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Department of Planning & Zoning**

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STAFF REPORT 2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON

APR ITEM: 09-IV-5LP

NOMINATOR(S): Linwood Gorham on behalf of the South County Federation (SCF)

ACREAGE: 5.31

TAX MAP I.D. NUMBERS: 107-4 ((1)) 30 and 107-4 ((1)) 32

GENERAL LOCATION: East side of Richmond Highway, across Williamsburg Square townhouse development, west of Noman M. Cole, Jr. Pollution Control Plant

PLANNING AREA: IV

District: Lower Potomac

Sector: LP2 – Lorton-South Route 1 Community Planning Sector

Special Areas: Land Unit G, Sub-unit G5

ADOPTED PLAN MAP: Public Facilities

ADOPTED PLAN TEXT: At the baseline, residential facility for persons requiring special needs housing. As an option, residential use at 5-8 dwelling units per acre (du/ac) with conditions.

For complete Plan text see page 4 of 8.

PROPOSED PLAN AMENDMENT: Add text stating the entire sub-unit has been acquired by Fairfax County and should be used as a buffer to the Noman M. Cole, Jr. Pollution Control Plant, and recreational fields should be considered for the site. Remove recommendations for residential use.

SUMMARY OF STAFF RECOMMENDATION

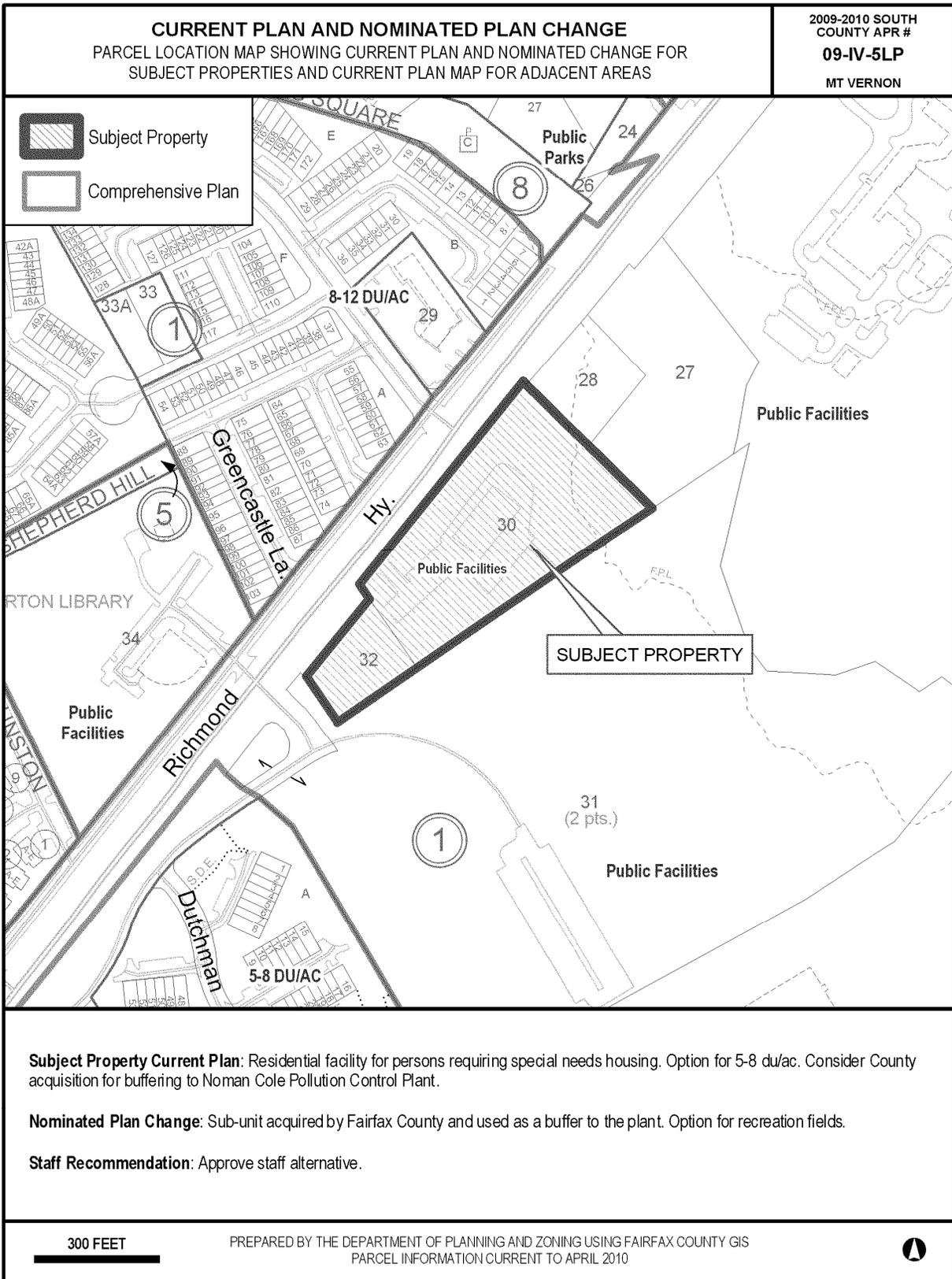
Approve Nomination as submitted

Approve Staff Alternative

Retain Adopted Plan

Staff supports two of the nominator's proposals to amend the Comprehensive Plan. First, the Comprehensive Plan should be amended to reflect that the Board of Supervisors owns the subject property; therefore it should be maintained as a buffer to the pollution control plant as noted in the current Comprehensive Plan. Second, the base recommendation for a residential facility providing special needs housing and the option for residential use at 5-8 du/ac should be removed.

