

**PRELIMINARY  
STAFF REPORT  
2008 BRAC AREA PLANS REVIEW**

**SUPERVISOR DISTRICT:** MOUNT VERNON

**BRAC APR ITEM(S):** 08-IV-2LP

---

**NOMINATOR(S):** David R. Gill on behalf of WRIT NVIP, LLC

**ACREAGE:** 69.37

**TAX MAP I.D. NUMBERS:** 108-1((1))1C, 1D, 1E, 1F, 1G, 1H, 1J, 1K, 1M, 1N, 2A, 3C, 3D;  
108-1((10)) all

**GENERAL LOCATION:** East of Telegraph Road, west of Pohick Estates Park, north of  
parcel 108-1((9))D2, south of parcel 108-1(91))3A.

**PLANNING AREA:** IV

**District:** Lower Potomac

**Sector:** Lorton-South Route 1 (LP2)

**Special Areas:** Lorton-South Route 1 Community Planning Sector

**ADOPTED PLAN MAP:** Industrial, public parks

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

Countywide Objectives and Policies, Redevelopment, Objective 9:

Non-residential redevelopment should be in accord with the recommendations of the Comprehensive Plan.

Policy c. Ensure that the redevelopment of existing uses is consistent with the provision of adequate transportation and public facilities.

**ADOPTED PLAN TEXT:** Land Unit D is planned for industrial use. New or infill development should be compatible with existing industrial uses up to .35 FAR and should provide for substantial buffering when located adjacent to planned or existing residential uses.

For complete Plan text see Attachment I.

**PROPOSED PLAN AMENDMENT:** Add option for mixed-use consisting of office, industrial/flex space, hotel, retail, and civic/institutional uses at 0.8 or 1.0 FAR

**BACKGROUND:** No plan amendments have been proposed recently for the subject area.

The majority of the subject property is zoned I-4, allowing for medium intensity industrial uses up to 0.50 FAR with maximum building heights of 75 feet. A portion of the property is zoned I-5, a general industrial district designation that allows industrial use at an intensity up to 0.50 FAR with maximum building heights of 75 feet.

Land use adjacent to the subject property includes open space to the north, Pohick Estates Park to the east, the Pohick Village residential community to the south, and similar industrial use across Telegraph Road to the east. The subject property appears to have a low vacancy rate, and the architecture and landscaping on site creates a relatively attractive industrial park.

Approximately 1,005,964 square feet of wholesale, warehousing, and storage space is currently in use on the subject property. Under current Comprehensive Plan recommendations, 1,057,615 square feet of industrial use could be developed. The majority of the subject property is zoned for industrial use under the I-4 and I-5 zoning designations that allow for development intensity up to 0.50 FAR. Under current zoning, up to 1,510,879 square feet of industrial use could be developed. Since office is a permitted use under the I-4 and I-5 zoning the same amount of office square footage could be developed.

The nomination proposes a total of 2,417,406 square feet of retail, office, industrial, hotel, and civic use at 0.80 FAR and 3,021,757 square feet of development at 1.0 FAR.

## **CRITICAL ISSUES**

### **Land Use**

- Existing lower-intensity uses such as industrial flex space and warehousing and/or office has been developed in a way that provides a good transition and compatible relationship to adjacent residential neighborhoods. Higher intensity development and/or uses that generate 24-hour activity, such as hotels and civic space may have a negative impact on adjacent neighborhoods.
- Office use at the intensity proposed would likely result in significantly taller buildings and multi-level parking structures that would not be the most appropriate building form given the proximity of this area to Fort Belvoir's Davison Airfield.
- Development of office use at a lesser intensity, such as that allowed under existing zoning would provide greater flexibility in design (campus-style, mid-rise) and a better opportunity to achieve anti-terrorism/force protection (AT/FP) standards, mandatory Department of Defense (DoD) criteria intended to minimize the possibility of mass casualties in buildings or portions of buildings owned, leased, privatized, or otherwise occupied, managed, or controlled by or for DoD ([http://www.wbdg.org/ccb/DOD/UFC/ufc\\_4\\_010\\_01.pdf](http://www.wbdg.org/ccb/DOD/UFC/ufc_4_010_01.pdf), p 1-3). These standards include large setbacks that are more difficult to achieve at the higher FAR.
- Parkland serves as a buffer between Pohick Estates and the western boundary of the subject area. Lower intensity office and/or industrial flex space would preserve the integrity and functionality of the existing buffer, whereas taller structures and higher-intensity development may reduce the desired screening effect of the buffer.
- The subject property as currently used serves an important function for industrial-oriented warehousing, distribution, and related services in Fairfax County. One of the planning objectives for the I-95 Corridor Industrial Area is to retain suitable locations for industrial uses.

