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Department of Planning & Zoning**

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**STAFF REPORT
2005- 2006 AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): BRADDOCK

APR ITEM(S):05-III-5P

NOMINATOR(S): Sharon Bulova, Braddock District Supervisor

ACREAGE: NA

TAX MAP I.D. NUMBERS: NA

GENERAL LOCATION: Nomination addresses transportation service in the Main Branch (P2) and Middle Run (P6) Community Planning Sectors

PLANNING AREA(S): III

District(s): Pohick

Sector: Main Branch (P2), Middle Run (P6)

Special Area(s): N/A

ADOPTED PLAN MAP: NA

ADOPTED PLAN TEXT: No specific Plan text. General Plan guidance on transportation.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/pohick.pdf>
Transportation Sections on Pg 31 and Pg 70.

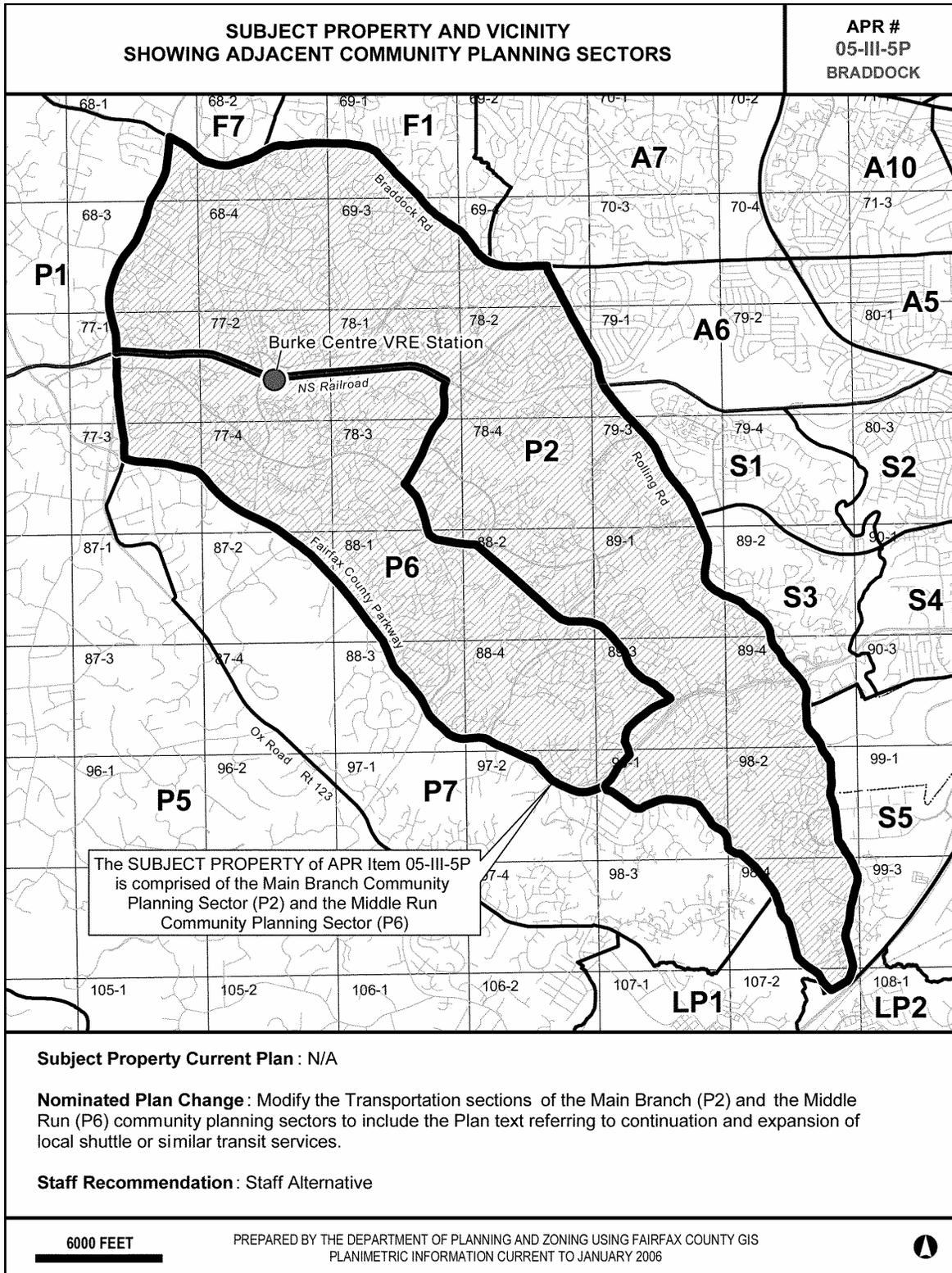
PROPOSED PLAN AMENDMENT: Modify the Transportation sections of the Main Branch (P2) and the Middle Run (P6) community planning sectors to include the Plan text referring to continuation and expansion of local shuttle or similar transit services

SUMMARY OF STAFF RECOMMENDATION:

Approve Nomination as submitted

Approve Staff Alternative

Retain Adopted Plan



CONTEXT

General Location: This area encompasses land in Main Branch (P2) and Middle Run (P6) Planning Sectors in Pohick Planning District. The nomination does not address any specific geographical location in these Planning Sectors, but proposes amending the transportation sections of these Planning Sectors to include Plan guidance encouraging the continuation and expansion of the local bus shuttle service to the Burke Center VRE station.

