



# FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

**TO:** Chairman and Members  
Park Authority Board

**VIA:** Kirk W. Kincannon, Executive Director

**FROM:** David Bowden, Director  
Planning and Development Division

**DATE:** April 4, 2019

### *Agenda*

**Planning and Development Committee**

**Wednesday, April 10, 2019 – 6:15 p.m.**

**Boardroom – Herrity Building**

**Chairman: Ken Quincy**

**Vice Chair: Michael Thompson**

**Members: Linwood Gorham, Ronald Kendall, Maggie Godbold, Jim Zook**

1. Property Information - 8800 Richmond Highway – Sitnik/Sitco Inc. Properties – Information\*
2. Monthly Contract Activity Report – Information\*

\*Enclosures



If accommodations and/or alternative formats are needed, please call (703) 324-8563. TTY (703) 803-3354

Board Agenda Item  
May 8, 2019

## **INFORMATION**

### Property Information - 8800 Richmond Highway – Sitnik/Sitco Inc. Properties (Mount Vernon District)

Three (3) privately owned parcels are located adjacent to Pole Road Park in the Embark Richmond Highway transportation corridor (Attachment 1). The subject parcels have a single address of 8800 Richmond Highway and are encumbered with floodplain and resource protection areas. The parcels are identified in the Department of Tax Administration (DTA) records as Tax Map # 109-2 ((1)) 18C, 19, and 20, and the collective total is 8.14 acres. Parcels 18C and 19 are zoned Residential 2 DU/AC (R-2) and consist of vacant land. Parcel 20 is zoned Highway Commercial (C-8) and is improved with a dilapidated structure. Past uses of Parcel 20 included trailer sales, car repair, boat and used tire storage, welding, and an amusement park. Petroleum has been detected in shallow soils and groundwater.

The Property may be subject to two (2) separate developments:

1. Rezoning and Special Exception

On March 6, 2018, the Board of Supervisors authorized the consideration of a Comprehensive Plan amendment for 8800 Richmond Highway. The adopted plan recommended private open space. The Board of Supervisors requested that staff consider residential use up to eight (8) dwelling units per acre.

Stanley Martin Companies, LLC, also referred to as Applicant, applied for a rezoning and a special exception to create a townhouse development (RZ-FDP 2016-MV-018 and SE 2016-MV-016). The application included rezoning 8.14 acres to Planned Development Housing 8DU/AC (PDH-8) to accommodate the construction of approximately 44 townhomes and a land dedication to the Park Authority. The portion of Parcel 18C that would be dedicated to the Park Authority is contiguous to Pole Road Park.

A 2016 Statement of Justification letter that was sent to the Department of Planning and Zoning (DPZ) for concurrent rezoning and special exception indicated the intent of the development was to create a vibrant townhouse community along Richmond Highway and to replace the environmentally detrimental use within a floodplain and resource protection area. The Planning Commission public hearing for the plan amendment (PA 2018-IV-MV2) was held on July 19, 2018, and a decision was deferred to September 13, 2018.

Board Agenda Item  
May 8, 2019

The Statement of Justification was revised on October 15, 2018. The Applicant indicated that the redevelopment of the Property would facilitate environmental restoration and provide for new economic resources by expanding future retail options. The plan did not fully address the environmental condition.

On October 24, 2018, the Planning Commission moved to indefinitely defer the public hearing of plan amendment 2018-IV-MV2 because the Applicant requested additional time to reconsider issues. Since the public hearing of the plan amendment was indefinitely deferred, the rezoning and special exception applications are indefinitely deferred.

## 2. Embark Richmond Highway

Embark is a coordinated effort to implement Route 1 Multimodal transportation improvements. The recommendations are based on an eighteen (18) month study conducted by the Virginia Department of Rail and Public Transportation with collaboration from Fairfax County, Prince William County, Virginia Department of Transportation, and the Virginia Office of Intermodal Planning and Investment. An Executive Steering Committee, comprised of elected officials and senior staff, provided guidance and endorsed the recommendations in October 2014.

On May 12, 2015, the Board of Supervisors initiated Embark Richmond Highway and the Fairfax County Department of Transportation (FCDOT) is the lead County Agency. The 8800 Richmond Highway properties may be directly impacted with the Embark project limits for planned widening of Route 1 or other transportation improvements.

