



PLANNING & DEVELOPMENT

SITE-SPECIFIC PLAN AMENDMENT PROCESS

SOUTH COUNTY

2 0 2 1

MASON DISTRICT

SSPA Task Force Meeting October 27, 2021 [Standard Track]



PLANNING & DEVELOPMENT

MASON DISTRICT

Purpose of tonight's SSPA Task Force Meeting

The meeting will focus on review of **environmental analysis** and will include **an update of ongoing flood mitigation efforts in Ravenswood Park**— a separate process underway by Fairfax County Dept. of Public Works & Environmental Services

UPCOMING MEETING TOPICS

NOVEMBER 17

Transportation Analysis | Staff will provide an assessment of a transportation operational analysis, which includes work provided by Wells & Assoc. on behalf of First Christian Church.

DECEMBER 8

Discussion & Recommendation | Staff will provide a preliminary recommendation with discussion by the Task Force. The Task Force chair can call for the task force's recommendation once discussions have concluded. *(Additional meetings may be scheduled as needed)*

Table of Contents

Overview

Review of Environmental Policy

- Forestry and Vegetation
- Green Building
- Noise
- Water Quality & Stormwater Management

Additional Stormwater Improvement Efforts

(Ravenswood Park)

BOARD AUTHORIZATION

VERBATIM

Review of the proposed amendment should include but is not limited to the following considerations: impacts on the **transportation network**, and a thorough evaluation of various site and building design elements such as **stormwater management**; **tree preservation** to the greatest extent possible and opportunities for **new green space and landscaping**; transitions in **building height** to surrounding residential uses; and **parking management**. Staff should consider **opportunities for on-site stormwater management** beyond the current regulations that could be pursued with redevelopment. Lastly, a **cumulative transportation analysis** should be conducted [between First Christian Church], 6152 Leesburg Pike and/or Dar Al-Hijrah Islamic Center.



