



PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: PA 2021-I-1B
March 2, 2022

GENERAL LOCATION: 6165 Leesburg Pike,
On the west side of Leesburg Pike, south of the
the Seven Corners Community Business Center

PLANNING COMMISSION PUBLIC HEARING:
Wednesday, March 16, 2022 @ 7:30 PM

BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, April 12, 2022 @ 2:30 PM

SUPERVISOR DISTRICT: Mason

**PLANNING STAFF DOES RECOMMEND
THIS ITEM FOR PLAN AMENDMENT**

PLANNING AREA: Area I

PLANNING DISTRICT: Baileys Planning District

SPECIAL PLANNING AREA:

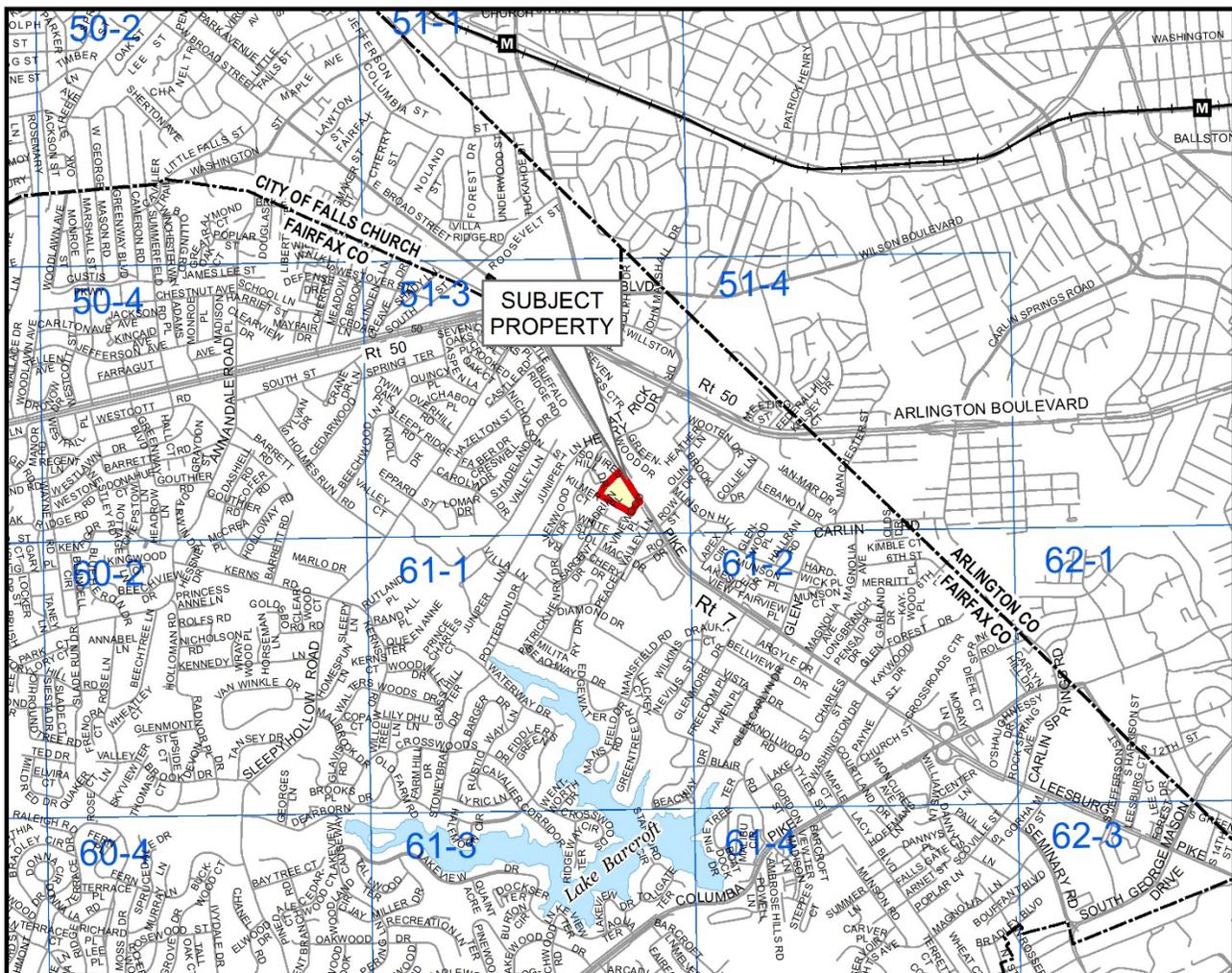
B5 - Barcroft Planning Sector

PARCEL LOCATION: 051-3 ((1)) 0025

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



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.



