

D. I-95 CORRIDOR INDUSTRIAL AREA

The I-95 Corridor Industrial Area is located along the east and west sides of I-95 in the Newington area near Accotink Creek (Map 19). The area is characterized by a predominance of industrial, warehouse, fuel storage, vehicle repair, wholesale and commercial retail, "flex-space," and office uses.

Sensitive environmental areas, such as the Long Branch of Accotink Creek, are in proximity to or within industrial sites. This area is located in the Accotink Creek watershed and its fairly extensive floodplains; the stream valleys of this channel affect most of the area. Because of its location in the Coastal Plain geologic province, this area is in a sensitive aquifer recharge zone and may contain slippage-prone swelling clay soils. The sensitive environmental areas also contain known and potential historic and prehistoric archaeological sites.

The I-95 Corridor Industrial Area is recommended in the Concept for Future Development to retain an overall industrial orientation. Industrial Areas are intended primarily to provide suitable locations for industrially-related uses. Office and other commercial uses should be limited in these areas for the most part.

In addition, the Comprehensive Plan provides three planning objectives for the I-95 Corridor Industrial Area. These include:

- Retain suitable locations for industrial uses;
- Redevelop the blighted industrial areas along Cinder Bed Road and the Long Branch of Accotink Creek north of Backlick Road; and
- Protect environmental quality corridors and provide public trail access.

Existing Development

The I-95 Corridor Industrial Area consists of about 1,225 acres (excluding roads and utilities rights-of-way). The distribution of land uses by acreage is as follows:

- 67 acres are in government/public facilities/institutional use (6% of total area).
- 3 acres (0.2% of total area) are in hotel use.
- 686 acres (about 56%) are in industrial use.
- 40 acres are in office use, which is about 3% of the total land area.
- 93 acres are in private recreation and open space which is approximately 8% of the total land area.
- 6 acres (0.4%) of land is in park use.
- 36 acres are in retail use, 3% of the total land area.
- 296 acres are vacant land, which is about 24% of the total land area within the I-95 Industrial Corridor.

The location of existing land uses are illustrated in Map 20, "Existing Land Uses."

Residential

There are no existing residential uses within the I-95 Corridor Industrial Area.

Non-Residential

Figure 4.1 compares the distribution of land area and GFA for uses in the study area. Figure 4.2 shows the distribution of non-residential uses in the area graphically, and Figure 4.3 compares

the proportions to the county as a whole.

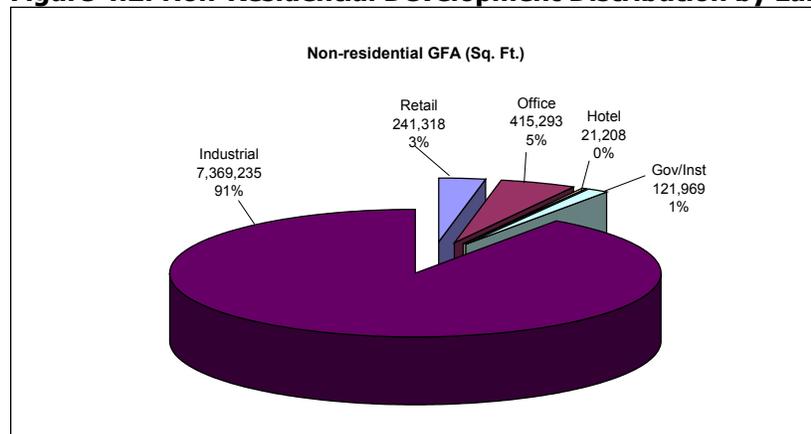
Figure 4.1: Distribution of Development by Land Use in GFA and Acres

Land Use	GFA (Sq Ft)	Percent of Total Non-res GFA	Land Area (Acres)	Percent of Total Non-res Land Area	Percent of Total Land	Non-Res FAR
Residential	N/A	N/A	0	0	0	N/A
Office	415,293	5%	39.8	3%	3%	0.24
Retail	241,318	3%	35.6	3%	3%	0.16
Hotel	21,208	Less than 1%	2.9	Less than 1%	Less than 1%	0.17
Industrial	7,369,235	90%	685.6	56%	56%	0.25
Gov/ Institutional	121,969	2%	67.3	6%	6%	0.04
Private Recreation	5,370	Less than 1%	92.5	8%	8%	N/A
Open Space	N/A	N/A	0	0%	0%	N/A
Parks	N/A	N/A	5.5	Less than 1%	Less than 1%	N/A
Vacant	N/A	N/A	295.7	24%	24%	N/A
Total	8,174,393	100%	1,224.9	100%	100%	

