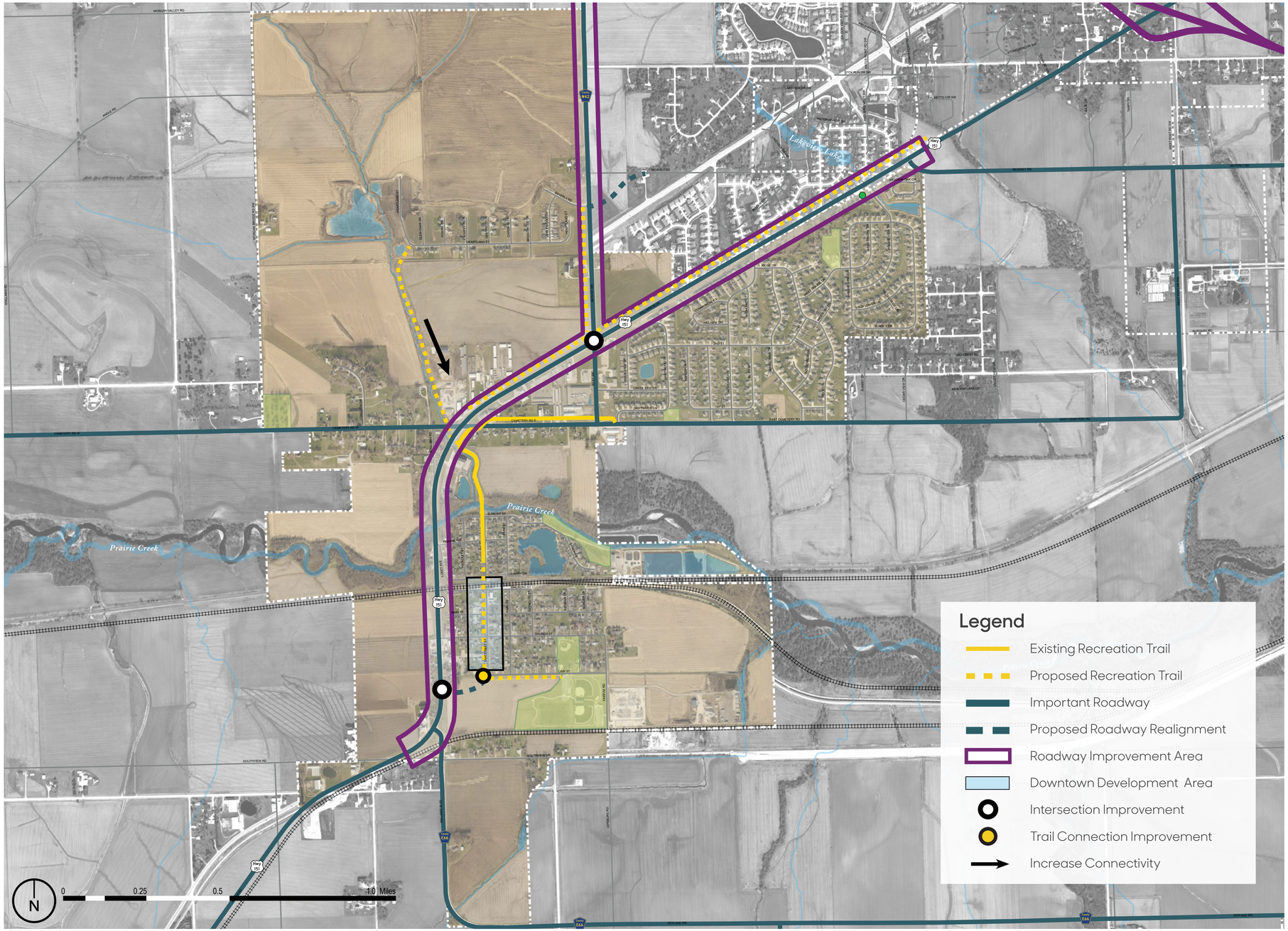


Community Concept Overview

Fairfax utilized the results of mapping, survey results, and transportation inventory to identify a list of goals and opportunities to create a vision for the community. Drawing on this vision, the design team developed a preliminary concept plan at a design workshop that was open to the public.

The concept plan is based on the priorities of the community with guidance from the Fairfax visioning committee. The improvements illustrated on this plan are intended to reinforce pedestrian safety and make Fairfax more physically and visually connected. The goals that the visioning committee ranked as the highest priority and that the design team will address in this plan include:

A) Trail Connectivity Improvements and Beautification

B) Downtown Beautification

C) Park Signage and Community Wayfinding

E) Focused Highway Improvements

The concept plan creates streetscape and trail improvements through materials and promotion of community wayfinding that will increase connectivity, attract visitors to downtown, improve roadway intersections, and creates a unified identity for the city of Fairfax.

we'd like your feedback!

