

FAIRFAX COUNTY JUDICIAL COMPLEX
MASTER PLAN
EXECUTIVE SUMMARY
JANUARY 2021



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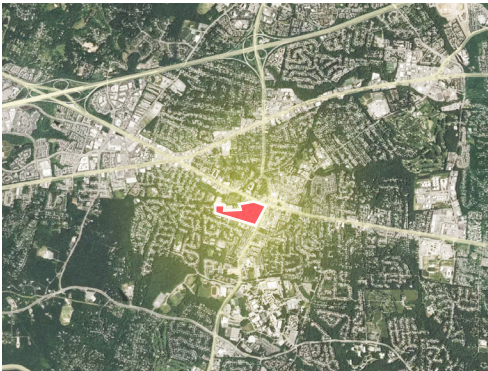
Fairfax County Judicial Complex Master Plan Vision

A new era beckons for Fairfax County, its judiciary, and the campus of a courthouse dating to 1799, as a new vision for an integrated County Judicial Complex paves the way toward its ongoing renewal.

The **Fairfax County Judicial Complex Master Plan** creates a framework for the future improvement and growth of the 47.8-acre Fairfax County Judicial Complex, which currently houses the three court systems of Fairfax County, Adult and Juvenile Detention facilities, and a wide range of other County functions.

The vision looks 20 years into the future to how the Complex can fulfill its obligation as a place that is functional, enduring, welcoming, memorable, historic, compatible and secure within the context of growth. It optimizes the Complex's orientation toward public service and seeks improvements to the overall visitor experience. It accommodates anticipated future growth through the

recommended expansion of existing facilities and the addition of new ones. And it seeks to improve the qualitative experience for many groups of stakeholders who have an interest in the Complex. Among them, it strives to optimize the workplace experience for the Judges, officers and employees of Fairfax County who work on the Complex. It strives to create a streamlined experience for residents visiting the Complex to perform their civic duties. And it strives to improve the look, feel, and perceived identity of the Complex for the populations of Fairfax County and the City of Fairfax for whom the complex will be an integral centerpiece of their community experience for decades to come.



Regional and site context for the Judicial Complex near Main Street and Chain Bridge Road



A 20-Year Plan for Placemaking + Growth

The Master Plan charts growth and change on the Complex across a 20-year timeline into the future. The Plan envisions a new physical identity for the Complex, leveraging the opportunity wrought by the recent demolition of the Massey Building at its center. While the Complex is currently a collection of piecemeal buildings serving essential judicial and public safety operations for the County, the future Complex will expand on these existing programs by introducing new usership and new buildings. The Master Plan recommends a sequencing of new building construction and open space improvements that can, over time, improve the Complex's sense of place while maximizing its value for the County.

The Plan is the result of a 2.5-year process that engaged myriad County stakeholders, the general public, and each user group that will occupy the future Complex. Its development was directed by Fairfax County's Executive Leadership Team, with input and oversight from an advisory group called the Land Use Redevelopment Team. The physical

vision aspires to directly respond to the principles that the Land Use Team outlined:

