



PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: PA 2022-III-FC1
April 3, 2024

GENERAL LOCATION: Northwest Quadrant of the intersection of West Ox Road and Route 50.

SUPERVISOR DISTRICT: Sully

PLANNING AREA: Area III

PLANNING DISTRICT: Upper Potomac Planning District

SPECIAL PLANNING AREA: Fairfax Center Area; non-core; Sub-unit C2

PARCEL LOCATION: 46-3 ((1)) 8 and 9B

PLANNING COMMISSION PUBLIC HEARING: Wednesday, May 1, 2024 @ 7:30 PM

BOARD OF SUPERVISORS PUBLIC HEARING: Tuesday, June 11, 2024 @ 4:00 PM

PLANNING STAFF DOES RECOMMEND THIS ITEM FOR PLAN AMENDMENT



Reasonable accommodation is available upon 48 hours notice. For additional information about accommodation call the Planning Commission office at (703) 324-2865, or the Board of Supervisors office at (703) 324-3151.

For additional information about this amendment call (703) 324-1380.



3000 FEET


PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
2022-III-FC1 Cornerstones




CURRENT PLAN AND PROPOSED CHANGE

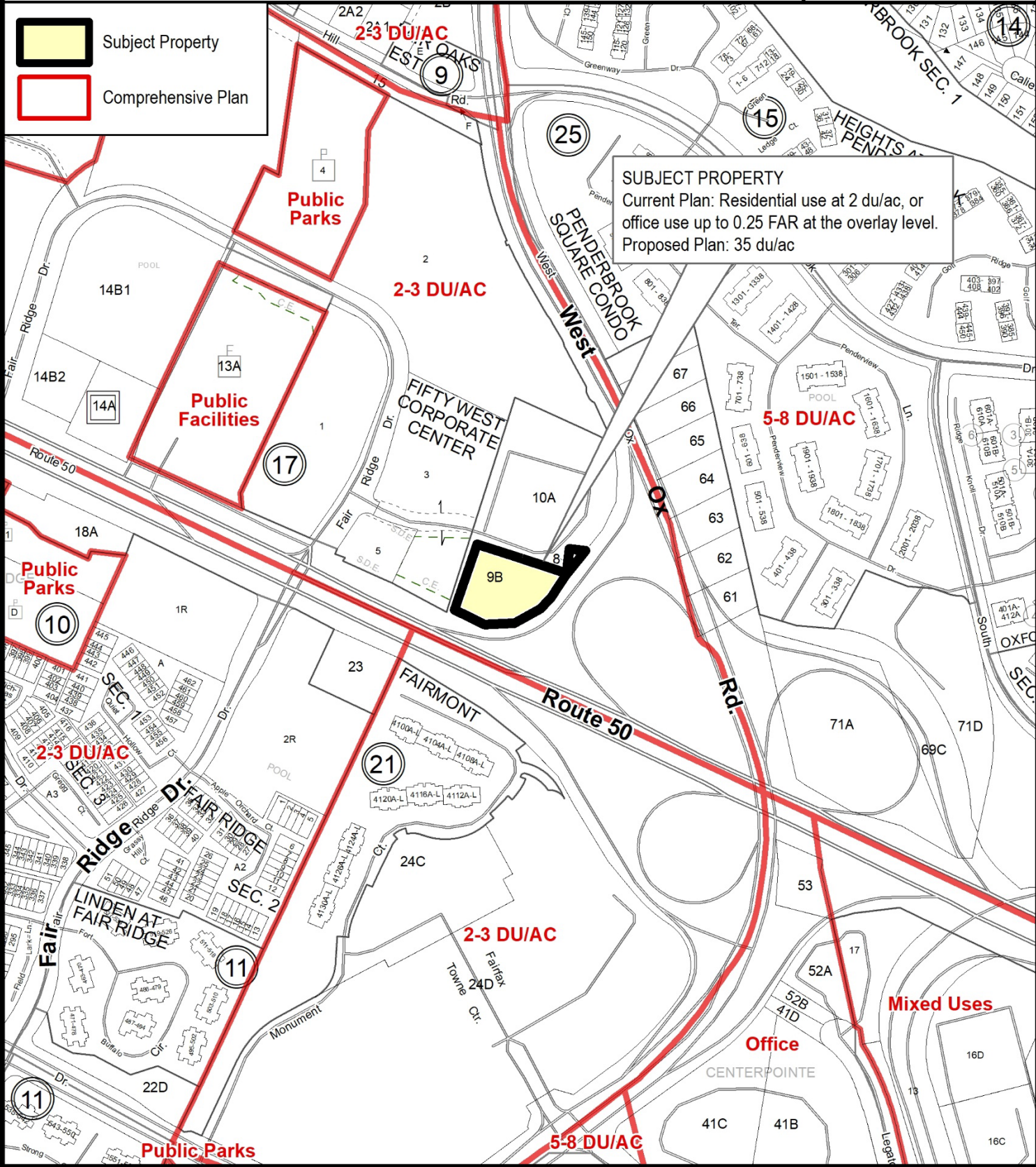
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND PROPOSED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

ITEM:
PA 2022-III-FC1

 Subject Property

 Comprehensive Plan

SUBJECT PROPERTY
Current Plan: Residential use at 2 du/ac, or office use up to 0.25 FAR at the overlay level.
Proposed Plan: 35 du/ac