take a survey/provide comments

https://www.surveymonkey.com/r/FairfaxReview

Fairfax

Concept Overview

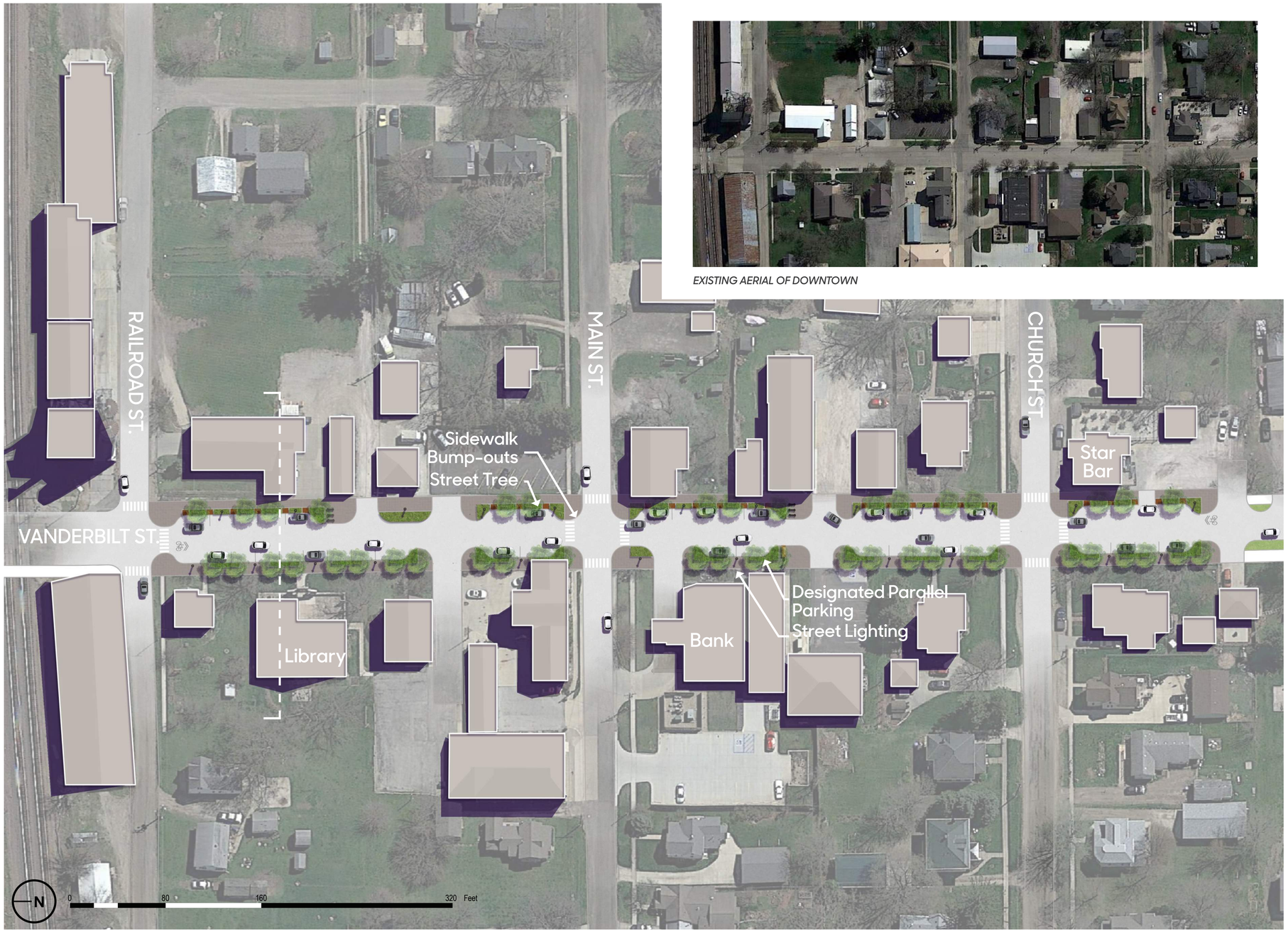
RDG Planning & Design

LAs: Nate Byro, Assoc. ASLA; Bruce Niedermyer, PLA, ASLA, LEED AP

Intern: Dani Hodgson

Iowa State University | Trees Forever | Iowa Department of Transportation

Iowa's Living Roadways community visioning



EXISTING AERIAL OF DOWNTOWN

Downtown

As the city of Fairfax continues to expand, the downtown corridor will remain an important connection between the north and south sections of town. The Bellon Family Farm Master Plan looks to move all of Fairfax's civic services to the west side of Highway 151, in addition to creating an economic and cultural draw to that area. However, this historic downtown will continue to see pedestrian and vehicular traffic as Vanderbilt Street is the main connection between the northern trail and southern trail that leads to The Complex. Building upon the streetscape as a pedestrian amenity will create more draw to the businesses within the downtown area and has the potential to spur more economic growth as the area becomes more popular.

continued on Board 3

we'd like your feedback!

