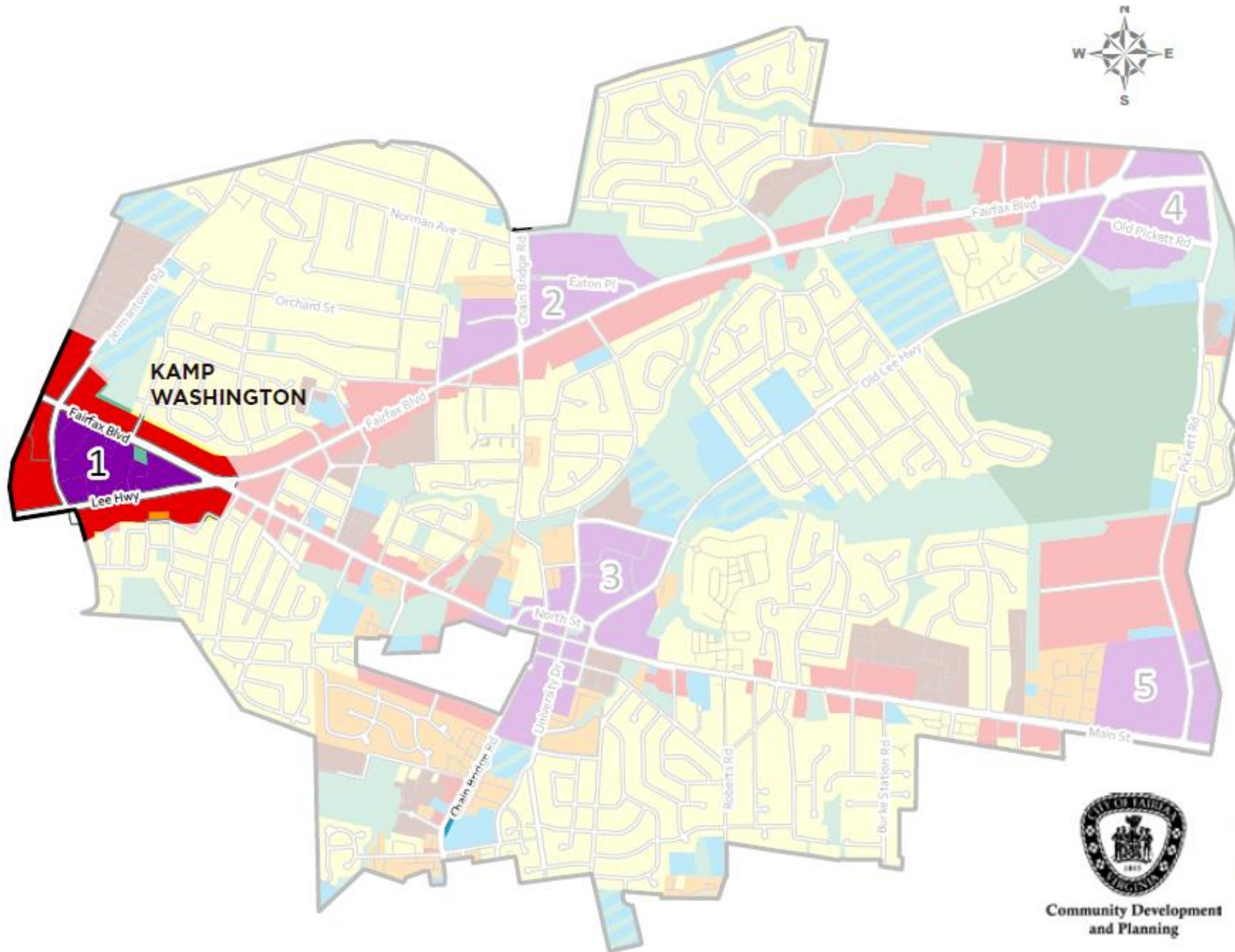




# Kamp Washington Small Area Plan

Westmore Community Association  
March 15, 2022



**LEGEND**

**PLACE TYPES**

- SINGLE-FAMILY DETACHED NEIGHBORHOOD
- TOWNHOUSE/SINGLE-FAMILY ATTACHED NEIGHBORHOOD
- MULTIFAMILY NEIGHBORHOOD
- COMMERCIAL CORRIDOR
- ACTIVITY CENTER
- 1 KAMP WASHINGTON
- 2 NORTHFAX
- 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



