

**Kamp Washington
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 Kamp Washington 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 to encourage a specific commercial and civic experience.	ED	Ongoing	If a BID or merchants association is established for KW, this entity could manage a branding effort. In the interim, current branding efforts by P&R, PW, and Historic Resources are being monitored.
ED-5	Incrementally deploy tactical urbanism as an instrument for building redevelopment momentum. Encourage a broad range of tactical urbanism interventions from murals and seating to pop-up night markets, retail, festivals, wayfinding, and public art that celebrates the area's history.	ED	Ongoing	FCED staff continue to foster relationships with property owners. Potential locations for future murals are continuously explored.
ED-6	Develop a long term plan that encourages creative incubation, educational, industrial, and/or lab uses that can engage nearby schools and park system.	ED	2026	City staff and stakeholders to explore potential opportunities and partnerships. R&D zoning change in Fall 2023 supports these types of uses in commercial corridors. FCED working with new tenants.

Infrastructure

	Recommendation	Lead Dept.	Completion	Status/Next Steps
I-1	Create parks where appropriate, including a neighborhood park for neighborhood activities along Park Road and pocket parks and trail connectors.	CDP	Ongoing	To be implemented as private development occurs. The Fern Street connection is in design with construction estimated for 2026.
I-2	Encourage productive sustainable infrastructure in redevelopments such as ecofriendly roofs, solar panels, energy efficient dark sky compliant lighting, and increased tree canopies.	Sust	Ongoing	To be implemented with individual private development and public investment projects and further supported by citywide policies like the Green Building Policy and ordinances like the landscaping requirement updates, as they are implemented.
I-3	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-4	Preserve large trees or stands of trees and root systems, where reasonable.	UF	Ongoing	This will be considered as private redevelopment and public improvement projects occur and further supported by updates to City policies and ordinances. Tree preservation policies being reviewed during UFMP to identify key updates including priority tree preservation criteria.
I-5	Implement and encourage sustainable stormwater and green infrastructure in sites and buildings where possible and appropriate.	Sust CDP	Ongoing	This will be considered as private redevelopment and public improvement projects occur and further supported by updates to City policies and ordinances.
I-6	Monitor sanitary system infrastructure, particularly areas indicated as being closest to capacity, and plan for upgrades accordingly.	PW	Ongoing	PW staff is conducting long term flow monitoring and updating the city-wide sanitary sewer model to help plan for upgrades.
I-7	Monitor stormwater infrastructure, particularly areas indicated as being closest to capacity, 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. Development of a storm sewer model is a long-term project that is being developed in collaboration with GMU. A model will help identify areas that can benefit from capacity upgrades.

Infrastructure

	Recommendation	Lead Dept.	Completion	Status/Next Steps
I-8	Encourage replanting of medians located in Fairfax Boulevard and US-29 and other ground plane, where appropriate, with large native shade trees that provide broad canopies at maturity and ground plane plantings of shrubs, groundcovers, and ornamental grasses to help further create a sense of identity for the study area.	UF	Ongoing	The City may be considering incorporation of a Citywide policy on right-of-way landscapes. This may be further considered through upcoming Public Facilities Manual updates, complete streets policy, and green building policy. City tree inventory completed Fall 2023 and geolocated possible planting locations within City ROW. Tree inventory will be used during the UFMP to set planting goals and priority actions. Turf medians were enhanced with street trees and native plants in Kamp Washington starting in the Fall 2024 planting season.
I-9	Explore as feasible improvements in and around Jermantown Cemetery, including streetscape improvements, appropriate setbacks and buffers, gateways, fencing, and historical markers.	CDP, Hist.	Ongoing	Setbacks and buffers to be reviewed as redevelopment of adjacent properties occurs. Historic markers and fencing will be explored with the appropriate interest groups. Streetscape improvements along Fairfax Boulevard can be explored through future improvements to the roadway, of which there are none proposed at this time.
I-10	Create a new community green space on Jermantown Road inside the Kamp Washington triangle that includes a new transit center that is built to adapt to the City's transit needs.	CDP	2035	This recommendation heavily impacts the Dominion Energy property yard site. Initial discussions with Dominion are to be scheduled.
I-11	Enhance and improve open stormwater channel with enhanced green design practices between existing Ted Britt Ford dealership and the Dominion owned parcels.	Sust. UF	2030	This will be considered as redevelopment of affected properties (Ted Britt Ford and Dominion Property Yard) consider redevelopment. Neither property owner has expressed interest at this time.
I-12	Engage Fairfax Water to foster the creation of a shared use path to connect the neighborhood to Fairfax Boulevard. Remove Fairfax Water's unused water tower, if possible. If the water tower cannot be removed, paint or decorate it as an artistic element.	CDP	2030	This will be considered when redevelopment of the adjacent commercial property (Haverty's) occurs.