Staff has been actively involved in the review of both the proposed rezoning for 8800 Richmond Highway and the Embark study. The property is adjacent to Pole Road Park and includes a section of Dogue Creek and the associated Resource Protection Area (RPA) and Environmental Quality Corridor (EQC) that connect through the adjoining park property. Park Authority staff continues to work with County staff through the planning process to request that any development of the property include clean-up of environmental hazards; restoration of the vegetative buffer along Dogue Creek; mitigation for any encroachment into the RPA and EQC and restoration of the Dogue Creek channel using natural channel design methods. Should the property be acquired for transportation improvements staff will recommend similar restoration of Dogue Creek and the associated RPA and EQC as suggested mitigation for impacts from any proposed transportation projects. Restoration of the creek, RPA and EQC section of the property could make the stream valley portion of the property a suitable addition to the Pole Road Park via developer dedication or transfer as part of transportation improvements.

Board Agenda Item  
May 8, 2019

ENCLOSED DOCUMENTS:

Attachment 1: Site Map

STAFF:

Kirk W. Kincannon, Executive Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

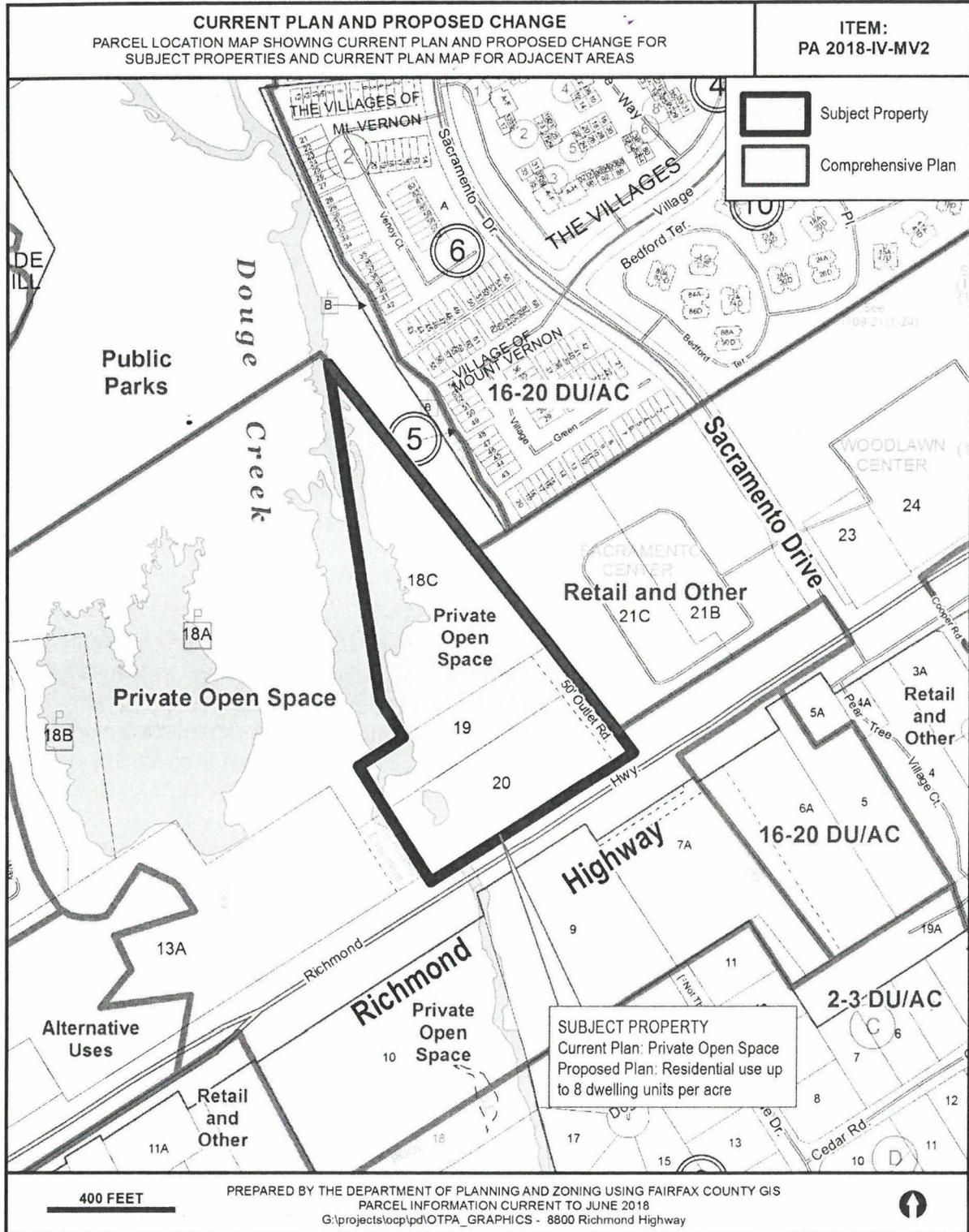
David Bowden, Director, Planning and Development Division

