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Department of Planning & Zoning**

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**STAFF REPORT
2008-2009 NORTH COUNTY AREA PLANS REVIEW**

SUPERVISOR DISTRICT: DRANESVILLE

APR ITEM(S): 08-III-21UP

NOMINATOR(S): Kathleen Murphy

ACREAGE: N/A

TAX MAP I.D.: N/A

GENERAL LOCATION: The area generally bounded by Potomac River, Towlston Road, Difficult Run, Vale Road, Lee Jackson Memorial Highway, Sully Road and Loudoun County.

PLANNING AREA: III
District: Upper Potomac
Sector: Riverfront (UP1), Springvale (UP2), Hickory (UP3)
Special Areas: N/A

ADOPTED PLAN MAP: Retail & Other, Public Parks, Private Recreation, Private Open Space, Public Facilities

ADOPTED PLAN TEXT: Generally planned for low density residential with some private recreation, private open space, public park and retail.

For complete Plan text see: <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/upperpotomac.pdf>

PROPOSED PLAN AMENDMENT: Add Plan text to the Public Facilities section of the Overview section of the Upper Potomac Planning District to encourage exploring possible sites for a community center in planning sectors UP1, UP2, UP3.

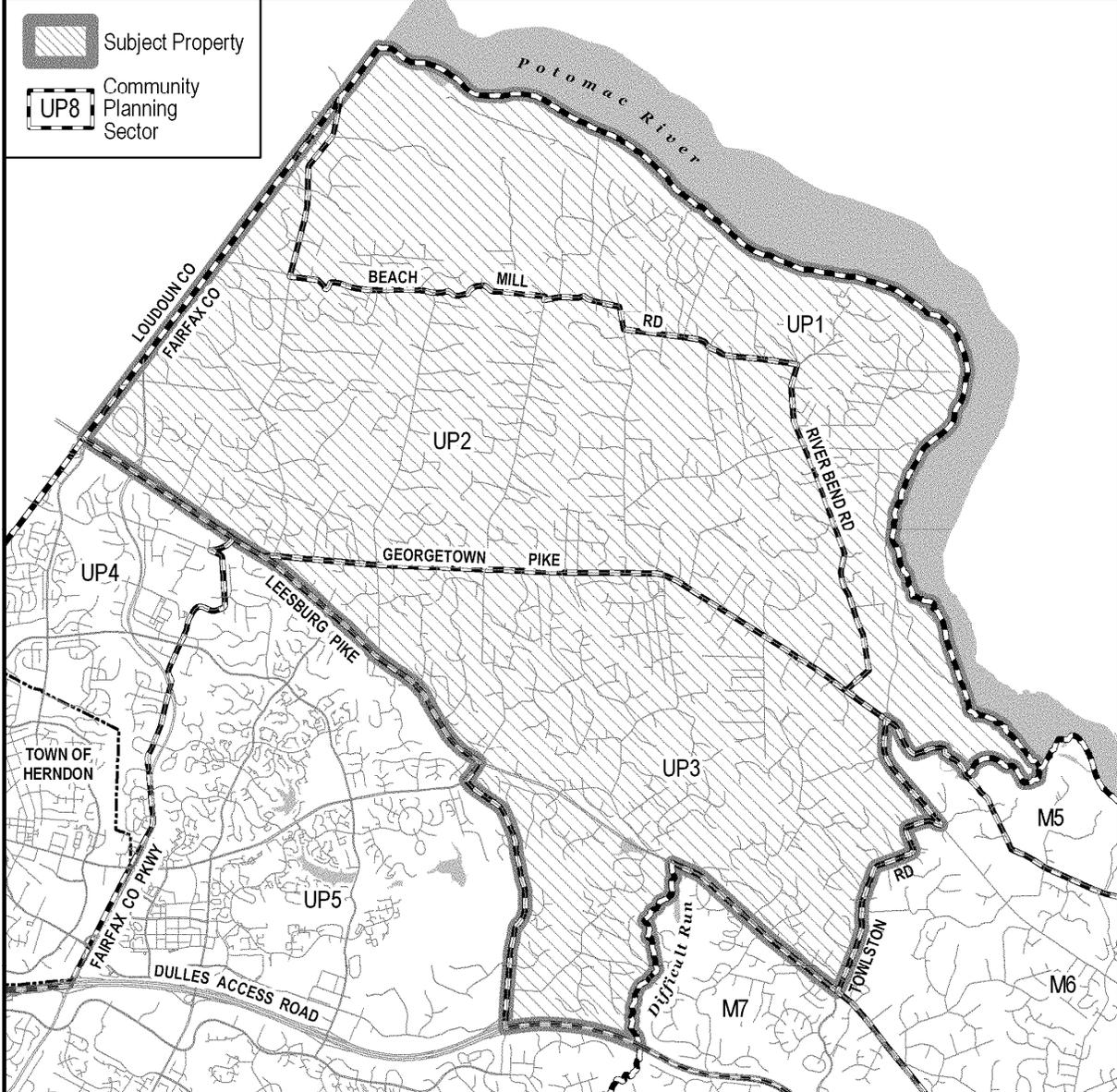
SUMMARY OF STAFF RECOMMENDATION:

- Approve Nomination As Submitted
 Approve Staff Alternative
 Retain Adopted Plan
-

Staff supports the nomination as submitted to encourage locating a site for a future community center to meet the needs of residents in the Great Falls area. Identifying a site for a future community center in the Great Falls area is the first step to providing additional human service, recreational and educational programs for area residents.

LOCATION MAP FOR SUBJECT PROPERTY
THE SUBJECT PROPERTY FOR 08-III-21UP IS COMPRISED OF THE UP1, UP2, AND UP3 COMMUNITY PLANNING SECTORS

2008-2009 NORTH COUNTY APR #
08-III-21UP
DRANESVILLE



Subject Property Current Plan: Generally planned for low density residential with some private recreation, private open space, public park and retail.

Nominated Plan Change: Add Plan text to Public Facilities section of Upper Potomac Planning District to encourage exploring possible sites for a community center in planning sectors UP1, UP2 and UP3.

Staff Recommendation: Approve nomination as submitted.

CONTEXT

General Location:

The proposed nomination concerns the Riverfront (UP1), Springvale (UP2) and Hickory (UP3) Planning Sectors. This includes land generally located north of the Dulles Access Road and Leesburg Pike, east of the Loudoun County – Fairfax County line, south of the Potomac River and west of Towlston Road and Old Dominion Drive.

ADOPTED COMPREHENSIVE PLAN TEXT

See Attachment I and II

NOMINATED PLAN AMENDMENT

Insert the following new text as paragraph number 16 on page 17 in the Public Facilities subsection of the Upper Potomac Planning District Overview section:

“16. Explore possible sites for a Great Falls Community Center (UP1, UP2 and UP3).”

ANALYSIS

Public Facility Planning

The Public Facilities section of the Policy Plan includes key principles for establishing the network of all types of public facilities. Based on this guidance, implementation of the proposed Plan text to explore locating a site for a community center should consider the ability of the site to serve the greatest number of people and the ability to mitigate the impact on the adjacent planned and existing land uses. Attachment II includes an excerpt from the Policy Plan with Countywide Objectives and Policies regarding public facilities.

Human Services

The Human Services section of the Policy Plan includes general objectives to guide the development of new public facilities for the delivery of human services. Among the issues that should be considered when planning for a new public facility, such as a community center, are ensuring that population and service standards are substantiated prior to programming development of the facility and identifying options for co-locating with other County government uses. Further, Objective 3, Policy f. encourages the acquisition of sites for human service facilities “in advance of demand” which is consistent with the proposed Plan change. Attachment II includes an excerpt from the Policy Plan with the Countywide Objectives and Policies regarding Human Services.

Conclusion

Staff recommends approving the nomination as submitted to encourage locating a site for a future community center to meet the needs of residents in the Great Falls area. Identifying a site for a future community center in the Great Falls area is the first step to providing additional

human service, recreational and educational programs for area residents. The objectives and policies of the Comprehensive Plan will be applied during review of any proposed new community center.