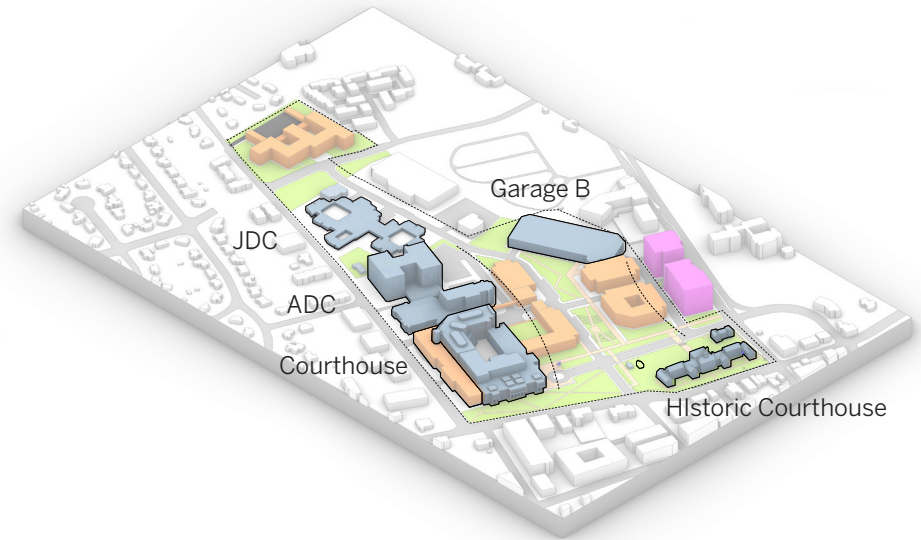
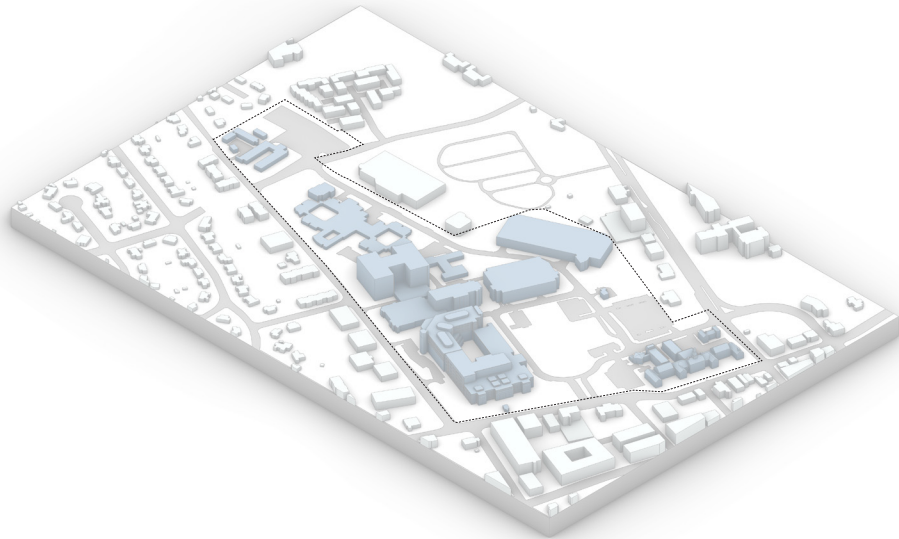
1. Create a **welcoming and accessible** complex, designed to efficiently facilitate access and interaction with county-wide judicial and public safety functions that is compatible with the surrounding community and its context.
2. Sustain a judicial complex that is **safe and secure** for visitors and employees.
3. Respect the integrity of **on-site historic resources** and enhance the public's experience of these assets.
4. Identify opportunities for public private partnerships to **create complementary secondary uses** through strategic planning and site design.
5. Use available development capacity for consolidation of leased space and **additional county programs**.



The demolition of the Massey Building (top) makes way for a new Campus identity that will enhance the functioning of the Fairfax County Courthouse (bottom).

