

NOMINATION . Achieve better control of stormwater runoff from Beacon/Groveton CBC, consistent with watershed management plans.

Attachment A.

For sub-unit A-1 (p. 40), add:

Consistent with the Policy Plan, Environment Section, objective 2, policy m, recommendations of the Little Hunting Creek Watershed Management Plan for this area should be consulted. A commercial Low Impact Development (LID) demonstration project in this area should be considered.

Add to the list of conditions for increasing FAR:

- Provide mitigation of existing stormwater impacts.

For sub-unit A2 (p. 42), add:

Consistent with the Policy Plan, Environment Section, objective 2, policy m, recommendations of the Little Hunting Creek Watershed Management Plan for this area should be consulted. A commercial Low Impact Development (LID) demonstration project should be considered in Beacon Mall.

Add to the list of conditions for increasing FAR:

- Provide mitigation of existing stormwater impacts.

For land unit B (p. 41), add to the list of conditions for increasing FAR:

- Provide mitigation of existing stormwater impacts.

For land unit C (p. 41), modify the text as follows:

The development plan and architectural design should achieve consolidated access and provide and maintain aesthetically pleasing and effective screening and buffering to adjacent properties, and should achieve better control of stormwater runoff.

For land unit D (p. 42), the following condition for increased FAR in Land Unit D should be modified:

- Creative stormwater management techniques are examined as an alternative to, or in addition to, underground detention facilities

and a condition added:

- Provide mitigation of existing stormwater impacts.

For land unit E (p.43), add to the list of conditions for increasing FAR:

- Provide mitigation of existing stormwater impacts.

ATTACHMENT B. Justification

Modifications are needed to update the Plan to be consistent with the Little Hunting Creek Watershed Plan, adopted by the Board of Supervisors February 2005. Changes and improvements in treatment of stormwater are essential to enable Fairfax County to meet its obligations and commitments to improve the health of the Chesapeake Bay. It is especially critical to implement improvements in the Beacon Hill area, because it is one of the highest points in the metropolitan area and the location of the headwaters of several waterways which have been severely damaged by the high degree of imperviousness and inadequate stormwater controls on Beacon Hill.

The proposed changes would better achieve objective 2, policy k of the Policy Plan, Environment Section, (“For new development and redevelopment, apply better site design and low impact development (LID) techniques...and pursue commitments to reduce stormwater runoff volumes and peak flows...”) than what is in the current Plan. Improvements in control of stormwater are essential to enable Fairfax County to meet its obligations and commitments to improve the health of the Chesapeake Bay.