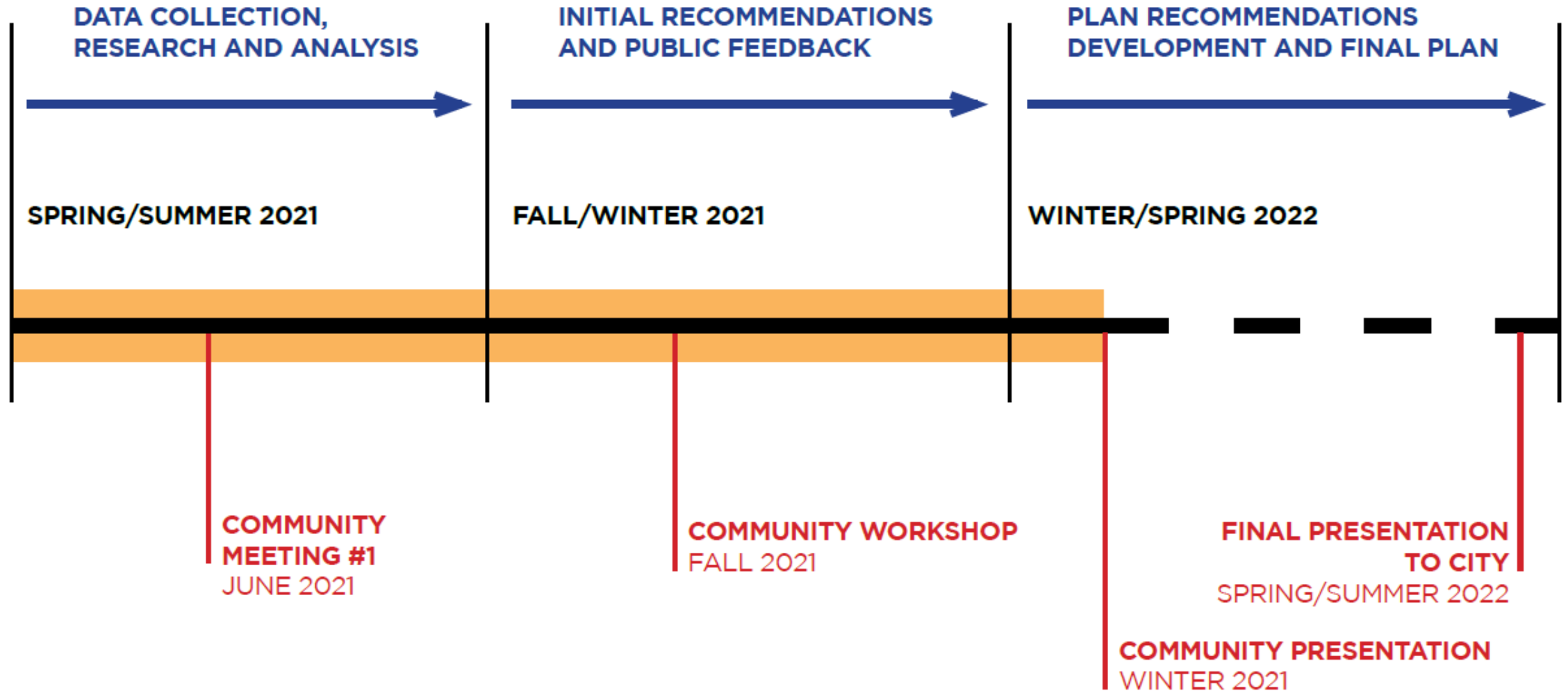
Community Development and Planning



