

DPZ Staff Presentation

Fairfax County Department of Planning and Zoning
ROUTE 28 STATION AREA-SOUTH WORK GROUP

June 4, 2013

Agenda

2

1. Administrative Items

- Draft Summary
- Public Hearing Dates (PC 10/30, BOS 12/3)
- Dulles Station Plan Amendment

2. Wells and Associates Presentation

3. Plan Text Review (5/31/13 Draft)

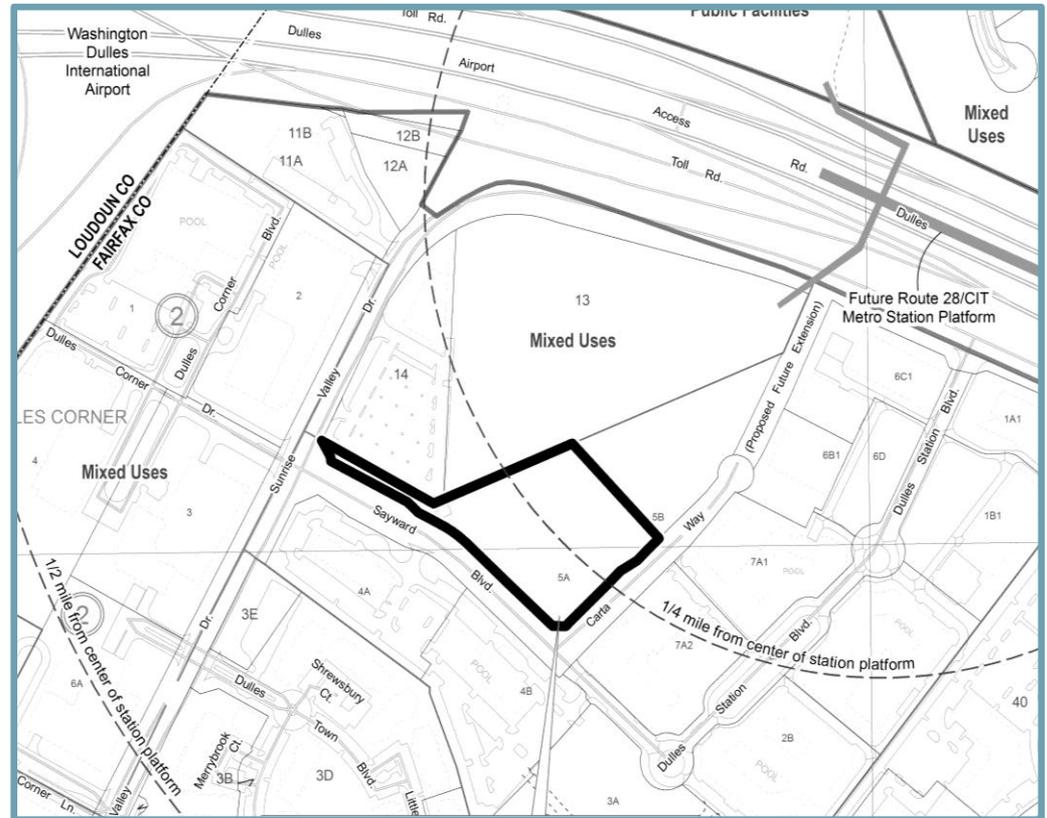
4. Setting Next Meeting Dates

Dulles Station Plan Amendment

3

Plan Guidance

- Transportation
- ADU/WF Housing
- Stormwater
- Green Buildings
- Noise
- Parks
- Urban Design