3000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
First Christian Church (PA 2021-I-1B)



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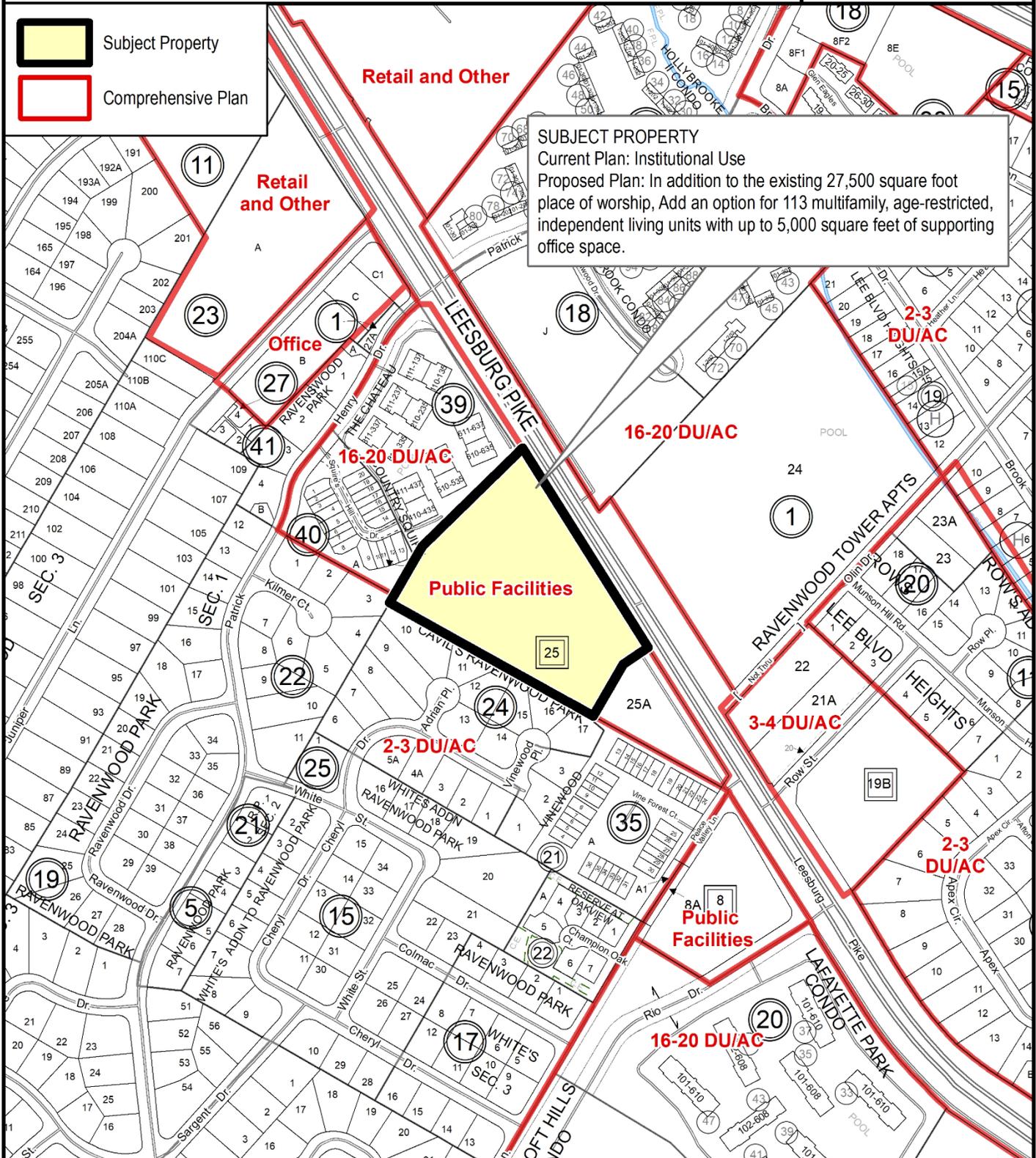
CURRENT PLAN AND PROPOSED CHANGE

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

**ITEM:
PA 2021-I-1B**

-  Subject Property
-  Comprehensive Plan

SUBJECT PROPERTY
 Current Plan: Institutional Use
 Proposed Plan: In addition to the existing 27,500 square foot place of worship, Add an option for 113 multifamily, age-restricted, independent living units with up to 5,000 square feet of supporting office space.