Properties

Recommendation		Lead Dept.	Completion	Status/Next Steps
P-1	Allow for adaptive reuse of certain buildings as identified in the plan (both as an interim and, ideally, a longer-term strategy) that supports building frontages 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	Ensure development adjacent to Jermantown Cemetery is respectful to the space.	CDP	Ongoing	To be considered as redevelopment of adjacent sites occurs.
P-4	Participate in discussions by others regarding future maintenance, improvements and programming of Jermantown Cemetery.	Hist	Ongoing	To be considered as discussion are initiated.
P-5	Establish an iconic design presence using signature architecture, landscape architecture, public art, signage, and/or sustainability infrastructure at the prominent corner of Fairfax Boulevard and Lee Highway.	CDP	2030	This will be considered as private development of the adjacent commercial property occurs and/or when the slip lane from Fairfax Blvd to WB Route 29 is removed.
P-6	Develop a retail-anchored civic plaza at the Fern Street extension between US-29 and Fairfax Boulevard that is surrounded by pedestrian-oriented retail and other active uses and is a suitable size for the programming of civic and social events.	CDP	2035	This will be considered as private development occurs.
P-7	Coordinate with property owners and tenants of Fairfax Marketplace to extend the planned Hill Street connector to Fairfax Boulevard as a pedestrian and bicycle pathway.	Trans	2035	Consider discussions with property owner.

Properties

	Recommendation	Lead Dept.	Completion	Status/Next Steps
P-8	Explore a dialogue with Dominion to include potential land swap for alternative sites within the County or City for operations or consolidation within the site that would allow for new street connections, open space, and potential redevelopment as recommended in the plan.	CDP	2030	Initial outreach to Dominion is being coordinated.

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 Kamp Washington-specific design guidelines.	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 commercial and active uses in concert with Active Frontages recommendations for Recommended Retail and Flexible Commercial frontages.	CDP	Ongoing	To be considered as redevelopment occurs. A project is underway to improve alignment between the Zoning Ordinance and Small Area Plans.
R-5	Enforce transitional yards with redevelopment between the Kamp Washington study area boundary and single family neighborhoods.	CDP	Ongoing	To be considered as redevelopment occurs.
R-6	Promote a variety of housing types that serve a wide range of family types, sizes, and income levels.	Hous	Ongoing	To be considered as redevelopment occurs.

Stakeholder Engagement

	Recommendation	Lead Dept.	Completion	Status/Next Steps
SE-1	Continue encourage nearby property owners to host community events and activities that can engage nearby residents, visitors, and the region.	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	Dependent on market conditions. City staff will participate at the appropriate time.
SE-3	In consultation with Fairfax County, explore consolidation and redevelopment of properties that split City/County line into walkable, mixed-use developments.	CDP	Ongoing	City will participate in any plans, studies or amendments associated with such properties. The City has been providing comments or otherwise participating in various County planning efforts near the Kamp Washington Activity Center.
SE-4	Schedule regular meetings focusing on implementation of this plan with the Comprehensive Plan Implementation Work Group.	CDP	Ongoing	Implementation group meetings with a focus on Kamp Washington are scheduled in December of each year.

