

Nomination. Hybla Valley Gum Springs CBC

ATTACHMENT A. Current text (p.48-50)

Land unit C of the Hybla Valley/Gum Springs CBC is planned for residential use at 8-12 du/acre, with an option of up to 15 du/acre for high quality development that meets conditions, including that any proposed development should not add to existing drainage problems. Sub-units D-1 (Mt Vernon Plaza and South Valley Shopping Center) and D2 are planned for retail up to .50 FAR, with option in D1 to incorporate multiple uses up to .70 FAR if conditions are met. One condition is mitigation of environmental impact by preserving streams and floodplains as open space and bioengineering approaches to restore them. Sub-unit D-3 is planned for residential use, and sub-unit D-4 (Walmart, multiplex theater) is planned for retail up to .50 FAR.

ATTACHMENT B. Proposed revisions

Add the following for land unit C (p. 48):

Consistent with the Policy Plan, environmental objective 2, policy m, the Little Hunting Creek Watershed Management Plan should be consulted for this area. Any redevelopment should be removed from Resource Protection Areas.

Modify the first and add the second bullet to the list of conditions for increased density (p. 48):

- Because of the high water table in the area, a drainage study is undertaken and any proposed development ensures that it will ~~not add to existing drainage problems~~provide mitigation of existing stormwater impacts;
- The stream and riparian buffers of North Little Hunting Creek on the south boundary of this property are restored.

Add the following for sub-unit D-1 (p. 49):

Consistent with the Policy Plan, environmental objective 2, policy m, recommendations of the Little Hunting Creek Watershed Management Plan for this area should be consulted. New commercial Low Impact Development (LID) practices should be implemented in Mount Vernon Plaza and South Valley Shopping Center to control stormwater runoff, and North Little Hunting Creek north and west of Mount Vernon Plaza should be restored. Riparian buffers should be restored to a natural state, and any redevelopment should be removed from Resource Protection Areas.

Add to the list of conditions for increased FAR in this parcel:

- Provide mitigation of existing stormwater impacts

Add the following for sub-unit D-2 (p. 50):

Consistent with the Policy Plan, environmental objective 2, policy m, recommendations of the Little Hunting Creek Watershed Management Plan for this area should be consulted. New commercial Low Impact Development (LID) practices should be utilized in the Hybla Plaza and Hybla Valley Center to better control stormwater runoff.

Add the following for sub-unit D-3 (p. 50):

Consistent with the Policy Plan, environmental objective 2, policy m, recommendations of the Little Hunting Creek Watershed Management Plan for this area should be consulted.

Add the following for sub-unit D-4 (50):

Consistent with the Policy Plan, environmental objective 2, policy m, the Little Hunting Creek Watershed Management Plan should be consulted for this area. New commercial Low Impact

Development (LID) practices should be utilized in the Multiplex Theater and Walmart sites to better control stormwater runoff.

Attachment C. Justification

The Comprehensive Plan needs to be updated to reflect changes in law that affect land use (such as the Chesapeake Bay Preservation Ordinance), to reflect the County's adoption of the Little Hunting Creek Watershed Plan, and to add recommendations that would counter the harmful effects of stormwater runoff from highly impervious sites with inadequate stormwater controls such as sub-units D-1, D-2, D-3, and D-4 in the Hybla Valley/Gum Springs CBC.

The proposed changes would better achieve environmental objective 2, policy k of the Policy Plan ("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.