

Holmes Run Valley Citizens Association

HRVCA

Since 1974

# Member Issues Meeting

1 June 2016

# Principal Issues

1. Zoning Ordinance amendment
2. SE Quadrant redevelopment plan
  - Relocation of Bailey's Shelter to Lincolnia
3. Fairfax Forward planning process
4. Public Schools: Changes to Policy Plan re location and character of schools. Importance:
  - Education of community's children
  - Property values
  - Character and development of Mason District

# Comprehensive Plan and the Zoning Ordinance

- Comprehensive Plan: guidance for future development of all county land areas in 2 parts:
  - Policy Plan: Goals and policy guiding planning and development.
  - Area Plans: Current development plans by land area.
- Zoning Ordinance: regulations governing implementation of the “plan.”
  - For example, max building heights, min setbacks from property lines, max floor area ratios.

# Floor Area Ratio (FAR)



The Commons, Tysons Corner, Approved Jun 2013

- 21 acres, 2571 apartments, 2.9 FAR
- One-quarter mile from McLean Metrorail station

# The Commons – Plan View





# 1. ZO Amendment: Principal Provisions

- Amendment applies to redevelopment of Seven Corners, Bailey's Crossroads and Annandale community business centers and similar areas of the county.
- Two-thirds higher density: Max floor area ratios would be increased from current value of 3.0 to a max of 5.0.
  - Concern: More people, congestion, traffic, crowding in public schools and parks, insufficient screening from adjacent homes
- Reduced on-site parking: Requirement for parking space within developments would be reduced by 20%.
  - Concern: Overflow parking from developments in adjacent neighborhoods
- Open space on roof tops: 50% or more of open space could be above ground level (on roof tops)
  - Concern: Crowded parks. Open space in developments should be accessible and support scenic and recreational purposes.

# 1. Status of ZO Amendment

- 21 Aug: 1st draft distributed for comment.
- 29 Oct: 2nd draft distributed.
- 20 Jan: 3rd draft distributed at Planning Commission public workshop.
- 25 May: Planning Commission Public Hearing:
  - HRVCA [testimony](#) opposed the amendment
  - Other communities testifying unanimously were opposed
  - View hearing at 1 hr. 8 min (1:08): [ZOAHearing](#)
  - Commission deferred decision to 26 May
- 26 May: Planning Commission deferred decision to 15 Jun.

# 1. Recommendation re ZOA

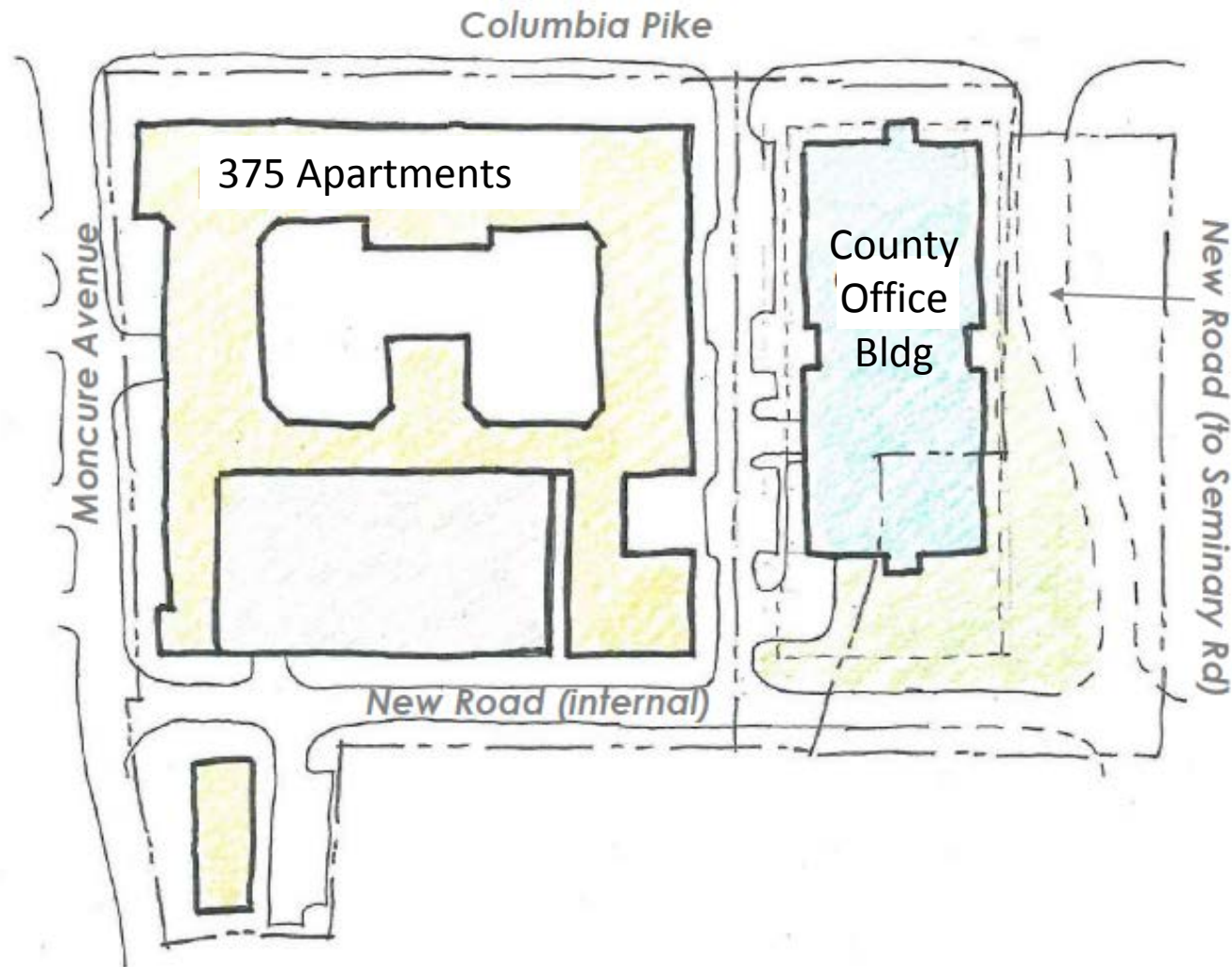
- Continue to oppose the zoning ordinance amendment for 5.0 floor area ratios in its current form.
  - Amendment threatens communities
  - County has not demonstrated need for the change
  - Large majority of citizens responding to proposal are opposed
- The county's Web site re the amendment is on the [ZOAWebSite](#)



