

**PRELIMINARY
STAFF REPORT
2004 AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): SULLY

APR ITEM(S): 04-III-6DS

NOMINATOR(S): Benjamin F. Tompkins

ACREAGE: 161.24 Acres

TAX MAP I.D. NUMBERS: 24-4((1)) 6B, 6C, 6D, 60, 6F

GENERAL LOCATION: Bounded by Wall Rd, Rt. 28, EDS Dr., and Centerville Rd.

PLANNING AREA(S): III

District(s): UPPER POTOMAC

Sector: SULLY (UP6)

Special Area(s): DULLES SUBURBAN CENTER (Land Unit D-3)

ADOPTED PLAN MAP: OFFICE

ADOPTED PLAN TEXT: Office use between 0.50 to 1.0 FAR. Option: hotel, conference center if integrated with existing office uses. Option: multifamily residential limited to transient use by employees of corporations within the land unit.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/dulles.pdf>
Land Unit D3

PROPOSED PLAN AMENDMENT: Office or mixed use up to 1.0 FAR with 50% office, 45% residential and 5% retail.

CRITICAL ISSUES

Clarification of Nomination:

The nominator clarified the nomination as follows:

- Retail – 150,000 sq. ft.
- Office – 350,000 sq. ft.
- Live/work – 56,000 sq. ft.
- Residential – 960 units (approximately 290 single family attached and approximately 670 multifamily units)

The definition of “live/work” remains unclear and needs to be clarified by the nominator.

Concept:

The developer clarified the proposed concept to be a town center with a mix of uses and associated residential development. Some residential units would be above retail shops and restaurants, and office use would be integrated into the town center. Some of the residential and non-residential uses would be linked to a shared parking structure in order to minimize surface parking to some small surface lots and on-street parking. In addition, a portion of the residential uses would be on the periphery of the town center. A complex of athletic fields is proposed, as well as a central plaza in the town center.

Environmental Issues

No Resource Protection Areas (RPA) or Environmental Quality Corridors (EQC) are noted on the site, although bands of hydric soils suggest the need to determine if wetlands are present. Little tree cover exists on the site, so substantial landscaping would be needed to meet tree cover requirements. The current 60-65 dBA DNL airport noise contour runs through the western portion of the subject property. Most of the area within the noise contour is developed with the lake and other landscape and parking features in the existing EDS complex. Any future noise sensitive uses should be located outside the noise contours and it appears that the proposed use meets this requirement. Traffic noise from Centreville Road should be taken into account in the design of any project on the subject property.

Land Use

The proposed use proposes adding retail and residential use to this land unit where none was planned before. When the Dulles Suburban Center Plan was drafted in the early 1990s, the land units west of Centreville Road, south of McLaren Road and north of Route 50 were deliberately planned for non-residential uses. This decision was made because the airport noise contours at that time covered a larger land area around the airport. In addition, office and industrial uses were preferred in association with the adjacent international airport. A consequence of planning these land units for non-residential use was that no public facilities that support residential use were planned, such as future schools and community parks.

From the land use perspective, the proposed mixed use, if well designed, could be an alternative to the office use planned for this land unit. Mixed use provides integrated

uses to allow people to live, work, shop and play within one community. This proposal would include community-serving retail use, but in a village setting that could be compatible with and serve existing nearby neighborhoods and businesses.

Transportation:

The proposed nomination could result in the provision of an important road improvement, the north-south connector road between Wall Road and EDS Drive. In the future, this road would be part of a system of connecting roads which would provide internal north-south circulation between the new Route 28 interchange near Barnsfield Road north to the future rail station on the Dulles Access Road. The completed road system would provide an alternative to Centreville Road and Route 28 for some local trips.

Trip generation estimates were calculated using the square footage of the uses proposed by the nominator as cited above. No clarification of the 56,000 square feet of “live/work” use was provided, so the trip generation does not include this relatively small factor.

