

**PRELIMINARY  
STAFF REPORT  
2009-2010 SOUTH COUNTY AREA PLANS REVIEW**

**SUPERVISOR DISTRICT:** MOUNT VERNON

**APR ITEM:** 09-IV-6MV

---

**NOMINATOR:** Patrick Rea

**ACREAGE:** 6.1 acres

**TAX MAP I.D.:** 109-2 ((1)) 32A

**GENERAL LOCATION:** On Mount Vernon Memorial Highway, south of George Washington's Grist Mill.

**PLANNING AREA:** IV  
**District:** Mount Vernon  
**Sector:** MV7 Mount Vernon Community Planning Sector  
**Special Areas:** N/A

**ADOPTED PLAN MAP:** Public facilities, public parks

**POLICY PLAN TEXT:** The Policy Plan of the Fairfax County Comprehensive Plan recommends the following:

- Public Facilities: Page 3, **Objective 3: Balance the provision of public facilities with growth and development.**
  - Policy f) Ensure that when existing public facility sites are no longer needed for their original use, the land formerly used for that purpose is reserved, to the extent possible and prudent, for other public uses.

For complete Plan text see:

[www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/](http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/)

**AREA PLAN TEXT:** Mount Vernon Planning District Overview and MV7 Mount Vernon Sector, Public Facilities section. The site of the former Dogue Creek Treatment Plant is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. Should the property be declared surplus for public use, residential use at a density of 2-3 du/ac is appropriate. Any future development should not encroach into the 100-year floodplain.

**PROPOSED PLAN AMENDMENT:** Maintain current Plan text that for community-serving public facilities as a sewage pumping station, rest of site should be preserved as open space, note historical and environmental character. Complete proposed Plan text is shown in Attachment I.