STUDY COMPONENTS

Land Use Policy

Parks

Schools

Public Safety

Transportation Network

Affordable Housing

Environmental Policy

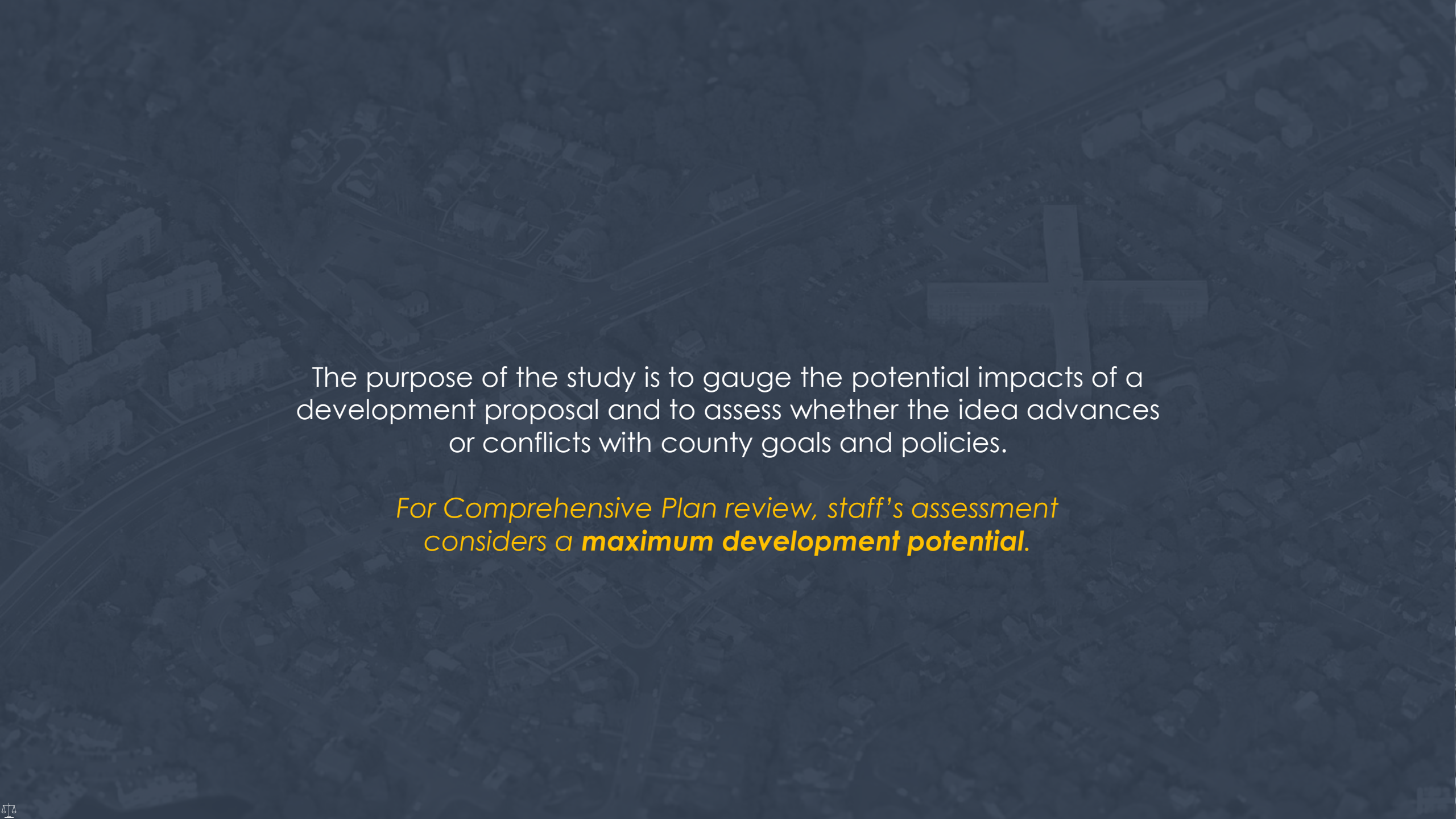
Stormwater Management

Tree Preservation

New Green Space and Landscaping

Building Height

Parking Management



The purpose of the study is to gauge the potential impacts of a development proposal and to assess whether the idea advances or conflicts with county goals and policies.

*For Comprehensive Plan review, staff's assessment considers a **maximum development potential**.*

PLAN AMENDMENT WORK PROGRAM | **STEPS**



**Presentation
of Analysis**



Task Force
Discussion



Staff | Task Force
Recommendations



Review Plan Conditions
(if supported)



Planning Commission
Public Hearing



Board of Supervisors
Public Hearing

PLAN AMENDMENT

PURPOSE

Is the use and intensity supported? If so, what are the priorities for reviewing each proposal during the entitlement phase?

GOALS

Communicates the county's willingness to consider the proposed use up to an extent. Applicants must subsequently demonstrate their ability to address the priorities identified in the Comprehensive Plan and mitigate impacts based on their final development plan.

STORMWATER IMPROVEMENTS

PURPOSE

A review of the sub watershed to identify strategies for addressing stormwater management.

GOALS

Offer solutions to impacted property owners. Provide additional opportunities to address potential impacts during the entitlement phase, including opportunities to partner with county efforts.

PLAN AMENDMENT

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Is the use and intensity supported? If so, what are the priorities for reviewing each proposal during the entitlement phase?

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FLOOD MITIGATION EFFORT

PURPOSE

A review of the sub watershed to identify strategies for addressing stormwater management.

GOALS

Offer solutions to impacted property owners. Provide additional opportunities to address potential impacts during the entitlement phase, including opportunities to partner with county efforts.

Including the entitlement process, each phase of the land development process can better address potential impacts and contribute to the goal of improving stormwater management.



ENVIRONMENTAL ANALYSIS



ENVIRONMENTAL ANALYSIS

Key themes highlighted in the county's Policy Plan:

Environmental
Pollution

pg.2

Environmental
Hazards

pg.13

Environmental
Resources

pg.14

Environmental Pollution

Potential impacts from noise along arterials should be assessed during the entitlement phase to ensure that both interior and exterior noise levels are appropriately mitigated.

Noise

OBJECTIVE

04

Minimize human exposure to unhealthful levels of transportation generated noise.

New developments should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in outdoor recreation areas of homes.

Environmental Pollution



Potential impacts from noise along arterials should be assessed during the entitlement phase to ensure that both interior and exterior noise levels are appropriately mitigated.

