

Statement of Purpose

1/31/2022

Infill Development Task Force

Purpose:

To create a better understanding of the “by-right” development process for residential infill projects, and evaluate what options there are to change the process both at a county and a state level, that could benefit the community. This review will include, but is not limited to, the following areas:

- **Notifications to surrounding homes** and community
- **Minimum Lot size and Setback requirements**
- **Building height** and the measurement of building height
- **Stormwater impacts** and management on a lot, in a neighborhood and its aggregate effect on the surrounding area
- **Tree cover and tree preservation** existing standards, Fairfax County Tree Commission recommendations, State Tree Advisory Group’s recommendations to the General Assembly, and other environmental best practices
- **Bonding practices** including types, amounts and length
- **Zoning** and historic overlay district (HODs) options; and
- Other considerations and potential solutions

Expected Outcomes:

- Better understanding and awareness of residential infill development process and rights of property owners.
- Recommendations for Changes to Infill Development process
- New notification and education process for nearby residents of upcoming residential infill projects.

Structure:

The Advisory Committee will consist of 15-20 members, including Mount Vernon District residents, state representatives, the Mount Vernon District Supervisor and his Development and Land Use specialist, and industry developers. To date, the following individuals have agreed to participate:

- Alex Tarascio, Community Member alextarascio@gmail.com
- Alyssa Pease, Community Member spinonecos@yahoo.com
- Ann Marie Ternullo, Community Member amternullo@gmail.com
- Britt Patterson, The Patterson Group britt@pattersonrealestategroup.com
- Cathy Ledec, Mount Vernon Tree Commissioner ledecinvirginia@yahoo.com

- Erica Christ, Community Member ericachrist@gmail.com
- Gretchen Walzl, MVCCA Planning & Zoning Committee Chair, chair.pz@mvcca.org
- Heather Johnson, Community Member hedserrill@gmail.com
- Katherine Ward, MVCCA Co-Chair, kward47@cox.net
- Laura MacDonald, Community Member lmacdonald.1973@gmail.com
- Leo Milanowski, Chair of MVCCA Special Committee on Stormwater Management specialcommittee@mvcca.org
- Louis Genuario, Jr., The Genuario Companies, louis@genuariocompanies.com
- Patrick Abbot, Community Members dkabbot@gmail.com
- Paul Krizek, Virginia State Delegate paul@paulkrizek.com
- Paul Wilder, RC Fields, pwilder@rcfassoc.com
- Ray Novitske, AIA, Novitske Architects, ray@novitske.com
- Scott Surovell, Virginia State Senator ssurovell@gmail.com
- Susan Neal, Community Member rsaneal3@aol.com

County Staff from agencies that review and regulate infill development, such as Land Development Services & the Dept. of Public Works & Environmental Services, will provide technical assistance and support as needed.

Meetings:

Meetings of the Infill Development Task Force will be held generally monthly. The committee is expected to meet for about 6 months.

- Meetings 1 & 2: Intro & Overview (County Staff explain infill development regulations)
- Meetings 3 & 4: Identify/Review Issues & Begin Draft Recommendations
- Meetings 5 & 6: Finalize Recommendations.

Meetings will be held virtually via Zoom unless hybrid/in-person meetings are otherwise agreed upon by a majority of task force members.

The meetings will be open to the public, and there will be limited available Q&A time for the non-task force members who attend.

Expectations:

During each meeting, the task force members will receive information on current local and state regulations that govern the review and implementation of infill development. Each task force member agrees to review any materials and information given to them in advance and come ready to discuss and ask questions at subsequent meetings.

County staff will provide information on development standards, technical support, and policy changes and initiatives being considered to improve communications and the infill development process

Meeting Facilitation:

Nick Rinehart, Supervisor Storck's Development and Land Use specialist, will serve as the meeting facilitator and record keeper and take meeting minute. All meeting minutes will be distributed to the task force members, and any others requesting a copy of the minutes, after each meeting.

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