

**Fairfax Circle
Small Area Plan
Implementation Guide Updates
July 2025**

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Performance Metrics

The following tables are provided as a tool to measure progress in the implementation of the range of recommendations in the Fairfax Circle Small Area Plan. The primary measurement of implementation is whether or not progress has been made in implementing that action. The primary responsible party and a timeframe for completion for each action is provided in the table. Updates to recommendations in the July 2025 Implementation Guide are in red.

These tables should be reviewed on a regular basis to ensure that progress has been made on implementing or completing each of the actions per the defined schedule.

Glossary for Lead Responsibility:

<u>Abbreviation</u>	<u>Department or Agency</u>
CDP	Community Development and Planning
CM	City Manager
ED	Economic Development
His.	Historic Resources
HS	Human Services
P&R	Parks and Recreation
PW	Public Works
Trans.	Transportation
UF	Urban Forestry

Economic Development

Recommendation		Lead Dept.	Completion	Status/Next Steps
ED-1	Ensure a balanced mix of uses with new development within the Activity Center.	CDP	Ongoing	To be considered as redevelopment occurs. CDP and FCED staff to communicate the vision of the plan to other staff, the development community, property owners, prospective businesses, the Planning Commission, City Council, and other stakeholders.
ED-2	Track data as new land uses come in to replace older ones and analyze their long-term economic and fiscal impacts.	CDP	Ongoing	CDP/ED staff to begin compiling fiscal models from development projects. This may include analysis of the fiscal impact of general land uses to help guide future City decision making.
ED-3	Analyze the potential economic benefits of the Small Area Plan to encourage investments from property owners and developers.	ED	Ongoing	CDP/ED staff to begin compiling fiscal models and conducting economic analysis. This may require consultant support.
ED-4	Encourage shared branding with references to the circle, to encourage a specific commercial and civic experience.	ED	Ongoing	If a BID or merchants association is established for Fairfax Circle, this entity could manage a branding effort. In the interim, current branding efforts by P&R, PW and Historic Resources are being monitored. Place-making efforts will occur in tandem with intersection transformation.

Infrastructure

	Recommendation	Lead Dept.	Completion	Status/Next Steps
I-1	Remove invasive species from publicly owned land.	UF	Ongoing	The Non-Native Invasive Action Plan was completed in 2024 and is being integrated in the UFMP. Invasive removal work is being included in the upcoming Gateway Park renovation.
I-2	Develop soil planting standards for street trees.	UF	2026	Soil planting standards are included in the Tree Planting Guide.
I-3	Improve trail systems and add wayfinding and dark sky compliant lighting where appropriate.	P&R	2030	
I-4	Encourage undergrounding of utilities with redevelopment to eliminate potential conflicts with tree planting, particularly along major boulevards.	CDP, PW	Ongoing	This will be considered with individual development proposals.
I-5	Implement and encourage sustainable stormwater and green infrastructure in sites and buildings where appropriate.	Sust CDP	Ongoing	This will be considered as private redevelopment and public improvement projects occur. Citywide green building policy encourages development to achieve the LEED Sustainable Sites and Rainwater Management credits. Spring 2024 VA DEQ added trees as an eligible stormwater BMP. Design of Gateway Park renovations is underway.
I-6	Monitor stormwater infrastructure, particularly areas indicated as being prone to supercharges during major rain events, and plan for upgrades accordingly.	PW	Ongoing	Current conditions in these areas meet state standards. Stormwater and sanitary sewer analyses are required with all redevelopment proposals. PW staff is conducting long term flow monitoring and updating the city-wide sanitary sewer model to help plan for upgrades.
I-7	Monitor sanitary capacity and make upgrades as necessary, particularly for those sanitary lines identified in the Small Area Plan.	PW	Ongoing	Development of a storm sewer model is a long-term project is being developed in collaboration with GMU. A model will help identify areas that can benefit from capacity upgrades.
I-8	Restore Accotink Creek through planting of local native and pollinator species, removal of invasive plants, stream restoration, improvements to existing trail path conditions, etc	PW	2030	

Infrastructure

	Recommendation	Lead Dept.	Completion	Status/Next Steps
I-9	Conduct a flood study of the area of Accotink Creek within and around the Activity Center, including evaluation of bridge underpasses, to identify improvements that can reduce the extent of the floodplain.	PW	Ongoing	The City was awarded a Community Flood Preparedness Fund grant to conduct a flood study of the Accotink Creek from Fairfax Blvd to the eastern City boundary.
I-10	Design any flood management improvements to serve as amenities to the Activity Center as design elements, functional open spaces, or an expansion of Gateway Regional Park.	PW	Ongoing	
I-11	Foster a new private/public civic space that brings retail uses, residential uses, and the Accotink creek system together in one neighborhood park space	CDP	2030	To be implemented as private development occurs.
I-12	Develop new planting standards for rights of way, including median plantings and streetscapes, that include ground plane plantings and primarily native canopy trees, while avoiding conflicts with overhead utilities and sight lines.	UF	Ongoing	Pear trees were removed and median improvements are ongoing for Pickett Road 2024-2027 with replacement with native/large canopy trees. Tree preservation and planting guide was published in 2024.