take a survey/provide comments

https://www.surveymonkey.com/r/FairfaxReview

Fairfax
Downtown

RDG Planning & Design

LAs: Nate Byro, Assoc. ASLA; Bruce Niedermyer, PLA, ASLA, LEED AP

Intern: Dani Hodgson

Iowa State University | Trees Forever | Iowa Department of Transportation

Iowa's Living Roadways community visioning

EXISTING AERIAL OF MAIN STREET/VANDERBILT STREET INTERSECTION

This design proposes to expand the existing sidewalks to create wide, walkable areas that are inviting for pedestrians and cyclists. Street trees will help shade the pathways and add a pleasing visual character to downtown while also serving as a proven traffic calming mechanism and economic development tool. Improved pedestrian and street lighting will also increase usability for the area at night and create a safer environment. The curb bumps-out at the intersections of Main Street and Church Street reduce the distance that pedestrians will need to walk to cross the street, continuing to support a safer pedestrian environment. Seating options and bike parking can be added throughout the corridor, which will continue to promote the area as an inviting and usable public space.

continued on Board 4

EXISTING VIEW OF MAIN STREET/VANDERBILT STREET INTERSECTION

we'd like your feedback!

take a survey/provide comments

https://www.surveymonkey.com/r/FairfaxReview

Fairfax Downtown

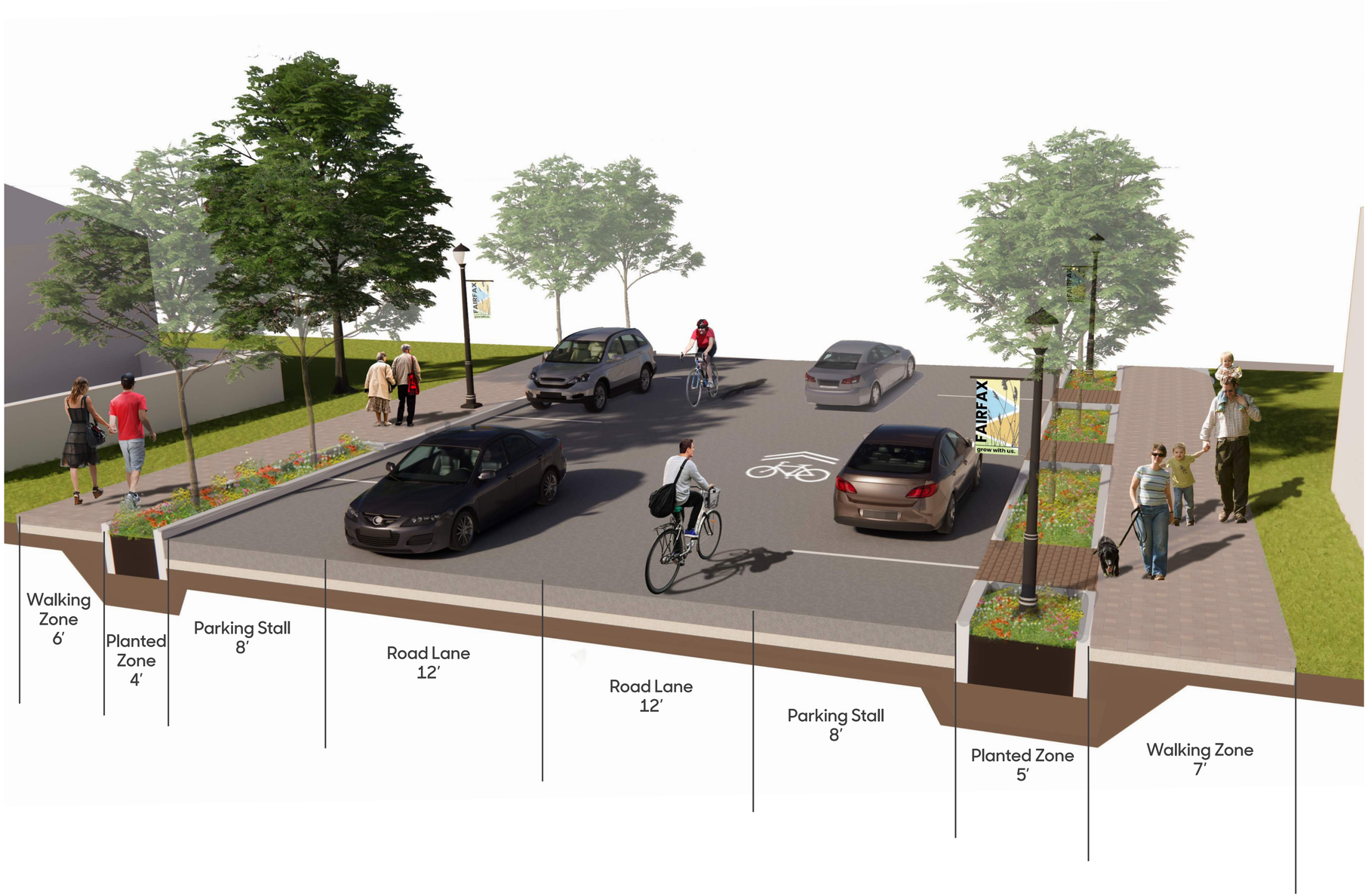
RDG Planning & Design

LAs: Nate Byro, Assoc. ASLA; Bruce Niedermyer, PLA, ASLA, LEED AP

Intern: Dani Hodgson

Iowa State University | Trees Forever | Iowa Department of Transportation

Iowa's Living Roadways community visioning



This section of the proposed streetscape improvements shows how the design elements create a more inviting and walkable downtown area. As pedestrian traffic remains on the sidewalk, bicycles will merge onto the street and share the road lane with cars, as indicated by the sharrow symbol on the street surface. The street trees and lighting adds an appropriately sized vertical element with a pedestrian scale that helps balance out the street with the surrounding buildings . The planting areas shown will provide space for street trees to grow and allow for additional color and texture to be introduced in downtown. If desired, these plant beds could be constructed as native-planted bioretention cells that collect and treat stormwater before entering the city's storm sewer system.

EXISTING VIEW OF VANDERBILT LOOKING NORTH FROM WEST SIDE

EXISTING VIEW OF VANDERBILT LOOKING NORTH FROM EAST SIDE

we'd like your feedback!