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 Kamp Washington triangular block can be accessed through internal streets without a need to travel along Fairfax Boulevard, US-29, or Jermantown Road.	CDP, Trans.	2035	This will be considered through a combination of private development proposals and City projects.
T-2	Install new signalized intersections with crosswalks as shown on the plan. Encourage traffic signal installations by developers as appropriate. Conduct VDOT warrant analysis to ensure justification for all new signals.	Trans	2030	This will be considered through a combination of private development proposals and City projects. Improvements proposed at Jermantown and 29 which will improve intersection safety, timing, and crosswalks.
T-3	Establish multi-modal shared use paths along both sides of Jermantown Road, Main St, and Fairfax 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-4	Implement neighborway recommendations on existing and future streets.	Trans.	Ongoing	This will be accomplished through the neighborway program and through private development efforts where applicable.
T-5	Allow for garages, underground parking, and structured parking to replace existing surface parking.	CDP	Ongoing	This will be considered as redevelopment occurs.
T-6	Encourage on-street parallel or diagonal parking along private and public streets.	CDP, Trans.	Ongoing	This will be considered through a combination of private development proposals and City projects. The addition of diagonal parking standards to the public facilities manual will be explored with upcoming updates.
T-7	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., ED	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-8	Establish a transportation demand management program.	Trans.	2028	A Citywide TDM effort is recommended in the Comprehensive Plan.

Transportation

Recommendation		Lead Dept.	Completion	Status/Next Steps
T-9	Create a curbless, pedestrian-focused street fronting Kutner Park that connects Jermantown Road to Fairfax Boulevard and links the park to multifamily housing and retail.	CDP, Trans.	2030	This will be considered through a combination of private development proposals and City projects.
T-10	Add pedestrian and bike paths to connect Westmore to Kamp Washington as extensions of Fern Street between Park Road and Holly Street northward to US-29.	CDP, Trans.	2028	This will be considered through a combination of private development proposals and City projects. The Fern Street connection is in design with construction estimated for 2026.
T-11	Replace the slip lane on the north side of Fairfax Boulevard with a shared use path and open space in locations where property access can be maintained without interfering with other City standards. Consolidate property access points where feasible.	CDP, Trans.	2030	This will be considered as redevelopment occurs, or as a City effort, depending on interim access conditions.
T-12	Conduct a detailed multi-modal transportation study of Fairfax Boulevard and US-29 intersection within the context of other recommendations in this plan to evaluate traffic, pedestrian and bicycle circulation, transit, and safety conditions and develop recommendations to enhance safety and comfort of all users of this intersection.	Trans	2035	Significant improvements for this intersection are contingent on the relocations or removal of nearby traffic signals at Chestnut Street and CVS.
T-13	Remove traffic slip lane from eastbound Fairfax Boulevard to southbound Lee Highway to enhance pedestrian and bicyclist mobility.	CDP, Trans.	2035	This can be considered when adequate alternative routes for larger vehicles have been established. May be tied to T-12.
T-14	Discuss traffic flow and drive lane length improvements at Rust Road and Route 29 with the adjacent property owner. Coordinate with Fairfax County and VDOT if needed.	Trans.	2030	

Transportation

Recommendation		Lead Dept.	Completion	Status/Next Steps
T-15	Improve existing bus facilities to better serve transit users.	Trans	Ongoing	New seating, lighting, and real-time signs were installed at some bus stops in the fall of 2023 as part of the I-66 Commuter Choice project. Other improvements will be accommodated through private development proposals. The CUE Transit Development Plan is underway with completion expected in spring 2026.
T-16	Several adjacent residential streets do not have sidewalks or pedestrian walking/biking facilities (for example, Fern Street and Holly Street). Priority locations that support the City's sidewalk policy should be improved.	Trans.	Ongoing	The Pedestrian Masterplan, which is part of the Move Fairfax City plan, is underway.
T-17	While the data shows that vehicular volume and speeds fall short of many VDOT traffic calming standards, explore more detailed traffic calming measures in key areas of Westmore and Fairchester neighborhoods. These studies should be done in coordination with the neighborhood associations.	Trans.	2028	This will be further considered through implementation of neighborways as identified in the Bicycle Masterplan.