

The background image shows an urban courtyard or plaza. In the foreground, there are several large, light-colored planters containing green plants and yellow flowers. The middle ground features a paved area with several white metal mesh chairs and tables. A few people are sitting at these tables, and one person is standing on the left. The background is filled with tall, thin trees with yellow and green foliage, and a multi-story building with windows is visible behind them. The overall scene is bright and airy, suggesting a pleasant outdoor urban space.

URBAN DESIGN GUIDELINES

For Fairfax County's Revitalization Districts and Areas

Process Update
G7 Meeting April 2018



Background

Urban Design Guidelines (UDG) in Fairfax County date back to the 1990s.

There are existing UDG for Annandale, Baileys Crossroads, McLean, Merrifield, and Springfield.

- Some are stand-alone and some are integrated into the Comprehensive Plan.
- Some are out-of-date and do not meet current best practices.

OCR is undergoing a process to create and update UDG in a number of revitalization districts/areas.

- All new UDG will be stand-alone because it will be easier to update over time.

Purpose



- UDG further the goals of the Comp Plans to:
 - improve the appearance and functionality of these areas;
 - enhance the sense of place; and,
 - make the areas more viable places to walk or bike.

How they are used:

- UDG are used in the development review process to evaluate projects.
- UDG help guide the design of publicly-funded improvements such as streetscapes and parks.
- UDG are guidelines, not requirements. They can be applied flexibly to address unique site constraints.



Site and exterior building design, particularly the ground floor



Streetscape (sidewalks, street trees, seating, building frontages)



Furnishings, paving, landscaping, art and other details



Parks and plazas



Evolution

- Updating the UDG began as a pilot for Baileys Crossroads and Seven Corners.
- Draft presented to the Baileys and Seven Corners communities for their review in Nov 2017.
- Feedback received in Jan 2018
- As a result of feedback received, the County is creating two volumes:

Volume 1: Urban Design Best Practices (apply holistically to most CRDs/CRAs); *Lake Anne is a special circumstance*

Volume 2: District-Specific Guidelines (apply to an individual CRD/CRA)



Volume 1: Urban Design Best Practices

Volume I: Urban Design Guidelines for Fairfax County's Revitalization Districts and Areas

1 INTRODUCTION

How to use the Guidelines, coordination with outside agencies, dealing with by-right development, and overarching elements of sustainability, maintenance, durability, social equity

2 STREET AND STREETScape DESIGN

Need for multimodal streets that prioritize pedestrians and bicyclists, intersection treatments and crosswalks

3 OPEN SPACE

Design principles, strategies, urban parks framework

4 BUILDING DESIGN

Building placement and form on a development site, signage, lighting, utilities, sustainable building practices

5 PARKING AND ACCESS

Different parking types including structured, surface, on-street, bicycle. Access management/curb cuts

6 ADDITIONAL PLACEMAKING ELEMENTS

Signage and wayfinding, gateways, public art, water features

7 INTERIM DEVELOPMENT CONDITIONS

How to design for a phased development or connections to neighboring developments with interim streets/ streetscapes, parks, short-term placemaking

APPENDIX

Tree and plant lists, sustainable design toolbox, reference materials



Volume 2: District-Specific Guidelines

Volume II: District Design Guidelines for Baileys Crossroads and Seven Corners CRD*

1 INTRODUCTION

How to use the Guidelines, flexibility

2 VISION AND OPEN SPACE

Overall vision (based on the Comprehensive Plan), urban design goals and framework, planned open space networks

3 SITE DESIGN

Design strategies for new developments including building design, gateway sites, sustainable features

4 STREET NETWORK

Planned street maps and streetscape plans for each street type

5 PUBLIC REALM ELEMENTS

Specifications for paving, lighting, benches, transit shelters, and other furnishings

**Each Volume II set is unique and tailored to the individual needs of the CRD/CRA*



How the volumes work together and with other countywide standards?

- Volume I and II compliment one another and should be used together to inform urban design decision making.
- Volume II (district-specific) supersedes Volume I (best practices).
- References to UDG are being incorporated into the Public Facilities Manual (PFM). In certain instances, the UDG (Volume I or Volume II) provide different recommendations than the PFM because of the unique needs of each district/area.

Outreach and Schedule



Additional Volume II: District Guidelines to be completed:

- Richmond Highway
- Springfield
- McLean

Certain CRDs/CRAs have newer UDG. These will be reformatted, not rewritten:

- Annandale
- Merrifield

*Will not be a public hearing.



Questions & Discussion

- Questions and thoughts on the content or the process for either Volume?
- Outreach: In the past, outreach on UDG was conducted through the revitalization committee groups.
 - Thoughts on outreach for Volume I.
 - Outreach for Volume II will be more in-depth and tailored to the needs of each community.