



**Plan Amendment Implementation Phase
Lee District Task Force
Kick-off Meeting
June 14, 2021**

2021 SSPA Comprehensive Plan Amendments

Agenda

- Introduction & Recap
- Why Comprehensive Planning?
- Implementation Phase Schedule
 - Roles and Responsibilities
- Board Authorizations
 - PA 2021-00008: Van Dorn TSA - Land Units D and E (part)
 - PA 2021-00010: I-95 Corridor Area - Land Unit K South
- Next Steps



SITE-SPECIFIC PLAN AMENDMENT PROCESS

SOUTH COUNTY

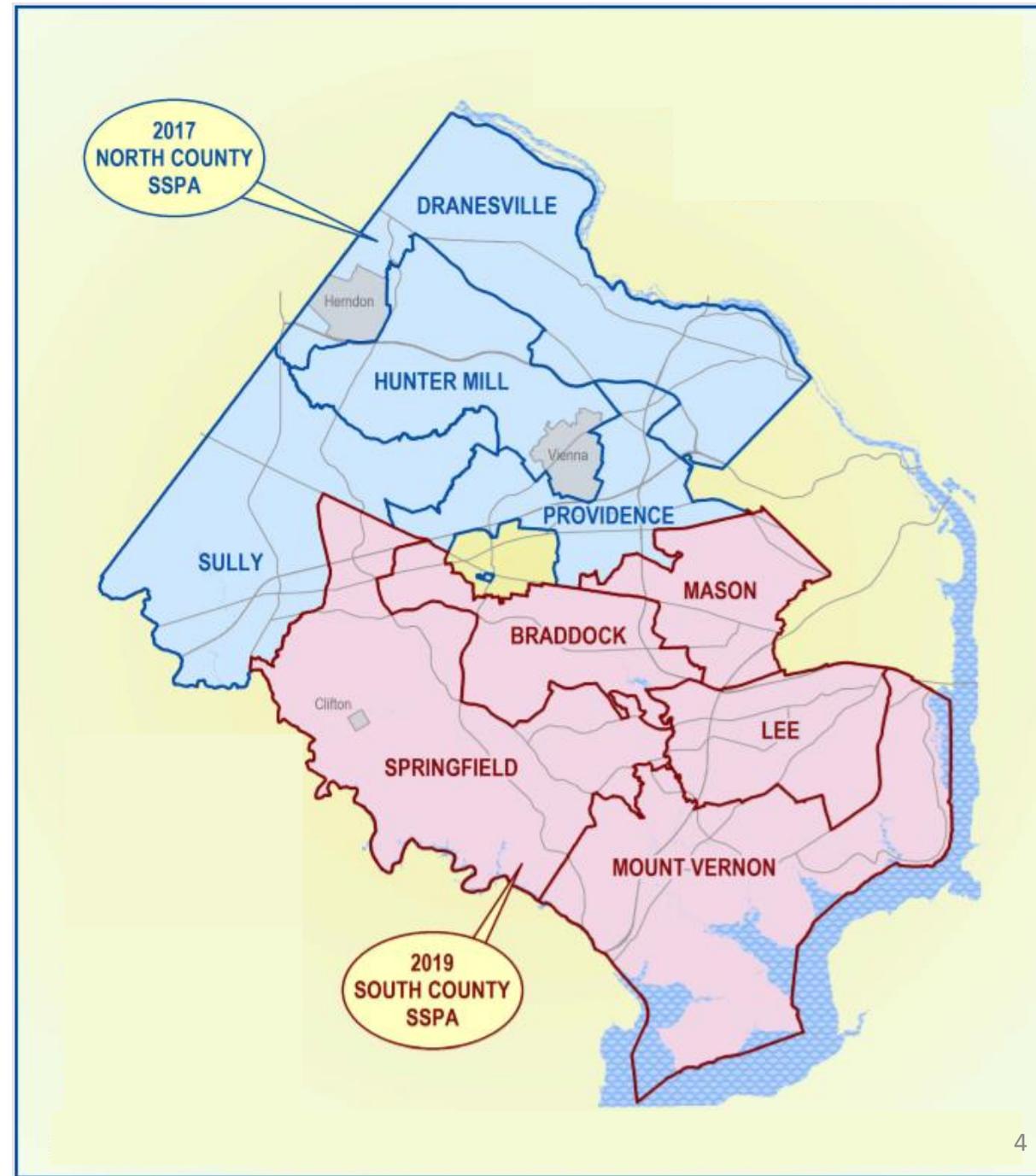
2019 – 2021

Introduction & Re-Cap

Site Specific Plan Amendment (SSPA) Cycle Overview

4-year cycle divided into two parts:

- North County (2 years)
- South County (2 years)



