



Plan Amendment 2018-II-F2

One University

Background/Process

NOT EXEMPT FROM
PROFFER LEGISLATION

Plan Amendment

Board authorized
Comprehensive
Plan amendment

July 2018

(staff report
published Apr. 3)

Planning Commission
public hearing

Apr. 24, 2019

Board of Supervisors
public hearing

May 21, 2019

Rezoning

November 2018

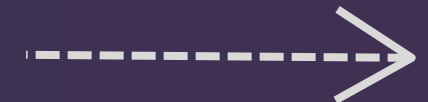
Rezoning application
accepted for review

June/July 2019

Planning Commission
public hearing

June/July 2019

Board of Supervisors
public hearing



(Site Plan Process)

Presentation Outline

- Site Description/Context
- Existing Conditions
- Board of Supervisors Authorization
- Staff Analysis
- Conclusions/Recommendation
- Questions

Site Description/Context

- 10.8 acres
- Zoned PDH-5, R-1
- Developed with:
 - 46 affordable TH
 - 14,000sf FCRHA office
- Current Plan:
 - Res. 3-4 du/ac
 - Public Facility, Institutional & Governmental
- Adjacent to:
 - City of Fairfax
 - George Mason Univ.



Board of Supervisors Authorization

- Consider Plan option to support mix of:
 - 240 affordable multifamily units
 - 360 student housing units
 - Limited community space/use
(to accommodate continued use by FCRHA)

(The Board further indicated that the review should include impacts to transportation and other infrastructure and should accommodate adjustments based on community input)

