

POTENTIAL REDEVELOPMENT AREAS - FAIRFAX



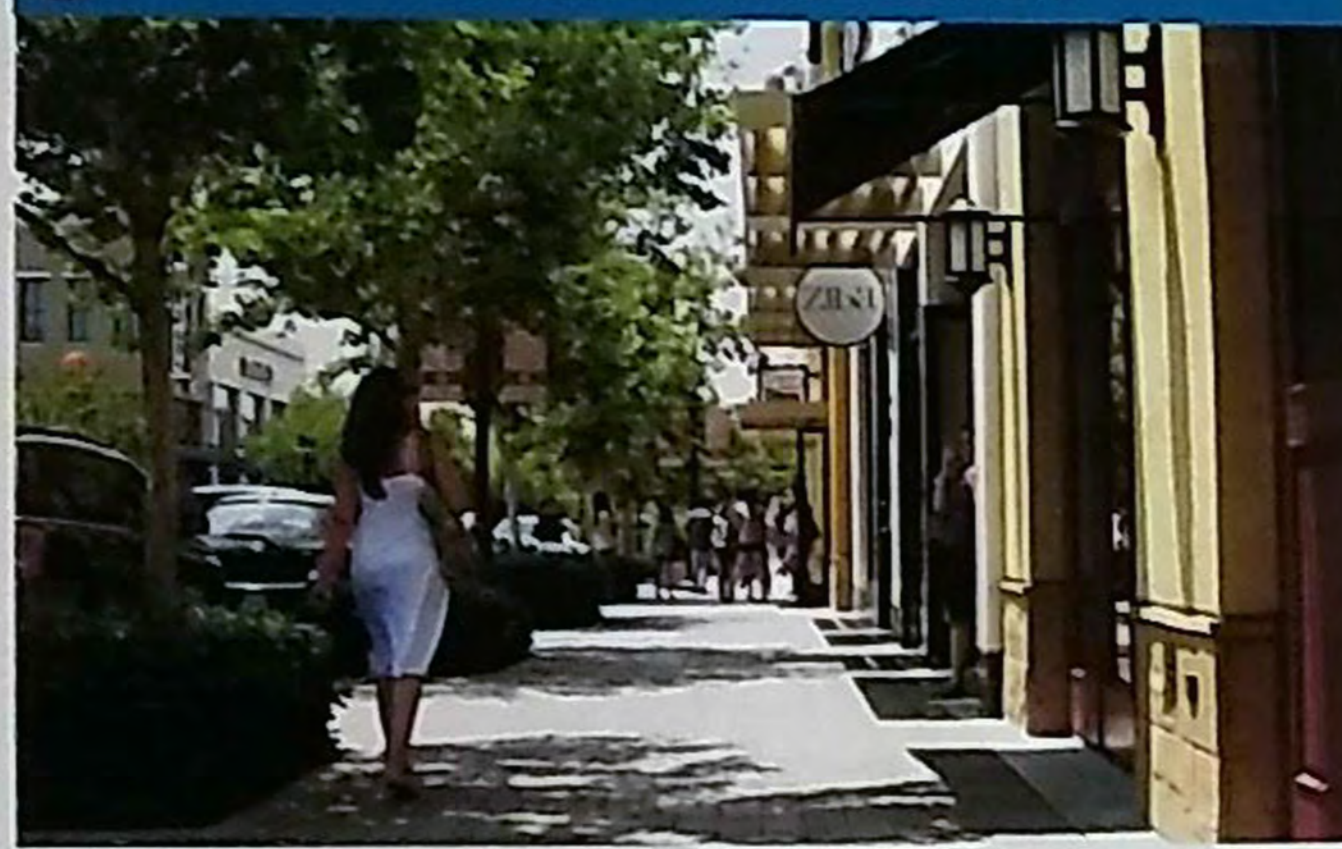
2 Mixed-Use: Retail + Residential



3 Active Frontage



4 Sidewalk with Planters



5 Corner Plaza



- KEY**
- PROPOSED S-F ATTACHED
 - PROPOSED S-F DETACHED
 - PROPOSED MULTI-FAMILY
 - PROPOSED RETAIL
 - PROPOSED HOTEL
 - PROPOSED OFFICE
 - PROPOSED CIVIC
 - EXISTING BUILDINGS
 - PROPOSED BUS STOPS
 - EXISTING BUS STOPS
 - REDEVELOPMENT AREA

