



**PROPOSED
COMPREHENSIVE PLAN
AMENDMENT ADDENDUM**

2016 Proffer Reform Bill –
NON EXEMPT AREA

ITEM: PA 2018-IV-MV2
Original Staff Report published July 5, 2018
Date of Addendum: October 3, 2018

GENERAL LOCATION: North of Richmond Highway, west of Sacramento Center, east of Pole Road Park

SUPERVISOR DISTRICT: Mount Vernon

PLANNING AREA: Area IV

PLANNING DISTRICT:
Mount Vernon Planning District

SUB-DISTRICT DESIGNATION:
Richmond Highway Corridor Area,
MV8 Woodlawn Community Planning Sector

PARCEL LOCATION: 109-2 ((1)) 18C, 19, and 20

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

PLANNING COMMISSION:

Public meeting held Thursday,
July 19, 2018 @ 7:30 PM

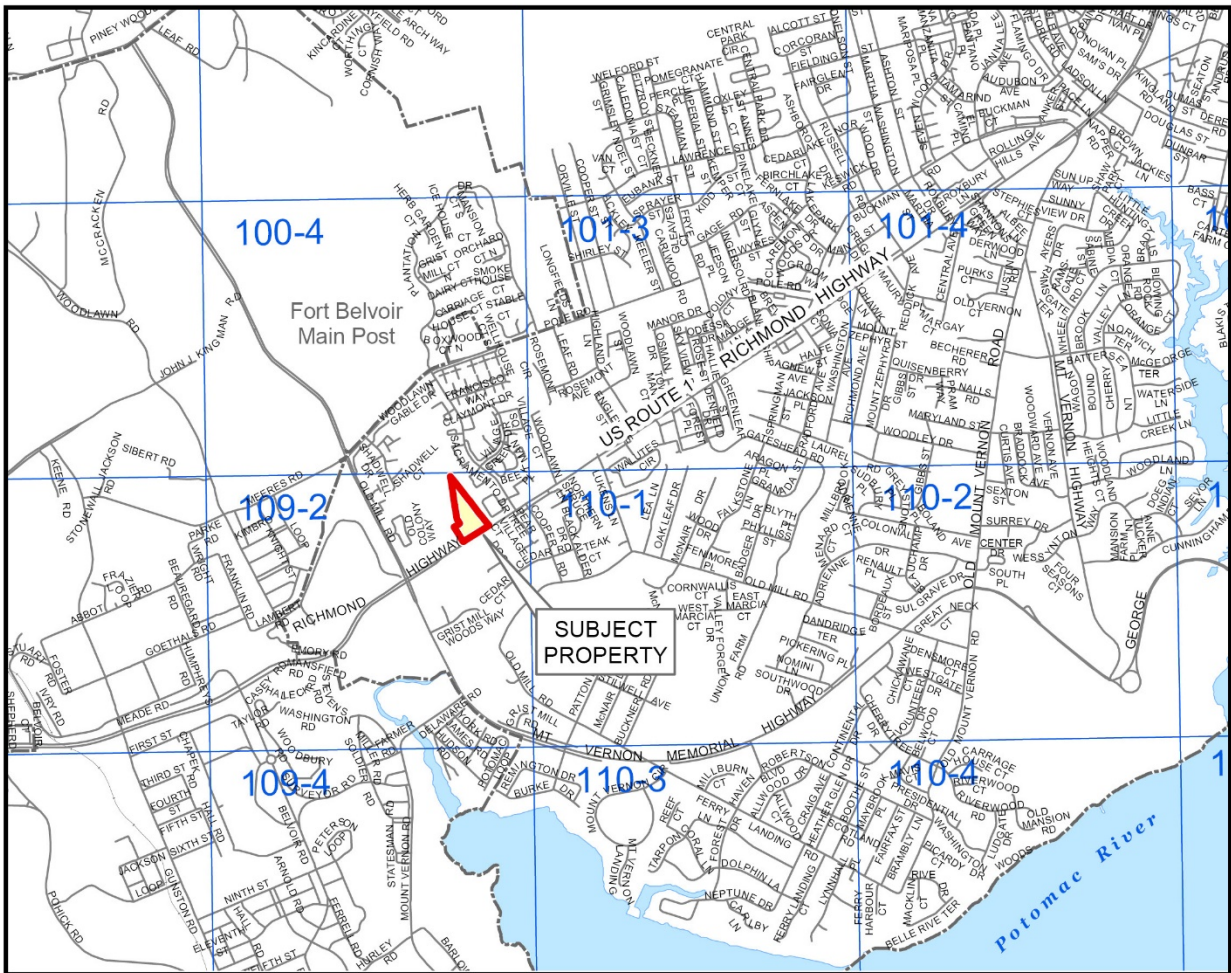
Public hearing scheduled for Wednesday,
October 24, 2018 @ 7:30 PM

BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, November 20, 2018 @ 4:30 PM

