

**PRELIMINARY
STAFF REPORT
2004 AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): PROVIDENCE

APR ITEM(S): 04-III-3FC

NOMINATOR(S): TCR MidAtlantic Properties, agent: Martin D. Walsh, Elizabeth Baker

ACREAGE: 3.51 Acres (reflects DTA)
(Nominator would revise to 3.86 acres)

TAX MAP I.D. NUMBERS: 56-2((1))19, 20

GENERAL LOCATION: NW corner of Route 50 and Waples Mill Road

PLANNING AREA(S): III

District(s): FAIRFAX

Sector: LEGATO (F5)

Special Area(s): FAIRFAX CENTER SUBURBAN CENTER (Land Unit K)

ADOPTED PLAN MAP: FAIRFAX CENTER AREA

ADOPTED PLAN TEXT: Base: Office up to .25 FAR; Intermediate: Office up to .35 FAR;
Overlay: Office up to .50 FAR

For complete Plan text see: <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/fairfaxcenter.pdf>: page 72

PROPOSED PLAN AMENDMENT: Add option: residential 20-25 du/ac

CRITICAL ISSUES:

Environmental:

- RPA's: A portion of the upper headwaters of the Difficult Run RPA runs through the subject property. This area is clearly defined on the environmental assessment map. It appears that approximately half of Parcel 19 and 1/3 of Parcel 20 are impacted by RPA.
- EQC's: The EQC delineation appears to generally cover the same area as that which has been delineated as RPA.
- Hydric Soils: Noted as present, which may indicate wetlands.
- Tree Cover: There appears to be quality tree cover on this land area – mix of conifers and hardwoods. Tree save areas would be based on input from the Urban Forestry Division at the time of an actual development proposal.
- Traffic Noise: A noise study would be required due to the location of the subject property to Route 50 and I-66.

Transportation:

- The proposed plan change would have no significant impact on the transportation system. The proposed interparcel connection to existing residential development to the west under the proposed residential option should be made a condition in the Plan text, should this nomination be accepted.
- The proposed conversion from office to residential use would result in fewer peak hour and daily trips, while complementing the existing office uses in the area by providing more counter flow traffic on Waples Mill Road and Lee-Jackson Memorial Highway.
- The nominated parcels are potentially affected by planned improvements of Waples Mill Road and Lee-Jackson Memorial Highway, including a grade-separated interchange planned at that intersection.

Parks: The nomination proposed will have the following impacts:

- Level of Service Impacts
Parkland in this area is primarily in stream valley parks. Oak Marr District Park serves indoor recreation and golfing needs in this area. Any new residential development should also address the severe lack of athletic fields within the service area of this development. Furthermore, because of the more urban-scale of the proposed development, urban park features such as plazas, gathering places, special landscaping and street furniture are appropriate features that should be integrated into the site and to surrounding areas.
- FCPA Environmental Impacts:
Watershed Location: The subject property is located in the headwaters of the Difficult Run watershed.
Impacts: Approximately one-third of FCPA's land holdings are in stream valley parks, including lands along Cameron Run and Accotink Creek stream valley. A Countywide stream valley policy promotes dedication of specific stream valley lands to FCPA for protection and connection to existing stream valley parks. Development may contribute to increased storm water runoff that will further impact water quality and stream stabilization.

Schools: The schools impacted are Elementary–Waples Mill; Middle–Lanier; and High–Fairfax.

- **Current Conditions:**
 - Enrollment at Waples Mill Elementary School is expected to be at or slightly over capacity during the five-year period 2004-2008. Waples Mill is currently using six temporary classrooms (trailers) to supplement capacity of the permanent building.
 - Enrollment at Lanier Middle School will exceed that facility's capacity by almost 250 students in the 2004-05 school year and will increase about 100 students (exceeding capacity by 350) by the 2008-09 school year.
 - Fairfax High is operating at capacity but enrollment growth through the 2008-09 school year will result in enrollment exceeding capacity by approximately 175 students.
- **APR Impact:** The proposed plan amendment could allow construction of 88 additional mid-rise dwelling units. Based upon county average student yield ratios the units could generate an additional 6 elementary, 1 middle and 2 high school students.

• **Considerations:**

- The ability of Waples Mill Elementary to accommodate additional students is constrained by site topography, which limits the ability to locate temporary buildings proximate to the school building, and by the capacity of the schools septic system. Schools adjacent to the Waples Mill attendance area are also operating at or significantly over capacity, hindering any possibility for boundary adjustments to relieve overcrowding. A new elementary school planned for the West Fairfax area (at the Dix-cen-gato site) will provide some relief for this areas overcrowding. Planning funds for this school were approved in the 2003 School Bond Referendum; however construction funds have not yet been approved. The planned opening date for this school is September 2009.
- Both the middle and high school serving this area are Fairfax City school facilities. The City is planning a bond referendum that, if approved, would renovate and expand capacity at both facilities. Capacity at Lanier Middle School would increase capacity from 775 to approximately 1150 students and Fairfax High School capacity would increase from 2075 students to about 2250 students.

Land Use Compatibility:

- The subject property, although vacant, is planned for office use and under RZ 83-P-099, was approved for a 6 story office structure not to exceed .7 FAR. The approval of this office structure predates the new RPA/EQC guidelines and the Chesapeake Bay regulations. As seen on the RPA map, RPA/EQC runs through the middle of the 2 parcels leaving approximately 1.3 developable acres to the north of the RPA and approximately .6 developable acres to the south of the RPA. The area to the south maybe impacted by the future grade separated interchange at Route 50 and Waples Mill Road.
- The property to the northwest of the subject property is planned for residential at 16 – 20 du/ac and has developed as multifamily residential in buildings that are 4 to 5 stories at a density of 17.5 du/ac Significant RPA/EQC is located to the west, an office building and Waples Mill Road to the east and Route 50 to the south.
- To the north side of Fairfax Ridge Road and to the east side of Waples Mill Road are several office buildings/parks.

SUMMARY OF STAFF RECOMMENDATION:

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

- By replanning this area for residential, there is an opportunity to preserve RPA/EQC that would not be available if the property developed according to the approved rezoning for office use. However, since the area not impacted by RPA/EQC and future road improvements is very small (approximately 1.3 acres), it is highly unlikely that the property could be developed for limited residential use at a density similar to the adjacent residential community.