

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

**SUPERVISOR DISTRICT:** MOUNT VERNON

**APR ITEM(S):** 09-IV-7LP

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

**ACREAGE:** 5.14

**TAX MAP I.D.:** 108-1 ((1)) 20, 22A, 24-26, 28

**GENERAL LOCATION:** Northwest quadrant at the intersection of Richmond Highway and Telegraph Road; south of the Southgate Woods and Pohick Landing townhouse developments.

**PLANNING AREA:** IV

**District:** Lower Potomac

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

**Special Areas:** Sub-unit E3

**ADOPTED PLAN MAP:** Residential at 5-8 dwelling units per acre (du/ac)

**AREA PLAN TEXT:**

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, LP2 – Lorton-South Route 1 Community Planning Sector, Pages 85-86:

“Sub-unit E3

Sub-unit E3 is located within the Pohick Church Historic District at the northwest quadrant of Route 1 and Telegraph Road (see Figure 33) and is planned for residential use at 5-8 dwelling units per acre provided that the following site-specific conditions are met:

- Development above the low end of the density range should provide substantial consolidation of Sub-unit E3;
- Provision of buffers along any property line adjacent to non-residential use, both existing and planned; and
- Provision of high quality design which is compatible with Pohick Church.

As an option, Sub-unit E3 may be appropriate for residential use at 8-12 dwelling units per acre provided that the following site-specific conditions are met:

- Provision of parcel consolidation of the entire Sub-unit E3;
- Provision of high quality design which is compatible with Pohick Church; and
- Provision of buffers along any property line adjacent to a non-residential use, both existing and planned.”

**PROPOSED PLAN AMENDMENT:**

Amend the base recommendation from residential use at 5-8 dwelling units per acre (du/ac) to residential use at 3-4 du/ac for the nominated parcels. Add option for the nominated parcels to be maintained as open space. The portion of the sub-unit E3 that is not included in the nomination area would remain planned for residential use at 5-8 du/ac. The existing option for residential use at 8-12 du/ac for the entirety of sub-unit E3 would remain.

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**SUMMARY OF STAFF RECOMMENDATION**