**PLANNING STAFF DOES NOT RECOMMEND
THIS ITEM FOR PLAN AMENDMENT**



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

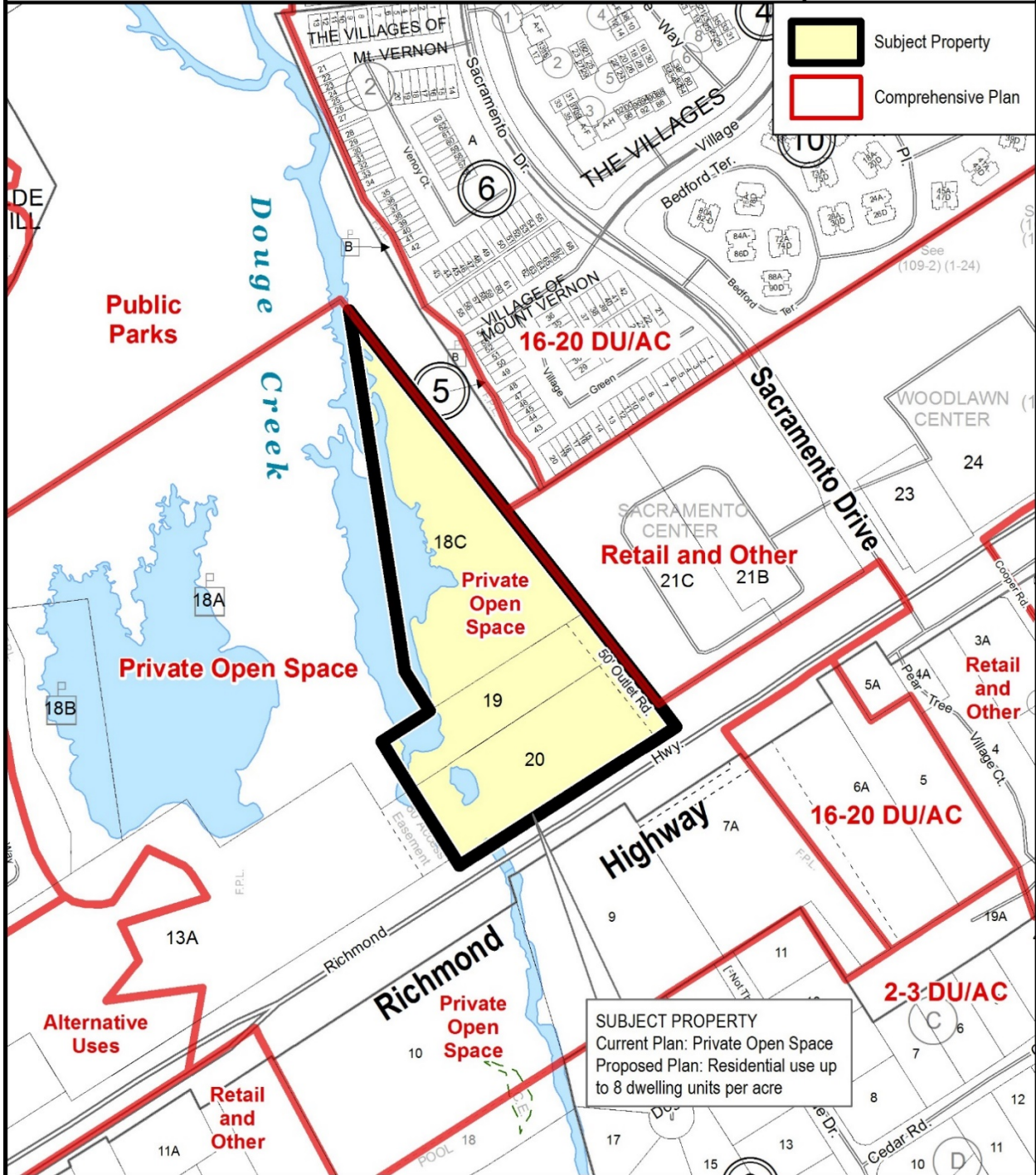
PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
8800 Richmond Highway



THIS PAGE INTENTIONALLY LEFT BLANK

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 2018-IV-MV2



400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
 PARCEL INFORMATION CURRENT TO JUNE 2018
 G:\projects\locp\pd\OTPA_GRAPHICS - 8800 Richmond Highway



THIS PAGE INTENTIONALLY LEFT BLANK

**PLAN AMENDMENT 2018-IV-MV2
STAFF REPORT ADDENDUM
Published October 3, 2018**

The staff report addendum addresses issues and requests raised at the July 19, 2018 Planning Commission meeting for proposed Comprehensive Plan amendment 2018-IV-MV2 (8800 Richmond Highway), as well as additional requests and considerations raised subsequent to the meeting. The staff report published on July 5, 2018 can be found at www.fairfaxcounty.gov/planning-zoning/plan-amendments/8800-richmond-hwy. The Plan amendment is concurrently under review with Rezoning and Final Development Plan application RZ/FDP 2016-MV-018 and Special Exception application SE 2016-MV-016. Consult ldsnet.fairfaxcounty.gov/ldsnet/CurrentInProcessBOS.aspx for information on these applications.