400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO JANUARY 2024



STAFF REPORT FOR PLAN AMENDMENT 2022-III-FC1

BACKGROUND

On February 22, 2022, the Fairfax County Board of Supervisors (Board) authorized Plan Amendment (PA) 2022-III-FC1 for Tax Map Parcels 46-3 ((1)) 8 and 9B, located northwest of the interchange of Route 50 and West Ox Road within the Fairfax Center Area in the Sully Supervisor District. The subject site is owned by the Fairfax County Redevelopment and Housing Authority and contains undeveloped, wooded land. The site contains 1.12 acres and is planned for residential use at 2 dwelling units per acre (du/ac), with an overlay recommendation for office use up to 0.25 Floor Area Ratio (FAR). The Board requested that staff evaluate a Plan amendment for the site to consider affordable housing at a density of up to 35 dwelling units per acre (du/ac) with on-site supportive services that would serve low and very low-income individuals. Per the Plan amendment authorization, a noise impact study should be a key component in the review of the Plan amendment.

The review of the Plan amendment is concurrent with rezoning application [RZ-2023-SU-00006](#) submitted by Cornerstones Housing Corporation to rezone the site from R-1 Residential District (Parcel 8) and C-8 Highway Commercial District (Parcel 9B) to PDH-30 Planned Development Housing, to facilitate development of a three-story, 33-unit residential building intended to serve individuals earning 50% of the Area Median Income (AMI) or less. The proposal is intended to provide permanent supporting housing, which is a best practice solution to address the needs of people transitioning out of homelessness and foster community well-being. The model offers stable housing, complemented by 24/7 on-site essential support services to help individuals rebuild their lives and provide a safe place to eat, sleep, and live. The program will provide home health aides, substance abuse counseling, emergency safety-net programs and referrals to direct programming to improve the lives of each individual. Attachment I of this report includes an overview concept of the applicant's proposed development as of March 14, 2023.

Any recommendation for this Plan amendment should not be construed as a favorable recommendation by the Board, the Planning Commission, or staff on the proposed zoning applications and does not relieve the applicant from compliance with the provisions of all applicable ordinances, regulations, and adopted standards.

CHARACTER OF THE SITE

The subject property consists of two parcels located northwest of the interchange of Route 50 and West Ox Road. Development is anticipated on Parcel 46-3 ((1)) 9B. Parcel 46-3 ((1)) 8 is under a conservation easement and is not proposed to be disturbed. The site is undeveloped, wooded land, and is the remnant of a larger parcel that previously contained an auto shop. Portions of the property were dedicated for the construction of the West Ox Road/Route 50 interchange and the auto shop was demolished. With the exception of a concrete pad, all site improvements from the prior auto shop have been removed from the site.

CHARACTER OF THE AREA

The site abuts Washington Corporation Drive and a medical office building and hotel to the north, Route 50 to the south, the West Ox Road off-ramp to the east, and a narrow strip of forested land next to a stormwater conservation easement associated with a hotel on Washington Corporation Drive to the west.

The property is planned within the Fairfax Center Area, Suburban Center Non-Core Area. Figure 1 depicts the Concept Map of the Fairfax Center Area and its land units as referenced in the Comprehensive Plan. Land Unit C contains recommendations for various uses, including residential, office, retail, and institutional uses. The adopted Plan for sub-unit C-2 recommends 2 du/ac at the baseline and low-intensity office use at 0.25 FAR at the overlay level. Sub-unit C-2 is currently developed with the Fair Oaks Fire and Rescue and Police Station, a service station, a hotel, a medical office, Fair Oaks Park, and an age-restricted mid-rise multifamily use developed in 2018. A neighborhood shopping center containing a grocery store, retail, and service uses is located within a half-mile walking distance of the site along Route 50 and Fair Ridge Drive, in neighboring sub-unit C-1. Residential uses are also developed to the north of the shopping center within sub-unit C-1.