## 2. Redevelopment Plan for Bailey's SE Quadrant



## 2. Supervisor Gross 7 January Proposal



## 2. SE Quadrant Issues

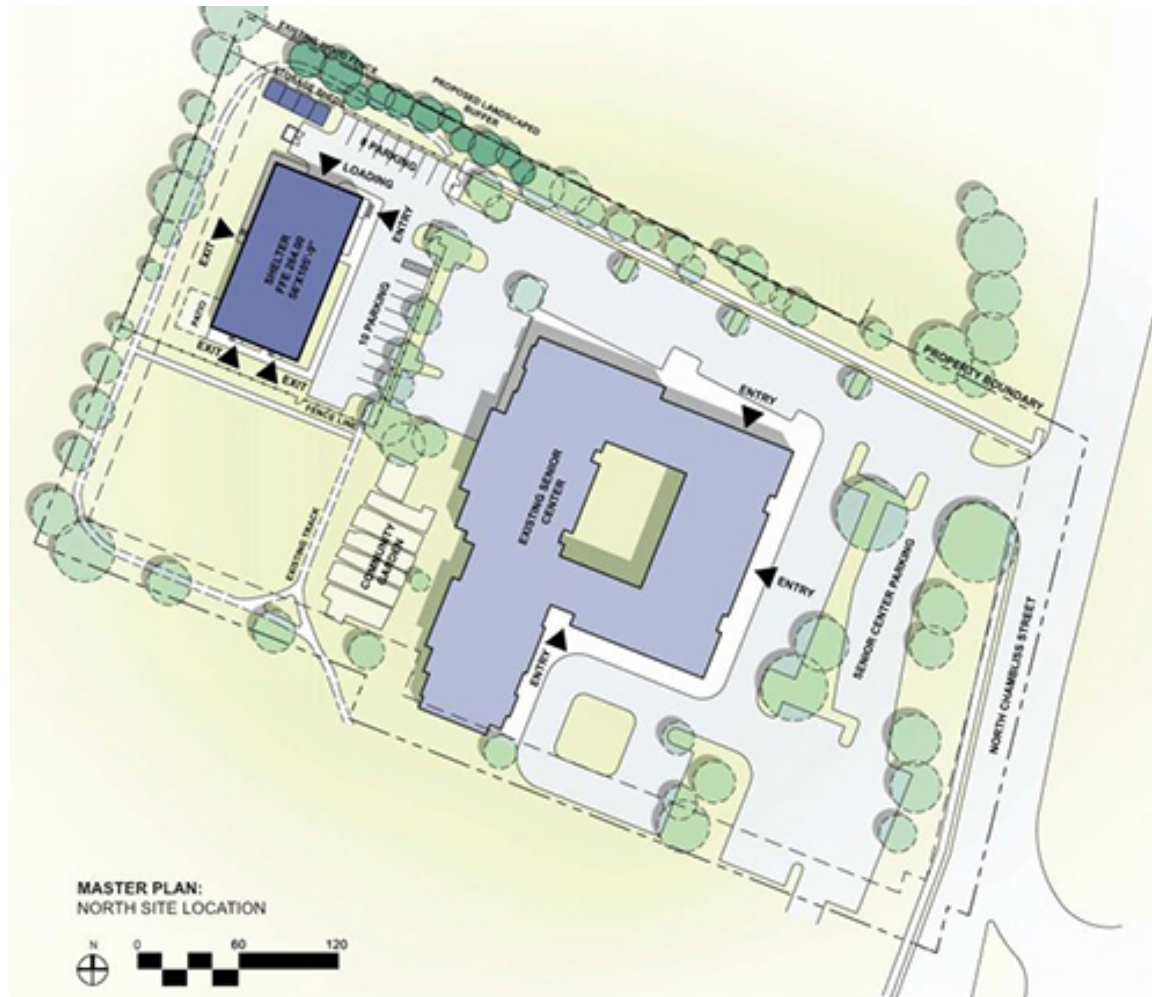
- Not “placemaking”: Does not comply with community’s 2007 vision for the site - residential plus retail/entertainment amenities (like Mosaic District).
- Future of the homeless shelter: County has budgeted \$14.2m to relocate the shelter but has not found a site for it. Current plan is to move the shelter to Lincolnia Senior Center for 4-5 years.
- County building: No apparent need for the proposed \$125m county office building.
- Seminary Road realignment: No adequate traffic study supports realignment proposal.
- Price of Landmark property: \$6.35M purchase price is nearly twice the 2015 assessed value of the property.
- Total cost: The project would cost the county \$21m plus the cost of the office building.
- Community excluded from planning: Plan was not discussed with community prior to presentation to the Board of Supervisors for approval.

