

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

SUPERVISOR DISTRICT: LEE

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

NOMINATOR(S): Bruce R. Smith

ACREAGE: 105.21

TAX MAP I.D. NUMBERS: 90-4((1))4, 5, 6A, 6B, 7

GENERAL LOCATION: North of parcels 90-4((1))2 and 15 to the north, east of Cinder Bed Road, south of Loisdale Park, and west of I-95.

PLANNING AREA: IV

District: Springfield

Sector: NA

Special Areas: I-95 Corridor Industrial Area, Land Unit K

ADOPTED PLAN MAP: Industrial

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.

Policy e. Ensure that previously contaminated redevelopment sites are remediated to the extent that they will not present unacceptable health or environmental risks for the specific uses for these sites.

Environment, Environmental Hazards:

Objective 6

Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards

Objective 9

Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC).

Environment, Water Quality:

Objective 2

Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County

Environmental, Environmental Resources:

Objective 10

Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy c: Use open space/conservation easements as appropriate to preserve woodlands, monarch trees, and/or rare or otherwise significant stands of trees, as identified by the County.

Objective 11

Promote the use of open space/conservation easements as tools to preserve environmental resources.

Policy a: Use open space/conservation easements for the preservation of Environmental Quality Corridors, Resource Protection Areas, and other environmentally sensitive areas such as land along the Potomac and Occoquan Rivers.

Policy b: Use open space/conservation easements to preserve open space in already developed areas in order to provide natural areas, protect environmentally sensitive resources and preserve wildlife habitat in an urban or suburban context.

ADOPTED PLAN TEXT:

The majority of this land unit, located west of the CSX Railroad tracks, east of Loisdale Road, north and east of Backlick Road, and south of Loisdale Park, is planned for industrial uses up to .35 FAR.

For complete Plan text see Attachment I.

PROPOSED PLAN AMENDMENT:

Add option for mixed-use consisting of office and supporting retail up to 1.5 FAR.

BACKGROUND:

A Comprehensive Plan change was proposed for these parcels in addition to parcels 99-2((1))2, 2A, 3, 5, 5A, 7, 7A, 8 during the 2005 South County APR process. The nomination, APR #05-IV-10S, proposed mixed-use office, retail, residential, and open space at 0.75 FAR with an option to increase intensity up to 1.50 FAR if the Comprehensive Plan's public transportation recommendations are implemented. This nomination was deferred by the Planning Commission to be evaluated in the 2008 BRAC APR cycle.

Loisdale Estates and Island Creek residential communities are located to the north and east of the subject property, respectively. Industrial/manufacturing uses are south of the currently undeveloped subject property. Under current Comprehensive Plan recommendations, approximately 1,604,118 square feet of industrial use at 0.35 FAR could be developed. The majority of the subject property is zoned R-1 and R-3. This would allow for 107 single-family detached units to be built. A 4.5-acre portion of the subject property is zoned I-3, allowing approximately 78,281 square feet of office or industrial use at an intensity of 0.40 FAR. The nomination proposes a total of 6,874,793 square feet of office and retail use.

CRITICAL ISSUES

Land Use

- The nomination proposes to expand the I-95 Corridor Industrial Area Land to include parcel 90-4((1))6B (36.6 acres). This parcel is not suitable for development because a majority of it contains extensive Environmental Quality Corridor (EQC) acreage. One of the planning

objectives for the I-95 Corridor Industrial Area is to protect EQCs, therefore this area should be kept as open space.

- The low-intensity use planned for this area allows for transition between residential uses to the north and east of the subject property and higher-intensity industrial uses to the south.
- Given that only 68 out of 105 acres are developable, the development on the 68-acre portion of the subject property will result in an effective intensity that is significantly higher than the planned .35 FAR to the degree development potential can be “transferred” to the developable acreage.

Parks

- The Springfield Planning District is currently underserved by park and recreation facilities. The provision of indoor recreation facilities for employees or improvements to existing recreational amenities would be appropriate in order to provide leisure opportunities for employees and shoppers, and to account for the existing and projected deficiency in parks and recreation facilities. This issue is outstanding for nominations #08-IV-1S, #08-IV-2S, and #08-IV-3S, all of which are located within the Springfield Planning District.