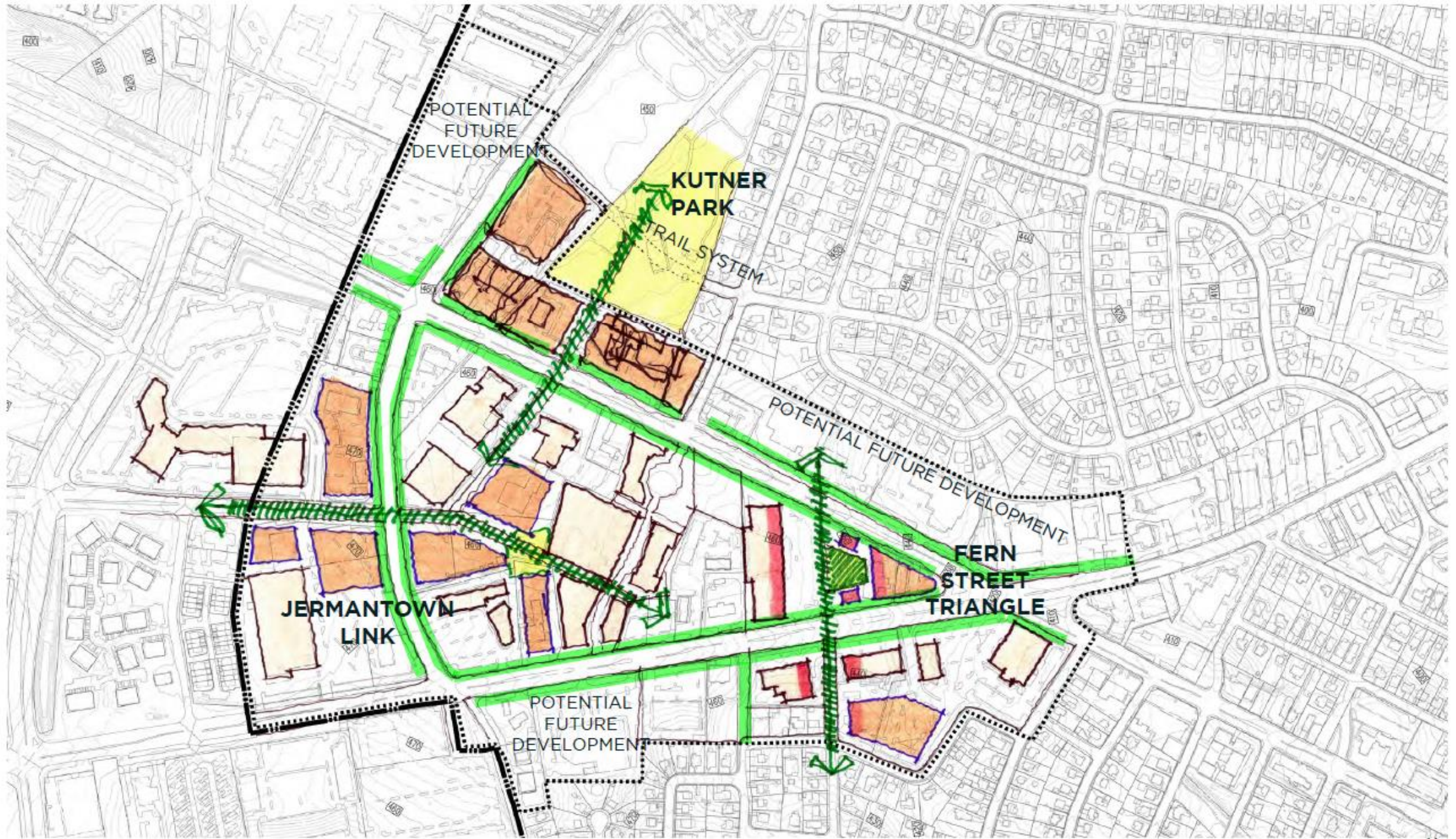
Source: City of Fairfax GIS Parcels and Political Boundary, 2018