RECOMMENDATION

ADD: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District As Amended Through 7-10-2006; Overview, Public Facilities, a new recommendation (#16), page17:

“16. Explore possible sites for a Great Falls Community Center. (UP1, UP2, and UP3).”

Note: The Comprehensive Plan map will not change.

**ADOPTED COMPREHENSIVE PLAN TEXT
PUBLIC FACILITIES SECTION, UPPER POTOMAC PLANNING DISTRICT
OVERVIEW**

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, Amended through 1-26-2009, Overview, Public Facilities:

“Public Facilities

Existing public facilities located within the Upper Potomac Planning District and those for which a future need has already been identified are included on Figure 7. Major expansions of existing facilities (with the exception of Federal or State facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the County Planning Commission through provisions outlined in Section 15.2-2232 of the Code of Virginia. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Those facilities for which a specific location for future construction has been identified are also listed in the sector recommendations and may be considered a feature of the Comprehensive Plan upon review by the Planning Director and concurrence by the Planning Commission. If such feature shown determination is made, these projects will not require a future 2232 Review public hearing. The following public facilities are identified as future needs in the Upper Potomac Planning District:

1. If warranted, consider the development of a fire and rescue mini-station to serve the north Great Falls area. (UP1, UP2)
2. Implement the Regional Stormwater Management Plan by providing necessary stormwater detention ponds in this district.
3. Provide the necessary improvements to the Corbalis Water Treatment Plant on land currently owned at the Authority's plant site to meet current and future needs. (UP4)
4. Construct a new elementary school in Sector UP7.
5. Construct additional public transit facilities including park-and-ride lots at the southeastern quadrant of the Dulles Airport Access Road and Monroe Street, at Reston East and at Lawyers Road and Reston Parkway. Construct a transit center in Reston at the Reston Town Center. In addition, preserve the potential for rail destination stations at the following locations: Dulles Toll Road just west of the Reston Parkway and Dulles Toll Road at the Center for Innovative Technology (CIT). (UP5)
6. Fire facilities and equipment at the Herndon Fire Station should be kept adequate to meet increasing demand for fire and emergency protection. (UP4)

7. Provide an additional 2.5 million gallon ground water storage tank at the County Water Authority's Penderwood Water Storage Tanks II site on West Ox Road near Waples Mill Road. (UP7)
8. Provide two adult day health care centers, one in the Reston-Herndon vicinity and one in Chantilly. (UP8)
9. Provide a District Public Health Center in the Centreville/Chantilly area. (UP8)
10. Provide a five-acre site for Crossroads, an intensive drug and alcohol treatment program. In addition to treating clients, this facility will also house children of clients.
11. Expand the Reston Regional Library in Sector UP5 consistent with the Policy Plan standards for regional libraries.
12. Provide any necessary improvements to FCWA's Riverside Manor Water System to meet future regulations (UP2).
13. Provide additional finished water transmission facilities between the Corbalis Water Treatment Plant and The Fox Mill Storage and Pumping Facilities (UP5, UP7).
14. Provide additional finished water transmission facilities between Lawyers Road and Vale Road along the Fox Mill corridor (UP5, UP7).
15. Provide additional finished water transmission facilities along the Route 50 corridor between Rugby Road and Stringfellow Road (UP8)."

**ADOPTED COMPREHENSIVE PLAN TEXT
POLICY PLAN – PUBLIC FACILITIES AND HUMAN SERVICES SECTIONS**

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Public Facilities section, Amended Through 1-10-2005, Page 3:

“Objective 3: Balance the provision of public facilities with growth and development.

Policy a. Construct new facilities in size and quantity which is consistent with projected population needs.

Policy e. Designate and reserve future public facility sites that will be required by future growth and development.

Policy g. Acquire, as fiscally possible, sites for public facilities in advance of demand either through purchase or dedication.”

“Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.

Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest as long as the integrity of the Comprehensive Plan is not impinged.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Human Services section, Amended Through 8-5-2002, Page 3:

“Objective 3: Encourage the location of new facilities to increase their accessibility.

Policy f. Acquire sites for human service facilities in advance of demand either through purchase or dedication.”