South County SSPA Cycle Overview

www.fairfaxcounty.gov/planning-development/plan-amendments/sspa/south

Sept - Dec 2019:
Nomination Period

Jan 2020 - Jan 2021:
Screening Period &
Board Authorization

June 2021 - Spring 2022:
Policy & Impact
Analysis



LEE DISTRICT 8 Nominations

PC19-LE-001 Beacon Hill
Apartments

PC19-LE-002 Loisdale Townhomes

PC19-LE-003 NVCC/INOVA
Medical Center

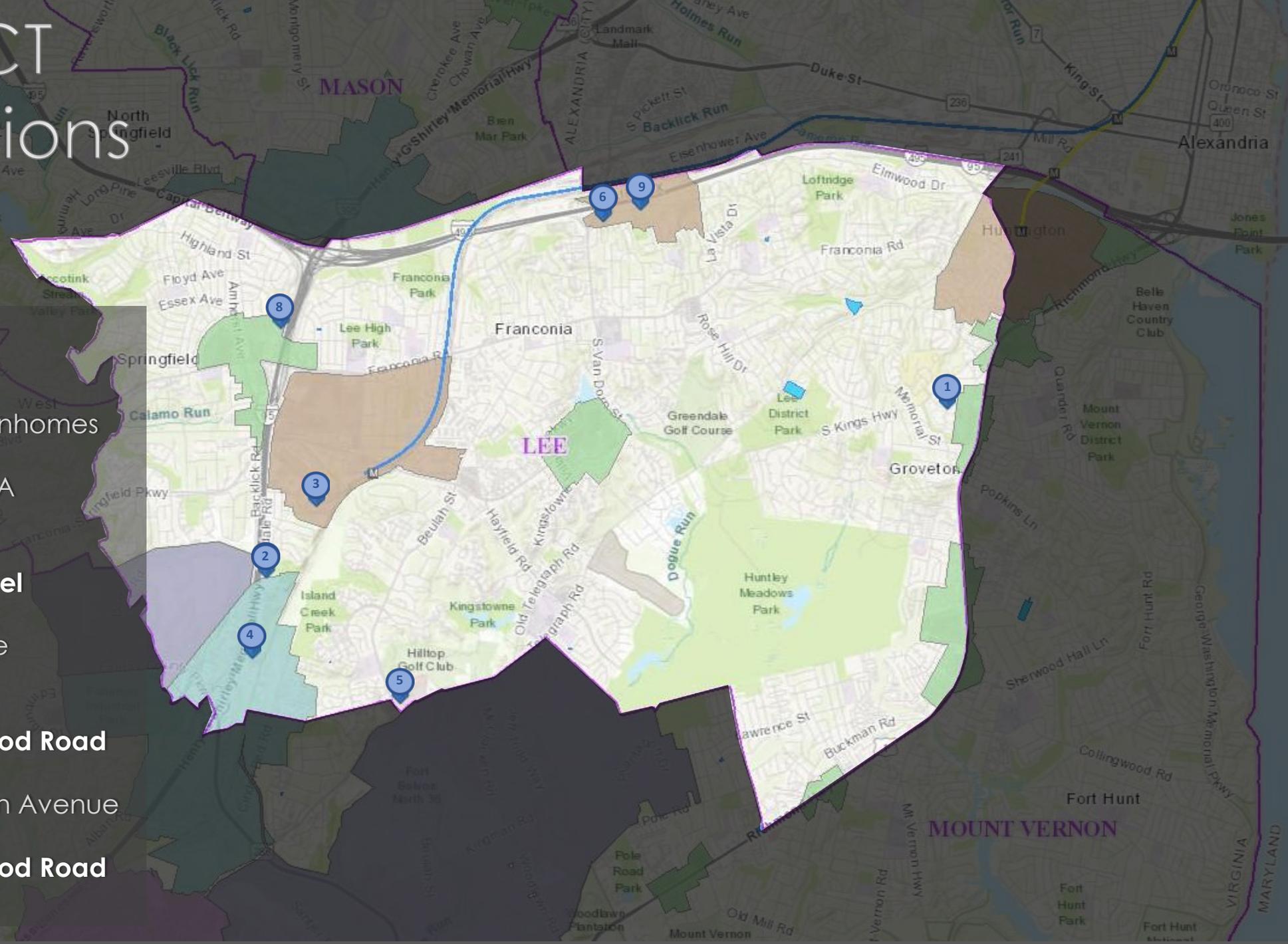
PC19-LE-004 Potomac Steel

PC19-LE-005 Hilltop Village
Shopping Center

PC19-LE-006 5605 Oakwood Road

PC19-LE-008 6235 Brandon Avenue

PC19-LE-009 5604 Oakwood Road



Screening Phase Nominations – Recap from September 2020

	Nomination	Nomination #	Task Force Rec.	PC Rec.	BOS Decision
	Van Dorn TSA Land Units D and E (part)	PC19-LE-006/009	Add and Combine	Add and Combine	Add and Combine
	I-95 Corridor Area – Land Unit K South (“Potomac Steel”)	PC19-LE-004	Add	Add and Expand	Add and Expand
	6235 Brandon Avenue	PC19-LE-008	Add	Add	Pending*
	Beacon Hill Apartments	PC19-LE-001	Do Not Add	Do Not Add*	Do Not Add*
	Hilltop Village Shopping Center	PC19-LE-005	Do Not Add	Withdrawn	Withdrawn
	Inova/NVCC Medical Center	PC19-LE-003	Do Not Add	Withdrawn	Withdrawn
	Scannell Site (Loisdale Townhouses)	PC19-LE-002	Do Not Add	Withdrawn	Withdrawn

Lee District Comprehensive Plan Amendments (SSPA)



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PLANNING & DEVELOPMENT

SSPA SOUTH
2019-2020



Why Comprehensive Planning?