Adopted February 12, 2019

# PROJECT TIMELINE



# THREE SUB-AREAS, ONE NEIGHBORHOOD



# NEAR-TERM DEVELOPMENT (5-10 YEARS)

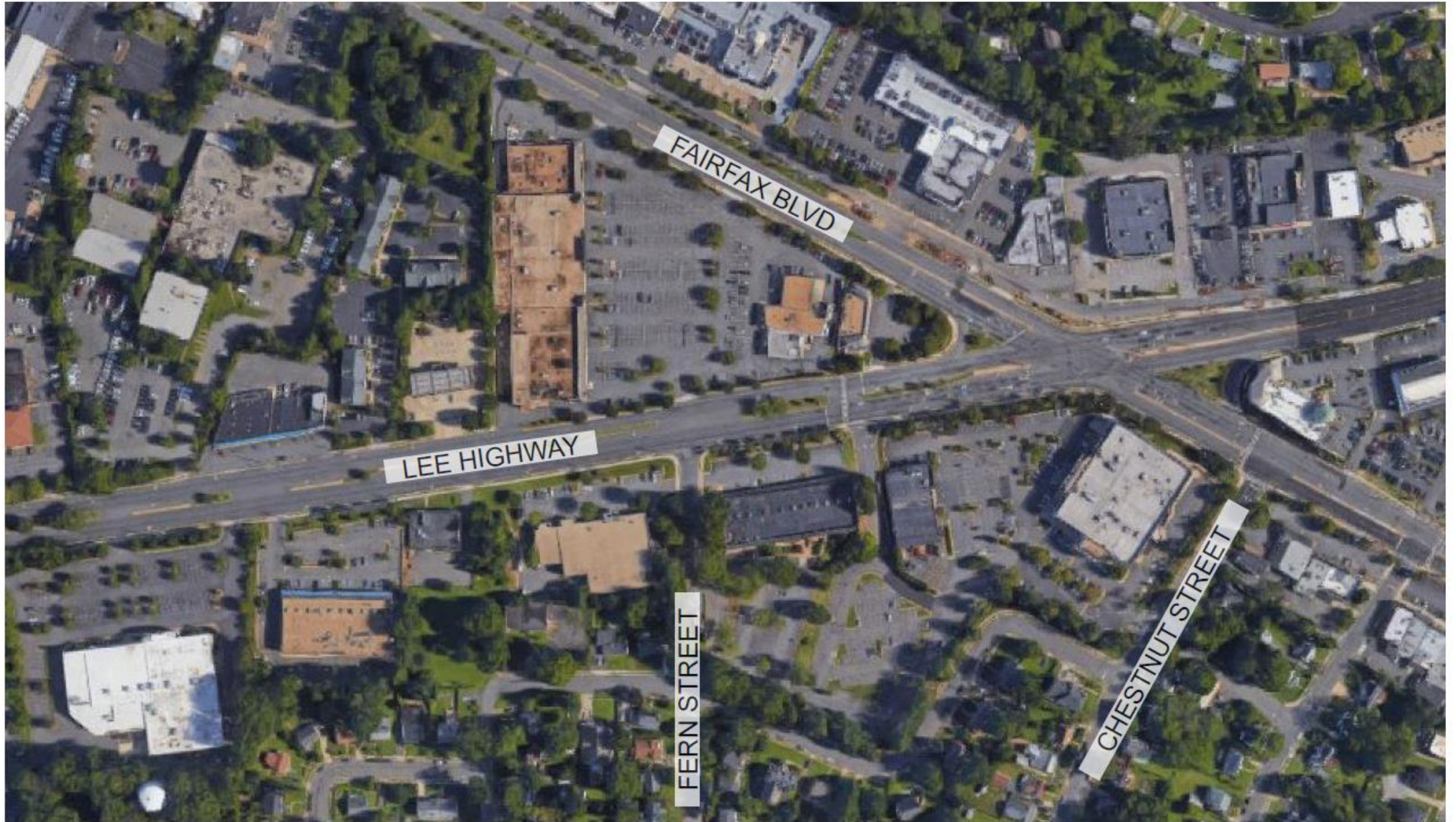


- Residential - High demand for residential and mixed-use development
- Retail - Continued growth and repurposing
- Hotel/Lodging - Long term opportunity for lodging
- Office - Stable market
- Industrial - User/owner driven

# A COMMUNITY-DRIVEN VISION



# ACTIVATING THE FERN STREET TRIANGLE: EXISTING CONDITIONS



# ACTIVATING THE FERN STREET TRIANGLE: CONNECTION + CENTRAL GATHERING SPACE





# BUILDINGS AND MASSING

LANDSCAPE BUFFER AND  
HEIGHT STEPDOWN  
(5 STORIES)

NEW PUBLIC PLAZA

ICONIC BUILDING

MIXED USE DEVELOPMENT  
WITH OUTDOOR SEATING  
(6-7 STORIES)

PUBLIC GREEN SPACE

HEIGHT STEPDOWN  
(3-4 STORIES)



