

Fairfax Center Area - Basic Development Elements

Item	Purpose	Applicable Plan Text or other Policy	Additional Comments
TRANSPORTATION SYSTEMS			
A. Roadways	To satisfy the existing and planned traffic demands anticipated within the Fairfax Center Area. The individual elements include:		
1. Minor street dedication and construction		FCA Text: "Commitments by either the public or private sector will include but not be limited to funding for construction of roadway projects, construction of roadway projects and dedication of rights-of-way . The commitments will be predicated on the proposed development per parcel and the resultant traffic utilization of the proposed roadway improvements."	Major collectors and sub-collectors have been constructed, but there are still some improvements shown on the Transportation Plan Map (ex Lee Hwy interchanges) that have not yet been constructed.
2. Major street R.O.W. dedication			
B. Transit	To provide a balanced transportation network within the Fairfax Center Area and encourage the use of transit as an alternative form of transportation. The individual elements include:		
1. Bus loading zones with necessary signs and pavement; Bus pull-off lanes		FCA Text: "It is expected that bus loading zones and pedestrian access systems to the future Metrorail stations be provided by the developer as well as dedication of land for rail stations and commuter parking lots."	
2. Non-motorized access to bus or rail transit stations			
3. Land dedication for transit and commuter parking lots			
C. Non-motorized Transportation	To provide a coordinated nonmotorized network integrated into the overall transportation system to serve commuting, shopping and recreational uses. The individual elements include:		
1. Walkways for pedestrians		FCA Text: "Coordinated walkway networks are fundamental as well as essential and should be required of all development in the Fairfax Center Area. Comprehensive, coordinated walkway networks shall be required for each site to provide full intra and inter parcel pedestrian circulation to and from all buildings, parking, recreational facilities, and to or through open space areas. High volume and high speed roadway intersection control and design should accommodate pedestrians through the use of pedestrian crossings, walkway incorporation into roadway grade separations, pedestrian activated signals, crosswalks and pedestrian refuge medians as applicable. These elements are particularly necessary given the number of high volume traffic arteries in the area which are difficult to cross. Local roadway networks that are designed to discourage automotive through travel should allow nonmotorized through travel via cul-de-sac connections. Plazas should be located at the focal points of major commercial or high density residential developments where walkways converge. Pedestrian circulation should be provided through and from parking lots, and to transit stops. Walkway width and clearance integrity should not be reduced or comprised by utility poles, mail boxes, etc. These devices should be located on utility strips between curbs or road shoulders and walkways."	
2. Bikeways for cyclists		FCA Text "In order to take full advantage of the bicycle as an efficient mode of transport, a comprehensive approach to its use must be applied. Full circulation and support facilities, are components of such an approach. Bikeways provision is important but is just one aspect of a comprehensive approach to bicycle transportation."	

Fairfax Center Area - Basic Development Elements

Item	Purpose	Applicable Plan Text or other Policy	Additional Comments
3. Secure bicycle parking facilities		<p>FCA Text: "Secure bicycle parking should be provided at all employment, business, apartment, and public uses. Theft prevention is of paramount importance to cyclists, yet the cost and space requirements are negligible. Bicycle parking facilities should correspond to long-term and short-term parking needs.</p> <p>Long-term parking or storage should be provided at employment, school, commuter and apartment uses. These facilities require weather protection and security devices, such as, bike lockers or controlled access areas. Shopping, personal business, and recreation trips have short parking duration. Open air parking devices which lock bicycle wheels and frame, and are in close proximity and view of building entrances should be provided. Bicycle parking spaces should be provided to accommodate anticipated demand."</p>	
ENVIRONMENTAL SYSTEMS			
A. Environmental Quality Corridors (EQC)	To ensure conservation of ecological resources and protection of environmentally sensitive land. This open space system includes stream valleys and wildlife habitats that are preserved for passive enjoyment. The individual elements include:		
1. Preservation of EQCs as public or private open space		<p>FCA Text: "Create an extended EQC system to provide protection to areas that constitute the Difficult Run, Cub Run, Little Rocky Run, and Popes Head Creek headwaters. These EQCs form a vegetated filter strip around streams. In this way, impurities which flow in run-off are filtered out prior to entry into the stream system, thus ensuring higher water quality. In addition, the EQCs serve as valuable wildlife habitats and zones where natural vegetation processes are allowed to progress. Consequently, all streams and other areas of particular environmental consequence must be protected through the strict adherence to a policy of protection of Environmental Quality Corridors. Once established, these Environmental Quality Corridors, when linked together and augmented by parks and other open space areas, can form a continuous open space system linking all major parts of the area. Acquisition of these corridors may be achieved by a variety of methods such as purchase, dedication, or open space easements."</p>	
B. Stormwater Management (BMP)	To ensure effective control of water quantity and quality and thus protect downstream properties from potential flooding and minimize the impact of the nonpoint source stormwater runoff on existing ambient conditions. The individual elements include:		
1. Stormwater detention/retention		<p>FCA Text: "Nonpoint source pollution has been identified as a major contributor to water quality problems in the Occoquan Reservoir. The impact of nonpoint source pollution is related to land use densities. As development becomes more intense and higher percentages of the land surface are paved, pollution concentrations in the urban stormwater runoff increase drastically. This nonpoint source pollution can be reduced by the implementation of BMPs. All projects within the area must abide by the BMPs criteria for nonpoint source pollution control, as adopted by the Board of Supervisors, in an effort to achieve water quality goals. Included in these practices are sedimentation control, stormwater detention (modified as per BMPs), stormwater retention and detention, infiltration trenches, porous pavement usage, paved surface cleaning practices, erosion control, cluster development, grass swales and vegetation filter strips."</p>	
2. Grassy swales/vegetative filter areas			