Natural Resources

- The subject property is adjacent to Loisdale and Island Creek Parks. Both parks are operated by the Park Authority and contain sensitive natural resources that could be negatively impacted by the proposed development.
- Parcel 90-4((1))6B contains the stream valley and forested EQC areas associated with Long Branch, a major tributary of Accotink Stream. These areas should be preserved in order to maintain the water quality and wildlife corridor within this district.
- Parcel 90-4((1))7 contains good quality forest stand based on a 2004 field inspection. The private forested area in conjunction with the public parkland provides a mosaic of upland and bottomland vegetative communities.

Resource Protection Areas (RPAs) and Environmental Quality Corridors (EQCs)

- The majority of parcel 90-4 ((1)) 6B and portions of 90-4 ((1)) 7 are noted as RPA.
- Additional site investigation would be required to determine the possibility that the EQC may extend beyond the limits of the RPA for the above noted parcels.
- NOTE: the Study Area Assessment Calculation shown on the Environmental Assessment map incorrectly calculates 0.00 acres of RPA. Review by Environmental Planning staff confirmed that parcels 90-4 ((1))6B and 90-4 ((1))7 contain noted RPA.

Hazards

- A portion of the subject area is a former landfill site. Parcel 90-4 ((1)) 7 is identified as the location of the landfill, however the exact boundaries are not fully known and may extend beyond this parcel. The contents of this landfill are unknown, as the operating parameters for this landfill were not consistent with current standards. In order to ensure the safety of any future development in this area, a number of measures would be required to determine what, if any, uses would be appropriate in this area. A thorough risk assessment of the site would be required to determine the possible presence of decomposition gases, settlement areas, corrosive materials, and any substance which could result in soil and groundwater contamination.

Slopes

- Approximately 23 acres of the subject property contains steep slopes greater than or equal to 15 percent. Development on these soils requires a geotechnical study to determine foundation support and slope stability. The findings of this study may limit the type and intensity of development permitted on the subject property.

Transportation

- All traffic generated from the proposed development must be accommodated via Loisdale Road. The Plan does not contain guidance to improve Loisdale Road. It is currently a two lane undivided facility and would have to be expanded to either a four or six-lane divided roadway with turn lanes to accommodate the proposed development that would be permitted under this Comprehensive Plan amendment. This would require significant funding that is currently not available.
- The development that would be permitted under this Comprehensive Plan amendment would require expansion at either end of Loisdale Road. To implement this, adjacent homes located north of the subject property would have to be relocated. This would require significant right-of-way dedication from the residential community.
- Should the proposed nomination move forward, a traffic impact analysis should be conducted in conjunction with nearby proposed Plan Amendments prior to Planning Commission review.

Trip Generation

- The proposed nomination could generate approximately 72,630 additional daily vehicular trips. This exceeds the 5,000 or more additional vehicle trips per day that would be generated under the current Comprehensive Plan recommendations. This Plan Amendment must be submitted to the Virginia Department of Transportation for Traffic Impact Analysis (Chapter 527) review and comment.

SUMMARY OF STAFF RECOMMENDATION:

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

Given the critical issues noted above, particularly those related to transportation and natural resources, staff recommends retaining the existing adopted Plan. There are other more appropriate sites in the surrounding area to encourage the type and intensity of development proposed by this nomination. The Springfield CBC provides opportunities for high intensity office use at locations that have better transportation capacity and access and are not so heavily constrained by environmental features.

**ATTACHMENT 1
CURRENT PLAN TEXT**

Fairfax County Comprehensive Plan, 2007 Edition. Springfield Planning District, Amended through 8-6-2007, I-95 Industrial Area

CONCEPT FOR FUTURE DEVELOPMENT

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.

MAJOR OBJECTIVES

Planning objectives for the I-95 Corridor Industrial Area 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.

