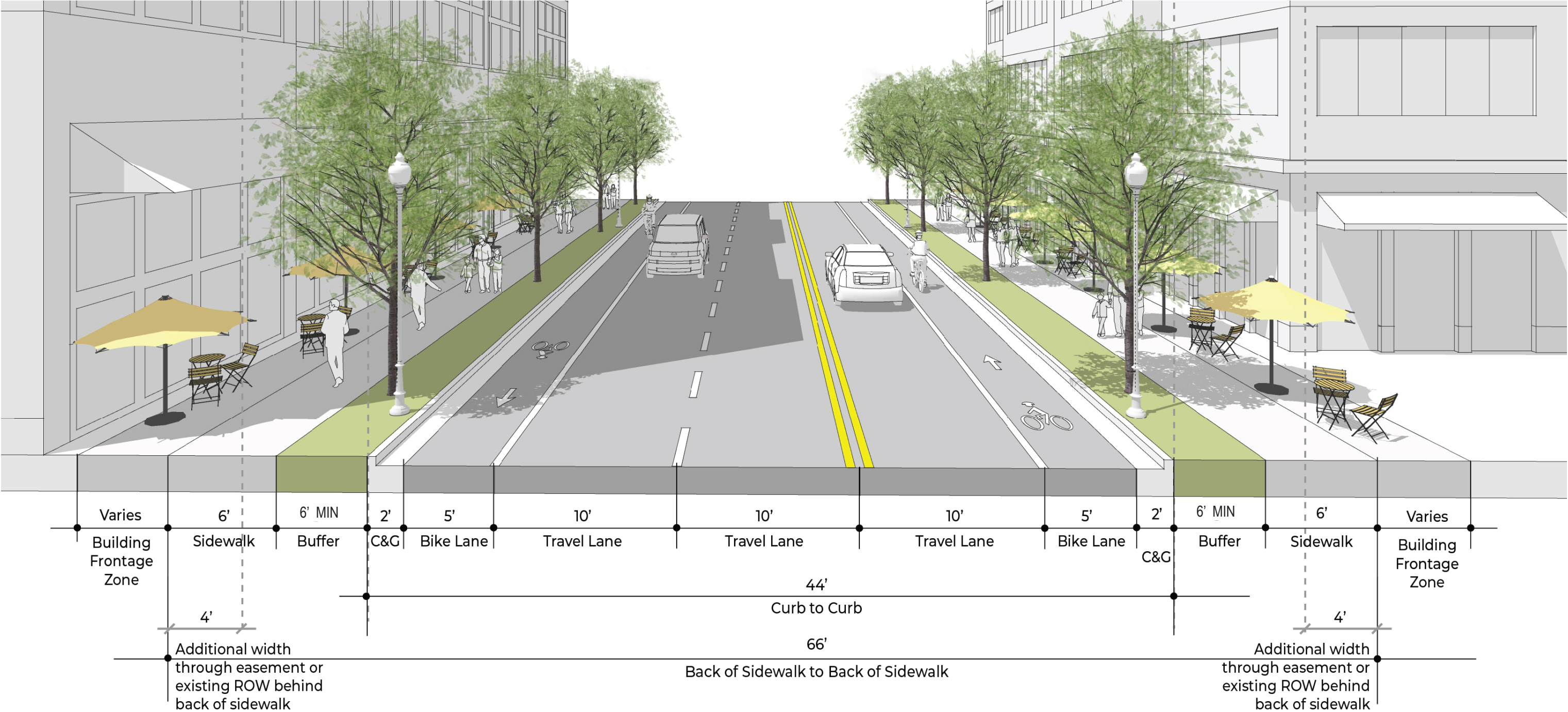
Private  
Redevelopment

Retail Building  
Frontage Zone

Landscape Buffer Zone  
(Trees, Streetlights,  
Benches, Furnishings,  
etc.)

