



County of Fairfax, Virginia

MEMORANDUM

DATE: November 3, 2011

TO: Plan Amendment ST10-IV-MV1 (Penn Daw CBC Special Study) Task Force

FROM: Meghan Van Dam
Department of Planning and Zoning

SUBJECT: Plan Amendment ST10-IV-MV1 Staff Impact Analysis

This memorandum contains a summary of the background of the Penn Daw CBC Special Study [Plan Amendment (PA) ST10-IV-MV1] and impact analyses related to land use, the environment, public schools, housing, and water service to facilitate discussion. Transportation issues will be provided separately.

BACKGROUND:

On May 11, 2010, the Board of Supervisors (BOS) authorized PA ST10-IV-MV1 for a portion of the Penn Daw Community Business Center (CBC), Tax Map parcels 83-3 ((1)) 6 and 7. The special study was based on deferred Area Plans Review (APR) nomination 09-IV-22MV. The APR nomination proposed to replan an 11-acre portion of the study area for residential, retail, and/or office uses at an intensity up to 1.5 floor-area ratio (FAR). On November 16, 2010 the BOS expanded the study area to 17 total acres by including Tax Map parcels 83-3((1)) 22A, 22B1; 83-3((4)) A, 34, and 35; 83-3((11)) 1, 2, 3, 4, and 6. The goal of the expansion was to allow for a more holistic review of the area, particularly transportation issues. The expansion did not affect the proposed land use or intensity.

The study area is generally located west of the intersection of Richmond Highway and North Kings Highway, between School Street and the Kings Garden Apartments. The area is generally located at a distance of approximately $\frac{3}{4}$ of a mile from the Huntington Metrorail Station platform and currently contains two shopping centers, vacant office and retail buildings, and several single-family residential units. The anchor tenant in the Penn Daw Plaza shopping center, south of Poag Street, has vacated the center.

Comprehensive Plan recommendations for Land Unit H and Sub-unit F2 of Penn Daw CBC along the Richmond Highway Corridor and a small portion of the Huntington Community Planning Sector apply to the area. (See Subject Area Map on page 6.) Land Unit H contains the Penn Daw Plaza shopping center and various other commercial uses, between Poag and School Streets. The shopping center is planned for retail use at an intensity of up to 0.35 FAR. The remaining area within the land unit is planned for low-rise office or institutional uses at an intensity of up to 0.25 FAR or 0.35 FAR, if consolidated. Sub-unit F2 is planned for retail use at an intensity of up to 0.35 FAR and consists of a former Eckerd Pharmacy, now vacant. The portions of the subject area that are outside of the CBC in the Huntington Planning Sector contain single-family detached homes and are planned for residential use at 3-4 dwelling units per acre (du/ac). The subject area is zoned C-5, C-8, and R-4.

Directly east of the subject property, the Transportation Plan recommends severing the intersection of Richmond Highway and North Kings Highway in order to alleviate the traffic concerns in the area. A new connection from North Kings Highway and Richmond Highway, in the vicinity of Fairview Drive is planned south of the subject area. The Richmond Highway Corridor is planned as an enhanced public transportation corridor. Plan guidance can be found at: <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/mtvernon1.pdf>, page 39-40 and on the Comprehensive Plan Map.

LAND USE ALTERNATIVES:

The task force and the property owners discussed a range of land use alternatives, accompanied by two transportation networks, the current Plan network and a “grid-like” road system. The land use alternatives are as follows:

Current Comprehensive Plan	Task Force Alternative 1	Task Force Alternative 2	Property Owners’ Proposal
194,000 SF retail use	130,000 SF retail	90,000 SF retail	70,000 SF retail
58,000 SF office use	300 mid-rise multi-family units	500 mid-rise multi-family units	780 mid-rise multi-family units
	20 townhomes	20 townhomes	36 townhomes
3 single family dwelling units	4 single family units	4 single family units	

The land use alternatives (Task Force Alternatives 1 and 2 and the Property Owners’ Proposal) propose to redevelop the study area by increasing the development intensity and changing the character of the area from a primarily, suburban-style commercial area into an urban-style, residential mixed-use format. The alternatives would be designed with buildings oriented and aligned to the street, for the most part. The intensity would be concentrated with the tallest buildings towards Richmond and North Kings Highway. Retail uses would be located on the ground-floor of the multi-family residential buildings, most likely along Richmond and North Kings Highways. Building height would taper down toward the existing residential neighborhood, surrounding the study area. The type of residential use changes from multi-family to townhouses and/or single-family units as the building height tapers. (See Attachment 1 for massing studies of the task force alternatives.)

ANALYSIS:

Land Use

The majority of the study area is located within a designated CBC along the Richmond Highway Corridor, identified within the Comprehensive Plan, but outside of the “core area” of the CBC that is planned in Land Unit E, east of the study area and across Richmond Highway. The proposed type of redevelopment in each of the land use alternatives generally conforms to the broad goals established for CBCs along the Richmond Highway Corridor. The proposed redevelopment would support the goal of directing growth along the corridor to a CBC. Redevelopment would promote the economic stability of the corridor and the Penn Daw area and limit commercial encroachment into the surrounding, stable neighborhoods.

The land use alternatives also would support a mix of uses at a community-scale. Each alternative contains some level of retail use that could provide community services to the new and existing residents in the proposed multi-family, townhouse, and single-family units. Ground-floor retail uses as proposed in the multi-family residential buildings also would support the goal of integrating accessible, small businesses into commercial centers. While the least amount of retail use is proposed in the Property Owners' Proposal with the majority of the use being residential, additional services for the residents could be met through the mixed-use redevelopment of the core area, east of Richmond Highway in Land Unit E. Furthermore, the urban-style design would encourage pedestrian activity and reduce dependence on the automobile for transportation. In general, the proposed redevelopment would encourage reinvestment in a designated growth area and revitalization of vacant buildings.

A number of land use topics still need to be examined in coordination with the findings of the transportation analysis. These issues include, but may not be limited to, the intensity of redevelopment and the relationship of the study area to the core area in Land Unit E; the distribution of intensity across the study area; parcel consolidation and coordinating development; the types of land uses; the edge condition and buffering to surrounding neighborhood; and the potential expansion of the CBC to include Tax Map parcels 83-3((4)) 34 and 83-3((11)) 6.

Parks

The area is well served by district parks, including Mount Vernon District Park and Lee District Park, but not well served by local serving parks within walking or a short driving distance from users. The existing nearby parks meet only a portion of the demand for park and recreational facilities generated by residential development in this area. Since the study area is located in a CBC and the alternatives are envisioned with an urban character, urban parks should be incorporated within the development. Urban parks should have a high quality design with amenities well-integrated into the overall development design and should be located in areas of high pedestrian activity rather than leftover spaces in the development. Using Urban Park standards, the proposed population increases, resulting from the range of alternatives from Task Force Alternative 1 to the Property Owners' proposal would generate a need for between 0.95 to 2.45 acres, respectively, of urban park land.

Existing guidance within the Policy Plan, the Area Plans, the Park Authority's Urban Park Framework, and the Great Parks, Great Communities Park Comprehensive Plan should be followed to mitigate adverse impacts to parkland and recreation facilities. Specifically, Plan text related to parks for this site should integrate well-designed, publicly-accessible park spaces. These spaces should enhance the recreational options and sense of place for the development, ensure pedestrian connectivity throughout the development and to surrounding land uses, and address impacts to park facility service levels. Redevelopment should provide appropriate facilities or contributions to existing park facility improvements. (See Attachment 2 for Fairfax County Park Authority comments.)

Environment

Noise – Transportation generated noise exceeding day/night noise levels (DNL) of 75 decibels (dBA) may impact this site from Richmond Highway, which may adversely affect residential use in the proposed alternatives. This issue may be avoided based on the location of the residential use. If residential development is either shielded by other structures, located an adequate

distance from the noise source(s) or by topography, then noise might be adequately mitigated at this location. A noise study may be necessary in order to determine noise impacts for any proposed residential or other noise sensitive uses.

Problem Soils – The western portion of the site contains Marumsco Soils, classified as a problem soils. A geotechnical study may be required in order to determine the extent of these problem soils and any remediation measures, which might be required for development/redevelopment of the subject property. See page 7 for 2011 Soils Map.

Green Building Measures – Green building measures should be included as part of any redevelopment in the study area, as county policy encourages these types of commitments in CBCs. For any new residential development green building measures may include U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) for Homes, Earthcraft or Energy Star certification.

Water Quality and Stormwater Management: The study area spans the watershed divide between the Pike Branch Watershed Management Area in the Cameron Run watershed and Hunting Creek in the Belle Haven watershed, which are divided by North Kings Highway. The health of these watersheds is characterized as “Very Poor” in the county’s Stream Protection Strategy Baseline Study and subsequent annual monitoring events for overall site condition. These scores are most likely the result of the development of the watershed before current stormwater management regulations were enacted. A privately owned dry pond in the Penn Daw Shopping Center is located in the southwest corner of Land Unit H. This is an older facility that should be retrofitted to provide both water quality and quantity control to improve the health of receiving waters. There is no stormwater management on the remainder of Land Unit H or Sub-unit F2.

Stormwater management and water quality controls and practices should be optimized for any redevelopment in the study area as recommended in the Policy Plan and county regulations governing new development, including a 40 percent phosphorus removal requirement for water quality and enhanced stormwater management measures. Construction of new and renovation of existing buildings should avoid, minimize, and mitigate potential impacts to Resource Protection Areas, floodplains, and wetlands. Low Impact Development and other design methods for road corridors, parking areas and buildings should be implemented to offset the losses and minimize the long-term impacts of the development. Landscaping, removal of unnecessary impervious surface and re-vegetation of the site with native vegetation should visually enhance new development and improve water and air quality. (See Attachment 3 for stormwater comments)

Public Schools

The study area is located within the Mount Eagle Elementary School (ES), Twain Middle School (MS), and Edison High School (HS) boundaries. Through School Year 2016-2017 a capacity deficit is projected at Mount Eagle ES, while Twain MS and Edison HS are projected to have sufficient student capacity. Enrollment projections are not available beyond the six year projection horizon. The residential use in the current Plan yields two total students (combined ES, MS, and HS), whereas the Task Force (TF) Alternatives 1 and 2 would yield 35 total students and 54 total students, respectively. The Property Owners’ Proposal would yield 81 total students.

New students from any redevelopment in the study area within the next 5-6 years would increase this projected capacity deficit at Mount Eagle ES. In addition, available capacity for School Year 2016-2017 at Twain MS and Edison HS may be subject to change as a result of the Annandale Regional Boundary Study, approved in July 2011, which will affect the high school level starting in School Year 2012-2013. Redevelopment would need to offset the impact that new residential units may have on the surrounding schools, as per Policy Plan recommendations. (See Attachment 4 for comments from the Fairfax County Public Schools)

Housing

Each of the land use alternatives includes some level of multi-family dwelling units. Any redevelopment that includes multi-family housing on the study area should provide affordable housing. The provision should meet all Affordable Dwelling Unit ordinance requirements and Workforce Dwelling Unit policies in the range of 12% to 20% depending on factors such as proximity to public transportation.

Fairfax Water Service

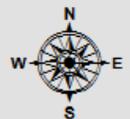
The study area is served through 12-inch diameter and smaller water mains. Fairfax Water is presently designing water main improvements in the area, specifically along Richmond Highway, North Kings Highway, and Poag Street, as part of Fairfax Water's Distribution System Sustainability program. The proposed road realignment could have a significant impact on both existing water mains and proposed improvements. Redevelopment in the study area would need to offset impacts to the system in order for quality service to be provided. (See Attachment 5 for comments from Fairfax Water).

Subject Area for Penn Daw Special Study PA ST10-IV-MV1



0 200
Feet

Map Created by Fairfax County Department of Planning and Zoning, November 2010
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Aerial Flight Date 2009



2011 Soils Map for PA ST10-IV-MV1



GENERAL NOTES

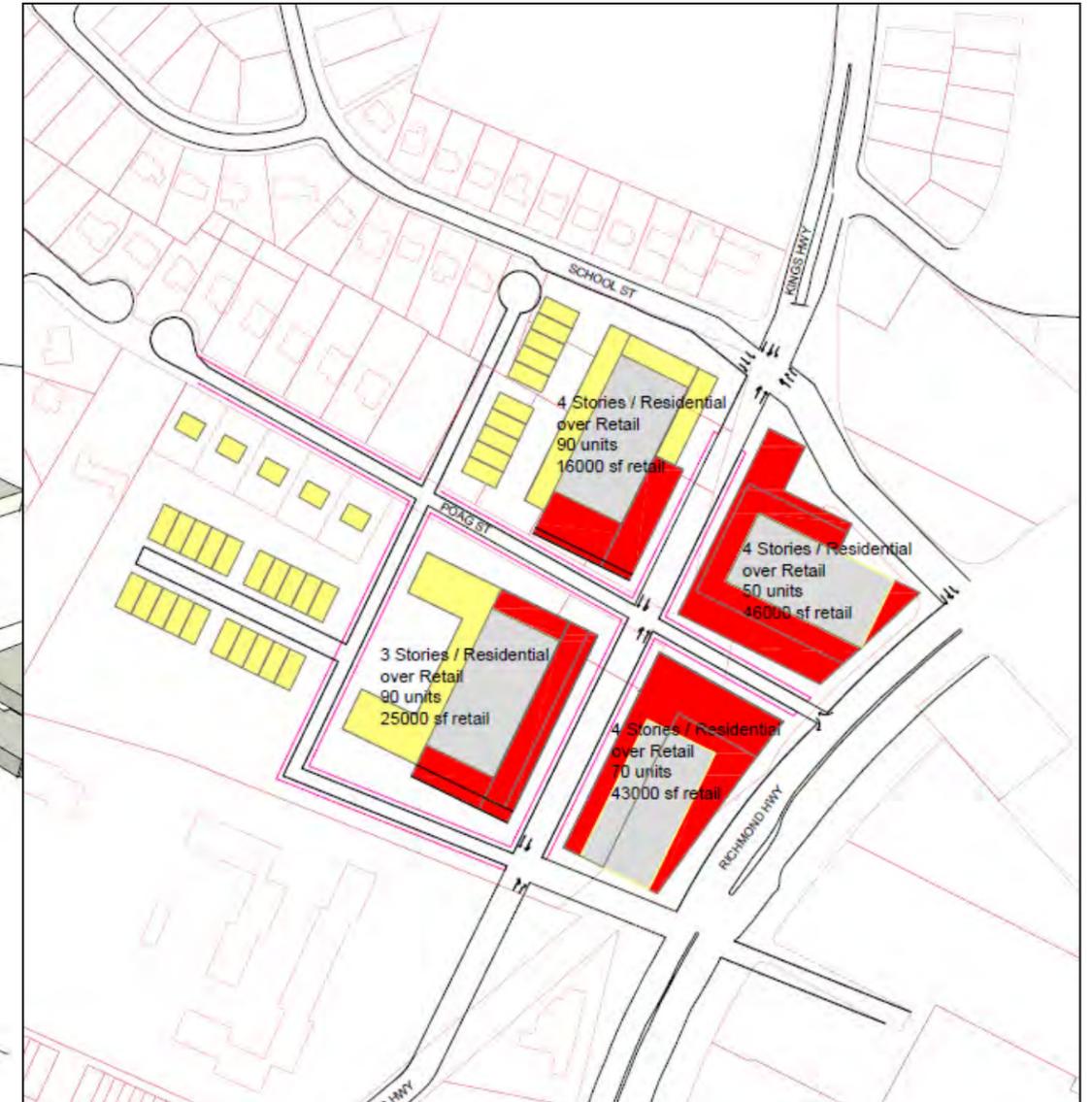
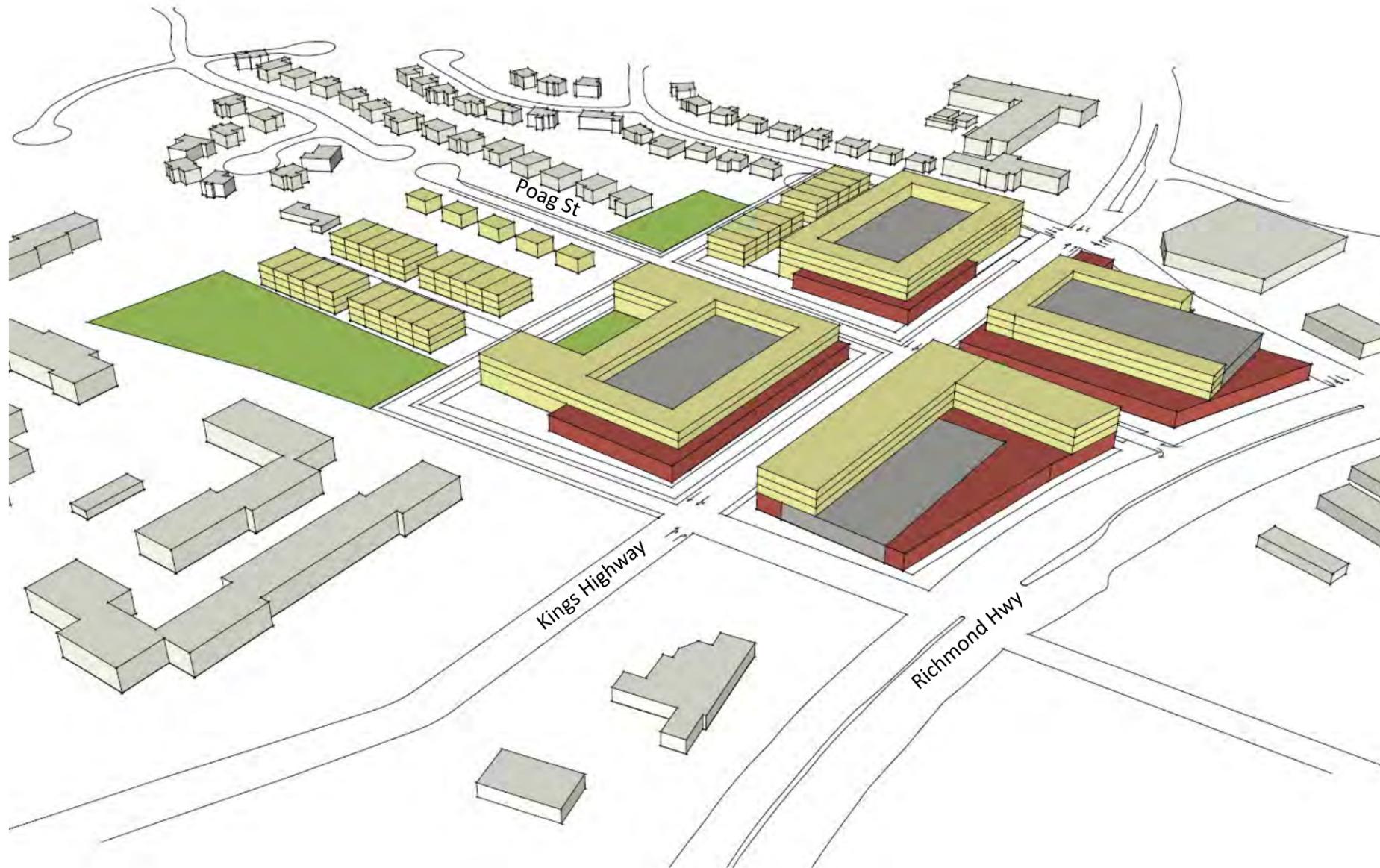
Soil Lines

Soil survey maps are to be used for general planning purposes only. Please be aware that soil lines are not definitive. Soils gradually phase into one another and characteristics of neighboring soil types will be found within a soil's borders

Marumscos Soils

Marumscos soils are mapped in complexes with other soil types. The complexes are highly variable and consist of combinations of clays, silts, sands and gravels. They may also be problematic. In steep areas that contain clays known as "marine clays," slope stability can be a problem. In addition, structures constructed on clays found in this complex could suffer foundation distress if adequate precautions are not taken during design and construction.

Penn Daw Special Study
Task Force – Option 1
w/ New Street Grid

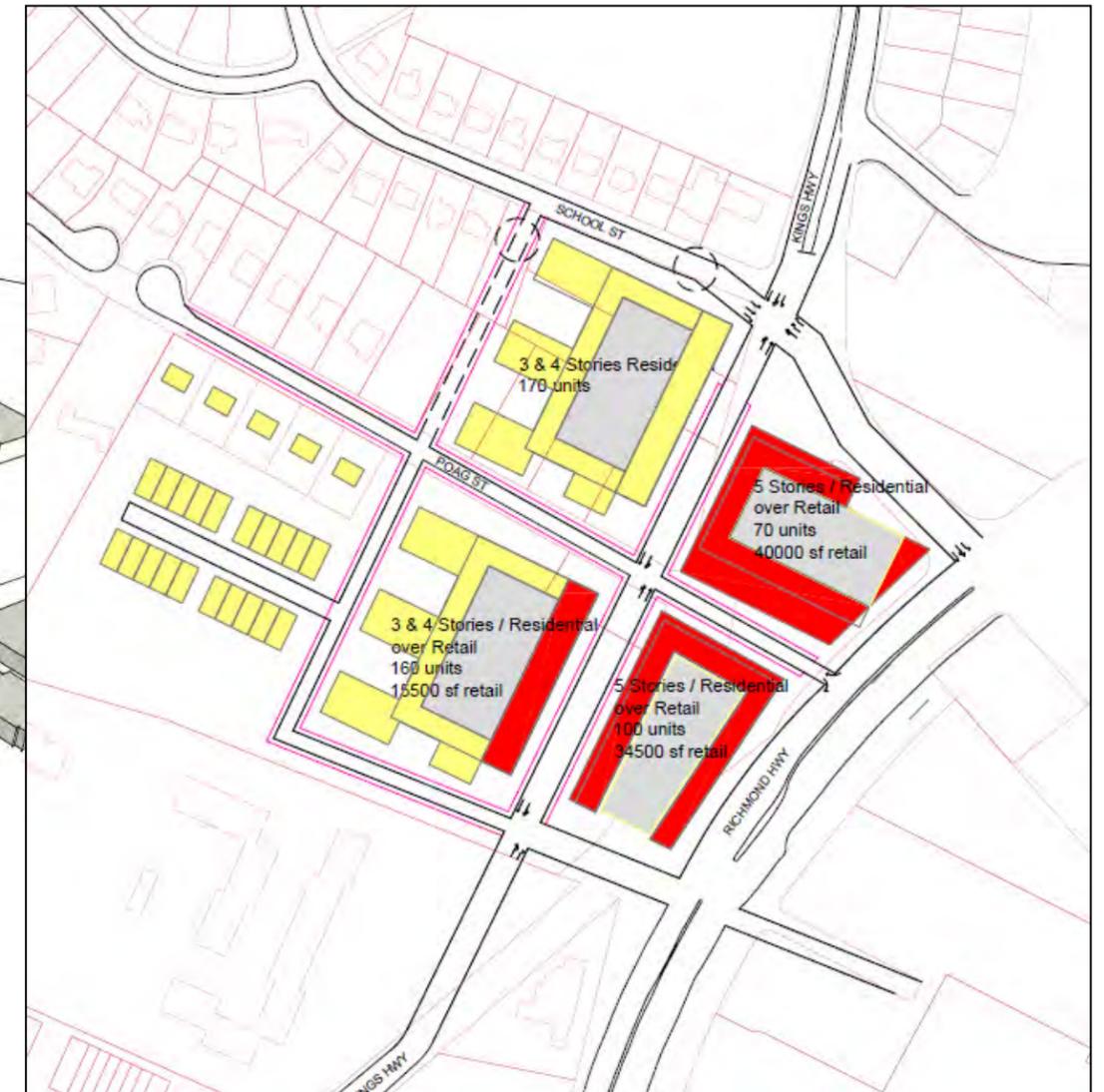
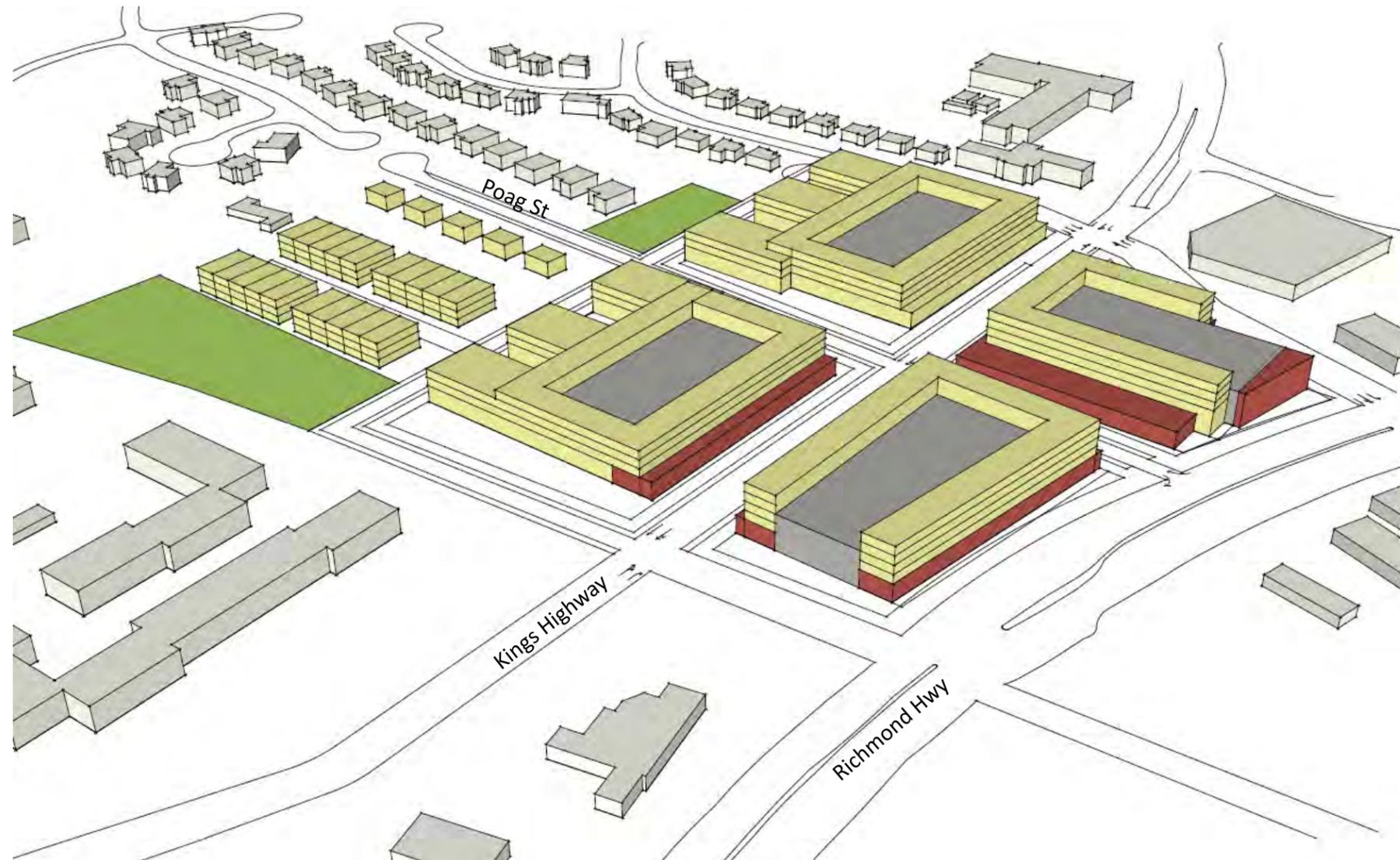


CONCEPT PLANS FOR DISCUSSION PURPOSES ONLY
06.23.11

Use / Mix

- 130,000 SF Retail
- 300 Multifamily DU's
- 5 Single Family DU's
- 30 Townhomes

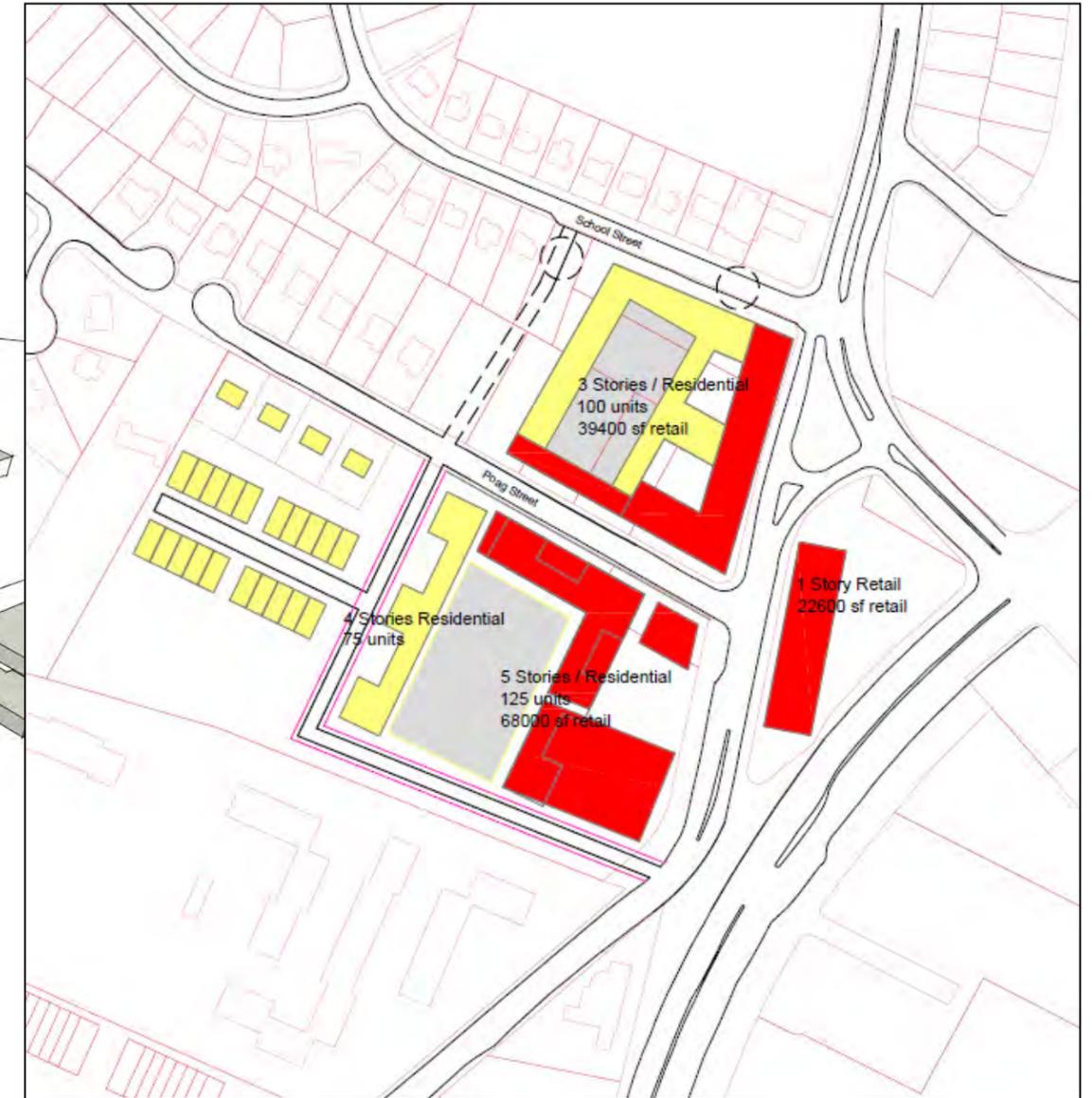
Penn Daw Special Study
Task Force – Option 2
w/ New Street Grid



Use / Mix

- 90,000 SF Retail
- 500 Multifamily DU's
- 5 Single Family DU's
- 20 Townhomes

Penn Daw Special Study Task Force – Option 1 w/ Comp Plan Network

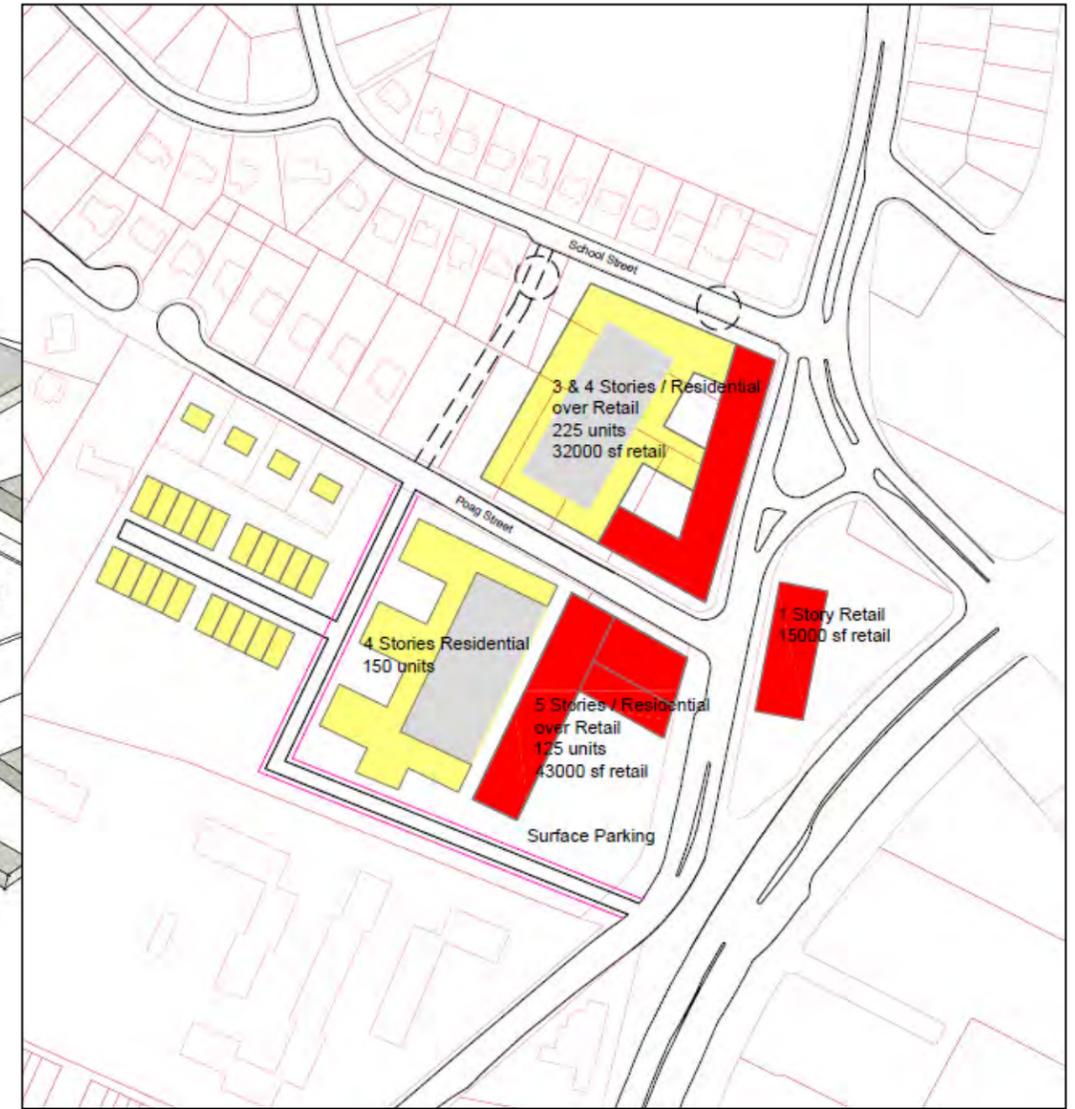


CONCEPT PLANS FOR DISCUSSION PURPOSES ONLY
06.23.11

Use / Mix

130,000 SF Retail
300 Multifamily DU's
4 Single Family DU's
20 Townhomes

Penn Daw Special Study
Task Force – Option 2
w/ Comp Plan Network



Use / Mix

- 90,000 SF Retail
- 500 Multifamily DU's
- 4 Single Family DU's
- 20 Townhomes



M E M O R A N D U M

TO: Marianne Gardner, Acting Director
Planning Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager
Park Planning Branch

DATE: July 14, 2011

SUBJECT: ST10-IV-MV1; Penn Daw CBC Special Study
Tax Map: 83-3 ((1)) 6&7; 83-3 ((1)) 22A, 22B1; 83-3((4)) a, 34, 35; 83-3 ((11)) 1, 2,3,4,6

The Fairfax County Park Authority staff has reviewed the above referenced proposed Plan amendment and provides the following comments regarding impacts to Park Authority resources and levels of service.

Proposed Comprehensive Plan Amendment

The proposed Plan amendment would allow for a mix of residential and retail uses at an intensity of up to 1.5 FAR. Three alternatives are being studied.

Table with 4 columns: Current Comprehensive plan, Task Force Alt. 1, Task Force Alt 2, Property Owner's Proposal. Rows include SF retail, SF Office, Residential, townhomes, and SF homes.

Plan Guidance

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). The Policy Plan also cites differing needs for more urban development and presents Urban Park Development guidance (Parks and Recreation, Park Classification System, p.10-11). The Park Authority's Urban Parks Framework provides an urban parkland standard and more detailed guidance. This evaluation is based on the policies in

the Parks and Recreation section of the Countywide Policy Plan, text in the Area IV Plan, Mount Vernon Planning District Overview section and in the Richmond Highway Corridor, Penn Daw CBC section, Land Unit H and Sub-unit F2.

The Mount Vernon Planning District overview text states

“Development of new Urban Parks in the Community Business Centers should be an integral component of revitalization efforts, as should be the provision of Neighborhood Park facilities in conjunction with new residential development.”
 (Parks and Recreation, page 22).

This recommendation is echoed in the Great Parks, Great Communities Park Comprehensive Plan. Specific Mount Vernon Planning District park and recreation objectives include:

- Expand selected park sites to provide additional active recreation facilities.
- Complete development of existing parks and upgrade facilities as needed.
- Provide Urban and Neighborhood Parks and facilities in conjunction with new development.

Service Level Impacts

There following public parks serve the study area:

Park Name	Park Type	Facilities
Jefferson Manor	Local Park	Playground, picnic, courts, trails
Mount Eagle	Local Park	Playground, picnic, volleyball and open play area, historic features
Belle Haven	Resource Based	Steep slopes and RPA, no facilities; limited access
Fort Willard	Resource Based	Historic site, benches, trail
Lenclair	Local Park	Off Leash Dog Park (2012)
Bucknell Manor	Local Park	Playground, athletic fields, picnic, courts and trails
Mount Vernon District	District	RECenter and Ice Rink
Lee District Park	District	RECenter, fields, courts, playgrounds, picnic areas, family recreation area

The area is well served by district parks, but not well served by local serving parks that ideally are within walking or a short driving distance from users. The existing nearby parks meet only a portion of the demand for park facilities generated by residential development in this area. In addition to parkland, the recreational facilities in greatest need in the Mount Vernon Planning District include courts, playgrounds, athletic fields, picnic shelters, a small-scale skate park and trails.

The proposed development is located within a Community Business Center in a Revitalization Area and that is envisioned to have a more urban form than the suburban areas located between these nodes along Richmond Highway. As such it is appropriate that urban parks be incorporated within the development. An urban park service level standard of 1 acre per 1,500 persons plus 1 acre per 10,000 employees is used to quantify the appropriate amount of open space to be integrated in urban developments. The proposed Plan amendment would result in a potential increase in residents ranging from 630 to 1,630 persons plus a small number of retail employees. The proposed population increases generate a need for between .95 and 2.45 acres of urban park land. This quantitative measure will be used to evaluate development proposals if the proposed design tends toward a more urban form. If a suburban form is proposed, the higher suburban parkland standard of 5 acres per 1,000 will be used for evaluation.

The nature of urban parks also require a higher quality design with amenities and should be well integrated into the overall development design and located in areas of high pedestrian activity rather than leftover spaces in the development. Inclusion of high quality integrated urban park spaces is critical to enhancing the desirability of the project, supporting localized leisure needs and contributing to redevelopment efforts and a sense of place.

Recommendations

If the Plan amendment is adopted as proposed, the impact on parks and recreation levels of service should be offset per Objective 6 of the Parks and Recreation Section. Specifically, Plan text related to parks for this site should include:

- Integrate well-designed, publicly-accessible park spaces to enhance the recreational options and sense of place for the development.
- Ensure connectivity throughout the development and to surrounding land uses through pedestrianways.
- Address impacts to park facility service levels through provision of appropriate facilities or contributions to existing park facility improvements.

Thank you for the opportunity to comment on this proposed Plan amendment. If you have any questions about these comments, please contact Pat Rosend, at 703-324-2387 or patricia.rosend@fairfaxcounty.gov.

Staff: DPZ: Meghan Van Dam
FCPA: Pat Rosend

Copy: Cindy Walsh, Division Director, Resource Management Division
Chron Binder
File Copy

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Penn Daw\ST10-IV-MV1 RPT v2.doc

From: Wynne, Danielle
Sent: Thursday, August 25, 2011 8:21 AM
To: Van Dam, Meghan
Subject: RE: Comments on Plan Amendment ST10-IV-MV1

Attachment III

Meghan – Does this suffice as comments?

Plan Amendment ST10-IV-MV1 (Penn Daw CBC Special Study), approximately 17 acres of land, spans the watershed divide between the Pike Branch Watershed Management Area in the Cameron Run watershed and Hunting Creek in the Belle Haven watershed. Land Area H is in the Cameron Run watershed, while Land Area F-2 is in the Belle Haven watershed. North Kings Highway is the approximate watershed divide. Both of the watersheds are characterized as in poor health.

The SPS Baseline Study and subsequent annual monitoring events rate Pikes Branch and Hunting Creek as “Very Poor” for overall site condition, taking into consideration benthic macroinvertebrate studies, habitat school, fish taxa richness and current percent impervious surfaces. In general, the receiving waters are CEM Stage 3(widening) and have deficient riparian buffers. These scores are most likely the result of the development of the watershed before current stormwater management regulations were enacted. Uncontrolled stormwater runoff may degrade biological communities through the extra volume, velocity and pollutant loadings that are directed to our streams. See the SPS Baseline Study at (<http://www.fairfaxcounty.gov/dpwes/publications/sps/spsintro.pdf>) and subsequent Stormwater Annual Reports at (<http://www.fairfaxcounty.gov/dpwes/stormwater/reports.htm>) for additional information. Care should be taken in the rezoning process to ensure that the surrounding stream corridors are not further impacted through the addition of impervious surfaces.

There is a privately owned dry pond in the Penn Daw Shopping Center. Pond DP0115 is located in the south/west corner of Land Area H. All stormwater from the shopping center is directed through this facility. This is an older facility that should be retrofitted to provide both water quality and quantity control to improve the health of receiving waters. There is no stormwater management on residential section of Land Area H. It is recommended to include a small stormwater management facility in the planning of this area to capture and treat the runoff in place. It does not appear that there is any stormwater management in Land Area F-2. Water is directed under Route 1 to Dry Pond DP0044 (behind the McDonalds) where it is released into Quander Brook behind Chuck E. Cheese and Wal-Mart. The Belle Haven, Dogue Creek and Four Mile Run Watershed Management Plan identified Quander Brook as a high priority project (BE9202) because of its poor habitat and biological community ratings. More information on this project can be found at http://www.fairfaxcounty.gov/dpwes/watersheds/publications/dc/bdf_plan_sec5_be1pfs_120810.pdf It is recommended to include a small stormwater management facility into Land Area F-2 to capture and treat the runoff in place.

In general:

Water Quality

Stormwater management and water quality controls and practices should be optimized for any redevelopment of the properties subject the Policy Plan. The sites should redevelop based on the laws governing new development which include a 40 percent phosphorus removal requirement for water quality and enhanced stormwater management measures. Landscaping, removal of unnecessary impervious surface and re-vegetation of the site with native vegetation will visually enhance new development and improve water and air quality.

Stormwater Management

In general, construction of new and renovation of existing buildings should avoid, minimize, and mitigate potential impacts to RPAs, floodplains, and wetlands. Low Impact Development and other design methods for road corridors, parking areas and buildings to offset the losses and minimize the long-term impacts of the development should be implemented.

From: Van Dam, Meghan
Sent: Monday, August 08, 2011 12:58 PM
To: Wynne, Danielle; Rose, Fred
Cc: Astin, LeAnne
Subject: RE: Comments on Plan Amendment ST10-IV-MV1

Right. There was a lot of work done by the Mount Vernon community this past APR cycle related to incorporating the Watershed Mgmt Plans into the Comp Plan and nominating Plan changes throughout the corridor. They are a very active group in general. We have talked about the need to look at the WMP issue county-wide, but there is no current effort at the moment. We would need an authorization of Plan amendment by the BOS or somehow work it into a new planning process that we are currently developing as part of our APR Retrospective. It would be nice, in general, if we could find a way to be more proactive about policies and planning, rather than so reactive to individual amendments in the APR process. Certainly, we have heard from many agencies that are part of the existing planning process (and we share the opinion) that a more holistic review of systems and larger areas would result in better evaluation of impacts and would be a more efficient use of resources, and if we can find a way to do so, we are all for it. Our process review is scheduled to last through the end of next year, but we will be in touch with the progress.

From: Wynne, Danielle
Sent: Monday, August 08, 2011 12:48 PM
To: Van Dam, Meghan; Rose, Fred
Cc: Astin, LeAnne
Subject: RE: Comments on Plan Amendment ST10-IV-MV1

Hi Meghan,

I'll give this one a go since I usually comment on the parcels down in this part of the county.

I do have a general question though – it seems like the whole of Route 1 is going through reviews at this time. I know I've done a lot of reviews right around this area. Are we coordinating the effort as a whole in any way? It would be nice to put together some standard language to be used as well as ensure all the redevelopment is working toward a common, positive goal.

Thanks, Danielle

From: Van Dam, Meghan
Sent: Monday, August 08, 2011 12:43 PM
To: Rose, Fred
Cc: Astin, LeAnne; Wynne, Danielle
Subject: RE: Comments on Plan Amendment ST10-IV-MV1

Absolutely. Attached is the distribution memo. I sent over this memo to you a couple of months ago via the County Courier. Our next task force meeting is September 13th, so if you could return comments by August 31st, I would appreciate it. Please let me know of your timeline, if this is feasible, and if you have any more questions.

In the future, we should figure out a way to improve our correspondence. I hate sending email attachments for fear of clogging Inboxes right off the bat, but maybe that would help our communication. Or maybe our office should check to make sure you have received the request and attend the prestaffing?



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Department of Facilities and Transportation Services

Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

July 11, 2011

TO: Meghan Van Dam
Fairfax County Department of Planning & Zoning
Planning Division

FROM: Denise M. James, Director
Office of Facilities Planning Services

SUBJECT: Plan Amendment ST10-IV-MV1, Penn Daw

ACREAGE: 17 acres

TAX MAP: 83-3

PROPOSAL: Comprehensive Plan Amendment for residential, retail, and/or office uses up to a 1.5 FAR.

COMMENTS: The proposed rezoning area is within the Mount Eagle Elementary School, Twain Middle School, and Edison High School boundaries. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity	Enrollment (9/30/10)	2011-2012 Projected Enrollment	Capacity Balance 2011-2012	2016-17 Projected Enrollment	Capacity Balance 2016-17
Mount Eagle ES	352	300	317	35	434	-82
Twain MS	1,031	813	869	162	966	65
Edison HS	1,800/2,000*	1,658	1,574	226	1,579	421

Capacity and enrollment are based on the FCPS FY 2012-16 CIP and spring update.

**Note: Renovations at Edison are anticipated to be completed for the 2012-13 school year.*

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2016-17, and are updated annually. At this time, if development occurs within the next six years, Mount Eagle Elementary is projected to have a capacity deficit and new students are anticipated to increase this projected capacity deficit. Twain and Edison are projected to have sufficient capacity. Beyond the six year projection horizon, enrollment projections are not available.

It is noted that Twain and Edison are part of the Annandale Regional Study. One of the objectives is to address the overcrowding at Annandale High School. The available capacities at Twain and Edison may be impacted by the School Board's decision on the study on July 28.

The Comprehensive Plan amendment proposes three options, which are shown in the charts below along with the anticipated student yields based on the current countywide student yield ratios.

Current Comprehensive Plan

School	Units - SFD	Ratio	Student Yield
Elementary	3	0.266	1
Middle	3	0.084	0
High	3	0.181	1

Total 2

Currently there is one student residing in the study area.

Task Force Alternative 1

School	Units	Ratio	Student Yield
Elementary	300 MF / 20 SFA / 4 SFD	.047 / .204 / .266	14 / 4 / 1 = 19
Middle	300 MF / 20 SFA / 4 SFD	.013 / .057 / .084	4 / 1 / 0 = 5
High	300 MF / 20 SFA / 4 SFD	.027 / .118 / .181	8 / 2 / 1 = 11

Total 35

Task Force Alternative 2

School	Units	Ratio	Student Yield
Elementary	500 MF / 20 SFA / 4 SFD	.047 / .204 / .266	24 / 4 / 1 = 29
Middle	500 MF / 20 SFA / 4 SFD	.013 / .057 / .084	7 / 1 / 0 = 8
High	500 MF / 20 SFA / 4 SFD	.027 / .118 / .181	14 / 2 / 1 = 17

Total 54

Property Owners' Proposal

School	Units	Ratio	Student Yield
Elementary	780 MF / 36 SFA	.047 / .204	37 / 7 = 44
Middle	780 MF / 36 SFA	.013 / .057	10 / 2 = 12
High	780 MF / 36 SFA	.027 / .118	21 / 4 = 25

Total 81

SUMMARY:

An increase in student yields is anticipated from the proposed changes to the Comprehensive Plan. This is also anticipated to increase the projected capacity deficit at Mount Eagle Elementary. At the time of rezoning, a monetary proffer condition would be recommended to offset the impact that new residential units may have on surrounding schools.

In addition, a separate request was forwarded to FCPS on a potential road realignment that would extend Shaffer Drive to Poag Street, where Poag Street would either be shortened or eliminated and what potential impact this may have on the school boundary. The area between the cul-de-sacs of Shaffer Drive and Poag Street serves as the boundary between Clermont Elementary to the north and Mount Eagle Elementary to the south, as shown on the attached map. A boundary change could be considered in the future should pedestrian or vehicular connections be provided with Shaffer Drive to allow students to walk to Mount Eagle if and when enrollment reductions are achieved at Mount Eagle.

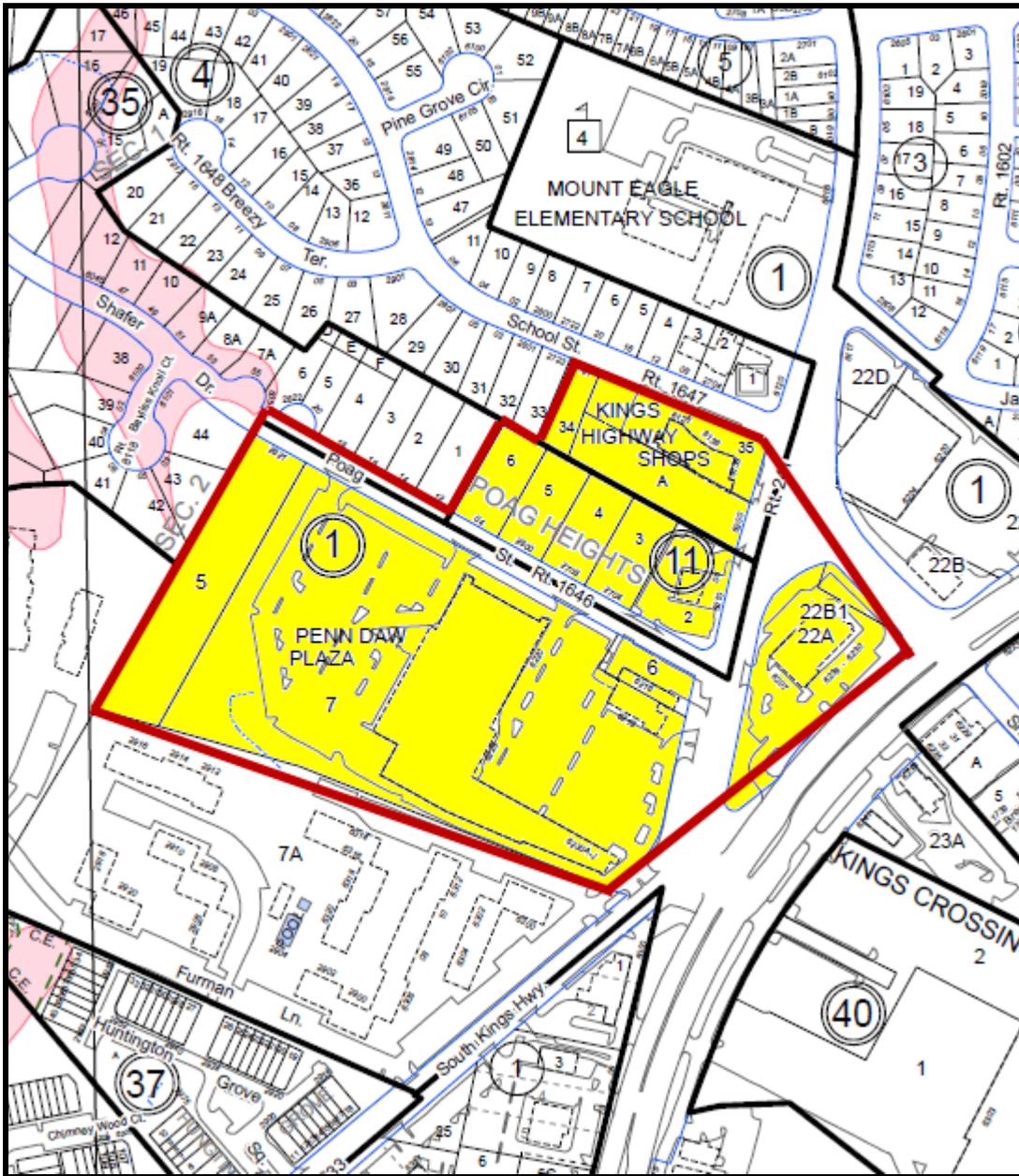
DMJ/mat

Attachment: Locator Maps

cc: Daniel G. Storck, School Board, Mount Vernon District
Ilryong Moon, School Board, At-Large

James L. Raney, School Board, At-Large
Martina A. Hone, School Board, At-Large
Dean Tistadt, Chief Operating Officer
Betsy Fenske, Cluster V, Assistant Superintendent
Brian Butler, Principal, Mount Eagle Elementary School
Aimee Holleb, Principal, Twain Middle School
Gregory Croghan, Principal, Edison High School

Fairfax County Public Schools
Office of Facilities Planning Services





FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
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July 27, 2011

Meghan Van Dam
Planning Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509

Re: Plan Amendment ST10-IV-MV1
(Penn Daw CBC Special Study)

Dear Ms. Van Dam:

Thank you for the opportunity to attend the prestaffing meeting of July 6th and to provide comment on the proposed Plan Amendment ST10-IV-MV1 (Penn Daw CBC Special Study).

Existing parcels within the study area are served through 12-inch diameter and smaller water mains traversing the site. As discussed in the prestaffing meeting, Fairfax Water is presently designing water main improvements in the area of the proposed plan amendment, specifically along Richmond Highway, North Kings Highway, and Poag Street, as part of Fairfax Water's Distribution System Sustainability program. As also noted in the meeting, water mains are typically installed within the Virginia Department of Transportation (VDOT) right-of-way or within easements on individual land parcels. Proposed road realignments within this plan amendment could have a significant impact on both existing water mains and proposed improvements.

It should be noted that encroachments into the existing water main easement will not be allowed without obtaining prior written approval from Fairfax Water. Should relocation of Fairfax Water's main be necessary to accommodate the proposed redevelopment, such relocation will be at the developer's expense. It is recommended that the developer contact Fairfax Water as soon as practical to avoid any potential facility conflicts or unnecessary rework.

As existing sites undergo transformation and redevelopment, increased land use density and associated site investment warrant public infrastructure improvements capable of fully supporting approved development activity. Future water system improvements will be necessary to continue providing quality service, consistent with customer expectations. Fairfax Water staff is available to meet with the owner and/or engineer prior to formal site plan submittal to address any water infrastructure questions or issues.

Meghan Van Dam
July 27, 2011
Page 2 of 2

If you have any questions regarding this information, please contact Kevin Driscoll,
Planning Engineer, at (703) 289-6337.

Sincerely,

A handwritten signature in cursive script that reads "Traci Kammer Goldberg".

Traci Kammer Goldberg, P.E.
Manager, Planning

cc: Jamie Bain Hedges, P.E., Director, Planning and Engineering
Dave Guerra, P.E., Chief, Site Plan Review
Randy Adams, P.E., Chief Design Engineer
Kevin Driscoll, P.E., Planning Engineer