

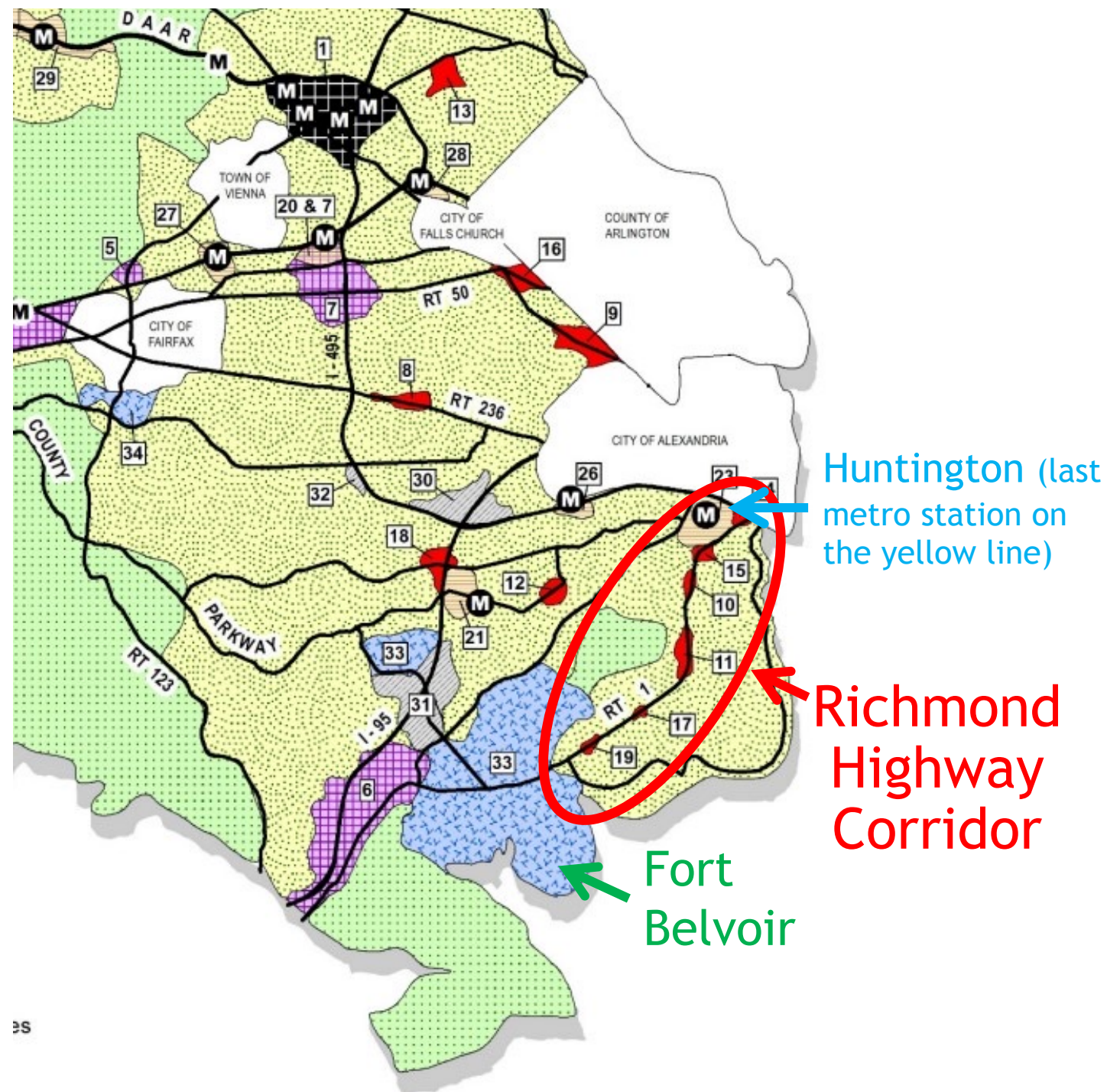
# Embark Richmond Highway

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Fairfax County Board of Supervisors

Council of Governments  
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# Fairfax County Concept for Future Development



# Richmond Highway

## Current Economic Picture

- No new office development in 30 years
- Business community is almost entirely service-oriented
- Need to match the investments in other parts of the County





# Comprehensive Plan Goals

Use guiding planning principles created by the community as the basis for decision-making

Concentrate redevelopment potential and transportation improvements in the CBCs

Rebalance land uses for a mix of residential and non-residential uses to support Bus Rapid Transit

Provide a resilient multi-modal transportation system that does not exclusively rely on Richmond Highway or single-occupant vehicles

Establish a unique identity for each CBC based on the area's historic and/or environmental assets. Integrate uses, public spaces, urban design, and transportation improvements



# Embark + One Fairfax

## Investment

Focuses resources on a high-need, transit-dependent area

## Housing Affordability

Includes *Affordable Dwelling Unit Ordinance (inclusionary zoning)* and Workforce Housing

## Sustainability

Aggressive goals for stormwater management, green buildings, and stream restoration. Reversing decades of disinvestment

## Recreation and Social Engagement

Emphasis on parks and community facilities which are lacking on the corridor today



# Embark + One Fairfax



- **Pedestrian Safety and Comfort**
  - Use of VDOT's multimodal standards and urban design guidelines for complete streets
- **Workforce Development and Investing in Residents**
  - Development of the Workforce, Innovation, Skills Hub and equity proffers.

