

**County of Fairfax, Virginia
Planning Commission Meeting
July 10, 2019
Verbatim Excerpt**

PA 2013-I-L1(C)- COMPREHENSIVE PLAN AMENDMENT (LINCOLNIA PLANNING DISTRICT STUDY PHASE III: LINCOLNIA CBC LAND USE AND TRANSPORTATION ANALYSIS) – *To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns approx. 169 ac. in the Mason Supervisor District with an irregular border on both sides of Little River Turnpike (Rte. 236) from the City of Alexandria boundary to Chowan Ave. The subject area is coterminous with the boundary of the Lincolnia Community Business Center (CBC) and extends as far north as Lincolnia Road and Wingate Street; south to 8th Street east of Manitoba Drive; and south of Fran Place west of Manitoba Drive. The area is currently planned and developed with predominantly multi-family residential dwelling units and office, retail, and institutional uses. The amendment proposes adding options to encourage a mix of uses with a residential component in the eastern portion of the Lincolnia CBC on the north and south sides of Little River Turnpike. The proposed new development potential for the CBC is approximately 3,400 residential units and 574,200 square feet of office, retail and institutional uses. The amendment also recommends a new transportation network within the Lincolnia CBC. The alternative network would introduce a new grid of streets with additional road connections, bicycle and pedestrian facilities. Other recommendations relating to the transportation network may also be modified. (Mason District)*

During Commission Matters
(Public Hearing from June 26, 2019)

Commissioner Strandlie: Thank you very much, Mr. Chairman. Tonight, we will consider the decision only regarding PA 2013-I-L1, the Comprehensive Plan Amendment for the Lincolnia Planning District Study, Phase III, which is the Lincolnia CBC Land Use and Transportation Analysis. The Planning Commission held a public hearing on this Comprehensive Plan Amendment on June 26, 2019, and we deferred the decision only until tonight to add some clarifying language related to the preservation of affordable housing. I will provide some background regarding the planning process then I will address the proposed language and my motion to recommend approval to the Board of Supervisors. Tonight's vote has been several years in the making and the proposed Comprehensive Plan has been the subject of prolonged community input. On July 9th, 2013, through the approval of the 2013 Comprehensive Plan Work Program, the Fairfax County Board of Supervisors authorized the plan amendment for the Lincolnia Planning District. In Phase 1 of the study, new documentation of the existing conditions of the area and primarily editorial revisions were adopted on October 20th, 2015, by the Board. In Phase 2, a task force, originally comprised of six local residents and two commercial property owners, was appointed by Supervisor Gross and considered whether a portion of the planning district should be re-designated from a suburban neighborhood to a community business center. The CBC designation was supported but the task force staff, task force staff, and the Planning Commission, and the new CBC was approved by the Board of Supervisors on March 6, 2018. This new CBC allows for the provision of contributions to infrastructure and community amenities, which was put in jeopardy by the proffer law that was enacted. Following the CBC designations, Land Use and – Land Use and Transportation network alternatives within the Lincolnia CBC were evaluated as part of Phase 3 of the study. The task force, County staff, community members, and stakeholders identified appropriate locations for the redevelopment. The type, the mix, and intensity of land uses in the redevelopment areas and