400 FEET

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 PARCEL INFORMATION CURRENT TO DECEMBER 2021



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STAFF REPORT FOR PLAN AMENDMENT 2021-I-1B

BACKGROUND

On January 26, 2021, the Fairfax County Board of Supervisors (Board) authorized Plan Amendment (PA) SSPA 2021-I-1B /PLUS PA-2021-00001) for Tax Map Parcel 51-3 ((1)) 25, located at 6165 Leesburg Pike, Falls Church, VA 22044. The Board authorized staff to consider an amendment that would add an option for up to 113 multifamily age-restricted independent living units, up to 5,000 square feet of medical or general office, and expansion of an existing place of worship on the subject site for a maximum total of approximately 132,500 gross square feet of development. The Board further directed staff's analysis to account for the parallel study of Plan Amendment SSPA 2021-I-2B/PLUS PA-2021-00002 (Dar Al Hijrah Islamic Center and 6125 Leesburg Pike), located approximately 500 feet to the southwest across Leesburg Pike (Route 7). The proposal was originally submitted as part of the 2020 South County Site Specific Plan Amendment (SSPA) Process. Please note that the expansion of the existing Place of Worship is not being pursued by the nominator at this time and was therefore not evaluated as part of this study.

CHARACTER OF THE SITE

The subject property consists of a single, 6.8-acre parcel developed with an approximately 27,500 square foot structure developed with First Christian Church, built in 1965. The site is planned for institutional use and zoned R-3. A significant portion of the property along the western and southern property line is vegetated or remains as undisturbed open space. The topography slopes downward towards the west and south toward neighboring properties. The single structure church is surrounded predominantly by surface parking. A pedestrian path is located parallel to Leesburg Pike and is set back from the road. There are two access points from the First Christian Church property to Leesburg Pike.

CHARACTER OF THE AREA

The subject property is located approximately 0.15 of a mile south of the Seven Corners Community Business Center (CBC) and approximately one mile north of the Baileys Crossroads CBC, and is located adjacent to the Baileys/Seven Corners Commercial Revitalization District (CRD). Both community business centers are comprised largely of automobile-oriented, commercial and office uses which serve the surrounding residential communities. While communities to the east and west of the subject property are primarily comprised of lower intensity residential uses, existing development along the corridor between the two activity centers is characterized by a variety of land uses and intensities. The areas immediately to the north and east are developed with multifamily housing and planned for residential uses at a density of 16-20 dwelling units per acre (du/ac), including the adjacent Chateau Condominiums, Greenwood Apartments and The Jefferson Apartments. Multiple institutional uses are located south of the subject property along Leesburg Pike and include the Everly Funeral Home on the

adjacent property to the south, Church of Christ, and the Dar Al Hijrah Islamic Center (subject of SSPA 2021-I-2B).

The broader area to the east and west of Leesburg Pike and the subject property is characterized by single-family detached residential uses planned at 2-3 du/ac. The communities of Ravenwood Park and Vinewood are located adjacent the subject property to the west and southwest and have limited vehicular access from Leesburg Pike. The Greenwood and Jefferson communities are located along Leesburg Pike to the east and are situated directly across the thoroughfare from the subject property. [See Figure 1]



Figure 1: Subject Property and Environs

PLANNING HISTORY

There have been no proposed plan amendments or other planning or zoning activity on the site since the property's development.

ADOPTED COMPREHENSIVE PLAN TEXT

The Comprehensive Plan Map reflects the existing development and designates the subject property as planned for Public Facilities, Governmental, and Institutional use. Plan guidance for the subject property is located in Area I, within the Baileys Planning District, Barcroft Planning Sector. There are no site-specific recommendations for the site. The Comprehensive Plan characterizes the Barcroft Planning Sector as largely developed as residential neighborhoods, bounded by two higher density activity centers; Seven Corners CBC to the north and Baileys

Crossroads CBC to the south. The Plan indicates that infill development should be of a compatible use, type, and intensity. Institutional uses, such as churches, are identified as uses that can provide a transition between the higher intensity centers and the surrounding lower intensity residential communities.

Additional relevant Plan guidance is cited below. Guidelines for Multifamily Residential Development are included as Attachment I to this report.

Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through February 23, 2021, pages 3-5:

“MAJOR OBJECTIVES

Planning objectives in the Baileys Planning District are the following:

- Preserve stable residential areas through infill development of a character and intensity or density that is compatible with existing residential uses; [...]
- Encourage pedestrian access to and from retail areas;
- Encourage the creation of additional parks, open space and recreation areas and acquire additional acreage in environmentally sensitive areas as part of the Environmental Quality Corridor program; and
- Identify, preserve and promote awareness of heritage resources through research, survey and community involvement”

“DISTRICT-WIDE RECOMMENDATIONS

Transportation

[...] The primary arterial Leesburg Pike between Seven Corners and Baileys Crossroads should be widened in general conformance with the right-of-way and design features of the VDOT project. This widening may eliminate portions of existing service drives. In areas where a continuous right turn lane is provided in addition to the six through lanes, in general conformance with the right-of-way and design features of the adopted VDOT Route 7 project plans, the continuous right turn lane may be an appropriate alternative to a service drive. Where there is no service drive, consolidation of entrances and provision for interparcel access through travelways should be provided.”

Environment

The Baileys Planning District typifies the environmental constraints and opportunities of older developed portions of Fairfax County. Environmental policies

for Baileys should focus on reclamation and improvement of environmentally sensitive lands.