Todd Brown, Director, Park Operations Division

Cindy McNeal, Project Coordinator, Real Estate Services Branch

Andi Dorlester, Manager, Park Planning Branch

Michelle Meadows, Senior Right of Way Agent, Real Estate Services, Branch





# PLANNING AND DEVELOPMENT COMMITTEE

April 10, 2019

# Mt Vernon District

8800 Richmond Highway

## Property Owners

Peter Sitnik:	109-2 ((1)) 18C
Peter Sitnik:	109-2 ((1)) 19
Sitco, Inc:	109-2 ((1)) 20

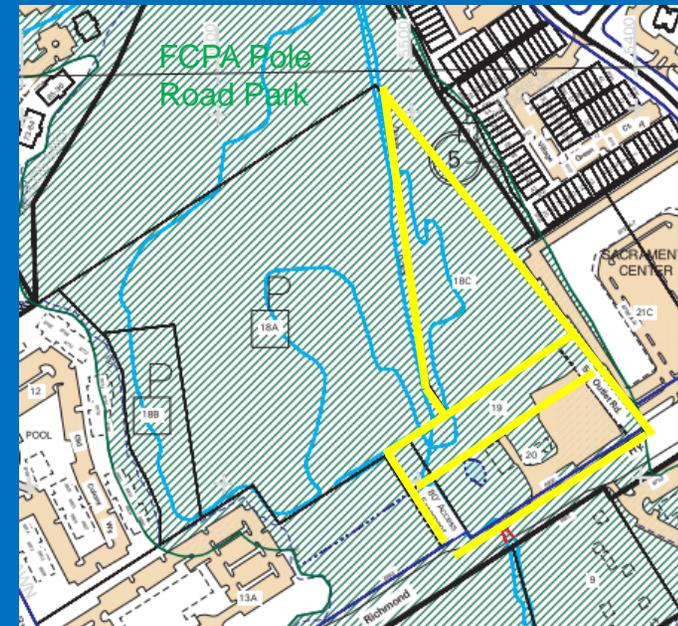
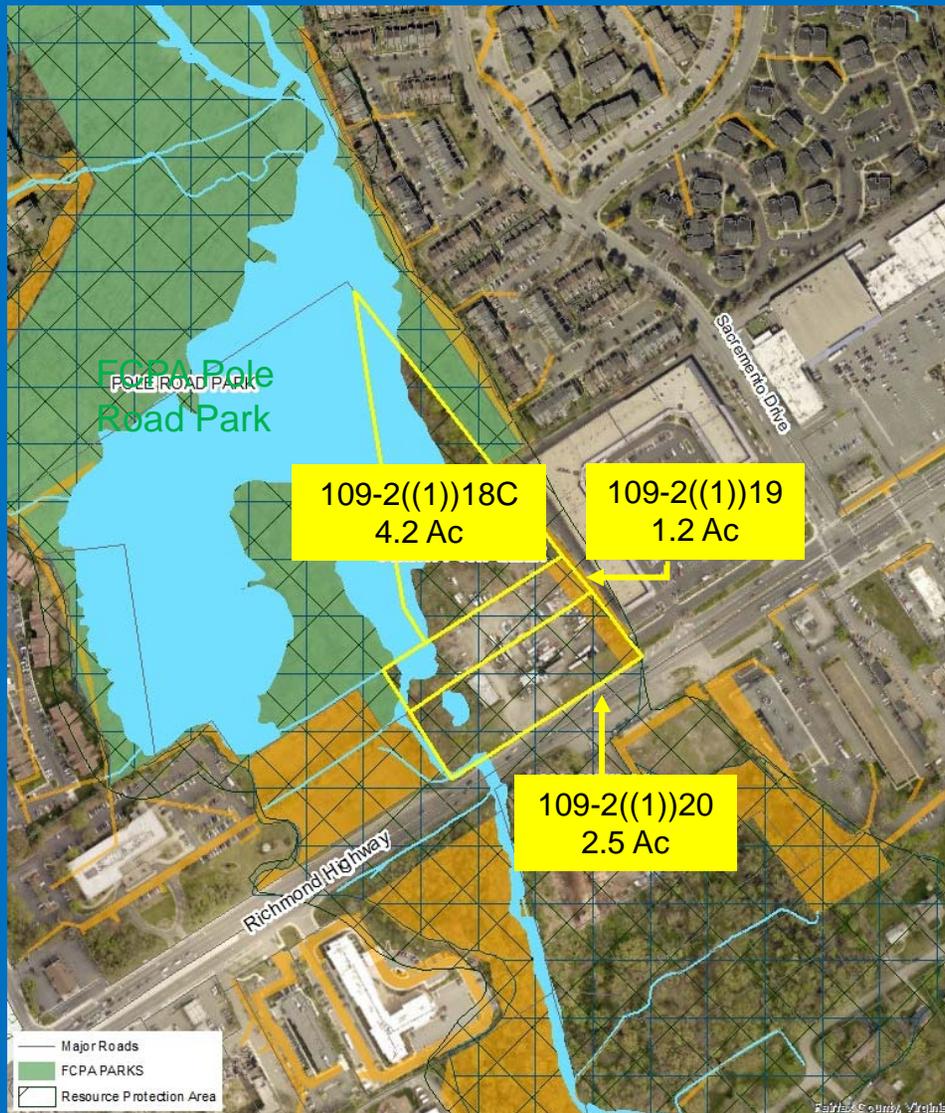
# 8800 Richmond Highway