Fairfax Center Area - Basic Development Elements

<i>Item</i>	<i>Purpose</i>	<i>Applicable Plan Text or other Policy</i>	<i>Additional Comments</i>
C. Preservation of Natural Features	To ensure protection of additional natural features which are not included in EQCs. This will supplement EQCs to form a continuous open space system throughout the county for aesthetic value, air quality improvement or noise impact mitigation. The individual elements include:		
1. Preservation of quality vegetation		FCA Use-Specific Performance Criteria (Landscaping): "Preserve existing quality vegetation to the greatest extent possible, integrating it into new designs."	
2. Preservation of natural landforms			
3. Minimize site disturbance as a result of clearing or grading limits			
D. Other Environmental Quality Improvements	To address those environmental elements not listed above to ensure high quality of the overall environment. The individual elements include:		
1. Mitigation of highway-related noise impacts		FCA Use-specific performance criteria (Site Planning): "Consider potential highway noise impacts in community, neighborhood and dwelling unit design."	Also Objective 4 in Environment element of Policy Plan
2. Siting roads and buildings for increased energy conservation (Including solar access)		FCA Text: "Various siting considerations should be considered when locating structures to use the most efficiently alternative energy sources and systems. Solar energy can be used in both active and passive systems. Techniques that should be encouraged include the following:" (complete list in Plan text)	Also Objective 13, Policy a in Environment element of Policy Plan
B. Landscaping	To provide high quality landscaped developments and appropriate screening and buffering of uses:		
1. Landscaping within street rights-of-way		FCA Text: "Planting design for major streets and minor streets should use major shade trees which have the following characteristics: high branching, fast growing, tolerant of city conditions and four seasonal interest, particularly good fall color. The plantings of flowering trees are encouraged along minor streets. All plantings within future Virginia Department of Transportation (VDOT) rights-of-way must conform to VDOT standards."	Also noted in the Use-Specific Performance Criteria
2. Additional landscaping of the development site where appropriate			
3. Provision of additional screening and buffering			
PROVISION OF PUBLIC FACILITIES			
A. Park Dedications	To facilitate the implementation of the county's plan for stream valley parks:		
1. Dedication of stream valley parks in accordance with Fairfax County Park Authority policy		FCA Text: "Create an extended EQC system to provide protection to areas that constitute the Difficult Run, Cub Run, Little Rocky Run, and Popes Head Creek headwaters. ... Once established, these Environmental Quality Corridors, when linked together and augmented by parks and other open space areas, can form a continuous open space system linking all major parts of the area. Acquisition of these corridors may be achieved by a variety of methods such as purchase, dedication, or open space easements"	Also noted in the Parks and Recreation element, Objective 1, policy i
B. Public Facility Site Dedications	To ensure acquisition of appropriate sites for public facilities:		
1. Schools			
2. Police/fire facilities		Policy Plan, Public Facilities element, Objective 6: Discusses need for the provision of these facilities	Needed facilities have been constructed/expanded within the Fairfax Center Area