Environmental Pollution

Encourage a strong focus on stormwater improvements, including ensuring no adverse impacts to water quality. Final determination regarding the adequacy of the proposed stormwater management facilities and techniques will be made by Land Development Services (LDS).



Water Quality & Stormwater Management

OBJECTIVE 02

Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County

Policy k.

For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peaks flows, to increase groundwater recharge, and to increase preservation of undisturbed areas.



Water Quality & Stormwater Management

Encourage a strong focus on stormwater improvements, including ensuring no adverse impacts to water quality. Final determination regarding the adequacy of the proposed stormwater management facilities and techniques will be made by Land Development Services (LDS).



Water Quality & Stormwater Management

- Impervious surface
- Conveyance of drainage
- BMPs and infiltration techniques
- Apply non structural best management and bioengineering practices



Water Quality & Stormwater Management

Coordination with LDS and Department of Public Works and Environmental Services (DPWES) **will continue in order to provide targeted direction to the future applicant** and relates Comprehensive Plan language that encourages on-site stormwater management practices that will improve on current conditions.

Encourage avoiding the root zones of all remaining trees to prevent soil compaction and tree death. Additional consideration for maintaining or increasing vegetative screening for neighboring residential properties.



Forestry and Vegetation

OBJECTIVE

10

Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.



Forestry and Vegetation

Encourage avoiding the root zones of all remaining trees to prevent soil compaction and tree death. Additional considerations for maintaining or increasing vegetative screening for neighboring residential properties.



Forestry and Vegetation

- Soil rebuilding
- Opportunities for reforestation and landscaping
- Use of native plantings
- Additional vegetation buffering and screening
- Preservation of existing /mature non invasive trees

Buildings and associated landscapes should be designed and constructed to use energy and water resources efficiently and to minimize short -and long-term negative impacts on the environment and building occupants.



Green Building

OBJECTIVE

13

Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short – and long – term negative impacts on the environment and building occupants

Policy c.

Ensure that zoning proposals for residential development [...] will incorporate green building practices sufficient to attain certification under an established residential green building rating system . . .

OBJECTIVE

13



Green Building

Buildings and associated landscapes should be designed and constructed to use energy and water resources efficiently and to minimize short -and long-term negative impacts on the environment and building occupants.

Summary



ENVIRONMENTAL

The county's environmental policies are considered a priority for staff's review during the Plan Amendment and entitlement phase. Existing stormwater challenges and concerns within the Cameron Run sub watershed are included in staff's considerations. Additional environmental impacts from new development, including stormwater, will need to acknowledge existing site conditions and, to the extent feasible, mitigate their impacts.



+ STORMWATER IMPROVEMENTS

Additional efforts are needed to better understand and address long term challenges to managing stormwater runoff in the area downstream from First Christian Church. This includes addressing instances of localized flooding and identifying broader strategies for strengthening stormwater management in the subject area. While this effort is in its early stages, potential outcomes could inform stormwater management associated with any rezoning effort if the Plan Amendment is advanced.