The resulting trip generation analysis estimates that the proposed Plan change results in significantly lower peak hour and total daily trips as compared with trips generated by the base Plan office use up to 1.0 FAR. According to staff estimates, AM Peak Hour In and PM Peak Hour Out trips are decreased significantly by the proposal while the AM Peak Hour Out and PM Peak Hour are increased only marginally. These increases would not have significant adverse effects on the road system. Further definition of “live/work” units is necessary to determine the estimated transportation effects of this use. Assuming that this refinement does not materially change the findings, the proposed mixed use appears to meet the trip generation element of the “Performance Based Strategy for Optional Uses” found in the Dulles Suburban Center Plan. This states that uses recommended as Plan options should not generate more traffic than the uses recommended at the baseline. Overall, the proposed use might be a significant improvement in terms of trip generation over the planned office use.

Parks and Recreation

According to the Park Authority, there are already deficiencies in active recreation facilities for the Dulles Suburban Center. The projected levels of growth and development in this area will require additional public parkland and facilities to serve this population. According to the nominator, the EDS Corporation had a private agreement with the Chantilly Youth Association (CYA) to allow them to build four baseball diamonds and one soccer field as an interim use on this site. The nomination concept shows these fields relocated and rebuilt on the western side of the site, adjacent to a large pond in a park-like setting. Park Authority calculations show that 11 acres of parkland would be needed to support the increased population. It appears that the proposed ball fields may comply with the park requirements to a large extent, but this is an issue that would be examined in greater detail at time of rezoning.

Schools

The proposed residential potential is approximately 290 single-family attached units and 670 garden-style multifamily units for a site that is not planned for residential use and therefore has no existing residential development. Adding residential use could increase the potential school enrollment impact by approximately 260 students (153 elementary, 35 middle and 72 high school).

The recently acquired Coppermine Road elementary school site will accommodate construction of a new 950-student capacity elementary school. This school will provide relief from overcrowding at both the Floris and McNair Elementary Schools. Although the school is included in the FY 2005-2009 Capital Improvement Program (CIP), construction funding has not yet been approved. The anticipated opening date for the school is September 2010. If additional residential units are approved as a result of this Plan amendment, consideration should be given to providing funds or increased capital improvement cash flow to advance construction of this facility.

Westfield High School, as well as neighboring high schools serving the Sully District, are grossly overcrowded. Current projections indicate that Westfield, Chantilly and Centreville High Schools will have a combined capacity deficit of almost 1400 students by the 2008-2009 school years. Bond funds have been approved for construction of a 24-classroom addition at Westfields and for semi-permanent modular additions at Chantilly and Centreville. However, these additions will not provide sufficient capacity to accommodate students that could be generated by changes to the Comprehensive Plan for this area. If Plan changes allowing additional residential development are approved, consideration should be given to identifying a site for a new high school facility.

Several Plan nominations are under consideration for the Sully District which would impact Westfields and other high schools. The cumulative impact of approving some or all of these amendments needs to be considered. Adding residential use in this area where no residential use was planned would require a strategy to obtain school sites and funding. A high school site would require approximately 60-70 acres of land.

PRELIMINARY STAFF RECOMMENDATION

Approve Nomination as submitted

Approve Staff Alternative

Retain Adopted Plan

This nomination represents a situation of competing goals which needs to be resolved before staff can support it. The proposal has many factors that meet land use, parks and transportation objectives for this area, but the impact on schools is a problem that needs to be addressed.

The proposed mixed use, based on preliminary trip generation analysis, appears to meet the Plan strategy for optional uses in the Dulles Suburban Center Plan because it results in significantly fewer peak hour and total daily trips than the office use planned at the baseline. The proposed development also would provide an important road link between Wall Road and EDS Drive. The proposal to create a park that would relocate the existing four baseball diamonds and one soccer field may meet a significant element of the Park Authority's needs, although this would have to be refined at time of rezoning. In addition, mixed use could provide a focal point in this part of the Dulles Suburban Center, something that office use alone could not achieve. However, until the issue of the impacts of the school system is resolved, staff does not support adding residential use to this land unit which was not planned for any of the public facilities that residential use would require. The nominator may wish to reconsider the character of the mix of residential unit types in order to reduce the impact on schools. Having a variety of residential unit types is desirable as a part of this proposal, but certain types attract fewer families, thus reducing the impacts on the schools. For example, one-bedroom apartments and mid-rise multifamily housing (five to eight stories) attract fewer families than single family attached units. Another unit type that might be considered as part of a mix of unit types is age-restricted housing for people 55 and over, which attracts empty-nesters and retirees.