take a survey/provide comments

https://www.surveymonkey.com/r/FairfaxReview

Fairfax

Downtown Section

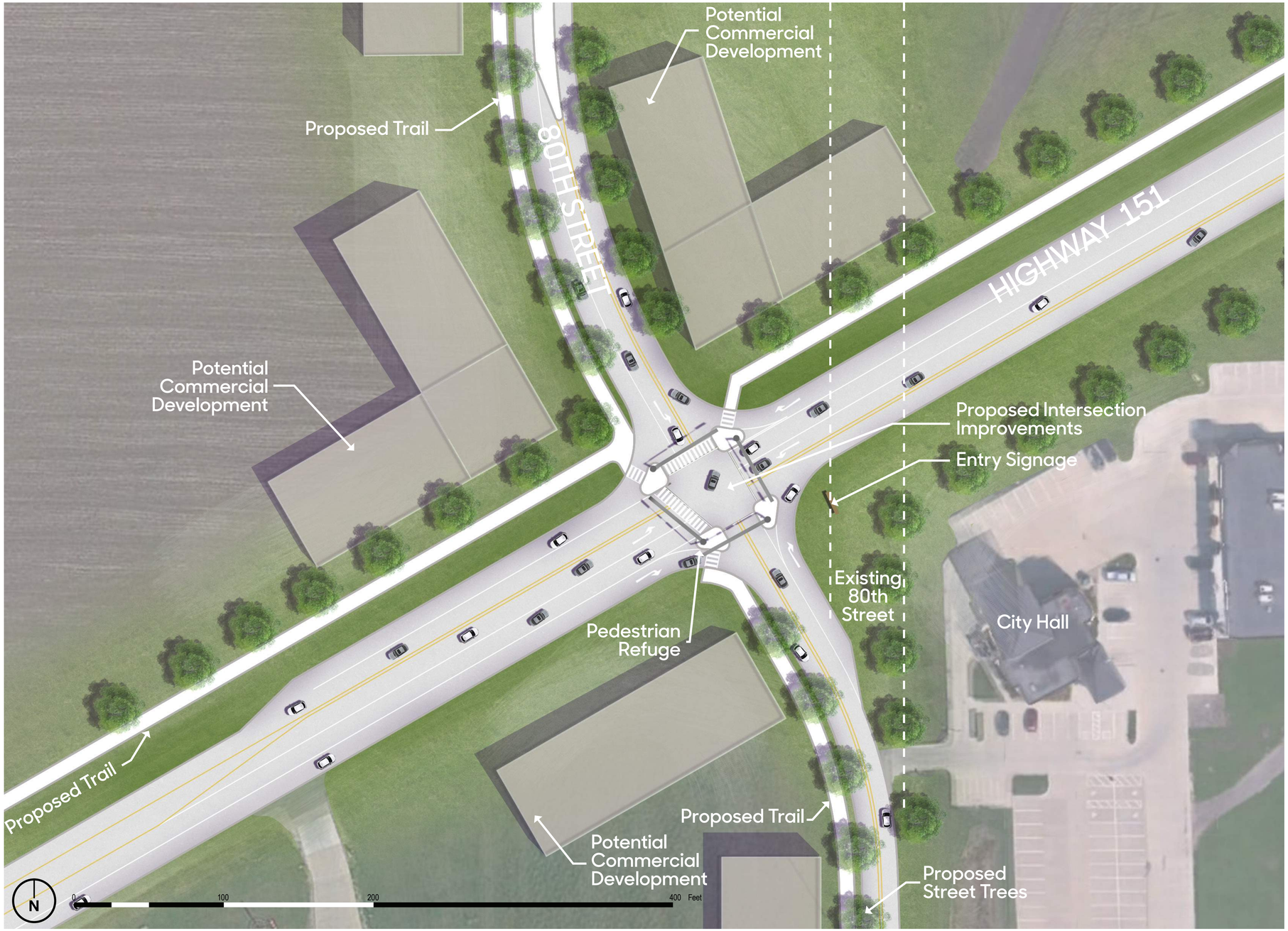
RDG Planning & Design

LAs: Nate Byro, Assoc. ASLA; Bruce Niedermyer, PLA, ASLA, LEED AP

Intern: Dani Hodgson

Iowa State University | Trees Forever | Iowa Department of Transportation

Iowa's Living Roadways community visioning



80th Street Intersection

80th Street enters Fairfax from the north and intersects with Highway 151 near City Hall.. Future plans for development within the Heartland Heights community in northwest Fairfax general growth of the Cedar Rapids metropolitan area will continue to cause increased vehicular traffic at this intersection. Currently, 80th Street meets Highway 151 at an angle that makes crossing the roadway dangerous. When looking at the potential for expanding Fairfax's trail system, improving this intersection will allow the future trail connection to be safer as well. This design proposes to adjust 80th Street by widening the roadway and creating a perpendicular intersection. This design would require acquisition of private land for the roadway but it would support the future of commercial development that could occur along 80th Street and Highway 151 where land has the best potential of being developed.

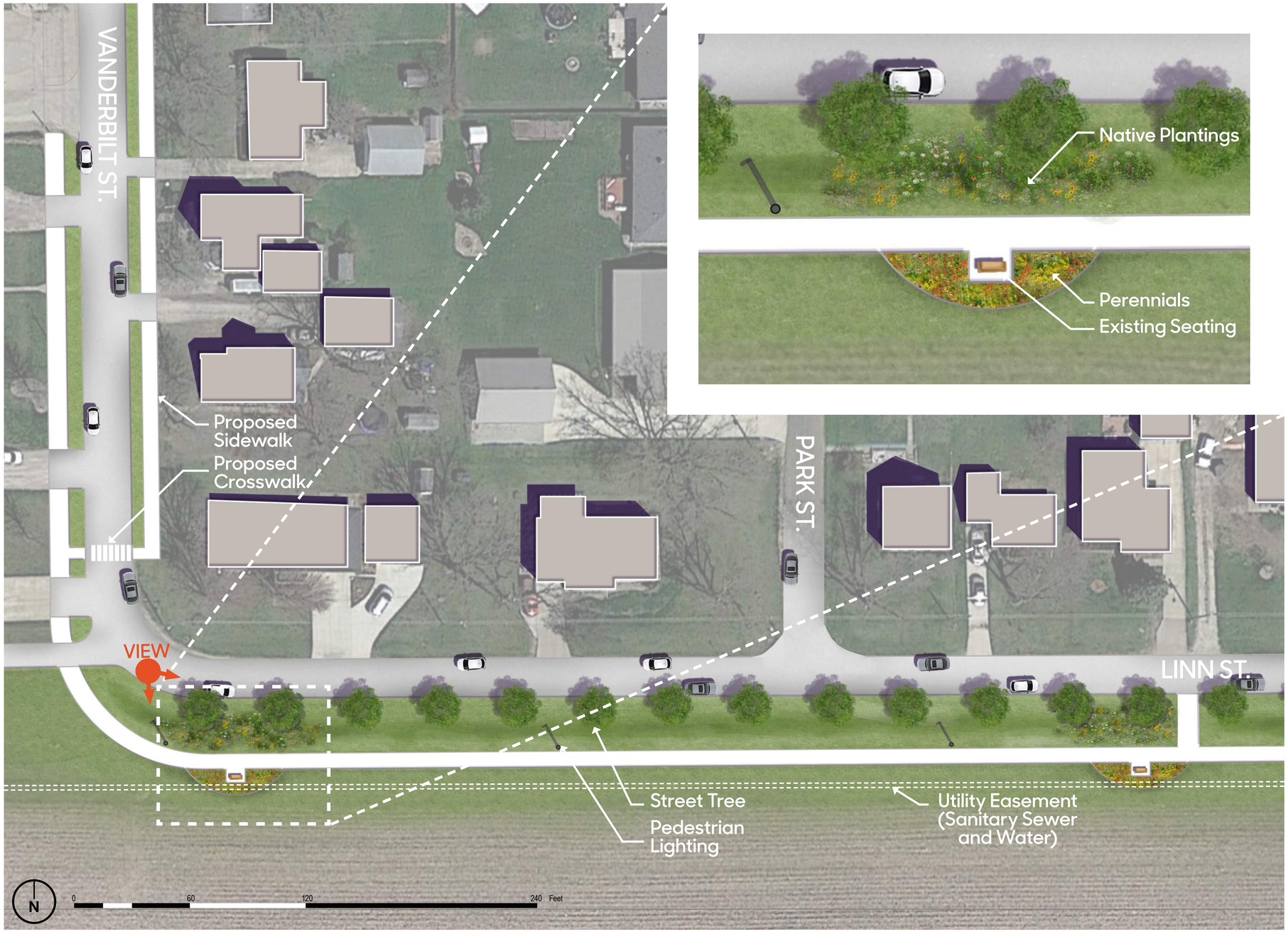
we'd like your feedback!
take a survey/provide comments
https://www.surveymonkey.com/r/FairfaxReview

