

Board Agenda Item  
July 12, 2011

3:30 p.m.

Board Decision on Proposed Amendments to the Public Facilities Manual Re: Design of Public Streets and Sidewalks

ISSUE:

1. Board adoption of the attached portion of the proposed amendment to Chapters 7 and 8 of the Public Facilities Manual (PFM) of Fairfax County, Virginia. The language pertains to context-sensitive urban road design standards that are established for areas such as Tysons Corner.
2. Board deferral of the remaining portions of the proposed amendment.

RECOMMENDATION:

The County Executive recommends that the Board adopt the attached amendment to Section 7-0101.2 of the PFM and that the amendment become effective 12:01 a.m. on July 13, 2011. The County Executive further recommends that the remainder of the amendment be deferred indefinitely.

TIMING:

The Board is requested to take action on July 12, 2011. On March 29, 2011, the Board authorized advertising of the public hearings for the entire PFM amendment. The attached language is part of that amendment.

BACKGROUND:

On June 7, 2011, the Board of Supervisors held a public hearing to consider the proposed amendment to Chapters 7 and 8 of the Public Facilities Manual (PFM) of Fairfax County, Virginia. The proposed amendment addressed the new State Secondary Street Acceptance Requirements and Appendix B(1), the Subdivision Street Design Guide of the Virginia Department of Transportation (VDOT) Road Design Manual, and emergency access and operations requirements.

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Staff recommended approval of the PFM amendment, which called for wider minimum street widths than those required by VDOT in order to accommodate emergency access and operations. However, there were concerns raised regarding the increase in impervious surface and the possibility of encouraging faster speeds. The Board deferred decision on the amendment until June 21, 2011, and requested that staff present the issues regarding minimum street widths at Development Process Committee on June 14, 2011, for further discussion. On June 14, 2011, staff presented the issues and the committee requested that staff prepare street standards that are tailored to urban and suburban land development types, and address traffic calming. Staff intends to return to the Development Process Committee on October 4, 2011, to present these standards.

On June 21, 2011, the Board deferred decision on the PFM amendment until July 12, 2011. Staff recommends that the Board adopt one provision from the original proposed PFM amendment pertaining to context-sensitive design standards established by a Memorandum of Understanding (MOU). The Board will need to approve each MOU before it can be implemented. Such an MOU for Tysons Corner area is being drafted. Development plans for Tysons Corner may be submitted to the County prior to resolving the issues regarding minimum street widths. These plans will include context-sensitive urban road design standards that have been developed for the Tysons Corner area. However, they would not be in compliance with the PFM unless this one provision is amended in the PFM.

ENCLOSED DOCUMENTS:

Attachment 1 – Proposed PFM language regarding context-sensitive urban road design standards, dated July 12, 2011

STAFF:

James Patteson, Director, Department of Public Works and Environmental Services (DPWES)  
Michelle Brickner, Director, Land Development Services, DPWES