new multi-modal transportation options. The community was extensively involved in all levels of this plan. A total of 34 task force meetings were held between February 2017 and April 2019, with 18 meetings held during Phase 3. For Phase 3 of the study, the portion we are considering tonight, the task force provided feedback and recommendations on the proposed Land Use, Transportation, and Urban Design recommendations for the Lincolnia CBC. All task force meetings were open to the public with the task force Chair inviting public comment at each meeting. I attended several of the meetings, but not all due to some other meeting conflicts, and I observed that members of the public were often engaged in asking quite often – as engaged in asking questions as members of the task force, so this was truly an open process. Additional public outreach efforts included meeting notifications and study updates via social media channels, including Nextdoor and Facebook, as well as postings to the study listserve and webpage. On April 29th, 2019, the task force voted 6 to 1 to support the proposed Comprehensive Plan recommendations. In addition to the task force meetings, staff presented the developments and the final plan to the Mason District Land Use Committee and the City of Alexandria, which borders the area on two sides, was also consulted. The resulting proposed Comprehensive Plan offers an opportunity for the Mason District to have its first town center in the Lincolnia Planning District area. A walkable mixed-use community with new housing, shopping, and public area amenities. Mr. Chairman, at the public hearing on June 26th, 2019, we expressed an interest in the inclusion of additional Plan guidance addressing the preservation of market affordable housing, which comprises portions of the Lincolnia CBC identified as transitional areas – emphasis on transitional areas. To provide some background, I'd like to mention that with the adoption of the Seven Corner CBC in 2015, the Board made a motion, initiated here at the Planning Commission, that staff review policy relating to the production and preservation of affordable housing. This direction is being addressed in many ways, one of which was the adoption of the County, the Communitywide Housing Strategic Plan, which includes preservation of affordable housing as a principal focus. Among the strategies identified in Phase I of that plan was a short-term action such as the continued use and possible expansion of County funding for private and nonprofit organizations to acquire and fund new affordable housing. Phase 2 of the Housing Strategic Plan was launched in the Fall of 2018 and is developing possible long-term implementation strategies. Recommendations being considered include policy and regulatory changes to housing recommendations in the Policy Plan section of the Comprehensive Plan. The Affordable Housing Resources Panel recently submitted its recommendations to the Fairfax County Board of Supervisors. Page four of the report addresses the need to preserve existing affordable units, including those circumstances where apartments are renovated or repositioned short of a full-scale redevelopment. As Chair of the Planning Commission's Affordable Housing Committee, I would look forward to scheduling a meeting with these groups and the community in the near future. I would also like to clarify that the new plan for Lincolnia does not recommend redevelopment of existing residential neighborhoods. However, keeping in mind the importance of this topic and the goals of the Housing Strategic Plan, I recommend the inclusion of additional text in the Lincolnia CBC that recommends, at a minimum, no net loss of market affordable units if in the future redevelopment is proposed in the transitional areas. This aligns with ongoing community efforts to develop strategies to preserve market affordable housing. Before I move on to the recommendation, I would like to extend our appreciation and gratitude to the staff and the task force members for their excellent work and dedication. First, I recognize the staff, Clara Johnson, Liz Hagg, Jennifer Garcia, Michael Burton, Leonard Wolfenstein, and Arpita Chatterjee, and Kristin Calkins, who was formerly with FDOT. We also have some task force members who attended the public hearing and who are here

(LINCOLNIA PLANNING DISTRICT STUDY PHASE III:: LINCOLNIA CBC LAND USE AND TRANSPORTATION ANALYSIS)

this evening. Chair Daren Shumate, Matt Lyttle, who represented the task force at the public hearing. Alan Ackerman, Nazir Bhagat, Fred Cornett, Debi Gerald, and Rita Zimmerman. Therefore, Mr. Chairman, I AM READY TO MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT 2013-I-L1 (C) FOUND IN THE STAFF REPORT DATED JUNE 4, 2019, WITH PLAN TEXT MODIFICATIONS TO ADD GUIDANCE TO REINFORCE THE IMPORTANCE OF PRESERVING MARKET AFFORDABLE HOUSING IN LINCOLNIA. FURTHER, I ALSO RECOMMEND REVISIONS TO THE TRANSPORTATION FIGURES TO SHOW THAT LINCOLNIA ROAD REMAINS PLANNED FOR TWO LANES AS A MINOR ARTERIAL ROADWAY AND TO CONSISTENTLY SHOW THE RECOMMENDED REALIGNMENT OF THE NORTH CHAMBLISS STREET AND LINCOLNIA ROAD INTERSECTION. THESE MODIFICATIONS ARE SHOWN IN MY HANDOUT DATED JULY 10TH, 2019.

Commissioner Sargeant: Second.

Chairman Hart: Seconded by Commissioner Sargeant. Any discussion on that motion? Seeing none, we'll move to a vote. All those in favor, please say aye.

Commissioners: Aye.

Chairman Hart: Those opposed? That motion carries.

The motion carried by a vote of 9-0. Commissioners Clarke, Murphy, and Tanner were absent from the meeting.

KAS