BUILDING ON THE 2035 COMPREHENSIVE PLAN
TWO ACTIVITY CENTERS: NORTHFAKX & OLD TOWN

LEGEND

PLACE TYPES
- SINGLE-FAMILY DETACHED NEIGHBORHOOD
- TOWNHOUSE/SINGLE-FAMILY ATTACHED NEIGHBORHOOD
- MULTIFAMILY NEIGHBORHOOD
- COMMERCIAL CORRIDOR
- ACTIVITY CENTER
1. KAMP WASHINGTON
2. NORTHFAKX
3. OLD TOWN FAIRFAX
4. FAIRFAX CIRCLE
5. PICKETT & MAIN

GREEN NETWORK
- Public
- Private
- SOCIAL AND CIVIC NETWORK

ROAD OWNERSHIP
- PUBLIC RIGHT-OF-WAY
- PRIVATE ROAD CENTERLINE

Source: City of Fairfax GIS Parcels and Political Boundary, 2018
Adopted February 22, 2019
Data Collection, Research and Analysis

FALL 2019

Community Meeting #1
September 2019

Community Outreach
Old Town South
Northfax
Old Town North

Initial Recommendations and Public Feedback

WINTER 2019/2020

Community Meetings #2 and #3
January/February 2020

• Northfax
• Old Town

Plan Recommendations Development and Final Plan

SPRING 2020

Community Meeting #4
TBD 2020

Final Presentation to City
TBD 2020
COMMUNITY OUTREACH
INFORMING AND LISTENING

STAKHOLDER MEETINGS

• City Council and Planning Commission
• City Staff and Experts

• OLD TOWN
  » Old Town South Residential Community
  » Old Town North Residential Community
  » Old Town Visioning Committee
  » Commercial / Private Property Owners (Courthouse Plaza, Davies Property, City Center West, Bank of America, Others)
  » Business Owners (Restaurant, Small Businesses, Others)

• NORTHFAX
  » Northfax Residential Community
  » Commercial Property Owners (Napolitano, Brown’s Mazda, McKay, WillowWood, Point 50, Others)
  » Auto Dealers

• OTHERS
  » Civic Organizations (e.g. Citizens for Smarter Growth)
  » Boards and Commissions
  » George Mason University and Fairfax County
COMMUNITY OUTREACH
WHAT WE HEARD - NORTHFAX
COMMUNITY OUTREACH
INFORMING AND LISTENING

NORTHFAX COMMUNITY MEETING
DECEMBER 5, 2019

• 49 Person Sign-In Sheet
• Public Comments from Northfax Community

WHAT WE HEARD
HOPES / DESIRES:

• A Desire for a Place to Gather and Come Together and with Experiential Retail
• Community Wants to See Open Space (Playground, Dog Park, Green Spaces, Parks)
• Desire for a “Third Place” - Social Space Outside of Home and Work
• Want to See Expression of Local Arts and Culture
• Stronger Pedestrian Connections to Northfax at Chain Bridge Road and Fairfax Boulevard

CHALLENGES / CONCERNS:

• Concerns about Heavy Traffic and Density
• Lack of Comfortable Sidewalks
• No Retail or Restaurants
• Pedestrian and Biking Safety throughout City
• No Places to Walk to from Neighborhoods
## NORTHFAK EXISTING CONDITIONS

### OFFICE
- Challenged Regional Corporate Office
- Ongoing Local-Serving (Niche Market)

### RETAIL
- Need-Based Retail can Serve as a Neighborhood Node

### HOTEL
- Established Local Hotel Market, but Can Be Strengthened with Amenities

### RESIDENTIAL
- Strong Residential Market
- Can Leverage Residential Development to Support Placemaking and Other Amenities
EXISTING CONDITIONS
IDEA #1: CREATING A NEW PLACE
Identity and Character - An Environmentally Focused Area
IDEA #1: CREATING A NEW PLACE
IDEA #1: CREATING A NEW PLACE