Approve Nomination as submitted

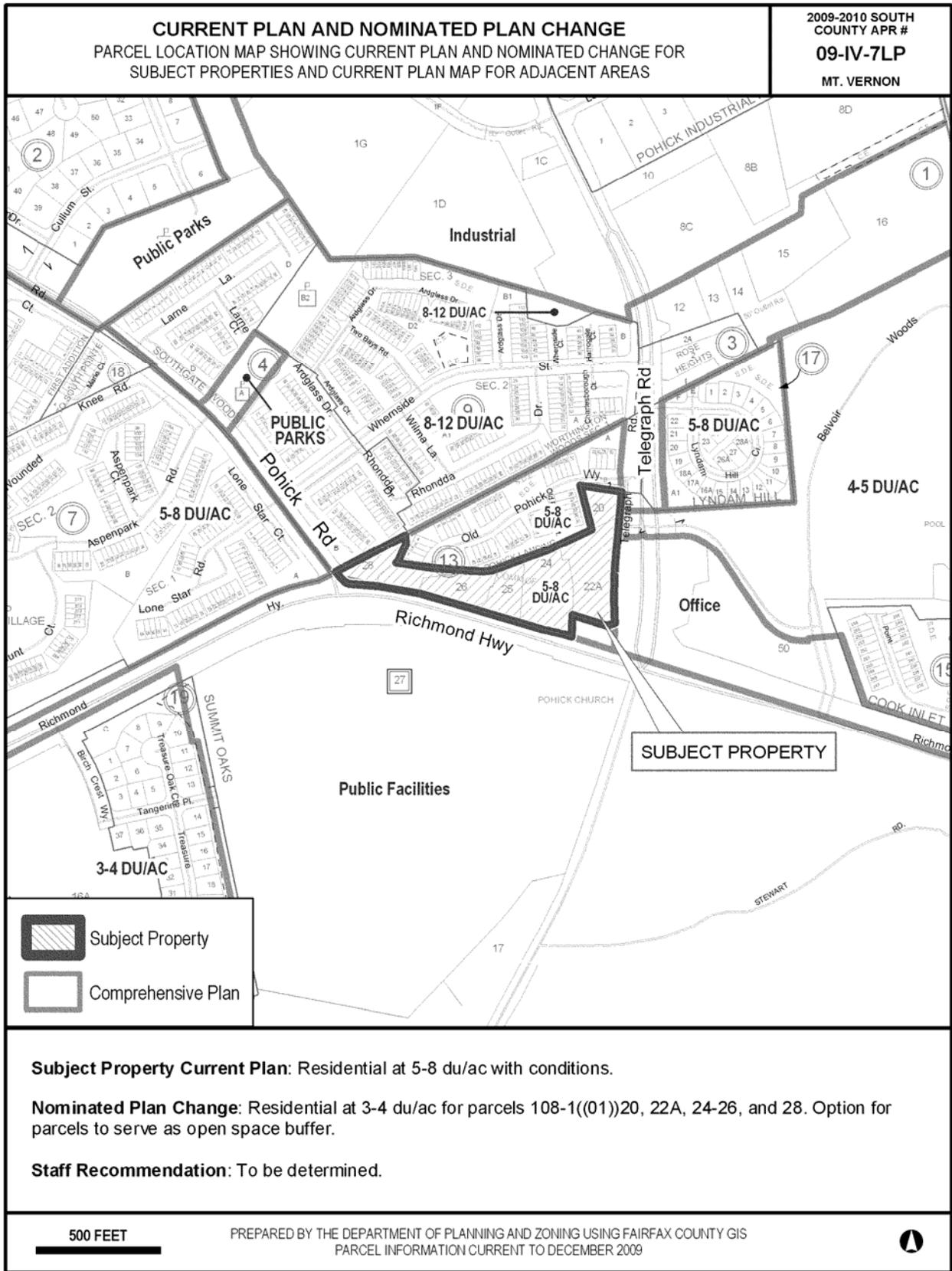
Approve Staff Alternative

Retain Adopted Plan

Development in the vicinity of the subject property generally tapers to lower intensity toward Richmond Highway. Re-planning this portion of sub-unit E3 located closest to Richmond Highway for a density of 3-4 du/ac would achieve the tapering effect suggested by the current Comprehensive Plan Map. Planning the subject area for lower intensity residential use would better protect the viewshed of historic Pohick Church.

The proposed option to maintain the subject area as open space conflicts with the base recommendation for development of residential uses. Furthermore, in the future the nominated area or portions the nominated area will likely be used as right-of-way to construct ramps for a planned grade-separated interchange at the intersection of Telegraph Road and Richmond Highway. Staff recommends adding text to the Plan that notes most of the nominated parcels are owned by the Commonwealth and may be used in the construction of future transportation improvements.

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

Parcel 20 is developed with a single-family detached residential home. The remaining parcels are currently vacant. Parcels 24, 25, 26, and 28 are owned by the Commonwealth of Virginia. The Worthington Woods townhouse development located north of the subject property is developed with townhouses at a density of 8-12 du/ac. The developed portion of sub-unit E3, closer to Richmond Highway, contains the Pohick Landing townhouses developed at a density of 5-8 du/ac.

The area to the west of the subject property located at the northeast corner of Richmond Highway and Telegraph Road is part of a larger 107-acre area that is planned for housing for the elderly, a nursing care facility, and low-rise office buildings. The nursing care facility was constructed in 1990. The Plan recommends that a substantial buffer utilizing existing tree cover along Richmond Highway and Telegraph Road should be part of the site design. Parcel 108-1((1))50 that fronts Richmond Highway is included as part of the larger development plan. Currently this parcel serves as open space for the larger development.