Fairfax Center Area - Basic Development Elements

Item	Purpose	Applicable Plan Text or other Policy	Additional Comments
LAND USE/SITE PLANNING			
A. Site Considerations	To ensure good site planning satisfying the following on-site and off-site considerations:		
1. Coordinated pedestrian and vehicular circulation systems		FCA Text: "Coordinated walkway networks are essential and should be required of all development in the Fairfax Center Area. Comprehensive, coordinated walkway networks should be required for each site to provide full intra- and interparcel pedestrian circulation to and from all buildings, parking, recreational facilities, and to or through open space areas. High volume and high speed roadway intersection control and design should accommodate pedestrians through the use of separate pedestrian grade-separated crossings, walkway incorporation into roadway grade separations, pedestrian activated signals and crosswalks. Local roadway networks that are designed to discourage automotive through travel should allow nonmotorized through travel via cul-de-sac connections. Plazas should be located at the focal points of major commercial or high density residential developments where walkways converge. Pedestrian circulation should be provided through and from parking lots, and to transit stops."	
2. Transportation and sewer infrastructure construction phased to development construction			
3. Appropriate transitional land uses to minimize the potential impact on adjacent sites			
4. Preservation of significant historic resources		FCA Text: "Basic countywide heritage resource preservation policies are applicable throughout the Fairfax Center Area. Site designs that minimize the disturbance or destruction of significant heritage resources are desired. In cases in which disturbance or destruction of such resources cannot be avoided, appropriate recovery and recording of the resources is an acceptable alternative. In heritage resource sensitivity areas, it is expected that developers will determine the presence or absence of significant heritage resources and take appropriate preservation, recovery and recordation action in accordance with the countywide policies before development plans are approved."	
DETAILED DESIGN			
A. Site Entry Zone	To provide the first introduction to the development and to facilitate direct, safe movements by using the following elements:		
1. Signs		FCA Use-Specific Performance Criteria: "Provide well-designed neighborhood entry signs at major auto/pedestrian entry areas."	
2. Planting		FCA Text: In addition to preserving natural vegetation through EQC implementation and enforcement of the Tree Preservation and Planting requirements of the Erosion and Sedimentation Control and Conservation Ordinance, the Fairfax Center Area should use planting guidelines that will enhance the quality of development and make this area unique." (complete guidance in Plan text)	
3. Lighting		FCA Use-Specific Performance Criteria: "Provide roadway and pedestrian lighting systems consistent in style/intensity with each system hierarchy."	
4. Screened surface parking		FCA Text: "Planting design for parking lots and screening/buffering should be, at a minimum, in accordance with the Landscaping and Screening Ordinance."	
B. Street Furnishings	To ensure quality development by using:		
1. Properly designed elements such as lighting, signs, trash receptacles, etc.		FCA Use-Specific Performance Criteria: Guidance for Site Furnishings	

Fairfax Center Area - Minor Development Elements

Item	Purpose	Applicable Plan Text or other Policy	Additional Comments
TRANSPORTATION SYSTEMS			
A. Roadways	To satisfy the existing and planned traffic demands anticipated within the Fairfax Center Area:		
1. Major roadway construction of immediately needed portions		FCA Text: "Commitments by either the public or private sector will include but not be limited to funding for construction of roadway projects, construction of roadway projects and dedication of rights-of-way. The commitments will be predicated on the proposed development per parcel and the resultant traffic utilization of the proposed roadway improvements."	Does not specifically address "immediately needed"
2. Signs		FCA Use-Specific Performance Criteria: "Provide a well-designed signage system to identify and direct safe movement throughout the community-vehicular and pedestrian."	
B. Transit	To provide a balanced transportation network within the Fairfax Center Area and encourage the use of transit alternatives:		
1. Bus shelters		FCA Text: "Bus shelters and commuter parking lot provisions by developers are considered minor development elements."	
2. Commuter parking			
C. Non-motorized transportation			
1. Pedestrian activated signals		FCA Text: "High volume and high speed roadway intersection control and design should accommodate pedestrians through the use of pedestrian crossings, walkway incorporation into roadway grade separations, pedestrian activated signals , crosswalks and pedestrian refuge medians as applicable."	
2. Bicycle support facilities (showers, lockers)			Only defined as a transit station improvement in Bicycle Master Plan
D. Transportation Strategies	To reduce automobile use with necessary transportation strategies:		
1. Ridesharing programs		Policy Plan, Transportation Element, Objective 5, Policy a (TDM Policy): "Promote and market public transit, ridesharing, use of HOV lanes, bicycling and walking with all potential users."	
2. Subsidized transit passes for employees			Not explicitly stated in Plan but is a manner of TDM
ENVIRONMENTAL SYSTEMS			
A. Increased Open Space	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.		
1. Non-stream valley habitat EQCs			
2. Increased on-site open space			
B. Protection of Ground Water Resources	To ensure the quality of ground water resources in the county and to avoid excessive well draw-down:		
1. Protection of aquifer recharge areas			
C. Stormwater Management (BMP)	To ensure effective water quality control and minimize the impact of the nonpoint source stormwater runoff pollution:		
1. Control of off-site flows			
2. Storage capacity in excess of design storm requirements			New state stormwater regulations provide more detail on what is expected in development.