# OLD PICKETT ROAD

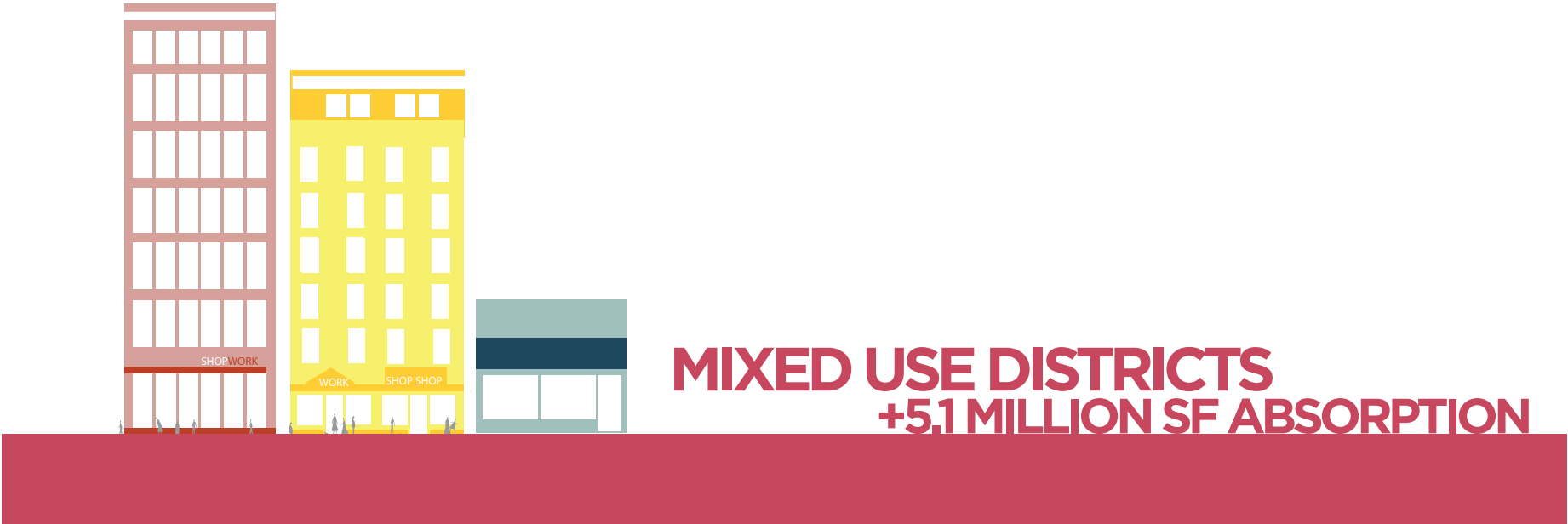
## TOWARD BLENHEIM BLVD



IDEA 4:  
RETAINING AND  
ENHANCING A MIX OF  
USES

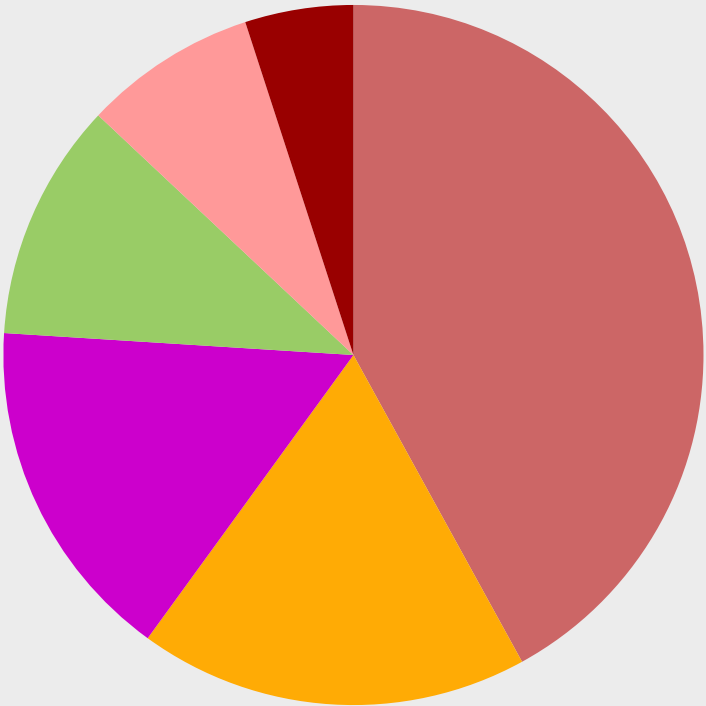
# MIXED-USE COMMUNITIES ARE RESILIENT

## RECENT ECONOMIC DATA AND TRENDS SINCE PANDEMIC



Source: JLL Research

FAIRFAX CIRCLE  