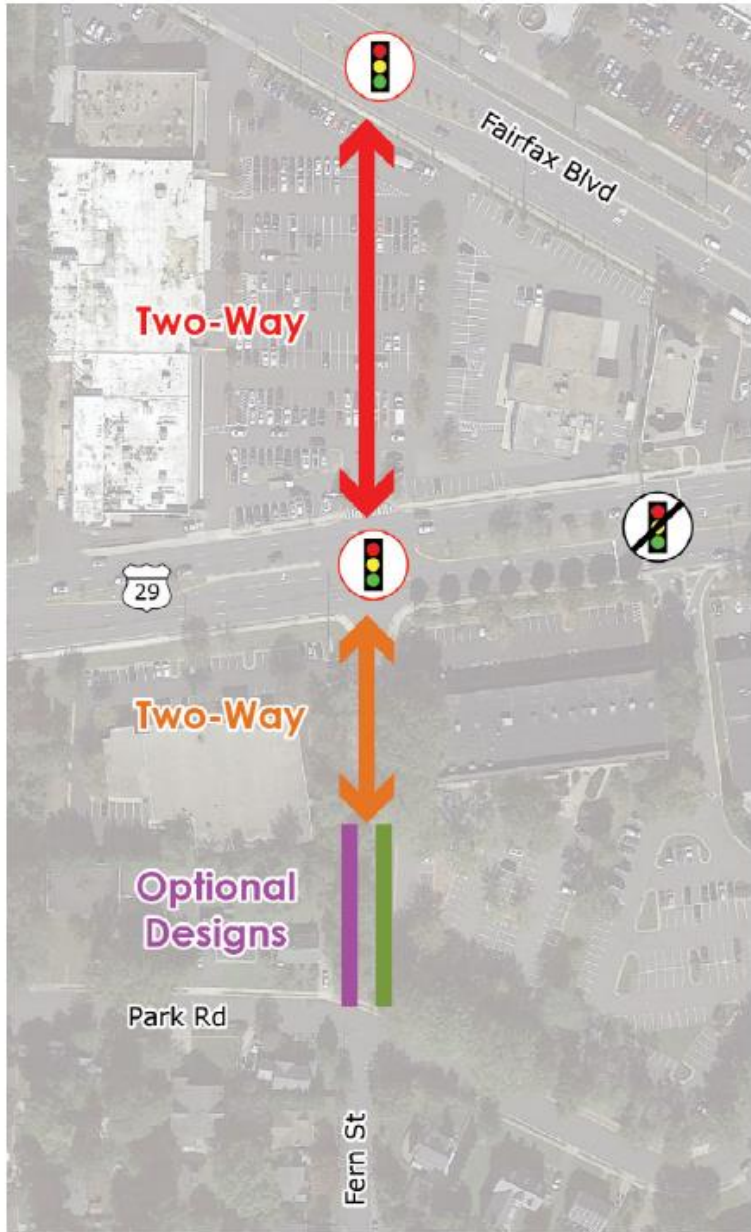
LANDSCAPE SETBACK

# A MORE CONNECTED KAMP WASHINGTON (LONG TERM)

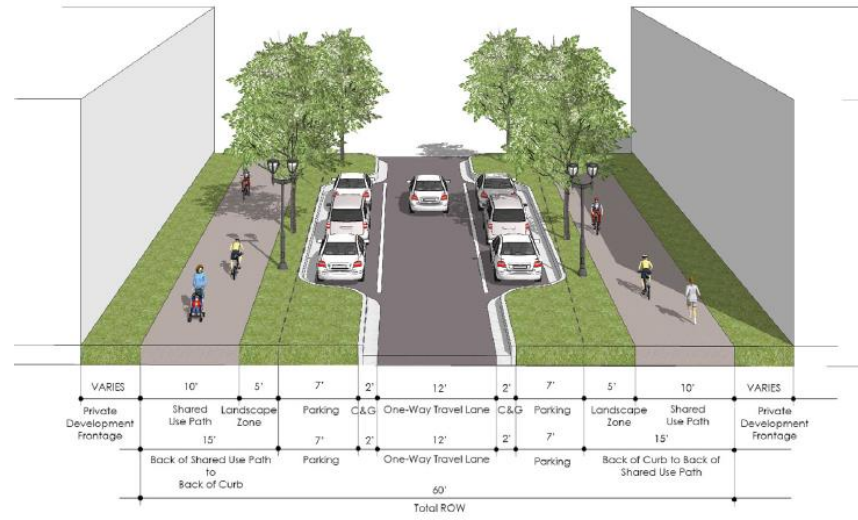


## KAMP WASHINGTON SMALL AREA PLAN Potential Long Term Network

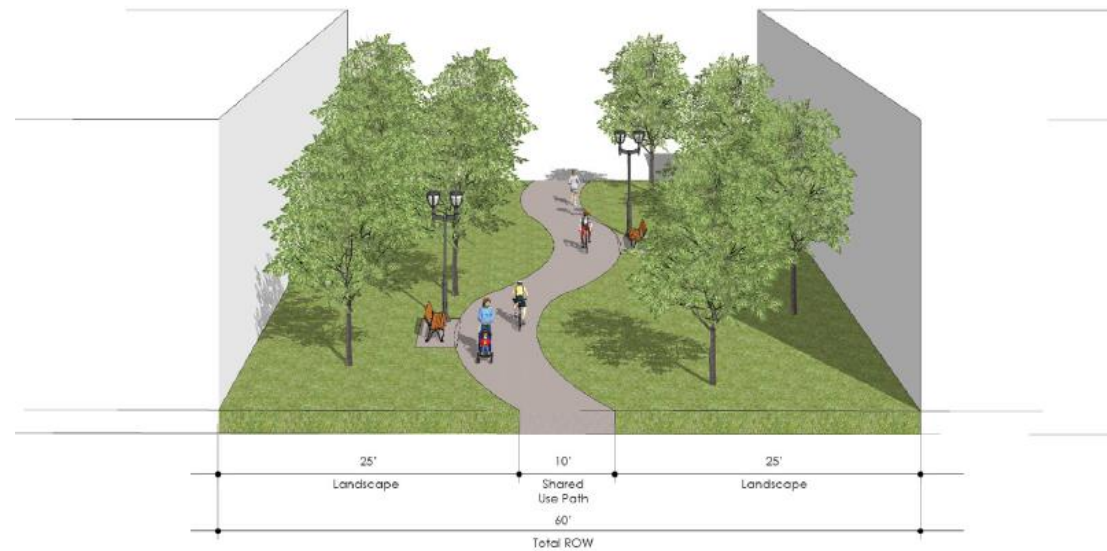
- New Streets
- To Be Determined - New Streets or Ped/Bike Path
- New Access Streets/Alley
- New Ped/Bike Path
- Existing Streets
- Existing Traffic Signal
- Potential Signal Removal
- Potential New Signal/Controlled Crossing
- Kamp Washington Study Area



