

RECOMMENDATION

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~. Text shown to be replaced is noted as such.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Fairfax Center Area, amended through March 21, 2023, Land Use Plan Recommendations – Suburban Center Non-Core Areas, page 50:

Sub-unit C2

...

“As an option, Tax Map Parcels 46-3 ((1)) 8 and 9B are recommended for affordable housing up to 35 dwelling units per acre with on-site supportive services, subject to the following guidelines:

- Quality of life/ Safety: The health, safety, and quality of life for residents is a top priority. Given the size of the site and its location adjacent to an interchange, building orientation and site design should, to the extent practicable, reduce exposure to noise, enhance safety and privacy for residents, and maintain a landscaped viewshed along these major transportation corridors. Low fencing, landscape buffers, and where feasible, berms, preservation of existing trees, and other vegetation, are strongly encouraged along Route 50 and West Ox Road. Enhanced landscaping is also encouraged along the northern side abutting the medical building.
- Pedestrian connections: Pedestrian facilities, including crosswalks, nearby sidewalks and trails, and other missing sections of the pedestrian network, are strongly encouraged to be provided or improved to connect residents to services, parks, open spaces, and transit while preserving or increasing desirable vegetation.
- Parking: A parking demand study should be submitted with any subsequent development given the tree preservation and open space needs on the site. Flexibility should be granted to reduce the amount of impervious surface and parking based on actual needs for the use. Tree preservation should be prioritized on the western portion of the property.
- Usable Open Space: Outdoor amenities for residents should be provided to the extent practicable, which could include a landscaped plaza, courtyard, or other usable open space.”

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Fairfax Center Area, amended through March 21, 2023, Land Use Plan Recommendations – Suburban Center Non-Core Areas, Land Unit C, page 50:

“Transportation

Enhanced pedestrian and bicycle connectivity should be provided within Land Unit C to improve access to transit services and nearby destinations. Pedestrian signals and crosswalks should be provided at the intersections of Route 50 and Fair Ridge Drive to enhance connectivity in line with the Trails Plan Map. The comfort of pedestrian facilities along Route 50, Fair Ridge Drive, and West Ox Road should be enhanced through the provision of additional buffering and distance from fast-moving vehicle traffic, and by providing street trees and pedestrian scale lighting.