*EXISTING USES*



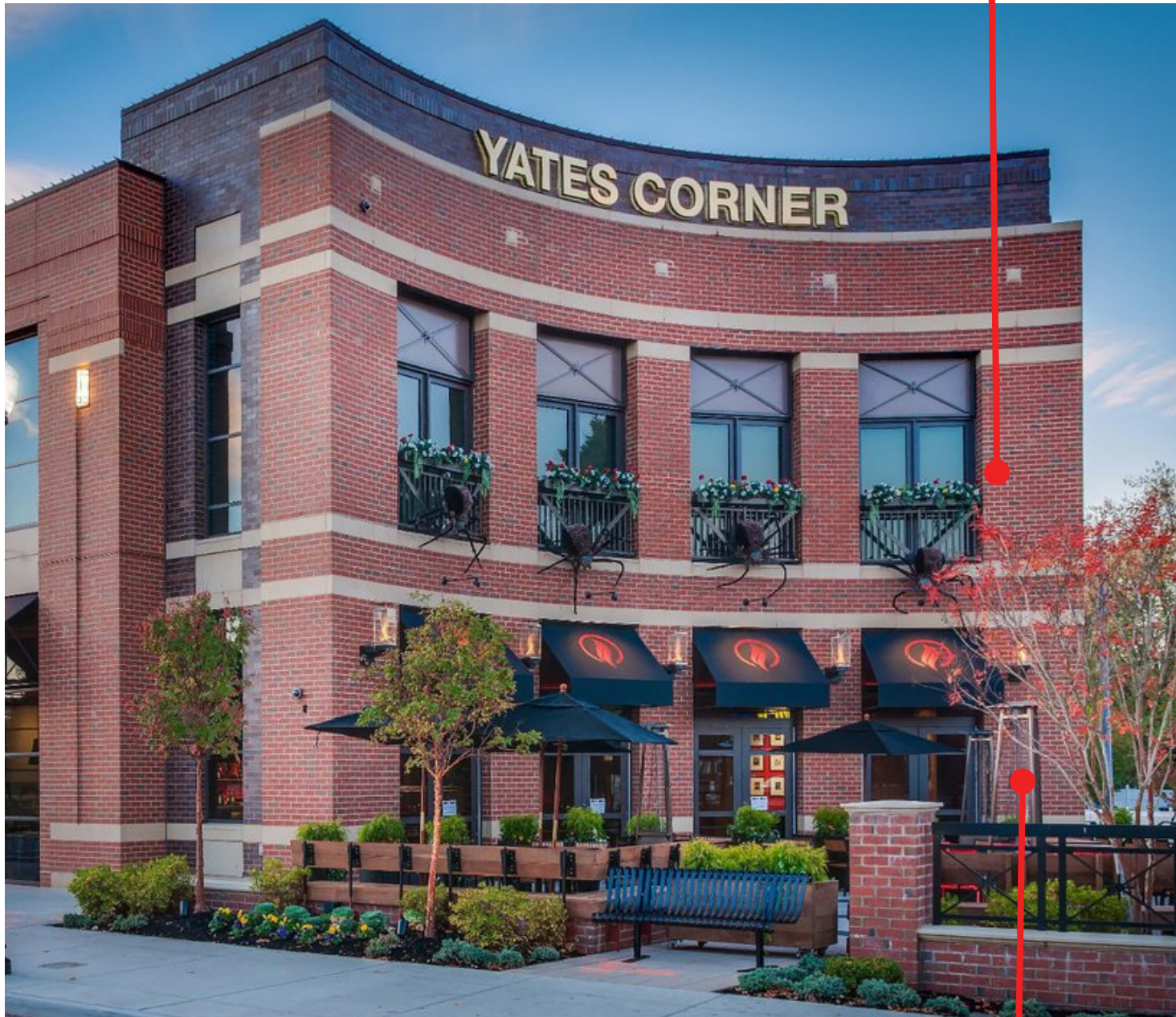
- Retail - 42 %
- Restaurants - 8%
- Office - 5%
- Multifamily (Existing + Upcoming) - 18%
- Industrial- 16%
- Open Space - 11%

Notes:  
1. Data based on Acreage (Not Building Square Footage)  
2. Only vacant site is 9571 Fairfax Blvd. with less than 1% acre.

