

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

GENERAL LOCATION: Northwest quadrant of intersection of University Drive and Route 123, across from the George Mason University fieldhouse.

PLANNING AREA AND DISTRICT:

Area II, Fairfax Planning District

SUB-DISTRICT DESIGNATION:

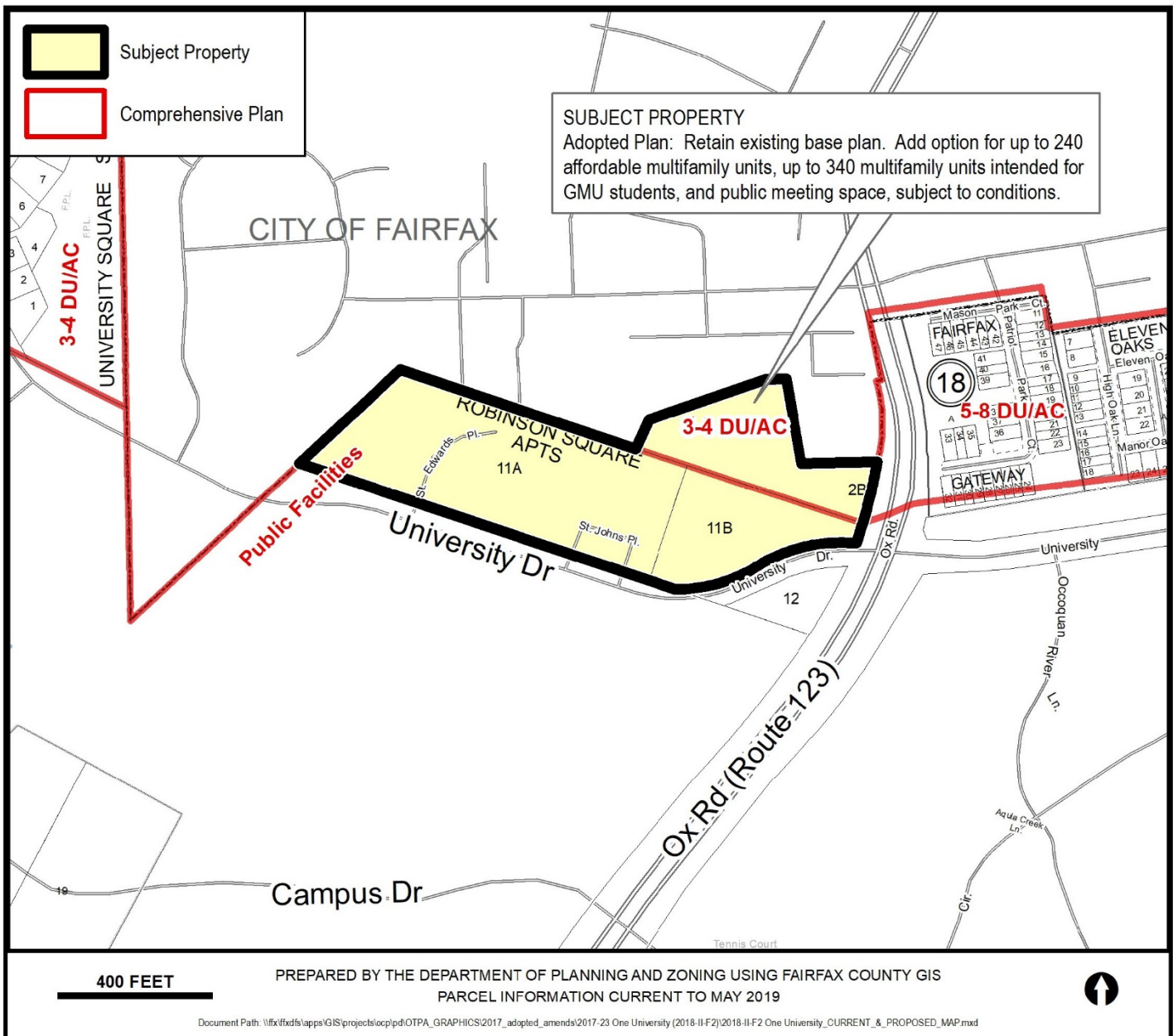
F7 George Mason Community Planning Sector

PARCEL LOCATION: 57-3 ((1)) 11A & 11B, 57-4 ((1)) 2B

SUPERVISOR DISTRICT: Braddock

ADOPTED: June 4, 2019 **ITEM NO.** PA 2018-II-F2

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



THIS PAGE LEFT INTENTIONALLY BLANK

AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)

The following changes to the Comprehensive Plan have adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text shown with ~~strikethrough~~.