OPTION A



6 Bus Shelter



7 Passive Green



8 Residential: Attached



PRECEDENTS & PROGRAM

	NON-RESIDENTIAL					RESIDENTIAL			
	# of Stories	Retail (SF)	Hotel (Keys)	Office (SF)	Civic/ Institutional	# of Stories	Multi-Family (Units)	SFA (Units)	SFD Front-Loaded (Units)
Demo	1	(181,311)	(127)						
Existing	1	33,348							
Proposed	1	95,462				4	272	71	
TOTAL		128,810					272	71	343

Development Assumptions: Multi-Family Efficiency @ 80% and 900sf/ unit; Hotel Average Key @ 400sf; SFA Average Lot Width 22'; SFD Rear-Loaded Average Lot Width 40'

POTENTIAL REDEVELOPMENT AREAS - FAIRFAX



2 Retail: Destination



3 Residential: Detached



4 Streetscape



5 Streetscape: Frontage Street



Q: Could jersey barrier or similar safety barrier be utilized between main road and frontage roadway?

WILMAPCO
Phone (302) 737-6205 - Fax (302) 737-9584
Toll free from Cecil County (888) 808-7088

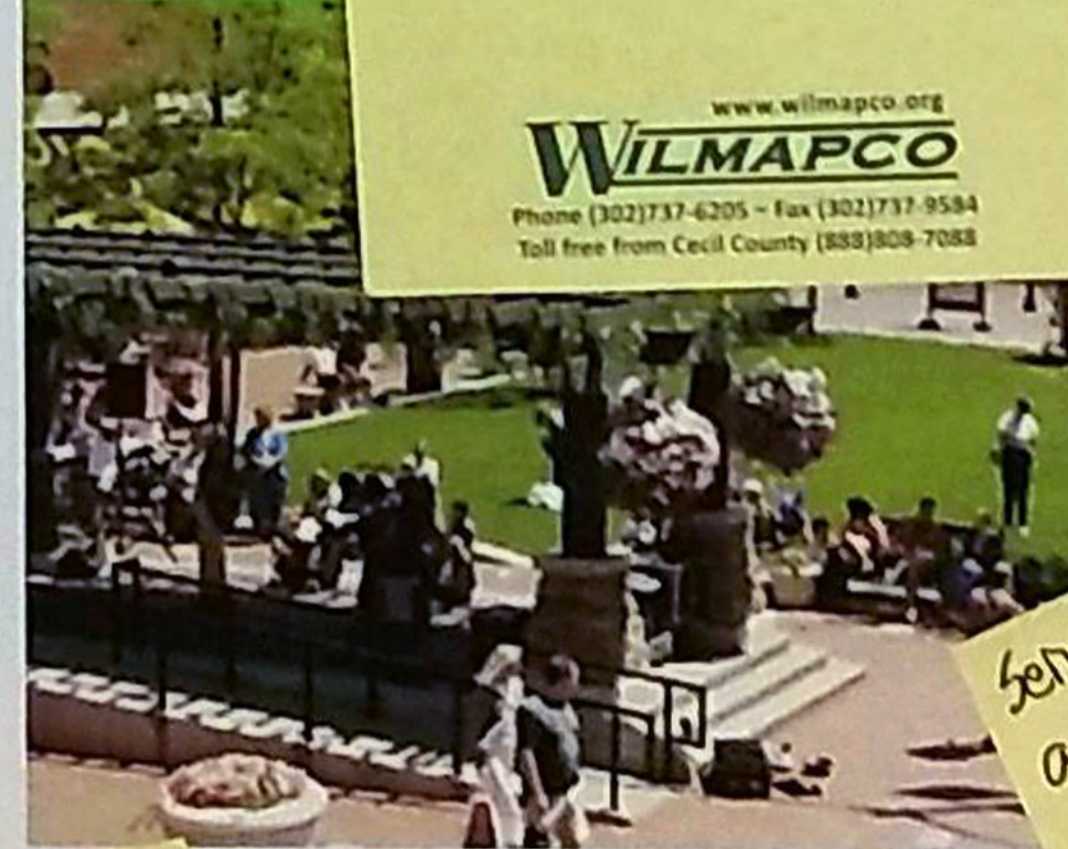


6 Bus Shelter



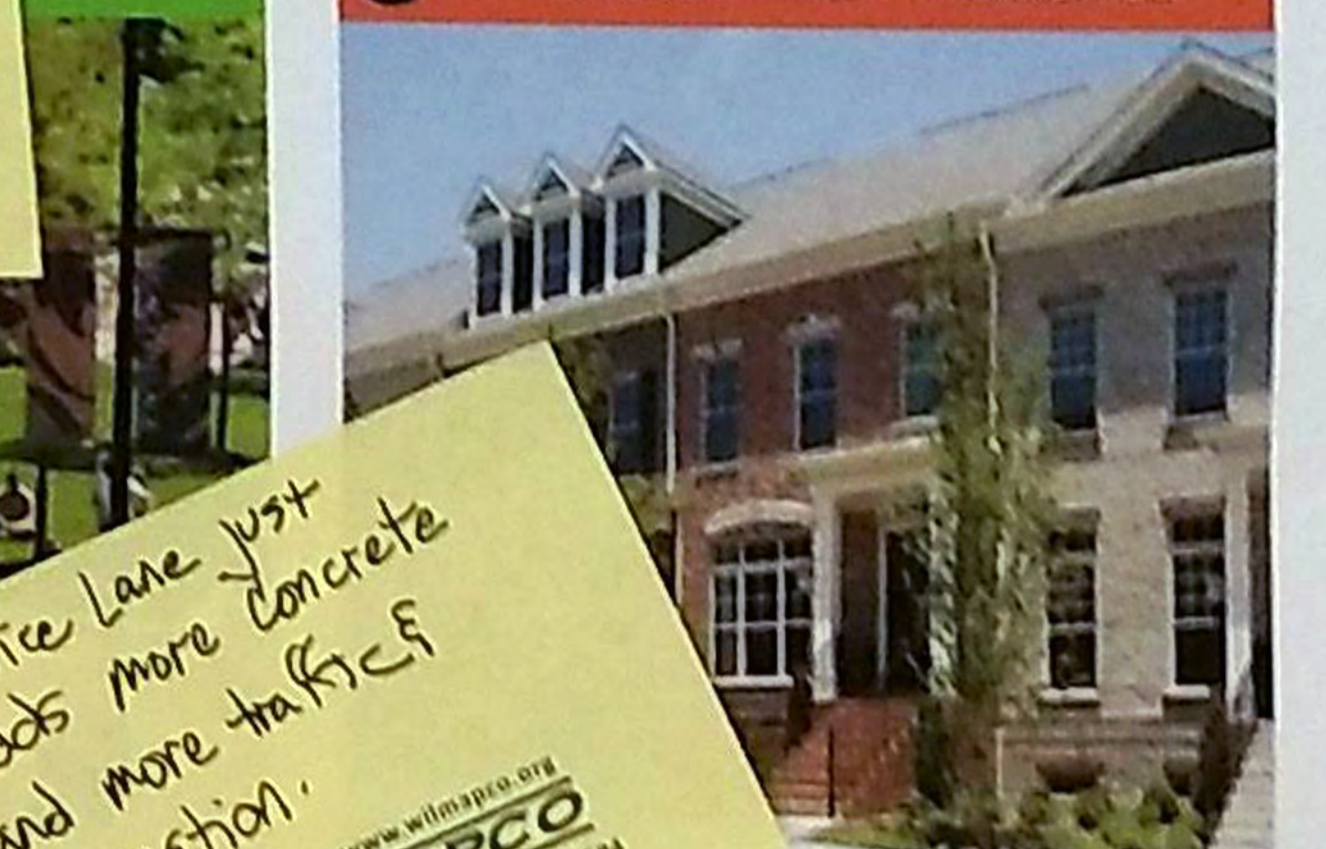
Q: How do changes get done after Master Plan is completed?
A: Rezoning (Mixed Use) and Plans from WILMAPCO
Phone (302) 737-6205 - Fax (302) 737-9584
Toll free from Cecil County (888) 808-7088

7 Sky walk



WILMAPCO
Phone (302) 737-6205 - Fax (302) 737-9584
Toll free from Cecil County (888) 808-7088

8 Residential: Attached



Service lane just adds more concrete and more traffic & congestion.

