

Performance Standards

All projects in the areas under review will be expected to meet certain basic standards in order to receive a new zoning that increases the maximum development density currently zoned for a property. To receive a zoning change to the high end of the range for an area, the applicant will need to make additional proffers that are deemed particularly beneficial to the community. To obtain a bonus above the high end of the normal range, a developer will also need to uniquely beneficial contributions. These concepts are illustrated below.

Basic Performance Standards All projects should meet the following standards:

- Excellence in architecture and mixed-use, urban design appropriate to the TOD area. This includes a taller, more urban character and compatibility (not identity) with nearby structures such that the collective development achieves mixed-use goals of TOD. A satisfactory mix of uses includes a balance of residential, office, retail and other non-residential construction, such that each transit area has a livable, pedestrian friendly environment in which residents and workers can fulfill their daily lives with minimal need to utilize automobiles.
- Sustainable designs for buildings, land and storm water. These would include such measures as highly energy efficient buildings (*e.g.*, insulation, geothermal, highly efficient HVAC and water heating, high-efficiency lighting, daylighting), alternative energy features (*e.g.*, photovoltaic, passive solar, green roofs), water-permeable surfaces, and other measures to conserve resources. High-level LEED or equivalent standards should be met.
- Contributions to infrastructure improvements, especially building and maintaining the grids of interconnected streets with wide, treed sidewalks, safe crossings and attractive streetscapes. There should be complete streets with adequate provision for pedestrians, bicyclists and outdoor seating.
- First floor retail needed for placemaking and to achieve pedestrian-friendly TOD.
- Contributions to building and maintaining interconnected paths for pedestrians and bicyclists which link areas within and outside the TOD areas, including the W&OD, Lake Fairfax Park, the RA's network of paths, and village centers.
- Provision of or contributions to publicly-accessible, usable open spaces close to development, including nearby parks, and plazas.
- Contributions to area-wide traffic mitigation, including contributions to RMAG and similar traffic-mitigation measures, to transportation demand management, to needed toll-road crossings, and to support circulator buses within, to and from TOD areas.
- Parking should be reduced from traditional levels and parking structures should be either underground or screened, structured parking which is designed to preserve attractive streetscapes and sidewalks.
- Workplace and affordable housing.
- Public art.

Incentives to Reach High End of Development Opportunities

In order to obtain a density approval toward the high end of the available range or even a bonus for uniquely valuable contributions, a developer would need to commit to some or all of the following.

- “First Movers,” *i.e.*, to each developer that contributes to early completion of the shared infrastructure for interconnectivity (*e.g.*, within 2-5 years after the Wiehle Station opens) either as part of its own concurrent development or in advance of its own development. Binding proffers for early development close to stations could also be given incentives.
- Large infrastructure contributions, such as major contribution (land or funding) to the needed toll road crossings.
- Substantial contributions to construction of a performing arts center or an indoor recreation center, a large pedestrian plaza or other major civic spaces.
- Unique TDM measures.
- Project incorporating a long-term (20+ years) arrangement for a substantial, non-profit educational institution with particular consideration for graduate level educational and/or R&D programs that support high-tech business development in the area. A well-planned, high-tech business incubator might also deserve additional incentives.
- Additional residential development, including rental units, particularly in early years. Rental units are needed to attract a diverse population, including young workers and families.
- Special consideration/incentives given to developers that file a beneficial joint development application with neighboring landowners, particularly large-scale, consolidated projects.
- Workforce and affordable housing that goes beyond the county requirements (*e.g.*, beyond the required 12%, a density bonus for each additional 5% on-site or through an equivalent contribution to workforce and affordable housing (*e.g.*, to a County-administered fund).
- Special consideration/incentives given to developer making a unique contribution to public art, extraordinary architecture or energy savings, cultural or civic space.

Density Bonuses Beyond Normal Range

Bonus densities above the normal range would be considered for projects that promise specific, large benefits to the community and to area development which far exceed the normal expectations. The commitments must be timely and enforceable. Candidates for bonuses might include full construction of a performing arts center, an indoor recreation center, a substantial university campus, a large pedestrian plaza or other major civic spaces.