POTENTIAL REDEVELOPMENT AREAS - FAIRFAX

AFTER

BEFORE

FAIRFAX - RENDERING

Concord Pike (US 202) Corridor Master Plan
March 20, 2019
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.