



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- Some are out-of-date and do not meet current best practices.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.



- 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.











- 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 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 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



- 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



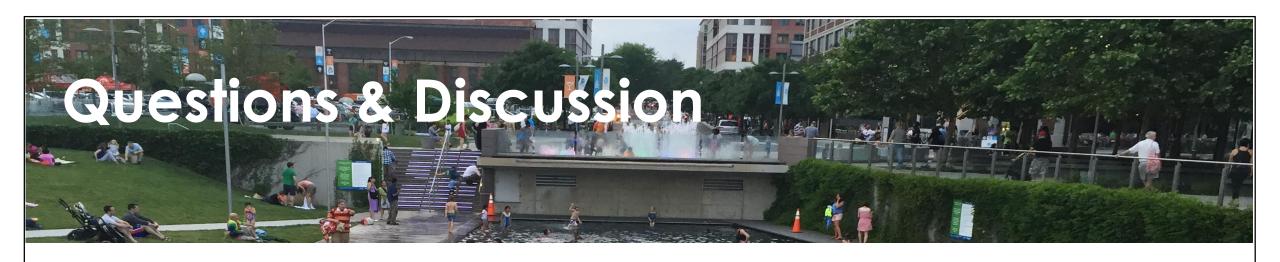
Additional Volume II: District Guidelines to be completed:

- 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 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.