Comprehensive Planning

- Ensure a high quality of life for residents
- Promote the public health, safety and welfare
- Establish and balance diverse community goals and needs
- Manage growth and the impacts of development
- Comprehensive Plan is updated to adapt to possible needs and changes in development and/or renewal of a community
- The Comprehensive Plan is referenced when informing decisions for rezoning of land, capital improvements planning, transportation projects, public facilities locations and allocation of community services

Comprehensive Plan Policy Plan

- Land Use
- Transportation
- Housing
- Environment
- Economic Development
- Heritage Resources
- Public Facilities
- Human Services
- Parks and Recreation
- Revitalization
- Visual and Performing Arts
- Chesapeake Bay Supplement

<https://www.fairfaxcounty.gov/planning-development/comprehensive-plan/policy-plan>



Policy Plan:
The Countywide Policy Element
of
The Comprehensive Plan
for Fairfax County, Virginia



A Fairfax County,
Virginia publication

2017 EDITION

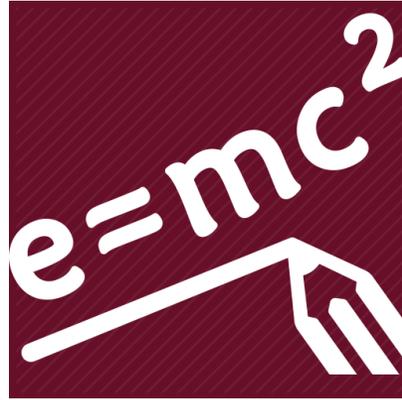
The Comprehensive Plan is on the Fairfax County Web site at:
www.fairfaxcounty.gov/dpz/comprehensiveplan

The Web version of the Plan is always the most up-to-date. Compare this printed document with the Comprehensive Plan on the Web to determine if this volume has been updated with the most recent amendments.

What the **Comprehensive Plan** is not:

- The Plan recommends how land should be used, but **not when** development will occur
- The Plan generally guides land use and is an advisory document, **not regulations or law**
- The Plan offers guidance, but **may not be the tool** to address certain community issues

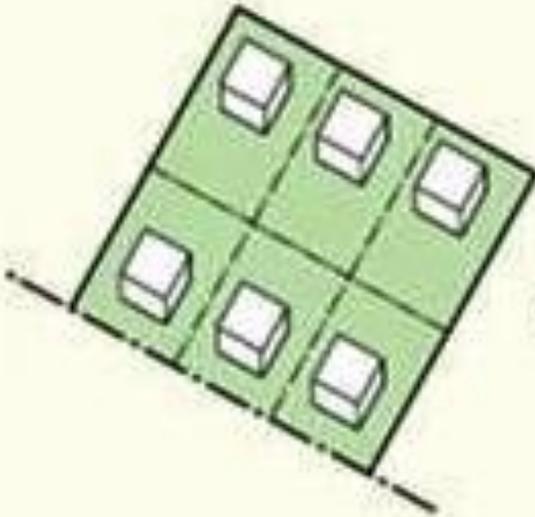
Planning Terms



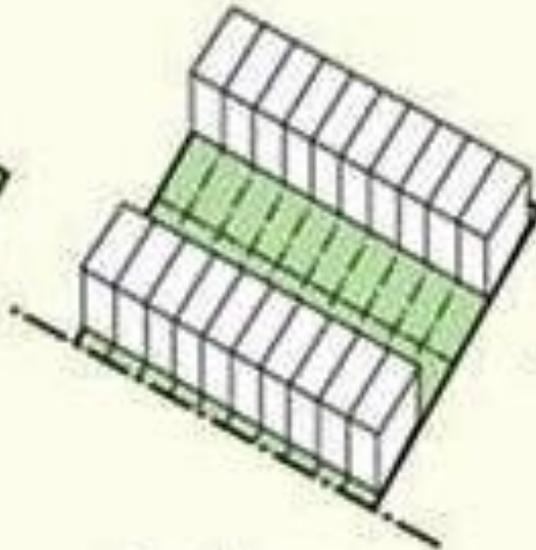
Density, Intensity and F.A.R.

Terms used to talk about “**how much**” development.
Do not tell you about what development will look like
(the form of development)

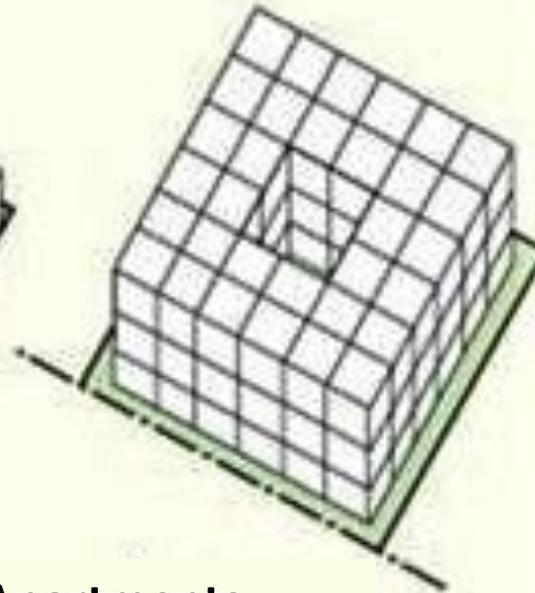
Residential Use Density



Single Family Homes
(6 du/ac)



Townhomes
(20 du/ac)



Apartments
(96 du/ac)

These are generic examples of how residential development could be achieved at three different density levels on a 1-acre parcel.

