

## **Great Falls Group Land Use Report**

### **Ann Bennett September 2019**

In anticipation of the continued pace of growth in Northern Virginia and the need to reduce all sources of greenhouse gas emissions, we are engaging more in the land use development process and trying to focus attention on the relationship between the developer proposals and the often inadequate transportation "solutions." We are building relationships with planning commissioners and Board of Supervisors members and candidates and trying to elevate the relationship between the built environment and the climate crisis.

#### Fairfax County Land Use Projects

1. One University - (Douglas Stewart lead) Fairfax County Housing Authority is negotiating with a developer to house 1100 people, including GMU student housing and affordable and senior housing. The GMU housing is to fund the affordable housing. Density and transportation safety are top concerns. We have publicly advocated against this project in part because it hugely increases density and is not near a transit center. VDOT and FCDOT have no good solutions. (Planning Commission decision expected on 9/12 and a hearing before the Board of Supervisors on 9/24.)
2. Hunter Mill Assisted Living - (Sheila Dunheimer/Jehanne Arslan leads) A Special Exception is being requested for an assisted living center on a septic system. Concerns include groundwater issues (no protection for private well water users), medical waste, Angelica Branch stream valley impacts, among others. We oppose this development. A Sierra Club sent a [Letter to PC](#) July 18 2019.
3. INOVA/IHPC on former Mobil site - This involves a major 2 stage buildout of the old Mobil buildings to expand the hospital and accommodate UVA Medical School. It will include housing for medical students and workers. The project has some good aspects, but has very challenging transportation implications. They are looking to turn this into a transportation corridor opportunity, given the huge influx of jobs and commuter needs. (PC Hearing October 2; BOS Hearing October 15)
4. Green Building Plan Language - We are working to pass comprehensive plan language to allow the county to negotiate green building measures in zoning applications. (PC Hearing November 6; BOS Hearing December 3)

We are also following the proposed Brewery in the Occoquan Drainage downzoning area and Z-MOD rewriting the zoning codes.

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/zmod/consolidated-draft-july-1-2019.pdf>

#### **Prince William County**

### Rural Crescent Project

We are concerned about this proposal for Transfer of Development Rights before the next Board of Supervisors comes into office. Many of the proposed receiving areas for added development rights are in the Rural Crescent. We do not have much SC infrastructure in PWC, but are concerned about this change.

[http://www.pwconserve.org/issues/landuseplanning/rural\\_crescent/index.htm](http://www.pwconserve.org/issues/landuseplanning/rural_crescent/index.htm)