### **Resource Protection Area (RPA) and Environmental Quality Corridor (EQC)**

- One planning objective for the I-95 Industrial Area is to protect environmental quality corridors (EQCs). The majority of parcel 108-1((1)) 1N and portions of parcels 1M and 3D, a total of 7.96 acres, are noted as Resource Protection Area (RPA). No new development should occur in the RPA/EQC. Redevelopment of the site could provide an opportunity for restoration of any RPA/EQC areas which are currently developed.

**Parks**

- The impact on parks and recreation should be mitigated per County policies contained in Objective 6 of the Parks and Recreation Section of the Policy Plan. See Attachment 1.
- According to the Park Authority’s Needs Assessment study, the Lower Potomac Planning District is underserved by parks that serve active recreation needs, particularly playgrounds and athletic fields. To insure the provision of adequate parklands and recreational facilities, contributions to the provisions of recreation facilities and the integration of an urban park should be included. Integrating an urban park in the development will provide open space and serve important leisure needs of employees and hotel patrons.

**Transportation**

- The nomination contains language noting the developer will offer shuttle service between the subject property, the VRE station, Fort Belvoir, and possibly EPG. While shuttle service is one transportation demand management (TDM) strategy, it does not provide the significant mitigation necessary to offset the impacts of the proposal. Staff strongly suggests a comprehensive program for trip reduction including a target number or a percentage for trip reduction.
- The Fairfax County Parkway interchange at Telegraph Road currently operates at peak period level of service B. The additional trips estimated to be generated by either alternative could cause the interchange to operate at a lower (more congested) service level.
- A traffic impact study should be completed to determine impacts to the Telegraph/Fairfax County Parkway interchange and I-95/Fairfax County Parkway interchange operations. Additional trips added to the system at the magnitude estimated for this nomination could have significant negative impacts on the surrounding road network.

**Trip Generation**

- The proposed nomination could generate up to 29,822 additional daily vehicular trips. This exceeds the 5,000 or more additional vehicle trips per day over current Comprehensive Plan designations, requiring the proposed plan amendment be submitted to VDOT for Chapter 527 review and comment.

**SUMMARY OF STAFF RECOMMENDATION:**

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

Due to the impacts noted above, staff does not support the nomination. This site may provide an opportunity for office use that would support BRAC. However, the recommended intensity should be limited to .50 FAR. This intensity would result in over 1.5 million square feet of development and support over 5,000 jobs assuming 300 square feet per employee. No new development should occur in the RPA/EQC, and any RPA/EQC areas which are currently developed should be restored to their natural state. Should significant portions of the nomination area redevelop to office use then hotel use might be appropriate. Support retail designed to serve workers or visitors to this area may also be appropriate with redevelopment.

The critical issues for this nomination should be considered in conjunction with #08-IV-9S, as the cumulative impacts of the nominations as proposed would result in approximately 3,007,385 square feet of office development. This would translate into roughly 10,000 jobs, assuming each worker requires 300 square feet of space. This number reflects jobs only generated by office use; these nominations would likely generate additional jobs to support proposed hotel, industrial, and retail uses. Staff recommends that VDOT 527 review is evaluated based on the cumulative impacts of 08-IV-2LP and 08-IV-9S.

ATTACHMENT 1  
CURRENT PLAN TEXT

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007, Area IV, Lower Potomac, LP2 – Lorton-South Route One Planning Sector, Land Unit D:

**Land Unit D**

This land unit is surrounded by Accotink Creek, Pohick Estates and Rose Heights subdivisions and Southgate Woods and Worthington Woods townhouse developments (see Figure 31). The area is characterized by existing industrial uses. Primary uses are wholesale/ warehouse activities.

Land Unit D is planned for industrial use. New or infill development should be compatible with existing industrial uses up to .35 FAR and should provide for substantial buffering when located adjacent to planned or existing residential uses.

The area generally adjacent to Accotink Creek is planned for public park.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition POLICY PLAN Parks and Recreation, Amended through 6-20-2005 Page 8.

Objective 6: Ensure the mitigation of adverse impacts to park and recreation facilities and service levels caused by growth and land development through the provision of proffers, conditions, contributions, commitments, and land dedication.

Policy c: Non-residential development should offset significant impacts of work force growth on the parks and recreation system.

Policy d: Ensure that Comprehensive Plan land use amendment proposals for higher densities include recommendations for the provision of parkland and trails to offset the impacts of increased density.

Policy e: Seek dedication of appropriate lands to the Fairfax County Park Authority that meet the criteria for Resource Protection Areas and parkland adjacent to stream valleys as defined respectively by the Chesapeake Bay Preservation Ordinance and the Fairfax County Park Authority Stream Valley Policy.

Policy f: Encourage developers to cooperatively develop publicly accessible urban parks, connective trails, park amenities and active recreation facilities in Tysons Corner Urban Center, Transit Station Areas, Suburban Centers, Community Business Centers and identified “Town Centers” or mixed-use activity centers.

