

Mason District Redevelopment Activities

Holmes Run Valley Citizen's
Association Spring Meeting
29 April 2015

Commercial Revitalization Districts/Areas

- Oct 1998: Board of Supervisors created 7 CRD/CRA's:
 - Annandale, Bailey's Crossroads, Seven Corners, Merrifield
 - Springfield, Lake Anna, McLean
- Presumption: These older commercial areas are declining, neglected, and/or derelict; they require "revitalization"
- Objective: Redevelop the areas as mixed-use urban "activity centers" where the county's future population growth can be concentrated
- Mixed-use: Residential, office, retail, entertainment uses in pedestrian-friendly live/work/play districts
- County Office of Commercial Revitalization (OCR) is responsible for creating redevelopment plans for the CRD/CRA's

<http://www.fcrevit.org/baileys/7corners.htm>

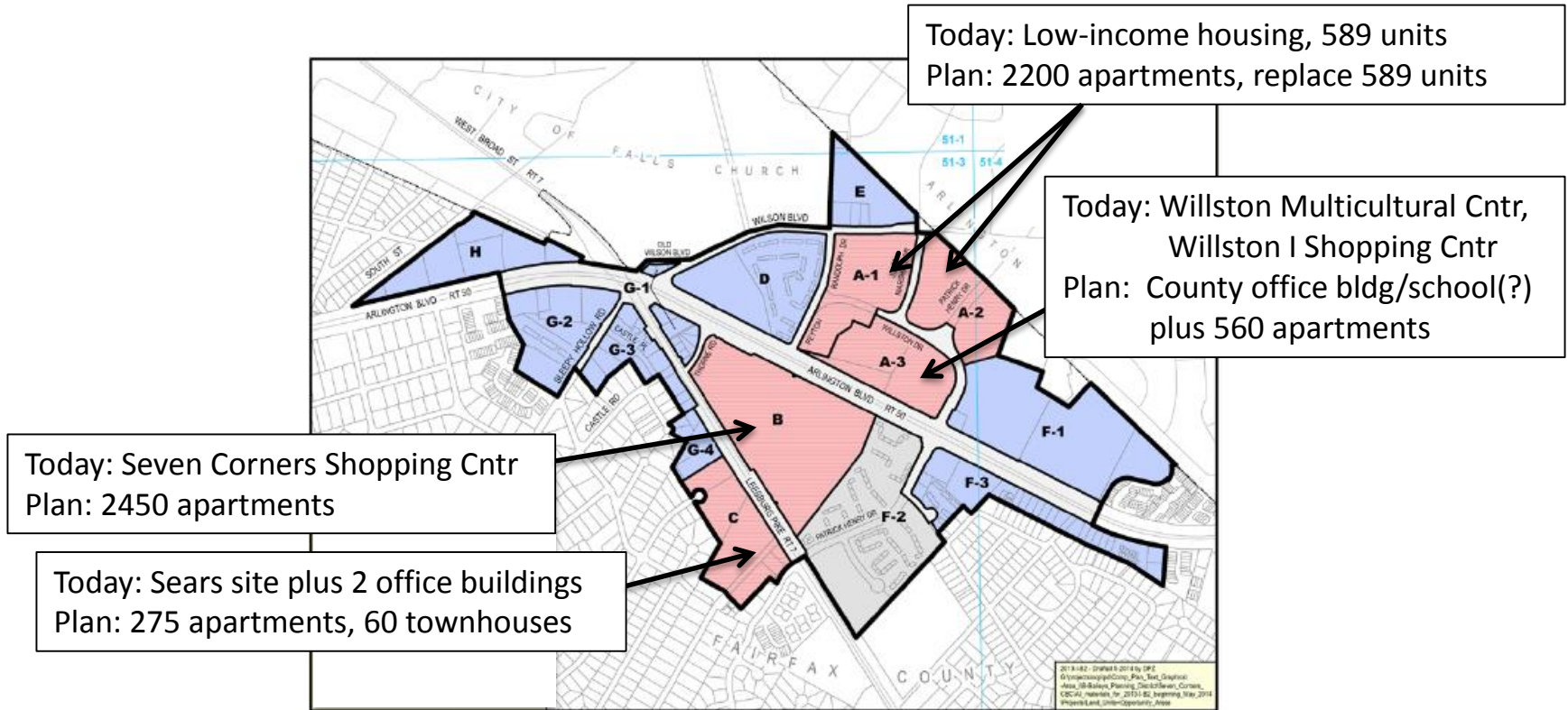
The Comprehensive Plan

- Zoning determines how land can be used, for example:
 - Residential, Commercial (office, retail), Public Use (schools, fire stations)
- Rezoning – county process for changing zoning:
 - Applicant submits a development plan with request for rezoning
 - Public hearings held before the Planning Commission and the BOS
- Comprehensive Plan – long range plan for every land unit:
 - Describes current land use and redevelopment options for every unit
 - Ex: Today: Up to 90,000 sq ft of retail, Future: 450,000 sq ft mixed-use
 - Rezoning requests must be consistent with the plan
 - Changing the plan does not change the zoning