**Transportation**

As shown in the table below, the proposed change in land use would result in a decrease in trip generation. This change would not represent a significant impact nor create adversities within the proximate transportation network.

Figure 1: Trip Generation Estimates

Scenario	Daily	AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
<u>Current Comprehensive Plan</u>					
Residential Condominium/Townhouse; 60 DU	412	6	28	27	13
<b>Total</b>	<b>412</b>	<b>6</b>	<b>28</b>	<b>27</b>	<b>13</b>
<u>Proposed Amendment</u>					
Residential Condominium/Townhouse ; 20 DU	159	2	12	11	5
<b>Total</b>	<b>159</b>	<b>2</b>	<b>12</b>	<b>11</b>	<b>5</b>
Net Impact of Proposed Amendment Above Comp Plan	(253)	(4)	(16)	(16)	(8)

Telegraph Road is currently designated as a Minor Arterial (Type A) and Richmond Highway a Principal Arterial. Neither is slated for mainline improvements such as additional lanes per the Fairfax County Transportation Plan. The segment of southbound Richmond Highway fronting the subject area is currently four travel lanes, and northbound Richmond Highway is three travel lanes.

The Plan shows a future grade-separated interchange at the intersection of Telegraph Road and Richmond Highway, which will require additional right-of-way for ramps that may include the nominated parcels. As noted previously, parcel 24-26 and 28 (along Richmond Highway frontage) are owned by the state. Due to the planned grade separated interchange at Telegraph Road and Richmond Highway, access will be restricted along both frontages. Primary site access should be provided via the existing frontage road and traffic signal at Telegraph Road at Old Pohick Way/Belvoir Woods Parkway.

The nomination is within the Enhanced Public Transportation Corridor (EPTC) as indicated on the Transportation Plan Map, with a range of transit options to be studied in the future. A future rail station is planned in the vicinity of Telegraph Road and the nominated area. If rail transit or bus rapid transit is implemented, additional improvements and/or right-of-way may be required to support this enhanced public transit service.

The Plan includes improvements to Old Colchester Road south/southwest of Richmond Highway. Old Colchester Road is proposed for an improved two lane cross-section. Any development of this site should accommodate these improvements.

The draft Transit Development Plan dated December 2009 recommends new Fairfax Connector bus service (Route 371) and a BRAC shuttle route along Richmond Highway. Development of this site should accommodate efficient transit operations and provide access for transit users. A major regional trail, major paved trail and on-road bicycle path are planned for both the Telegraph Road and Richmond Highway corridors per the Fairfax County Countywide Trails Plan. Development of the site should accommodate these trails and efforts should be made to connect internal bicycle/pedestrian facilities with existing and planned County facilities.

### **Parks and Recreation**

The subject property lies within 1,000 feet of historic Pohick Church and is surrounded by other historic sites such as Civic War Union encampments containing rifle pits. Although significant portions of the sub-unit are disturbed, a Phase I archeological survey is recommended prior to any ground disturbing activities on any relatively undisturbed portions. A Phase II significance assessment and a Phase III date recovery should be required as warranted. Amending the Plan to include a condition regarding an archeological survey cannot be included, since it addresses the entirety of sub-unit E3 and changes are limited to the portion of the sub-unit is nominated.

### **Heritage Resources**

The Pohick Historic Overlay District was established by the Board of Supervisors in 1970 and was the first Historic Overlay District designated by Fairfax County. The following goals were identified for the Pohick Historic Overlay District:<sup>1</sup>

“By formally establishing the Pohick Church Historic Overlay District, the County sought to preserve the physical integrity of the church itself and to enhance the visual quality of the environs of this historic focal point by encouraging compatible design for future development and a maximum amount of open space and natural landscape treatments.”

As noted in the current Plan, any development should be compatible with Pohick Church.

