



AN AMENDMENT TO
**THE COMPREHENSIVE PLAN
AND THE POLICY PLAN
FOR FAIRFAX COUNTY, VIRGINIA
2017 EDITION**

GENERAL LOCATION: Countywide

PARCEL LOCATION: All

PLANNING AREA AND DISTRICT: All

SUPERVISOR DISTRICT: All

ADOPTED: December 4, 2018 **ITEM NO.** PA 2018-CW-1CP

FOR ADDITIONAL INFORMATION CALL (703) 324-1380

MAP NOT APPLICABLE

AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)

The following changes to the Comprehensive Plan map have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, text which has been added is shown as underlined and text which has been deleted is shown with a strikethrough.

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, as amended through May 1, 2018, Land Use - Appendix, a new appendix as follows:

APPENDIX 14 **CONTINUING CARE FACILITY GUIDELINES**

The Continuing Care Facility (CCF) use is intended to provide for the development of a wide array of accommodations and service choices to facilitate the opportunity for occupants to age-in-place or move within levels of support as care needs change. The development of secondary uses such as offices, restaurants, recreation, and stores may be appropriate to support the CCF use and its occupants. Continuing Care Facilities are considered community service facilities under Virginia Code § 15.2-2223(C).

A CCF may be established in an area that is planned for institutional, residential, mixed use, or commercial development; or where those uses are compatible with, or recommended by the Comprehensive Plan. The maximum floor area ratio is based on the land use recommendation in the Plan for a CCF or on the land use recommendation for other uses, as modified by the conversion table in the Zoning Ordinance.

A CCF proposed per this appendix may be deemed to be compatible with the Comprehensive Plan even if not specifically shown on the Comprehensive Plan Map or recommended in the Comprehensive Plan text as a particular use for a property.

1. Compatibility

Any proposed CCF development should seek to achieve a harmonious and compatible relationship between the scale and design of the proposed CCF and existing and planned land uses around the property. The CCF proposal should demonstrate that the use will not create an adverse impact on adjacent land uses and/or neighborhoods. Compatible transitions between a CCF and any adjoining lower density land uses can be achieved through such techniques as the control of height and setbacks, the use of landscaping and screening, and the concentration of intensity in the center of a development site. In designated mixed-use activity centers, taller buildings that complement the planned and built environment may be appropriate especially when a more compact building footprint provides an opportunity for the creation of larger public open spaces.

2. Transportation

To better accommodate traffic, the site should have access to an arterial or to a collector street. A transportation analysis should be performed in conjunction with a proposed CCF development that demonstrates the satisfactory resolution of any identified transportation issues.

For larger facilities, access to public transportation and community retail and services are desirable to serve residents and employees. The CCF should provide mobility options such as shuttles that can offer residents access both within and outside the facility.

3. Site and Building Design

Site design should promote safe vehicular, non-motorized, and pedestrian movements within the CCF. High quality open space should be preserved and/or included throughout the site. Site layout should provide logical, functional, and appropriate relationships among buildings with specific consideration to providing accessible movement around the site for persons with mobility challenges.

Streetscape and landscape should be designed to promote a pleasant experience by improving the general appearance of a site and providing buffers between uses as appropriate to create effective transitions. Desirable features such as courtyards, an integrated sidewalk and trail system, and measures that mitigate the visual impact of parking lots and garages should be provided.

The topography of the site and the topography between the site and nearby destinations should be taken into consideration when siting CCF development to avoid trails and sidewalks with steep inclines.

4. Affordability

A CCF that avails itself of the flexibility afforded by this policy and the intensity conversion provisions allowed under the Zoning Ordinance should help address the housing needs of individuals with low to moderate income. A developer of a CCF should contribute \$3.00 per square foot of new gross floor area to assist with the provision of affordable housing or accommodations. This amount should be adjusted annually based on the Consumer Price Index and contributed to the Housing Trust Fund for the provision of affordable accommodations prioritized for older adults and/or persons with disabilities. The contribution should be made in no more than three installments over a three-year period. The timing of payment initiation is to be determined at the time of rezoning. In lieu of this contribution, a development may offer and Fairfax County may accept an equivalent contribution for on-site accommodations or on-site land for affordable accommodation that may be provided by others. In the event on-site land or accommodations are not feasible, off-site land for affordable accommodations prioritized for older adults and/or persons with disabilities can be considered. All land dedications should be acceptable to and made to the Fairfax County Redevelopment and Housing Authority.

5. Environment

The protection and enhancement of natural resources, including their environmental health benefits, should be evaluated on a site-specific basis. These areas should be integrated into the planning and site design for the CCF as appropriate.

Specifically, a CCF should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream

valleys, Environmental Quality Corridors (EQC), Resource Protection Areas (RPA), woodlands, wetlands, and other environmentally sensitive areas, per county policy.

New development should minimize human exposure to noise sensitive areas. Internal noise levels should not expose people in noise sensitive environments to noise in excess of DNL 45 dBA. Any new or proposed development should be subject to existing airport noise policies.

CCF developments should commit to exterior lighting fixtures that minimize glare and impacts to the night sky, while offering a measure of safety and security to persons within the CCF.

6. Parks and Recreation

The Parks and Recreation element of the Policy Plan should be consulted when determining how park and recreation needs generated by development should be offset. The impacts to parks and recreation levels of service, including applicable standards, will vary with the geographic location and the needs generated by the specific CCF. Acreage requirements will vary depending on whether the site is located in an area where the Urban Parks Framework applies.

New trail and sidewalk connections that link the CCF to nearby parks should be encouraged. Connections will help integrate the CCF into the fabric of the community and provide active recreation opportunities and connection with nature. Trails and sidewalks should be accessible to all abilities and compliant with the Americans with Disabilities Act.

7. Libraries, Fire and Rescue Services, Stormwater Management, and Other Public Facilities

The CCF should offset any public facility impacts. This may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services, or funds earmarked for those uses, and /or a monetary contribution to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.”

COMPREHENSIVE LAND USE PLAN MAP

The Comprehensive Land Use Plan Map will not change.

COUNTYWIDE TRANSPORTATION PLAN MAP

The Countywide Transportation Map will not change.