DELETE: Fairfax County Comprehensive Plan, 2017 Edition, Area II, Fairfax Planning District, as amended through November 20, 2018, F7-George Mason Community Planning Sector, Recommendations, Land Use, page 68:

~~“2. The area south of the School Street neighborhood in Fairfax City and west of Route 123 (Tax Map 57-4((1))2, 2A and 2B), about three acres in size, is appropriate for residential development at a density of 3-4 dwelling units per acre. For development at this density, access should not be via Route 123, and land, preferably to include the existing church, should be consolidated. An option for up to 6 dwelling units per acre could be considered with full consolidation of all parcels in the county along with additional land in Fairfax City and no access via Route 123. This optional density should be compatible with density planned for adjacent land in Fairfax City along School Street. Excellence of design and provision of amenities, such as screening along Route 123, would also be conditions for achieving development at this higher density.”~~

And **REPLACE** with the following text:

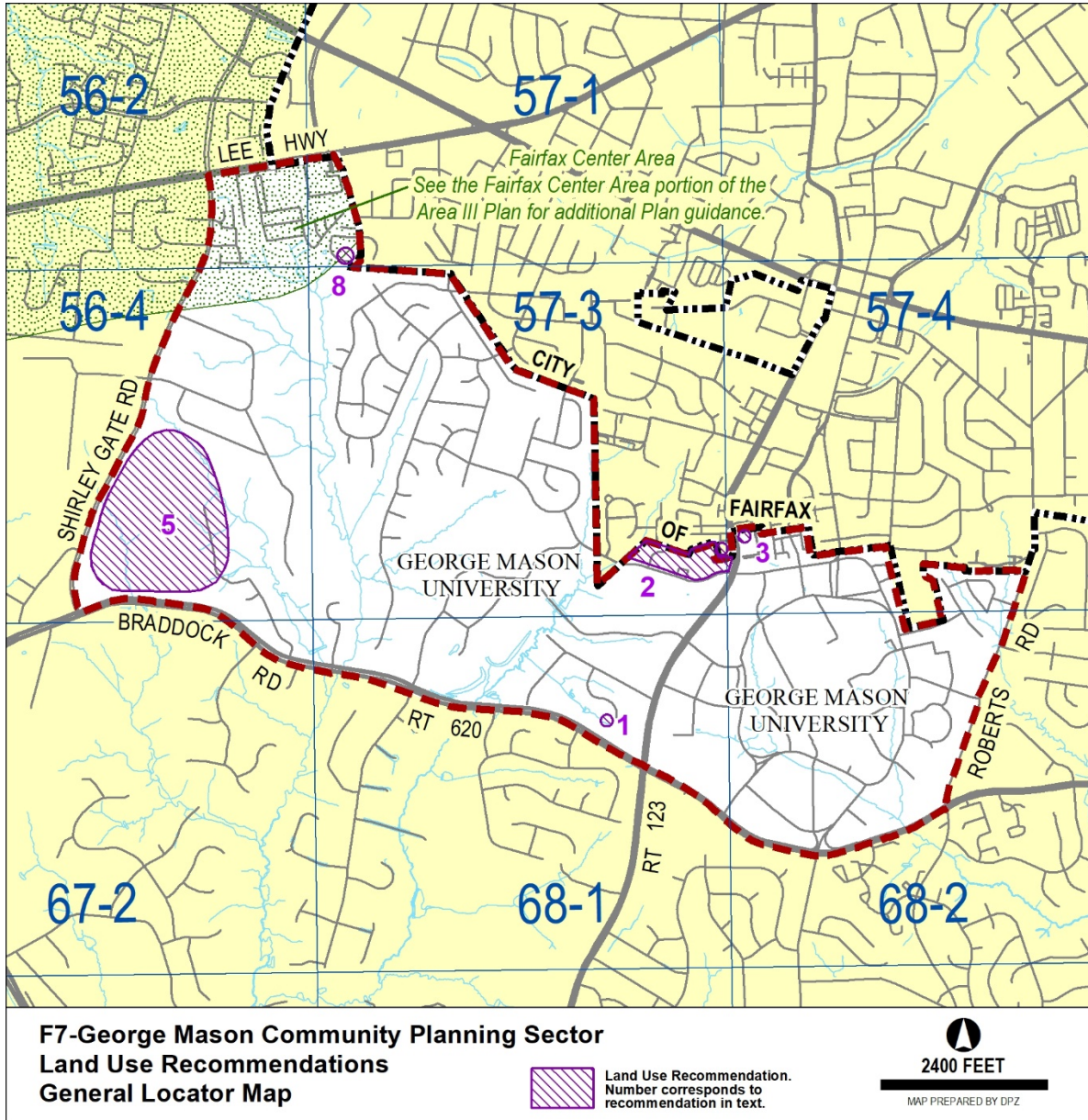
“2. The area north of University Drive and west of Route 123 (Tax Map 57-3((1))11A, 11B and 57-4((1)) 2B), about 10.8 acres in size, is planned for public facility, governmental or institutional uses and residential development at a density of 3-4 dwelling units per acre. With full consolidation, a redevelopment option may be appropriate for higher-density residential development of these parcels as a transitional use between the George Mason University (GMU) campus and the lower-density residential uses to the north. The option may include up to 240 multifamily housing units, affordable to households earning 60 percent or less of the Area Median Income (AMI), and up to 340 multifamily units envisioned to serve the GMU student population, to the extent practical and in conformance with all applicable local, State and Federal laws, particularly Fair Housing regulations. No additional bonus density for the provision of affordable units is appropriate. A limited amount of public meeting space also would be appropriate to accommodate continued utilization of the site by the Fairfax County Redevelopment and Housing Authority.