BACKGROUND

Plan Amendment Authorization

On March 6, 2018, the Board of Supervisors (Board) authorized consideration of a Plan amendment for an approximately eight-acre area located at 8800 Richmond Highway, as shown on the maps on the previous pages. The Board requested that staff evaluate residential use at a density up to 8 du/ac for the subject property, which is planned for private open space. In addition to evaluating residential use, the authorization requested that staff consider full parcel consolidation and the ability for development to conform with Policy Plan guidance for Environmental Quality Corridors (EQCs), including the demonstration of any circumstances that merit disturbance the EQC, and that EQC disturbance is mitigated/compensated by measures that result in a net environmental benefit to the parcels and net benefits related to most, if not all, of the purposes of the EQC policy that are applicable to the proposed disturbances. The authorization also identified a need for proposed development to be consistent with the Virginia Department of Transportation (VDOT) Richmond Highway Corridor Improvements Project.

Public Hearings

A Planning Commission meeting was held on July 19, 2018. A public hearing before the Planning Commission has been scheduled for October 24, 2018 at 7:30 p.m. as explained in the memo included as Attachment A on page 9. The testimony from the July 19 meeting has been transcribed and can be found on the Plan amendment webpage at www.fairfaxcounty.gov/planning-zoning/plan-amendments/8800-richmond-hwy and the Planning Commission calendar at www.fairfaxcounty.gov/planningcommission/sites/planningcommission/files/assets/calendar/2017/october2017.pdf. Any speakers who wish to have their July testimony considered by the Planning Commission should email Plancom@fairfaxcounty.gov or call the Planning Commission office at 703-324-2865 and identify the portion of the transcript to be submitted in lieu of or to supplement testimony at the October 24 public hearing. The Board of Supervisors public hearing is scheduled for Tuesday, November 20, 2018 at 4:30 p.m. Note this time is an update to the information included in the memo shown as Attachment A.

Staff Recommendation

Staff recommends retaining the adopted Comprehensive Plan recommendation for private open space. Staff's analysis can be found in the staff report published July 5, 2018 at www.fairfaxcounty.gov/planning-zoning/plan-amendments/8800-richmond-hwy.

DISCUSSION

A number of considerations specific to the development proposal for RZ/FDP 2016-MV0-018 and SE 2016-MV-016 were mentioned at the Planning Commission's July 19 meeting. While these matters are typically the focus of the staff report and public hearing for the rezoning and special exception applications, because extensive discussion ensued and interest in these applications was expressed by the Planning Commission and the public in July and following the meeting, this section of the addendum provides updated information and additional considerations related to the concurrent applications that may be pertinent to the evaluation of the proposed Plan amendment.

Updates

Topic 1: Impacts to Dogue Creek - whether the proposed development would have any negative effect on Dogue Creek

In staff's view, issues regarding potential adverse impacts to Dogue Creek have not been definitively resolved. While information has been provided by the applicant identifying a reduction in phosphorus runoff as a result of the development proposal, there is a need to consider more broadly the potential impacts to Dogue Creek and water quality that could result from the proposed development, particularly in relation to the potential for erosion and sedimentation. Staff and representatives of the applicant have engaged in numerous conversations about these concerns, and further discussion is anticipated as the review of the rezoning application continues. An assessment of potential impacts or benefits to Dogue Creek and its RPA and EQC should include an analysis of the environmental corridor more holistically beyond phosphorus runoff. This type of analysis is needed to assess conformance with the Board's EQC policy and other environmental goals and objectives.

Topic 2: Dogue Creek Floodplain Revision – information about the applicant's floodplain study

The purpose and intent of the Floodplain Ordinance is "to protect against loss of life, health, or property from flood or other dangers." As such, the applicant is required to conduct a floodplain study to demonstrate the proposed development would not raise flood elevations. In light of the magnitude of the pending floodplain revision that is explained in the following paragraphs, the development plan under the proposed Plan amendment density of 8 du/ac may be determined to be contrary to the purpose and intent of the Floodplain Ordinance. Modeling a 100-year recurrence interval flood is a statistical approach to risk reduction, and the inherent inaccuracies of estimating flood flows further underscores the importance of land preservation and safe development practices near sources of flooding.

Since the staff report publication and Planning Commission meeting in July, staff identified that the existing FEMA floodplain report used in previous floodplain studies underestimated flood

flows as 4,250 cubic feet per second (cfs) where 8,377 cfs more accurately represents the discharge.

The applicant's materials to date have included floodplain information based on the effective FEMA hydraulic analysis report for Dogue Creek. The Fairfax County Department of Land Development Services (LDS) approved the applicant's most recent floodplain study, #5271-FPV-002-A-1, based on the flow data in the effective FEMA report. The applicant's study showed the proposed development would not raise flood elevations by placing the proposed fill. Since that time, VDOT shared hydrologic analysis with the County showing that flood flows are underestimated in the effective FEMA floodplain report. The County concurs with the hydrologic assessment performed by VDOT and notified the applicant on September 7, 2018 that a new floodplain study is required to reflect the significantly higher and more accurate flow rates. Floodplain elevations at the site are anticipated to be 1.0 to 2.5 feet higher than in the effective FEMA floodplain study, and the applicant's most recent floodplain study, and will be confirmed in subsequent submissions of the floodplain study.

