

**PRELIMINARY
STAFF REPORT**

2008 BRAC AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): MOUNT VERNON

APR ITEM(S) : 08-IV-5MV

NOMINATOR(S): Gifford R. Hampshire

ACREAGE: 4.38 Acres

TAX MAP I.D. NUMBERS: 83-3 ((01)) 36, 37, 38, 40, 41, 41A, 42;
83-3 ((08)) B, C, 1;
83-3 ((22)) A, B

GENERAL LOCATION: Southeast side of Richmond Hwy, West of Quander Rd, North of Shields Ave

PLANNING AREA(S): IV

District(s): Mount Vernon

Sector: NA

Special Area(s): **Richmond Highway Corridor**, Penn Daw CBC, Land Units E1 and E2

ADOPTED PLAN MAP: 3-4 DU/AC, mixed use

ADOPTED PLAN TEXT: **Sub-unit E-1**

Lots fronting on the east side of Richmond Highway between Quander Road and Shields Avenue are planned for neighborhood-serving office and/or retail uses up to .50 FAR with a maximum height of 50 feet. See Land Unit G for an additional land use option.

Sub-unit E-2

Properties located along the south side of Quander Road between Richmond Highway and Quander Road Center are planned for residential use at 3-4 dwelling units per acre. As an option, with complete parcel consolidation in this sub-unit, a density of 5-8 dwelling units per acre may be appropriate. No more than one entrance point onto Richmond Highway that is no closer than 200 feet from Quander Road, and no more than two entrance points on Quander Road, that are no closer than 200 feet from Richmond Highway should be provided.. See Land Unit G for an additional land use option.

Land Unit G

Existing conditions present an opportunity for a well-designed, mixed-use project that will serve as the focal point and core area for the Penn Daw Community Business Center. As an option, Land Unit

G is planned for a well integrated mix of retail, office, hotel and residential uses with an overall intensity of up to 1.0 FAR.

As an option, if Sub-units E-1, E-2 and E-3 are substantially and logically consolidated with Land Unit G, a well-integrated mix of uses with an overall intensity at up to 1.0 FAR that includes at least two of the following uses: retail, office, hotel and residential. The conditions listed above should be fulfilled for the entire assemblage.

For complete Plan text see:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/mtvernon1.pdf>

Pages 33-34

PROPOSED PLAN AMENDMENT: Neighborhood-serving office and/or hotel and retail at 1.0 FAR with building heights up to 100 feet. Seventy percent of the development is proposed for office use and thirty percent for retail use.

BACKGROUND: A Comprehensive Plan change was proposed for the subject area in addition to parcel 83-3 ((22)) 602 during the 2005 South County APR process – item number 05-IV-2MV. The nomination proposed a mix of retail, office, or residential uses, or a hotel, or commercial office use up to 1.5 FAR at a height up to 100 feet. Staff recommended retaining the adopted Plan because the Plan contains an option for a similar development with parcel consolidation. In addition, the proposed intensity increase would adversely impact the transportation and circulation of local roadways.

CRITICAL ISSUES:

Land Use

- An adopted Plan option exists for a similar development with parcel consolidation (see Land Unit G recommendations). If this coordination cannot be achieved, as recommended in the Plan, a less dense residential and retail environment would be more appropriate.
- This piecemeal redevelopment would preclude the implementation of a Plan option that recommends a large scale, well-designed, mixed-use development focused around Land Unit G that will serve as the core area of the Penn Daw CBC. The nomination of selective parcels within different land units and sub-units effectively eliminates this recommendation for a larger coordinated development.
- A Resource Protection Area is present on the eastern portions of sub-units E2 and E3 and Land Unit G. Piecemeal development in these areas makes it difficult to preserve environmentally sensitive land in proximity to the RPA. By exercising the plan option of consolidating sub-units E-1, E-2, E-3, and G and redeveloping the entire area as one compact mixed-use development, there is a greater change of preserving the environmentally sensitive land near the RPA as open space, resulting in a significant environmental benefit.

Environmental

- Highway noise will affect the proposed hotel use.

Transportation

- The nomination would preclude the construction of a grid-pattern of streets that is envisioned for the CBC east of Richmond Highway.

Stormwater Management

- The stream system to which parcels 83-3 ((01)) 36, 37, 38, 40, 41, and 41A would convey its stormwater runoff is severely degraded. Any development should maintain or return to

pre-development hydrologic conditions on site to limit further degradation to the watershed.

- The area of Dyke Marsh in the Belle Haven watershed has been designated as impaired on Virginia's 303 (d) list of impaired estuaries for PCBs in fish tissue, bacteria, and aquatic plants. Subsequently, TMDLs (Total Maximum Daily Loads) plans are being developed. TMDL's represent the total pollutant a waterbody can assimilate and still meet water quality standards. Increased density may exacerbate meeting the goals of these plans.