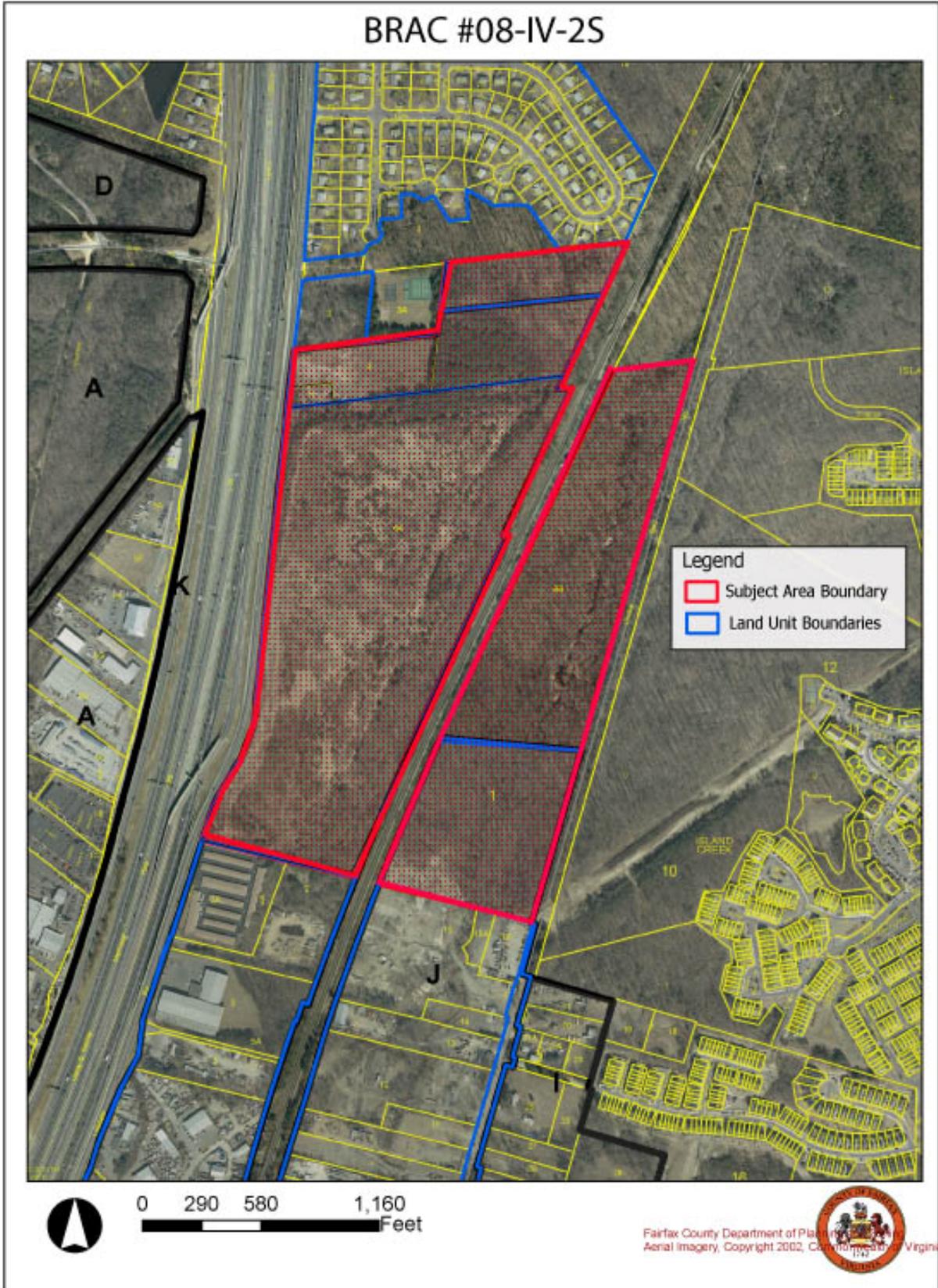
Land Unit K

“The majority of this land unit, located west of the CSX Railroad tracks, east of Loisdale Road, north and east of Backlick Road, and south of Loisdale Park, is planned for industrial uses up to .35 FAR. Parcels located north and south of Newington Road (Tax Map 99-1((1))4, 5C, and 5D) are planned for local-serving retail uses up to .25 FAR (access recommendations are shown on Figure 34 in Sector S6). Parcels 99-1((1))5A, 6 are planned for a hotel use with supporting retail use up to 0.75 FAR provided the following conditions are met:

- The current access south of the Loisdale Road/Fairfax County Parkway is closed and a new four way signalized intersection is provided at the Loisdale Road/Newington Road intersection.
- A second access point south of the northern tip of parcel 99-1((1))6 along Loisdale Road is provided. Turning movement should be restricted to right-in and right-out.

