



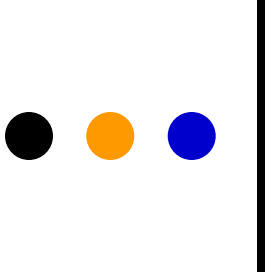
Jefferson Manor/ Huntington Station ST #09-IV-MV1

March 16, 2010

Presentation to the Jefferson Manor
Community

Lindsay Mason

Department of Planning and Zoning



Tonight's Agenda

- Jefferson Manor Special Study
 - Study Timeline
 - Review of alternatives presented in December
 - Revised Alternatives and Draft Plan Text



Jefferson Manor Study

o Timeline

- December 15: Jefferson Manor Community meeting
- Jan – Feb: Refinement of Options, Draft Plan Text
- ● March 16: 2nd meeting with Jefferson Manor Community
- March – May: Work with HCD on Conservation Plan Amendment, Refine Plan Text
- June: Final Staff Report, Planning Commission public hearing
- July: Board of Supervisors public hearing



Planning vs. Zoning

- Plan Amendment

- Evaluate uses and density in context of surrounding uses
- Estimate vehicle trip generation and road network impacts
- Conformance with Policy Plan objectives and goals
- Impacts on public facilities, schools, parks, environment, etc.

- Rezoning Application

- Comprehensive Plan conformance
- Traffic patterns, road improvements identified
- Detailed analysis of site design and layout, uses, proffers, etc.