Office

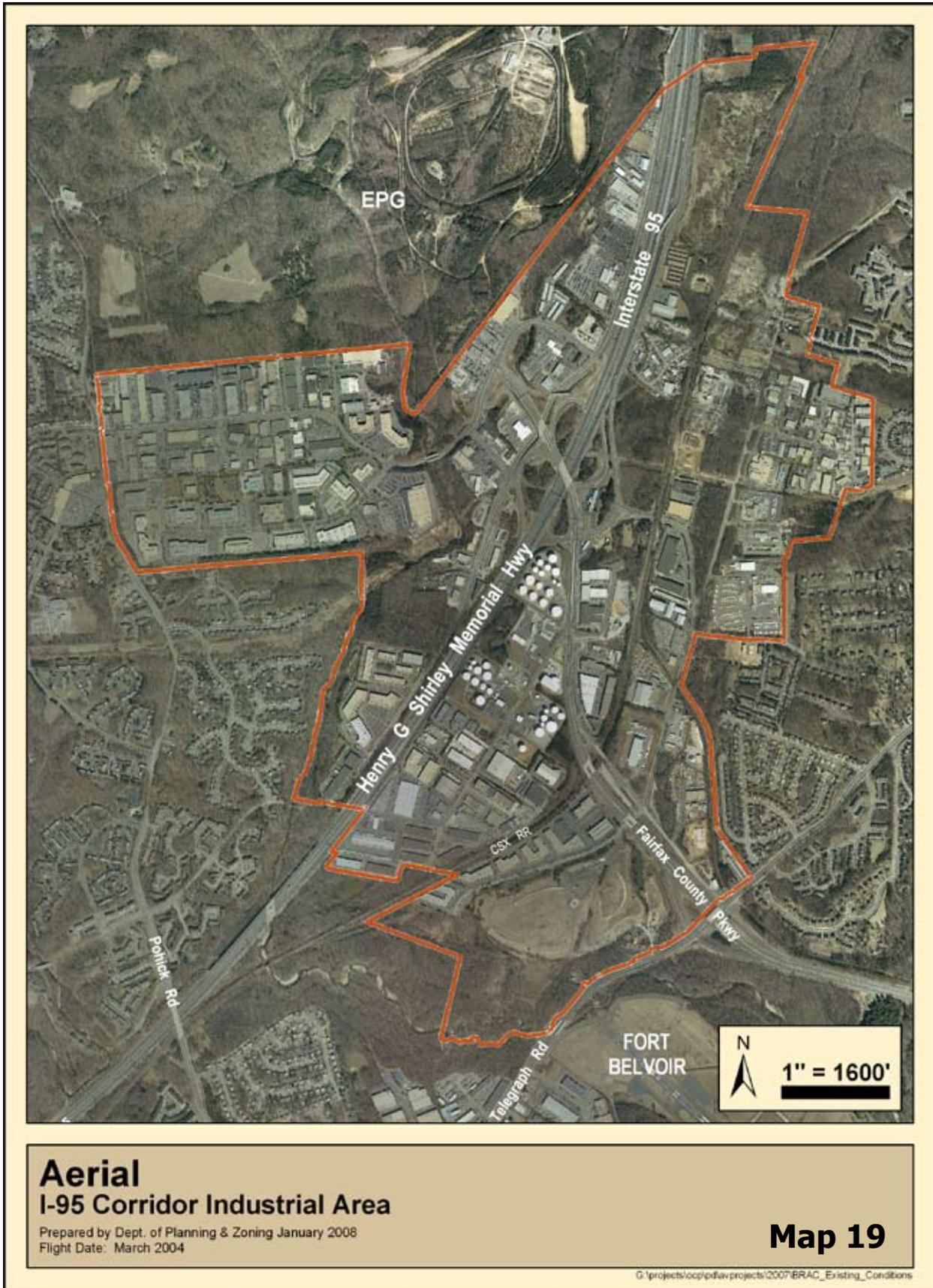
The I-95 Corridor Industrial Area has approximately 415,293 square feet of GFA currently being utilized for office use, which is approximately 5% of the non-residential GFA in the Corridor. The land area currently being used for office makes up approximately 3% of the total acreage in the corridor (as there are no residential uses). In comparison to the County, the corridor has less land currently being used for office use. The County has 54% of non-residential GFA currently being used for office.