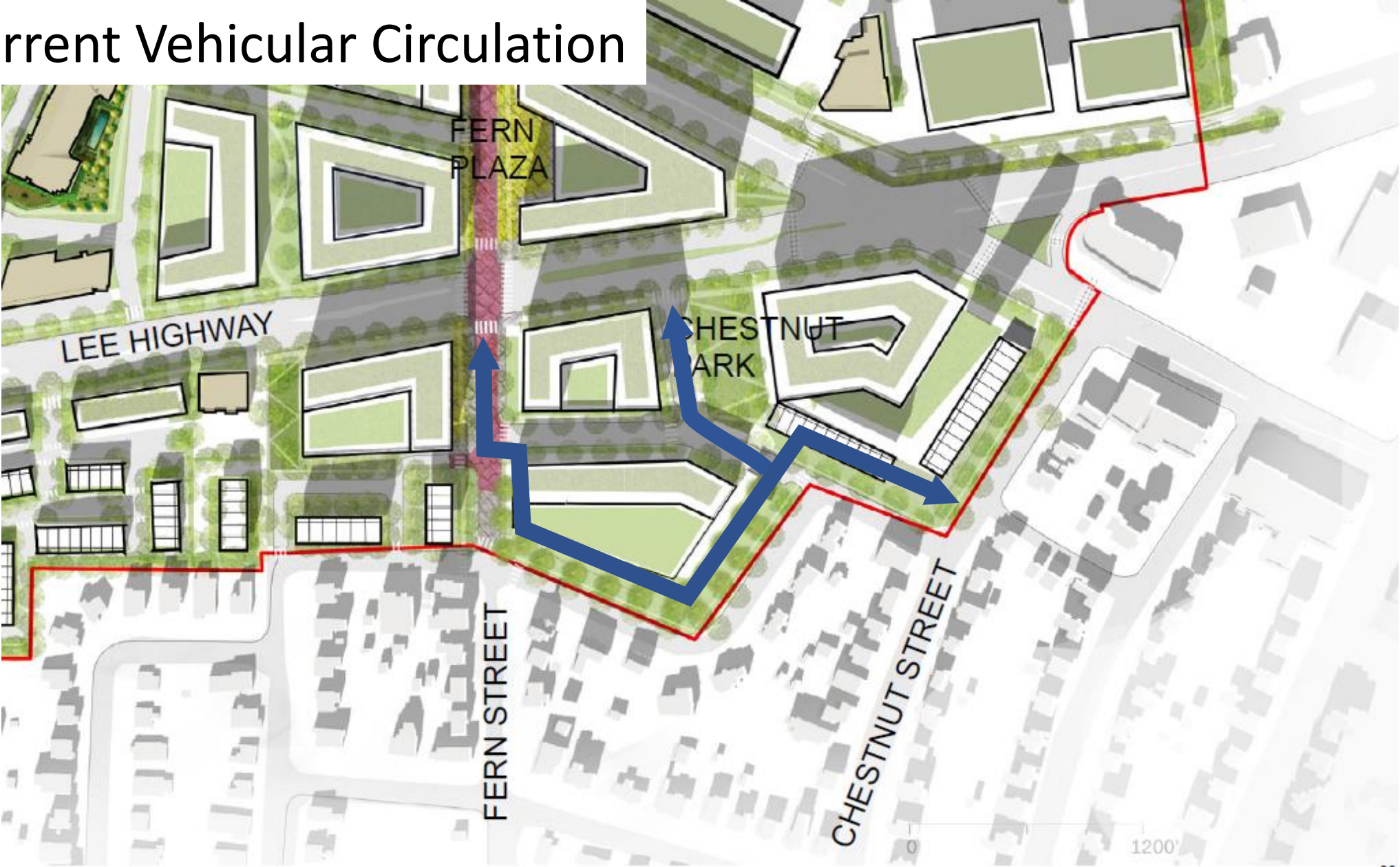
### Fern Street (One Way)