Nonresidential Use Intensity = Floor Area Ratio (FAR)

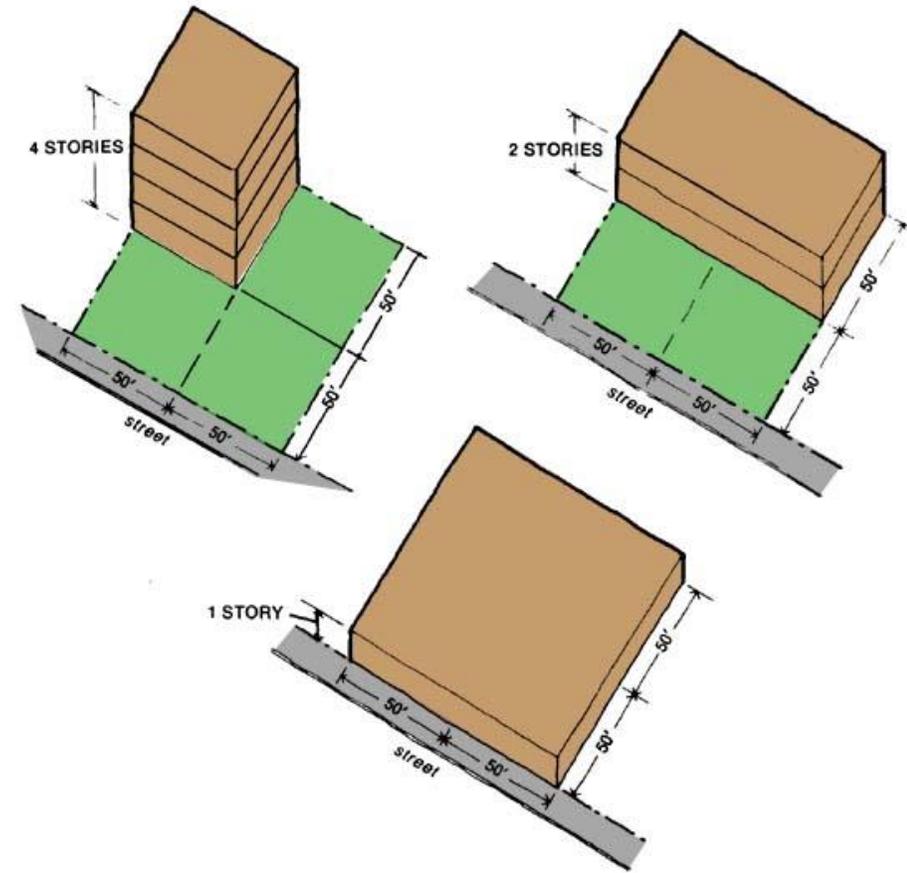
The floor area of the building is divided by the land area to calculate the FAR.

FLOOR AREA (sq. ft.)

LAND AREA (sq. ft.)

EXAMPLE:

$$\frac{100,000 \text{ sq. ft. of building}}{100,000 \text{ sq. ft. of land}} = 1.0 \text{ FAR}$$



Residential Use Density



3-4 du/ac (single family detached)



5-8 du/ac (townhouses)



16-20 du/ac (garden apartments)



30-40 du/ac (mid-rise apartments)



SITE-SPECIFIC PLAN AMENDMENT PROCESS

SOUTH COUNTY

2019 – 2021

Implementation Phase

Amending the Comprehensive Plan

Comprehensive Plan Amendment Work Program:

Developed by Planning Commission, staff and the community and approved by the Board of Supervisors.



Lee District SSPA Plan Amendments

	Plan Amendment Name	Nomination #	Plan Amendment # (PLUS)	County Staff
1	Van Dorn TSA Land Units D and E (part)	PC19-LE-006/009	PA-2021-00008	David Stinson
2	I-95 Corridor Area – Land Unit K South (“Potomac Steel”)	PC19-LE-004	PA-2021-00009	Aaron Klibaner
3*	6235 Brandon Avenue	PC19-LE-008	N/A	David Stinson