Older, developed portions of the county often have fair to poor surface water quality. This is due primarily to nonpoint source pollution in the form of runoff which contains high levels of fertilizers, pesticides, sediment and hydrocarbons. Older suburban areas such as Baileys do not have the benefit of state-of-the-art water quality control practices. Therefore, they are a particular challenge in the county's efforts to improve surface water quality and meet the spirit of the Chesapeake Bay Act. [...]"

Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through February 23, 2021, B5-Barcroft Community Planning Sector, Land Use, Recommendations, page 199-200:

“CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development recommends that the areas of the Barcroft Planning Sector outside the Seven Corners and Baileys Crossroads Community Business Centers develop as Suburban Neighborhoods.

RECOMMENDATIONS

Land Use

The Barcroft sector, outside of the Seven Corners and Baileys Crossroads Community Business Centers, is largely developed as residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan in Land Use Objectives 8 and 14.”

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Land Use Section, as amended through February 23, 2021, pages 8, 10

LAND USE PATTERN

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

- Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur.”

LAND USE COMPATIBILITY

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

...

Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.”

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing, as amended through February 23, 2021, pages 6-7

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

Policy a. Expand for-sale and rental housing opportunities in or near Mixed-Use Centers as a way of providing the opportunity for persons to live and work within the county.

Policy b. Promote the development of multifamily and senior housing in both Mixed-use Centers and existing residential areas, as appropriate, in an effort to diversify the housing stock and expand lower cost housing options. For additional guidance, refer to the Locational Guidelines for Multifamily Residential Development contained in Appendix 1 to the Countywide Land Use Element of the Policy Plan.”

...

“Objective 5: 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, 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 d. Promote multifamily housing for seniors and people with disabilities that is conveniently located to public transportation and community services.”

PROPOSED PLAN AMENDMENT

As stated previously, the Board authorized staff to evaluate the potential impacts of adding up to 113 age-restricted residential units and 5,000 square feet of medical office use (clinic) to the subject property along with the potential expansion of the existing 27,500 square foot place of worship. Representatives of Wesley Housing and First Christian Church shared an early concept of their proposed facility and site plan with staff and the Mason District SSPA Task Force (Figures 3 and 4, below). This concept does not propose to increase the size of the existing place of worship. The development potential that was evaluated for this Plan amendment is shown in the table below. It includes the proposed housing and the proposed medical office or clinic use.

Existing Development	Adopted Comprehensive Plan Potential ¹	Proposed Comprehensive Plan
<p style="text-align: center;">27,500 S.F. Place of Worship</p>	<p style="text-align: center;">74,488 S.F. Institutional Use</p>	<p style="text-align: center;">113 Age-Restricted Multifamily Units 5,000 S.F. Medical Office Use 27,500 S.F. ² Place of Worship</p>

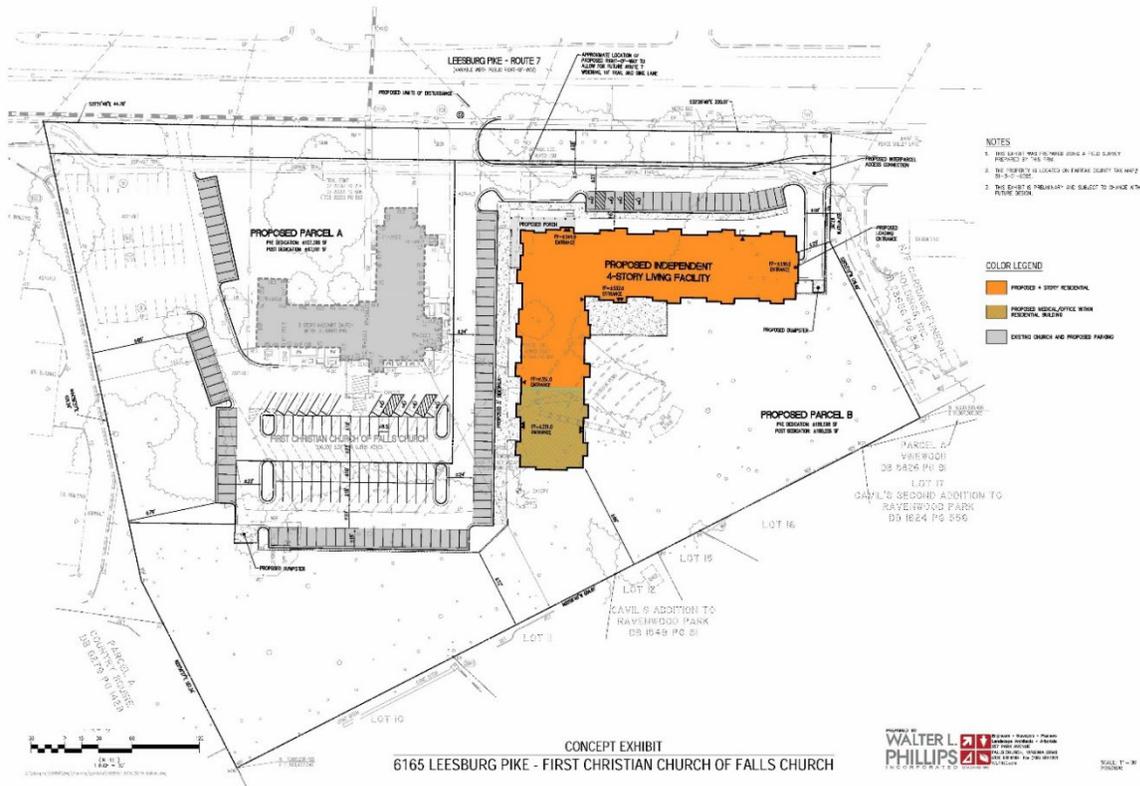
1 Current Comprehensive Plan for Institutional Use with .25 FAR assumed given underlying R-3 zoning