WILMAPCO
Phone (302) 737-6205 - Fax (302) 737-9584
Toll free from Cecil County (888) 808-7088

KEY

- PROPOSED S-F ATTACHED
- PROPOSED S-F DETACHED
- PROPOSED MULTI-FAMILY
- PROPOSED RETAIL
- PROPOSED HOTEL
- PROPOSED OFFICE
- PROPOSED CIVIC
- EXISTING BUILDINGS
- PROPOSED BUS STOP
- EXISTING BUS STOPS
- REDEVELOPMENT AREA

PRECEDENTS & PROPOSALS

Area residents value the existing retail (i.e. Fairfax). Don't remove or replace with Apartments.

WILMAPCO
Phone (302) 737-6205 - Fax (302) 737-9584
Toll free from Cecil County (888) 808-7088

Apartments behind Fairfax are not high quality - they drag down the neighborhood and lower property values.

WILMAPCO
Phone (302) 737-6205 - Fax (302) 737-9584
Toll free from Cecil County (888) 808-7088

No more apartments along 202. Increased traffic; transient population with no vested interest in neighborhood; lower property values result.

WILMAPCO
Phone (302) 737-6205 - Fax (302) 737-9584
Toll free from Cecil County (888) 808-7088

No separated, parallel "service roads" along 202. This increases width of 202, decreases attractiveness of area with more WILMAPCO road.

WILMAPCO
Phone (302) 737-6205 - Fax (302) 737-9584
Toll free from Cecil County (888) 808-7088

I vote for 20 pedestrian overpasses, extensive trees and landscaping all along 202 (Concord Pike) with side walks and bike paths - give us red Fairfax and shopping Center with trees and shrubs - give us WILMAPCO to park under

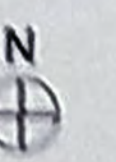
WILMAPCO
Phone (302) 737-6205 - Fax (302) 737-9584
Toll free from Cecil County (888) 808-7088

WILSON		RESIDENTIAL				
Phone (913) 377-6305 • Fax (913) 377-6306 Mail from each County (District)						
	# of Stories	Multi-Family (Units)	SFA (Units)	SFD RL	SFD FL	Residential Total
	5	500	43	27	5	532
		500	43	27	5	532

No pedestrian
accessive trees
all along
with side
inter

Lot Width 22' SFD Area Covered Average Lot Width 40'

