County of Fairfax, Virginia
Planning Commission Meeting
October 29, 2025
Planning Commission Action

VOLUME 1: DESIGN GUIDELINES FOR COMMERCIAL REVITALIZATION DISTRICTS AND AREAS

PLANNING COMMISSION RECOMMENDATION:
On October 29, 2025, the Planning Commission voted 11-0 (Commissioner Hancock was absent from the meeting) to endorse Volume 1: Design Guidelines for Commercial Revitalization Districts and Areas for Staff Use, recognizing that this motion is not a formal approval.

ATTACHED DOCUMENTS:
Urban Design Guidelines Volume 1 – 2025 Update

CD

Urban Design Guidelines Volume I - 2025 Update

Community Revitalization Section,
Department of Planning and Development
October, 2025



Purpose

- Emphasizes placemaking through the creation of **walkable**, mixed-use districts that each have a **unique identity**.
- Elaborates upon the Comprehensive Plan with **urban design best practices and details** for public space and streetscape design.
- Provides specific schemes for paving, furnishings, lighting, and tree planting.
- Offers a variety of **implementation strategies**.
- Creates a **cohesive and unified public realm** between developments that develop at different times.

How the Guidelines work with regulations and standards

- Guidelines are referenced in the Comprehensive Plan, Area Plans and provide implementation strategies for the Comprehensive Plan.
- Works in conjunction with the Zoning Ordinance; there are key refences to Guidelines in the Zoning Ordinance.
- Public Facilities Manual Sec. 2-1100 permits the Guidelines to be used as an alternative to PFM standards to allow special designs.



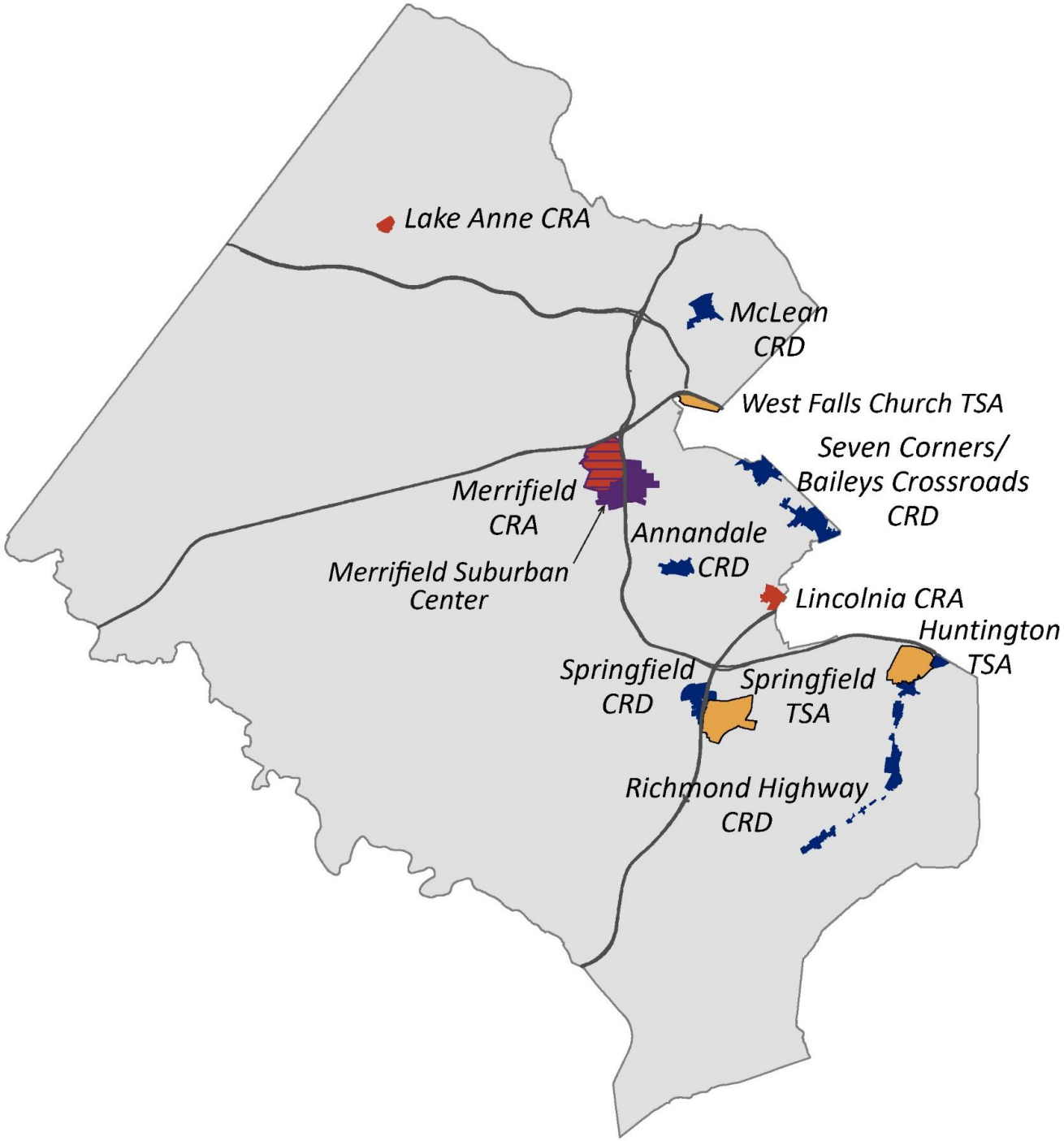
Areas

Commercial Revitalization Districts and Areas

- Annandale CRD
- Baileys Crossroads & Seven Corners CRD
- McLean CRD
- Merrifield CRA
- Richmond Highway (whole corridor)
- Springfield CRD and TSA
- Lake Anne CRA
- Lincolnia CRA

Other urbanizing areas cited in the Comprehensive Plan

- Huntington and West Falls Church TSAs
- Merrifield Suburban Center



Organization

The Urban Design Guidelines are comprised of a Two-volumes intended for use together:

- **Volume I** (approved 11/2018) applies to all revitalization districts and includes broad design best practices.
- **Volume II** is district-specific. It covers features and character unique to the area, such as specifications and materiality for pavement, street furnishings, etc.





Volume I Update

- Incorporates lessons learned since 2018
- Includes refreshed best practices, expanded design precedents, and improved readability and accessibility
- Aligns with recently adopted County policies and plans



Volume I Update

- Strengthens the guidance on streetscapes and pedestrian infrastructure and aligns standards with the Active Fairfax Plan and Public Right-of-Way Accessibility Guidelines (PROWAG) .

- Reorganizes the park design chapter around core principles while emphasizing equity, adds new content on trails, trees, biophilic design, and resiliency design.

- Emphasizes pedestrian-scale architecture and provides improved design strategies for townhomes and auto-oriented uses.

Updates by Chapter

Chapter 1 - Introduction

Chapter 2 - Streets and Streetscape Design

Chapter 3 - Parks and Open Space

Chapter 4 - Building Design

Chapter 5 - Parking and Access

Chapter 6 - Additional Placemaking Elements

Chapter 7 - Interim Development Conditions

Appendix

PLANNING & DEVELOPMENT

Thank you!

QUESTIONS?

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https://www.fcrevite.org/specialprojects/urban-design-guidelines