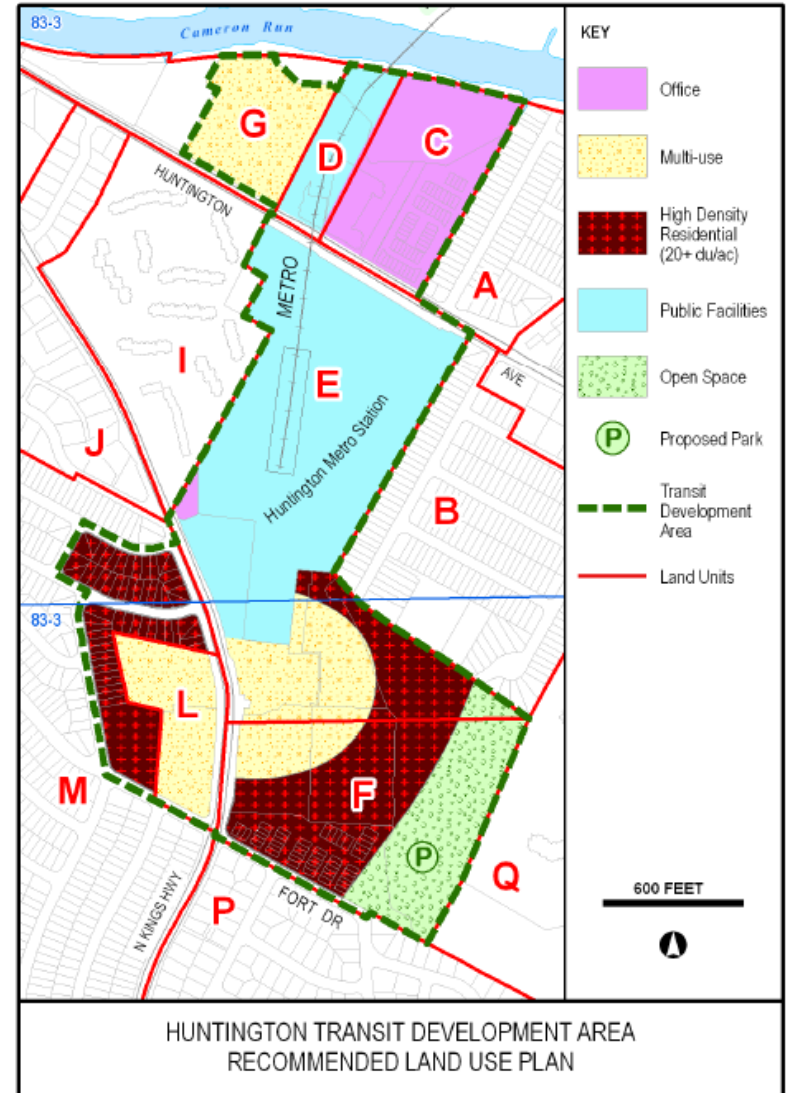
Jefferson Manor Study



Jefferson Manor Study

o Plan Text

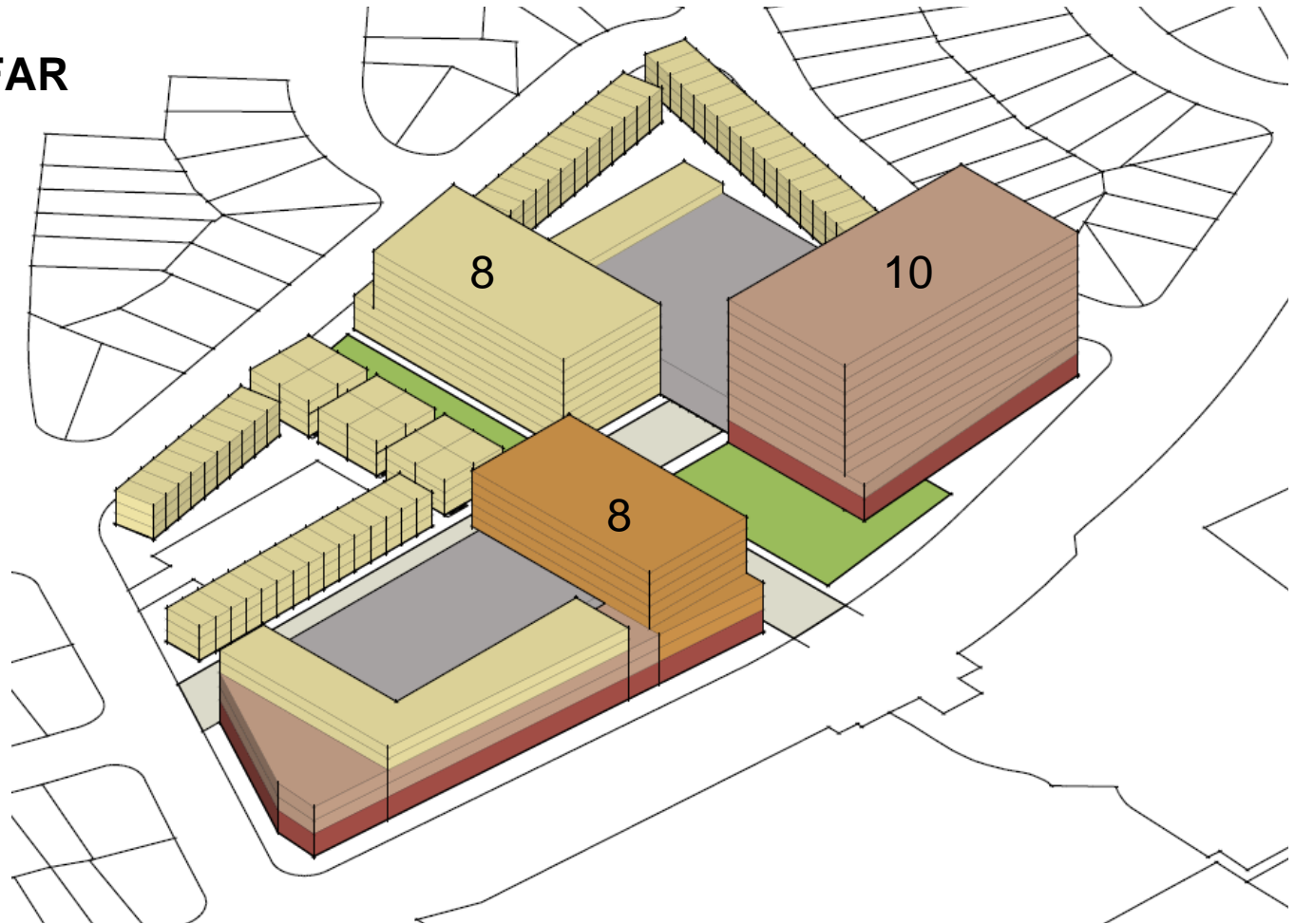
- Garden Apts to be retained and upgraded
- Redevelopment with 445 dus + 87,000 sf retail (45 du/ac)
- Public plaza oriented to transit station