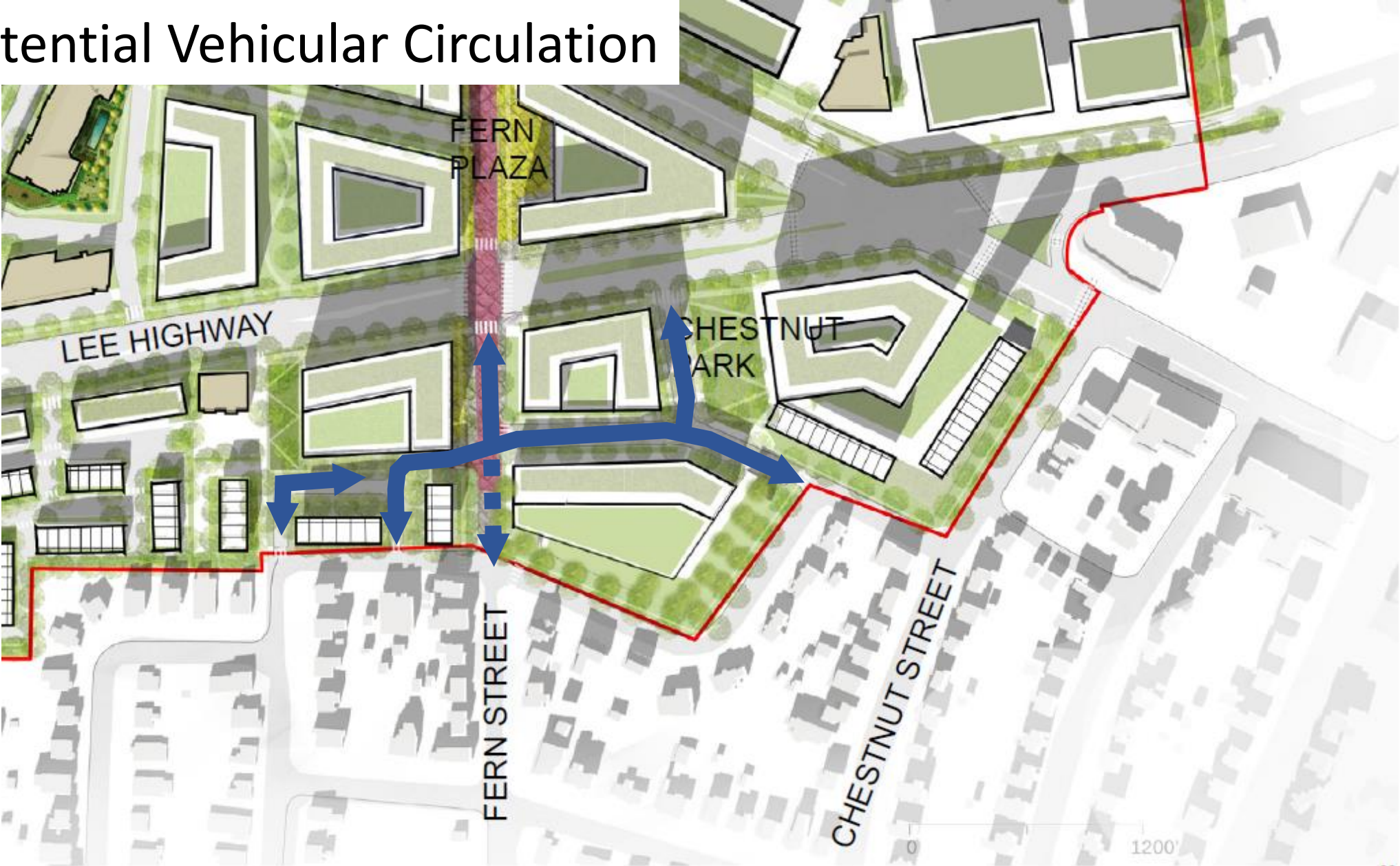
### Fern Street (Bike/Ped Path)