PLACEMAKING AND IDENTITY
IDEA #1: CREATING A NEW PLACE

LINEAR PARK AND STORMWATER
IDEA #1: CREATING A NEW PLACE

LINEAR PARK AND STORMWATER
IDEA #1: CREATING A NEW PLACE

LINEAR PARK AND STORMWATER
IDEA #1: CREATING A NEW PLACE

LINEAR PARK AND STORMWATER
IDEA #1: CREATING A NEW PLACE

RETAIL AND PUBLIC SPACE
IDEA #1: CREATING A NEW PLACE

RETAIL AND PUBLIC SPACE
IDEA #1: CREATING A NEW PLACE

NEW RESIDENCES

LINEAR PARK

RETAIL AND PUBLIC SPACE

COMMUNITY SPACES

RETAIL & OFFICE

POINT 50 RETAIL

POINT 50
IDEA #1: CREATING A NEW PLACE

RETAIL AND PUBLIC SPACE
IDEA #1: CREATING A NEW PLACE

RETAIL AND PUBLIC SPACE
IDEA #1: CREATING A NEW PLACE

FAIRFAX BLVD. STREETSCAPE
IDEA #1: CREATING A NEW PLACE

FAIRFAX BLVD. STREETSCAPE
IDEA #1: CREATING A NEW PLACE

FAIRFAX BLVD. STREETSCAPE
IDEA #2: BALANCED LAND USE

Existing Land Use

- No Residential within Study Area
- Retail Buildout Underway at Point 50
- Hotel and Office Uses have Potential Synergy
- More than 75% of the Study Area Covered by Surface Parking

**EXAMPLE ACTIVITY CENTER**

**EXISTING LAND USE**

NORTHFAX - CURRENT LAND USE

Approx 10% building land coverage

- Office 744,300 SF (70%)
- Hotel 170,800 SF (16%)
- Retail 123,000 SF (12%)
- Other (Vacant Residential) 13,700 SF (>1%)
- Institutional 6,800 SF (>1%)

* EXCLUDES PARKING

- Residential 56%
- Retail/Entertainment 30%
- Office 9%
- Hotel 5%

* EXCLUDES PARKING
IDEA #2: BALANCED LAND USE

NEAR-TERM PLAN - LAND USE

14% LANDSCAPE CAPTURE
9% OTHER
14% BUILDINGS
64% SURFACE PARKING

*APPROXIMATE
IDEA #2: BALANCED LAND USE

REGULATORY ISSUES

Building Heights

• Current Zoning: 5 Story Maximum
• Exploring: Up to 5+1 (6) Stories Mixed-Use
  (Retail Podium w/ Residential Above)
  Up to 6 Story Mixed-Use, Hotel, Office or Residential
• Location: Low Topographic Elevation Areas of Northfax
  (No Adjacent Single Family Development)

Residential Density

• Dwelling Units Per Acre: Exploring appropriate amount of residential units per acre for Northfax
IDEA #3: STITCHING TOGETHER NEIGHBORHOODS

Cobbdale/Fairfax Woods

Lord Fairfax Estates

Mosby Woods
IDEA #3: STITCHING TOGETHER NEIGHBORHOODS
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CONCEPTUAL PLAN
IDEA #3: STITCHING TOGETHER NEIGHBORHOODS
IDEA #4: “THE SPINE” - A NEW SHARED USE PATH

INCREASING MOBILITY THROUGH THE CITY
USERS FROM AGES 8 TO 80
IDEA #4: “THE SPINE” - A NEW SHARED USE PATH

University Drive Traffic Calming and Public Safety Improvements

Public Hearing
April 9, 2019

Ballot Results

Voting Method

Household Locations

BUILDING ON THE UNIVERSITY DRIVE TRAFFIC CALMING AND PUBLIC SAFETY IMPROVEMENTS PROJECT
IDEA #4: “THE SPINE” - A NEW SHARED USE PATH
IDEA #4: “THE SPINE” - PRECEDENTS
TABLE WORKSESSIONS