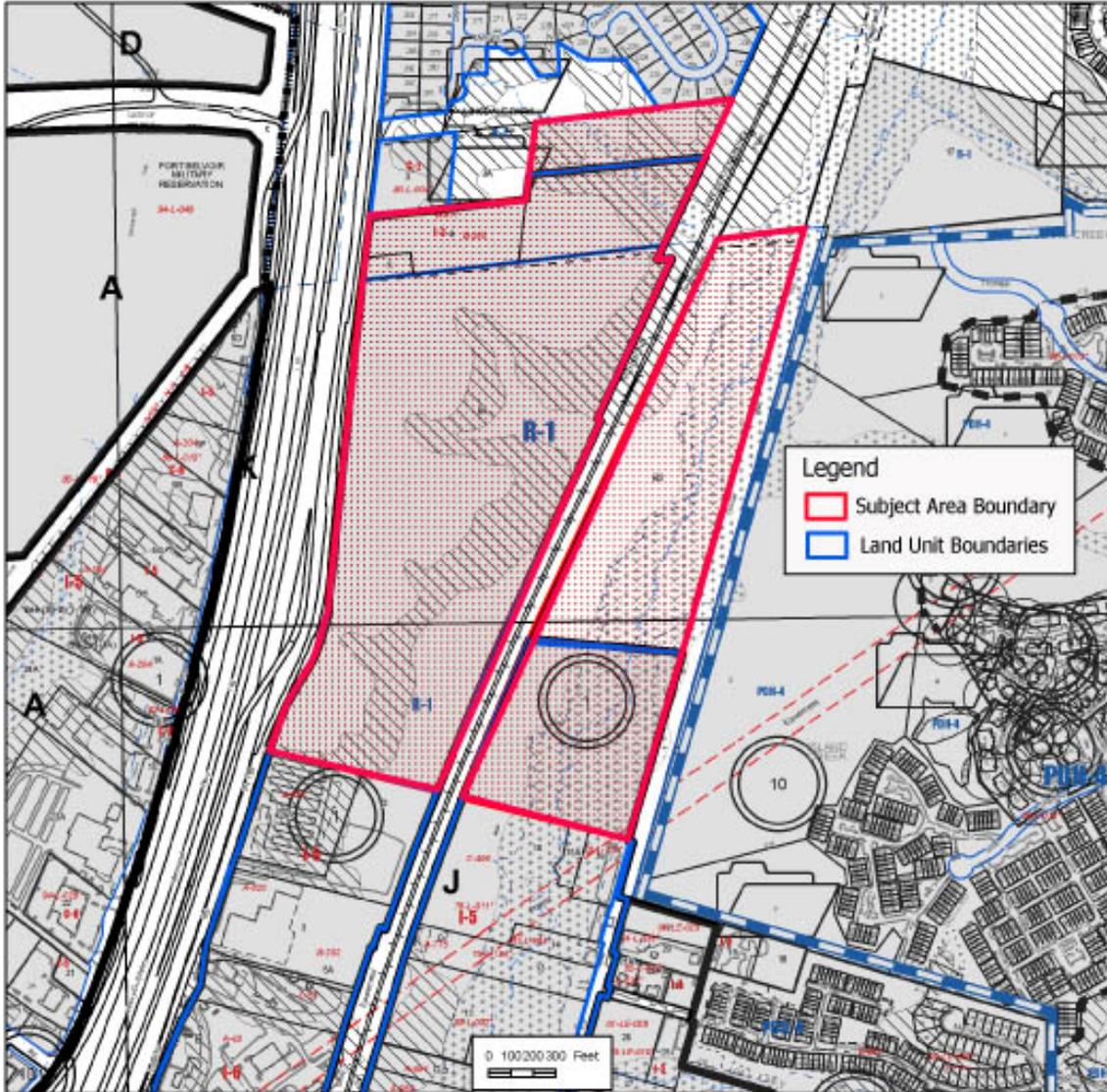
As an option, to complement existing uses in the vicinity and due to a change in access, Tax Map 99-1(1))5C may be appropriate for industrial use up to .35 FAR. To minimize noise and visual impacts, all business activities should be accommodated indoors. Outdoor storage is not appropriate. In addition, development should be compatible with the adjacent buildings to the south in terms of height, building materials and scale to foster high quality and attractive development, particularly facing the Fairfax County Parkway. A vegetated buffer of evergreen trees along the Parkway is desirable.

The presence and limits of a landfill south of Loisdale Park between Loisdale Road and the CSX Railroad tracks should be established and development constraints identified before any development occurs in this area. Development of industrial uses up to .35 FAR may be appropriate after sufficient documentation is provided to verify that the landfill site is suitable and safe for building. If found not to be suitable and safe for building, this site should be planned for private recreation use. The landfill site is identified for possible acquisition for public recreational use as shown on Figure 39 in Sector S7.”



Environmental Assessment Map

BRAC #08-IV-2S



Study Area Assessment:

| | |
|----------------|-------------|
| Asbestos: | 0.00 Acres |
| Hydic Soils: | 24.57 Acres |
| Slopes >= 15%: | 22.74 Acres |
| RPA: | 0.00 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 |