# “The One” BRT Service Features

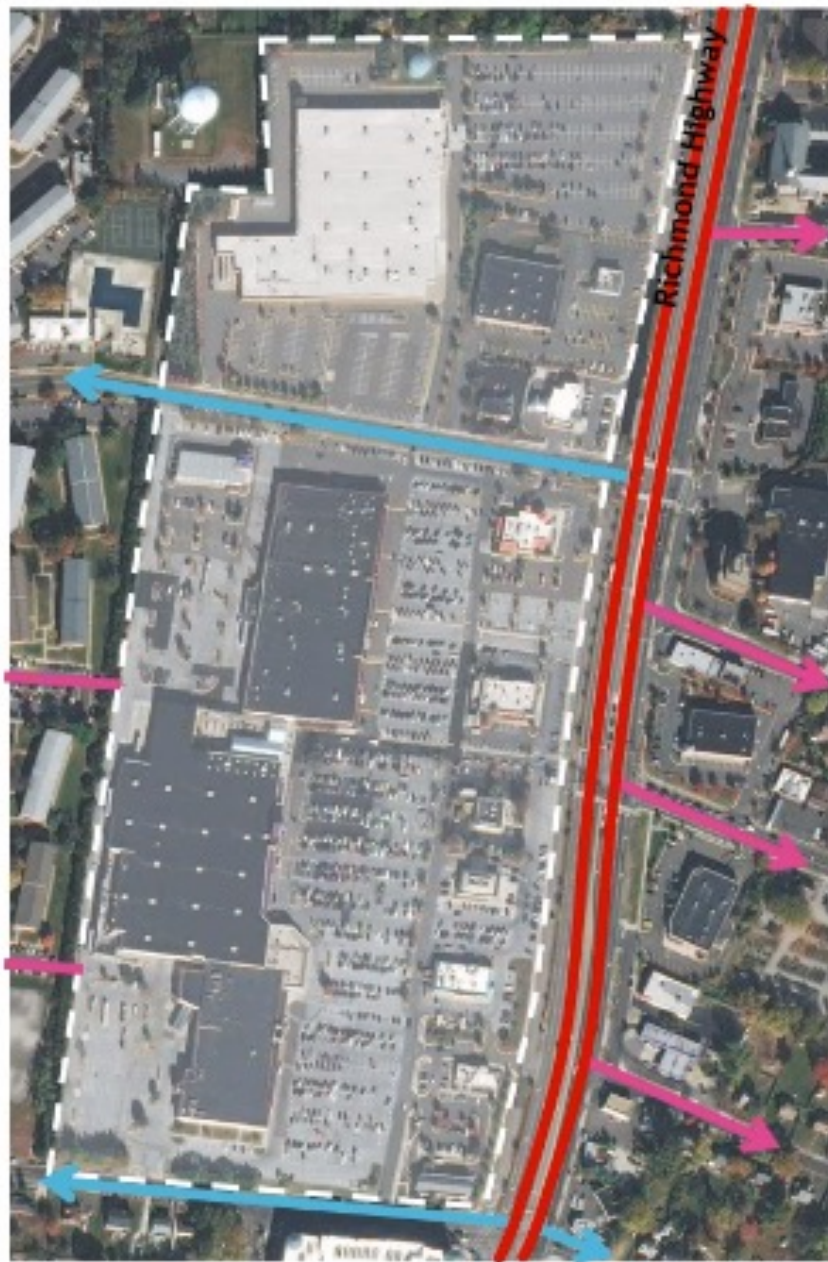
- Fast, reliable and convenient because it operates within a dedicated transitway. Anticipated Features:
- High frequency service
- Traffic signal prioritization
- Real-time bus tracking
- Innovative, off-board fare collection
- All-door, level boarding
- High-quality pedestrian and bike connectivity
- Buses designed for comfort and high capacity



