

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

**SUPERVISOR DISTRICT:** PROVIDENCE

**APR ITEM:** 08-II-1V

**NOMINATOR(S):** Lynne J. Strobel on behalf of Federal Realty Investment Trust

**ACREAGE:** 25.18

**TAX MAP I.D. NUMBERS:** 48-4((1))12F

**GENERAL LOCATION:** Southeast corner of Lee Highway and Nutley Street.

**PLANNING AREA:** II  
**District:** Vienna  
**Sector:** Lee (V1)  
**Special Areas:** N/A

**ADOPTED PLAN MAP:** Retail and other

**ADOPTED PLAN TEXT:**

This property is planned for community retail uses up to .35 FAR. Any development or improvements should respect the adjacent cemetery as well as the floodplain. Infill development in this planning sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

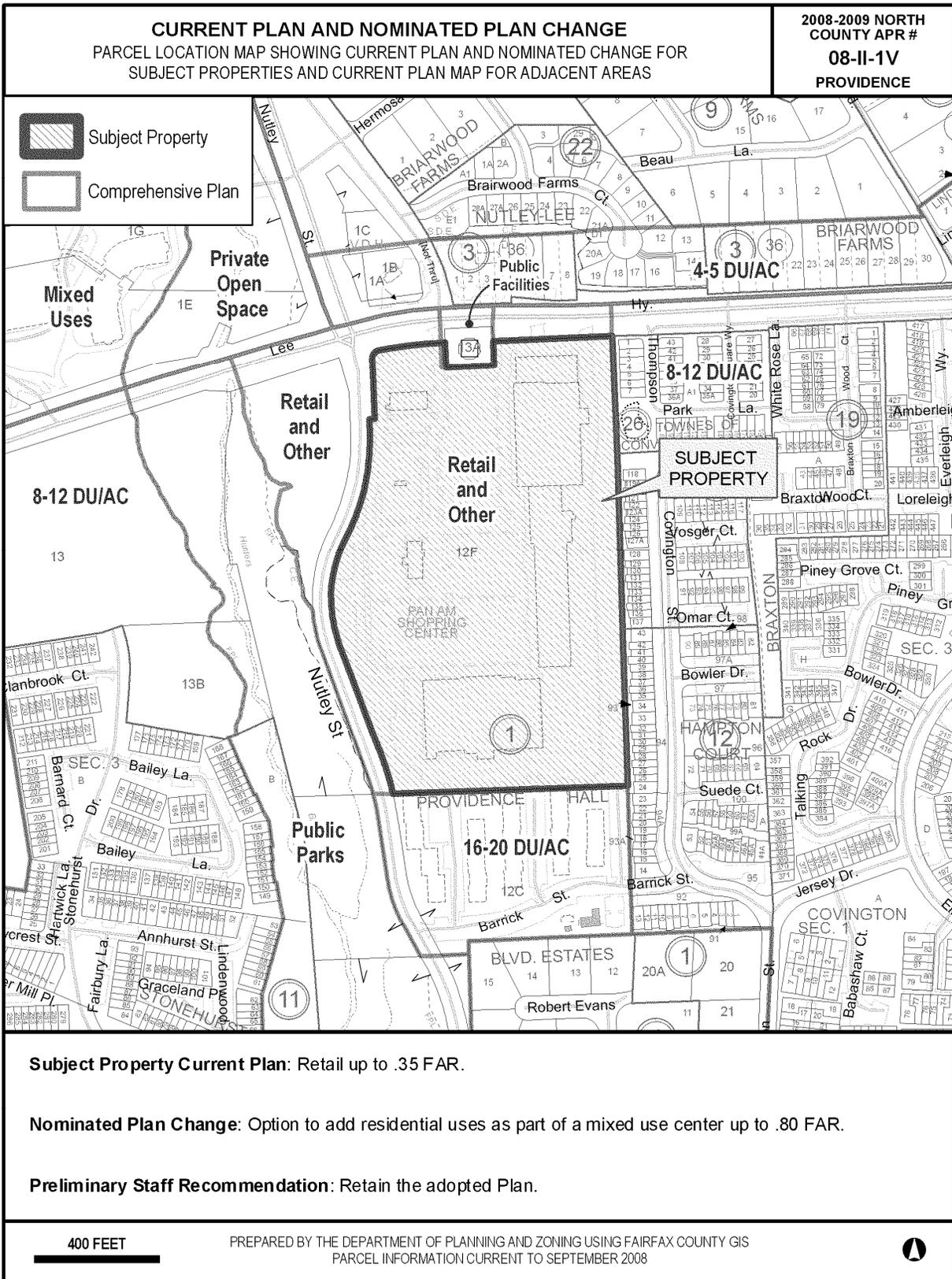
**PROPOSED PLAN AMENDMENT:**

Option to add residential uses as part of a mixed use center up to .80 FAR.

**SUMMARY OF STAFF RECOMMENDATION:**

- Approve Nomination as submitted
- Approve Staff Alternative
- Retain Adopted Plan

The proposed nomination would more than double the planned development intensity on the subject property. The Comprehensive Plan recommends that infill development in the Lee Planning Sector be of a compatible use, type, and intensity as is outlined in the Policy Plan section of the Comprehensive Plan, but the subject area is both outside the distance considered to be optimal for walking to Metro, and is surrounded by uses ranging from residential at 4-5 du/ac to 16-20 du/ac. Likewise, the present pattern of development suggests that Lee Highway is a natural demarcation line between higher-density development related to Metro and lower-density uses south of Lee Highway.