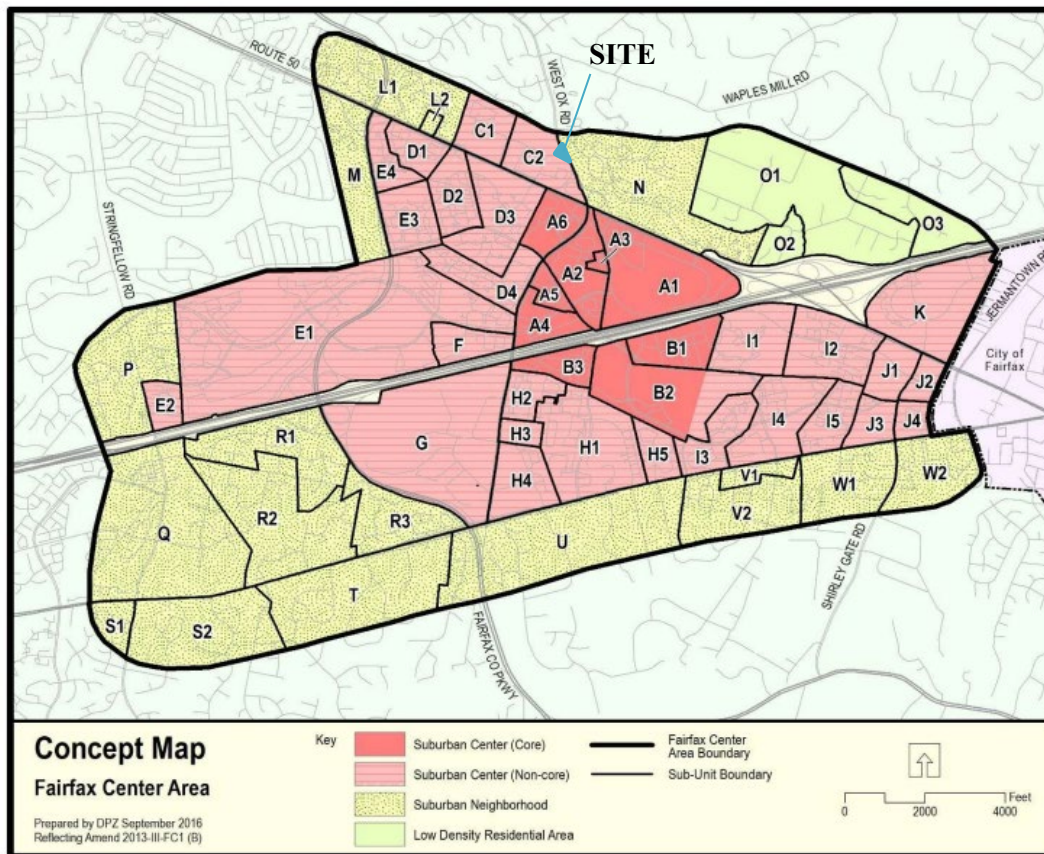


Figure 1: Concept Map of the Fairfax Center Area as shown in the Comprehensive Plan.

PLANNING HISTORY

The recommendation for the subject property appears in Area III, Fairfax Center Area, of the 1991 Edition of the Fairfax County Comprehensive Plan. There have been no amendments adopted on the subject property since that time that affect land use.

ADOPTED COMPREHENSIVE PLAN TEXT

The Comprehensive Land Use Plan Map shows the subject area as planned for residential use at 2 du/ac at the base level and office use up to 0.25 FAR at the overlay level. The Area III volume of the Comprehensive Plan contains the following guidance pertaining to this site:

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area, Amended through 3-21-2023, Land Use Plan Recommendations- Suburban Center Non-Core Area, Pages 49 and 50:

“Sub-unit C2
Baseline: Residential use at 2 dwelling units per acre
Overlay: Office use up to .25 FAR

This sub-unit is planned for low-intensity office use at .25 FAR at the overlay level.”

Additional countywide policies that are relevant to the review of the amendment are included in Attachment II of this report.

ANALYSIS

The Plan amendment considers an option for 33 units of permanent supportive housing on a 1.12-acre lot, abutting the northwest interchange of Route 50 and West Ox Road, and has been evaluated for consistency with County policies on land use, affordable housing, the environment, transportation, and parks and recreation.

Land Use

Land Use Pattern and Compatibility

The surrounding area is predominately developed with non-residential uses including office, hotel, and public facilities, however, two proposals for residential use have been recently implemented, between 2018 and 2021, in Land Unit C along Fair Ridge Drive. Collectively, these two developments have delivered 419 units. These recent developments are able to take advantage of the proximity to the shopping center and employment opportunities within walking distance. The recent residential developments consist of an age-restricted mid-rise multifamily building at a density of 28.82 du/ac (200 units), located one quarter mile from the subject site, and the Pender Oaks residential community consisting of 91 townhouses, 56 two-over-two units, and 72 multi-family units at a density of 8-12 du/ac (219 units), located further west. Furthermore, a wooded County park, Fair Oaks Park, is located within a quarter mile walk of the

site on Fair Ridge Drive. Given this context, an increase in the residential development potential to accommodate 33 new units would be consistent with the overall mixed-use pattern of development in the area.

Development on the subject site is constrained by the small parcel size, sloped topography, site access, and the adjacent West Ox Road/Route 50 interchange that surrounds the east and south sides of the site. The adjacent interchange ramp has a vehicle speed limit of 30 miles per hour (mph), while Route 50 has a vehicle speed limit of 45 mph, which raises potential safety and noise issues that would need to be addressed through appropriate mitigation in order to integrate any specific residential proposal.

Objective 14 of the Land Use element notes that infill development should be at a scale that can be compatible with the surrounding area and that can be supported by adequate public facilities and transportation systems (policy b). The use of appropriate buffering, screening, landscaping, and open space is encouraged, especially along rights-of-ways (policy h), to minimize impacts of potentially incompatible land uses. Given the site challenges, screening in the form of fencing and berms should be considered to provide physical separation between the site and the ramp to promote safety and privacy for future residents and mitigate the transportation-generated noise impacts. Moreover, development should be designed to minimize visual impacts abutting the Route 50 and West Ox Road interchange through tree preservation and enhancement of buffers to maintain a landscaped viewshed along the West Ox Road off-ramp and Route 50 and provide a treed environment for future residents.