**SUMMARY OF STAFF RECOMMENDATION**

Approve Nomination as submitted

Approve Staff Alternative

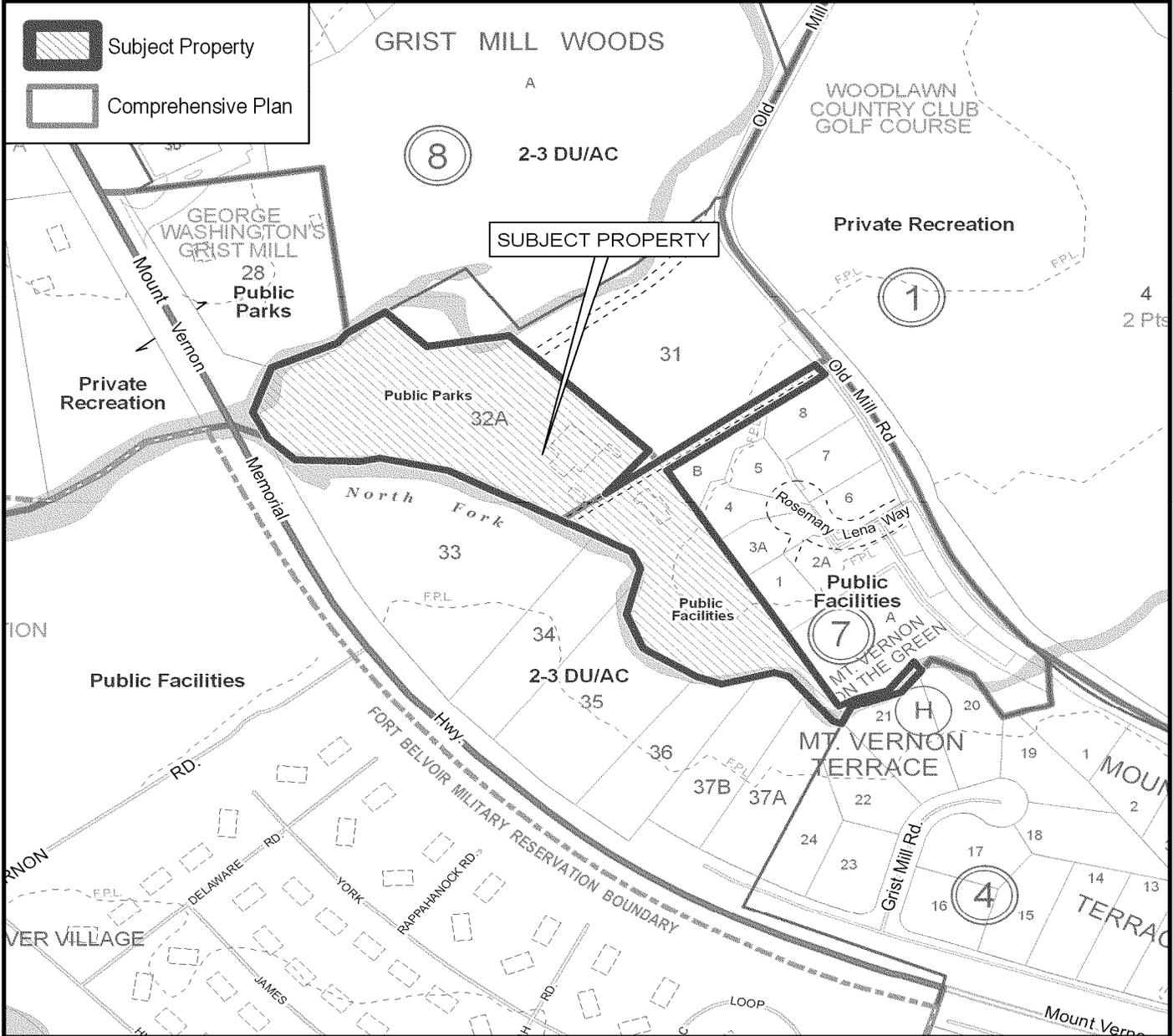
Retain Adopted Plan

Staff recommends an alternative that includes the nominator’s suggestions for updating the current Plan text to reflect that the public facilities use of the site is now a sewage pumping station, and that the site is environmentally sensitive and that the recommendation for residential use at 2-3 du/ac should be deleted, since it appears that this recommendation was implemented in the past. Staff believes that the northern portion of the site, which is planned for public parks on Plan map, reflects an oversight and that the northern portion of the site should be replanned for public facilities to be consistent with the Plan recommendations for the southern portion of the site. The Park Authority does not own or operate the northern portion of the site as a park, and has no future plans to acquire this tract. Staff believes that granting public access to the site is not appropriate because the security and integrity of the pumping station facility might be compromised. Staff believes that the site should be retained for any future capacity expansions to the pumping station facilities that may be necessary to accommodate future growth in this part of the County. The Staff alternative text is shown in Attachment II.

---

**CURRENT PLAN AND NOMINATED PLAN CHANGE**  
 PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR  
 SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

**2009-2010 SOUTH  
 COUNTY APR #  
 09-IV-6MV  
 MT. VERNON**



**Subject Property Current Plan:** Site of former Dogue Creek Treatment Plant, community-serving public facilities. If declared surplus for public use, residential 2-3 du/acre appropriate. Future development should not encroach into 100-year floodplain.

**Nominated Plan Change:** Site of the former Dogue Creek Treatment Plant, community-serving public facilities, continue use as sewage pumping station. Portions not in use by DPWES should be preserved as open space. Community-serving public facilities might support passive uses to promote watershed stewardship and historical walking tours.

**Staff Recommendation:** To be determined.

300 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS  
 PARCEL INFORMATION CURRENT TO FEBRUARY 2010



**CRITICAL ISSUES****Land Use**

The proposed nomination is located within the Woodlawn Historic Overlay District, which includes George Washington's Grist Mill that abuts the subject property to the north, and the larger Woodlawn Plantation area. This Woodlawn Historic Overlay District is a zoning district that limits the uses allowed within the district, and that requires review by the Architectural Review Board of any exterior alterations to historic properties, and any new structures built within the district to be compatible with the historic character of other properties within the district. A map of the Woodlawn Historic Overlay District appears on page 7.

The nomination proposes to maintain the current Plan recommendation for community-serving public facilities and public parks, and to add text to the Comprehensive Plan that emphasizes the sensitive environmental conditions of the subject area, preserves portions of the site as open space that are not being used by the sewage pumping operations, and that add elements to the description of the current public facilities use definition for this site that would allow the subject area to be used for environmental stewardship and historical tourism activities. The nomination also proposes to delete the text for residential use at 2-3 du/ac should the subject area be declared surplus for public use by the County.