Topic 3: Environmental Improvement - whether the proposed development improves the environmental condition of the property compared to its current condition

Several factors are critical in the evaluation of potential environmental benefits and/or improvements. These include: the extent of the proposed EQC restoration; the extent of the natural buffer that will be restored/protected between the proposed development and the stream and its associated wetlands; proposed changes to drainage conditions on the subject area (including measures that will be taken by the applicant to resolve erosion and sedimentation concerns related to the drainage issues as described in the staff report); tree planting and preservation; landscaping; and invasive plant management. At the time of staff report addendum publication, the above mentioned factors are actively being discussed between staff and the applicant, and staff cannot conclude that the proposed rezoning application would result in an overall environmental improvement. These issues necessitate continued discussion during the review of the rezoning application if a Plan amendment is adopted.

Topic 4: Stream buffer – whether there is a standard for a minimum buffer distance

Virginia's Chesapeake Bay Preservation Area Designation and Management Regulations, which establish the required parameters of the county's Chesapeake Bay Preservation Ordinance, require that a "vegetated buffer not less than 100-feet wide be located adjacent to and landward of all tidal shores, tidal wetlands, certain associated non-tidal wetlands, and along both sides of all water bodies with perennial flow".¹ The Regulations also state, "to minimize the adverse effects of human activities on the other components of the Resource Protection Area, state waters, and aquatic life, a 100-foot wide buffer area of vegetation that is effective in retarding runoff, preventing erosion, and filtering nonpoint source pollution from runoff shall be retained if present

¹ Virginia Department of Conservation and Recreation, Chesapeake Bay Local Assistance. "Riparian Buffers Modification & Mitigation Guidance Manual." September 2003, reprinted 2006. *Virginia Department of Environmental Quality*. www.deq.virginia.gov/Portals/0/DEQ/Water/Publications/RiparianBufferManual.pdf, page 1. Accessed September 2018.

and established where it does not exist.”² Fairfax County has added to this state minimum-required buffer area all “major floodplain” areas, which are 100-year floodplains of streams/watercourses with drainage areas of 360 acres or more.

The following diagram illustrates many of the benefits provided by riparian forest buffers and depicts the ranges in minimum buffer widths that are recommended to achieve these benefits. The range and extent of benefits grow with increasing buffer widths. Relatively narrow buffer areas provide limited benefits.

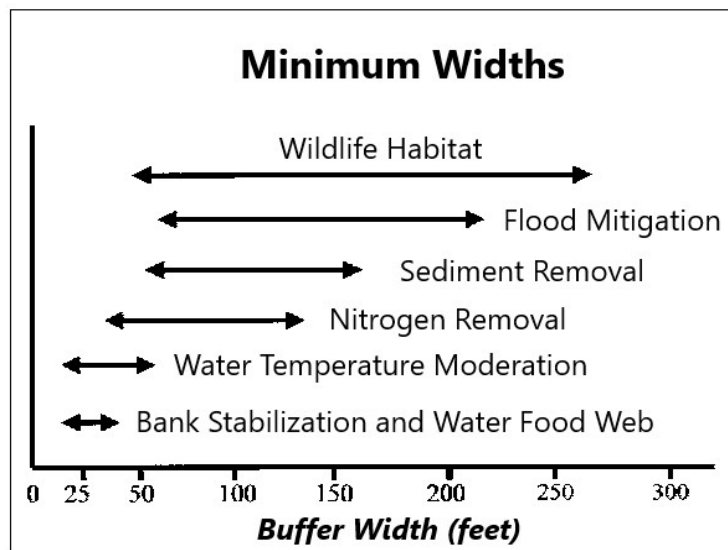


Figure 6 - 3. Range of minimum widths for meeting specific buffer objectives.

Source: United States Department of Agriculture. “Chesapeake Bay Riparian Handbook: A Guide for Establishing and Maintaining Riparian Forest Buffers.” May 1997, revised June 1998. *Chesapeake Bay Program*. www.chesapeakebay.net/content/publications/cbp_13019.pdf, Section IV, page 6-8, Figure 6-3.

Response to Cited Rezoning Application RZ/FDP 1998-LE-055

At the Planning Commission meeting on July 19, 2018, RZ/FDP 1998-LE-055 (Hybla Valley Property LLC) was referenced by a representative of the rezoning applicant (Mark Viani) as an example of a development plan that included new residential lots in a floodplain. The purpose of the following discussion is to provide additional information regarding staff’s evaluation and the approved development plan that was not available at the July 19 meeting.