# MIXED USE TYPOLOGIES FOR INNOVATION USES

## EXAMPLE: MIXED USE PRODUCTION, REPAIR, AND DISTRIBUTION

### RETAIL, OFFICE, AND RESTAURANTS



**HIGH QUALITY MATERIALS + PEDESTRIAN  
ORIENTED AT MAIN CORRIDOR**

### AUTOMOTIVE REPAIR WORK SPACE AT REAR



**GARAGE DOORS & DOUBLE  
HEIGHT WAREHOUSE; PARKING LOT IN REAR**

# ENHANCING EXISTING MIXED USE

EXAMPLE: INCUBATOR USE MIXING OFFICE AND PRODUCTION



HITT Co|Lab - Falls Church, VA

# ENHANCING EXISTING MIXED USE

EXAMPLE: MIX OF MULTIFAMILY AND RETAIL AT SEVERAL BUILDING HEIGHTS



The Scout at the Circle

# PUBLIC SAFETY

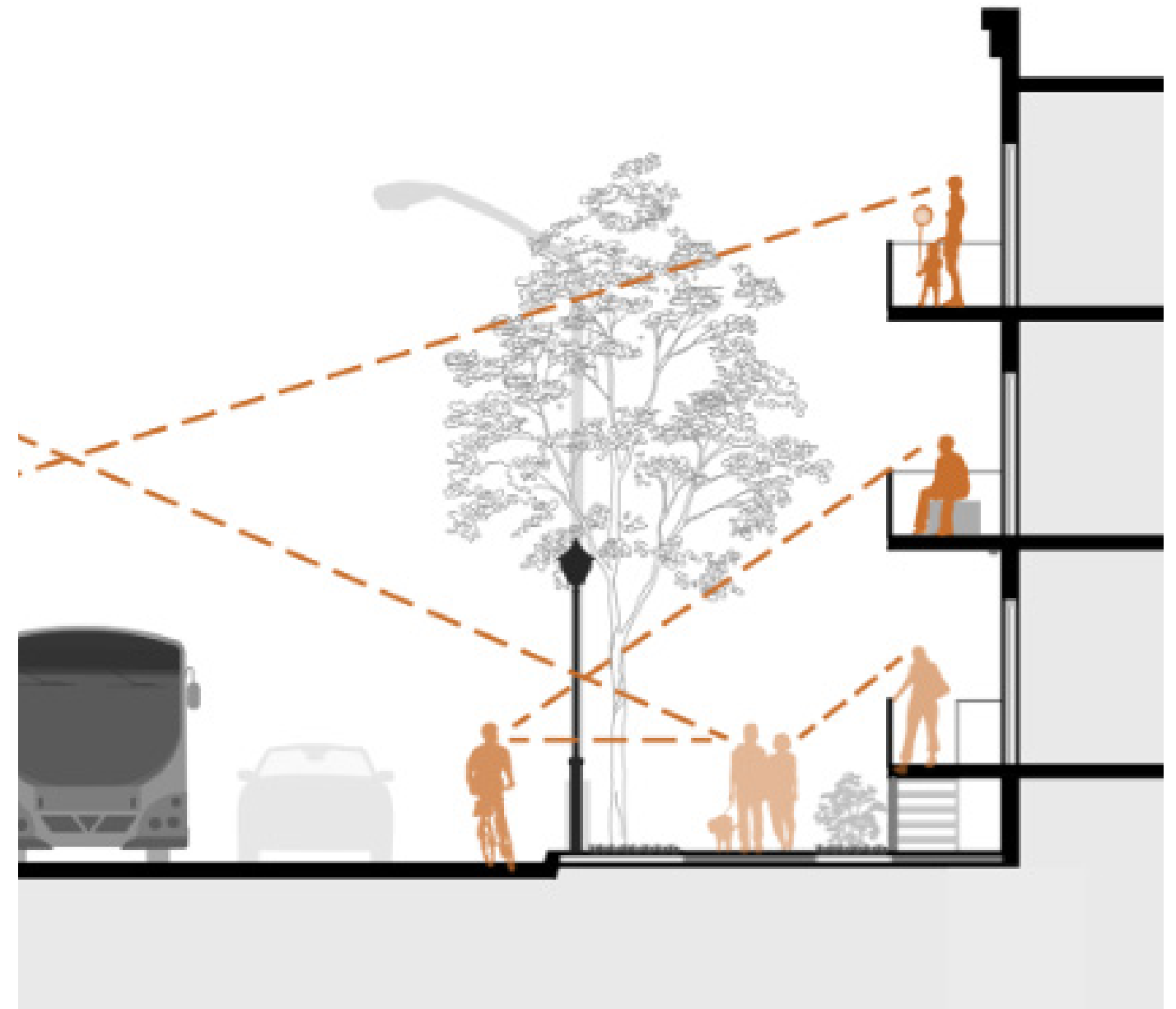
## BRINGING “EYES TO THE STREET”

### URBAN DESIGN:

- Building entrances and windows at street and sidewalk
- Building **designs that interact** and bring eyes to street
  - Balconies, decks, and porches
  - Large windows on main corridors
  - Interactive, inviting public parks
  - Walkable pedestrian streets
  - Low and see through fencing (ie. pickets, wrought iron)
- **Avoiding large expanses of blank walls**
- Better lighting and elimination of dark corners
- Establishing public restrooms and neighborhood oriented services
- **Encouraging mix of uses at different times of day** to keep spaces active, lively, and visible
- Well maintained appearance with clear designed purposes