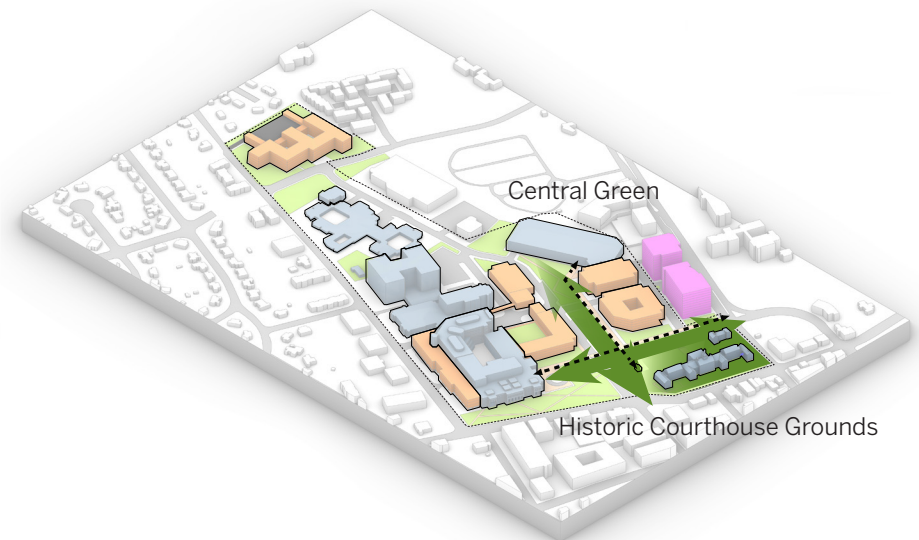
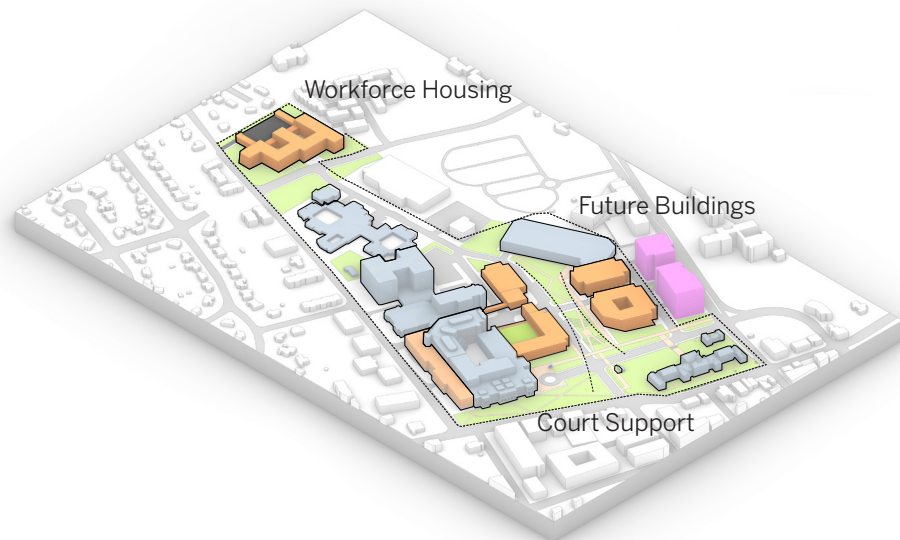


A Mixed-Use Framework for Future Complex Improvement



Growing upon the framework of a campus that today is effectively unplanned, the Plan responds to the project's aspirational mission by charting a phased timeline toward the Complex's renewal. In doing so, it aspires toward a physical identity that is respectful of the Complex's history, uplifting with respect to its current and future functionality, and transformational with respect to how the visitor and employee experience.

First, the Plan **preserves the Complex's critical existing facilities.** Among them the massive Fairfax County Courthouse and County jail/Adult Detention Center, along with the existing Parking Garage B, which will meet the parking needs of the Complex well into the future. The Plan also preserves and proposes the renewal and celebration of the Fairfax County Historic Courthouse, the Complex's crown jewel and a facility that dates back to 1799.



Second, the Plan **infills the Complex with critical new facilities** that will expand its programming. These new facilities will accommodate expansion of the Courthouse for core Judicial functions, growth of Court-supporting resources and non-profits, and consolidation of community-serving County uses not currently located on the Complex. Together, these programs will increase the built density of the Complex. Their central location will support ease of access, which will be important as many of them have a significant public orientation.

Lastly, the Plan **activates and organizes the Complex with welcoming parks, trails, and open spaces.** Confusing and piecemeal today, the future Complex will be organized by paths that promote easy access between major destination buildings and garages. Uplifting parks and plazas will provide spaces for celebration and reflection. The Historic Courthouse grounds will anchor the Complex's relationship with Old Town Fairfax, while a new sidewalk at the corner of Main Street and Chain Bridge Road will make the Complex more accessible to pedestrians overall.