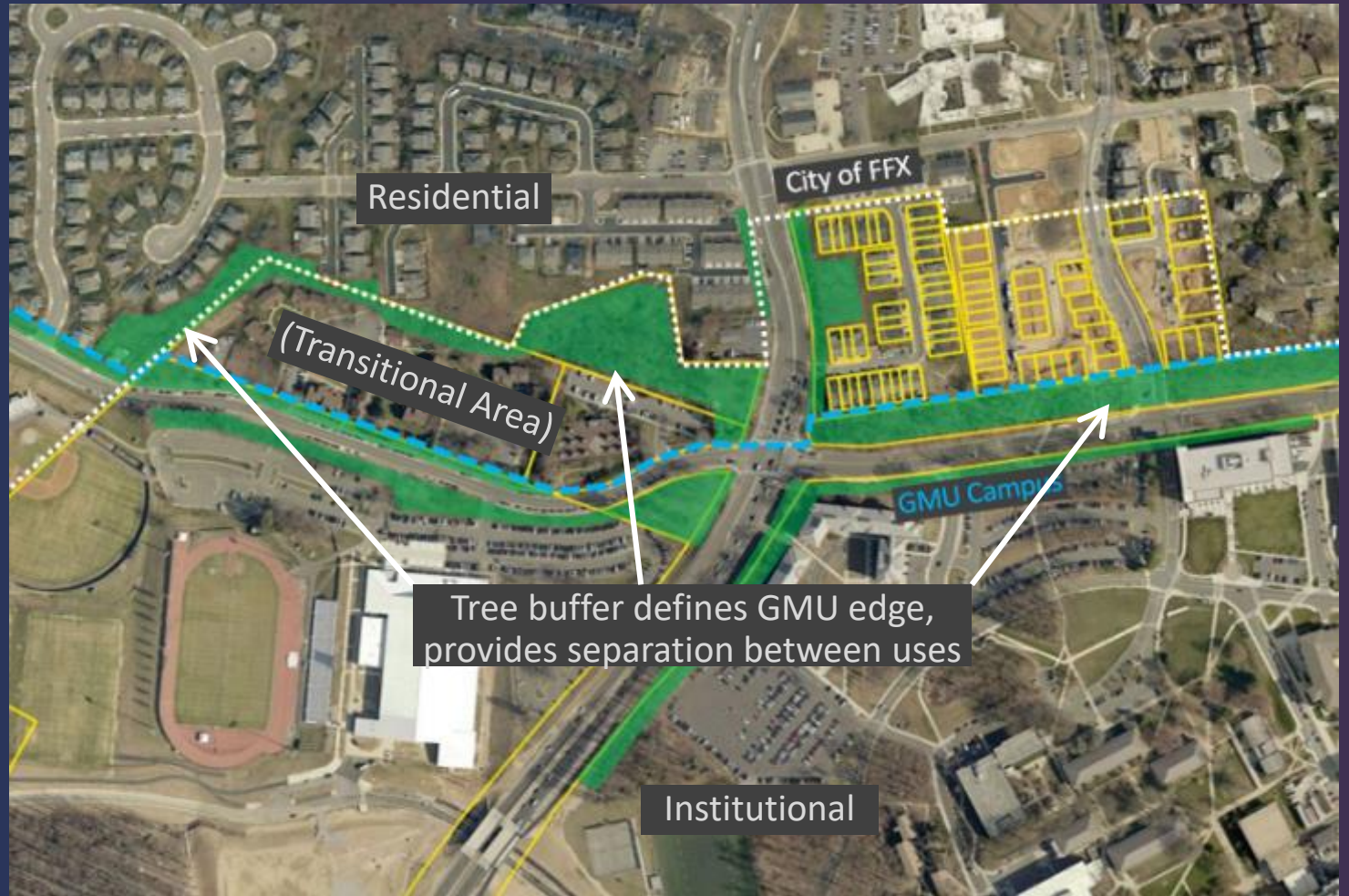
Comprehensive Plan Housing Policy

- Affordable housing
 - Is primary Board of Supervisors goal
 - Prioritizes County-owned sites
 - Encourages support for FCHRA by approving suitable sites
 - Recognizes that higher densities may be required to support affordability
- Student housing
 - No specific policies
 - Encourages support of GMU – but only when consistent with remainder of the Plan.

Land Use – Pattern/Intensity

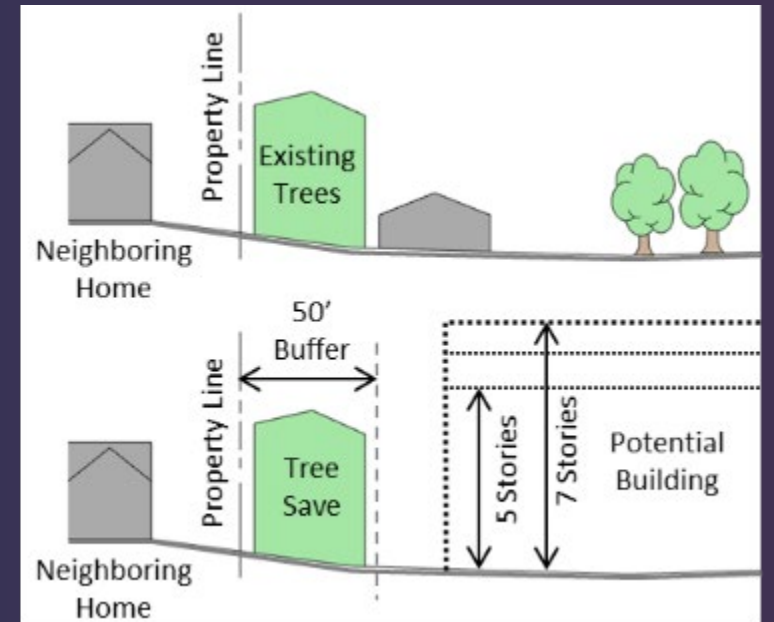
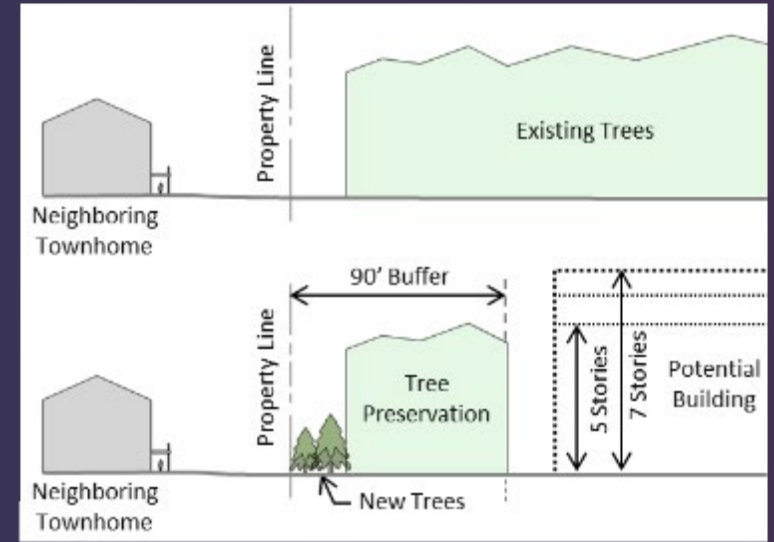
- Plan designates this as Suburban Neighborhood area
 - Recognizes a mixture of residential densities
- Higher-density residential uses should:
 - Prevent adverse impacts to lower-density residential uses.
 - Provide opportunities for usage of transit and pedestrian-accessible amenities
- Development should enhance/preserve community identity

Site has the potential to serve as transition between lower-density residential and institutional uses



Land Use - Compatibility

- Plan encourages transitions through building height, buffering & screening
- Maintaining adequate buffers of existing trees essential to screen more intensive use



Staff identified critical buffer areas to be preserved

Land Use – Route 123 Character

The Plan prioritized buffering along this portion of Route 123 to maintain suburban character