Attachment B, pages 10-11, shows the approved development plan with the 100-year floodplain delineation highlighted in yellow. Two lots are identified as being partially within the 100-year floodplain; the lots are designated “Lot A” and “Lot B” for the purposes of explanation in this staff report addendum.

² Virginia Department of Conservation and Recreation, Chesapeake Bay Local Assistance. “Riparian Buffers Modification & Mitigation Guidance Manual.” September 2003, reprinted 2006. *Virginia Department of Environmental Quality*. www.deq.virginia.gov/Portals/0/DEQ/Water/Publications/RiparianBufferManual.pdf, page 101. Accessed September 2018.

For “Lot A”, the 2nd Addendum to the Environmental Assessment dated August 30, 2000 includes the following on page 2: “in light of the location of this area near the proposed culvert crossing (and the disturbance that will be needed for this crossing), the disturbance that has already occurred in this area, and the broad expanse of the floodplain in this area, this Branch [Environment and Development Review, Planning Division] does not object to these minor encroachments.”

For “Lot B”, page 2 of the same report states, “with the exception of [Lot A], the development plan should be revised such that all private lot areas will be located outside of the 100-year floodplain areas and that no clearing and grading for residential development will occur within such areas. Prior to DPWES approval of the floodplain study, the applicant dealt with this concern by including with the draft proffers a commitment that ‘all private lots shall be located outside the limits of the final boundaries of the flood plain areas as approved by DPWES.’ ” As shown on the development plan, “Lot B” was left vacant. Ultimately, this lot was not established through the subdivision process.

During a conversation with staff subsequent to the July 19 meeting, Mr. Viani highlighted a statement from the August 30, 2000 memorandum expressing the Environment and Development Review Branch’s opposition to “the expansion of the geographic extent of the 100-year floodplain such that private lot areas would be located within the floodplain (either existing or post-development) or such that clearing or grading will be needed in the floodplain . . .”. Mr. Viani raised the concern that the statement suggested staff’s opposition to modifying the floodplain delineation based on an updated floodplain study. While staff does not recall the specific context behind this statement, it is likely this concern addressed the effect that the proposed development would have on the floodplain boundaries and the need to ensure any changes in these boundaries would not result in private lots in floodplains, rather than a dismissal of updated floodplain information. Regardless of the context, the statement did not support the inclusion of private lot areas within the floodplain, with the noted exception of “Lot A”. It is staff’s view that the corners of residential lots encroaching into the floodplain is not analogous to the floodplain impact that would be anticipated through development of residential use up to 8 du/ac that is being evaluated.

Countywide Resource Protection Area (RPA) and Floodplain Data

Staff received a request from a Planning Commissioner regarding countywide and magisterial district floodplain, EQC, and RPA acreage data, as well as related information regarding private or public ownership, location within or outside of revitalization districts, and impervious cover. Data about EQC acreage is not readily available, however floodplain and RPA data is provided in this section. Tables A through D contain countywide floodplain and RPA acreage information. Tables E and F contain data about impervious acreage. Table G includes data by Supervisor district. The information is aggregated from parcel data and excludes rights-of-way.

Approximately 40,780 acres, or 15.7 percent of the county, is located within RPA *and/or* floodplain. Approximately 20,220 acres, or 7.7 percent of the county, is located in both RPA *and* floodplain. Sully District contains the most acreage in both RPA *and* floodplain, followed by Mount Vernon and Springfield Districts. Together, these three districts contain over 57 percent of the land in the county that is both in RPA *and* floodplain. Of the countywide acreage that is in

RPA and floodplain, 530 acres are categorized as impervious. Mount Vernon District contains 285 acres, or over 70 percent of privately owned impervious acreage within RPA and floodplain.

Table A: Countywide area within floodplain

Countywide area within floodplain	21,364	acres
Ownership		
Publicly Owned	11,843	acres
Private/Other	9,521	acres
Revitalization District		
In	38	acres
Out	21,326	acres

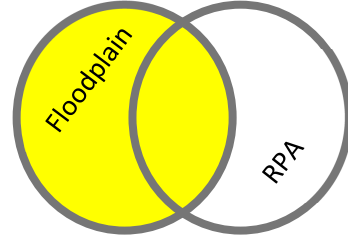


Table B: Countywide area within RPA

Countywide area within RPA	39,738	acres
Ownership		
Publicly Owned	19,640	acres
Private/Other	20,098	acres
Revitalization District		
In	73	acres
Out	39,665	acres

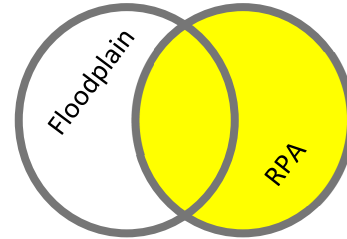


Table C: Countywide area within both floodplain and RPA

Countywide area within both floodplain and RPA	20,218	acres
Ownership		
Publicly Owned	11,563	acres
Private/Other	8,655	acres
Revitalization District		
In	34	acres
Out	20,184	acres

