

Fairfax Center Area Study – Phase I
Braddock District Working Group
Monday, March 31, 2014, 7:00pm
Conference Room 7, Fairfax County Government Center

Attendance:

Working Group: Vincent Picciano, Roni Robins, Leigh Kennedy, Dan Kennedy, Joe Martin, Terry Wanbaugh, Debbie Brown, Tracey Barrett, Tom McDonald

Staff: Rosemary Ryan (Supervisor Cook's Office), Nell Hurley (Braddock District Planning Commissioner), Tom Merce (DPZ), Kim Rybold (DPZ), Meghan Van Dam (DPZ)

Minutes:

7:03 pm Vincent Picciano called meeting to order.

7:06 pm Kim Rybold provided an overview to the previous meetings. Powerpoint packet provided as a handout by staff was reviewed. Kim touched on the following points:

- Planning is different than zoning. The Plan gives general guidance about long-term vision of an area. Zoning Ordinance is a tool to implement the Comprehensive Plan.
- Garden World current zoned R-1, plan recommends 2-3 homes per acre; a rezoning would be needed to let this happen and has been filed.
- Comprehensive Plan's vision is implemented via the zoning/rezoning process.
- Measuring Land Use:
 - Residential development is measured as density (dwelling units per acre (du/ac)).
 - Non-residential development is measured as Intensity = Floor Area Ratio (FAR) building per lot area. Intensities closer to a 1 often require a parking structure (Fair Oaks Mall); lower intensities will have surface parking (strip mall).
 - Vincent brought up that Lee Plaza in sub-unit U1, originally zoned C-8, developed under current zoning, did not look to comprehensive plan. Day care center in sub-unit U2, is R-1 not part of the commercially zoned area.
 - Nell asked that the tree conservation, green space be addressed. Kim explained that the Plan will encourage preservation, open

space, etc. however percentages are specified in the zoning ordinance.

- Concept for Future Development – General location and character for land uses. Purple is the suburban area; black is Tyson's. Concept Map for Fairfax Center. Purple will be the most intense development, Green areas are the suburban neighborhoods, Salmon, additional core development (Fair Oaks Mall and high-density residential). Green may also have institutional uses (churches, hospitals, neighborhood retail). These are typically the county's stable neighborhoods and any in-fill development should be compatible – scale, buffering. Yellow is low-density residential areas, usually called out due to environmental conservation (here is the Occoquan Watershed).
- Occoquan Watershed and Approved Sewer Service Area (ASSA): Blue is inside service area, orange is septic. This policy shapes T, U₁, U₂, V₁ and V₂'s future development possibilities. An extension of a sewer line outside the ASSA cannot exceed a distance of 400 feet nor a manhole depth of 12 feet without approval by the Board of Supervisors.
- Fairfax Center was planned with an incentive-based implementation strategy – there are 3 possible levels of intensity for each area: Baseline, Intermediate and Overlay. The more conditions you accept with your development, the more density you get. These include contributions to public infrastructure, including roads, schools, parks, public facilities.
- Development elements are the conditions that can be asked for in the Incentive-based plan.
 - Phase 1 – how do we want to change what is currently recommended within land units and what are those impacts
 - Phase 2 – will look at the elements as a whole to see if any changes should be made
 - This committee's focus should be higher level recommendations
- Existing Land Use Polices recommend preservation via compatible use, type and intensity.
- Lee Highway is to be widened from Legato to Shirley Gate; future plans for interchanges/intersection improvements.

7:48 pm Kim transitioned to the copies of the maps that were sent to the Work Group about Land Units T, U and V in the Transition area. She asked for general recommendations for the various areas. Look at use, scale and appearance. How tall (number of stories), bulk, etc.

- o Consideration 1 – box at Holly and 29 in Land Unit T. Questions included:
 1. How many acres is the lot? Estimated roughly 2 acres.
 2. Zoning is C8.
 3. Roni asked “Is there something that can be placed in the plan to incentivize someone to rezone from C8?”
 4. Rosemary – C8 is a very intensive zoning use.
 5. Tom pointed out the land is 63,000 square feet and is assessed at \$1.5 million due to its C8 zoning.
 6. Kim with C8 the density can’t exceed 0.5 so it would not become very dense. Current recommendation in the Plan is Residential.
 7. Tracey – consider expansion of 29, residential behind, proximity to 29.
 8. Kim – Language needs to be drafted that would speak to more “should there be more development, then ideas for recommendations need to be made.”
 9. Tom – brought up the R-1 rating at the corner of Fairfax County Parkway and Rt 29. Kim pointed out that it’s R-1 and unlikely to change.