The Plan map shows that the subject property is divided into northern and southern portions, and that the northern area is planned for public parks and the southern area is planned for public facilities. After further study it appears that tax map parcels 109-2 ((7)) A, B, 1, 2A, 3A, 4, 5, 6, 7 and 8 that abut the subject property to the east within the Mount Vernon On The Green subdivision, and the southern portion of parcel 109-2 ((1)) 32A (within the subject property) were originally a single parcel, which was formerly designated parcel 109-2 ((1)) 32. At some point between 1992 and 2003, the parcels within the Mount Vernon On The Green subdivision were subdivided from the southern portion of the subject property. Although the Plan land use recommendation remained public facilities, which is still the case today, these parcels were developed with single-family homes. Therefore, it is logical to conclude that the current Plan recommendation that states the subject property could be re-planned for residential use at 2-3 du/ac if the property were declared surplus for public use has already been implemented, when the parcels to the east were subdivided from the pumping station property. In addition, the southern portion of parcel ((1)) 32A and the rest of the subject property are entirely within an RPA, which would be precluded from any future proposed development. In view of these factors, deleting the Plan text that refers to the option for residential development and re-planning the Mount Vernon On The Green parcels for residential use at 2-3 du/ac would be appropriate.

Staff also concurs with the nominator's proposal to update the current Plan text to accurately reflect that the nature of the public facilities use on the subject property has changed from a wastewater treatment plant to a sewage pumping station. Staff also supports the characterization of the site as environmentally sensitive. The northern half of the subject property is currently planned for public parks, but the southern half of the property is planned for public facilities. Staff believes that the current Plan designation for the northern half of the subject property addresses the nominator's desire for more open space in this area. The southern half of the subject property that is currently planned for public facilities and, according to the Department of Public Works, the site is the second largest sewage pumping station in Fairfax County and is vital to the operation of the sanitary sewer

conveyance system in the southern part of the County. The site is planned to be used exclusively for a sewage pumping station for at least the next 30 years.

Further research has revealed an apparent oversight on the Plan Map for the subject property, which is that the northern half of the site which is currently planned for public parks should have been replanned as public facilities. The Park Authority does not own or manage the northern half of the site as a park facility, and has no future plans to acquire this part of the subject property. Therefore staff recommends that the northern portion of the subject property be replanned for public facilities, and that the Plan map be amended accordingly.

Staff feels that providing public access to the subject property is not appropriate and may have unintended consequences. Among these concerns is that the County may need to add capacity to the pumping station facility to accommodate future growth in this part of the County, and the County would not be able to ensure that the security and integrity of the pumping station facilities could be maintained. Therefore, the current Plan recommendation for this portion of the subject property should be retained.

**ATTACHMENT I  
NOMINATED PLAN TEXT**

Recommended modifications to the Comprehensive Plan are shown as underlined for text to be added and as ~~strikethrough~~ as text to be deleted.

**MODIFY:** Fairfax County Comprehensive Plan, 2007 Edition, Mount Vernon Planning District, amended through 8-3-2009, Overview, Public Facilities section and MV7 Mount Vernon Community Planning Sector, Public Facilities section, Pages 18, 163:

The site of the former Dogue Creek Treatment Plant located on Old Mill Road in Sector MV7 is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses, with its sensitive environmental character, and with its continuing use as a sewage pumping station. ~~Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.~~

Portions not in use by DPWES should be preserved as open space. Its location adjacent to George Washington's Grist Mill at the confluence of Dogue Creek and the North Fork of Dogue Creek supports passive uses that draw on its special historical and environmental character. It contains portions of the historic Potomac Path that ran between the Grist Mill and Old Mill Road. Community-serving public facilities might support passive uses to promote watershed stewardship and historical walking tours, for example, a boardwalk and nature pathway to provide walking access to Dogue Creek, the North Fork of Dogue Creek, and Washington's Grist Mill.

**ATTACHMENT II  
STAFF ALTERNATIVE**

Recommended modifications to the Comprehensive Plan are shown as underlined for text to be added and as ~~strikethrough~~ as text to be deleted.