## 2. Status of SE Quadrant Plan

- 8 Dec: Board agreed to authorize hearing on real estate transactions to accomplish the plan.
- 7 Jan: Supervisor Gross briefed community on the plan in a public meeting.
- 12 Jan: Board hearing on the real estate transactions - decision regarding the transactions was deferred.
- 16 Feb: Board approved the transactions pending approval of the rezoning request.
- TBD: AvalonBay and county will submit a rezoning request for the project.



## 2. Shelter Relocation Plan



## 2. Shelter Relocation Issues: Security and Compatibility

- Compatibility with Senior Center and its vulnerable residents
- Compatibility with residential neighborhoods behind the Senior Center
- Loss of green space behind Senior Center used by Senior Center residents and neighborhood
- Welfare of homeless residents – better accommodated at existing Bailey's shelter
- County Web site: [ShelterWebSite](#)
- Lincolnia citizens Web site and petition: [LincolniaWebSite](#)



## 2. Status of Shelter Relocation

- 4 Apr: County briefed their plan at the Senior Center
- 11 Apr: Second county briefing to community at Peace Lutheran Church
- 19 Apr: County briefing to BC7RC on SE Quadrant plan
- 24 May: County briefed Mason District Land Use Committee on shelter relocation plan
- 28 Jun: Mason District Land Use Committee decision on shelter relocation

## 2. Recommendation re SE Quadrant and Shelter Relocation

- Continue to advocate our Feb 2016 position:
  - Shelter relocation, if any, should be to an appropriate, permanent location
    - Appropriate as opposed to Lincolnia
    - Save taxpayer funds
  - Seminary Road extension should be validated by an adequate traffic impact analysis
  - Requirement for \$125m county office building should be substantiated and reviewed with the community
- Add: SEQ redevelopment should be mixed-use per 2007 citizen task force recommendation as opposed to an apartment building and a county office building

### 3. Fairfax Forward

- New process adopted by Board of Supervisors in 2013 for maintaining the Comprehensive Plan.
- State law requires that all plans are updated every 5 years.
- Earlier county Area Plans Review process used 9-12 month duration task forces to review and amend magisterial district plans.
  - BoS view of APR – Too slow; need to move faster.
- Fairfax Forward allows developers and property owners to submit amendment proposals at the development-project level:
  - Supervisors decide which proposals to accept for planning
  - Supervisors decide process for Comp Plan amendment and review prior to submission to hearing process
- Fairfax Forward minimizes requirements for citizen participation in the plan amendment process.

