

Commercial Revitalization Districts in Mason District and FAR 5 Proposal

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13 Jan 2016

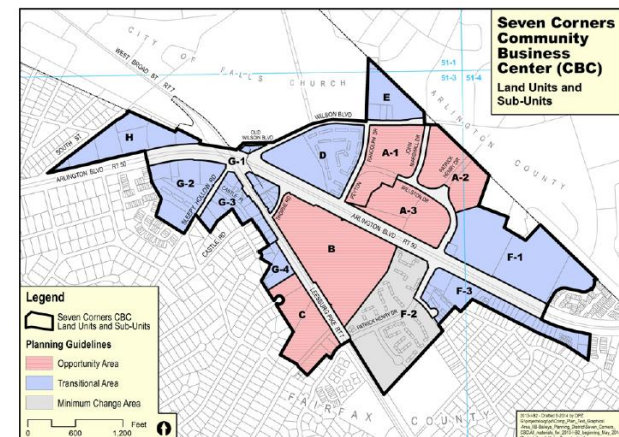
Commercial Revitalization Districts

- Purpose:
 - Foster economic development of older (derelict) commercial areas
 - Redevelop the areas for high density mixed-use to absorb future population growth
- Seven areas:

Annandale	Bailey's/Seven Corners
McLean	Richmond Highway
Springfield	Lake Anne (CRA)
Merrifield (CRA)	
- Important: In CRD/CRA, concurrent Comprehensive Plan amendments are allowed in rezoning applications
- Comprehensive Plan puts no reliable ceiling on FARs in CRD/CRA

Seven Corners Comprehensive Plan Amendment, July 2015

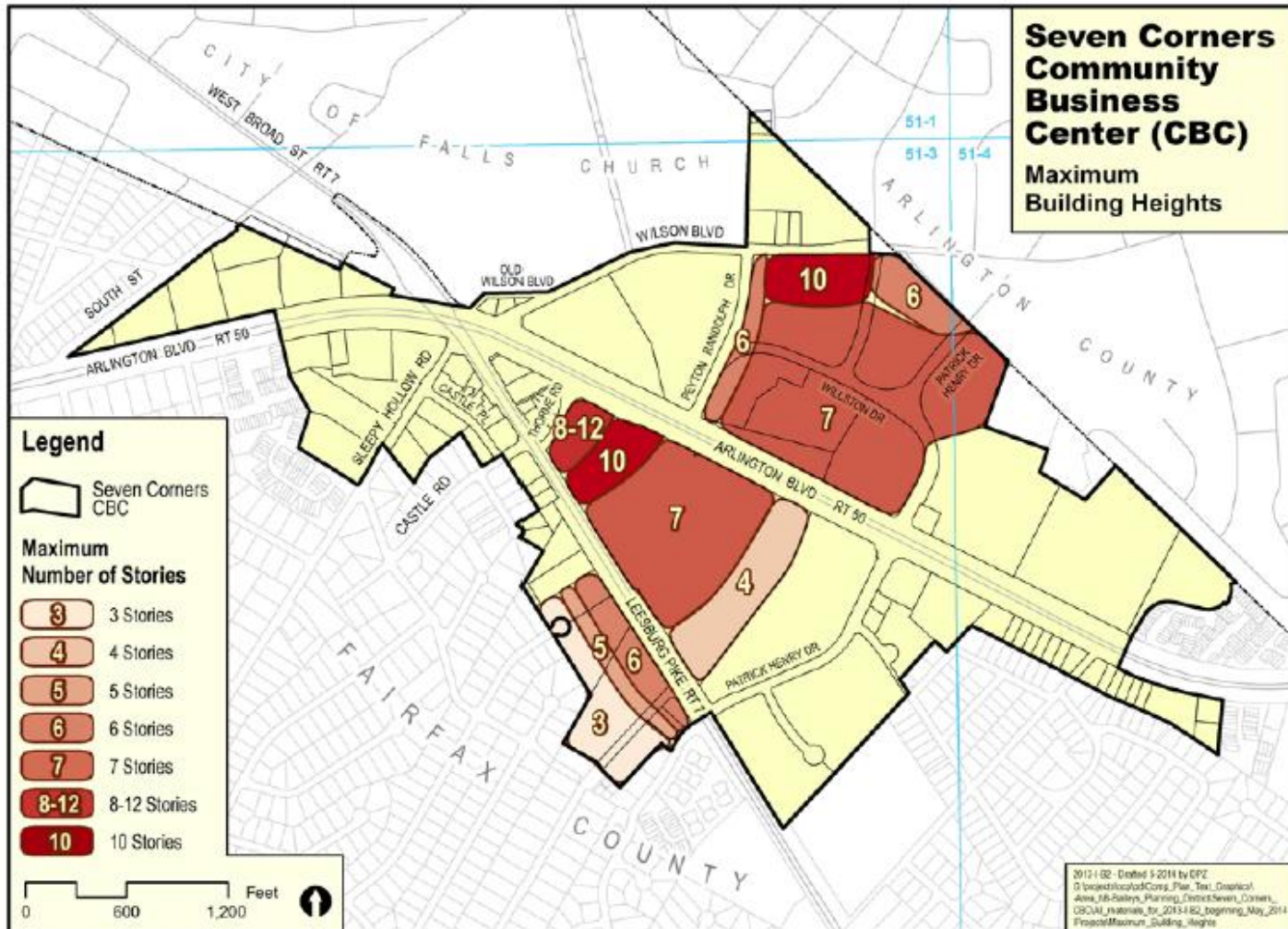
- Task force appointed by Supervisor Gross:
 - Co-Chair and Director John Thillman (developer)
 - Members appointed personally by Gross, not neighborhoods
- Unpopular plan amendment – density too high:
 - Thriving Seven Corners shopping center planned to be replaced by 5055 apartments
- Floor area ratios:
 - Area A (36.4 ac, 3.2msf): 2.0
 - Area B (28.6 ac, 3.3msf): 2.6
 - Area C (12.0 ac, 0.5 msf): 1.0



Effect of FAR 5 Proposal on Future of Seven Corners

- Mason District experience with public hearing process:
 - District supervisor easily trumps residents' concerns
 - Residents have no reliable influence over land-use decisions
- If FAR 5 zoning ordinance amendment is adopted, concurrent plan amendments with rezoning applications easily could increase densities allowed at Seven Corners.
- There would be no reliable protection from the public hearing process.
- Association's position on FAR 5: Where ultra-high FAR's are required, special zoning districts should be established (e.g. Tysons)

Form-Based Plan for Seven Corners (Maximum Building Heights)



Points to Discuss

- The notion that we must build more apartments because more people are forecast to move into the area is not an adequate plan for managing growth.
- There's a presumption that building apartments generates tax revenue that profits the county. But many residents and some jurisdictions believe that the costs of county services for the new residents exceed the revenue, and we are left with a net deficit. Loudon County has analyzed this question. Fairfax should do the same.