2 Existing institutional use, the place of worship, to remain.

Figure 2: Comparison with Existing Comprehensive Plan Potential

DEVELOPMENT CONCEPT

The conceptual design of the proposed age-restricted affordable housing is illustrated below in Figures 3 and 4. The inclusion of the general concepts with this report is not intended to suggest a final design. General design changes may occur as part of any future rezoning or development review process. [See next page]



TASK FORCE

The 2020 Mason District SSPA Task Force was appointed by the Mason District Supervisor to provide recommendations to the Planning Commission and the Board on submitted nominations within the Mason District. Over the course of multiple meetings, beginning with a screening process in Fall of 2020 and continuing with an analysis review in Fall 2021, County staff and the Task Force discussed and evaluated the proposed plan amendment. Task force meeting dates, agendas, and recordings are available on the 2019 – 2020 South County SSPA Process Track a Plan Amendment webpage at:

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

ANALYSIS

Review of the proposed plan amendment considered infrastructure and public service impacts, as well as county goals and community priorities that were identified in coordination with the Mason District SSPA Task Force. Staff's evaluation of the proposed new uses also considered the context of the surrounding neighborhood character and existing conditions.

Land Use

Development along the segment of Leesburg Pike between the Seven Corners CBC and the Baileys Crossroads CBC includes a mixture of uses and intensities typical of corridors connecting major activity centers. The area is characterized by a range of residential densities from 3-4 du/ac up to 16-20 du/ac. High density and intensity uses are located along Leesburg Pike with residential density tapering down to 2-3 du/ac away from the corridor. A variety of institutional uses, including the subject property, are clustered south of the Seven Corners CBC and provide a range of community services. Institutional uses include the First Christian Church (subject property), the Church of Christ in Falls Church, Dar Al Hijrah Islamic Center (subject of PA S21-I-2B), and the Everly Funeral Home.

The addition of multifamily age-restricted residential use with supporting medical office use to the property is compatible with the suburban neighborhood character of the area and would complement existing residential and non-residential uses along Leesburg Pike. The proposed density is consistent with adjacent uses planned and developed at 16-20 du/ac to the north and east along the corridor and provides a compatible transition to the lower density residential neighborhoods to the west and south. Based on the proposed concept submitted by Wesley Housing and First Christian Church, the height of the proposed structure could consist of 4 – 5 stories depending on the changes in topography. These potential heights are consistent with existing development along the corridor, including the 3-story Chateau Condominiums to the north and the 5-story Jefferson Apartments to the east. Existing vegetative buffering along the rear and southern property lines is recommended to be maintained to the highest extent possible to support screening and transitions to neighboring, lower intensity residential uses.

The affordable housing component of the proposed use is consistent with countywide goals and policies related to the provision of affordable housing and housing for seniors. The housing section of the Policy Plan recommends locating age-restricted, affordable housing for seniors in areas accessible to public transportation and convenient to community services. Proximity to the Seven Corners CBC and future planned transportation improvements along Leesburg Pike further supports the future of senior housing on the subject property. The proposed medical clinic also supports the goal of providing accessible services for residents of the age restricted housing.

In addition, the proposed uses advance strategic county goals related to provision of housing for older adults. Elements of the 50+ Community Action Plan encourage provision of older-adult housing on faith-based properties. Supporting partnerships with houses of worship to provide affordable living opportunities advances that goal. The Fairfax County Communitywide Housing Strategic Plan and the Fairfax County Strategic Plan have identified goals related to provision of housing options affordable all along the income spectrum. This includes providing neighborhood-based, affordable housing options for older adults.