Jefferson Manor Study

OPTION 1A – 2.0 FAR

- RETAIL
- OFFICE
- HOTEL
- RESIDENTIAL
- PARKING

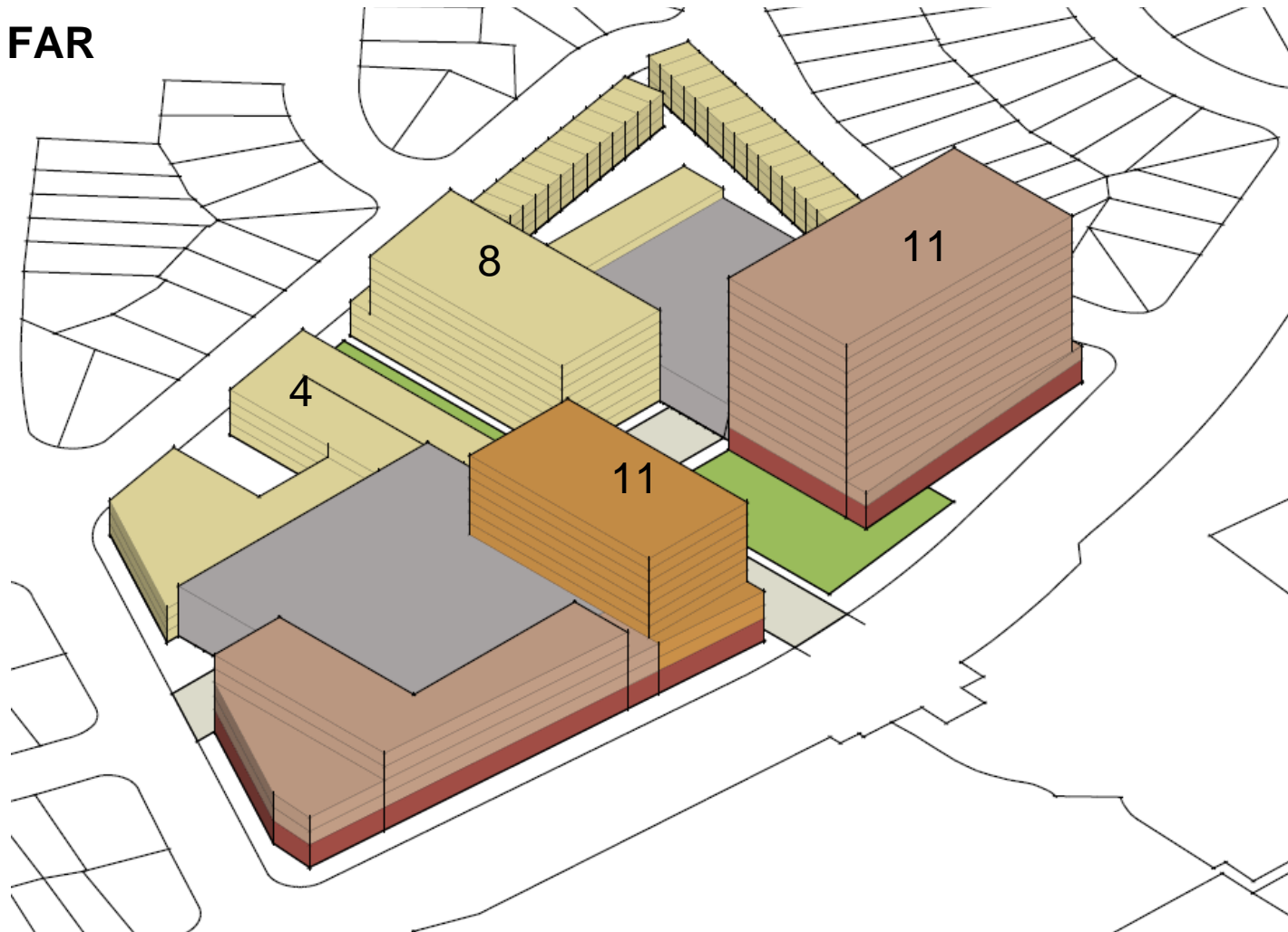


View looking NW

Note: Concept for discussion purposes only

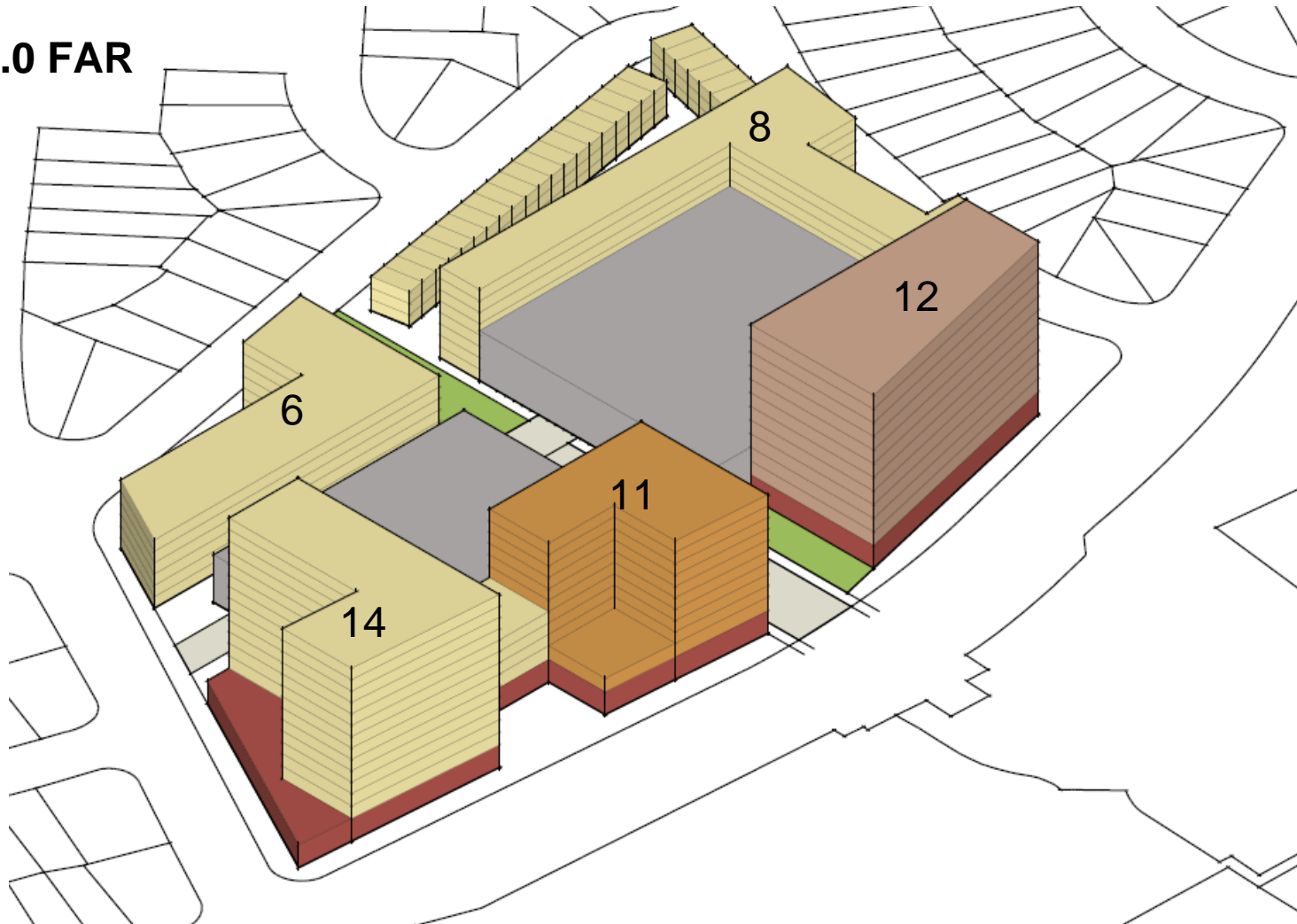
Jefferson Manor Study

OPTION 2A – 2.5 FAR



Jefferson Manor Study

OPTION 3B – 3.0 FAR



Jefferson Manor Study

OPTION – 2.3 FAR
RETAIN EXISTING DUPLEXES





Community Comments

Pedestrian/Bike Access

Pedestrian safety crossing North Kings Hwy – tunnel?

Shortcut for people to walk from Fort Dr. to N. Kings at an angle

Encourage bike or walk to metro

Bicycle routes from Fairhaven

Intensity/Height

Underground parking might allow shorter buildings

Building height is a concern

3.0 FAR makes it hard to transition to existing neighborhood

Shorter buildings at edge to transition to neighborhood

2.3 FAR – better option w/ keeping existing duplexes

Keep height at 8-10 stories

Good spot for TOD – last undeveloped metro site in County

2.0 or 1.5 FAR more in scale with neighborhood

Tallest buildings closest to N. Kings (helps block noise from Hwy)

Avoid placing backs of buildings/parking garages along residential streets

Rather see building façade than garage



Community Comments

Parking and Transportation

Cut-through traffic on Telegraph (on N. Kings Hwy)

Don't want additional cut-through traffic on Fort Drive

Access into neighborhood could be more difficult – turning movements

Overflow/guest parking into neighborhoods could be a problem

Put parking underground

Soils marine clay under site?

Types of Uses

More office use – want employment here (take metro to work)

Community recreation center would be a good amenity

Hotel – no, brings strangers

Like employment: office and retail oriented

Like hotel use – would bring restaurant/bar

Ground floor retail needed in this area, to serve the neighborhood

Affordable housing ok as per Policy Plan

Don't want property owners forced to sell for development

Like giving owners the option to sell for the redevelopment effort



Community Comments

Environmental

Green roofs, green strips

LEED certification for green building

More green space, plaza, common areas

Other:

More office and retail oriented

More greenspace/plazas, bike friendly lanes, smaller structures next to existing structures

Permeable surfaces, rain overflow/drainage, pedestrian friendly crossings/pass through

