

# Context

# ASA Master Plan Amendment



# Small Area Plan

# ASA Master Plan Amendment



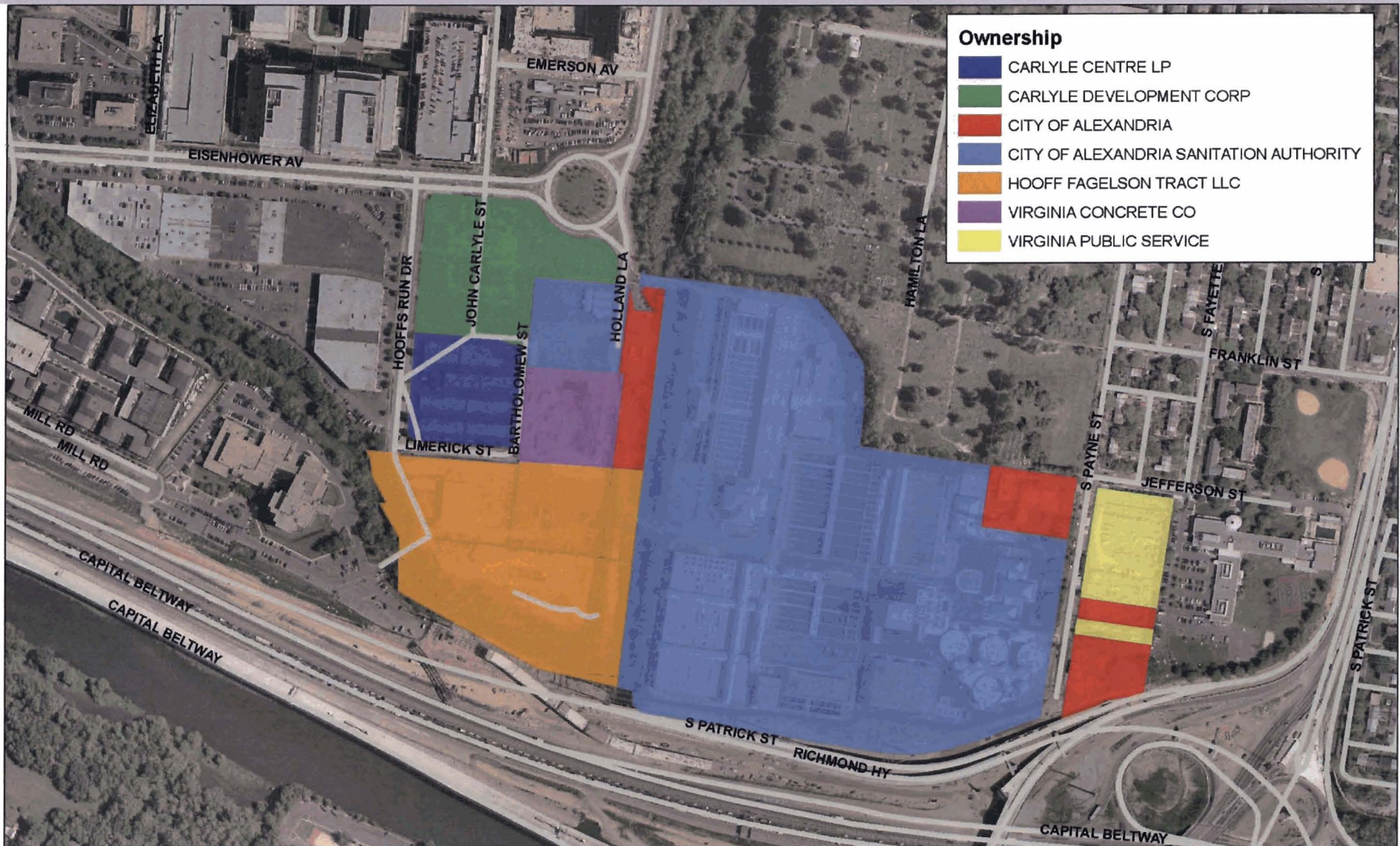