## 2 Possibilities for FCPA Fee Ownership:

- Developer Dedication of Northern Portion of Parcel 18C as part of a Rezoning
- Acquisition in conjunction with Embark Richmond Highway Project

# Three (3) Properties

- 8800 Richmond Hwy is the address of all 3 properties
- Water, Sewer, Gas – All Not Available
- Properties are in RPA
- Adjacent to FCPA Pole Road Park



Parcel	Acres	2019 Assessment	Zoning	Improvement	Buildable	Historic Overlay
18C	4.2	\$ 91,000	R-2	Vacant Land	No	No
19	1.2	\$ 27,000	R-2	Vacant Land	No	Partial Woodlawn
20	2.5	\$1,603,820	C-8 (Highway Commercial)	Improved w/ dilapidated structure built in 1900	Commercial	Partial Woodlawn

# Land Dedication if Rezoned

- Developers / Property Owners seek Comp Plan Amendment to Allow Residential Development
- Proposal:  
Approximately 44 Townhouses
- Property Needs to be Cleaned up and/or Mitigated
- Past Site Use:  
Trailer Sales,  
Car Repair,  
Boat & Used Tire Storage, Welding,  
Amusement Park
- Petroleum in Soils & Groundwater



# Embark Richmond Highway

- Embark is a coordinated effort to implement Route 1 multimodal transportation improvements
- Recommendations are based on an 18 month study that was conducted by the Virginia Department of Rail and Public Transportation with collaboration from Fairfax County, Prince William County, Virginia Department of Transportation, and the Virginia Office of Intermodal Planning and Investment
- An Executive Steering Committee, comprised of elected officials and senior staff, provided guidance and endorsed the recommendations in October 2014
- On May 12, 2015, the Board of Supervisors initiated Embark Richmond Highway
- FCDOT is the lead Fairfax County Agency

Committee Agenda Item  
April 10, 2019

## **INFORMATION**

### Monthly Contract Activity Report

The Monthly Contract Activity Report lists all contract activities in support of the Capital Improvement Program (CIP) authorized during March 2019 in value over \$100,000. The report lists professional services and construction activities to include awards made via competitive bidding as well as awards made through the use of open-ended contracts. An activity is reported when procurement begins and is listed on the report until a Notice to Proceed (NTP) is issued.