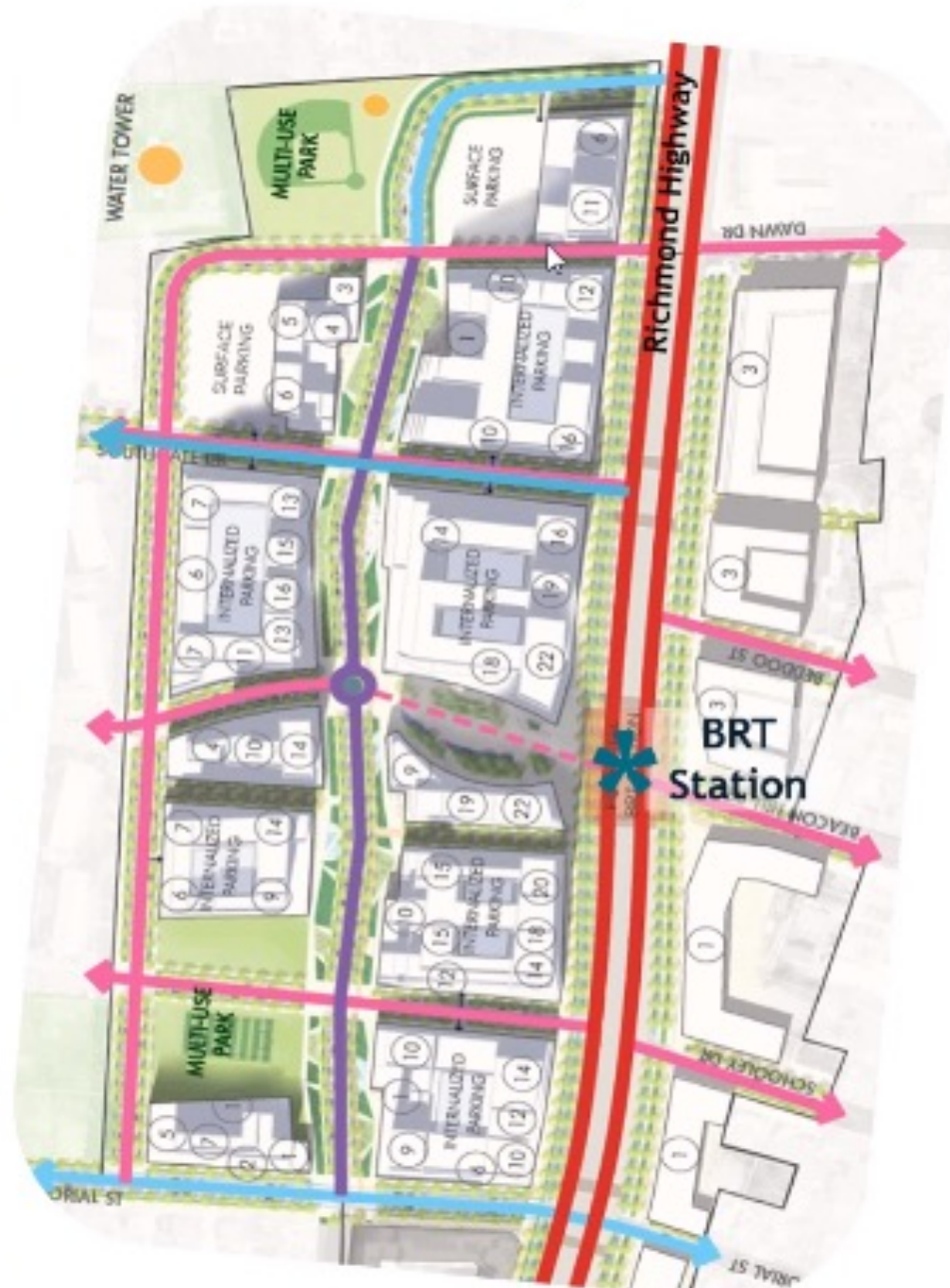


# Richmond Highway TOD Retrofit

Existing Shopping Center



Beacon Groveton Community Business Ctr



# Placemaking and Community Building



Ecological Spines



Livability Spines



Legacy Corridor

# Transportation Improvements

- 1. VDOT Corridor Improvements Project**  
3-miles  
\$415M  
2026 Completion Date
- 2. BRT Sections I and II**  
7-miles  
\$795M  
2030 Completion Date
- 3. Future Extension of BRT to Woodbridge and Metro Yellow Line to Hybla Valley**



# Applicability Elsewhere

1. BRT can upgrade the image of a corridor through appropriate attention to **design and branding** of the transit system and the stations
2. Throughput of a **highway can be balanced with a desired main street character** to create meaningful places.
3. Frequent **crossings and connections** across the major roadway are key to ensuring safety and comfort for pedestrians
4. Reducing the speed of the roadway and adding transit plazas can integrate the multi-modal transportation systems into the CBCs
5. Major transportation infrastructure projects present the **opportunity to examine the root causes of environmental degradation in waterways/wetlands**, retrofit stormwater controls and undertake ecological restoration
6. **Station locations and land use goals need to be considered** strategically and take into account ridership estimates. Locate stations in areas where redevelopment potential is most viable
7. Need a strong collaborative cross-departmental **organizational structure** to achieve the vision and ensure that competing objectives are resolved



# Questions?

[fairfaxcounty.gov/planning-development/embark-richmond-highway](https://fairfaxcounty.gov/planning-development/embark-richmond-highway)