A Transformation of the Visitor Experience



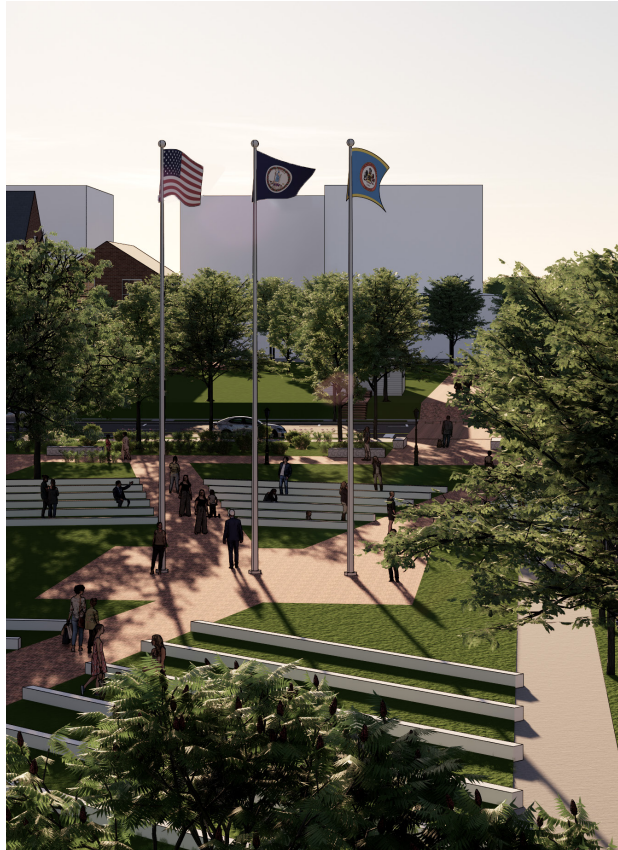
A **pedestrian-friendly street grid** will organize buildings and public spaces, orienting people on the Complex



A **new Courthouse addition and entry gateway** will welcome visitors to the Fairfax County Courthouse



The **Historic Courthouse** will be the centerpiece of a new park



Paths will and plazas will create a “Judicial Mall” that provides easy access between buildings and parking facilities



New buildings will maximize access to **public services and complementary retail** on the ground floor



Visitors will enjoy an **holistic campus experience**, connected to Old Town

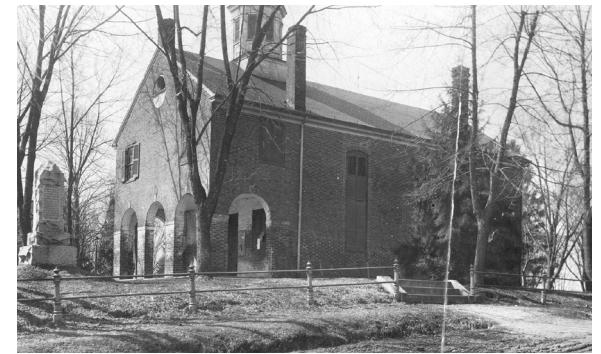
A Celebration of Fairfax County's Judicial History

Reflecting on over two centuries of Judicial activity on the Complex as well as ten different styles of historical architecture, the Plan embraces the history of the site and seeks to elevate the Complex's role as a destination for civic and cultural identity in Fairfax.

At the center of its historical celebration, the **Fairfax County Historic Courthouse** will become the focal point of a new destination park intersecting and infilling two entire city blocks. By developing new accessible public park space surrounding the Historic Courthouse, the Plan seeks to augment the Courthouse's gravitas as a historically significant destination.

As future buildings are built elsewhere on the Complex to house Court-supporting and other County user groups currently housed in the Historic Courthouse, the Historic Courthouse will be freed up for uses more closely tied to its historical identity. This will better allow it to embrace its role as an enduring civic asset.

The Plan preserves other critical historic features of the site, including the Historic Jail, historic monuments, and the Legato School (which will be re-located to the Historic Courthouse grounds). Also of historic significance, the mortared stone wall around the Historic Courthouse will be relocated and protected by an urban sidewalk, historic trees, and other buildings with critical historic value.



The Historic Courthouse, which dates back to 1799, is an enduring asset which anchors the Campus' future vision.



Home to Fairfax County's Pioneering Judicial Ecosystem

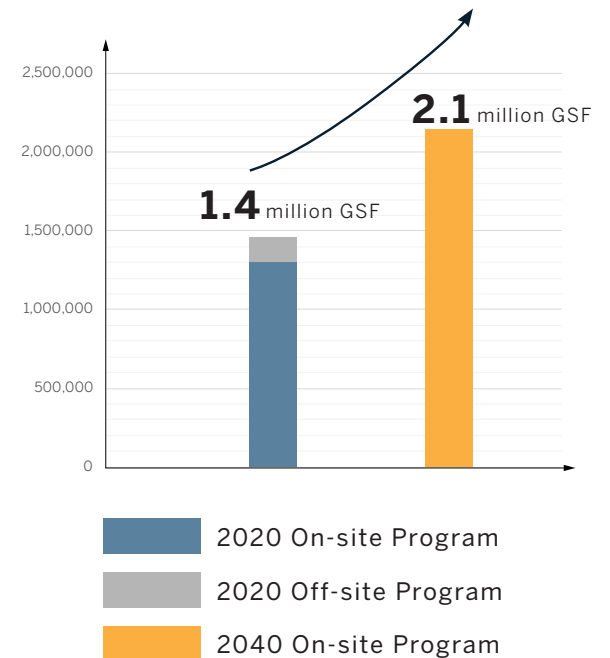
Currently home to more than 1,200 employees across 1.4 million gross square feet of facilities on the Complex, the Judicial Complex of the future will accommodate the growth of County programming on the Complex, as well as improve how those programs are organized.

The plan anticipates the growth of many existing programs on the Complex. Significant additional space is needed to support the future growth needs of **the three court systems of Fairfax County, the Adult Detention Center, Police Evidence Storage, and the many supporting nonprofits**. Many of these programs will be re-located on the site to upgraded facilities closer to the Fairfax County Courthouse.

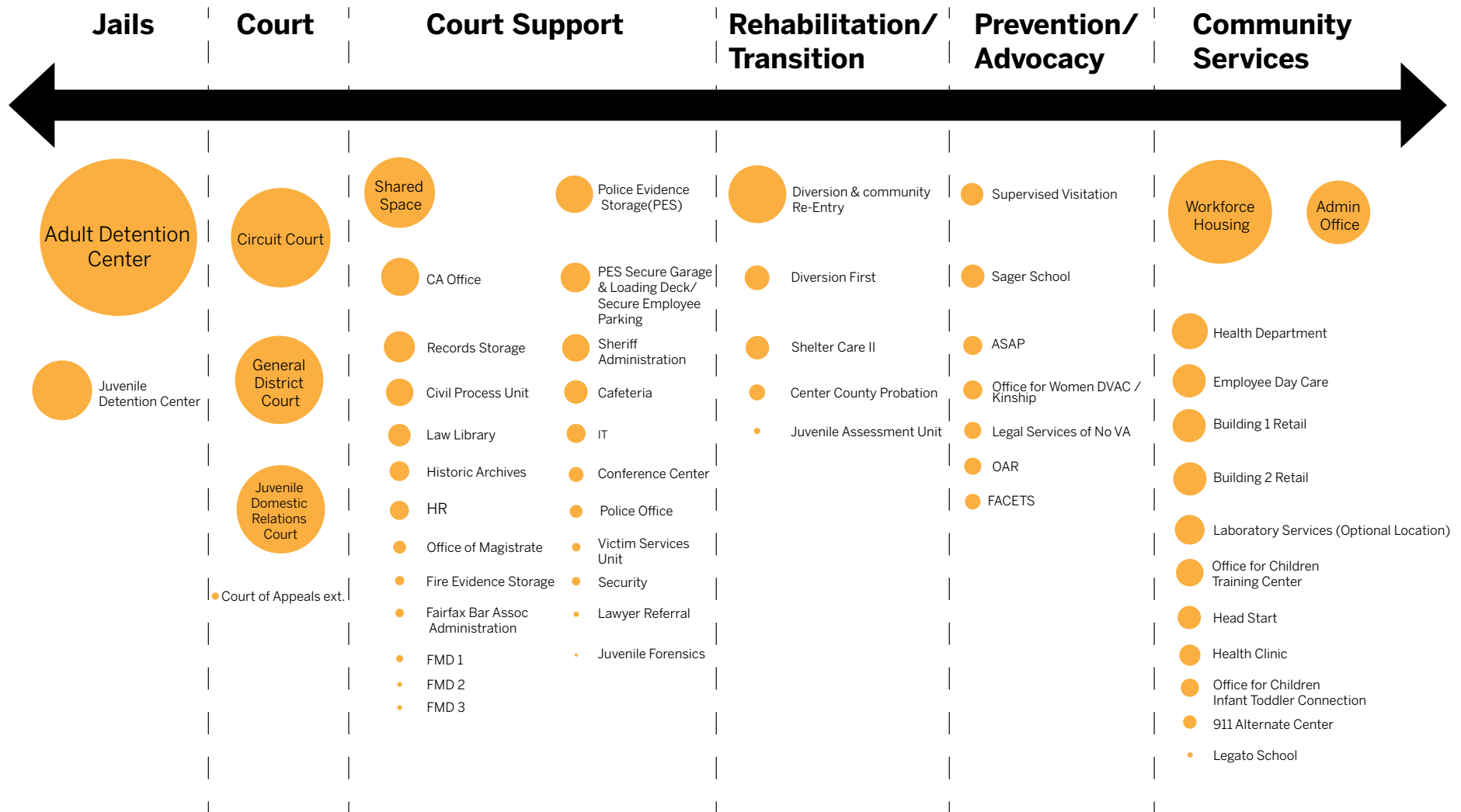
The plan also anticipates the need for additional space to house new programming that is currently located off-site. The **Health Department and Office for Children** are among groups that could potentially move onto the Judicial Complex in due time. With this additional programming, the