Redevelopment under the option should demonstrate compatibility with neighboring residential uses and the character of the Route 123 corridor through the satisfaction of the following conditions:

- A continuous landscaped buffer area should be provided along the northern boundary of the site. A 90-foot-wide buffer along the northern boundary of Parcel 2B, adjacent to Royal Legacy Estates, and a minimum 50-foot-wide buffer along the remaining northern boundary of Parcel 11A is desirable.

- A minimum of a 25-foot-wide landscaped buffer should be maintained along the Route 123 frontage, consistent with the character established by the Fairfax Gateway development located across Route 123 from the site. The buffer should be measured from the edge of the existing powerline easement that extends approximately 15 feet into the site and should continue around the building, tapering along University Drive.
- Existing healthy mature trees located within all buffer areas should be preserved, to the maximum extent feasible, in consultation with the Fairfax County Urban Forest Management Division. Buffer areas, and adjacent open areas, should be supplemented with appropriate evergreen, deciduous, and understory vegetation, to improve the general health of the buffer vegetation, to ensure that the full extents of the buffer areas contain healthy native species, and to provide some year-round visual screening to adjacent residences throughout each phase of development.
- High-quality architecture should be provided that is residential in character and includes architectural treatment of all building facades in a manner that is compatible with and complements other uses in the area. Facade treatments should extend onto any exposed parking levels along University Drive and internal roadways, to the extent practical. Vegetated screening and/or berms also may be utilized to ensure a pedestrian-friendly streetscape.
- Safe, attractive, and secure pedestrian and bicycle facilities should be provided to improve access to GMU, bus stops, and other local services, and to reduce automobile trips generated by the development. Safe and secure pedestrian crossings to the university should be a high priority, and streetscape areas along Route 123 and University Drive should be designed to create a high-quality pedestrian environment, to include features such as street trees, landscaped areas, wide sidewalks, pedestrian-scaled lighting and other amenities.
- The Resource Protection Area and Environmental Quality Corridor along the western boundary of the site should be identified and protected, consistent with Objective 9 of the Environment section of the Policy Plan. Previously developed portions of those areas should be restored and revegetated, including removal of existing structures and the FCRHA maintenance facility, and there should be no new development within those areas. Utilities should also be located to minimize disturbance and encumbrance of such areas.”

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area II, Fairfax Planning District, as amended through November 20, 2018, F7-George Mason Community Planning Sector, Recommendations, Land Use, Figure 29, “Land Use Recommendations General Locator Map”, page 69, to revise the hatched area for Recommendation No. 2 to indicate the Plan amendment subject area:



COMPREHENSIVE LAND USE PLAN MAP:

The baseline designation appearing on the Plan Map for Tax Parcel 57-4 ((1)) 2B will be corrected to Residential Use at 3-4 du/ac, rather than Residential Use at 5-8 du/ac.

COUNTYWIDE TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.