Properties

	Recommendation	Lead Dept.	Completion	Status/Next Steps
P-1	Allow for adaptive reuse of certain buildings as identified in the plan that supports building front-ages with pedestrian-oriented activity such as improved commercial fronts, better vegetation, transitional retail design, or sustainability improvements.	CDP	Ongoing	Strategies for shared parking to be developed. Public streetscape improvement projects to be considered where supported by existing or proposed parking conditions and where adjacent improvements have been made.
P-2	Consider City initiated site modifications that support vehicular traffic, pedestrians, and bicyclists on sites that are unlikely to redevelop.	Trans.	Ongoing	City support for streetscape improvements may be considered where market supported redevelopment does not occur, provided adequate parking is accommodated through a parking management program or other measures.
P-3	Encourage design of new development adjacent to Fairfax Circle to reflect on the circle through design elements.	CDP	Ongoing	To be considered as redevelopment occurs.
P-4	Establish “Green Fingers” and pocket parks in new development to bring plantings and natural elements into the core of the Activity Center, break up large expanses of imperivous surface, and reduce the heat island effect.	CDP	Ongoing	To be considered as redevelopment occurs.
P-5	Encourage nearby development to engage with Accotink Creek and trails.	CDP	Ongoing	To be considered as redevelopment occurs.
P-6	Coordinate with properties in and near the flood-plain to improve stormwater capture.	PW	Ongoing	To be considered as redevelopment occurs.
P-7	Encourage use of permeable paving and lush vegetation where parking lots are adjacent to the creek system	CDP	Ongoing	To be considered as redevelopment occurs.
P-8	Support mixed-use development in coordination with Fairfax County for properties that are within both jurisdictions	CDP	Ongoing	To be considered as redevelopment occurs.

Regulations

Recommendation		Lead Dept.	Completion	Status/Next Steps
R-1	Ensure the Activity Center's zoning allows for redevelopment and uses recommended by Small Area Plan.	CDP	2026	A project is underway to improve alignment between the Zoning Ordinance and adopted Small Area Plans.
R-2	Consider developing Fairfax Circle-specific design guidelines, including references to the circle for street furniture and other elements, incorporating principles of crime prevention through environmental design, and accommodating light industrial type uses in an urban environment.	CDP	2026	A project to update the design guidelines to better align with the Small Area Plans is underway.
R-3	Require wayfinding signage and pedestrian-scale lighting to create a pedestrian-oriented environment.	CDP, Trans., P&R	Ongoing	This will be coordinated with other wayfinding standards currently being explored.
R-4	Encourage ground floor uses and design elements as identified on the Building Frontages Map.	CDP	Ongoing	To be considered as redevelopment occurs.

Stakeholder Engagement

Recommendation		Lead Dept.	Completion	Status/Next Steps
SE-1	Encourage coordination with and among property owners to host community events and activities that improve use of public and open spaces.	ED	Ongoing	FCED staff continue to foster relationships with property owners.
SE-2	Encourage a business association, business improvement district, or other entity to foster ongoing dialogue between various owners to encourage shared use of business promotion, parking, branding, and design.	ED	Ongoing	City staff is considering alternative approaches and will support establishment of an organization as interest arises.
SE-3	Ensure adequate policing and social services are present.	HS	Ongoing	
SE-4	Continue to ensure adequate and consistent maintenance and management of landscaping, trash facilities, and litter clean up.	PW	Ongoing	
SE-5	Work with the Foxcroft Condominiums HOA to refine plans for pedestrian and vehicular connections within the block bounded by Fairfax Boulevard, Pickett Road, Old Pickett Road, and Blenheim Blvd.	CDP	2026	
SE-6	Work with Fairfax County to establish a continuous bike and pedestrian route through the Activity Center to the Vienna Metro.	Trans.	2030	
SE-7	As existing overhead utilities along Blenheim Boulevard and within the Fairfax Circle intersection are impacted by public and private projects, coordinate with Fairfax Eruv to ensure the existing Eruv boundary is maintained.	PW	Ongoing	
SE-8	Schedule regular meetings focusing on implementation of this plan with the Comprehensive Plan Implementation Work Group.	CDP	Ongoing	Annual implementation group meetings with a focus on Fairfax Circle will begin in 2025.