Staff proposes adding language to the Comprehensive Plan that reflects the existing basketball and tennis courts on parcel 107-4 ((1)) 32 that are operated and maintained by the Fairfax County Park Authority (FCPA). The Mount Vernon APR Task Force voted to approve the nomination as shown on page 5 with the following modification: "Recreation uses could be considered for the site provided all soil contamination concerns are considered, remediated, or mitigated." Staff supports the intent of the Task Force recommendation but proposes the following modification: "recreation uses could be considered for the site provided that all environmental contaminants are fully identified and remediated or mitigated" to ensure all environmental issues that may require mitigation are addressed, such as groundwater contamination.



CONTEXT**General Location:**

The subject property is generally located on the east side of Richmond Highway, across from the Williamsburg Square townhouse development, and south of the Noman Cole, Jr. Pollution Control Plant.

Existing and Planned Land Use and Zoning:

Subject Area: At the baseline, the subject property is planned for a residential facility for persons requiring special needs housing. As an option, residential use at 5-8 dwelling units per acre is recommended provided the entirety of sub-unit G5 is consolidated and developed as one project. The Plan notes that Fairfax County should also consider acquiring the property for buffers to the Noman M. Cole, Jr. Pollution Control Plant. Parcel 32 contains tennis and basketball courts, and parcel 30 is currently undeveloped. Parcel 107-4 ((1)) 32 is zoned R-1, and parcel 107-4 ((1)) 30 is zoned C-8.

Adjacent Area:

North: The Noman M. Cole, Jr. Pollution Control Plant is located on parcel 107-4 ((1)) 34 and is owned by the Board of Supervisors. This parcel is planned for public facilities, governmental, and institutional uses.

East/Southeast: Parcel 107-4 ((1)) 31 abuts the subject area to the east. The western portion of this parcel is developed with ballfields. The remaining area is open space and acts as a buffer to the Noman Cole Pollution Control Plant. This property is also owned by the Board of Supervisors and is planned for public facilities, governmental and institutional uses.

South: The Overlook Pointe townhouses located to the south are planned for residential use at 5-8 du/ac.