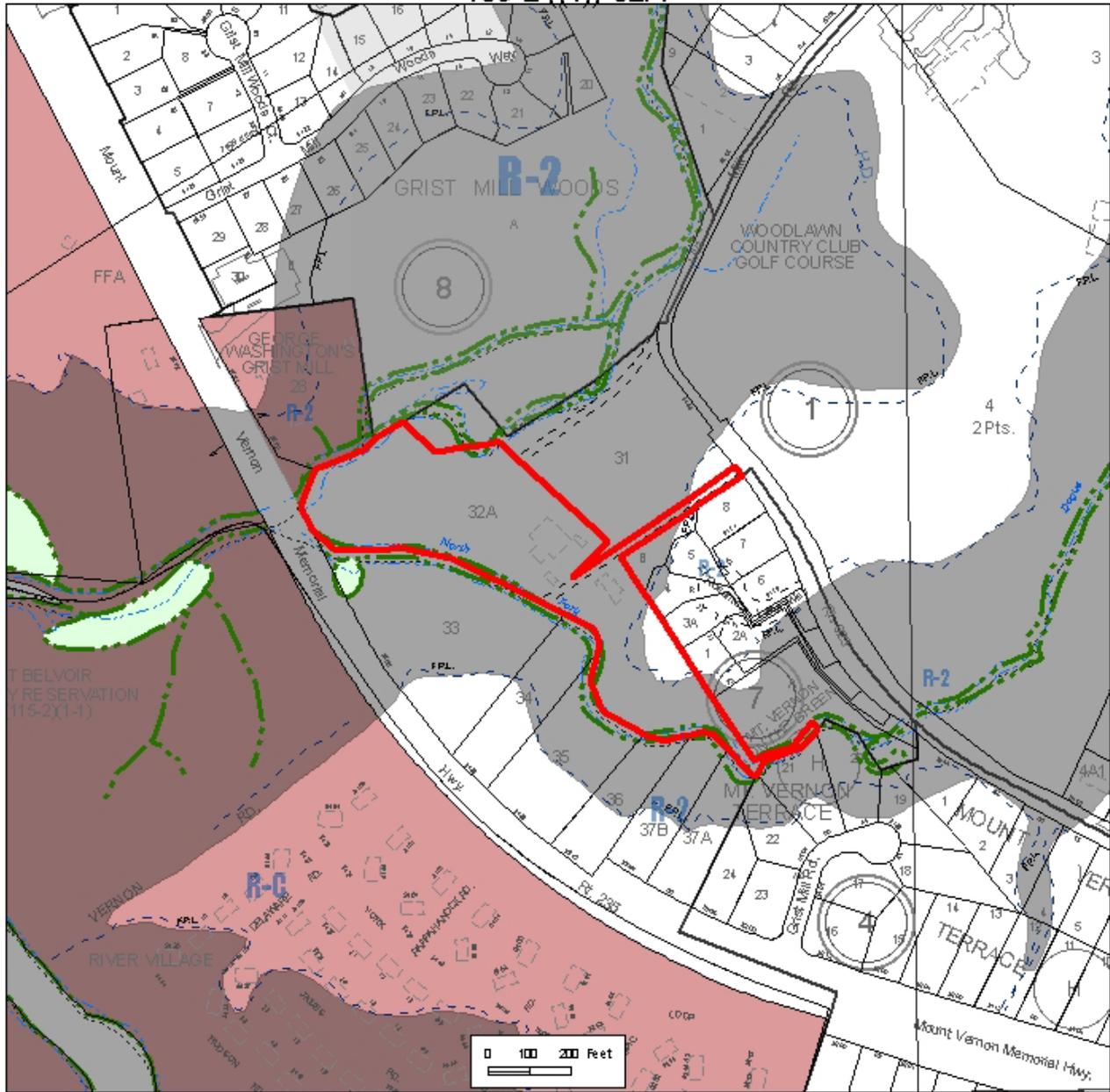
**MODIFY:** Fairfax County Comprehensive Plan, 2007 Edition, Mount Vernon Planning District, amended through 8-3-2009, Overview, Public Facilities section and MV7 Mount Vernon Community Planning Sector, Public Facilities section, Pages 18, 163:

The site of the ~~former~~ Dogue Creek Sewage Pumping Station Treatment Plant located on Old Mill Road in Sector MV7 is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. ~~Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. The site lies entirely within an RPA, which should be preserved in its natural state. Any future development should not encroach into the 100-year floodplain.~~

NOTE: The Plan Map land use designation of “public parks” on the northern portion of parcel 109-2 ((1)) 32A will be deleted, and replaced with the land use designation “public facilities”.