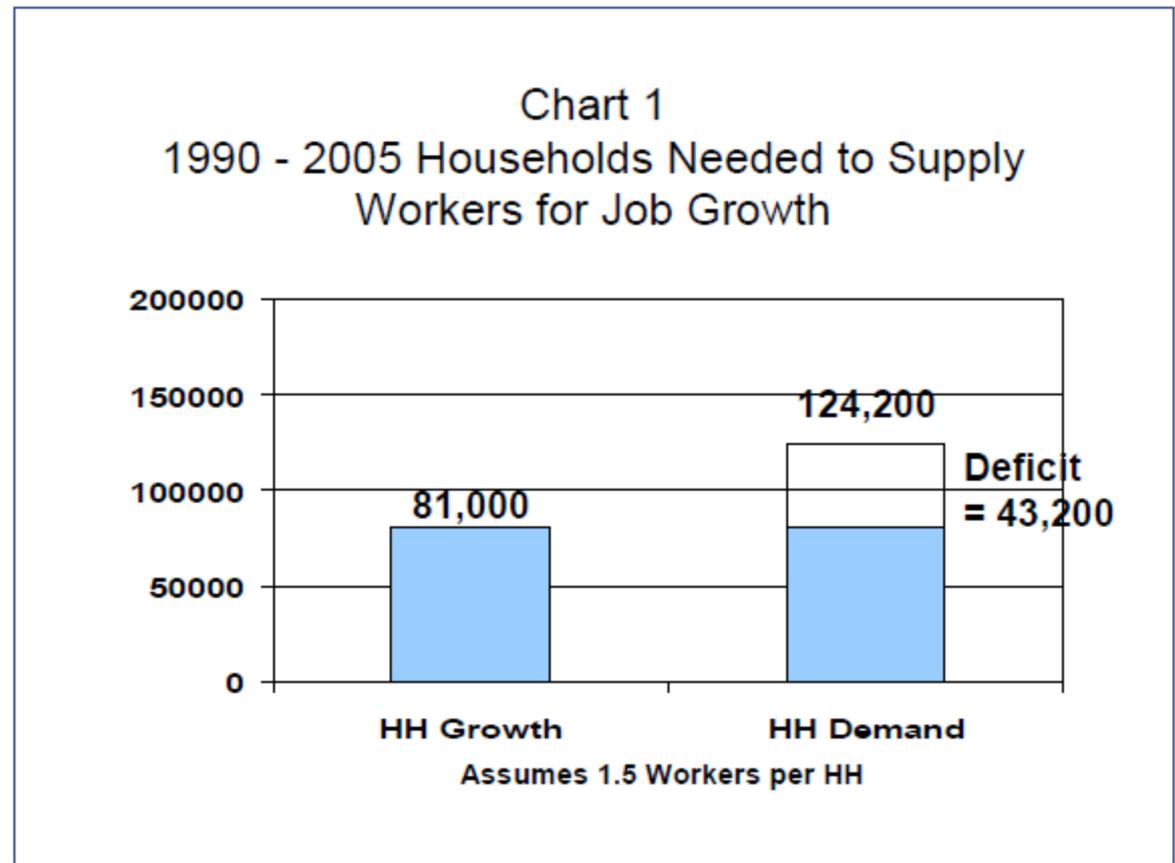
Public Hearing Dates: PC 6/20, BOS July 30