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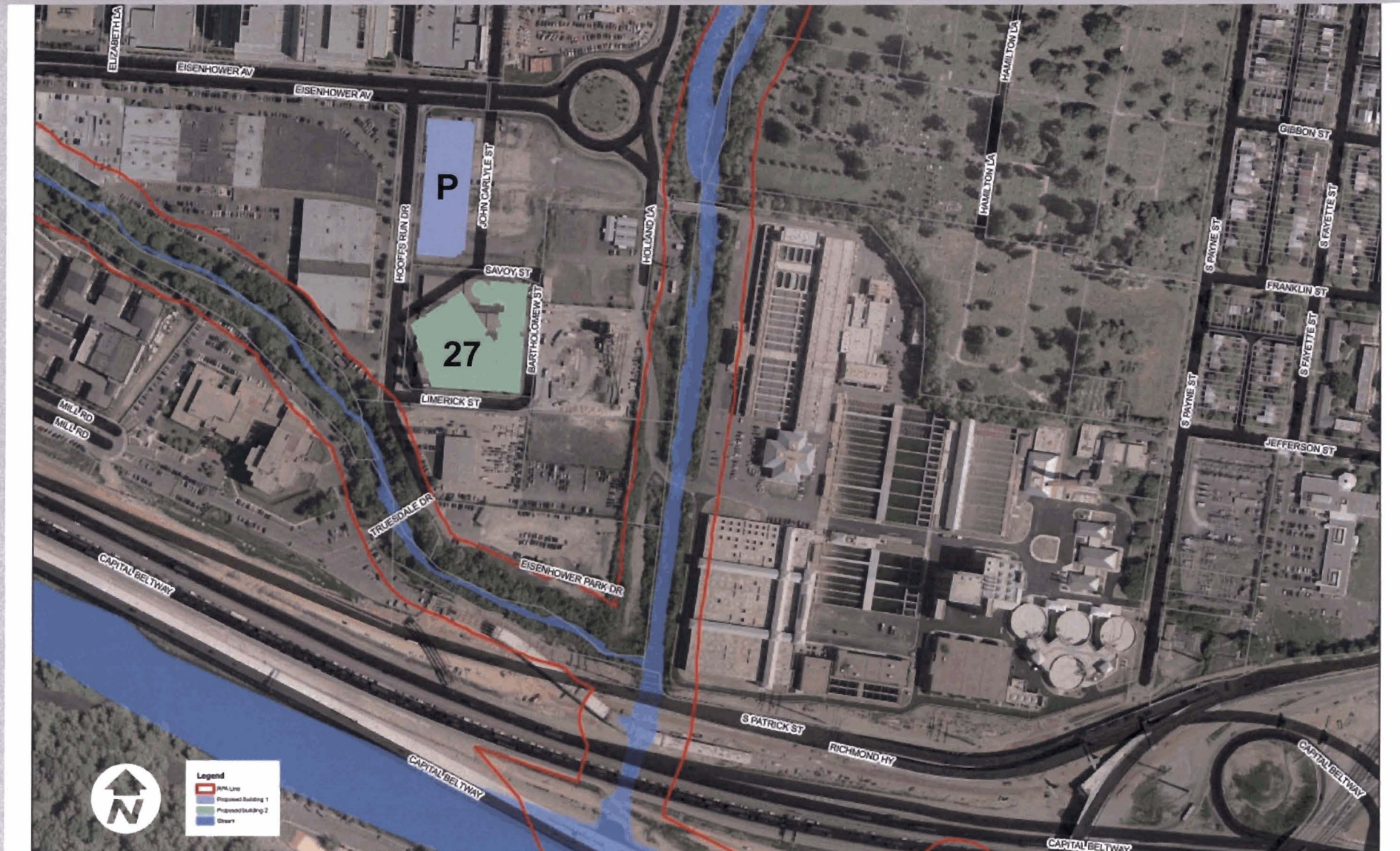
# Ownership