# Environmental Assessment Map

09-IV-6MV - Dogue Creek Pumping Station  
109-2 ((1)) 32A

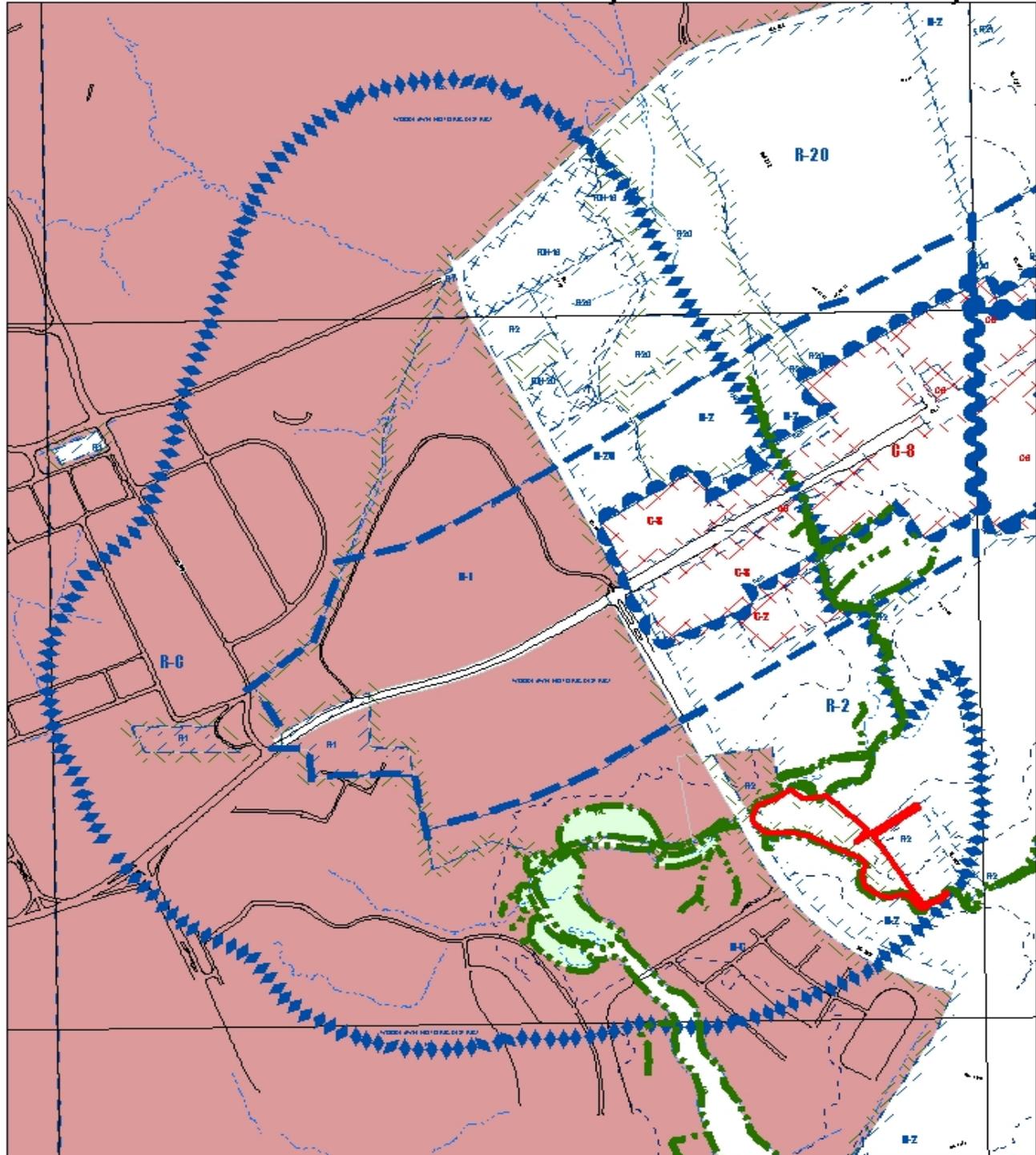


**Study Area Assessment:**

**Notes:**  
 Prepared by the Fairfax County Department of Planning and Zoning, using Fairfax County GIS.  
 The features here are generalized and the results approximate.  
 Information provided is partial in nature - do not assume that data that is not shown, does not exist.  
 This information has not been verified and should not be used in place of site specific information studies.

- Legend**
- Slopes >= 15%
  - Hydric Soils
  - Asbestos Soils
  - Streams
  - Resource Protection Areas

# Woodlawn Historic Overlay District Boundary



0 500 1,000 2,000 Feet