### **Schools**

The nomination area is within the Gunston Elementary School, Hayfield Middle School, and Hayfield High School boundaries. The proposed Comprehensive Plan change is anticipated to yield fewer students than the number of students from the current Plan base recommendation. The current Plan recommendation for 5-8 du/ac is estimated to yield 9 total students, and the option of 8-12 du/ac

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<sup>1</sup> Pohick Church Historic Overlay District Design Guidelines, p 73. 28 January 2010.  
<[http://www.fairfaxcounty.gov/dpz/historic/overlaydistricts/pohick\\_church\\_dg.pdf](http://www.fairfaxcounty.gov/dpz/historic/overlaydistricts/pohick_church_dg.pdf)>.

could yield 14 students. The proposed plan base recommendation of 3-4 du/ac could yield 5 total students.

Figure 2: Existing school capacity, enrollment, and projected five year enrollment

School	Capacity	Enrollment (9/30/09)	2010-2011 Projected Enrollment	Capacity Balance 2010-2011	2014-15 Projected Enrollment	Capacity Balance 2014-15
Gunston ES	665	568	571	94	629	36
Hayfield MS	1,050	901	934	116	951	99
Hayfield HS	2,180	1,828	1,928	252	1,909	271

*Capacity and enrollment are based on the FCPS FY 2011-15 CIP to be adopted by the School Board in January 2010*

There are several rezoning applications that were approved within the Gunston and Hayfield boundaries. If these projects are developed, they are anticipated to yield new students and will impact the capacity status of the schools. RZ 2007-LE-012, Lee Village at Silver Lake, was approved by the Board of Supervisors on May 5, 2008. This property is located at the northeast quadrant of the intersection of Silver Lake Boulevard and Beulah Street. The application was approved for workforce housing up to 111 dwelling units and up to 89 independent living units. This application only affects the Hayfield Secondary School (middle and high school grade levels). None of these residential units have been constructed.

RZ 2003-MV-060 was adopted by the Board of Supervisors on February 6, 2006 to rezone the property from the R-1 and HD Districts to the PDH-8 and HD districts to permit the construction of 43 single-family attached and 36 single-family detached units, for a total of 79 dwelling units. The property is located east of Telegraph Road and north of Whernside Street, There are a few single family detached units located on the property, and no attached units are currently developed on the site.

### **Public Facilities**

Existing parcels are served through 12-inch diameter water mains adjacent to the sites. Offsite water main road crossings may be necessary to provide a looped distribution piping configuration. Specific details pertaining to water distribution infrastructure will be developed concurrent with the requisite site planning and engineering process.

**ATTACHMENT I****Proposed Comprehensive Plan Text**

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

**MODIFY:**

Sub-unit E3 is located at the northwest quadrant of Route 1 and Telegraph Road within the Pohick Church Historic Overlay District (see Figure 33). The northern portion of the sub-unit is planned for residential use at 5-8 dwelling units per acre provided that the following site specific conditions are met:

- Development above the low end of the density range should provide substantial consolidation of Sub-unit E3;
- Provision of buffers along any property line adjacent to non-residential use, both existing and planned; and
- Provision of high quality design which is compatible with Pohick Church.