Appendix 9 of the Land Use element specifically speaks to how site design should provide logical, functional, and appropriate relationships among many aspects such as providing well integrated usable open space, maintaining existing vegetation, appropriate landscaping, and noise mitigation measures. Given the small size of the parcel and anticipated low rates of vehicle ownership among future residents the proposal is intended to serve, a parking demand study should be submitted to determine the necessary amount of off-street parking for the use. Reduced parking, relative to standard multifamily residential minimum requirements, may provide opportunities for additional tree preservation, landscaping, or usable open space, and a greater setback from the West Ox Road interchange, all of which could better integrate the use into the surrounding context and enhance the living environment for future residents.

Future development should adhere to the Comprehensive Plan's Use Specific Performance Criteria for the Fairfax Center Area (Fairfax Center Area, page 89), reviewed as an integral part of consideration of a future entitlement. The criteria outline guidance for site planning, access and parking, open space, public uses, and recreational amenities, architectural design and building materials, landscaping, and other design-based elements that create a cohesive experience throughout the Fairfax Center Area.

Affordable Housing

The need for permanent supportive housing, and for housing affordability at all income levels, is expressed in the Comprehensive Plan as well as in other guidance documents. The Communitywide Housing Strategic Plan encourages the development of "price-appropriate" housing throughout the county (when households can pay approximately 30 percent of their

income in housing). The One Fairfax policy has areas of focus that discuss the provision of the full spectrum of housing opportunities across the county and neighborhoods that support all communities and individuals. The Housing element in the Policy Plan states that higher densities can help to support a range of housing affordability, though it is necessary to determine acceptable locations for higher-density residential development.

The proposed Plan amendment considers 100 percent affordable housing on this site, constructed as permanent supportive housing. The housing will be targeted to serve individuals with a very low-income at 50% AMI or less and includes 24-hour on-site supportive services to assist residents with opportunities to regain self-sufficiency. The Communitywide Housing Strategic Plan identified a specific need for affordable housing at 60 % of the AMI and below, as the lack of affordable housing is a leading cause of homelessness. The Board of Supervisors (the Board) recognized this when it endorsed the Blueprint for Success: Strategic Directions for the Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community in 2008. The Policy Plan, Housing element states that “the county should increase the supply of housing available to special populations, including people with intellectual, developmental, and physical disabilities, families and individuals who are/ were homeless” (objective 5). Implementation of the proposed Plan amendment would result in up to 33 units of permanent supportive housing for individuals in need of these housing options.

Transportation

The site is within walking distance of the shopping center to the west as well as bus transit services on Route 50, and a trail connection to the north of the site which leads to the multimodal trail along West Ox Road. As development occurs, multimodal connections, especially pedestrian and bicycle access and circulation, should be enhanced to fulfill the vision of the Fairfax Center Area Suburban Center and integrate residential use into the existing setting.

Trip Generation

Table 1 contains a trip generation analysis conducted by the Fairfax County Department of Transportation (FCDOT) to compare the current Comprehensive Plan overlay recommendation for low-intensity office use to the proposed plan amendment for low-rise multifamily housing. The proposed change would result in about 100 additional average daily weekday vehicular trips to and from the site. The number of trips during the weekday peak hours (AM/PM) would be about the same as existing conditions, and the direction (in/out) of the peak hour trips would change by approximately 10. It should be noted that the proposal for permanent supportive housing suggests that car ownership may be lower than other types of housing, therefore, the trip generation for the proposed multifamily housing may be conservatively high.

Table 1: Trip Generation for Plan Amendment 2022-III-FC1 (Cornerstones)

Development Types	Quantity	# Units	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Current Plan									
General Office Building (ITE 710)	10	1000 Sq. Ft.	108	13	2	15	2	12	14
Proposed Plan									
Multifamily Housing Low-Rise (ITE 220)	34	Dwelling Units	222	3	10	13	11	6	17

Note: Trip generation estimates are derived from the Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition (2021). Trip Generation estimates are provided for general, order-of-magnitude comparisons only, and do not account for pass-by, internal capture, or mode-share traffic reductions.

Active Transportation (Bicycle and Pedestrian)

The current Area-Wide Recommendations and Guiding Planning Principles provide an overall framework for achieving the future vision of the Fairfax Center Area Suburban Center. The guidance emphasizes key principles to improve the multimodal connectivity of the area by connecting and enhancing existing pedestrian and bicycle facilities as well as providing increased transit access. Specifically for this area, missing sidewalk connections and intersections should be given special consideration to enhance pedestrian safety and convenience through the use of signalized pedestrian crossings, crosswalks, or other improvements.

FCDOT assessed the perceived level of comfort using a Pedestrian Level of Comfort (PLOC) metric, and the general findings were that a pedestrian would feel “somewhat comfortable” or “uncomfortable” walking near the site due to missing crosswalks and a series of disconnected sidewalks on either side of the Route 50 Service Road. The Fairfax County Bicycle Map shows that, generally, a bicyclist would feel “somewhat comfortable” near the site but would need to “use caution” on some facilities. Specifically, biking on Fair Ridge Drive would be “somewhat comfortable” and cyclists should “use caution” while biking on Route 50.