- The county is amending the Comprehensive Plan for the CRD's and CRA's – OCR's task

Status of Bailey's and Seven Corners

- Bailey's plan amendment was adopted by BOS in 2010:
 - Today area is predominantly commercial (retail and office)
 - Amendment increased number of apartments from 360 to 8900
- Seven Corners
 - Today area is retail and low-income housing (589 dwelling units)
 - Summer 2012: Task force established to develop a plan amendment
 - October 2014: Task force approved their report amid controversy
 - 7 May 2015: Planning Commission public hearing on proposed plan
 - 28 Jul 2015: Board of Supervisors public hearing

Seven Corners Plan Amendment Proposal



Summary of plan:

- 5545 dwelling units: 5485 apartments plus 60 townhouses
- Approximately 940,00 sq ft each of retail and office
- Buildings mainly 7 – 12 stories high

Community Concerns

- Schools: Put a public school on Willston site instead of a county office building.
- Density of development: 13,000 – 15,000 people would live and work at Seven Corners in addition to those shopping and working there today.
- Traffic congestion and cut-thru traffic: County traffic impact analysis concluded that Arlington Blvd and other roads, even with improvements, could not carry the traffic.
- Roadway improvements: Are the improvements recommended by the plan affordable?
- Loss of community-serving retail: Many of the retail services now at Seven Corners would be lost.
- Low-income housing: The 589 low-income units would be replaced but at higher rent levels. They should be replaced at current rents.

