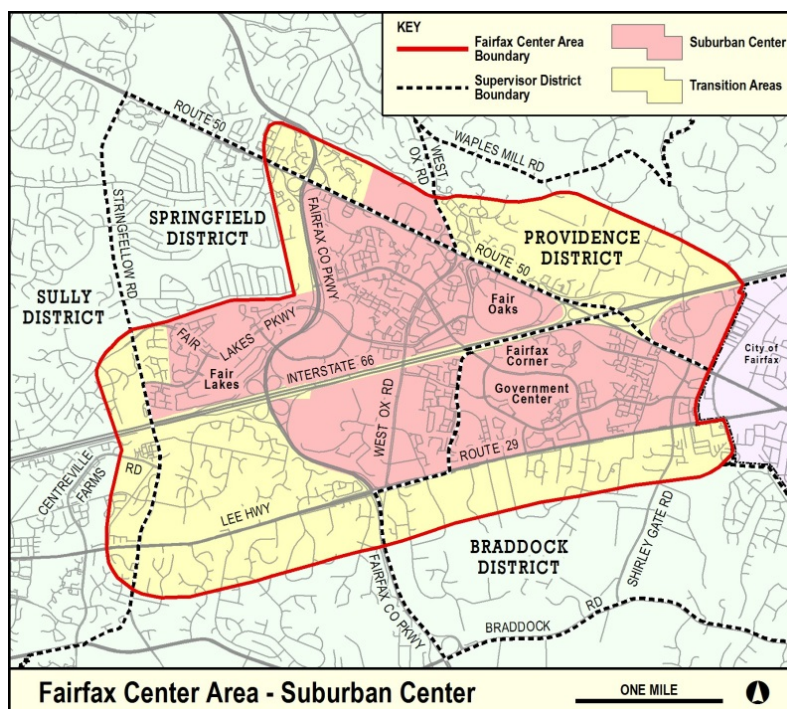


Submission Form for Proposed Changes to the Fairfax Center Area Comprehensive Plan (Phase II)

Phase II of the Fairfax Center Area study will focus on Comprehensive Plan recommendations for the Suburban Center portion of the area, as is illustrated in the map to the right. Phase II will also include an examination of the [Area-wide Recommendations](#) for the Fairfax Center Area. The purpose of this submission form is to solicit potential changes to the Comprehensive Plan guidance for this area.

Complete this form detailing the proposal by May 22, 2015 to propose a change. Anyone can submit a proposed change. Please use a separate form if you have more than one change to propose.

Review of proposed changes is anticipated to begin in June 2015. Interested parties are encouraged to notify and consult with landowners prior to the submission of a proposed change. Planning staff and district supervisors' offices are available to answer questions. Proposed changes will be used to inform the study of the Suburban Center, and may be modified or combined with other proposed changes in similar geographic areas. Proposed changes that are contrary to longstanding Plan policies or do not meet the criteria stated on this form may be excluded from consideration.



To use this form, type responses or print in ink. Attachments may be used as necessary. An online version of this form is also available on the Web at: http://www.fairfaxcounty.gov/dpz/fairfaxcenter/submission_form/

1. Proposal Type (choose one)

- Site-specific
- Areawide topic

2. Subject Property Information (for site-specific proposals.) For help visit the [Planning & Zoning Viewer](#)

Identify general location, street address, or Tax Map parcels, if available.

- a) General Location: N.A.
- b) Street Address: _____
- c) Tax Map Parcel Numbers: _____
For help visit the [Department of Tax Administration website](#) or the [Digital Map Viewer](#).
- d) Identify total aggregate size of all subject parcels in acres or square feet: _____
For help visit the [Department of Tax Administration website](#)
- e) Do you own the subject property or represent the owner of the subject property:
 - Yes
 - No

If you answered no, what is your relationship to the property? DPZ Planner

3. Proposed Amendment to Comprehensive Plan recommendations

a) (for site-specific proposals) Describe the proposed change and how it would modify the current Plan recommendations. For proposed land use changes, explain the character and type of proposed development. The potential development could be described in terms of land use floor area ratio (FAR) or dwelling units per acre. Building height or size may also be used to convey scale. (email supporting documents to DPZFairfaxCenter@fairfaxcounty.gov)

N.A.

b) (for areawide topics) Describe the proposed change and why it should be addressed at an areawide level within the Fairfax Center Area.

The Environment Section of the Fairfax Center Area, Areawide Recommendations, contains some information which is out-of-date. As a result, these recommendations are not consistent with current policies and practices. The amended language is proposed to reflect current policies and practices. All of the proposed changes are in reference to the current language noted as part of the Fairfax County Comprehensive Plan, 2013 Edition, Fairfax Center Area, amended through 12-2-2014, Fairfax Center Area-Wide Recommendations, page 35. See attached.

c) (for site-specific and areawide topics) Provide justification for the proposed change. Describe how the proposal meets any of the following criteria and why the proposal should be included in this phase of the study. Check all that apply.

- Address emerging community concerns or changes in circumstance
- Respond to actions by others, such as Federal, State, or adjacent jurisdictions
- Advance major policy objectives, such as promoting environmental protection, fostering revitalization of designated areas, supporting economic development, preserving open space, providing affordable housing, or balancing transportation infrastructure and public facilities services with growth and development
- Better implement the Concept for Future Development
- Reflect implementation of Comprehensive Plan guidance through zoning approvals
- Respond to or incorporate research derived from technical planning or transportation studies
- Other

Explanation for (c). (Additional sheets may be attached.)

4. Contact Information (Name and daytime phone required. Provide street address and/or email address.)

- a) Name: John Bell
- b) Daytime Phone: (703) 324-1278
- c) Street Address: 12055 Government Center Parkway, Fairfax, VA 22035
- d) Email Address: john.bell@fairfaxcounty.gov

5. Would you like to speak with staff about this submission?

- Yes
 No

If you answered yes, how should we contact you? e-mail phone

Review of proposed changes is anticipated to begin in June 2015. In the meantime, you can contact the Planning Division by phone or email if you have any questions about the submission procedure.

Submit the completed form or direct questions to:

Fairfax County Department of Planning and Zoning



Planning Division
The Herrity Building
12055 Government Center Parkway
Suite 730
Fairfax, Virginia 22035-5500
703-324-1380, TTY 711 (Virginia Relay)
DPZFairfaxCenter@fairfaxcounty.gov

Fairfax Center Area

Area-wide Recommendations

Environment

While the current Comprehensive Plan text is generally accurate and consistent with current practices, there are some items which should be updated in order to reflect more current policy and practices. On page 35, the following text is noted with proposed edits:

High water quality should continue to be promoted in the Fairfax Center Area through land use and structural controls in order to comply with ~~the spirit of~~ the Chesapeake Bay Preservation ~~Act~~ Ordinance. The following guidelines are suggested to achieve this objective:

- Maintain very low density development in the portions of the Fairfax Center Area that are environmentally constrained and drain into the Difficult Run and the Occoquan Reservoir;
- 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;
- ~~Provide for the regional stormwater management ponds according to the Regional Stormwater Management Plan. Discourage the use of on site stormwater management techniques in lieu of a regional alternative. In headwaters areas with suitable soils, infiltration techniques may be appropriate; – Ensure that proposed new development provides onsite measures for water quality and quantity controls. In some instances, new development may present an opportunity to contribute to one or more proposed projects noted in the specific watershed management plans; and~~
- Encourage cluster development in areas that are planned for ~~and~~ low development densities in stream valley headwaters.