### STEWARDSHIP FRAMEWORKS:

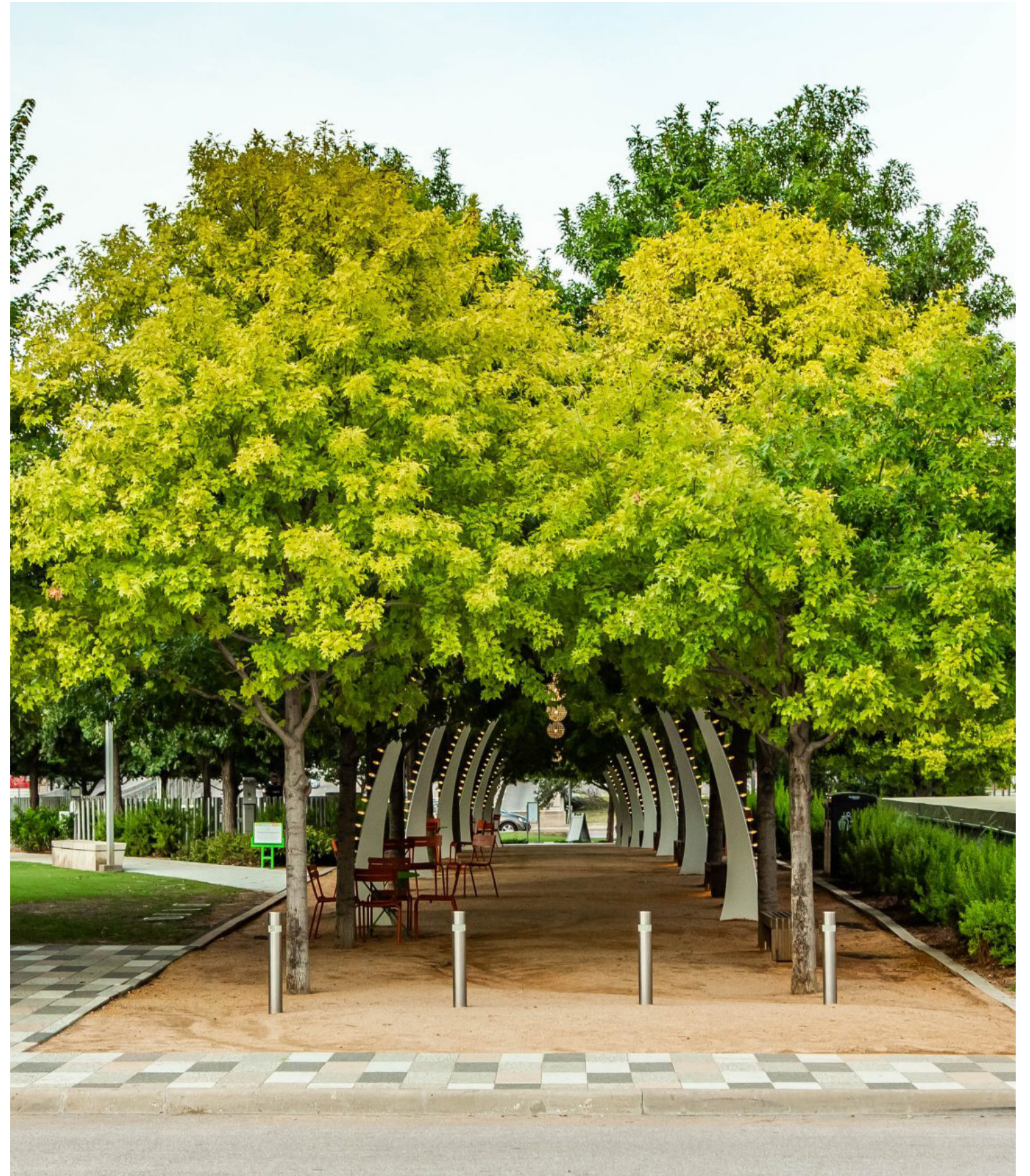
- Establishing a **Merchant Group or Business Improvement District (BID)** to bring continued stewardship, recommendations, and funding for improvements.
- Enhanced community focused security
- Better maintenance, sanitation, and trash clean up
- Enhancing branding, event planning, and coordination across property owners and community stakeholders



# PUBLIC SAFETY

## GREEN SPACES AND PARKS

- **Stewardship** (Private property owner, BID, Park Employee, etc.) to keep spaces **cleaned and maintained**.
- **Clear site lines** on major paths or roads
- Plantings should be arranged to **avoid creation of 'blind corners' and hiding places** along public walkways and trails.
- **Keeping trees trimmed and careful choices in shrubs** to invite transparency (example: limbing up existing/future trees to 8 feet min. above ground surface in public areas)
- Integrating landscape **lighting**
- Fostering **interactive, inviting public parks** that connect to nearby mixed uses



# URBAN DESIGN FEATURES (SOUTHWEST QUADRANT)

- 1** New Shared Use Paths and Streetscapes
- 2** Transportation Hub for Bike/Bus
- 3** Retrofitted or Flexible Retail/Office
- 4** Stormwater and Green Infrastructure
- 5** New Accotink Creek Plaza- Outdoor Public Space
- 6** Mixed-Use Buildings Residential, Retail, Office with Activation along Spring Street



