

Key to Development Element Levels

basic
minor
major

Item	Staff notes	Handout location
LAND USE/SITE PLANNING	Generally big picture policies that should be adhered to in the area.	
Site Considerations		
Coordinated pedestrian and vehicular circulation systems	Topic is referenced in general terms throughout areawide guidance; duplicative of transportation development elements	Areawide guidance, pg. 33-35
Transportation and sewer infrastructure construction phased to development construction	Referenced in areawide guidance, Land Use section; sewer infrastructure not needed to be called out.	Areawide guidance, pg. 16
Appropriate transitional land uses to minimize the potential impact on adjacent sites	Discussion of buffering transitional uses in buffers and transitions section of Land Use section, areawide guidance	Areawide guidance, pg. 18
Preservation of significant historic resources	Discussed in heritage resources text, areawide guidance	Areawide guidance, pg. 45
Parcel consolidation	Discussed in Land Use section, areawide guidance	Areawide guidance, pg. 16
Low/Mod income housing	Generally encompassed by county's WDU policy, referenced in areawide guidance	Areawide guidance, pg. 39
Mixed Use Plan	Would apply mostly to the Core Area and Fair Lakes area	
Commitment to construction of all phases in mixed-use plans	Addressed in areawide guidance in a way that encourages plans to show how future phases can be integrated, but not explicitly stated.	Areawide guidance, pg. 16
24-hour use activity cycle encouraged through proper land use mix	In areawide text, phrasing is proposed to change from 24-hour to "day-night." Would only apply to core area in current text.	Areawide guidance, pg. 16
Provision of developed recreation area or facilities	Not explicitly defined in Plan but indirectly covered by parks policies/urban parks framework	Areawide guidance, pg. 48-49
Extraordinary Innovation		
1. Site design	Added to land use guidance	Areawide guidance, pg. 18
2. Energy conservation	Added to environment guidance	Areawide guidance, pg. 43

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DETAILED DESIGN		
Site Entry Zone		
Signs		Throughout Use-Specific Performance Criteria
Planting	Covered in Planting and Landscaping	Areawide guidance, pg. 18-20
Lighting		Throughout Use-Specific Performance Criteria
Screened surface parking		Throughout Use-Specific Performance Criteria
Street Furnishings		
Properly designed elements such as lighting, signs, trash receptacles, etc.		Throughout Use-Specific Performance Criteria
Street furnishings such as seating, drinking fountains		Throughout Use-Specific Performance Criteria
Street furnishings to include structures (Special planters, trellises, kiosks, covered pedestrian areas (arcades, shelters, etc.), Water features/pools, ornamental fountains, and special surface treatment		Throughout Use-Specific Performance Criteria
Building Entry Zone		
Signs	Discussed partially in Use-Specific Performance Criteria; guidance added in areawide Land Use section	Areawide guidance, pg. 18
Special planting		Areawide guidance, pg. 18
Lighting		Areawide guidance, pg. 18
Structures		
Architectural design that complements the site and adjacent developments		Throughout Use-Specific Performance Criteria
Use of energy conservation techniques	Addressed as a component of green building policies	Areawide guidance, pg. 43; environment element of policy plan
Parking		
Planting - above ordinance requirements	Added text to planting and landscaping section to state that planting above ordinance requirements is strongly encouraged.	Areawide guidance, pg. 19
Lighting		Areawide guidance, pg. 36
Structured parking with appropriate landscaping	Structured parking is recommended but landscaping not discussed with it	Throughout Use-Specific Performance Criteria
Plazas and Gathering Places		
Provision of minor plazas	These elements are covered in the urban parks framework, which is referenced in the parks and recreation section	Areawide guidance, pg. 49
Major plazas		
Landscaping of major public spaces		