Figure 4.2: Non-Residential Development Distribution by Land Use



Retail

Retail uses include stores in shopping centers and malls, restaurants, and automobile services establishments. In Figure 4.3, because the retail and hotel GFA are combined for the County, the subject area's hotel GFA is also included in the retail GFA. The study area has 241,526 square feet of built retail area, which is about 3% of the total non-residential GFA. Retail and



Aerial I-95 Corridor Industrial Area

Prepared by Dept. of Planning & Zoning January 2008
Flight Date: March 2004

Map 19

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hotel use occupies 3% of the land within the study area. In the County, 25% of non-residential GFA is being used for retail and hotel, whereas the study area has 3%. There are two major retail centers that exceed 50,000 square feet along the corridor, Pallone Nissan and Chevrolet dealership and Costco.

There is one hotel within the study area. The Hunter Motel makes up only 0.3% of the study area's non-residential GFA and occupies 0.2% of the total acreage within the I-95 Corridor.

Figure 4.3: Existing Non-Residential Development Distribution by Land Use

Non-Residential Land Use	Existing Development (GFA)		Proportion of Non-Residential Development	
	County Total	Study Area Total	% of County	% of Study Area
Office	102,844,513	415,293	54%	5%
Retail (Includes Hotel)	48,147,367	262,526	25%	3%
Industrial	41,150,059	7,369,235	21%	90%
Govt./Institutional	N/A	121,969	N/A	1%
Total	192,141,939	8,169,023	100%	100%

Industrial

The industrial category includes warehouse, wholesale, manufacturing, printing and publishing, industrial-flex, construction concerns, and other industrial uses. Industrial-flex is a term used to describe a combination of industrial and office uses within a single building. Contractors' offices, establishments for production, processing, manufacturing, or warehousing when combined with office use are examples of industrial flex space. Structures housing industrial flex uses are commonly characterized by an office facade with loading docks to the rear.

Industrial development in the I-95 Corridor Industrial Area constitutes approximately 90% (7.4 million square feet) of the total non-residential GFA in the area. In terms of land coverage, it takes up 55% (686 acres) of the total acreage of the study area. The industrial use in this area is comprised primarily of wholesale, warehousing, storage, motor vehicle repair, with some research and testing and manufacturing. For the most part, industrial parks and business centers housing these uses are clustered on both the east and west of I-95.

Government/Public Facilities/Institutional

These include government facilities such as public schools, post offices, fire stations, health and human services facilities, public safety and utilities, and transportation facilities. The I-95 Corridor Industrial Area has close to 122,000 square feet of uses in this category, which is approximately 2% of the total non-residential GFA in the study area. The use occupies 67 acres, including land that is not built but has some public use such as utility lines, easements, and dedicated right-of-way.

Private Recreation/Open Space

This category includes land that is dedicated for open space such as private recreational facilities, common areas, and parks. The area has 98 acres of land currently being used as open space which is about 8% of the land in the study area.

Vacant

Vacant land includes parcels that are undeveloped or have dilapidated structures of no visible

use. Vacant land accounts for 24% (296 acres) of the land within the study area. Over one-third of this vacant land is within a former landfill site along Cinder Road. The remainder of the vacant area consists of vacant parcels within existing industrial and commercial areas.

Zoning Potential

Map 21 shows the zoning district designations for the I-95 Corridor Industrial Area. Development in excess of what currently exists may be possible under current zoning. By-right development options are defined in the zoning ordinance. Proffered agreements are voluntary offerings by a property owner that become legally binding conditions of a rezoning action and run with the land; proffers often contain details about the uses and development intensities allowed on a property. Figure 4.4 shows a range of non-residential uses that are possible under current zoning, including proffered development.