### 3. Seven Corners Task Force Experience

- Supervisor selected a developer to lead both task force public meetings and county staff assigned to support the task force.
- No neighborhood association was allowed to provide a representative on the task force.
- County plan developed by the task force was universally opposed by community. Would have:
  - Demolished 500 units of low income housing
  - Constructed 5055 apartments at Seven Corners
  - Provided no school site for the added residents
- Current plan calls for the 5055 apartments
- Conclusion: Not all supervisors can be trusted to organize task forces that adequately protect the rights and interests of citizens.
- A critique of Seven Corners task force process is available at [TaskForceCritique](#)

### 3. Status of Fairfax Forward

- 6 Apr: County published “2016 Process Evaluation Staff Report” recommending process changes
- 20 Apr: Planning Commission hearing on the staff report. Board hearing was planned for Jun.
  - HRVCA [testimony](#) recommended that a mandatory process for citizen participation be added to the Fairfax Forward process.
  - View hearing at 45 min: [FairfaxFwdHearing](#)
- 15 Sep: Staff will report progress on revising the evaluation report and the Fairfax Forward process
- **Recommendation: Continue to track and assure that process provides adequate citizen participation.**

## 4. Public Schools: Changes to Policy Plan re Location and Character

- Planning Commission Schools Committee is drafting changes to accommodate “urban schools:”
  - Vertical (multi-story) schools
  - Repurposed office buildings in commercial districts
- One example: Bailey’s Upper Elementary at 6245 Leesburg Pike:
  - Five stories on black top in heavily trafficked commercial district
  - No gym, auditorium, or green space



## 4. Status of School Committee

- 4 May: 1<sup>st</sup> meeting: FCPS briefed committee on options for public schools given cost of land in county.
- 25 May: 2<sup>nd</sup> meeting: Committee reviewed Policy Plan revisions drafted by county staff.
- 15 Jun & 13 Jul: Committee meetings.
- 21 Jul: Planning Commission public hearing on Policy Plan changes.
  - Only one week after final meeting
- 20 Sep: Board of Supervisors hearing.
- **Recommendations:**
  - Ask Commission for minimum of 30 days for citizen review of proposed changes to Policy Plan
  - Ask Commission to obtain and publish School Board comments
  - HRVCA should participate in the public hearings

## 4. Alternatives to Accepting “Urban Schools”

- Repurpose county properties:
  - Designate county properties appropriate for schools for school use
  - Where school capacity is needed, relocate county activities on those properties to commercial office buildings
  - A 26 May Mason District Council [letter](#) recommended this approach to the county’s Building Repurposing Workgroup
- Establish a Mason District Schools “Committee:”
  - Mission: Enhance and maintain quality of Mason District public schools (funding and facilities)
  - Engage with School Board, county, and FCPS via public processes and own initiatives
  - Citizen led and staffed
  - **Recommendation: Ask Mason District Council to establish a Schools Committee.**

# HRVCA Advocacy Groups

- Schools and education (8 people)
- Planning and zoning (7)
- Roads and traffic (2)
- County budget and finances (1)
- Public safety (2)
- Environment and recreation (4)

# New Meeting Notification “Yard” Signs



Recommendation: Purchase 10 signs at \$15.95 each.

# References

Reference	Address
HRVCA Blog	<a href="http://holmesrun.org">holmesrun.org</a>
HRVCA Google Group (HRVCA list server)	<a href="mailto:hrvca2@googlegroups.com">hrvca2@googlegroups.com</a>
Annandale Blog	<a href="http://annandaleva.blogspot.com">http://annandaleva.blogspot.com</a>
NextDoor.com (Neighborhood list server)	<a href="http://www.nextdoor.com">www.nextdoor.com</a>
Fairfax County Public Schools (News You Choose)	<a href="https://public.govdelivery.com/accounts/VAEDUFCPS/subscriber/new?qsp=VAEDUFCPS_1">https://public.govdelivery.com/accounts/VAEDUFCPS/subscriber/new?qsp=VAEDUFCPS_1</a>
Mason District Monthly E-Newsletter	Email request: <a href="mailto:mason@fairfaxcounty.gov">mason@fairfaxcounty.gov</a>
Comprehensive Plan	<a href="http://www.fairfaxcounty.gov/dpz/comprehensiveplan/">http://www.fairfaxcounty.gov/dpz/comprehensiveplan/</a>
Zoning Ordinance	<a href="http://www.fairfaxcounty.gov/dpz/zoningordinance/">http://www.fairfaxcounty.gov/dpz/zoningordinance/</a>