The proposal currently does not provide a continuous pedestrian or open space system linking internally and externally. There should be a safe pedestrian system crossing along Washington Corporation Drive to provide linkages to community-wide amenities areas, services, and facilities. By doing so, pedestrians will have better access to the trail entrance located next to the medical building which leads north along West Ox Road. Any new pedestrian trails and connections should consider preserving as much existing vegetation as feasible.

Transit Services

The subject property is currently served by Fairfax Connector Routes 605, 621 and 650, with stops on Route 50 and West Ox Road, providing access to Reston Town Center, Inova Fair Oaks Hospital, Fair Oaks Mall, Fairfax Towne Center, Fairfax County Government Center, Fairfax Corner, Chantilly Crossing Shopping Center, Dulles Expo Center, Metrotech Plaza, Greenbriar Plaza and the Vienna Metrorail Station. Any proposed changes to the Plan should enhance access to and use of transit, including the implementation of safer and more convenient pedestrian crossings at Fair Ridge Drive and Route 50.

Parks and Recreation

The existing nearby parks (Fair Oaks, Fair Ridge, and Ox Hill Battlefield) meet only a portion of the demand for parkland generated by residential development in the service area of the nomination. The addition of new residents from the redevelopment of the subject site is expected to generate an additional need for public park space. Residents will need safe access to parks and recreation facilities nearby. Development of usable open spaces such as landscaped plazas or courtyards should be encouraged on the site to create a sense of place and provide onsite common greens and recreational space for the residents.

Environment

Noise

The Comprehensive Plan recommends that new residential development protect people from unhealthy levels of transportation-generated noise. Given that the subject property is directly adjacent to the Route 50 and West Ox Road interchange, a noise study was completed by the applicant to determine whether the proposal adheres to County noise policies. The noise study indicated that the site meets the county policy since the projected Day-Night Average Sound Level (DNL) did not exceed 65 decibels (dB) in outdoor recreation areas of homes and 75 dB outdoors at the facades of residents. The projected DNL will not exceed 63.1 dB in the proposed rear patio, which is the only proposed outdoor activity area, and the projected DNL will reach 72.4 dB at the facade of the building on the loudest floor. During the rezoning stage, the indoor noise levels will be determined and analyzed.

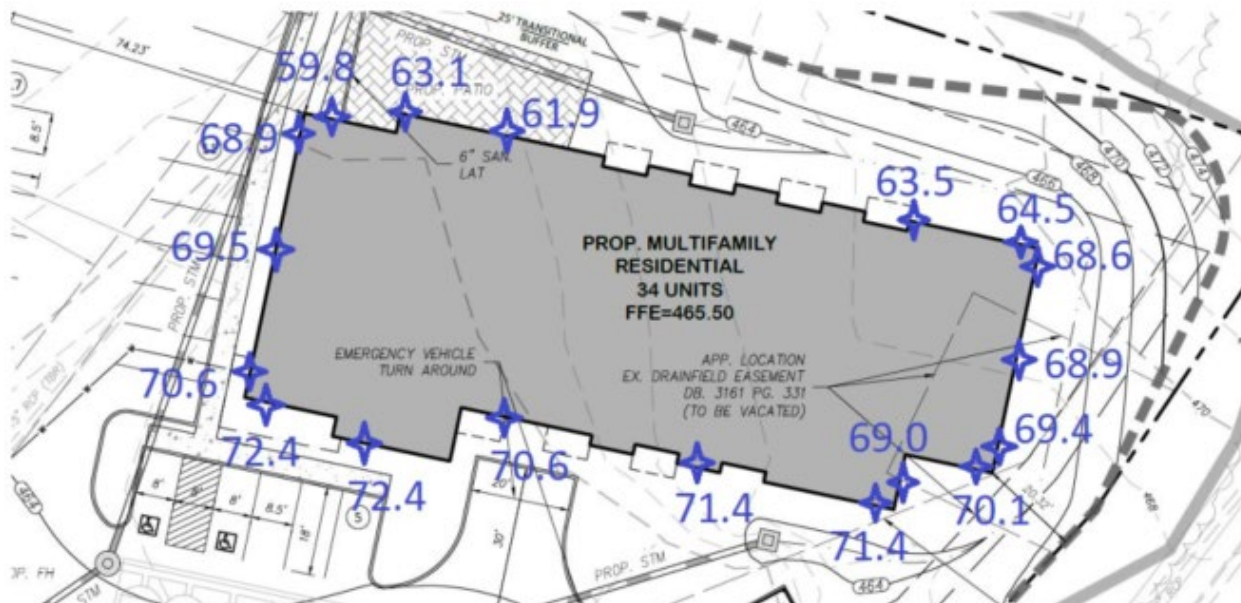


Figure 2: Year 2040 DNL, dB, at Facades of Residences on the Loudest Floor

Tree Preservation

The countywide policy encourages the conservation and restoration of tree cover with new development and redevelopment projects, to support air and water quality improvements, along with resiliency. In addition to countywide policy, the Fairfax Center Area guidance recommends development adhering to certain planting guidelines. Staff will evaluate the adequacy of the proposed tree preservation, landscaping practices, and associated draft commitments through the rezoning review. The proposal should explore ways to preserve existing trees on the site edges by exploring site layout options and reduced parking strategies during the rezoning process.