Transportation

The subject property is located along Leesburg Pike, south of the Seven Corners CBC. Two unsignalized, stop-controlled access points currently connect the subject property to Leesburg Pike along the eastern portion of the site. An existing pedestrian trail runs north to south along the eastern portion of the site, parallel to the roadway, providing connectivity to the neighborhoods to the south. There are currently no exclusive bicycle facilities on or adjacent to Leesburg Pike, in the immediate area. The general area is serviced by Metrobus routes 26A (Annandale – East Falls Church Line) and 28A (King Street-Old Town Station – Tysons Corner Metrorail Station).

The Comprehensive Plan identifies future planned roadway improvements for Leesburg Pike which include widening the road from 4 lanes currently, to 6 lanes. The future widening should accommodate expanding modes of transportation, including Bus Rapid Transit (BRT) and improvements to pedestrian and bicycle facilities, as recommended in the Countywide Trails Plan and Bicycle Master Plan.

The subject Plan Amendment proposed a new Plan option that would include senior housing and medical office (clinic). This analysis is based on the combined trip generation totals from both proposed Plan amendments. Trip generation was calculated and assessed for existing development, current Comprehensive Plan guidance, and the proposed land use changes. Table 1, below, reflects the anticipated change in future trips generated by the Church's proposed development and compares; (1) the Proposed Plan to the existing land use and (2) the Proposed Plan to the current Comprehensive Plan.

Table 1: Trip Generation Estimates for the First Christian Church Proposal

Development Types	Size	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Current Comprehensive Plan								
Institutional Use – Church (ITE 560)	74,488 SF	518	15	10	25	16	20	36
Existing Land Use								
Institutional Use – Church (ITE 560)	23,700 SF	163	5	3	8	6	7	13
Institutional Use – Clinic (ITE 630)	3,800 SF	145	11	3	14	3	9	12
Total		308	16	6	22	9	16	25
Proposed Comprehensive Plan								
Institutional Use – Church (ITE 560)	23,700 SF	163	5	3	8	6	7	13
Senior Adult Housing – Attached (ITE 252)	113 Units	429	8	14	22	16	13	29
Institutional Use – Clinic (ITE 630)	5,000 SF	191	14	4	18	1	4	5
Total		783	27	21	48	23	24	47
Comparison (Proposed minus Existing)		475	11	15	26	14	8	22
Comparison (Proposed minus Current Plan)		265	12	11	23	7	4	11

Note: Trip Generation derived from the Institute of Traffic Engineers (ITE), Trip Generation, 10th edition (2018). Trip Generation estimates are provided for general, order-of-magnitude comparisons, only, and do not account for pass-by, internal capture, or other traffic reductions, as a result of transportation demand management (TDM) programs and/or proximity to retail or transit stations

The estimated trip generation for the proposed Plan option indicates that anticipated daily trips generated by the site would increase by approximately 265 trips, as compared to trips generated by the current Comprehensive Plan guidance for Institutional Use at maximum buildout. AM and PM peak hour trips for the proposed Comprehensive Plan option would anticipate an increase of 23 additional trips in the AM and 11 additional trips in the PM when compared with the development potential from the currently adopted Comprehensive Plan. Likewise, the estimated trip generation for the proposed Plan option compared to the existing land use, anticipates an increase of 26 additional trips in the AM peak hour and 22 additional trips in the PM peak hour.

Average daily Sunday trips were also assessed. The estimated trip generation for the proposed Plan option compared to the existing land use is anticipated to increase by an additional 366 average daily trips on Sunday. This increase is due to the senior housing, not expanded church uses, and therefore would be spread throughout the day (rather than mostly at times of services). The average daily Sunday trips when comparing the proposed Plan option to the current Comprehensive Plan anticipate a decrease of 1,272 trips. This decrease is due to the impact of the senior housing being much less than the potential impact of the church reaching its full Comprehensive Plan potential. As such, no significant impacts related to trip generation are anticipated with this proposal. Based on the cumulative estimated trip generation of the proposed Plan option, the need for a Virginia Department of Transportation (VDOT) Chapter 870 Traffic Impact Analysis (TIA) submittal would not be triggered. Furthermore, an operational analysis

was conducted to better understand the impacts to potential turning movements along Leesburg Pike, particularly as they relate to planned enhancements to the corridor, including future Bus Rapid Transit (BRT). Since the Board directed staff to also include potential, transportation-related impacts of neighboring Plan amendment SSPA 2021-I-2B for Dar Al Hijrah / 6152 Leesburg Pike, this analysis assumed development from both proposals. Under a future BRT scenario, a planned, median-running BRT route would operate along Leesburg Pike from the Falls Church Area to Baileys Crossroads. While planning for such improvements is in its early stages, existing turning movements in and out of the subject property were assessed and evaluated for a potential future whereby the median is closed and existing left-turning movements are restricted.