The zoning potential represented in Figure 4.4 reflects that, in many cases, more than one use is permitted within a district. For example, certain commercial districts allow retail or office uses, while office is a permitted use in some industrial districts. In addition, these uses may be permitted in varying proportions within the districts. The accompanying quantification provides an estimate of what intensities these districts may yield. Regardless of the distribution of uses or development options permitted by-right and under existing proffered conditions, GFA in the study area will not exceed the total non-residential zoning potential that is shown at the bottom of the chart.

Under the existing zoning, the maximum non-residential GFA that could be developed in the I-95 Industrial Corridor is close to 20 million square feet. This represents a 144% increase over the existing GFA in this study area.

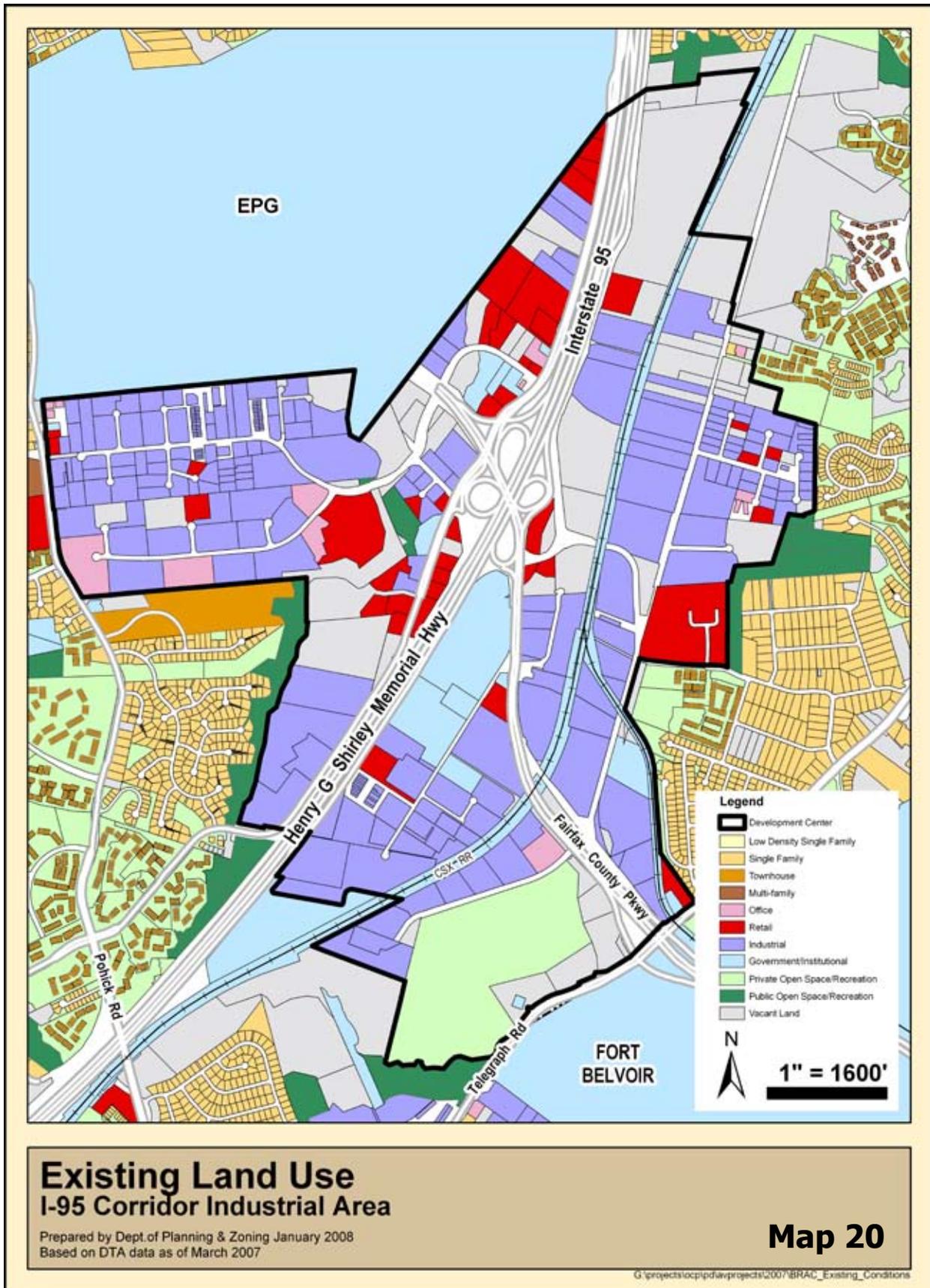
Figure 4.4: Non-Residential Zoning Potential (GFA) by Land Use