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Item	Staff notes	Handout location
TRANSPORTATION SYSTEMS		
Roadways	These items are already required during development process. Further, the difference between minor and major is unclear in the text.	
Minor street dedication and construction	The dedication is recommended in areawide guidance, and construction is proposed to be removed from the AW guidance	Areawide guidance, pg. 30
Major street R.O.W. dedication	The dedication is recommended in areawide guidance.	Areawide guidance, pg. 30
Major roadway construction of immediately needed portions	The connectors and sub-connectors are now in place. Construction proposed to be removed from areawide guidance	Areawide guidance, pg. 30 (reference to construction removed)
Signs	Unclear what this is in reference to.	not in handout
Contribution towards major (future) roadway improvements	More specifically covered in areawide guidance and road fund documentation	Areawide guidance, pg. 30
Construct and/or contribute to major roadway improvements	More specifically covered in areawide guidance and road fund documentation	Areawide guidance, pg. 30
Traffic signals as required by VDOT	No specific Plan language covers this, but this is a part of the development review process	not in handout
Transit		
Bus loading zones with necessary signs and pavement; Bus pull-off lanes	Covered in areawide guidance.	Areawide guidance, pg. 29
Non-motorized access to bus or rail transit stations	Covered in areawide guidance.	Areawide guidance, pg. 29
Land dedication for transit and commuter parking lots	Transit covered in areawide guidance. Commuter parking removed from areawide guidance	Areawide guidance, pg. 29 (reference to commuter lots removed)
Bus shelters	Covered in areawide guidance.	Areawide guidance, pg. 29
Commuter parking	Removed from areawide guidance. Also appears to be repetitive with previous minor development element.	Areawide guidance, pg. 29 (reference to commuter lots removed)
Bus or rail transit station parking lots	Removed from areawide guidance	Areawide guidance, pg. 29 (reference to station parking lots removed)
Non-motorized Transportation		
Walkways for pedestrians	Covered in areawide guidance.	Areawide guidance, pg. 33-35
Bikeways for cyclists	Covered in areawide guidance.	Areawide guidance, pg. 33-35
Secure bicycle parking facilities	Covered in areawide guidance.	Areawide guidance, pg. 33-35
Pedestrian activated signals	Covered in areawide guidance.	Areawide guidance, pg. 33, 51
Bicycle support facilities (showers, lockers, secure parking)	Bicycle facilities not generally mentioned in areawide guidance. Secure parking recommended in areawide guidance, but not showers, lockers, etc.	Areawide guidance, pg. 35
Grade separated road crossings	FCDOT also indicated that this is really no longer encouraged or desirable.	Throughout Use-Specific Performance Criteria (references removed)
Transportation Strategies		
Ridesharing programs	Part of TDM in Policy Plan	TDM Policy - Objective 5 of transportation element of the Policy Plan
Subsidized transit passes for employees		
Local shuttle service		
Parking fees		

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Item	Staff notes	Handout location
ENVIRONMENTAL SYSTEMS		
Environmental Quality Corridors (EQC)		
Preservation of EQCs as public or private open space	EQC and RPA issues are covered well in the Policy Plan. There is also reference to EQC protection in the Area Plan text as proposed.	Areawide guidance, pg 39-41
Stormwater Management (BMP)		
Stormwater detention/retention	Delete the two specific references here and instead emphasize better site design and low impact development techniques as recommended in Policy Plan Environmental Objective 2, Policy k. (PAGE 39 of Area-wide guidance). Remove the reference to "existing ambient conditions" and replace it with "minimize the impact of stormwater runoff to ecological resources in downstream areas." Also, the Area Plan text as proposed addresses SWM issues, although more input is needed about how to approach the "above and beyond" language that has been applied in other activity centers for higher intensity proposals.	Areawide guidance, pg 39-43
Grassy swales/vegetative filter areas		
Control of off-site flows	SWM issues are addressed in the Area Plan text, but additional input is needed on how to approach the "above-and-beyond" recommendations that has been incorporated within several Area Plan amendments over the past few years. This would be in keeping philosophically with the checklist approach, where higher and better levels of performance/ commitment have been rewarded with higher densities/intensities. The text applied for the Reston TSAs a couple of years ago may work well in FCA text but DPWES Stormwater (and LDS?) should be consulted about this to see if this approach would still be optimal, and the FAR/density threshold triggering the recommendations should be tailored to what would work best for this area.	
Storage capacity in excess of design storm requirements		
Preservation of Natural Features		
Preservation of quality vegetation	Covered in the areawide guidance, except for any references to natural landforms. Questionable whether any remaining natural landforms of interest outside of EQCs exist, although possibly pertaining to the support of steep slope protection in headwaters areas. Policy Plan guidance on headwater streams covers this.	Areawide guidance, pg 39-41
Preservation of natural landforms		
Minimize site disturbance as a result of clearing or grading limits		
Other Environmental Quality Improvements		
Mitigation of highway-related noise impacts	Covered by county noise policies	Objective 4 in Environment element of Policy Plan; throughout Use-Specific Performance Criteria
Siting roads and buildings for increased energy conservation (Including solar access)	This has been difficult to implement and may not have been factored into developers' design decisions in the past.	Areawide guidance, pg 20-22 (proposed deletion); Also Objective 13, Policy a in Environment element of Policy Plan