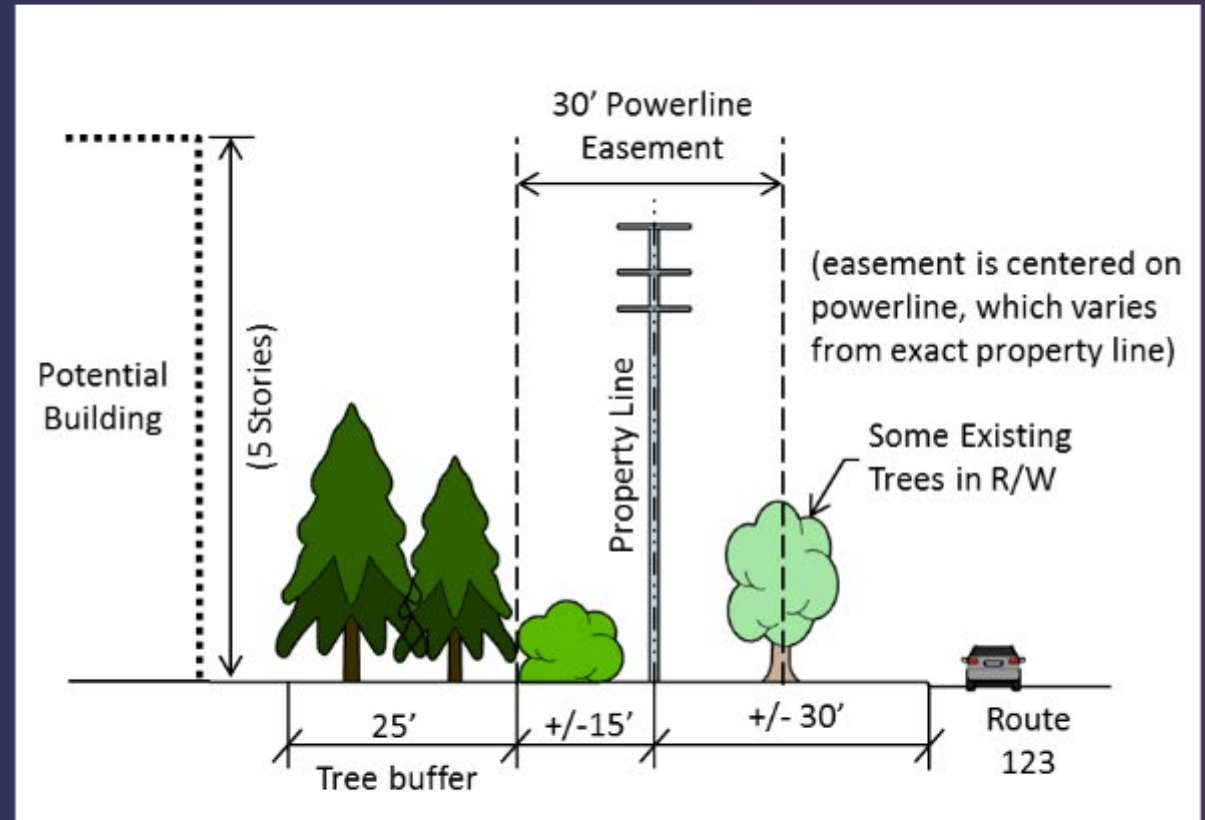
Fairfax Gateway development, view across Route 123 from subject area



GMU residence halls along Route 123, south of subject area

Land Use – Route 123 Character

Staff identified buffer area along Route 123 necessary to be compatible with existing character



Land Use – Environment

- Site contains environmentally-sensitive areas that have been previously developed

Plan discourages development of such areas and recommends they be restored/rehabilitated



Public Facilities Impacts

Transportation:

- Potential Trip Generation:
 - Estimated net increase of 116 A.M. peak-hour and 83 P.M. peak-hour vehicular trips per
 - Additional pedestrians crossing Route 123
- Transportation Impacts:
 - Some nearby Intersections are already deficient, though some improvements are planned
 - There is potential to mitigate additional impacts; details would be evaluated with any rezoning

Schools:

- Current School Capacities:
 - Woodson HS – slight deficit (102% utilized)
 - Frost MS – moderate deficit (105% utilized), but capacity enhancements planned
 - Fairfax Villa ES – surplus (90% utilized)
- Schools Impacts:
 - Estimated net increase from 41 to 171 total students, depending on unit type.

Conclusions/Staff Recommendation



Add Plan option for up to 580 multifamily units

- Minimum 240 affordable units
- Remaining to serve GMU students
- Limited meeting space for FCHRA

Conditions:

- Buffering
 - 90' in Parcel 2B
 - 50' in Parcel 11A
 - 25' along Route 123 (exclusive of easement)
- High-quality architecture
- Pedestrian improvements
- Restoration of environmental area



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