Green Buildings

The countywide policy recommends formal green building certification for new and redevelopment within Suburban Centers, such as the Fairfax Center Area, through the LEED rating system or equivalent. Area-wide guidance also notes that high-quality, innovative green building practices are expected to achieve development at the high end of the density range. The Policy Plan further recommends the incorporation of electric vehicle charging stations for new and redevelopment.

Water Quality and Stormwater Management

The subject property is also located in the Water Supply Protection Overlay District (WSPOD) where additional water quality control measures are required. The Fairfax Center Area Comprehensive Plan notes the four watersheds that make up the area, one of which is the Cub Run Watershed, which is a tributary to the Occoquan Reservoir water supply. The subject property is also in the Upper Big Rocky Run Watershed Management Area; no stream restoration project is identified within the limit of adequate outfall analysis for the subject property and/or adjacent to the subject property. Area-wide guidance notes the importance of careful control of stormwater management within this watershed for the protection of this water supply resource.

New development within the subject property would be subject to stormwater management guidance found within the Fairfax Center Area-wide Recommendations as well as the Environment Policy Plan. The site contains no Resource Protection Area (RPA), Environmental Quality Corridor (EQC), floodplain, or wetlands. Staff will evaluate the adequacy of the proposed stormwater quantity and quality practices and draft commitments through the review of the rezoning.

CONCLUSION

The proposed Plan amendment considers an option for permanent supportive housing and addresses key components of the Policy Plan by providing affordable housing which will increase opportunities for diverse populations and housing to support all income levels. The proposed location is near shopping and employment opportunities that may be accessed on foot, and as well as transit and trail options. Adoption of the proposed recommendations would help to address the county's need for affordable and supportive housing, support the county's strategic priorities, and create an opportunity to further the multi-modal vision of the Fairfax Center Area

Suburban Area. The Plan’s adopted Areawide recommendations and existing policies provide extensive detail to guide redevelopment and ensure residential suitability.

RECOMMENDATION

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~striketrough~~. Text shown to be replaced is noted as such.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area, amended through March 21, 2023, Land Use Plan Recommendations – Suburban Center Non-Core Areas, page 50:

Sub-unit C2

...

“As an option, Tax Map Parcels 46-3 ((1)) 8 and 9B are recommended for affordable housing up to 35 dwelling units per acre with on-site supportive services, subject to the following guidelines:

- Quality of life/ Safety: The health, safety, and quality of life for residents is a top priority. Given the size of the site and its location adjacent to an interchange, building orientation and site design should, to the extent practicable, reduce exposure to noise, enhance safety and privacy for residents, and maintain a landscaped viewshed along these major transportation corridors. Low fencing, landscape buffers, and where feasible, berms, preservation of existing trees and other vegetation, are strongly encouraged along Route 50 and West Ox Road. Enhanced landscaping is also encouraged along the northern side abutting the non-residential building.
- Pedestrian connections: Pedestrian facilities, including crosswalks, nearby sidewalks and trails, and other missing sections of the pedestrian network, are strongly encouraged to be provided or improved to connect residents to services, parks, open spaces, and transit while preserving or increasing desirable vegetation.
- Parking: A parking demand study should be submitted with any subsequent development given the tree preservation and open space needs on the site. Flexibility should be granted to reduce the amount of impervious surface and parking based on actual needs for the use. Tree preservation should be prioritized on the western portion of the property.
- Usable Open Space: Outdoor amenities for residents should be provided to the extent practicable, which could include a landscaped plaza, courtyard, or other usable open space.”

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area, amended through March 21, 2023, Land Use Plan Recommendations – Suburban Center Non-Core Areas, Land Unit C, page 50:

“Transportation

Enhanced pedestrian and bicycle connectivity should be provided within Land Unit C to improve access to transit services and nearby destinations. Pedestrian signals and crosswalks should be

provided at the intersections of Route 50 and Fair Ridge Drive to enhance connectivity in line with the Trails Plan Map. The comfort of pedestrian facilities along Route 50, Fair Ridge Drive, and West Ox Road should be enhanced through the provision of additional buffering and distance from fast-moving vehicle traffic, and by providing street trees and pedestrian scale lighting.

COMPREHENSIVE LAND USE PLAN MAP

The Comprehensive Land Use Plan Map will not change.