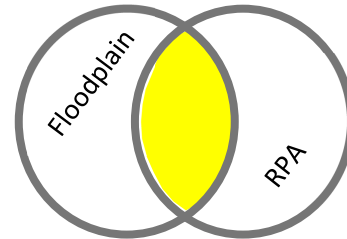


Table D: Countywide area within floodplain and/or RPA

Countywide area within floodplain and/or RPA	40,783	acres
Ownership		
Publicly Owned	19,851	acres
Private/Other	20,932	acres
Revitalization District		
In	80	acres
Out	40,703	acres

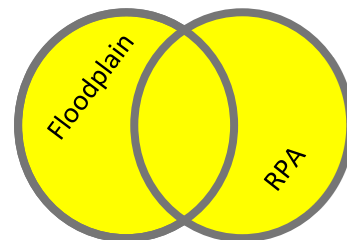


Table E: Countywide **impervious area** within both floodplain *and* RPA

Countywide impervious area within both floodplain <i>and</i> RPA	530	acres
Ownership		
Publicly Owned	127	acres
Private/Other	403	acres
Revitalization District		
In	12	acres
Out	518	acres

Table F: Countywide **impervious area** within floodplain *and/or* RPA

Countywide impervious area within floodplain <i>and/or</i> RPA	2,058	acres
Ownership		
Publicly Owned	202	acres
Private/Other	1,856	acres
Revitalization District		
In	36	acres
Out	2,022	acres

Table G: Data by Supervisor District

Supervisor District	Area within floodplain and/or RPA (acres)	Area within both floodplain and RPA (acres)	Privately owned impervious area within floodplain and/or RPA (acres)	Privately owned impervious area within both floodplain and RPA (acres)
Braddock	2,770	1,466	124	5
Dranesville	6,106	2,802	155	18
Hunter Mill	3,299	1,733	175	13
Lee	2,523	770	150	9
Mason	1,652	732	162	34
Mount Vernon	8,443	3,910	623	285
Providence	1,835	1,056	193	15
Springfield	8,411	3,517	183	14
Sully	5,744	4,231	91	10
<i>Total</i>	<i>40,783</i>	<i>20,218</i>	<i>1,856</i>	<i>403</i>

Draft Comprehensive Plan Text

The Planning Commission requested that staff provide a response to draft text provided by Mr. Viani at the July 19 Planning Commission meeting or alternative draft Plan text. Attachment C, pages 12-13, is staff’s alternative draft Plan text. Attachment D, pages 14-15, is Planning Commissioner Clarke’s alternative draft Plan text. Attachment E, pages 16-17, is Commissioner Clarke’s draft modified by staff’s suggested draft. In light of the environmental characteristics of the subject property, some of which have significance beyond property lines (i.e. Dogue Creek), staff’s version includes conditions that with appropriate implementation would mitigate many of the environmental concerns associated with a recommendation for residential use up to 8 du/ac. While staff is not recommending changes to the adopted Comprehensive Plan guidance for the subject area, draft Plan text is offered for the Planning Commission’s consideration if an amendment to the Comprehensive Plan is supported.

Attachment A: Memo dated August 30, 2018



County of Fairfax, Virginia

MEMORANDUM

DATE: August 30, 2018

TO: Supervisor Dan Storck
Planning Commissioner Walter Clarke

FROM: Fred Selden, Director *FPS*
Department of Planning and Zoning (DPZ)

SUBJECT: New Planning Commission Public Hearing for Comprehensive Plan Amendment 2018- IV-MV2 (8800 Richmond Highway)

On March 6, 2018, the Board of Supervisors authorized consideration of a proposed Comprehensive Plan amendment for an approximately eight-acre area located at 8800 Richmond Highway, comprised of Tax Map Parcels 109-2 ((1)) 18C, 19, and 20. The Board of Supervisors requested that staff evaluate residential use at a density up to 8 dwelling units per acre (du/ac) for the subject area, which is currently planned for private open space. In addition to residential use, the authorization requested that staff consider full parcel consolidation and the ability for development to conform to Policy Plan guidance on EQCs. The authorization also identified a need for proposed redevelopment to be consistent with the VDOT widening of Richmond Highway.

On July 19, 2018, the Planning Commission held a public hearing for PA 2018-IV-MV2 and recommended deferring the decision to September 13, 2018. Because the staff recommendation is to retain the adopted Plan for private open space, proposed revisions to the Plan guidance were not included in the staff report or available for public review ahead of the hearing. The Virginia Code requires, however, that a Plan amendment identify a place in the locality where copies of the proposed amendment are available for examination. Given the absence of any such amendment text before the hearing, the most prudent course of action is to advertise a new Planning Commission public hearing and have draft Plan text available.

Therefore, a new Planning Commission public hearing date has been scheduled for October 24, 2018 at 7:30 pm and the Board of Supervisors public hearing is now scheduled to November 20, 2018 at 4:00 pm. We will make every effort to avoid delays to the consideration of the associated rezoning application as a result of having to hold this new public hearing.