Land Use	Low	High
Office	4,750	19,709,534
Retail	271,817	379,469
Industrial	0	19,597,132
Total Potential: 19,981,350		

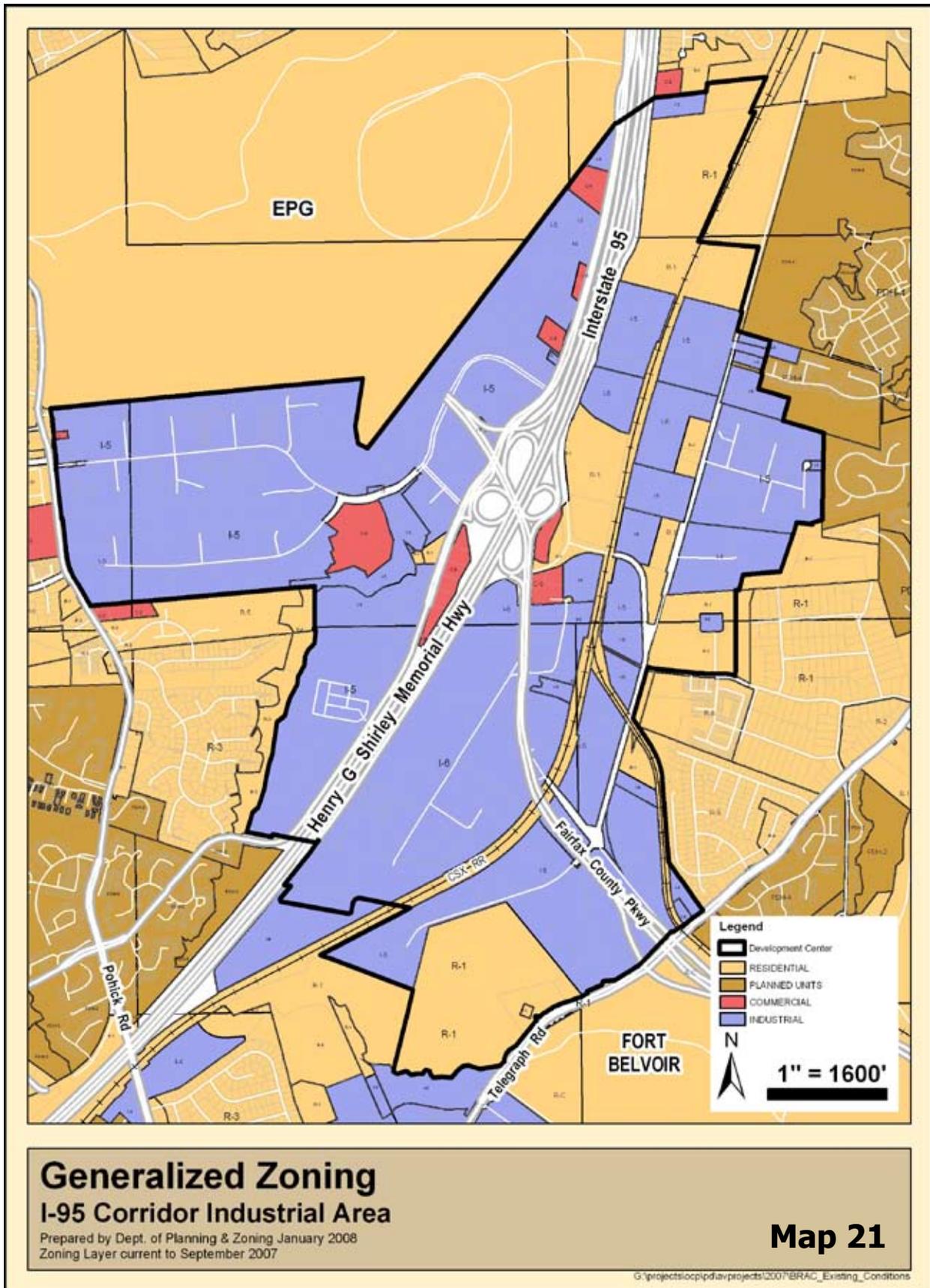
As shown in Figure 4.5, existing zoning would also allow residential units to be built in the study area. If all the acreage zoned for residential use met site, subdivision and zoning ordinance requirements, 260 units could be developed. The majority of the acres zoned for residential are currently developed as a golf course; therefore the zoned residential potential is not likely to be fully realized.

