PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: 2015-III-UP1
June 10, 2015

GENERAL LOCATION: East of Utterback Store Road and North of Route 7 (Leesburg Pike).

SUPERVISOR DISTRICT: Dranesville

PLANNING AREA: Area III

PLANNING DISTRICT:
Upper Potomac Planning District

SUB-DISTRICT DESIGNATION:
UP3 Hickory Community Planning Sector

PARCEL LOCATION:
12-1 ((1)) 45A, 45, and 35

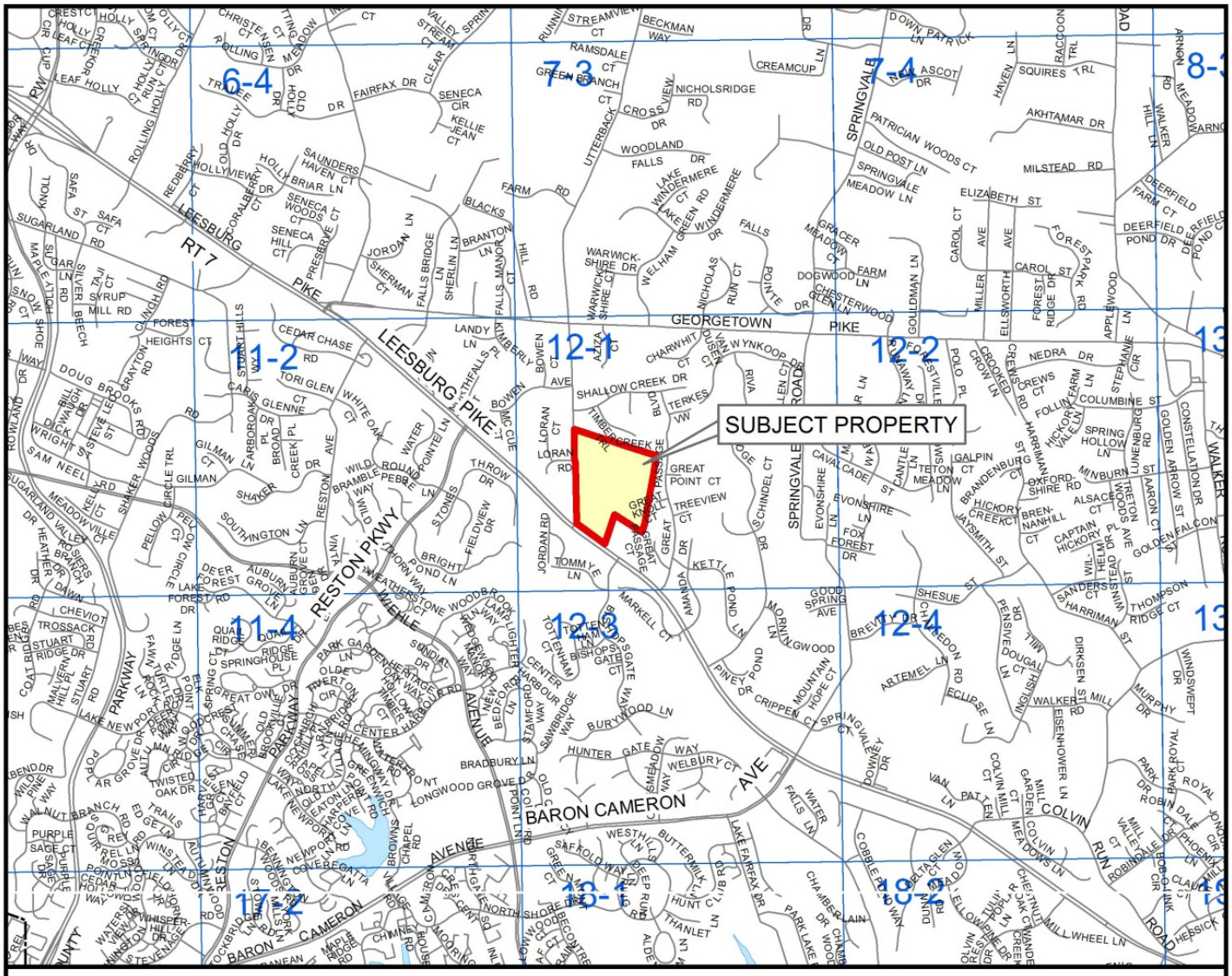
For additional information about this amendment call (703) 324-1380.