Fairfax County ADU & WF Housing Need

4

George Mason
2006 Study

- Identified
43,000 unit
deficit

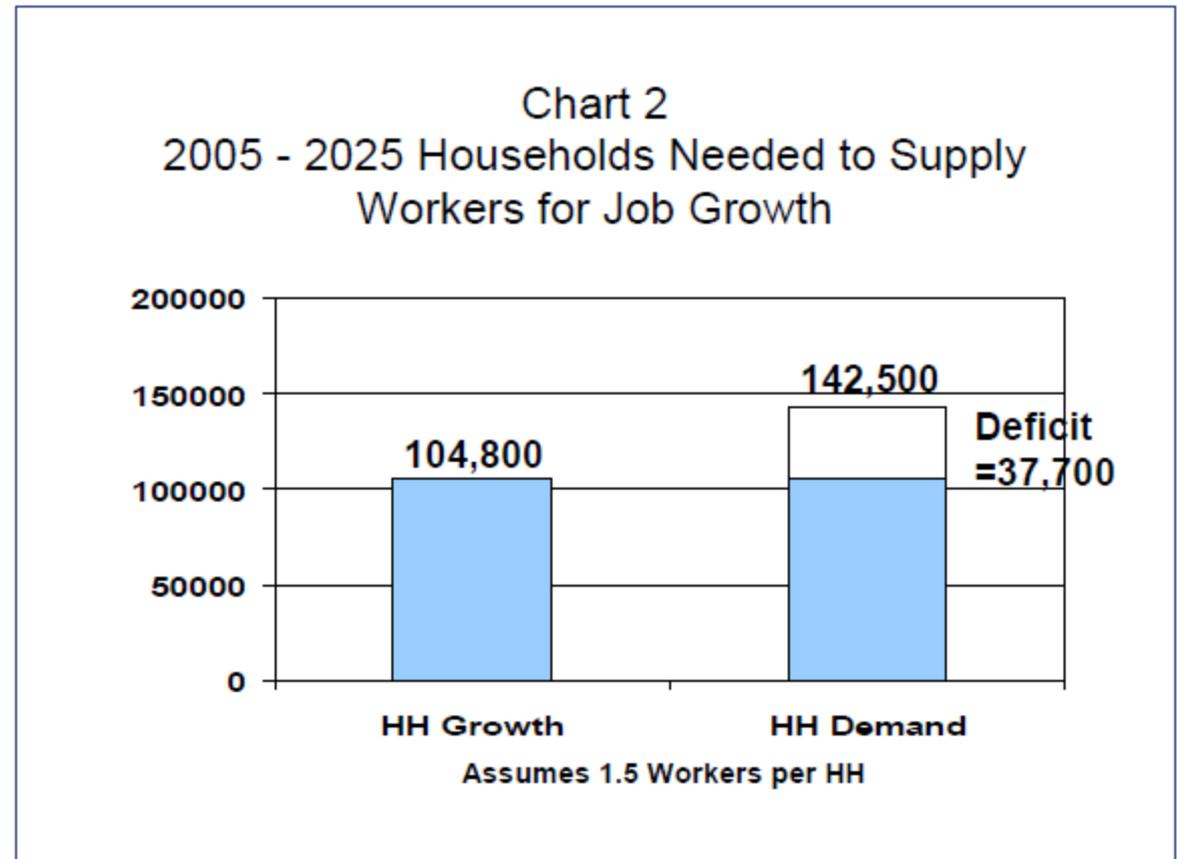


Fairfax County ADU & WF Housing Need

5

George Mason 2006 Study

- Projected
37,700 unit
deficit (2006)
- Currently
6,000 ADU &
WF Units
constructed or
in pipeline



Affordable and Workforce Housing

6

Proposed Plan for Residential Uses

- Up to 1.0 FAR should meet current policy objective (12%)
- Between 1.01 and 2.0 FAR should provide 14%
- Between 2.01 and 3.0 FAR should provide 16%

Proposed Plan for Non-Residential Uses

- In TSA should contribute \$3 per non-residential sq. ft.
- Option for 25¢ per non-residential sq. ft. over time.

Stormwater Management

7

- Future development provides opportunity to improve upon past SWM practices.
- Additional guidelines for development above 1.0 FAR
 - ▣ More than minimum requirements
 - ▣ LEED is one of a few alternatives
 - ▣ Flexibility to pursue other 'SWM measures and/or downstream improvements that optimize site-specific SWM and stream protection/restoration needs.'

Green Building

- Current policy is Transit Station Area development should be LEED certified (4 or more stories)
- Proposed guidance makes an exception for non-residential development in the TSA.
 - This development should achieve at a minimum **LEED Silver Certification** or equivalent.
 - Development in the TSA gets points toward certification by it's locational advantages (i.e. transportation options, urban design, proximity to urban and mixed use development.)

Schools

9

Plan text revision adds to the description of the needs generated by both the Rt. 28 Station South and Reston/Herndon Suburban Center areas.

Public Facilities

Condensed section leaves general guidance.

- ▣ Innovative urban solutions should be sought.
- ▣ Facilities should be located within reasonable proximity to land unit.

Sanitary Sewer

11

- Sewage goes to Potomac Interceptor, Via Sully 1 & Sully 2 Connection.
- There is a 2% increase for Phase II proposed development.
- Systemwide there is adequate capacity to meet projected needs.