We regret the inconvenience this will cause to the Planning Commission, Board of Supervisors and the many community members who are interested in this proposed Comprehensive Plan amendment.

Please contact me at 703-324-1262 with questions or to discuss further.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5507
Phone 703-324-1380
Fax 703-653-9447
www.fairfaxcounty.gov/planning-zoning/



Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

Attachment C: Staff draft Plan text

Text proposed to be deleted is shown with ~~strike through~~. Text proposed to be added is shown as underlined.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area amended through 5-1-2018, Suburban Neighborhood Areas, Page 181:

~~“1. Tax Map Parcels 109-2 ((2)) 7A and 9 and Tax Map Parcels 109-2 ((1)) 19, and 20, and 18C on both sides of Richmond Highway are predominantly floodplain and planned for open space.~~

As an option, residential development on a limited portion of Tax Map Parcels 109-2 ((1)) 19, 20, and 18C at a density up to 5-8 du/ac may be considered with full parcel consolidation and high-quality architecture, site, and landscape design. Development should provide a street network that is coordinated and/or aligned with the planned grid in the Woodlawn CBC. Density may be limited by the need to achieve the conditions for this option. Since the majority of the area is in the floodplain of Dogue Creek, measures should be taken to minimize and mitigate the environmental impact and ensure development is protected from potential flood-related impacts. Under the residential option, the following conditions should be met:

- Coordinate with the Fairfax County Park Authority to determine whether a portion of the consolidated area is suitable to be dedicated to the Park Authority;
- Restore a minimum 100-foot vegetated buffer landward from the banks of Dogue Creek and other perennial channels and the maximum extent of connected and contiguous wetlands;
- Reduce encroachment into the RPA and EQC compared to existing conditions;
- Provide mitigation/compensation to ensure a substantial net environmental benefit to the EQC as measured by habitat quality, connectivity, hydrology/stream buffering/stream protection, and pollution reduction capabilities;
- Coordinate with state, federal and local government agencies to ensure development is in harmony with and will not impede improvements to Richmond Highway;
- Ensure the Dogue Creek stream alignment and erosion concerns near the roadbed of Richmond Highway are addressed consistent with the Virginia Department of Transportation’s planned improvements and replacement of the bridge over Dogue Creek;
- Identify a stream channel alignment for the restoration of Dogue Creek agreeable to Fairfax County, the State of Virginia and the United States Army Corps of Engineers. Reserve the land needed to achieve the alignment and allow Fairfax County and/or other entities to implement the channel realignment and related restoration efforts if these actions are not completed as part of the residential development;
- Consider restoring the channel of Dogue Creek using natural channel design methods or other appropriate methods to adequately and non-erosively convey storm flows, improve water quality and in-stream habitat, and provide fish passage.

In light of erosion and sedimentation concerns, such effort may be necessary to ensure a net environmental benefit to the EQC;

- Ensure that environmental restoration efforts pursued in conjunction with development will be effective and viable over the long term. This could include the establishment of criteria to measure restoration efforts, monitoring of the success of restoration efforts over time (with triggers for corrective action) and consideration of measures that can support appropriate management of restored areas in perpetuity.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area amended through 5-1-2018:

Figure 1, page 2; Figure 2, page 5; Figure 4, page 26; Figure 56, page 146; Figure 64, page 160; Figure 72, page 180:

Expand the boundary area of Recommendation #1 within the Suburban Neighborhood Area adjacent to Woodlawn CBC to include Parcel 109-2 ((1)) 18C to reflect the proposed consolidated area.

MODIFY: Fairfax County Comprehensive Land Use Plan Map, amended through July 31, 2018 to include Plan Amendment Number 2017-15:

Expand the boundary area of Recommendation #1 within the Suburban Neighborhood Area adjacent to Woodlawn CBC to include Parcel 109-2 ((1)) 18C to reflect the proposed consolidated area.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area Plans and Policy Plan:

Revise figures and text references as needed to reflect the expanded boundary area.

Attachment D: Planning Commissioner Clarke draft Plan text

Text proposed to be deleted is shown with ~~striketrough~~. Text proposed to be added is shown as underlined.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area amended through 5-1-2018, Suburban Neighborhood Areas, Page 181:

“1. Tax Map Parcels 109-2 ((2)) 7A and 9 and Tax Map Parcels 109-2 ((1)) 19, ~~and 20, and 18C~~ on both sides of Richmond Highway are predominantly floodplain and planned for open space.