As such, a median-running BRT scenario may result in additional *right-in, right-out*-turning movements from the subject property and could impact intersections north and south of the subject property. While an increase in potential turning movements at these intersections under the BRT scenario is expected, the evaluation did not identify significant impacts. It should be noted that a more extensive study of BRT along this corridor is expected in the future.

Housing

The Housing Element of the Policy Plan encourages increasing the supply of housing to provide greater housing options and opportunities for diverse populations, particularly across age and income. This includes consideration of planned growth and services within the nearby Seven Corners CBC and planned transportation and transit improvements along the Leesburg Pike corridor. The proposed use is in general harmony with broader county-wide objectives related to the provisioning of housing for aging populations and contributes to housing supply.

Schools

The proposed residential use is intended to be age-restricted to older adults. As such, no impacts are expected to the Fairfax County Public School system.

Parks & Recreation and Cultural Resources

The Baileys Planning District section of the Comprehensive Plan has identified a deficiency in existing parkland and recreational facilities, with nearby park resources only meeting a portion of the existing residential demand. New residential development within the planning sector will continue to expand park and recreational needs. Potential impacts of the proposed amendment were evaluated based on population-based standards for specific types of park facilities.

The proposed plan amendment is not anticipated to generate a significant need for recreational facilities. However, given the existing deficiency, it is important that any future development of the subject property consider and address the needs of future residents onsite.

Undeveloped portions of the site have a high potential to contain significant Civil War sites. For future development review, an archeological survey is recommended for undisturbed portions of the site. If significant cultural resources are identified, subsequent phasing of the survey is encouraged.

Environmental Analysis

Stormwater Management and Water Quality

The subject property is located in both the Cameron Run and Four Mile Run watersheds. A portion of the subject property drains through the Ravenwood Park neighborhood (Cameron Run watershed). The adjacent residential neighborhood was developed prior to the adoption of stormwater management regulations and is lacking in controls for both water quality and water quantity. There is also a history of localized flooding and drainage complaints. The Virginia Department of Environmental Quality lists the Cameron Run Watershed as impaired; it is under a total maximum daily load (TMDLs) for E. coli bacteria and biological monitoring of its streams has consistently found impacted habitat and poor benthic health. Four Mile Run is also listed as impaired, with a TMDL for fecal coliform.

Redevelopment of the subject property will be subject to stormwater management guidance found within the Baileys Planning District section of the Comprehensive Plan as well as in the Environment section of the Policy Plan. To address this, guidance for stormwater management within the subject property should recommend mitigation efforts that exceed minimum standards and implement substantial stormwater detention measures. Strategies could be implemented to meet this goal such as providing stormwater management controls to reduce runoff and reflect ‘good-forested’ conditions. This example would help mitigate downstream flooding and implement techniques that reduce phosphorous loads in water prior to discharge from the site, or its recharge into the ground. The adequacy of proposed stormwater improvements and innovations, to exceed standard stormwater regulations, would be assessed during the development review process.

Tree Preservation

Given the amount of existing healthy and mature trees onsite, tree preservation is encouraged, and land disturbing activities should be minimized to the greatest extent possible; particularly in areas adjoining property boundaries. The Fairfax County Urban Forest Management Division has identified the forested area as one of the few remaining in the Baileys Planning District and, as such, the risk for damaging trees in buffer areas and adjacent open areas should be minimized. As noted previously, the existing wooded portions of the site offer beneficial screening and a transition between lower density residential neighborhoods to the west, the subject property, and developments along Leesburg Pike. These buffer areas should be supplemented with additional deciduous evergreen and understory vegetation.

Green Buildings

The Environment section of the Policy Plan recommends the consideration of formal green building certification and electric vehicle charging for new residential developments; the adequacy of which should be subsequently reviewed as part of the development review process.

CONCLUSION

The proposed amendment considers the addition of age-restricted residential use with supporting medical office space in addition to the existing place of worship. The proposed additional uses

and intensity (113 residential units and 5,000 square feet of supporting office use) are both compatible with the existing neighborhood character and are consistent with broader county goals for the provision of affordable housing; particularly for aging populations. The proposed uses complement existing programs and services currently being provided on site and within the surrounding area.

Minimal impacts to existing county services such as parks, schools, and the transportation network are anticipated. The analysis identified certain environmental concerns, including tree preservation and stormwater management, the mitigation of which should be key in evaluating any future development. The Plan option with recommended conditions should address potential impacts and minimize their impact to the environment and adjacent communities.

On January 5, 2022, the Mason District Task force voted 7-0 (with one abstention) to concur with the preliminary staff recommendation to support the amendment with additional Task Force considerations which include a recommendation to conduct a parking study to determine if alternative transit options could lessen the need for new parking spaces and a recommendation for offsite or shared parking agreements to minimize the need for more parking spaces. Staff supports goals to reduce impervious surface, encourage retention of existing tree canopy and open space and ensure effective buffers next to existing neighboring houses. The amount of parking needed to support the proposed uses will be evaluated during the entitlement review process. The following staff recommendation is intended to address those goals in addition to other issues addressed in the staff report.