West: Richmond Highway forms the western boundary of the site. The west side of Richmond Highway across from the subject property is developed with the Williamsburg Square townhouse development planned for residential use at 8-12 du/ac, and the Lorton Library planned for public facilities, governmental, and institutional uses.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, Amended through 5-4-2009, LP2 –Lorton South Route 1 Community Planning Sector, Page 96:

“Sub-unit G5

“This 10-acre sub-unit (Tax Map 107-4((1)) 30 and 32) is located on the east side of Route 1 across from the Williamsburg Square townhouse development. It is planned for development of a residential facility for persons requiring special needs housing. As an option, residential use at 5-8 dwelling units per acre is planned provided the entire area is consolidated and developed as one project. Development should be extensively buffered from the Noman M. Cole, Jr. Pollution Control Plant. The County should also consider acquiring this property for buffers to the plant.”

NOMINATED PLAN AMENDMENT

Additions are shown underlined and deletions are shown with ~~strikethrough~~.

“Sub-unit G5

“This 10-acre sub-unit (Tax Map 107-4((1))30 and 32) is located on the east side of Route 1 across from the Williamsburg Square townhouse development. All of this sub-unit has been acquired by Fairfax County and should be used as a buffer to the Noman M. Cole, Jr. Pollution Control Plant. Recreational fields could also be considered for the site. ~~It is planned for development of a residential facility for persons requiring special needs housing. As an option, residential use at 5-8 dwelling units per acre is planned provided the entire area is consolidated and developed as one project. Development should be extensively buffered from the Noman M. Cole, Jr. Pollution Control Plant. The County should also consider acquiring this property for buffers to the plant.”~~

ANALYSIS

Land Use

The subject property is planned for residential use. While nearby properties to the west and south are developed with townhouses, there are concerns with locating residential use close to the pollution control plant. In addition, it is unlikely the residential development potential for parcel 107-4 ((1)) 32 will be realized due to the Comprehensive Plan recommendation that the site to be used as a buffer to the plant if it is owned by the County.

Environmental

The proposed recreation uses would be located on parcel 107-4 ((1)) 30, as the other parcel contains basketball and tennis courts. This parcel a former lumber yard where construction debris and containers were dumped on the site until 1996. A Phase I and limited Phase II Environmental Site Assessment was prepared by Law Engineering and Environmental Services, Inc. (LAW) from 1997-1998. As part of this assessment, several soil, groundwater, and surface water samples were collected and analyzed for pollutants. A limited geotechnical evaluation and a qualitative risk assessment for the site were also conducted to evaluate the risk of exposure to site occupants under the following scenarios: an undisturbed buffer zone, a construction zone, an office building such as a police station, a community center, and a child care facility.

The qualitative risk assessment determined that the site is not considered to pose unacceptable human health risks for site occupants, however detailed analysis of any proposed development should be used to “evaluate the potential cost impact of removing and treating petroleum contaminated soils that were found on the site,”¹ an action recommended prior to developing the site. The limited geotechnical evaluation concluded that “uncontrolled fill along the southern and eastern borders of the site is prone to settlement and is generally unsuitable for shallow foundation support,”² and a more detailed geotechnical evaluation would be needed to evaluate the types of foundations that are

¹ Law Engineering and Environmental Services, Inc., Report of Phase I Environmental Site Assessment with Limited Phase II Sampling and Analyses, 84 Lumber Property –Route 1, prepared for Fairfax County Department of Public Works, 15 December 1997, Executive Summary, page vii.

² Ibid.

suitable. Further analysis that includes a complete Phase II assessment and a thorough geotechnical study may be necessary if recreation uses are proposed.

The report also recommended excavating all fill materials beneath the site to determine if other contaminants are buried on-site. The fill is up to 40 feet deep in some areas, and “the magnitude of this excavation is considered to be cost prohibitive”.³ This conclusion was also reached by the FCPA as part of their site analysis. The FCPA analysis of the site also indicates a high likelihood of hazardous material contamination, and any utilization of this site for recreation purposes would require extensive testing and remediation to ensure safety for recreation use. FCPA notes that the size and geometry of the parcel does not support athletic field development within Park Authority standards, therefore other types of recreation uses may be appropriate for Parcel 30.