Figure 4.5: Residential Zoning Potential (Units) by District

Zone	Single Family Detached	Single Family Attached	Multifamily	TOTAL
R-1	246	0	0	246
R-3	14	0	0	14
Total	260	0	0	260



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Comprehensive Plan Potential

The I-95 Corridor Industrial Area is recommended by the Concept for Future Development as one of several locations in the County which should retain an overall industrial orientation for future uses. The majority of the area is planned at the baseline for industrial use up to .50 FAR, along with some commercial, retail, and hotel uses.

Figure 4.6 shows two potential development scenarios, both of which assume every parcel is developed to the maximum intensity recommended by the adopted Comprehensive Plan. If the I-95 Corridor Industrial Area were developed to maximize GFA, approximately 20 million square feet of non-residential development could be built. There are no residential options within the area therefore there is no difference between the maximum non-residential scenario and the maximum residential scenario possible under the Plan. See Map 22 for an illustration of the maximum Plan option.

Figure 4.6: Comprehensive Plan Potential Scenarios by Land Use *

Land Use	Comprehensive Plan Potential	
	Non-Residential Emphasis	Residential Emphasis
Non-Residential Uses (GFA)		
Office	0	0
Retail	135,287	135,287
Industrial	19,750,255	19,750,255
Govt/Institutional	139,299	139,299
Open Space	0	0
Hotel	147,463	147,463
Parks	0	0
Private Recreation	0	0
TOTAL GFA:	20,172,304	20,172,304
Residential Uses (Units)		
Single Family	0	0
Town House	0	0
Low Rise Multi-Family	0	0
Med Rise Multi-Family	0	0
High Rise Multifamily	0	0
TOTAL UNITS:	0	0