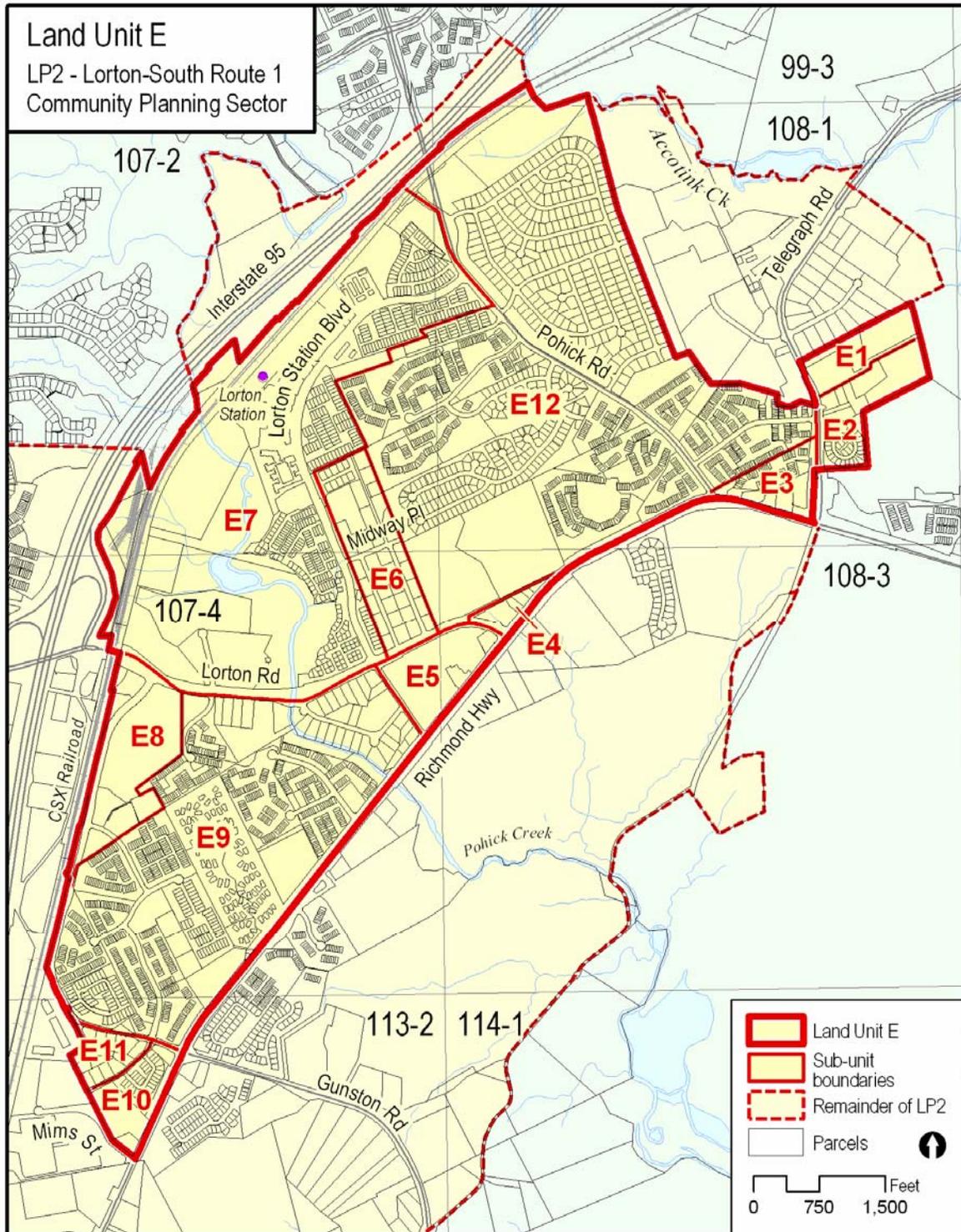
Parcels 108-1((1))20, 22A, 24, 25, 26, and 28 located on the southern portion of this sub-unit near Richmond Highway and closest to Pohick Church are planned for residential use at 3-4 dwelling units per acre, provided the plan and units are a high quality design which is compatible with Pohick Church. Most of these parcels (108-1 ((1)) 24, 25, 26, and 28) are owned by the Commonwealth of Virginia and may be used for future transportation improvements.

As an option, Sub-unit E3 may be appropriate for residential use at 8-12 dwelling units per acre provided that the following site-specific conditions are met:

- Provision of parcel consolidation of the entire Sub-unit E3;
- Provision of high quality design which is compatible with Pohick Church; and
- Provision of buffers along any property line adjacent to a non-residential use, both existing and planned

**Plan Map:** The Comprehensive Plan map will change from 5-8 du/ac for parcels 108-1((1))20, 22A, 24, 25, 26, and 28 to 3-4 du/ac.

ATTACHMENT II



**FIGURE 33**