Fairfax

80th Street Intersection

RDG Planning & Design
LAs: Nate Byro, Assoc. ASLA; Bruce Niedermyer, PLA, ASLA, LEED AP
Intern: Dani Hodgson
Iowa State University | Trees Forever | Iowa Department of Transportation

Iowa's Living Roadways community visioning



Complex Trail

The southern end of Vanderbilt Street leads to the beginning of the trail system leading to the City Sports and Park Complex. This design accompanies the downtown proposal as sidewalks continue from the east and west sides of Vanderbilt Street and connect to the existing trail which becomes accented by plantings and lighting. This design also supports the potential to developed additional park elements to the south of the trail by placing the trees between the trail and Linn Street which also avoids the sanitary sewer and water lines that run along the trail. Perennials can be planted around the perimeter of the existing seating elements to make them more inviting and add aesthetic value to the trail. To compliment the seating areas, native plantings can be implemented directly across from those seating areas in the drainage ditch to diversify the plant material and create natural stormwater infrastructure.

continued on Board 7

we'd like your feedback!
take a survey/provide comments
https://www.surveymonkey.com/r/FairfaxReview

Iowa's Living Roadways community visioning

Fairfax
Complex Trail

RDG Planning & Design
LAs: Nate Byro, Assoc. ASLA; Bruce Niedermyer, PLA, ASLA, LEED AP
Intern: Dani Hodgson
Iowa State University | Trees Forever | Iowa Department of Transportation

Adding additional amenities to the trail will help it become more usable and inviting throughout the year. The shade provided by the trees will be a great addition that cools down the trail and adds some verticality to the vastly open area. Lighting was highlighted as an important feature by residents during the survey portion of the visioning process, so the design team has proposed lighting along the length of the trail leading to The Complex. The lighting will make the trail more accessible during more hours of the day and promote safety by increasing visibility. By strategically placing plantings around the existing seating areas, a greater impact can be made with a limited investment.

EXISTING VIEW OF TRAIL SEATING FROM LINN STREET LOOKING EAST

we'd like your feedback!
take a survey/provide comments
https://www.surveymonkey.com/r/FairfaxReview