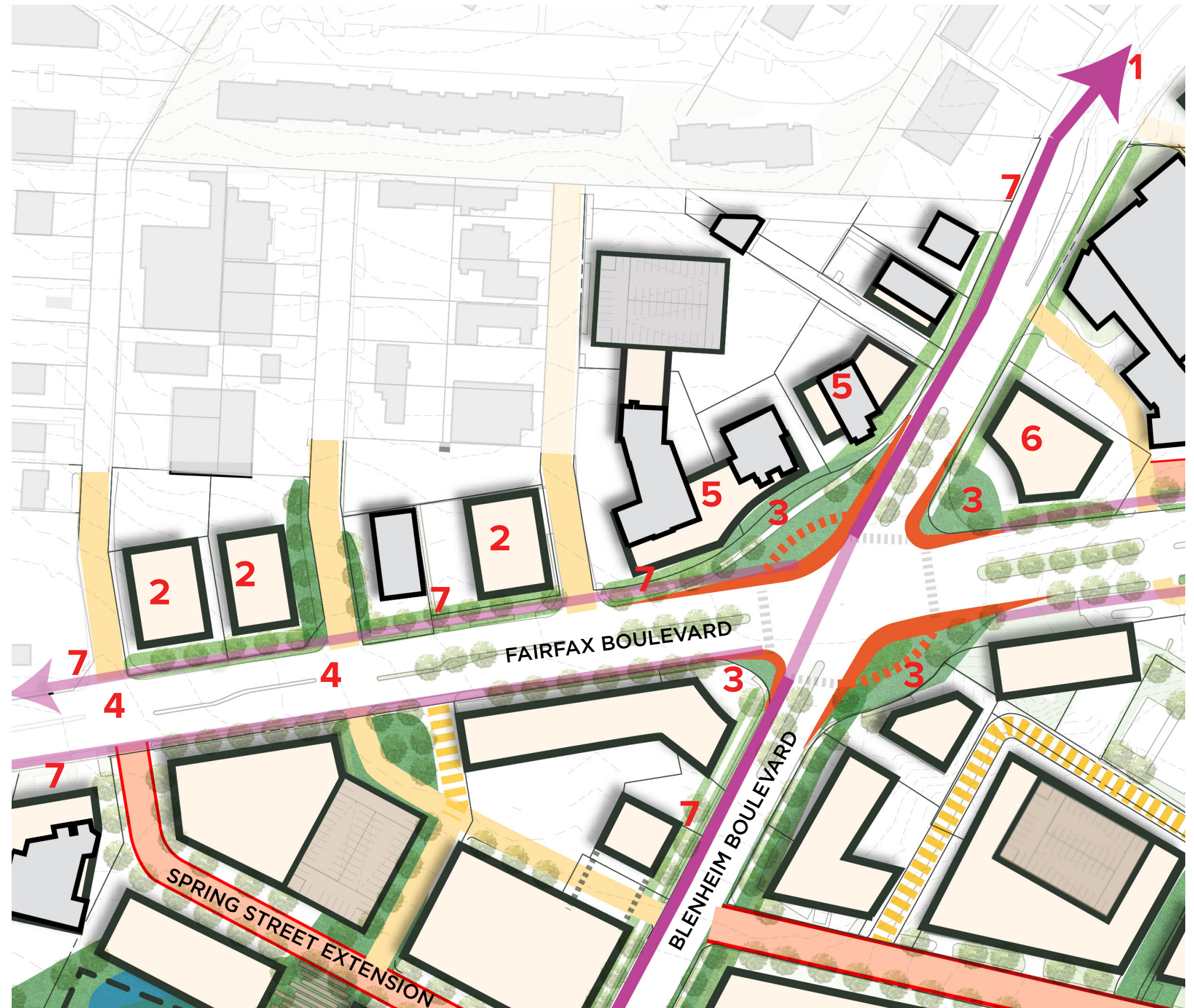
# URBAN DESIGN FEATURES (SOUTHEAST QUADRANT)

- 1** New Shared Use Paths and Streetscapes
- 2** Enhanced Pedestrian Oriented Crossings
- 3** Reinvented Fairfax Circle
- 4** New Street and Block System
- 5** Expanded Gateway Park + Stormwater Management
- 6** Mixed-Use Buildings- Residential, Retail, Office
- 7** Other Buildings- Retail, Office, PDR, or Mix
- 8** Potential Stormwater Enhancements