Transportation

	Recommendation	Lead Dept.	Completion	Status/Next Steps
T-1	Develop a network of new internal Active and Secondary streets so that all areas within the Fairfax Circle Activity Center can be accessed through internal streets without a need to travel along Fairfax Boulevard, Blenheim Boulevard, or Pickett Road.	CDP, Trans.	2035	This will be considered through a combination of private development proposals and City projects.
T-2	Establish multi-modal shared use paths along both sides of Fairfax Boulevard and Blenheim Boulevard to promote pedestrian and cyclist circulation and provide easy access to public transit.	CDP, Trans.	2030	This will be considered through a combination of private development proposals and City projects.
T-3	Provide high-visibility crosswalks and pedestrian refuge islands where appropriate.	Trans.	Ongoing	
T-4	Reduce the number of curb cuts into consolidated shared streets, drive aisles and alleys.	CDP	Ongoing	This will be considered as private development occurs.
T-5	Establish the Spring Street extension as a retail focused main street for the Fairfax Circle Activity Center.	CDP	2030	This will be considered as private development occurs.
T-6	Establish additional connections between Campbell Avenue and Old Pickett Road.	CDP	2030	This will be considered as private development occurs.
T-7	Seek opportunities for street connections between Spring Street, Campbell Ave., and Roanoke Street in the Northwest quadrant of the Activity Center.	CDP	2035	This will be considered as private development occurs.
T-8	Formalize existing drive aisles as Secondary Streets or create new Secondary Streets along property lines as alleys/access roads as part of redevelopment projects throughout the study area to allow access to adjacent properties.	CDP	Ongoing	This will be considered as private development occurs.

Transportation

	Recommendation	Lead Dept.	Completion	Status/Next Steps
T-9	Create pedestrian and bicycle connections linking new Active Streets and the Willcoxon Trail along Accotink Creek.	CDP	Ongoing	This will be considered as private development occurs.
T-10	Complete the new north-south trail or a shared-use path on the east side of Pickett Road between the Willcoxon Trail and Fairfax Boulevard.	Trans.	2030	This project is on hold.
T-11	Add a new traffic signal with marked crosswalks across all legs at the intersection of Old Pickett Road and the eastern entrance to Spring Street Extension.	Trans.	2035	To be considered as development on nearby parcels occurs and will be dependent on signal warrant analyses.
T-12	Add a new pedestrian activated traffic signal or a Pedestrian Hybrid Beacon with marked mid-block crosswalk at the intersection of Willcoxon Trail and Blenheim Boulevard.	Trans.	2035	This will be dependent on results of signal analyses.
T-13	Allow for garages, underground parking, and structured parking to replace existing surface parking.	CDP	Ongoing	This will be considered as redevelopment occurs.
T-14	Encourage on-street parallel parking along private and public streets.	CDP, Trans.	Ongoing	This will be considered through a combination of private development proposals and City projects.
T-15	Enact parking management strategies to include creating a park-once and walk district, allowing shared parking, encouraging the use of on-demand mobile parking apps, and managing curbside space.	CDP, Trans.	Ongoing	Parking management strategies will be accomplished partially through parking agreements with redevelopment proposals. Other efforts will be included in a citywide TDM program.
T-16	Establish a transportation demand management program.	Trans.	2028	A Citywide TDM effort is recommended in the Comprehensive Plan. A TDM program is included as a commitment for Scout on the Circle. Scout TDM survey anticipated in 2025.
T-17	Conduct a complete traffic analysis for the Fairfax Circle intersection and develop a final design.	Trans.	2030	A study of Fairfax Circle is included in the two-year transportation program. Note that an option of maintaining the current general configuration may be considered.

Transportation

Recommendation		Lead Dept.	Completion	Status/Next Steps
T-18	Based on the final design for the Fairfax Circle intersection, develop a plan for any excess land in the right of way to be used as open space, serving as a wayfinding point, and paying homage to the former circle, or to be used for land swaps with adjacent properties to best leverage redevelopment potential and establishment of meaningful open space.	CDP	2030	
T-19	Evaluate opportunities to restripe Old Pickett Road to reduce lane widths and accommodate bicycle lanes.	Trans.	2030	
T-20	Consider establishing multimodal transportation hubs with improved amenities at transfer locations between different transit agencies.	Trans.	2028	The CUE Transit Development Plan is underway with expected completion in spring 2026.