Increased density and residential use on the subject site would exacerbate existing deficiencies in schools and park resources. With respect to transportation, the nomination would permit higher traffic generating uses on the subject property during the AM peak period that could impact the surrounding road network. Staff recommends retention of the adopted Plan.

## CRITICAL ISSUES

### Land Use

- The 25.18-acre subject property is located at the southeast corner of Lee Highway and Nutley Street. The subject property is in the central portion of the Lee Planning Sector and is planned for community retail uses up to a .35 FAR. The approximately 230,000-square-foot Pan Am Shopping Center is currently developed on the subject property at an overall intensity of approximately .22 FAR. A cemetery, located on Tax Map Parcel 48-4((1))13A, abuts the northern edge of the nominated parcel. The Plan states that any development or improvements should respect the adjacent cemetery as well as the nearby floodplain.
- Surrounding uses are planned for a variety of residential densities. To the east are townhouses planned at 8-12 du/ac. South of the subject property are the garden-style Providence Hall Apartments, planned at 16-20 du/ac. Light commercial structures to the north, across Lee Highway, are planned for residential use 4-5 du/ac and a vehicle light service establishment, while vacant land to the west across Nutley Street is planned for public parks and retail.
- The proposed Plan amendment would retain a portion of the existing shopping center while adding 501 multifamily units with ground-floor retail. In total, nearly 275,000 square feet of retail use would be planned for the site, a reduction from the approximately 384,000 square feet that the plan currently allows. However, overall planned intensity on the site would more than double from .35 FAR to .80 FAR, with the increased intensity consisting of mid-rise residential development.
- Infill development in the Lee Planning Sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14, as amended through September 22, 2008. Both of these objectives contain policies stating that infill development should be of a compatible scale with surrounding areas and it should be able to be supported by adequate public facilities and transportation systems. The intensity of the mid-rise residential proposed by this nomination is higher than the immediately surrounding residential townhomes and garden apartments, significantly increasing the residential development intensity in this portion of the Lee Planning Sector.

### Transportation

- Guideline 1 “Transit Proximity and Station Area Boundaries”, under the *Guidelines for Transit-Oriented Development (TOD)* in the Policy Plan section of the Comprehensive Plan, as amended through September 22, 2008, states that the TOD boundary, the area where the highest density should be focused near the rail transit station, is generally considered as a ¼ mile radius from the station platform, with density tapering within a ½ mile radius from the station platform. This distance generally defines a 5-10 minute walk, which is assumed to be the distance and time associated with optimized transit usage. The nominated property is located approximately 3,800 feet (measured from the

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middle of the site) from the Vienna Metro station, and is beyond the area considered appropriate for transit-oriented development. (See Attachment 1) Given this distance, trip reductions for transit use may not be warranted when analyzing the traffic impact of this site on the surrounding road network.

- The Proposed Plan Amendment would generate 1,317 fewer average daily trips on the surrounding road network when compared to the current Comprehensive Plan recommendation. However, it would permit higher traffic generating uses on the subject parcel during the AM peak period that could impact the surrounding roads when assessed against the current Plan.
- The Transportation Plan shows that Nutley Street is planned to be an improved four-lane arterial from the intersection of Lee Highway (US Route 29) south to Arlington Boulevard (US Route 50). Lee Highway is shown on the plan to be a six-lane improved arterial. Nutley Street and Lee Highway are not currently constructed as shown on the Transportation Plan Map; therefore, any resulting redevelopment on the subject property should incorporate these road improvements.
- The Code of Virginia (Chapter 527 §15.2-2222.1) requires localities to submit Comprehensive Plans and amendments to Comprehensive Plans that will substantially affect transportation on state-controlled roads to the Virginia Department of Transportation (VDOT). Any amendment to the Comprehensive Plan that would generate 5,000 additional vehicle trips per day, assuming the highest density permissible, would trigger a review by VDOT. This review is also commonly referred to as “VDOT 527” or “Chapter 527”. This nomination does not warrant a VDOT 527 review, as it would not generate 5,000 additional vehicle trips per day.

#### Parks

- The Vienna Planning District is underserved in both local and district parkland and associated resources. This proposal would allow for a potential increase of approximately 1,150 residents, adding a large concentration of population within an area already deficient in recreational facilities. Publicly accessible urban parks would need to be integrated to provide residents with access to leisure and recreation opportunities.

#### Schools

- The subject property is served by Fairhill Elementary School, Jackson Middle School, and Falls Church High School.
- The addition of 501 low-rise multifamily units would result in approximately 98 students over the existing development and Plan recommendation: 55 elementary, 13 middle school, and 30 high school students.
- There is projected to be a capacity deficit at Fairhill Elementary and Jackson Middle Schools for the 2013-2014 school year. The deficit is exacerbated by two rezoning applications (RZ) that have been approved but not yet constructed. The Merrifield Mixed Use rezoning application (RZ 2005-PR-041) will generate an additional 40 students at Fairhill Elementary School, 20 students at Jackson Middle School, and 22 students at Falls Church High School, while the Metro West rezoning application (RZ 2003-PR-022), as currently approved, will add 32 students at Jackson Middle School.

ATTACHMENT 1  
DISTANCE FROM TRANSIT PLATFORM MAP