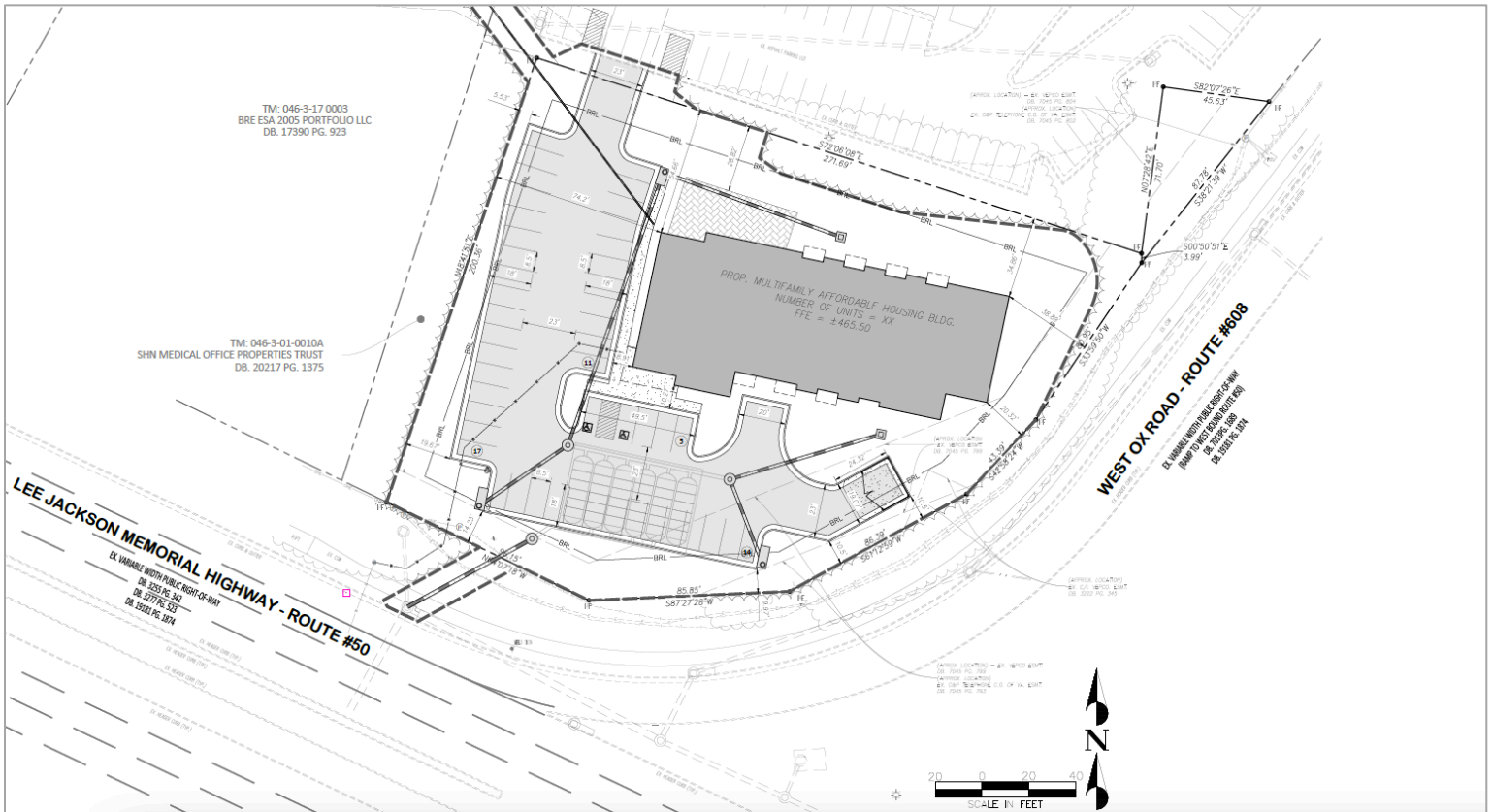
COUNTYWIDE TRANSPORTATION PLAN MAP

The Countywide Transportation Plan Map will not change.

ATTACHMENT I

Illustrative Concept Plan from Concurrent Rezoning Application RZ-2023-SU-00006 (as submitted March 14, 2023)

Attachment I show the proposed site layout for the application on the subject area being reviewed concurrently with the proposed Plan amendment. The site layout is provided for informational purposes; the concept is current as of the publication of this report but is subject to change as the development progresses through the review process.





ATTACHMENT II
Adopted Comprehensive Plan Land Use Recommendation Citations

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area, Amended through 3-21-2023, Land Use Plan Recommendations- Suburban Center Non-Core Area, Pages 49 and 50:

“Sub-unit C2
Baseline: Residential use at 2 dwelling units per acre
Overlay: Office use up to .25 FAR

This sub-unit is planned for low-intensity office use at .25 FAR at the overlay level.”

The following countywide policies also apply:

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing Element, Amended through 3-21-2023, Pages 2-7:

“BOARD OF SUPERVISORS GOAL

Opportunities should be available to all who live or work in Fairfax County to purchase or rent safe, decent, price-appropriate housing within their means in accordance with the One Fairfax policy and Communitywide Housing Strategic Plan. Housing affordable for all income levels should be located as close as possible to employment opportunities while maximizing quality of life standards.

...

COUNTYWIDE OBJECTIVES AND POLICIES

Increasing the supply of housing in the county in appropriate locations while preserving existing residential communities will respond to the housing goal and challenges in the county.

...

Higher densities can help to support housing affordability as the prices of new homes and the rents of new apartments are directly related to allowable density. Determining acceptable locations for higher-density residential development is necessary as part of a strategy to provide more units addressing a range of affordability.

...

Objective 1: The county should increase the supply of affordable housing units each year by an amount that is equal to at least 12 percent of the total housing production in the county for the previous year. These units should serve the full range of incomes of households needing price-appropriate housing and should include units that meet the needs of people with disabilities.

...

Policy g. Give priority for the use of county and other government-owned buildings and land as sites for co-location and/or development of housing that is affordable at 80 percent of the AMI and below.

...

Policy i. Support the efforts of the Fairfax County Redevelopment and Housing Authority in producing a portion of affordable housing units through the provision of county resources and the approval of suitable housing sites.