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LEE DISTRICT TASK FORCE SCHEDULE – STANDARD TRACK

<u>TASK FORCE DATES</u>	<u>TASK FORCE MEETING DATE</u>
Meeting #1: Kick-off meeting; overview of SSPA Implementation Phase, Plan amendments; Roles and Responsibilities	June 14, 2021 at 7:00 p.m.
Meeting #2: Van Dorn TSA - Policy Briefing	June 28, 2021 at 7:00 p.m.*
Meeting #3: Van Dorn TSA - Land Use Scenarios	July 19, 2021 at 7:00 p.m.*
Meeting #4: Van Dorn TSA - Transportation Scope	July 26, 2021 at 7:00 p.m.*
Meeting #5	September 27, 2021 at 7:00 p.m.*
Meeting #6	October 11, 2021 at 7:00 p.m.*
Meeting #7	October 18, 2021 at 7:00 p.m.*
Meeting #8	November 15, 2021 at 7:00 p.m.*
Meeting #9	December 20, 2021 at 7:00 p.m.*
Meeting #10	January 3, 2022 at 7:00 p.m.(TBD)*
Meeting #11	January 24, 2022 at 7:00 p.m.*
Meeting #12	February 28, 2022 at 7:00 p.m.*
Meeting #13: Carryover Meeting (if needed)	March 7, 2022 at 7:00 p.m.*

Meeting dates subject to change if additional analysis and/or task force deliberation are needed.

Roles and Responsibilities for the SSPA Implementation Phase

Roles in SSPA Implementation

Neighbors / Community

- Are a valuable resource for history and other information about nominated properties, including site-specific and community-wide goals, needs, concerns and impacts.
- Provide written and verbal input regarding nominations.

Lee District SSPA Community Task Force

- Establishes procedures for task force review and recommendation on SSPA nominations in the district.
- Serve as liaisons in the communities with interest in the plans and process.
- Considers written and verbal input received from the public.
- Provides advisory recommendations to the Planning Commission for the Comprehensive Plan Amendments.

Roles in SSPA Implementation

Department of Planning and Development Staff

- Review authorized amendments to ensure consistency with the Comprehensive Plan's adopted land use guidelines and policy objectives.
- Examines existing and planned land development patterns and analyzes potential benefits and impacts to the greater community resulting from amendments to the Comprehensive Plan's land use guidance.
- Provides recommendations to the Planning Commission and Board of Supervisors on the Comprehensive Plan amendment.

Planning Commission

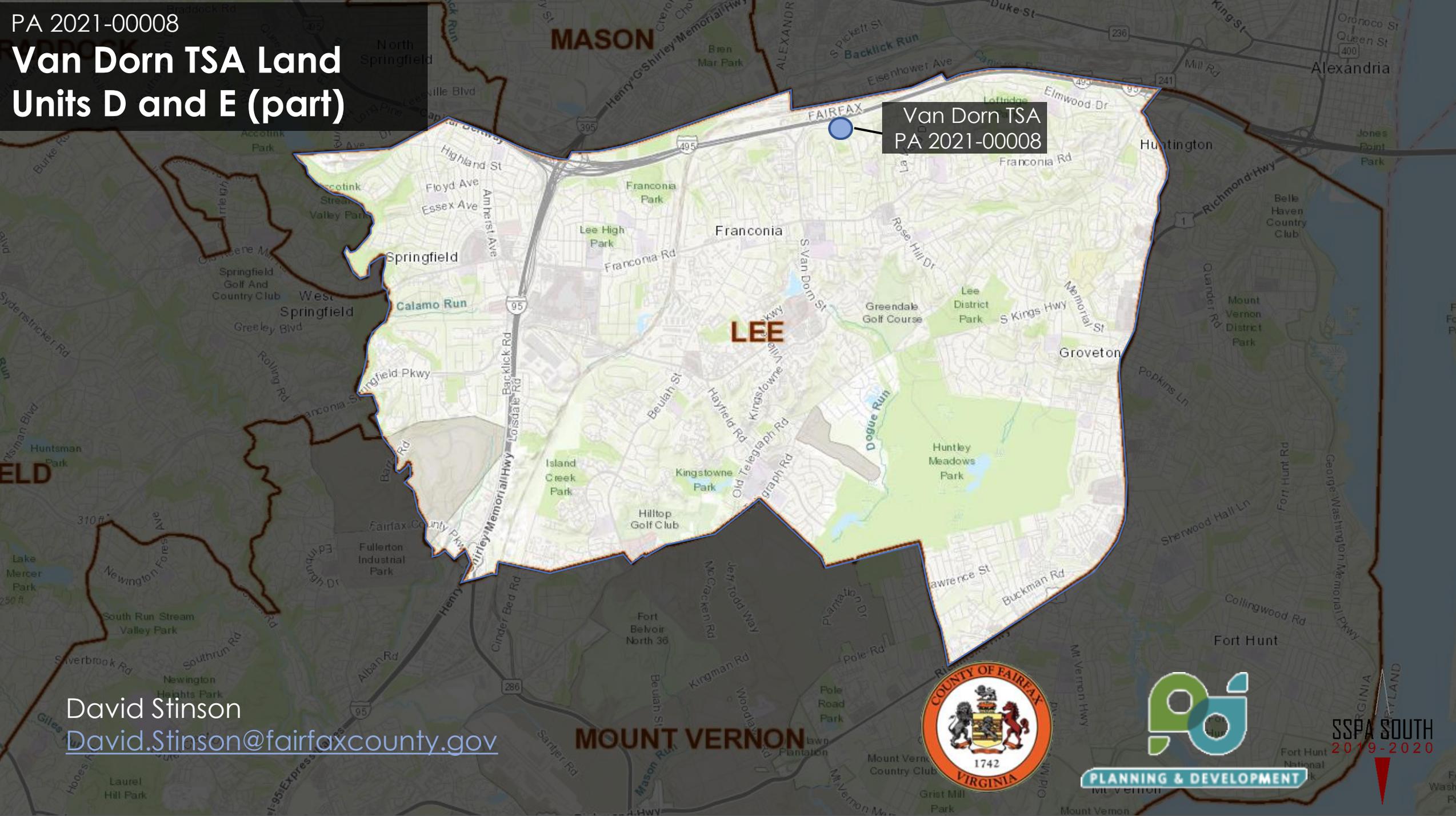
- Conducts public hearings to review nominations based on public comment, staff analysis, task force recommendation, and other stakeholder considerations.
- Provides recommendations to the Board of Supervisors on whether the Comprehensive Plan should be amended.