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# New Buildings

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- Expand on-site
- New facility
- Expand onto surrounding property
  - Lee Center
  - ASA and Virginia Concrete parcels
  - Block 29 and 30
- Negotiate shared capacity with Fairfax County



# Development Controls

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- Uses:
  - Active uses along Limerick Street
  - Buffer/Screening along park
  - DRB review of all buildings and structures

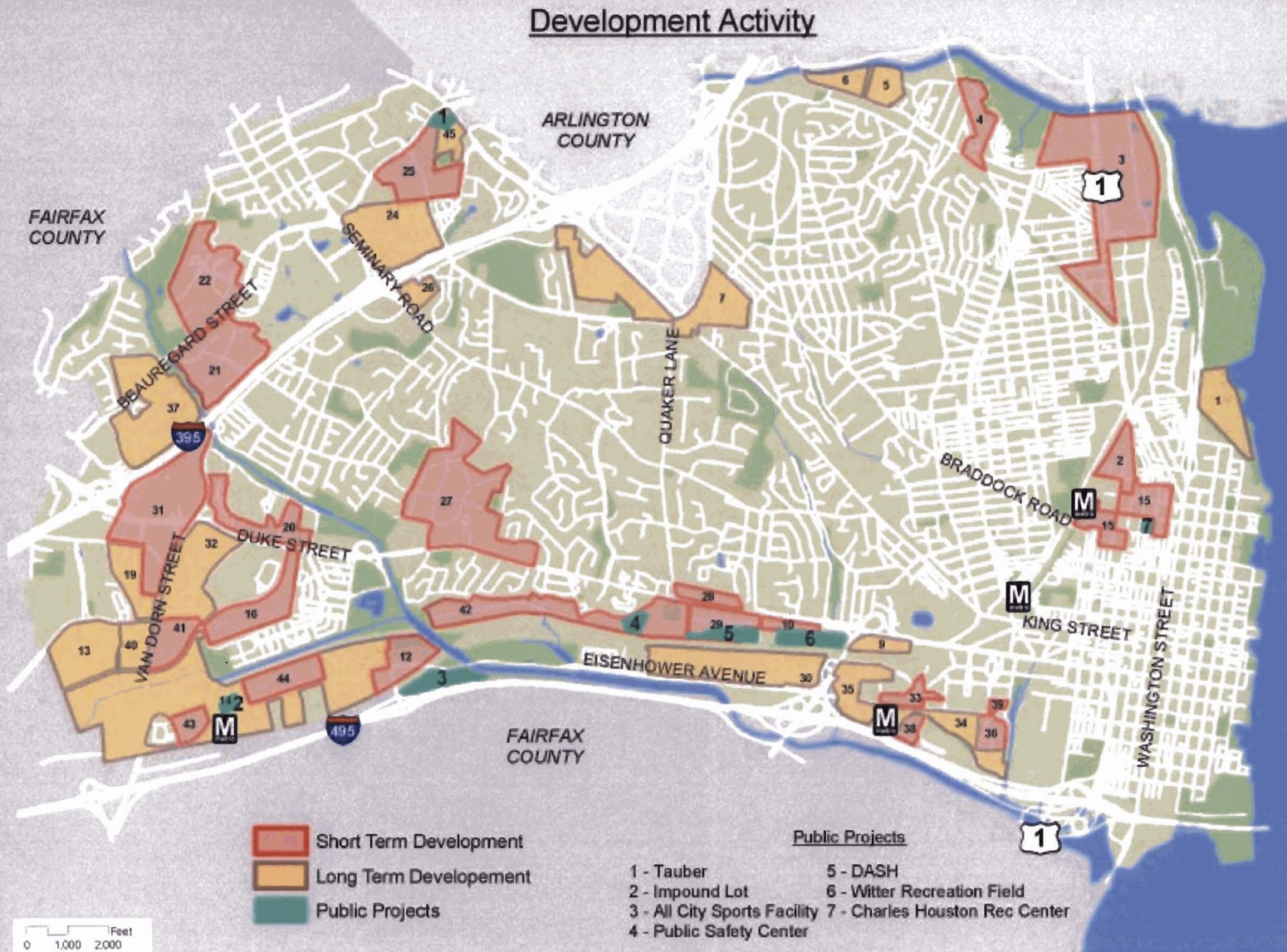
# Potential Transfer of Floor Area

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# Development Activity

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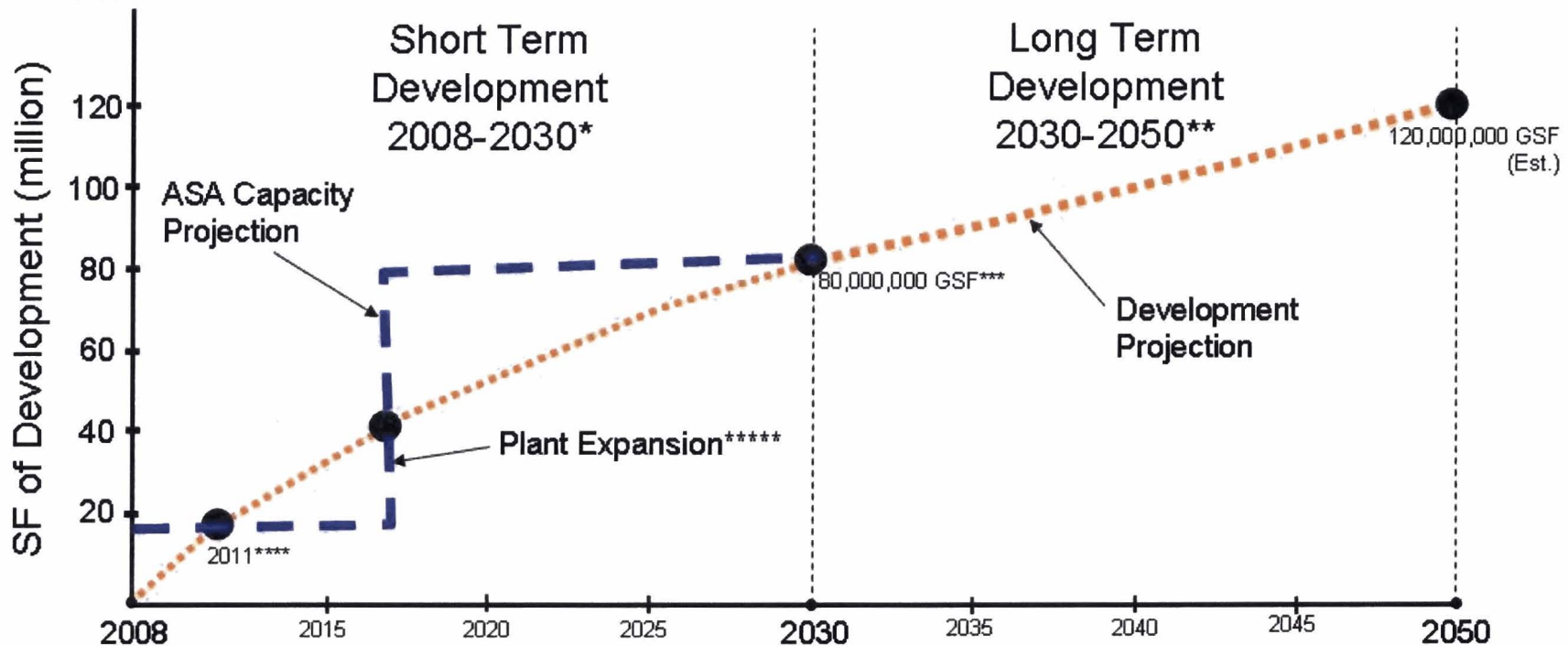
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# Development Capacity

## ASA Master Plan Amendment



\* 3,000,000 GSF/Year

\*\* 2,000,000 GSF/Year

\*\*\* Includes 16,000,000 GSF (Braddock, Landmark, Eisenhower West)

\*\*\*\* Non-Compliance based on effluent treatment, not capacity

\*\*\*\*\* Plant expansion assumed +/- 5 acres expansion – Block 29 & 30

Note: Assumes Fairfax County remains at allocated capacity (32.4 MGD)

- Master Plan Amendment
- Future applications require a Special Use Permit
- Transfer of Floor Area
- Minimize impacts through appropriate design

- Formulating comprehensive sanitary sewer model scope
- 2010 Budget will include Citywide sanitary sewer plan proposal
- Infrastructure analysis will be included within Small Area Plan.
- Future planning efforts will address pipe capacity as well as plant capacity.