

DPZ Staff Presentation

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

January 17, 2013

Agenda

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1. Administrative Items
2. Staff Presentation of Draft Text
3. Identification of Major Issues
4. Comments on Draft Plan Text
5. Setting Next Meeting Dates

Land Unit A- Staff Presentation

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Land Use Recommendations

- Parcel Consolidation
- Coordinated Development Plans
- Affordable Housing
- Existing Uses

Land Unit A- Staff Presentation

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Sub-Unit A1 (TSA) Recommendations

- Office and Residential uses characterized by approximate percentages.
- Hotel, uses are encouraged and have more flexibility.

Sub-Units A2, A3, A4

- Areas not generally envisioned to change.

Sub-Unit A5 (Pomeroy/Clark)

- More of a residential component is encouraged.

Transportation Section

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- Land Use / Transportation Balance
- Monitoring
- Road Network
 - ▣ Map – needs evaluation and will be refined
 - ▣ Street Type
- Transportation Demand Management
- Parking Management
- Funding

Environmental Stewardship

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- Stormwater Management: More than Minimum Requirement, above 1.0 FAR
- Green Building: Consistent with Policy Plan
- Noise: Guidance for noise sensitive uses near major roads, rail and airport.

Public Services

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- Parks and Recreation
- Schools
- Other Public Facilities
 - ▣ Fire and Rescue
 - ▣ Police
 - ▣ Water
 - ▣ Sanitary Sewer
 - ▣ Electric Power
 - ▣ Telecommunications
 - ▣ Libraries

Urban Design

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- Pedestrian Realm
 - Street Grid
 - Streetscape Design
- Building and Site Design
 - Building Frontage
 - Massing
 - Blank Walls
 - Parking Design
 - Height
 - Public Art

Next Steps

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Proposed Work Group Meeting Dates:

- Tuesday, February 5th
- Tuesday, February 19th
(After President's Day Weekend)