Roles in SSPA Implementation

Board of Supervisors

- Authorized the Plan amendment studies for consideration of updated Plan guidance for the subject site(s).
- Reviews the recommendations of the Planning Commission, task force, community, staff, and other stakeholders to determine if a Plan amendment study will result in the adoption of new Comprehensive Plan guidance, such as modification of the county's plan text and/or land use maps.

Van Dorn TSA Land Units D and E (part)



Van Dorn TSA
PA 2021-00008

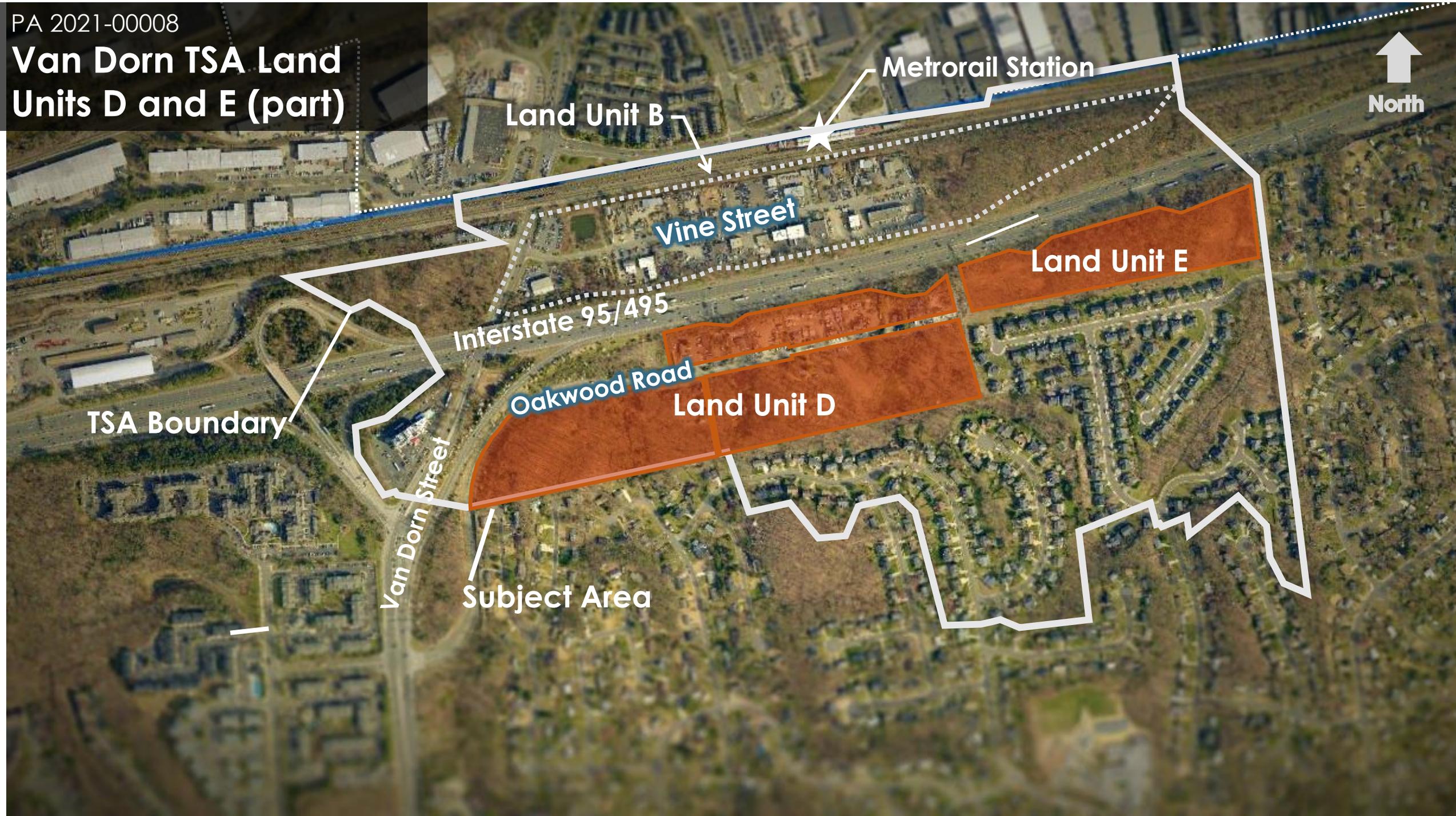
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2019-2020