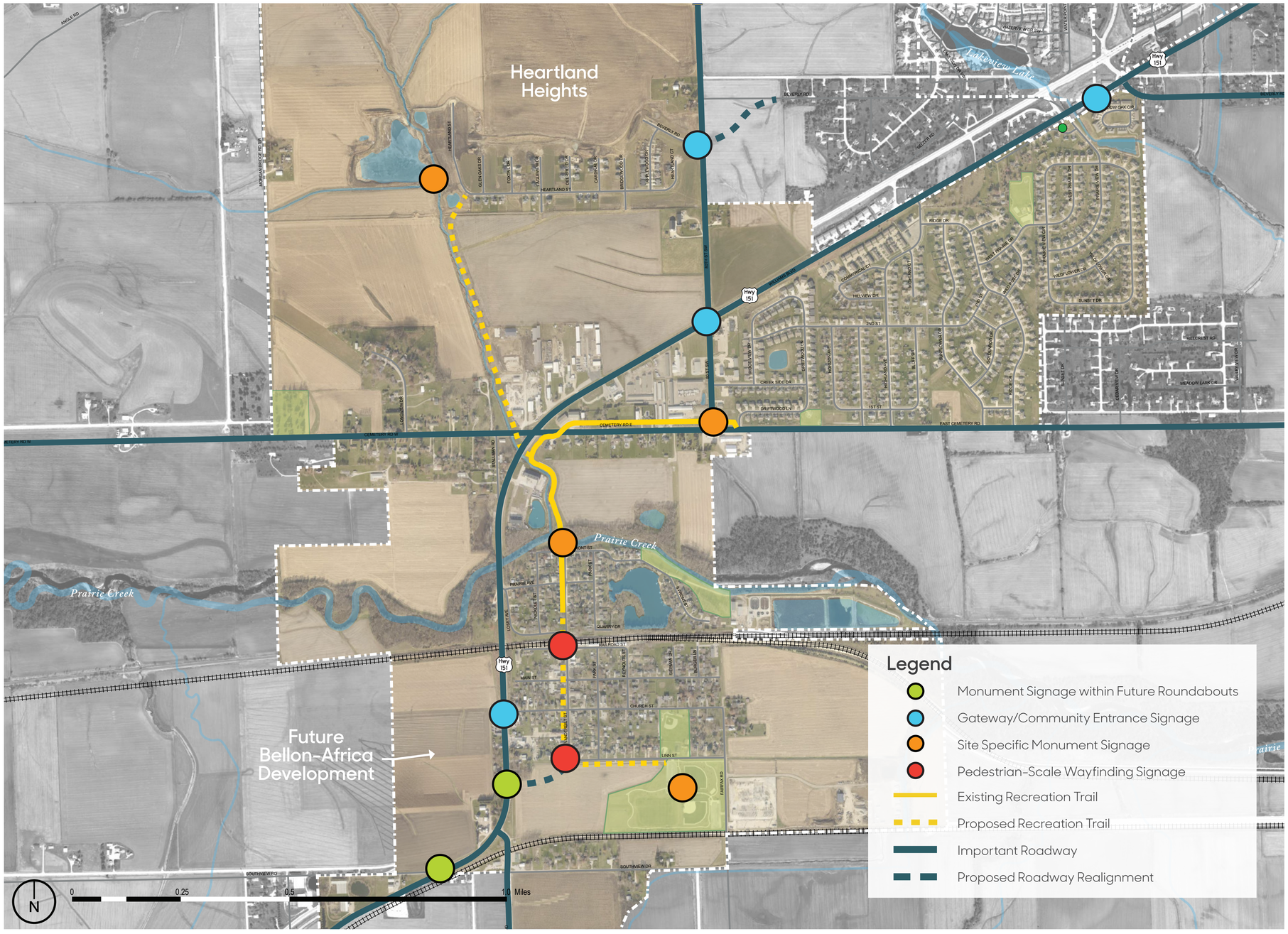
Fairfax

Existing Trail

RDG Planning & Design
LAs: Nate Byro, Assoc. ASLA; Bruce Niedermyer, PLA, ASLA, LEED AP
Intern: Dani Hodgson

Iowa State University | Trees Forever | Iowa Department of Transportation

Iowa's Living Roadways
community visioning



Signage Map

As Fairfax continues to grow and plan for future development, residents and city leaders must take care to not create divisions between new and older portions of town. By creating a definitive family of signage and materials to be used around Fairfax, signage can become a unifying feature that connects the past, present, and future of the community. The proposed signage can be considered a kit of parts that allow the family to be implemented across all of Fairfax. Locations range from downtown, to existing intersections, to trails, and even proposed future development sites. The kit of parts is set up specifically to have the ability to phase these elements in over time while still allowing the family to feel cohesive.

The different types of signage being proposed include:

- Monument Signage features within future roundabouts
- Pedestrian-scale Wayfinding Signage
- Site Specific Monument Signage
- Gateway/Community Entrance Signage.

This map identifies proposed locations where these signage elements would exist. The following boards will examine what the signage could look like.

continued on Board 9

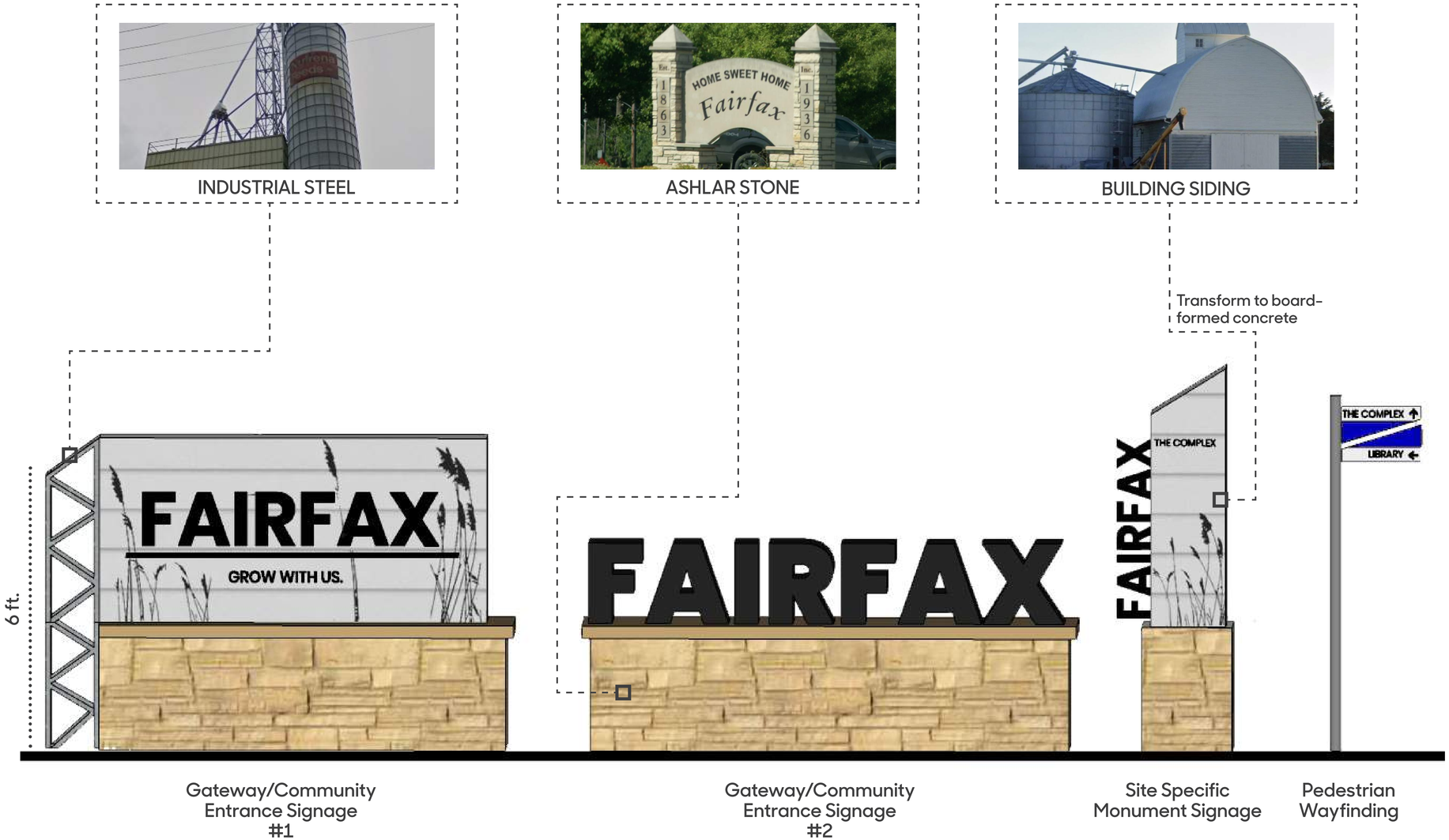
we'd like your feedback!
take a survey/provide comments
https://www.surveymonkey.com/r/FairfaxReview

Fairfax

Signage Map

RDG Planning & Design
LAs: Nate Byro, Assoc. ASLA; Bruce Niedermyer, PLA, ASLA, LEED AP
Intern: Dani Hodgson
Iowa State University | Trees Forever | Iowa Department of Transportation

Iowa's Living Roadways community VISIONING



Signage Family

The proposed signage pulls from existing elements around Fairfax to create a modern sign that retains roots in the history and character of the town that makes this community unique. There are three main materials that are utilized in this signage family: ashlar limestone masonry, board-formed concrete, and steel. The limestone is pulled from the existing community signage, where it is a prominent element and is representative of the regionally available limestone. The board-formed concrete is a hardy material meant to emulate horizontal siding commonly found on many of the structures around Fairfax, namely those with agricultural focus, like those currently found on the Bellon-Africa farm property. The steel is representative of the industrial history of Fairfax that emerged from the two rail lines that run through town.

From these materials, a geometric focus emerges of horizontal lines from the board-formed concrete and angled lines from the steel truss structure. These geometries are highlighted throughout the signage family to create another unifying element between the signs in addition to the materiality.

we'd like your feedback!
take a survey/provide comments
https://www.surveymonkey.com/r/FairfaxReview

Fairfax
Signage Family

RDG Planning & Design
LAs: Nate Byro, Assoc. ASLA; Bruce Niedermyer, PLA, ASLA, LEED AP
Intern: Dani Hodgson
Iowa State University | Trees Forever | Iowa Department of Transportation

Iowa's Living Roadways community visioning

Water Tank Mural

Fairfax can look to expand their wayfinding and signage onto existing structures to strengthen their identity. This newly constructed water storage tank is a great opportunity and example of capitalizing on the industrial and agrarian-style infrastructure in Fairfax. This structure sits just east of Highway 151 on the entrance to Fairfax, directly next to the existing entry sign. Commissioning a mural or some form of art feature will add interest to the area and character for the city. This design utilizes a map of Fairfax from 1875 as the backdrop to the city's name that stands atop stone plinths that draw attention to the city's entrance. A mural design will need to seek approval from DOT, since it is visible from the state right-of-way.

EXISTING VIEW OF HIGHWAY 151 LOOKING SOUTH

EXAMPLE OF MURAL ART ON GRAIN SILO

we'd like your feedback!

take a survey/provide comments

https://www.surveymonkey.com/r/FairfaxReview

Fairfax
Water Tank Mural

RDG Planning & Design

LAs: Nate Byro, Assoc. ASLA; Bruce Niedermyer, PLA, ASLA, LEED AP

Intern: Dani Hodgson

Iowa State University | Trees Forever | Iowa Department of Transportation

Iowa's Living Roadways community visioning

EXISTING VIEW OF HIGHWAY 151 LOOKING SOUTH

Proposed Roundabout

With the installation of a roundabout north of Fairfax along Highway 151 in Cedar Rapids, there is precedent for additional roundabouts within the city. The Bellon Family Farm Master Plan proposes adding two roundabouts along Highway 151 that would have some form of gateway or monumental signage. These roundabouts would be significant as the conduits between the future development of Fairfax and the town's more historic areas. This proposed signage is meant to reflect that relationship and utilizes material within the signage family to create an attractive symbol of the agrarian history of Fairfax with a modern twist. This feature could be lit at night or have vines intertwined within it to add some more dimension and interest. All elements proposed within the DOT right-of-way will need formal review and approval.

EXAMPLE OF LIGHTING WITHIN THE SILO STRUCTURE

we'd like your feedback!
take a survey/provide comments
https://www.surveymonkey.com/r/FairfaxReview

Fairfax

Proposed Roundabout

RDG Planning & Design
LAs: Nate Byro, Assoc. ASLA; Bruce Niedermyer, PLA, ASLA, LEED AP
Intern: Dani Hodgson

Iowa State University | Trees Forever | Iowa Department of Transportation

Iowa's Living Roadways community visioning