4-, 6-, 8- story maximum

Gradual sloping heights to neighborhood is important

Don't make buildings too tall or it will look jarring

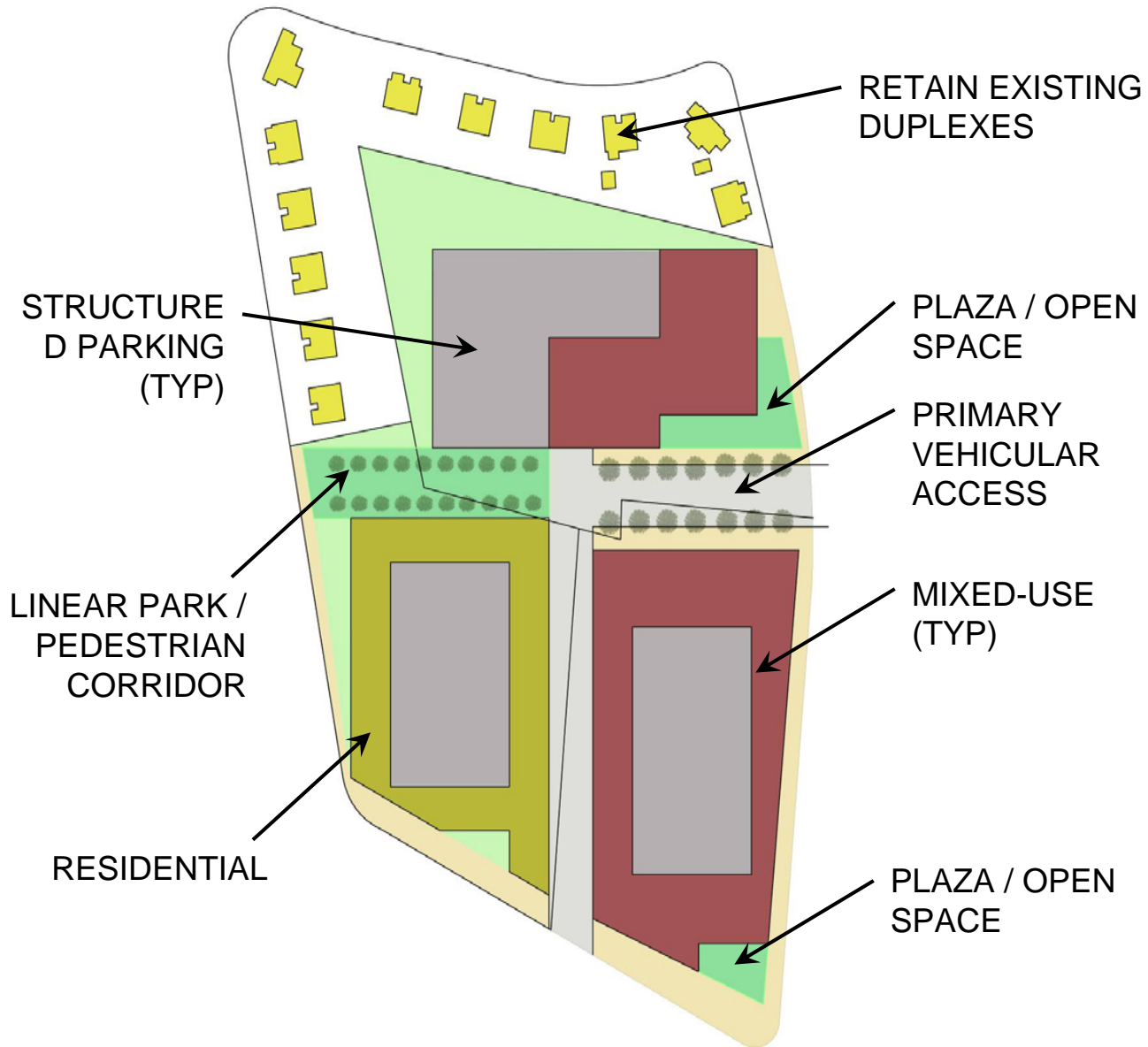
Vehicle traffic and noise are concerns

Revised Option: 1.75 FAR

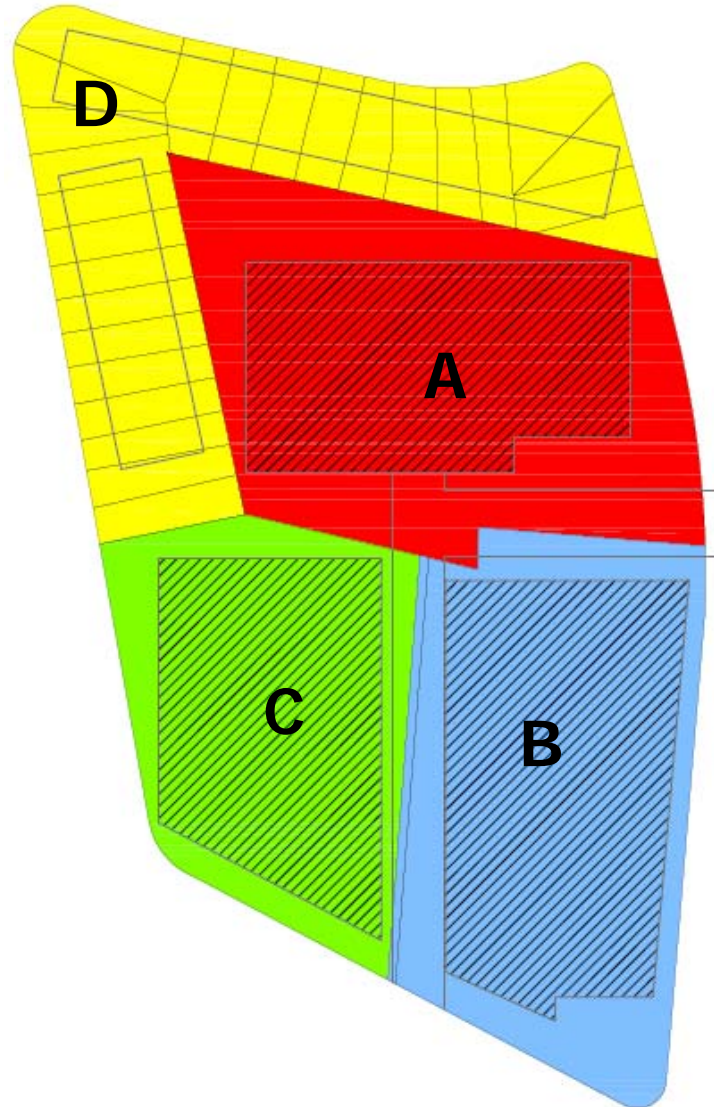
RETAIN EXISTING DUPLEXES
BUILDING HEIGHTS 8 STORIES