Cultural Resources

- The proposed site should be subject to a Phase I archaeological study. The subject area is located in a Federal Camp Site as determined in the 2002 Fairfax County Civil war Site Inventory. There is a possibility the subject area contains remnants of the camp, therefore additional investigation is warranted.

SUMMARY OF STAFF RECOMMENDATION:

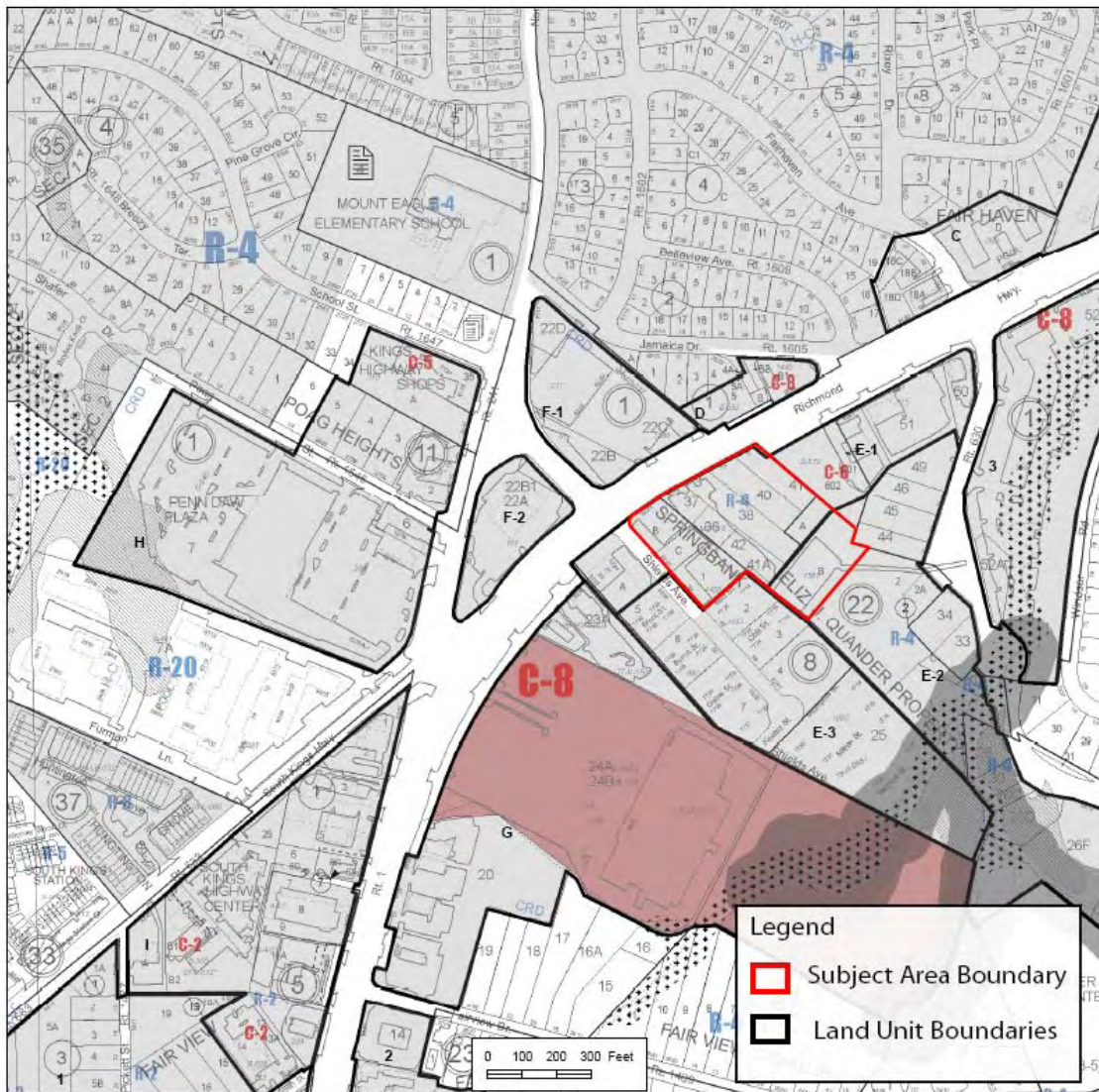
- Approve Nomination as submitted
- Approve Staff Alternative
- Retain Adopted Plan

BRAC #08-IV-5MV/PC-2008-BRAC-017



Environmental Assessment Map

BRAC #08-IV-5MV/PC-2008-BRAC-017



Study Area Assessment:

Asbestos:	0.00 Acres
Hydric Soils:	0.00 Acres
Slopes >= 15%:	0.00 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%
	Hydric Soils
	Asbestos Soils
	Streams
	Resource Protection Areas