# Current Vehicular Circulation



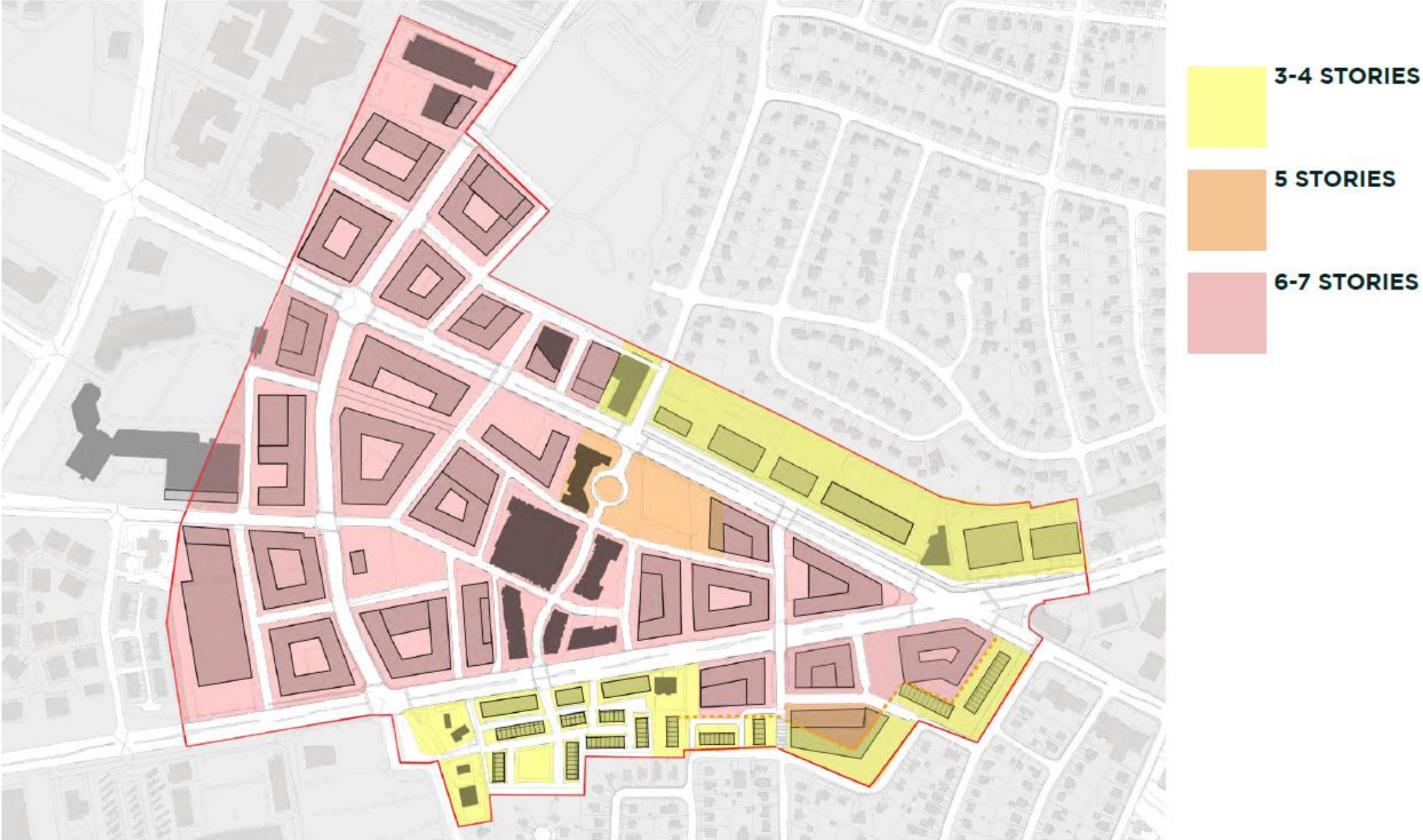
# Potential Vehicular Circulation



# Park Road Transition



# HEIGHT AND SCALE TRANSITIONS TO NEIGHBORHOODS



# www.fairfaxva.gov

The image shows the homepage of the City of Fairfax Virginia website. At the top, there is a dark blue navigation bar with the city logo on the left and a menu of links: Home, Jobs, City Alert, Contact Us, FAQs, About Us, and a Translate dropdown. A search bar is positioned to the right of the menu. Below the navigation bar, a horizontal menu lists: Services, Residents, Businesses, Government, and How Do I... The main content area features a large photograph of Old Town Hall at night, illuminated by warm lights. A red arrow points from the building towards the 'Engage' icon. Below the photograph is a row of five circular icons: City Meetings (calendar and pencil), Payments (laptop with checkmark), Report (wrench and screwdriver), Engage (group of people), and CUE Bus (bus icon). To the right of the photograph, a text box describes Old Town Hall as a Colonial Revival building used for community and private events. A progress indicator with four dots is visible at the bottom right of the image area.

CITY OF  
**FAIRFAX** *Virginia*

Home Jobs City Alert Contact Us FAQs About Us Translate

Search...

Services Residents Businesses Government How Do I...

**Old Town Hall**  
This stately Colonial Revival building in the heart of Old Town Fairfax City hosts lots of community and private events.

City Meetings Payments Report Engage CUE Bus





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