Item	Staff notes	Handout location
Landscaping		
Landscaping within street rights-of-way		
Additional landscaping of the development site where appropriate	Landscaping, screening, buffering covered in the Land Use guidance in the areawide text, rather than environment section	Areawide guidance, pg 19; throughout Use-Specific Performance Criteria
Provision of additional screening and buffering		
Increased Open Space	From text: "To encourage expansion of EQCs beyond the minimum stream valley components by incorporating adjacent areas with natural features worthy of protection and to encourage increased on-site open space compliance with these elements shall be at least 50 percent above minimum requirements."	
Non-stream valley habitat EQCs		Areawide guidance, pg 39-41
Increased on-site open space		
Protection of Ground Water Resources		
Protection of aquifer recharge areas	The Occoquan policy does not address groundwater, but there may not be any particular areas in FCA of groundwater importance.	Areawide guidance, pg 41
Energy Conservation		
Provision of energy conscious site plan	Some aspects of language may be valuable to retain.	Areawide guidance, pg 20-22 (proposed deletion); Also Objective 13, Policy a in Environment element of Policy Plan
Innovative Techniques	Definition of "innovative" unclear. How is this measured?	
Innovative techniques in stormwater management	Specific thresholds of performance (in excess of requirements) could be established for stormwater requirements without specifying techniques for the achievement of these thresholds. The same could be done for green building practices (e.g., LEED Gold/Platinum or equivalent). The other items would lend themselves better to site-specific determinations--there may be out-of-the-box ideas that developers could bring to the table that we would not have thought about proactively, and we ought to be able to encourage and recognize such ideas.	Areawide guidance, pg 41-43
Innovative techniques in air or noise pollution control and reduction		
Innovative techniques for the restoration of degraded environments		

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PROVISION OF PUBLIC FACILITIES		
Park Dedications		
Dedication of stream valley parks in accordance with Fairfax County Park Authority policy	Does this need to be said here if it is also in the Policy Plan (acquisition, not dedication)	noted in the Parks and Recreation element, Objective 1, policy i (pg. 4)
Dedication of parkland suitable for a neighborhood park	The typology of parks is different now and is proposed to be updated in areawide text	Areawide guidance, pg. 48-49
Community Parks		
County Parks		
Historic and archeological parks		
Public Indoor or Outdoor Activity Spaces		
1. Health clubs	These specific facilities are not addressed elsewhere, but more general guidance about types of places is addressed in areawide text.	Areawide guidance, pg. 48-49
2. Auditoriums/theaters		
3. Athletic fields/major active recreation facilities		
Public Facility Site Dedications		
1. Schools	Some of these may not be relevant if the needed facilities are already constructed.	Areawide guidance, pg. 46
2. Police/fire facilities		
1. Libraries	This may be challenging with smaller site or infill developments, which may be more prominent now. Financial contributions or in-kind contributions are more common in practice to offset impacts. Consideration should be given to how we approach this, and if we would want full site dedication.	
2. Community Centers		
3. Government offices/facilities		