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~~.

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through February 23, 2021, B5-Barcroft Community Planning Sector, Land Use, Recommendations, beginning on page 200:

“

6. Tax Map Parcel 51-3 ((1)) 25 is planned for institutional use and developed with a place of worship. As an option for the site in addition to the existing church, up to approximately 113 affordable multifamily age-restricted residential units with up to 5,000 square feet of ancillary office use may be appropriate under the following conditions:

-

- Visual impacts to adjacent residential neighborhoods should be minimized through building and site design, including appropriate transition in scale and height;

-

- Screening and buffering should be provided to minimize visual impacts. Existing buffer areas should be supplemented with appropriate evergreen deciduous and understory vegetation to provide year-round visual screening to adjacent residences, as well as to improve the general effectiveness of existing screening. Onsite open space amenities should be provided and include active amenities appropriate for residents of the age-restricted housing;
- In consultation with the Fairfax County Urban Forest Management Division, the existing mature tree canopy should be preserved to the extent possible and land disturbing activities managed to minimize the risk for damaging trees in buffer areas;
- Stormwater management controls above the minimum standards should be provided to reduce runoff to good forested conditions to the greatest extent possible to help mitigate downstream flooding. These stormwater quantity and quality control measures should be provided with the goal of retaining and managing stormwater onsite, minimizing downstream flood risk, reducing the total runoff volume and/or significantly delaying its entry into the stormwater and stream system in the watersheds. Reduction of impervious cover and Green Stormwater Infrastructure (GSI) should be prioritized over conventional stormwater management practices; and
- Additional stormwater control measures may be appropriate and provided in partnership with Fairfax County.”

MODIFY FIGURE:

Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through February 23, 2021, B5-Barcroft Community Planning Sector, Figure 62, “Land Use Recommendations, General Locator Map,” page 201 to add the new recommendation (#6) to the figure.

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 1

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Land Use – Appendix 1, amended through 2-23-2021, page 14

APPENDIX 1 POLICY PLAN

GUIDELINES FOR MULTIFAMILY RESIDENTIAL DEVELOPMENT

The following guidelines are desirable characteristics for sites to be considered for multifamily development. Although the guidelines outline desired characteristics, certain circumstances might warrant multifamily development on a site even when these guidelines are not entirely met.

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.
2. To accommodate traffic flow, the site should have adequate access to an arterial or to a collector street. An appropriate transportation analysis should be performed in conjunction with proposed multifamily development, with approval made contingent on the satisfactory resolution of identified transportation issues.
3. Sites for multifamily residential development should be located where it is county policy to provide public water and sewer service.
4. The required site size for multifamily development in Suburban Neighborhoods is dependent upon density, setback requirements, open space, parking, social and recreational amenities to be provided, and building height. These factors will tend to determine minimum site size. Generally, in areas of the county which have a reasonable supply of vacant or underutilized land, sites should be above the size necessary to meet Zoning Ordinance requirements (a minimum of 200 units). This enhances the ability to support a package of private amenities such as swimming pools, tennis courts, a clubhouse, etc. If proposed multifamily projects contain more than 600 units, diversity in architectural style, layout and transition should be encouraged.
5. Environmental concerns should be considered in site selection. Multifamily development is not appropriate in areas designated as Low-Density Residential Areas. Environmental Quality Corridors and areas subject to airport noise greater than DNL 60 dBA generally should be avoided.

Guidelines for Multifamily Residential Development for the Elderly:

Locational guidelines for housing for the elderly should recognize the needs of the elderly as well as site characteristics. With regard to residents for whom health and mobility have become a concern, guidelines for the location of multifamily residential development should be modified as described below. With regard to residential facilities such as congregate housing and nursing homes, which are designed to serve the elderly population in need of continuous medical/nursing care, these developments are less location sensitive than other elderly residential developments.

1. Public transportation and community services should be located within a reasonable walking distance and should be accessible via paved walkways that are lighted, secure, and well maintained. Crosswalks should be delineated, and adequate provisions should be made for crossing heavy traffic (e.g., pedestrian crossing signals). If neither public transportation nor community services are located within a short walking distance (i.e., a 5-7 minute walk), the elderly housing development should provide shuttle bus service which can offer residents comparable access to community services.
2. The topography of the site, and that between the site and nearby destinations, should be taken into consideration when siting residential development for the elderly. Pedestrian facilities should not be located on slopes greater than 5-8%, and such maximum slopes should not be continuous for more than 75 feet.
3. Safety and security are of particular concern to the elderly. To the extent possible, the architecture and site design for multifamily residential development for the elderly should incorporate features which reduce the potential for crime and enhance the security of residents.