Complex could need to accommodate around a 50 percent increase in overall built floor area.

The Complex's anticipated growth in overall built floor area is a reflection on the pioneering spirit of the County's broader push toward a more integrated and humanistic identity for Judicial programming. The Plan reflects the Commonwealth Attorney's vision of an increasingly holistic role for the Judiciary – one that supports spaces for prevention, advocacy, transition and diversion services, stabilization, transition, and support, in addition to the courts, which will remain the largest programming entities on the Complex. Among the Complex's innovative new programs, entities like a highly anticipated **Diversion & Community Re-Entry Center**, will be unprecedented in its scale and the mix of resources it provides.



Summary of Complex Programs by Size in 2040






Existing + New Facilities for Transparent Government

An integration of the old and the new, the buildings and facilities of the future Judicial Complex will be secure and engaging. In both planning and architecture, they will also reflect the County's ideals for transparent and accessible government. This will contrast from the Complex today, which is effectively unplanned, with massive buildings comprising contrasting architecture, myriad styles and incompatible designs that struggle to achieve functional synergies.

The Plan anticipates several new buildings, to include proposed **new office buildings #1, #2, and #3**, the **Diversion and Community Re-Entry Center** and **Workforce Housing** development on the Burkholder site. It also incorporates needed **upgrades to the Historic Courthouse, parking garages, and Fairfax County Courthouse**. Through these investments, the future Complex will achieve stronger architectural and programmatic integration.

Because many of these new facilities will support the activities of the existing facilities, the Plan recommends a creative approach to design that is both respectful of, and differentiated from, buildings on the Complex today. In doing so, the Plan recommends that future buildings respect the architectural heritage of the Complex.

The Plan also recommends that future buildings support the public service orientation of the Complex overall by maximizing public frontages toward central public spaces. This will include highly visible access points, welcoming front doors, and, where appropriate, ground-floor complementary uses like retail, facing the street.

-  Existing Buildings to be Preserved
-  New Buildings to be Incorporated
-  Existing Buildings to be Relocated



FAIRFAX COUNTY COURTHOUSE

A “Judicial Mall” of Open Spaces for Celebration + Reflection

A network of open spaces will comprise a public “judicial mall” in the center of the Complex that will organize and orient future investments. The open spaces include lawns, vegetated areas, and plazas, and will support events, gatherings, and areas for reflection, and celebration. Paths will traverse them to connect between buildings and parking facilities.