### ENCLOSED DOCUMENTS:

Attachment 1: Monthly Contract Activity Report

### STAFF:

Kirk W. Kincannon, Executive Director  
Sara Baldwin, Deputy Director/COO  
Aimee L. Vosper, Deputy Director/CBD  
David Bowden, Director, Planning and Development Division  
Paul Shirey, Manager, Project Management Branch

<b>Construction Services:</b>								
<b>Project Name</b>	<b>Company Name</b>	<b>Contract Award</b>	<b>Total Construction</b>	<b>Type of Contract</b>	<b>Funding Source</b>	<b>Scope of Work</b>	<b>NTP</b>	<b>Comments</b>
Larry Graves Park Field #1	FieldTurf	\$715,688	\$1,000,000	PO	PR-000121-002	Convert Field#1 to synthetic turf	TBD	
Clemyjontri Ph. 2 Landscape Buffer	E&F Landscaping, LLC	\$165,649.50	\$1,400,000	CP	PR-000079-005	Add landscaping buffer adjacent related to Ph. 2 parking lot work	TBD	
Lee District Park Field #4	FieldTurf	\$ 391,713	\$ 500,000	PO	PR-000097-017	Synthetic turf replacement	TBD	
Greenbriar Park Field #5	FieldTurf	\$ 489,959	\$550,000	PO	PR-000097-015	Synthetic turf replacement	TBD	
Nottoway Park Field #5	FieldTurf	\$ 225,536	\$ 300,000	PO	PR- 000097-016	Synthetic turf replacement	TBD	
Nottoway Park Field #1	FieldTurf	TBD	\$ 770,000	PO	PR- 000058-163	Synthetic turf conversion	TBD	
Alabama Drive Lighting Replacement	Musco	\$325,801	\$420,000	PO	PR-000078-073/074 and PR-000068-018	Replace lighting at two diamond fields and the basketball court.	TBD	
Alabama Drive Irrigation Replacement	Hydro-Tech	\$101,811	\$150,000	PO	PR-000078-073	Replace irrigation at two diamond fields and one rectangle.	TBD	

April 10, 2019

Pine Ridge Irrigation Replacement	Hydro-Tech	TBD	\$160,000	PO	PR-000078-042	Replace irrigation of (2) Baseball Fields, (1) T-ball Field, and (1) Rectangular Field	TBD	
Trailside Irrigation Replacement	Hydro-Tech	TBD	\$160,000	PO	PR-000078-043	Replace irrigation of (3) baseball fields and construct irrigation building.	TBD	

<b>Professional Services:</b>					
<b>Project Name</b>	<b>Firm Name</b>	<b>Amount</b>	<b>Funding Source</b>	<b>Scope of Services</b>	<b>NTP</b>
Sports Complex Feasibility and Market Study	TBD	\$300,000		Consultant services to prepare a Feasibility and Market Study for potential sports complex/facilities development to support sports tourism in Fairfax County	TBD
Audrey Moore RECenter Renovation Schematic Design	Grimm and Parker Architecture, Inc.	\$215,561	PR-000078-036	Professional architectural services to develop schematic design for the renovation of the Audrey Moore RECenter	TBD
Riverbend Maintenance Facility	Bowman Consulting	\$106,500.29	PR-000078-037	Engineering and survey services related to the proposed maintenance facility	3/11/19
Museum and Collections Facility	TBD	TBD	PR-000076-003	Design, Permitting and Construction Administration services for the Museum and Collections Facility, as procured through a Request for Qualifications process	TBD
Annandale Park/Hidden Oaks Upgrades	SWSG	TBD	PR-000078-008	Design, Permitting and Construction Administration services to renovate existing picnic shelter at tennis courts and renovate and provide addition to the Hidden Oaks Nature Center.	TBD
Mt Vernon RECenter Addition/Renovation	Ritter Norton Architects	\$718,000	PR-000078-002	A/E services including CD through project completion of the Phase II Ice Rink	TBD

April 10, 2019