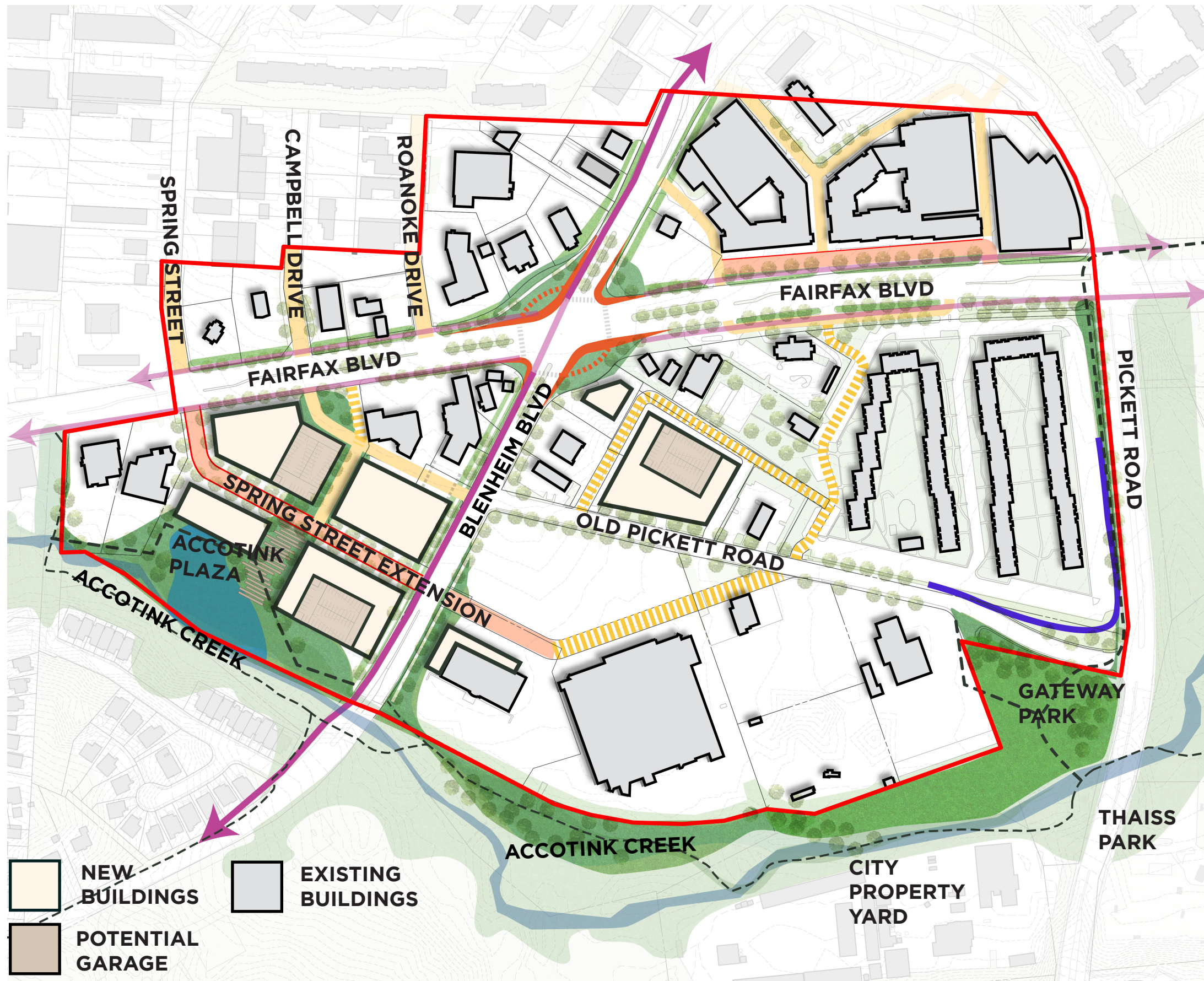
# URBAN DESIGN FEATURES (NORTH)

- 1** Bike Connection to Vienna Metro Station
- 2** New or Adapted Production, Distribution, and Repair Buildings or New Mixed Uses
- 3** New Intersection Design and Green Infrastructure
- 4** Enhancing Pedestrian Connections Across Fairfax Boulevard at Either Spring or Campbell
- 5** Facade Enhancements and Adaptive Reuse
- 6** Mixed-Use Buildings- Residential, Retail, Office
- 7** Shared Use Paths