+ STORMWATER IMPROVEMENT EFFORTS

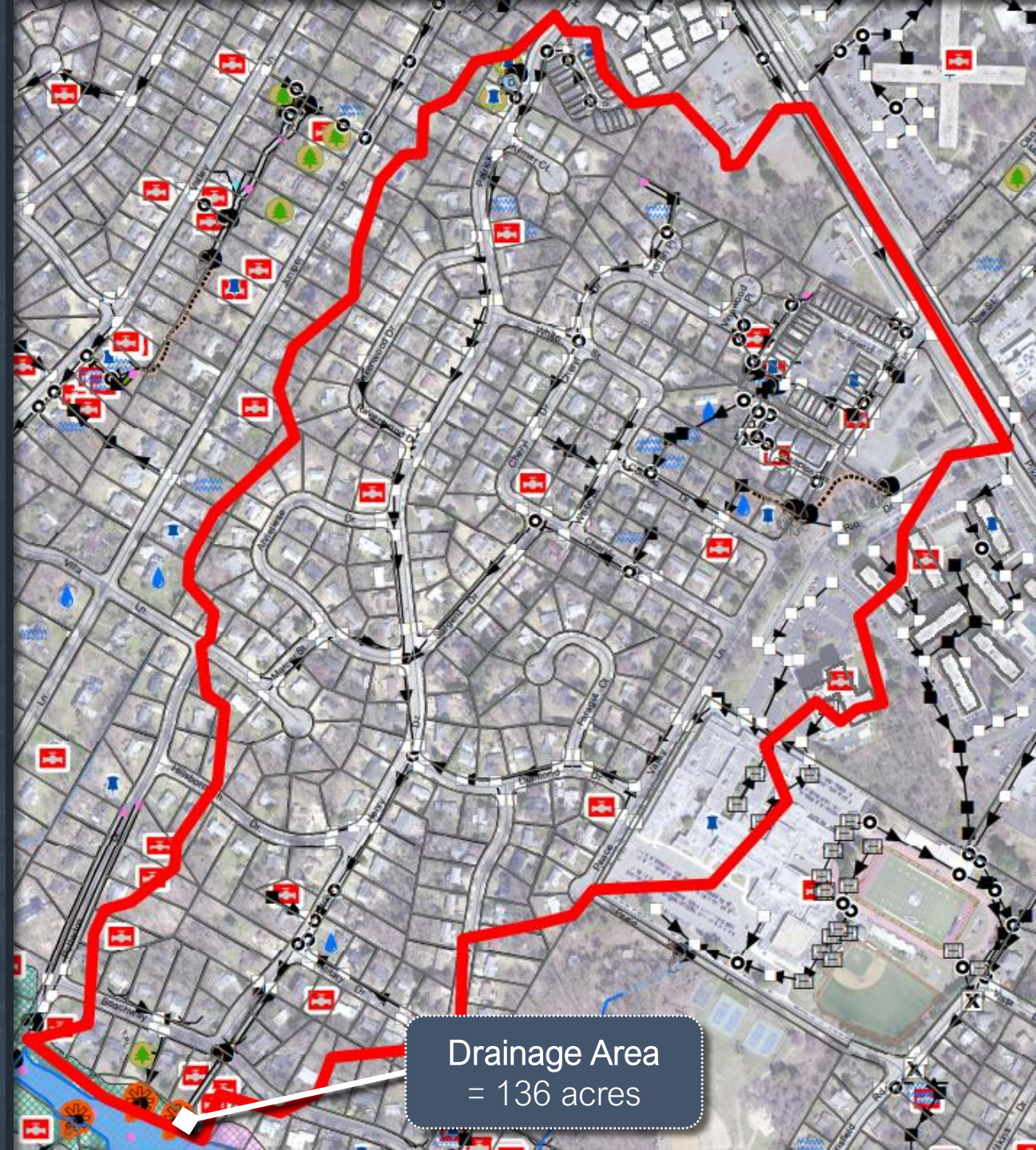
Department of Public Works and Environmental Services, Stormwater Planning Division

IN PROGRESS



EARLY STAGES

Example
Ravenswood Park



Drainage Area
= 136 acres

Summary



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MASON DISTRICT SSPA TASK FORCE MEETING
WEDNESDAY **NOVEMBER 17**, 2021 @ 7 pm
VIA WEBEX

Please visit the SSPA **Track A Plan Amendment Webpage** to register.
Task Force Meeting information ► Mason Task Force

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Camera

PUBLIC COMMENT



PUBLIC COMMENT DURING MEETING

Opportunities will be made available for public comment and question for a period time throughout each meeting. The Task Force chair will invite public comment at a time sufficient for task force discussion.



WRITTEN PUBLIC COMMENT BEFORE MEETING

Written comments can be emailed to the Mason District Office. Please note that while written public comment can be sent at any time throughout the process, all written comment intended for Task Force review must be submitted by the Friday preceding each task force meeting.



PLANNING & DEVELOPMENT

ADDITIONAL RESOURCES

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SSPA TRACK A PLAN AMENDMENT WEBPAGE
www.fairfaxcounty.gov/planning-development/plan-amendments/sspa/south/track-plan-amendment

DEPARTMENT OF PLANNING & DEVELOPMENT
WWW.FAIRFAXCOUNTY.GOV/PLANNING-DEVELOPMENT
P: (703) 324-1380 | M – F 9:00a – 4:00p



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