Seven Corners Next Steps

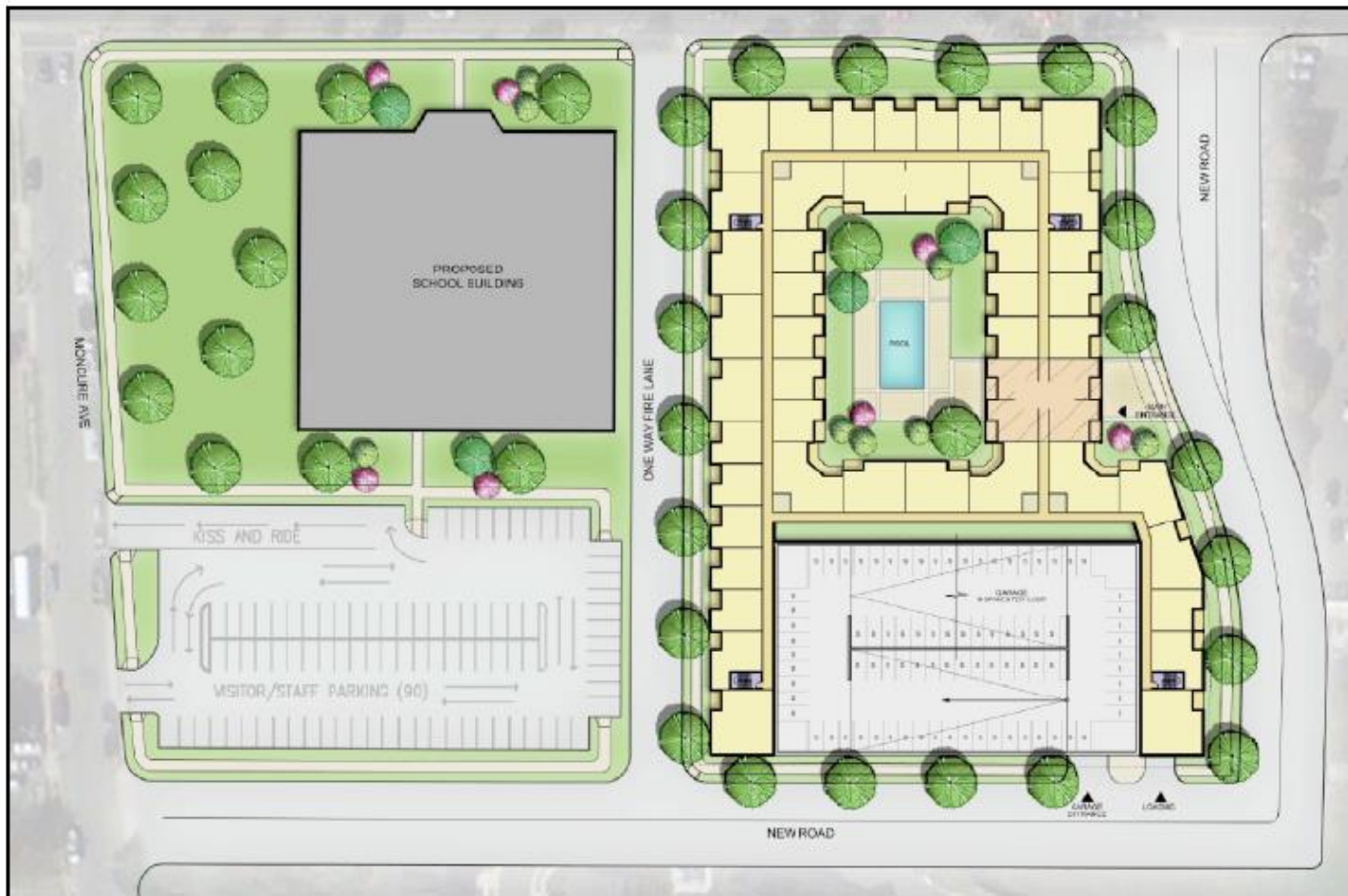
- County staff study is available on line:
 - <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/amendments/2013-i-b2.pdf>
 - Reading recommendations:
 - Overview of amendment is on pg 3-14
 - New Comprehensive Plan language starts on pg 35
 - Land unit recommendations are on pg 88-93
- To oppose or support the plan amendment, send e-mails to Planning Commission and Board of Supervisors:
 - Subject: Opposition to Plan Amendment 2013-I-B2, Seven Corners, May 7
 - State the reason for your opposition or support
 - Include your name and street address to identify you as a resident of Fairfax County
 - E-mail addresses:
 - Planning Commission: plancom@fairfaxcounty.gov
 - Board of Supervisors: ClerktotheBOS@fairfaxcounty.gov

SE Quadrant, Bailey's Crossroads



Developer/County Redevelopment Proposal

(School on left, apartment building on right)



SE Quadrant Plan Amendment

- Jun 2014: Avalon Bay and Fairfax County proposal:
 - 251-unit apartment building
 - Elementary school for 950 students
- Nov: Planning Commission approved the plan amendment despite strong objections from e-mails and 4 speakers
- Jan: BOS hearing amended the plan to include a general public use as well as a school
 - 46 households submitted e-mails stating site not suitable for a school
 - The e-mails forced the change in the plan
- Lesson learned: Citizen e-mails can force a change in plans if there are enough of them!
- Apr: Avalon Bay and county now have abandoned Jun 2014 plan
 - Next proposal, if any, expected late spring or early summer

Summary and More

- Seven Corners redevelopment: Express your opinion in e-mails to Planning Commission and Board of Supervisors
- SE Quadrant redevelopment: Watch for next step:
 - Supervisor Gross weekly columns in Falls Church News Press
 - Supervisor Gross Mason District newsletters
 - Notify our Google Group if you pick up a lead
- County proposal to change noise ordinance
 - <http://www.fairfaxcounty.gov/dpz/zoningordinance/proposed/noiseordinance.pdf>, Board of Supervisors hearing 12 May
 - Would allow 65 dB noise levels in mixed-use areas 24 hrs/day, same as in commercial districts
 - Would raise noise levels permitted on school and recreational grounds
- School issues:
 - New elementary school needed in Mason District - on Willston School site
 - FY 2016 budget – what gets funded and dropped
 - FY 2016-2020 Capital Improvement Program (CIP)