Summary

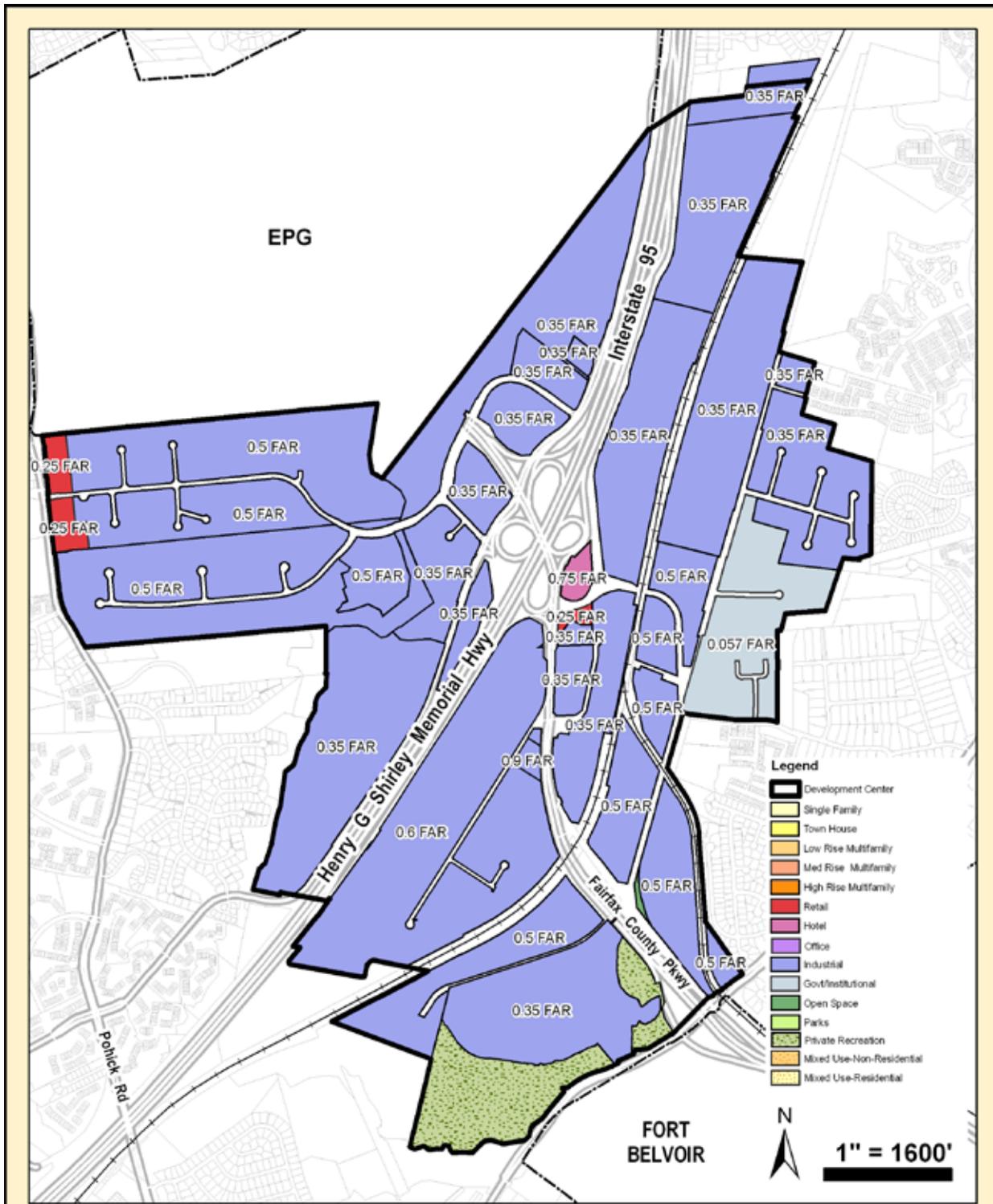
A summary of existing development, and zoned and planned potential is shown in Figure 4.7. The I-95 Corridor Industrial Area contains a significant amount of additional non-residential development potential that could be developed by-right under the current zoning and Plan. Industrial uses comprise the vast majority of available development potential as permitted under the current zoning and the Comprehensive Plan.

* This chart compares estimates of existing and zoned land uses to those recommended by the Comprehensive Plan. The Comprehensive Plan development potential is presented as two categories to illustrate that Comprehensive Plan guidance could be implemented in a variety of ways.

The study area’s location at the intersection of I-95 and the Fairfax County Parkway would suggest that office and even retail potential might also be realized. Under current Plan guidance, non-residential development may increase as much as 147%, or almost 12 million square feet. No residential units exist within the study area and the entirety of the 260 units permitted by-right under current zoning are unlikely to be developed since much of the land is being used as a golf course. Development potential would also be limited by environmental constraints associated with redeveloping post-industrial land.

Figure 4.7: Summary of Existing, Zoned, and Planned Potential by Land Use

Land Use	Existing	Zoned Potential		Comprehensive Plan Potential	
		Low	High	Non-Residential Emphasis	Residential Emphasis
Non-Residential Uses (GFA)					
Office	415,293	4,750	19,709,534	0	0
Retail	241,318	271,817	379,469	135,287	135,287
Industrial	7,369,235	0	19,597,132	19,750,255	19,750,255
Govt/Institutional	121,969			139,299	139,299
Hotel	21,208			147,463	147,463
Private Recreation	5,370			0	0
TOTAL GFA:	8,174,393		19,981,350	20,172,304	20,172,304
Residential Uses (Units)					
Single Family	0		260	0	0
Town House	0		0	0	0
Low Rise Multi-Family				0	0
Med Rise Multi-Family	0		0	0	0
High Rise Multifamily					
TOTAL UNITS:	0		260	0	0



Comprehensive Plan- Maximum Development I-95 Corridor Industrial Area

Prepared by Dept. of Planning & Zoning January 2008
Comprehensive Plan Amended through September 10, 2007

Map 22

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