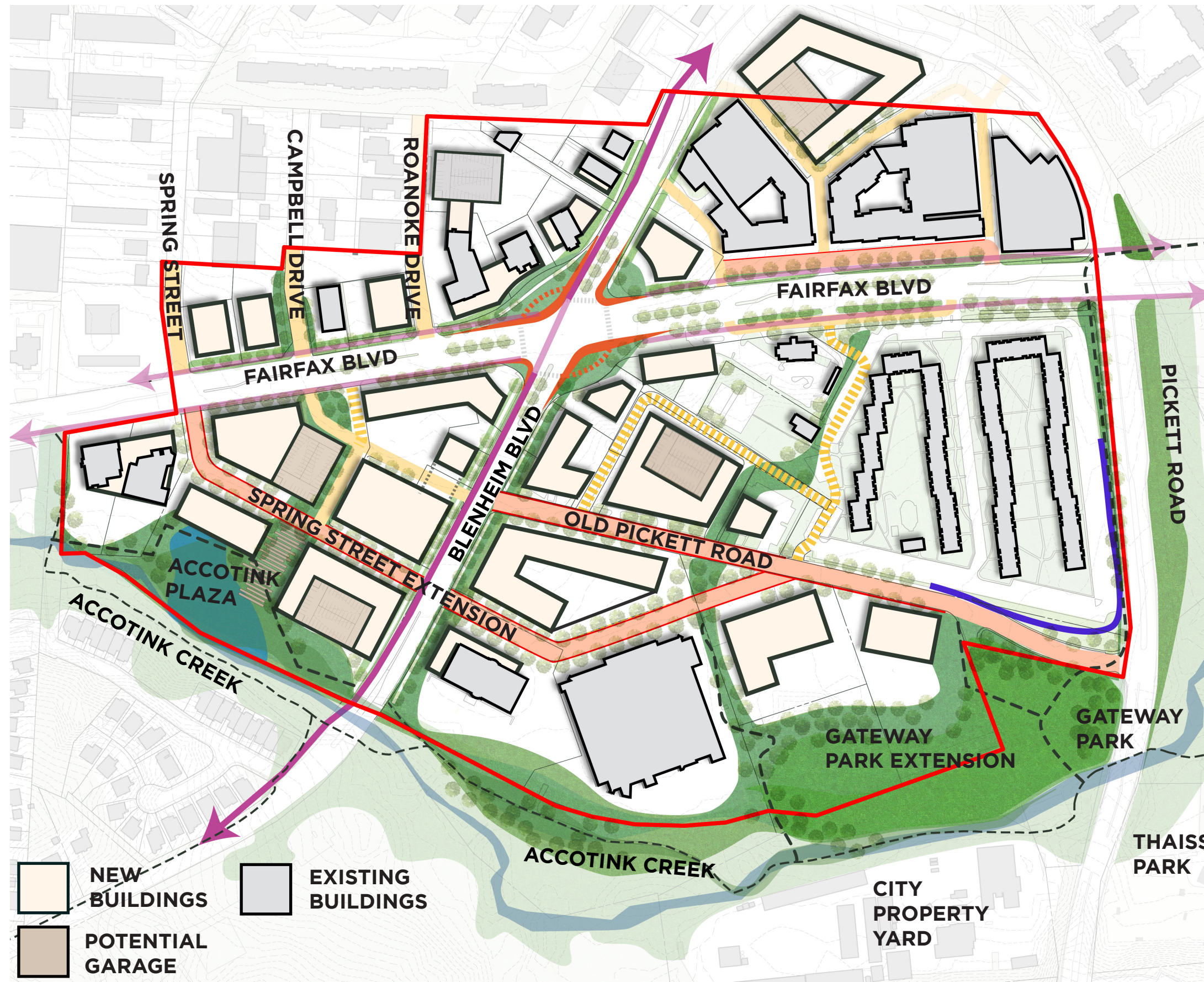
# NEAR-TERM AND LONG-TERM OUTLOOK

# NEAR-TERM DEVELOPMENT GOALS (1-10 YEARS)



- **Infrastructure Improvements-**
  - Fairfax Circle Redesign
  - Enhanced Green + Stormwater Infrastructure,
  - Revitalized Gateway Park
  - New Accotink Plaza
  - Increased Shared Use Paths
- **Residential** - Limited infill mostly focused on the southwest quadrant
- **Retail** - New mixed use infill and adaption of existing vehicular focused retail with better pedestrian experience.
- **Office** - Stabilizing and retaining existing office
- **Production, Distribution, and Repair (PDR)** - Integrating existing and new PDR uses with pedestrian focused enhancements and/or mixed-use models.

# LONG-TERM DEVELOPMENT GOALS



- **Infrastructure Improvements-**
  - Expansion of Gateway Park
  - Continued improvement of Accotink Creek
  - Enhanced Green + Stormwater Infrastructure,
- **Residential** - Encourage continued mixed-use and multifamily
- **Retail** - New mixed use infill and adaption of existing vehicular focused retail with better pedestrian experience.
- **Office** - Limited expansion
- **Production, Distribution, and Repair (PDR)** -
  - Reduced footprint in flood risk areas near Gateway Park.
  - New facades at Fairfax Circle at existing PDR uses
  - New or mixed use models encouraged throughout

Q+A SESSION