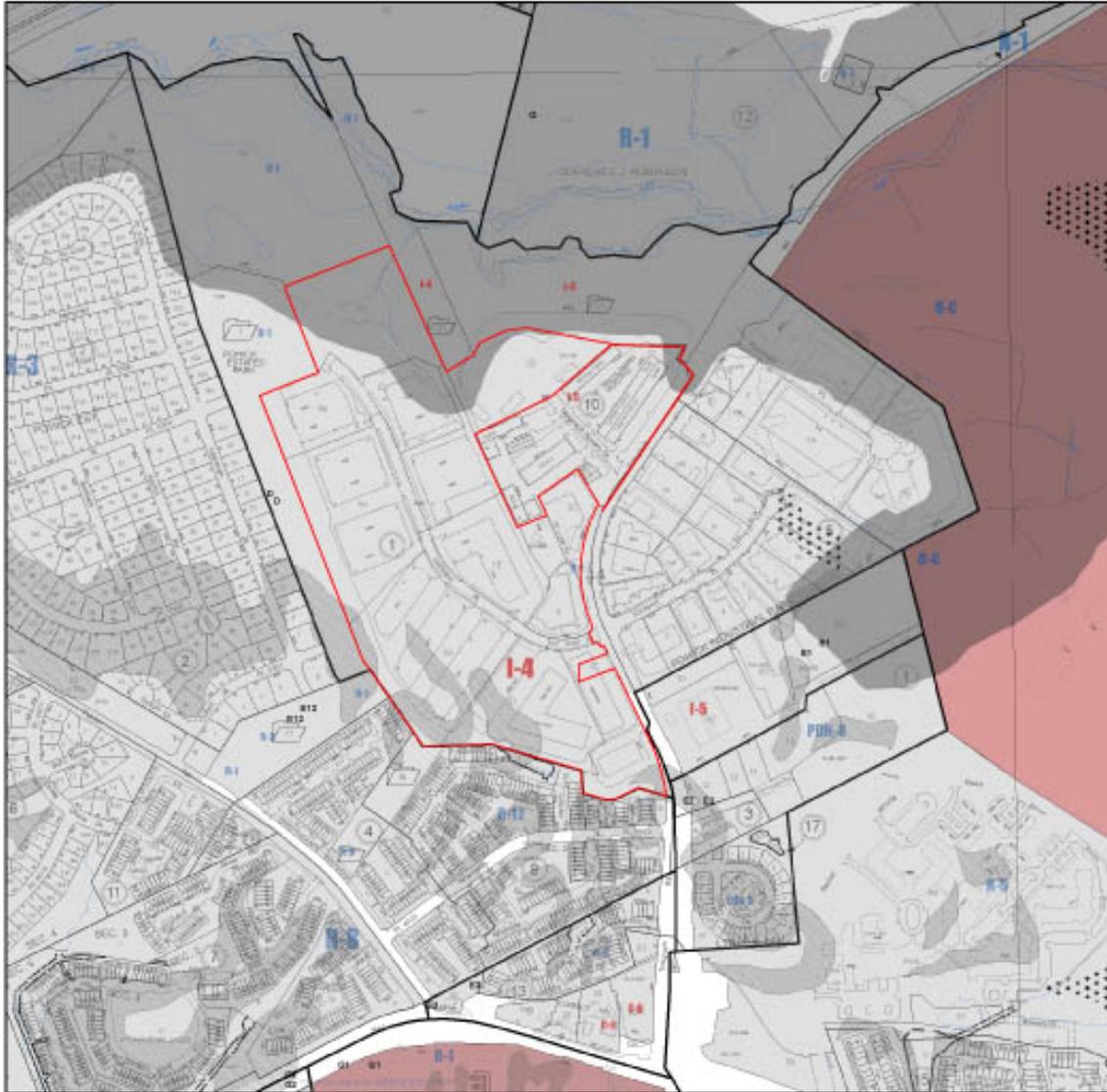
Policy g: Apply appropriate design standards to all facilities proposed for inclusion in the park system.

Policy h: On development adjacent to park property, encourage designs that minimize the potential for encroachments and adverse environmental impacts on parkland and that augment the natural resource values of the parkland.



# Environmental Assessment Map

## BRAC #08-IV-2LP/PC-2008-BRAC-010



**Study Area Assessment:**

Asbestos:	0.00 Acres
Hydic Soils:	0.00 Acres
Slopes >= 15%:	4.15 Acres
RPA:	7.96 Acres

**Notes:**

Prepared by the Fairfax County Department of Planning and Zoning, using Fairfax County GIS

The features here are generalized and therefore approximate.

Information provided is partial in nature - do not assume that a feature not shown, does not exist.

This information has not been verified and should not be used in place of site specific environmental studies.

**Legend**

	Slopes >= 15%
	Hydic Soils
	Asbestos Soils
	Streams
	Resource Protection Areas

Map created 5.2.08