...

Objective 2: The county should encourage the provision of price-appropriate housing affordable for all income levels in all parts of the county.

...

Policy c. Promote housing opportunities at 80 percent the AMI and below throughout the county, particularly in areas where existing supply is low.

...

Objective 4: The county should maximize the use of federal and state housing assistance programs.

...

Objective 5: The county should increase the supply of housing available to special populations, including people with intellectual development, and physical disabilities, families and individuals who are/ were homeless, and seniors with low- and moderate-income.

Policy a. Locate housing resources for special populations in all parts of the county as a way of improving accessibility to employment opportunities, county services, medical services, and cultural and recreational amenities.

Policy b. Facilitate the development of emergency shelters and permanent supportive housing for individuals and families who are/were homeless, as well as others in need of these housing options.

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Land Use, Amended through 6-28-2022, Pages 4-14:

“Objective 2: Fairfax County should seek to establish areas of community focus which contain a mixture of compatible land uses providing for housing, commercial, institutional/public services, and recreation and leisure activities.

...

Objective 4: The county should encourage a diverse housing stock with a mixture of types to enhance opportunities for county residents to live in proximity to their workplace

and/or in proximity to mass transit.

...

Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.

...

Objective 12: The location and level of development intensity should be utilized as a means of achieving a broad range of county goals.

...

Objective 14: Fairfax County should seek to achieve a harmonious and development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.”

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Appendix 1, Guidelines For Multifamily Residential Development, Amended through 6-28-2022, Page 13:

“Guidelines for Suburban Neighborhoods:

1. Multifamily sites in designated Suburban Neighborhood areas should be in close proximity to community-serving retail. In addition, multifamily sites should be centrally located with respect to community services such as libraries, houses of worship, park/recreational facilities, and schools.”

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Appendix 9, Residential Development Criteria, Amended through 6-28-2022, Page 25:

“1. Site Design:

...

b) *Layout*: The layout should:

- provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);”

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area, Amended through 3-21-2023, Fairfax Center Area-Wide Recommendations, Page 8:

“In the Fairfax Center Area, the overlay level should be considered the maximum allowable density/intensity. Densities/intensities above the overlay level, utilizing PDH bonus provision or other bonus (except as permitted under the Affordable Dwelling Unit Ordinance) should not be allowed, except where noted within options at the overlay level in the Land Unit Recommendations.”

Areawide guidance for the Fairfax Center Area can be found in the Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area Area-wide Recommendations, Amended through 3-21-2023, Page 8:

“Infill development in these neighborhoods should be of a compatible use, type, and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Multimodal connections to the core area and other nodes within the Suburban Center are encouraged to increase accessibility and reduce reliance on the automobile.”

The Fairfax Center Area Plan’s Use-Specific Performance Criteria pertaining to Residential/ Single-Family Attached/ Multifamily Low-Rise Housing Criteria can be found in the **Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area, Amended through 3-21-2023, Use Specific Performance Criteria, Pages 94-99:**

The headings below correspond with specific, excerpted performance criteria that are relevant to the review of the proposal.

Excerpted criteria:

- *General* –
 - “Consider potential highway noise impacts in community, neighborhood, and dwelling unit design.”
 -
 - “Use green building techniques in planning and design.”

- *Access/ Roads/ Parking* –
 - “Minimize natural site amenity disturbance (e.g., quality trees, streams, etc.) through sensitive street/parking design/construction.
 - ...
 - “Consider the use of special paving materials for small-scale parking areas in harmony with site and architectural design materials.”

- *Open Space/ Community Facilities* -
 - “Integrate natural open space amenities into overall neighborhood design.

 - Provide a continuous pedestrian/ open space system linking neighborhood activity nodes internally and externally.

 - Provide pedestrian linkages to community-wide amenity areas, services, and facilities.

 - Provide courtyard, park and recreational areas/facilities (e.g., swimming pools, tennis courts, tot lots, etc.) for use of residents; link to the open space system.

 - Design safe pedestrian system crossings at roads.”

- *Buffering* -
 - “Take advantage of natural landscape edges and elements in buffering and defining neighborhood units.

 - Promote privacy between units with setbacks, plant materials, fences, and grade changes.”

- *Utility/ Service Areas*

- “Place all electrical utility lines underground; screen utility substations, service areas and heating/ventilation equipment from public view.

Screen refuse container (dumpster) areas from view, but maintain good service vehicle access.”

- *Architectural Design*

- “Create interest through sensitive detailing and use of basic geometric forms for units.
...

Incorporate special, landscaped transition areas at dwelling unit entry areas into building/ site design.”

- *Landscaping–*

- “Preserve existing quality vegetation to the greatest extent possible, integrating it into new designs.

Restore disturbed areas to a visually appealing landscape character through landscape architectural treatment.

...

Buffer incompatible uses with landforms and/or landscape materials as needed.”

- *Site Furnishings/ Lighting –*

- “Ensure neighborhood architectural theme and light fixture style consistency.
...

Use wall or fencing materials and style consistent with dwelling architectural materials and style and in a manner which does not prevent solar access.

...

Consider provision of other outdoor architectural elements, such as trellises or kiosks.

Provide outdoor seating at appropriate activity areas (e.g., tot lots, pool area, etc.).”