Planned and Existing Land Use and Zoning:

Subject Property: The Main Branch(P2) and Middle Run(P6) Community Planning Sectors are predominantly developed and planned for low density residential use at 2-3 du/ac and predominantly zoned R-3. The Burke Center Residential Community (PRC) is located in the Middle Run Community Planning Sector and zoned Planned Residential Community (PRC). The Burke Center VRE station is also located in the Middle Run Community Planning Sector, is planned for public facilities and is zoned PRC.

PLANNING HISTORY

No Comprehensive Plan changes were proposed to the Transportation sections in Main Branch (P2) and Middle Run (P6) Planning Sectors since 1997.

ADOPTED COMPREHENSIVE PLAN TEXT

The Comprehensive Plan text does not provide specific transportation guidance with respect to bus shuttle service. However, general policy guidance is provided as follows:

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Pohick Planning District as amended through 12-6-2004, Main Branch Community Planning Sector (P2), Transportation section, Page 31:

“Transportation recommendations for this sector are shown on Figures 14, 15, 16, 17 and 18. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.”

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Pohick Planning District as amended through 12-6-2004, Middle Run Community Planning Sector (P6), Transportation section, Page 70:

“Transportation recommendations for this sector are shown on Figures 35 and 36. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.”

NOMINATED PLAN AMENDMENT

The proposed text as submitted in the nomination proposed to add the following text to the Transportation sections of the Main Branch (P2) and Middle Run (P6) Planning Sectors.

“Continue and expand local shuttle bus or similar para-transit services including subsidized taxis and jitneys to reduce local traffic and demand on VRE and Bus Park and Ride parking facilities and provide access to different modes of mass transit.”

ANALYSIS

The Burke Center VRE station currently has 614 surface parking spaces. The current surface parking lot is not adequately meeting the parking demand at the station. Design for a parking garage is underway to increase the total number of parking spaces to over 1500 spaces. To ease the deficit in current parking availability and during the construction phase of the proposed parking garage, Virginia Railway Express is operating a shuttle bus service called “EZ Bus” along two routes - north and south of the Burke Center VRE station. Riders can board the shuttle from one of the designated spots along each of these routes to the VRE station. This is a free subscription shuttle service sponsored by Fairfax County with funding from by the Commonwealth of Virginia.

The nomination proposes adding Plan text encouraging continuation, expansion of the above shuttle service or introduction of similar transit services beyond the parking garage’s construction phase to ease the demand for parking at the station.

The Policy Plan has several objectives and policies relating to the provision of a multi-modal transportation system that provides transportation choices, provides feeder service to metrorail and commuter rail stations, increases the use of public transportation, provides transportation services etc. It is not typical to include Plan text referring to transit services for specific planning sectors in the Plan, as proposed by the nomination.

RECOMMENDATION

As stated in the above section, it is not typical to include Plan text referring to transit services in specific Planning Sectors. However, Staff understands that the intent of the proposed Plan text is to recognize the existing transit services in Main Branch (P2) and Middle Run (P6) planning sectors and recommends its continuation and expansion or introduction of similar services. Staff believes that any proposed transit services should be related to demand for those services. Staff's recommendation is to support the proposed Plan amendment with modification.

PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

(Additions are shown underlined; deletions are shown with a ~~strike through~~):

ADD: Fairfax County Comprehensive Plan, 2003 Edition, Area III, Pohick Planning District as amended through 12-6-2004, Main Branch Community Planning Sector(P2), Transportation Section, Pg 37:

“7. Local shuttle bus or similar para-transit services should be provided at levels warranted by demand and should result in reducing local traffic and demand on parking facilities at the Burke Centre VRE station and other bus and park and ride facilities.”

MODIFY: Fairfax County Comprehensive Plan, 2003 Edition, Area III, Pohick Planning District as amended through 12-6-2004, Middle Run Community Planning Sector(P6), Transportation Section, Pg 70:

“Local shuttle bus or similar para-transit services should be provided at levels warranted by demand and should result in reducing local traffic and demand on parking facilities at the Burke Centre VRE station and other bus and park and ride facilities. Other ~~T~~transportation recommendations for this sector are shown on Figures 35 and 36. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.”

PLAN FIGURES

The Comprehensive Plan figures would not change.

THE PLAN MAP

The Comprehensive Plan Map would not change.