As an option, residential development on Tax Map Parcels 109-2((1)) 19, 20, and 18C at a density up to 8 du/ac may be considered with full parcel consolidation and high-quality architecture, site, and landscape design. Due to the fact that much of the site has historically been used for light industrial uses and that a portion of Dogue Creek and its associated floodplain are located on the site, measures should be taken to mitigate environmental impacts and ensure development is protected from potential flood-related impacts. Environmental restoration efforts in conjunction with development should be effective and viable over time. Under the residential option, the following should be considered:

- Coordinate with the Fairfax County Park Authority to determine whether a portion of the consolidated area is suitable to be dedicated to the Park Authority;
- Create a vegetated buffer along Dogue Creek to generally meet the intent of the Chesapeake Bay Preservation Act;
- Reduce the extent of impervious surfaces in the RPA compared to existing conditions;
- Provide mitigation/compensation to ensure a substantial net environmental benefit to the EQC as measured by habitat quality, connectivity, hydrology/stream buffering/stream protection, and pollution reduction capabilities commensurate with existing conditions and the scope of the proposed residential development;
- Ensure development is in harmony with planned improvements to Richmond Highway; and
- Consider restoring a portion of the original channel of Dogue Creek located on the subject property using natural channel design methods or other appropriate methods to adequately and non-erosively convey storm flows, improve water quality and in-stream habitat, and provide fish passage. In light of erosion and sedimentation concerns, such effort may be necessary to ensure a net environmental benefit to the EQC;

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area amended through 5-1-2018:

Figure 1, page 2; Figure 2, page 5; Figure 4, page 26; Figure 56, page 146; Figure 64, page 160; Figure 72, page 180:

Expand the boundary area of Recommendation #1 within the Suburban Neighborhood Area adjacent to Woodlawn CBC to include Parcel 109-2 ((1)) 18C to reflect the proposed consolidated area.

MODIFY: Fairfax County Comprehensive Land Use Plan Map, amended through July 31, 2018 to include Plan Amendment Number 2017-15:

Expand the boundary area of Recommendation #1 within the Suburban Neighborhood Area adjacent to Woodlawn CBC to include Parcel 109-2 ((1)) 18C to reflect the proposed consolidated area.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area Plans and Policy Plan:

Revise figures and text references as needed to reflect the expanded boundary area.

Attachment E: Commissioner Clarke's draft modified by staff's draft using ~~strike-through~~ and underline. Proposed figure and map modifications are the same and therefore not repeated below.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area amended through 5-1-2018, Suburban Neighborhood Areas, Page 181:

"1. Tax Map Parcels 109-2 ((2)) 7A and 9 and Tax Map Parcels 109-2 ((1)) 19, 20, and 18C on both sides of Richmond Highway are predominantly floodplain and planned for open space.

As an option, residential development on a limited portion of Tax Map Parcels 109-2((1)) 19, 20, and 18C at a density up to 5- 8 du/ac may be considered with full parcel consolidation and high-quality architecture, site, and landscape design. Development should provide a street network that is coordinated and/or aligned with the planned grid in the Woodlawn CBC. Density may be limited by the need to achieve the conditions for this option. Since a majority of the area is in the floodplain of Dogue Creek, Due to the fact that much of the site has historically been used for light industrial uses and that a portion of Dogue Creek and its associated floodplain are located on the site, measures should be taken to minimize and mitigate the environmental impacts and ensure development is protected from potential flood-related impacts. Environmental restoration efforts in conjunction with development should be effective and viable over time. Under the residential option, the following conditions should be considered be met:

- Coordinate with the Fairfax County Park Authority to determine whether a portion of the consolidated area is suitable to be dedicated to the Park Authority;
- Restore a minimum 100-foot ~~Create a~~ vegetated buffer landward from the banks of along Dogue Creek and other perennial channels and the maximum extent of connected and contiguous wetlands to generally meet the intent of the Chesapeake Bay Preservation Act;
- Reduce encroachment into the RPA and EQC ~~the extent of impervious surfaces in the RPA~~ compared to existing conditions;
- Provide mitigation/compensation to ensure a substantial net environmental benefit to the EQC as measured by habitat quality, connectivity, hydrology/stream buffering/stream protection, and pollution reduction capabilities commensurate with existing conditions and the scope of the proposed residential development;
- Coordinate with state, federal and local government agencies to Ensure development is in harmony with and will not impede planned improvements to Richmond Highway;
- Ensure the Dogue Creek stream alignment and erosion concerns near the roadbed of Richmond Highway are addressed consistent with the Virginia Department of Transportation's planned improvements and replacement of the bridge over Dogue Creek;
- Identify a stream channel alignment for the restoration of Dogue Creek agreeable to Fairfax County, the State of Virginia and the United States Army Corps of Engineers. Reserve the land needed to achieve the alignment and allow Fairfax

County and/or other entities to implement the channel realignment and related restoration efforts if these actions are not completed as part of the residential development;

- ~~Consider restoring a portion of the original~~ the channel of Dogue Creek located on the subject property using natural channel design methods or other appropriate methods to adequately and non-erosively convey storm flows, improve water quality and in-stream habitat, and provide fish passage. In light of erosion and sedimentation concerns, such effort may be necessary to ensure a net environmental benefit to the EQC; and
- Ensure that environmental restoration efforts pursued in conjunction with development will be effective and viable over the long term. This could include the establishment of criteria to measure restoration efforts, monitoring of the success of restoration efforts over time (with triggers for corrective action) and consideration of measures that can support appropriate management of restored areas in perpetuity.