As shown on the Environmental Assessment Map on page 8 of this staff report, approximately .68 acres of the northeast corner of parcel 30 contains Resource Protection Area (RPA) and Environmental Quality Corridor (EQC) acreage. New development is generally prohibited in the RPA and protection of EQC acreage is recommended per County policy.

Transportation

If recreational uses are located on Parcel 30, direct access currently would be via Richmond Highway. It is preferable that direct vehicle access be prohibited from Richmond Highway should this site be developed. If direct vehicle access is needed, it should occur via inter-parcel access from Pott Court. Otherwise, a pedestrian/bike trail to the site should be sufficient to handle access to the site.

Richmond Highway is shown on the Fairfax County Transportation Plan Map to be a six-lane improved arterial (three lanes in each direction). The road is currently only four lanes (two in front of the nominated area). There appears to be sufficient right-of-way to improve the road to six lanes and any development of the site should not preclude this improvement. Additionally, the nomination is within the Enhanced Public Transportation Corridor (EPTC) shown on the Transportation Plan Map. While the rail transit or bus rapid transit shown on the Map does not extend far enough south to directly impact the nomination, this could change in the future with further study. If rail transit or bus rapid transit is implemented, additional right-of-way may be needed for this enhanced public transit service.

Public Facilities

Modifications to the water system infrastructure along the entire Richmond Highway Corridor are anticipated to accommodate development in the future along Richmond Highway. Issues that will need to be addressed include transmission system improvements to potentially include at a minimum a 24-inch diameter main, increased use of transportation right-of-ways and landscaped buffer strips as utility corridors, increasingly congested utility corridors, consolidation of required hydraulic capacity into fewer, larger diameter pipes, and integration of pumping and water storage facilities into mixed-use facilities. While this nomination does not propose increased development intensity, the site may be affected by water system infrastructure modifications as noted by Fairfax County Water Authority.

³Ibid.

RECOMMENDATION

Staff recommends modifying the Task Force recommended Comprehensive Plan text by noting that recreation uses could be considered provided all environmental contaminants are fully identified and remediated or mitigated. Staff proposes adding language to the Comprehensive Plan that states existing basketball and tennis courts on parcel 107-4 ((1)) 32 are operated and maintained by the Fairfax County Park Authority. Staff supports the nomination's proposal to remove the recommendations for residential use and add language noting the subject area should be used as a buffer under County ownership.

STAFF RECOMMENDED PLAN TEXT**MODIFY:**

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, Amended through 5-4-2009, LP2 -Lorton-South Route 1 Community Planning Sector, Page 96:

Additions are shown underlined and deletions are shown with ~~strikethrough~~.

“Sub-unit G5

“This 10-acre sub-unit (Tax Map 107-4((1)) 30 and 32) is located on the east side of Richmond Highway across from the Williamsburg Square townhouse development is planned for public facilities use. The entirety of this sub-unit is owned by Fairfax County and should be used as a buffer to the Noman M. Cole, Jr. Pollution Control Plant. Recreational uses could be considered for the site provided that all environmental contaminants are fully identified and remediated or mitigated. Parcel 107-4 ((1)) 32 is part of the pollution control plant and is developed with tennis and basketball courts that are operated and maintained by the Fairfax County Park Authority. Development should be extensively buffered from the Noman M. Cole, Jr. Pollution Control Plant. It is planned for development of a residential facility for persons requiring special needs housing. As an option, residential use at 5-8 dwelling units per acre is planned provided the entire area is consolidated and developed as one project. The County should also consider acquiring this property for buffers to the plant.”

THE PLAN MAP: The Comprehensive Plan Map will not change.