The Plan’s vision for the **Historic Courthouse grounds** will be the focal point of this network. It is scaled and designed to create a large and welcoming public green to be a civic core that celebrates County history. Here, the Plan envisions spaces for potential public gathering, a new location for the Legato School, and many different vistas that offer vantage points of the Historic Courthouse. The park around the Courthouse will also buffer it from any other future development, guarding its importance as a civic asset.

Among other spaces within the “judicial mall”, a **new entrance plaza** for the Fairfax County

Courthouse will help frame the Courthouse entrance.

The Central Green will establish a central conduit of green space that will organize the site east-to-west. It will include terraced plazas and lawns, sloping up the hill between Parking Garage B and the courthouses. It will include direct paths between parking and Courthouse entrances. It will also provide a direct line of sight east-west across the campus.

The future Complex will have as much open space as the Complex has today, but open spaces will be better organized as part of the new Plan. Their development will also introduce cutting-edge stormwater management elements to the Complex.





A Welcoming + Accessible Complex, Blending Campus and City

The future Judicial Complex will be physically integrated with Old Town Fairfax to better welcome and orient visitors. Just as new programming is designed to expand the community-serving identity of the Judicial Complex, the future Complex at large will be more welcoming and accessible as well.

To achieve this, the Plan re-oriens the Complex's roads into a **gridded street framework** to integrate with the grid of Old Town. The grid will make navigating the Complex easier and more intuitive and simplify traffic movements. It also increases access points. These streets will include fewer lanes, more on-street parking, and more pedestrian-friendly sidewalks. As part of the street realignments, South Street will become a main spine through the Complex, and drop-off to the Courthouse will be modified to include a drop-off loop with a security buffer from the entrance.

A network of **pedestrian and bicycle-friendly promenades** will support the street network.

Traversing the "judicial mall", these paths will connect directly between building front doors. Sightlines between major buildings will be clearly evident along these promenades.

Like in an urban setting, buildings constructed adjacent to roads and open spaces will include **ground floor public-facing uses**, including complementary secondary uses, where possible, and welcoming front doors.

Surface parking lots will be eliminated in favor of **underground and street parking**, and activities like the Fairfax Saturday Market will find new homes within the urban network of public spaces that will organize the future Complex.

Visitors to the future Judicial Complex should find it easier to navigate, more welcoming, with more usable outdoor space, more iconic and reflective of the spirit of a civic place of government and gathering that showcases the best spirit of Fairfax County.