Fairfax Center Area - Minor Development Elements

Item	Purpose	Applicable Plan Text or other Policy	Additional Comments
D. Energy Conservation	To maximize the benefits of energy conservation through sensitive site planning and design:		
1. Provision of energy conscious site plan			Green building policy focuses on whole structures
PROVISION OF PUBLIC FACILITIES			
A. Park Dedications	To facilitate the implementation of the county's plan for neighborhood parks:		
1. Dedication of parkland suitable for a neighborhood park		FCA Text: "On-site Neighborhood Park facilities should be provided as part of all planned residential development. In addition to the linear park along Monument Drive, other urban parks in the form of plazas at major road intersections and other locations are recommended as integral features of the Fairfax Center Area to be developed primarily by the private sector. Planning and program support should be provided by public agencies."	Would now be considered as a local park
B. Public Facility Site Dedication	To ensure acquisition of appropriate sites for public facilities:		
1. Libraries		Policy Plan, Public Facilities element, Objective 3: Discusses need for the provision of these facilities	
2. Community Centers			
3. Government offices/facilities			
LAND USE/SITE PLANNING			
A. Land Use/Site Planning			
1. Parcel consolidation	To facilitate good site design and coordinated access	FCA Text: "To develop the land to its fullest potential at the overlay level, parcel consolidation must be achieved. It is intended that such parcel consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Fairfax Center Area Plan."	
2. Low/Mod income housing	If the Affordable Dwelling Unit ordinance (ADU) is applicable, then the applicant shall satisfy this element by complying with the ADU requirements as stated in the Zoning Ordinance (Article 2, Part 8). If the ADU ordinance is not applicable, then the applicant shall contribute to the county's low- and moderate-income housing goals.	Policy Plan, Housing element: ADU ordinance and workforce housing policies apply	
B. Mixed Use Plan			
1. Commitment to construction of all phases in mixed-use plans			
2. 24-hour use activity cycle encouraged through proper land use mix	(such as a mix of hotels, restaurants, theaters/entertainment uses, and residential and office/institutional uses in a mixed-use development)	FCA Text (Land Unit J): "A 24 hour activity cycle is recommended through a mixture of office, retail, hotel, entertainment, and housing opportunities."	
3. Provision of developed recreation area or facilities		FCA Use-Specific Performance Criteria: References to provision of recreation facilities for various uses	

Fairfax Center Area - Minor Development Elements

Item	Purpose	Applicable Plan Text or other Policy	Additional Comments
DETAILED DESIGN			
A. Building Entry Zone	To enhance the impression and identity of the building or building group by integrated design and architecturally compatible use of the following elements:		
1. Signs			
2. Special planting		FCA Text: "Planting design for site entry zones, building entry areas, and plazas requires special landscape treatments. Seasonal visual interest should be emphasized by using ornamental plant materials."	
3. Lighting			
B. Structures	To encourage creative architectural design:		
1. Architectural design that complements the site and adjacent developments			
2. Use of energy conservation techniques		Policy Plan, Environment element, Objective 13: Green building policy	
C. Parking	To provide well - located, well - landscaped, safe parking areas:		
1. Planting- above ordinance requirements			
2. Lighting			
D. Other Considerations	To ensure overall design quality by providing the following elements:		
1. Street furnishing such as seating, drinking fountains			
2. Provision of minor plazas		Policy Plan, Parks and Recreation element: Urban Parks Framework speaks to the inclusion of plazas	

Fairfax Center Area - Major Development Elements

Item	Purpose	Applicable Plan Text or other Policy	Additional Comments
TRANSPORTATION SYSTEMS			
A. Roadways			
1. Contribution towards major (future) roadway improvements		FCA Text: "Commitments by either the public or private sector will include but not be limited to funding for construction of roadway projects, construction of roadway projects and dedication of rights-of-way. The commitments will be predicated on the proposed development per parcel and the resultant traffic utilization of the proposed roadway improvements."	
2. Construct and/or contribute to major roadway improvements			
3. Traffic signals as required by VDOT			Generally included in the review of rezoning applications if needed
B. Transit			
	To provide a balanced transportation network within the Fairfax Center Area and encourage the use of transit alternatives:		
1. Bus or rail transit station parking lots		FCA Text: "Major development elements are Metrorail parking lots , and local shuttle bus systems."	
C. Transportation Strategies			
	To reduce automobile use with necessary transportation strategies:		
1. Local shuttle service		FCA Text: "Major development elements are Metrorail parking lots, and local shuttle bus systems ."	
2. Parking fees		Policy Plan Transportation element, Objective 5, Policy c (TDM Policy): "Implement parking management programs and parking controls in activity centers to encourage use of mass transit, HOV and non-motorized transportation."	
D. Non-motorized Circulation			
	To permit nonmotorized crossings of high volume roadways:		
1. Grade separated road crossings		FCA Text: "High volume and high speed roadway intersection control and design should accommodate pedestrians through the use of pedestrian crossings, walkway incorporation into roadway grade separations , pedestrian activated signals, crosswalks and pedestrian refuge medians as applicable."	
ENVIRONMENTAL SYSTEMS			
A. Innovative Techniques			
	To encourage innovative techniques exceeding the requirements for the baseline level in the areas of stormwater management, habitat enhancement, restoration of degraded environments, and air and noise pollution control.		
1. Innovative techniques in stormwater management			
2. Innovative techniques in air or noise pollution control and reduction			
3. Innovative techniques for the restoration of degraded environments			

Fairfax Center Area - Major Development Elements

<i>Item</i>	<i>Purpose</i>	<i>Applicable Plan Text or other Policy</i>	<i>Additional Comments</i>
PROVISION OF PUBLIC FACILITIES			
A. Park Dedications	To facilitate the implementation of the county's plan for parks which meet community and countywide needs:		
1. Community Parks		FCA Text: "Proposed sites for new and/or expanded Community Parks are identified in the text for specific land units. Land for these sites should be dedicated singularly, or in combination with other development or purchased by the county, to meet the aggregate needs of the service areas. In addition to the stream valley parks discussed above, countywide-level park and recreation facilities include:	
2. County Parks		<ul style="list-style-type: none"> • Ox Hill Park, the site of the Ox Hill Memorial Markers, should be administered by the Fairfax County Park Authority and developed to commemorate this major Civil War engagement; and • Penderbrook Golf Course, a privately operated facility open to the public." 	
3. Historic and archeological parks		Policy Plan, Parks and Recreation element, Objective 3: Discusses preservation and protection of these resources.	
B. Public Indoor or Outdoor Activity Spaces	To provide convenient public indoor and outdoor activity spaces for county residents:		
1. Health clubs			
2. Auditoriums/theaters			
3. Athletic fields/major active recreation facilities		Policy Plan Parks and Recreation element: Listed as an option in parks classification	
LAND USE/SITE PLANNING			
A. Extraordinary Innovation			
1. Site design		FCA Text: "Careful site planning is not only cost efficient in regard to energy consumption, but also cost effective for developers in regard to site work. This cost benefit results from working with existing land forms, minimizing the need for extensive earthwork. Retention of natural features and flexible site planning should be encouraged for their energy saving potentials. Heating and cooling needs of residential and commercial structures can be greatly reduced through the employment of various siting and construction techniques. A well-insulated and sited house can reduce energy needs by as much as 70 percent. Various siting considerations should be considered when locating structures to use the most efficiently alternative energy sources and systems. Solar energy can be used in both active and passive systems. Techniques that should be encouraged include the following:" (complete list in Plan text)	
2. Energy conservation		FCA Text: "The following energy conservation measures are inherent in sensitive site planning and design practices:" (complete list in Plan text)	
DETAILED DESIGN			
A. Detailed Site Design			
1. Structured parking with appropriate landscaping		FCA Text: "Planting design for parking lots and screening/buffering should be, at a minimum, in accordance with the Landscaping and Screening Ordinance."	
2. Major plazas		Policy Plan, Parks and Recreation element: Urban Parks Framework speaks to the inclusion of plazas	
3. Street furnishings to include structures (Special planters, trellises, kiosks, covered pedestrian areas (arcades, shelters, etc.), Water features/pools, ornamental fountains, and special surface treatment			
4. Landscaping of major public spaces			