- o Consideration 2 – Land Unit U
 1. The purple shaded RZ 2008-SP-012, east of McKenzie Ave.
 2. U2 is R2 residential.
 3. Lee Plaza is C8, recommended for office space, but developed by right.
 4. Remaining commercial space is C8 but are zoned for 1 d/u (baseline), 0.15 Office (Intermediate); 0.25 Office (Overlay).
 5. Rosemary said that Supervisor Cook would like to have all of these settled in the plan all at one time. Nell pointed out that the college dorm and assisted living has been popular.
 6. Leigh pointed out that the commercial development that would bring a better tax-basis to area.
 7. Vincent brought up if the interchange of Monument, 29, Village would be improved upon, how would this impact - the properties.
 8. Tracey – Use both parcels as Transit Center.
 9. Roni – Brings up the economic sense of a public center versus revenue loss moving commercial.
 10. Kim – Impact analysis for transit center and other suggestions will need to happen.
 11. Roni/Rosemary – Assisted living needs at least, roughly 90 beds. Is there a certain parcel size.
 12. Dan – Worried about oversaturation of an area. Ronnie points out that the developers will consider this.
 13. Kim – Testing for ideas will be done.
 14. Vincent moves us on.

o Consideration 3 Land Unit V

1. Ronnie, AJ Dwoskin and Associates, speaks to the area "Big Lots, WalMart, - Fairfax Center II; Fairfax Center I - Chili's Shopping Center; and the Waples Mobile Home parcel. There are no current specific plans to redevelop any of these properties. Ideas may be implemented in the next 10-20 years. 5.4 acre parcel of Fairfax Center II, FAR is 0.3. Adjacent to that is 25 acres of Mobile Home Park – 155 mobile homes. Current master plan calls for maintenance of current uses as a source of affordable housing. Is this what you see as the vision for this area? Six to seven years ago there was a push to restructure the master plan; proposal was to repurpose with 30-dwelling units per acre. There was not sufficient study done in 1982 or more recently related to the uses on the property as they were viewed as existing uses. The Mobile Home park is now 40 years old. They can go up to 0.5 FAR (currently at 0.3). Surroundings are commercial high density. There is an environmental sensitivity at south of property. With 30 acres, there could be neighborhood serving commercial, possible townhouses and commercial. In 2006 they requested 20 dwelling units per acre. 120,000 sq. ft. retail would be roughly what their rights are under current zoning. Replace affordable housing with the 20 dwelling units per acre. Q10 is at the overlay level 20 dwellings per acre (Westwood condos). Options for Mobile Home Parks are in Centreville, Bull Run, two more in Prince William County.
Do you think that a mobile home park in a city should happen? It's a residential community and is a life-style choice.
2. Leigh and Dan – Want mobile home gone and area revitalized.
3. Terry – agrees with mixed use, ADU, market homes are a good idea.
4. Nell – what is the turn over? Ronnie 1-2 original people are still there. Are there long-term residents or high turn-over, big differentiator.
5. Roni – Life safety issues are reasons for number of people in units – shared water bill example. Rent is roughly \$725 for market rent – lot rental, water, sewer are billed separately. Not sure about trash.

9:18 pm Kim – other areas in Yellow

6. Tom - Shirley Gate and 29 intersection – keep in mind development and interchange management.
7. Leigh – easement out into traffic from Shirley Gate is a challenge and will still get worse.
8. Rosemary – Shirley Gate to connect south of Braddock by Fairfax County Parkway.
9. Tracey – keep 29 uniform/conforming.
10. Leigh – keep intensities for commercial as lower impact.

11. Vincent – special use permit for building off Shirley Gate Ct.
12. Rosemary – West side of Shirley Gate is Special Permit Use, very institutional.

9:27 pm Roni – Will there be more for storm water retention, drainage, etc?

9:33 pm Tom – encourage consolidation and higher density building.

9:35 pm Vincent – adjourned.