PLANNING COMMISSION PUBLIC HEARING:
Wednesday, June 24, 2015 @ 8:15 PM

BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, July 28, 2015 @ 4:30 PM

PLANNING STAFF <u>DOES</u> RECOMMEND THIS ITEM FOR PLAN AMENDMENT

Reasonable accommodation is available upon 7 days advance notice. For additional information about accommodation call (703) 324-1334.



3000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
Forestville Elementary School Sewer

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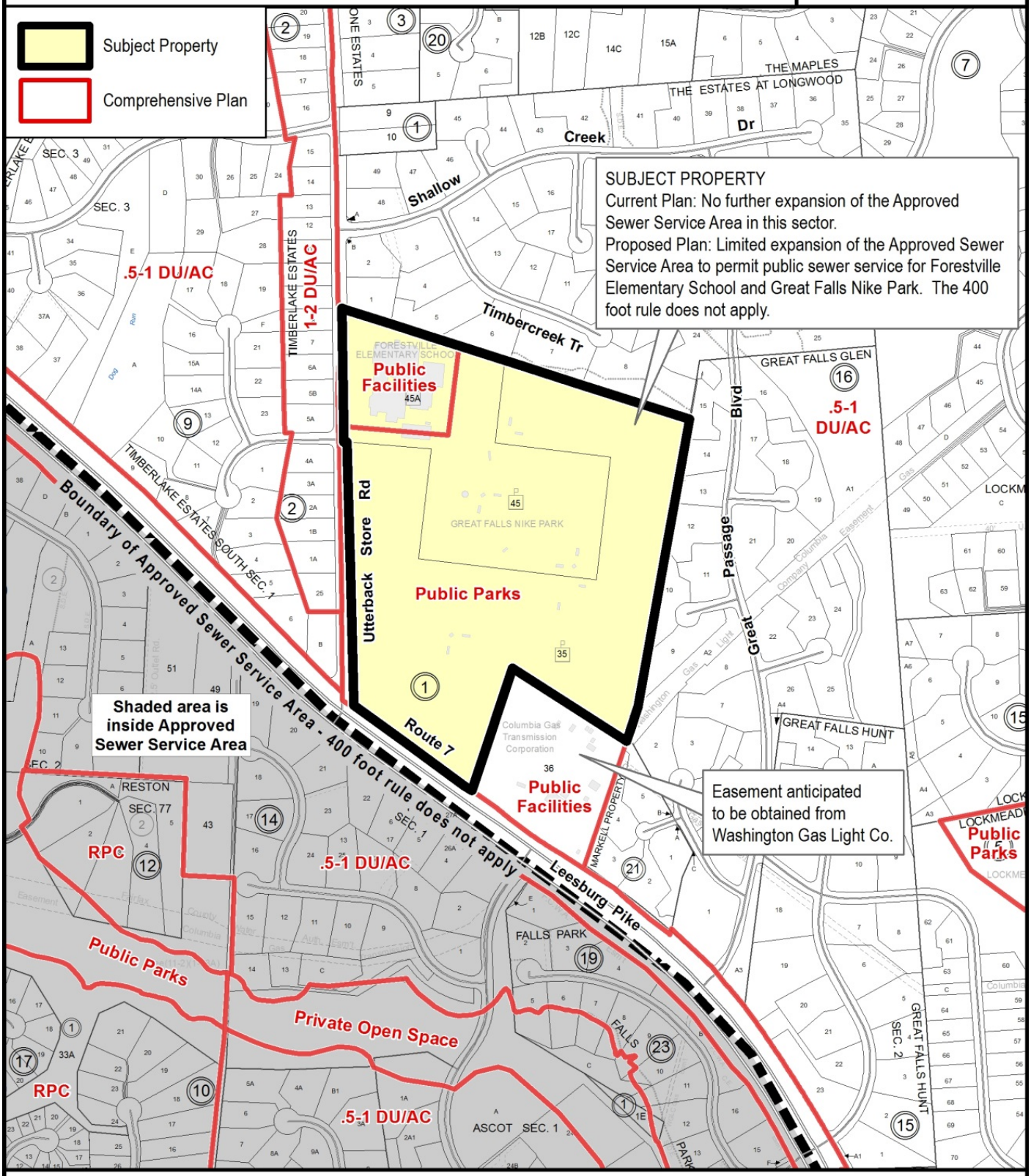
CURRENT PLAN AND PROPOSED CHANGE

PARCEL LOCATION MAP SHOWING CURRENT PLAN AND PROPOSED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

ITEM: 2015-III-UP1



PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MAY 2015
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STAFF REPORT FOR PLAN AMENDMENT 2015-III-UP1

INTRODUCTION

On March 24, 2015 the Fairfax County Board of Supervisors (Board) authorized Plan Amendment 2015-III-UP1 for Tax Map Parcels 12-1 ((1)) 45A, 12-1 ((1)) 45, and 12-1 ((1)) 35, located at 1085 and 1149 Utterback Store Road, Great Falls, 22066. The authorization directed staff to consider a limited expansion of the Approved Sewer Service Area (ASSA) to address health hazards of a failing septic system at Forestville Elementary School. The school is located in Area III of the Upper Potomac District in the Hickory Community Planning Sector. According to the Comprehensive Plan, the Hickory Community Planning Sector is planned for uses that do not require public sewer service and may be developed with residential densities or with nonresidential uses that do not require public sewer service. The proposed plan amendment permits consideration of sewer service for Forestville Elementary School. In addition, the authorization permits consideration of sewer service for Great Falls Nike Park. The proposed sewer line would serve only these two public uses.

BACKGROUND

The elementary school and park sites were previously a missile base known as the Herndon Nike Missile Battery W-83 Launch Site. The base closed in 1962 and the former launch area was turned over to Fairfax County in 1975. Forestville Elementary School and the existing septic system were constructed in 1980.

As part of an approved 2011 school bond referendum, Fairfax County Public Schools (FCPS) began evaluating design improvements and renovations required to serve the approximate 700 students and staff at Forestville Elementary School. The design process included the hiring in 2013 of an engineering firm (Nokesville Design, PLC) to survey the existing septic system located on school property, and the associated drainfield located on adjacent Great Falls Nike Park property. The study indicated that portions of the sewage disposal system do not comply with current code requirements, specifically related to sewage treatment, septic tank size, and pump tank size. More importantly, the drainfield does not function as designed, is in marginal condition, and has a limited remaining useful life. Fairfax County Health Department records dating back to 2003 reveal concerns about the condition of the drainfield at that time, and water meter records in 2001 and 2002 indicated the system was in use beyond its peak design capacity. Further expansion of the drainfield on Great Falls Nike Park property is not possible due to the disturbed nature of the soils; a result of its former use as the Nike missile launch site. Once the drainfield area completely fails, a new source of sewage disposal will be required. Therefore, connection to the public sewer system is recommended by FCPS' engineering firm and the Health Department.

CHARACTER OF THE SITE

The subject property is planned for public facilities and is developed with Forestville Elementary School, zoned R-1 (Residential, One Dwelling Unit/Acre). Great Falls Nike Park, also zoned

R-1, is planned for public parks and is developed as a District park. The park features 3 rectangular fields, 4 baseball diamonds, 2 tennis courts, 2 practice walls for tennis, an historical radar dome that was part of the former anti-aircraft missile site, shared parking for the school, and the drainfield for the school's septic system. Among the few remaining facilities FCPA desires to install are restroom facilities to accommodate heavy park use by the public.

The school site is 5.08 acres (lot 45A), and Great Falls Nike Park is 45.52 acres (lots 45 and 35) for a total of 50.60 acres.

CHARACTER OF THE AREA

The subject property is bounded by Utterback Store Road to the west and State Route 7 (Leesburg Pike) to the south. The surrounding area is low density residential, consisting of single family detached dwellings zoned R-1.

PLANNING HISTORY

The 1989-1991 Planning Horizons created the Upper Potomac Planning District Overview and specified particular planning sectors that are outside the ASSA, including the Hickory Community Planning Sector. Fairfax County, in November 2004, adopted the Chesapeake Bay Supplement to the Policy Plan. The Supplement addressed concerns regarding water pollution sources and water quality. Although the language of the Supplement limits expansion of public sewer service, it also includes language recommending public sewer extension to remedy health problems caused by failing on-site sewage disposal systems.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, Amended through 12-2-2014, Overview, Page 1:

"**UPPER POTOMAC PLANNING DISTRICT OVERVIEW**

. . . . . .

The county has adopted a sewer service area map, which defines areas where public sewer is permitted. Several planning sectors in the Upper Potomac Planning District, including Riverfront, Springvale and Hickory, Reston and West Ox, have areas that are outside the Approved Sewer Service Area. These areas are planned for uses which do not require public sewer service and may be developed with residential densities or with nonresidential uses that do not require public sewer service."

PROPOSED PLAN AMENDMENT

The proposed Plan Amendment permits a limited expansion of the ASSA to provide a gravity sewer connection for Forestville Elementary School and Great Falls Nike Park.

ANALYSIS

The Comprehensive Plan language of the Upper Potomac Planning District does not support the extension of public sewer in the Hickory Community Planning Sector where Forestville Elementary School and Great Falls Nike Park are located. According to the engineering analysis performed for FCPS, the average useful life of a septic system is 30 years. The system, built in 1980, is near the end of its useful life. Portions of the sewage disposal system do not comply with current code requirements. The Health Department believes the drainfield to be beyond its peak design capacity. In addition, further expansion of the drainfield on Great Falls Nike Park property is not possible due to the disturbed nature of soils at the park. Once the drainfield completely fails, a new source of sewage disposal will be required.

Sewage disposal options were considered, including a permanent pump and haul system. This method involves the continual transportation of sewage in vehicles to a point of disposal with facilities and equipment necessary to store, collect and handle sewage. In addition, the Commonwealth of Virginia State Board of Health Sewage Handling and Disposal Regulations requires a contract with a government entity for pumping and hauling services. In this scenario, FCPS would be the responsible government entity providing continual pump and haul services at their cost. There are only a few examples of pump and haul systems in Fairfax County for alleviating failing septic systems, and these are in low-density single-family detached residential communities. One example, a portion of Section 1 of the Gunston Heights and Wiley subdivisions in Area IV of the Lower Potomac District, LP3 Mason Neck Community Planning Sector, helped preserve the historic, archeological, scenic, environmental, and heritage resources of the area. By contrast, Forestville Elementary School serves a more intense use of approximately 700 students and staff in one facility. Therefore, a pump and haul system is considered a less viable option than connection to the public sewer system, as recommended by FCPS' engineering firm and the Health Department. In addition, the Chesapeake Bay Supplement supports consideration of sewer service expansion to remedy public health problems caused by failing on-site disposal systems.

The proposed public sewer expansion is strictly limited to two public uses, Forestville Elementary School and Great Falls Nike Park. The sewer line will not set a standard for future expansion of the ASSA or additional development unrelated to this proposal. This very limited expansion of the ASSA will include a notation on Fairfax County's official ASSA map that the 400-foot rule does not apply to this sewer line.

The proposed sewer line is approximately 3400 feet long overall, and approximately 1800 feet of this length is within the proposed ASSA. It would run south from Forestville Elementary School through Great Falls Nike Park and Washington Gas properties, cross under State Route 7 (Leesburg Pike), and connect to existing public sewer in the Falls Park subdivision south of

Route 7 and east of Bishopsgate Way. County sewage from this line is treated at the Blue Plains treatment plant operated by D.C. Water.

CONCLUSION

Limited public sewer service expansion to Forestville Elementary School and Great Falls Nike Park is recommended to remedy the failing septic system at the school and the failing drainfield on park property. The expansion also benefits the FCPA, which has received numerous requests over the years to provide public restroom facilities at this heavily used District park. The amendment meets current Comprehensive Plan objectives for limited sewer service in the Hickory Community Planning Sector, and permits sewer service to only the school and public park uses.

RECOMMENDATION

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~. Text shown to be replaced is noted as such.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, amended through 12-2-2014, Upper Potomac Planning District Overview, page 1:

"The county has adopted a sewer service area map which defines areas where public sewer is planned to be permitted. Several planning sectors in the Upper Potomac Planning District, including Riverfront, Springvale and Hickory, Reston and West Ox, have areas that are outside the Approved Sewer Service Area. Except as noted in the Hickory Community Planning Sector, ~~T~~these areas are planned for uses which do not require public sewer service and may be developed with residential densities or with nonresidential uses that do not require public sewer service."

ADD: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, amended through 12-2-2014, UP3-Hickory Community Planning Sector, page 160, between the Heritage Resources and Parks and Recreation sections:

"Public Facilities

1. A limited expansion of the Approved Sewer Service Area is permitted to provide sanitary sewer for Forestville Elementary School [Parcel 12-1 ((1)) 45A] and Great Falls Nike Park [Parcels 12-1 ((1)) 45 and 35]. The County's administrative policy, which permits the extension of sanitary sewer lines under certain circumstances up to 400 feet outside the Approved Sewer Service Area boundary, does not apply."

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will not change.

TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.