Van Dorn TSA Land Units D and E (part)



Land Unit B

Metrorail Station

Vine Street

Land Unit E

Interstate 95/495

Oakwood Road

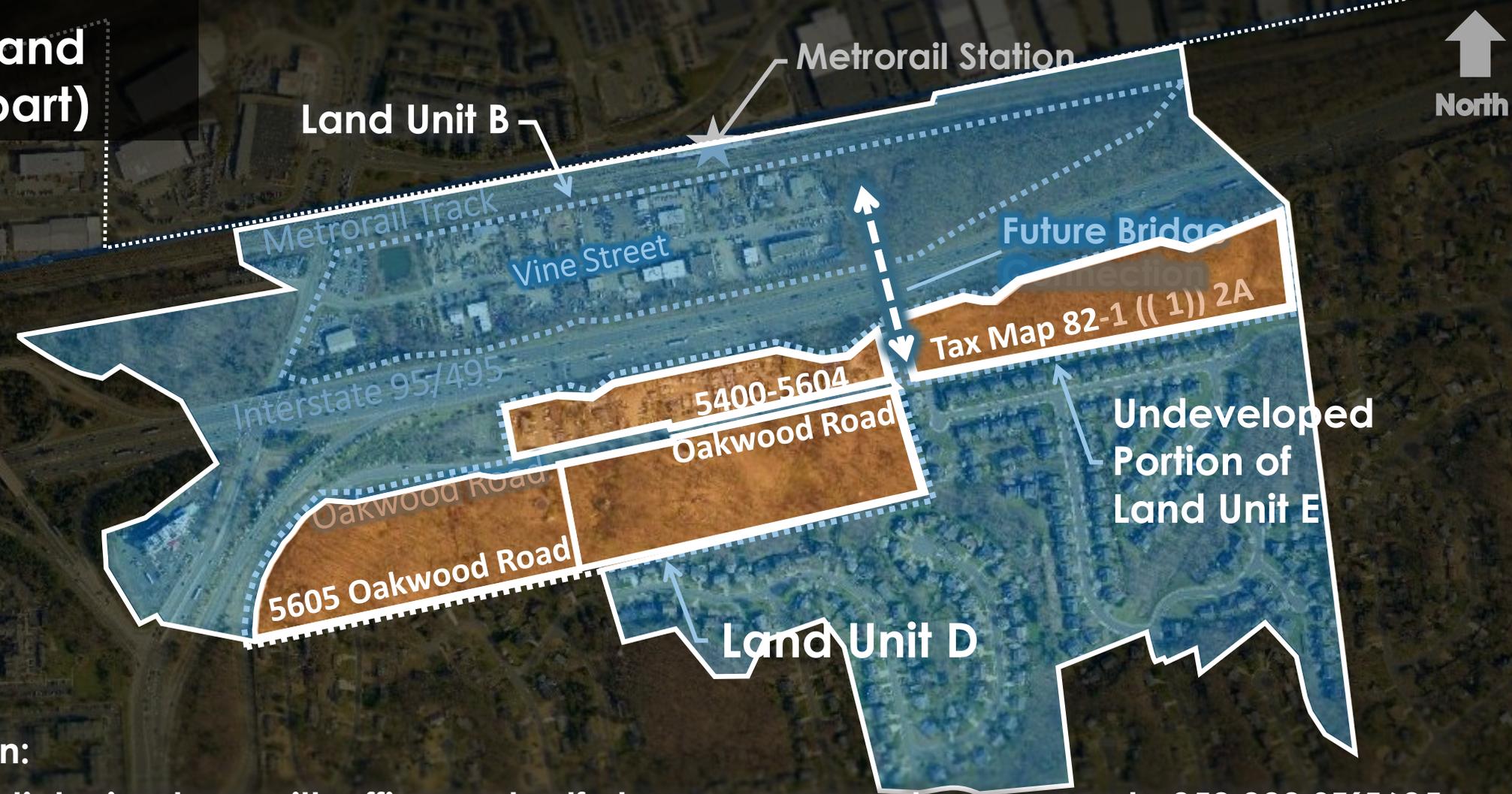
Land Unit D

TSA Boundary

Van Dorn Street

Subject Area

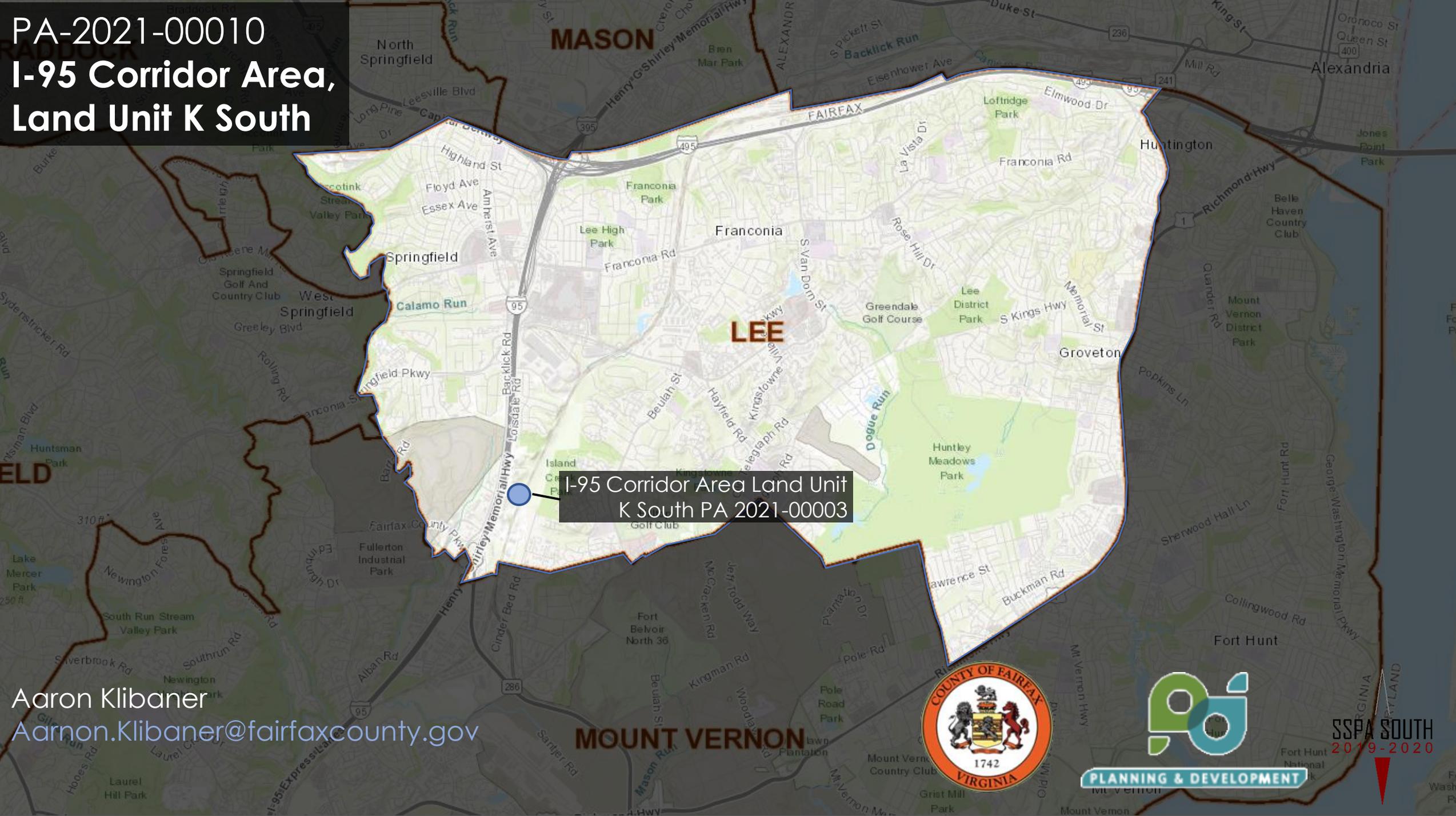
Van Dorn TSA Land Units D and E (part)



Board Authorization:

- Evaluate residential mixed use with office and self-storage as secondary uses up to 850,000 SF(5605 Oakwood Rd), and residential mixed use including office, institutional, and/or industrial up to 1.0 FAR on 5400-5604 Oakwood Road.
- Study impact of the land use change on Undeveloped Land Unit E and its effect on planned bridge connection

PA-2021-00010 I-95 Corridor Area, Land Unit K South



I-95 Corridor Area Land Unit
K South PA 2021-00003

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SSPA SOUTH
2019-2020

PA-2021-00010
I-95 Corridor Area,
Land Unit K South



PA-2021-00010
I-95 Corridor Area,
Land Unit K South



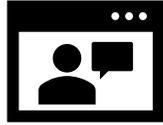
Current Plan Recommendation:
Industrial use up to an intensity of 0.35 Floor Area Ratio (FAR)

PA-2021-00010
I-95 Corridor Area,
Land Unit K South



Board of Supervisors Authorization
Option for a mix of uses including industrial, office, and institutional uses up an
intensity of 1.0 FAR.

Community Input – How to be Involved



Attend Task Force Meetings



Submit Written Comments to the Task Force LeeDist@FairfaxCounty.gov



Attend and Provide Testimony at the Planning Commission and Board of Supervisors Hearings



Connect with DPD via:
Comp Plan Listserv: www.fairfaxcounty.gov/maillinglist/
Facebook Page: www.facebook.com/fairfaxlanduse/

Upcoming Agendas

- Meeting #1 (June 14th): Overview of SSPA Implementation Phase, Van Dorn TSA and I-95 Industrial Corridor - Existing Conditions, Board Authorizations, and Policy Guidance to be used to analyze Land Use Impacts; Procedures for Task Force Meetings and Public Participation.
- Meeting #2 (June 28th): Van Dorn TSA / Policy and Land Use Planning:
 - Transit Station Areas
 - Transit Oriented Development Design (TOD)
 - Existing Conditions
- Meeting #3 (July 19th): **Van Dorn TSA**
- Meeting #4 (July 26th): **Van Dorn TSA**
- August: Break in task force meetings / September: Reconvene meetings
- Public Hearings: