

**PRELIMINARY
STAFF REPORT
2004 AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): PROVIDENCE

APR ITEM(S) : 04-II-1V

NOMINATOR(S): Mary Theresa Flynn

ACREAGE: 37.25 Acres

TAX MAP I.D. NUMBERS: 48-3((1))12F,12G,12H,12J,12K,52;48-3((4))All;48-3((17))All;48-3((22))All

GENERAL LOCATION: S of I-66, E of Blake Lane, W of East Blake Lane Park

PLANNING AREA(S): II

District(s): VIENNA

Sector: LEE (V1)

Special Area(s): N/A

ADOPTED PLAN MAP: 1-2 DU/AC, 2-3 DU/AC, 3-4 DU/AC

ADOPTED PLAN TEXT: No specific Plan text. General text - infill development should be of compatible use, type and intensity.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

PROPOSED PLAN AMENDMENT: Residential 30-40 du/ac with ancillary retail

CRITICAL ISSUES:

Land Use: The subject property is comprised of approximately 37.25 acres that has developed under R-1, R-2 and R-3 zoning with approximately 70 single family residential units, for an overall density of just under 2 (1.9) dwelling units to the acre. The plan map shows the subject property is planned for residential use at 1-2, 2-3 and 3-4 du/ac. There is no specific plan text, but the Comprehensive Plan recommends that infill development be compatible with the existing neighborhoods. The subject property is flanked on the east by East Blake Lane Park and to the west (across Blake Lane) by what appear to be stable single family residential neighborhoods. These residential areas are planned at densities of 2-3 and 3-4 du/ac and are developed under R-2, R-3 and R-5 zoning. To the south is a small open space area that is part of a townhouse development. The townhouse development has occurred under R-12 zoning.

The Concept for Future Development contained in the Comprehensive Plan indicates that the subject property is located in a "suburban neighborhood" which is defined as the County's stable residential neighborhoods. The intent of the Plan is to protect and enhance these areas by assuring compatible relationships between uses and maintaining a range of housing types. The designation is appropriate because the subject property is a stable neighborhood, which is buffered from the Vienna Metro Station Area by East Blake Lane Park.

The nomination proposes a density/intensity that may be appropriate for a transit station area (TSA) because a portion of the subject property is within ½ mile of the station. Transit station area boundaries, as stated in the Comprehensive Plan, are strongly influenced by the area’s access characteristics and relationship of the station to surrounding stable neighborhoods. Development opportunities associated with rapid rail are intended to occur within the TSA’s while maintaining the stability of existing, nearby land uses. In this case, the presence of East Blake Lane Park establishes a natural boundary between the neighborhood and the transit station area. Given this natural feature, the subject property is logically outside the TSA area and functions as a part of the lower density residential area located along Blake Lane. Any increase in density/intensity for the subject property may create expectation for increased density/intensity along Blake Lane, thereby increasing pressure for redevelopment in other areas. Additional density beyond the transit station area is not appropriate and would undermine the goals of the transit station area. It would also have significant transportation, park and schools impacts, as the following discussion indicates.

Of note is the pending Fairlee Out-of-Turn Plan Amendment (OTPA) that would provide for a transit oriented, mixed-use project with the highest intensity/density located within the ¼ mile of the Metro station platform. The proposal includes a mix of residential, retail and office with the highest intensity at the core, with densities transitioning downward away from the core. The Planning Commission’s October 14th 2004 recommendation to the Board of Supervisors, which staff supports, includes provisions for significant infrastructure improvements; TDM’s; a partnership with WMATA that allows for reconfiguring of WMATA facilities so that the proposed development can be truly oriented to the metro station rather than merely adding density adjacent to transit; and, a significant tapering of density outside the ¼ mile radius. The Board of Supervisors is scheduled to make a decision regarding this OTPA in November.

Transportation: The proposed plan change raises significant transportation planning issues, which may need to be addressed in the context of revised Plan text conditions and/or maps, should the nomination be accepted.

- The subject property is located outside the boundaries of the Vienna Metro Station Area. A portion of the property is located within the ½ mile radius of the station entrance, which is considered an optimal distance from the metro station platform in terms of maximizing metro ridership. However it is buffered from Land Unit C of the Vienna MSA by East Blake Lane Park.
- A preliminary trip generation was done and it is estimated that the proposed plan change would generate additional trips above current levels (70 single family detached units):

Additional Trips	AM Peak		PM Peak		Daily
	In	Out	In	Out	
Proposed APR	105	285	325	220	6,635

- Should the subject property redevelop, there will need to be at least three points of access to the surrounding arterial roadways, and interconnectivity of local streets. Currently the subject property accesses Blake Lane, a minor arterial, at two points and Five Oaks Road, a collector road.

Environmental: The following is a listing of environmental issues of concern with regard to the proposed plan amendment:

- A large section of the Hatmark Branch Resource Protection Area (RPA) runs along the eastern boundary of the subject property. This area is clearly defined on the environmental assessment map. Portions of a number of the existing lots are located within the RPA. Hatmark Branch is a degraded stream channel. Staff recommends avoiding development in these areas. The areas noted as RPA would also be considered to be an Environmental Quality Corridor (EQC). There do not appear to be any features such as hydric soils or steep slopes which extend beyond the current RPA limits.
- Tree Cover – this area is comprised entirely of an older subdivision with existing homes and lots that have been landscaped with a variety of plant species. The proposed redevelopment of the land area at a very high density of residential units is likely to limit the amount of tree save which could be achieved.
- Transportation generated noise may affect the subject property from I-66. There may also be some moderate traffic noise impacts from Blake Lane. Noise studies would be required to determine the extent of impacts and any proposed mitigation measures which might be applied.

Parks: The Comprehensive Plan for the Vienna Planning District Area-Wide Recommendations, the Parks and Recreation section on page 13 states:

“...Additional Community Parks developed with active recreation facilities are needed in the eastern and southern sectors planned for higher density development in the vicinity of Tysons Corner, Vienna Transit Station Area, and the Merrifield Suburban Center...”

Principal Park and Recreation guidelines for the Vienna Planning District include:

- Acquire and develop at least three additional Community Parks to address deficiencies of active recreation facilities;
- Plan and develop stream valley trails to facilitate non-vehicular travel options; and
- Preserve and protect significant natural and heritage resources.”

The subject site is in the V1-Lee Community Planning Sector of the Vienna Planning District. Specific park and recreation recommendations for adjacent East Blake Lane Community Park on page 37 include the following:

“Expand this park through dedication in conjunction with new development as noted in the land use recommendations. Consider development of an athletic field accessible from Metro and also a full complement of Community Park facilities.”

Nearby local-serving parks include East Blake Lane Park and Mosby Woods Park. Both of these parks are constrained by sensitive environmental features and are undevelopable. This area is essentially unserved by local-serving parks.

FCPA Environmental Resources Impacts: The subject property is in the headwaters of the Accotink Creek Watershed and abuts East Blake Lane Park which is 100% Resource Protection Area and also contains Hatmark Branch stream.

The 2001 Fairfax County Stream Protection Strategy Baseline Study classifies this area as a Watershed Restoration Level II. The primary goal for this category is to “Maintain areas to prevent further degradation and implement measures to improve water quality to support or

comply with Chesapeake Bay Initiatives, Total Maximum Daily Load (TMDL) regulations and other water quality initiatives and standards.” Hatmark Branch is degraded and has been judged to be in ‘Fair’ condition by the county’s Stream Physical Assessment. Without significant mitigation efforts, land disturbance and increases in impervious surfaces will further degrade the conditions of the watershed, Resource Protection Area, and the Hatmark Branch stream.

Schools: The schools impacted are Mosby Woods Elementary, Jackson Middle School and Oakton High School. Because these are also the schools impacted by the proposed Fairlee OTPA, the nominator provided a complete breakdown of unit types in order to better estimate student generation rates. The nominator has indicated that there will be 1452 units, composed of 594 age restricted units, 280 multifamily condos, 350 garden apartments and 30 townhouses. Based on this information, the proposed Plan Amendment could generate up to 114 elementary, 27 middle and 54 high school students.

Mosby Woods: Enrollment at Mosby Woods during the 2003-04 school year exceeds the school’s capacity of 448 student spaces by approximately 100 students. A ten classroom modular addition for Mosby Woods was approved in the 2003 School Bond Referendum and should be completed by 2005. This addition will increase capacity by approximately 250 student spaces for a total of 698 student spaces. However, over the next 5 years, enrollment is projected to increase by 129 students due to the phase-in of a new center for gifted and talented students and by almost 200 students due to the anticipated redevelopment of Fairlee, leaving Mosby Woods over capacity by an estimated 210 students.

The additional students can be absorbed by Marshall Road Elementary at such time as the 12-classroom modular unit is built. The planned (but not funded) modular unit will increase capacity by 300 student spaces, leaving approximately 100 student spaces. It is anticipated that the development at Hunter’s Branch and the Merrifield Town Center will use up that capacity. This APR nomination could generate an additional 114 elementary students for which there is no capacity. In order to absorb growth from Merrifield and/or possible from this nomination, a 10 room modular unit (approximately 250 students) could be added to Fairhill Elementary, however, a modular unit for Fairhill Elementary is not in the current CIP nor is it funded.

Enrollment at Jackson Middle School currently exceeds capacity by about 150 students and is expected to remain over capacity by approximately the same amount through the 2008-09 school year. A ten-classroom addition to Jackson was approved in the 2003 School Bond Referendum, which when completed in 2006, will provide approximately 300 additional student spaces. Between Fairlee, Hunter’s Branch, development at the Merrifield Town Center and the absorption of students from Thoreau, there appears to be no capacity left at the middle school level. This APR nomination could generate an additional 27 middle school students.

Oakton High School enrollment was about 45 students below capacity in the 2003-04 school year; enrollment at Oakton is projected to increase, exceeding capacity by 55 students in the 2008-09 school year. Boundary adjustments or temporary classrooms may be utilized to address the overcrowding at this facility. This APR nomination could generate an additional 54 high school students.

SUMMARY OF STAFF RECOMMENDATION:

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

The nomination proposes a density/intensity of 30-40 du/ac with support retail. The subject property is part of lower density single family residential neighborhoods along Blake Lane. The area is planned at densities of up to 4 du/ac and developed at densities ranging from 2 du/ac to 5 du/ac. The property is not located within the Vienna Transit Station Area (TSA) and is in fact buffered from the transit station area by Blake Lane Park. The current Comprehensive Plan appropriately promotes increases in intensity/density at TSA's and transit oriented development while maintaining the stability of existing, nearby land uses. Additional density beyond the transit station area is not appropriate and would undermine the goals of the transit station area. An increase in density/intensity may set up expectation for additional density/intensity along Blake Lane and would have significant transportation, park and schools impacts.