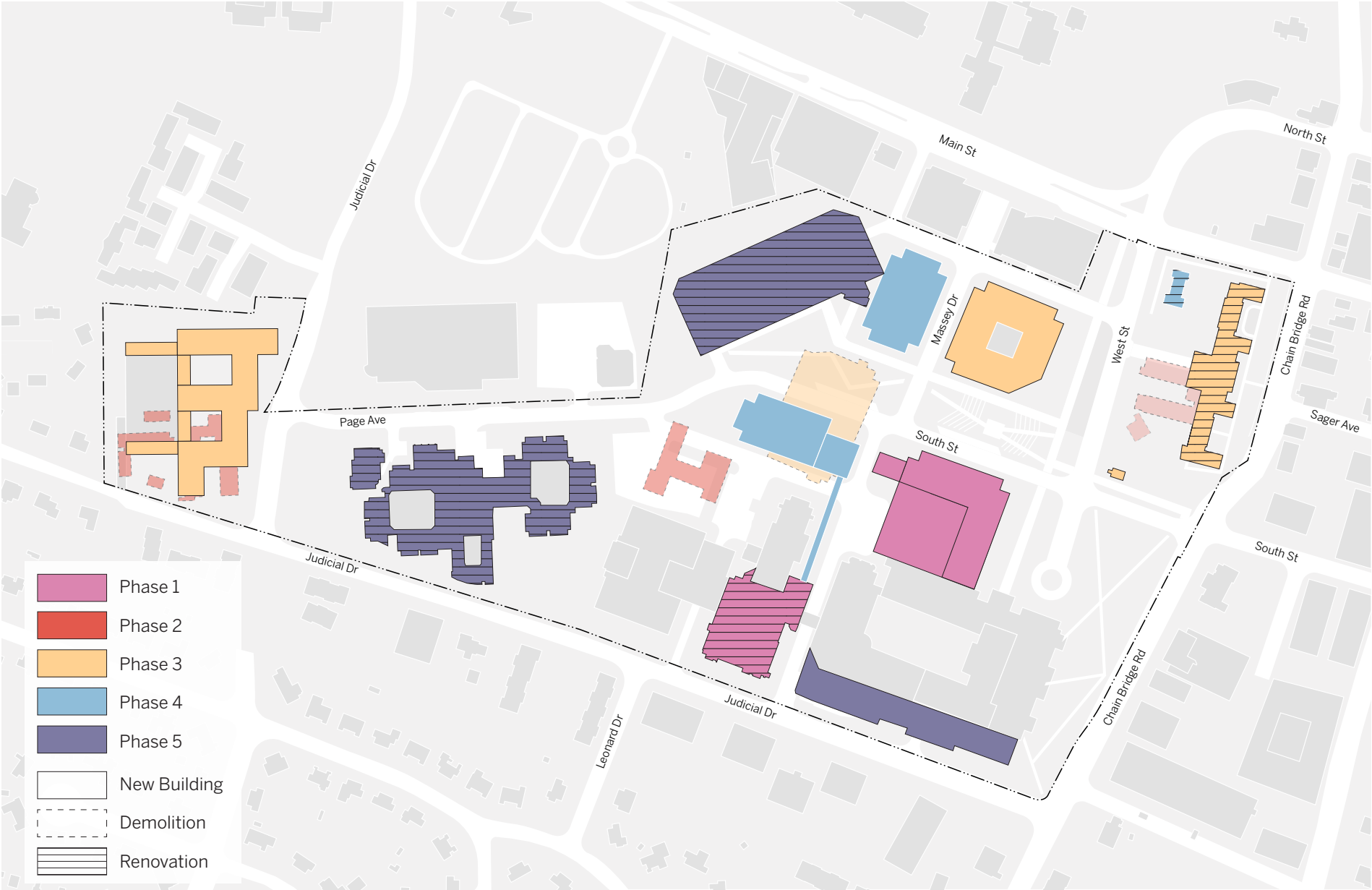


Five Phases of Growth + Transformation

The Master Plan envisions the following phases as a pathway to realizing a 20-year transformation.

- As a first step in **Phase 1**, the Plan proposes the construction of the Building 1 as an expansion of the Fairfax County Courthouse to include a new facility for Police Evidence Storage and office space for court-related programs. Phase 1 also includes the provisioning of surrounding infrastructure, the renovation of the Historic Jail roof, and renovations to the Adult Detention Center. Building 1 will also house programs currently located in the Burkholder Buildings, thus facilitating its demolition in Phase 2.
- In **Phase 2**, the Plan proposes modifications to the Historic Courthouse to remove the two non-historic wings and the sallyport on its backside, and the demolition of the Old Police Evidence Storage and Burkholder buildings.
- In **Phase 3**, the Plan recommends the full renewal of the Historic Courthouse, including site work to achieve green space surrounding it, the relocation of Legato School, the construction of Building 2, a new Workforce Housing building on the Burkholder site, and the demolition of Parking Garage A, as well as a new sidewalk along Route 123.
- In **Phase 4**, the Plan recommends the construction of the Diversion and Community Re-Entry Center, the Historic Jail renewal, and the construction of Office Building 3.
- In **Phase 5**, the final phase, the Plan recommends several possible moves, including possible further expansion of the Fairfax County Courthouse and the potential renovation, removal, or redevelopment of the Juvenile Detention facility and Parking Garage B.

Proposed Development by Phase





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