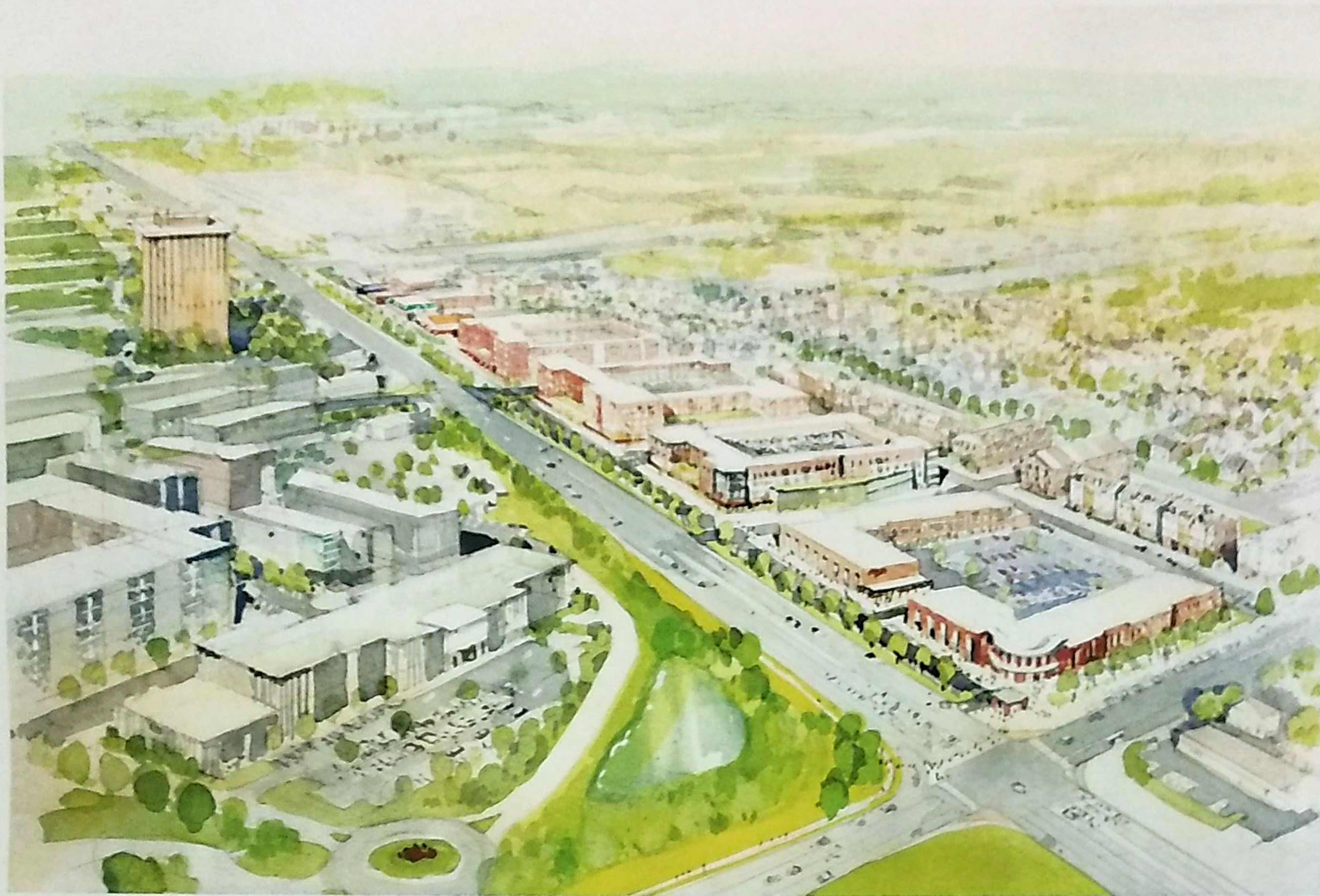
800 feet



OPTION B

POTENTIAL REDEVELOPMENT AREAS - FAIRFAX

AFTER



Too much
development!
What's the open
space?

WILMAPCO
www.wilmapco.org
Phone (800) 777-4000 • Fax (800) 777-9184
101 New River Road, Suite 1000 • Fairfax, VA 22031

BEFORE



FAIRFAX - RENDERING

Questions and Answers re: Potential Redevelopment Areas – Fairfax

March 20, 2019 – Brandywine High School

Q: How will this new development affect the neighboring properties?

A: The plan will require a certain amount of open space to enhance the community, as well as pedestrian-friendly elements designed to improve walkability, etc.

Q: Wasn't it previously mentioned that a pedestrian bridge would be placed across 202 at the Murphy Rd. intersection?

A: A future pedestrian bridge could potentially be placed in several locations, although it may be more sensible as an attachment to a building on the Avenue North site that would already have the appropriate height. The bridge span (length) would also be a consideration in determining the best location.

Q: Will any residents or owners be forced to relocate because of these plans?

A: No. Nobody will be forced to leave as a result of these plans, although we're hoping to have discussions with property owners regarding potential concessions.

Q: Are the plans taking parking space from the retailers in order to add lanes to Concord Pike?

A: No, two existing through-lanes would be converted to "frontage roads" (one on either side).

Q: Why can't AstraZeneca and JP Morgan plant trees and landscaping along Concord Pike similar to Rt. 52 in Greenville/Centerville? (Submitted on sticky note – no verbal answer was provided.)

Q: When will these plans start to be enacted?

A: Implementation will probably take place from around 2025 to 2040.

Q: How do you see the impact on the surrounding areas in terms of value?

A: This is hard to determine in terms of property values. It would depend on what redevelopment actually occurs.