Revised Option: 1.75 FAR



Revised Plan: 1.75 FAR



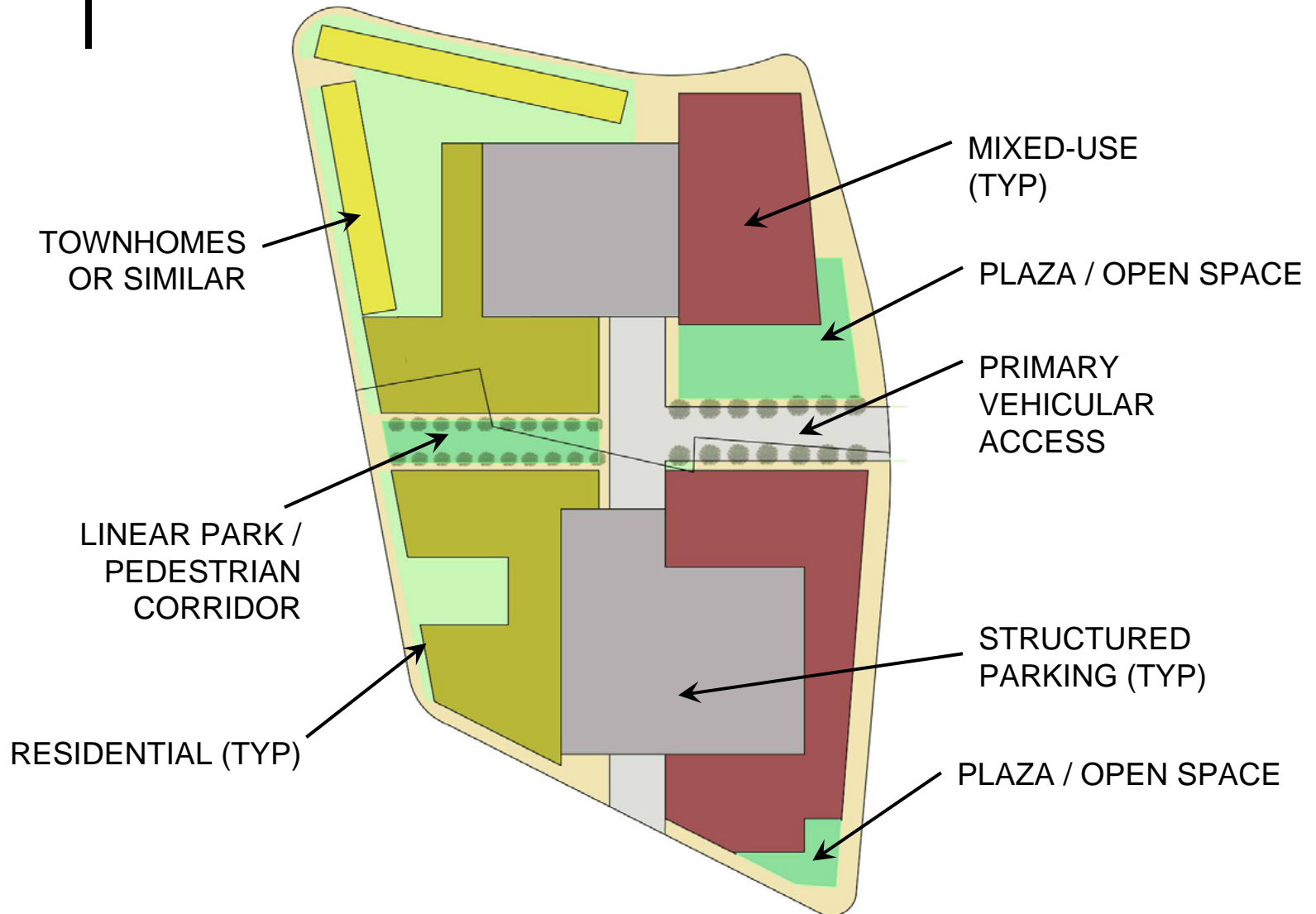
POTENTIAL PHASING
AND CONSOLIDATION

Revised Option: 2.25 FAR

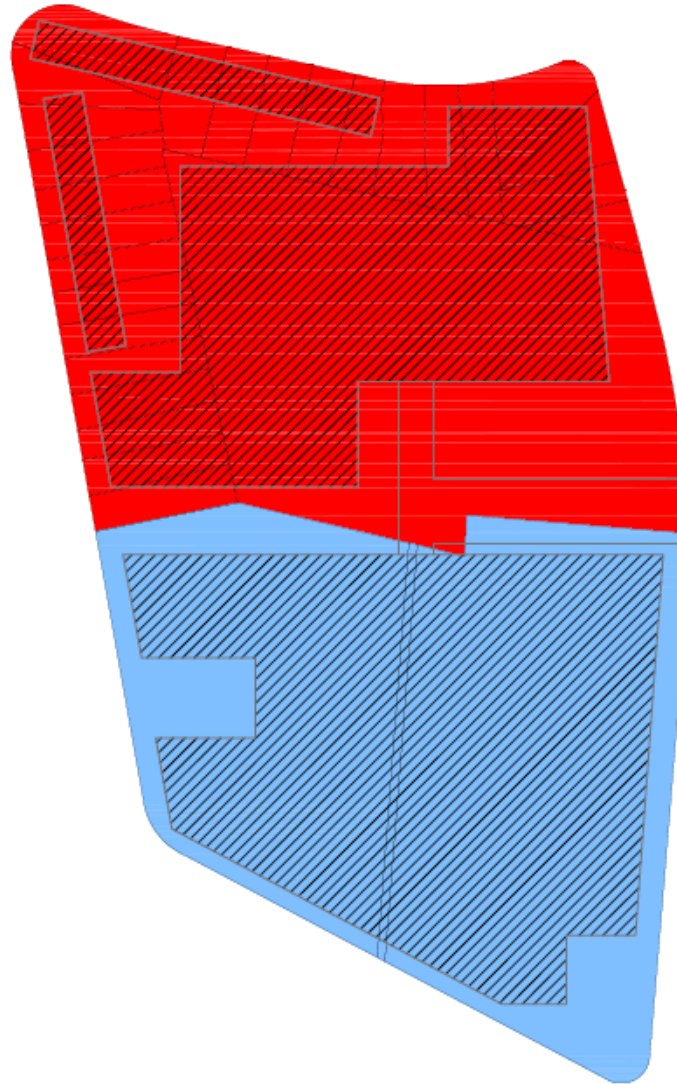
FULL CONSOLIDATION OF THE BLOCK



Revised Option: 2.25 FAR



Revised Option: 2.25 FAR



POTENTIAL PHASING
AND CONSOLIDATION



Draft Plan Text

- 1.75 FAR
 - Development conditions
 - Phased development
- 2.15 FAR
 - Full consolidation of the block
 - Balance traffic impacts by increasing residential component, keep commercial uses nearly same



Questions & Comments

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