### HALIFAX OFFICE PARK

5250 & 5252 Cherokee Avenue

### LAND USE

The Halifax Office Park consists of tax map parcels 72-3 (1271) 1 and 2. The subject property is 3.2 acres in size and planned for and developed with approximately 70,000 gross square feet of office use.

The site-specific nomination proposes to redevelop the office use to residential use and add three stories to each building. This would result in a total of about 130,000 gross square feet of residential use or 130 multifamily units. The buildings would be seven stories or approximately 90 feet in height.

### TRANSPORTATION

<table>
<thead>
<tr>
<th>Land Use (ITE Code)</th>
<th>Quantities</th>
<th>Daily Trips</th>
<th>AM</th>
<th>PM</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>In</strong></td>
<td><strong>Out</strong></td>
<td><strong>Total</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>In</strong></td>
<td><strong>Out</strong></td>
<td><strong>Total</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Current Plan

- **Office (710)**
  - 69 KSF
  - 743
  - 79
  - 13
  - 92
  - 13
  - 67
  - 80

#### Total Trips Generated (unadjusted)

- 743
- 79
- 13
- 92
- 13
- 67
- 80

#### Proposed Plan

- **Multifamily Mid Rise (221)**
  - 130 DU
  - 707
  - 11
  - 33
  - 44
  - 35
  - 22
  - 57

#### Total Trips Generated (unadjusted)

- 707
- 11
- 33
- 44
- 35
- 22
- 57

#### Gross Impact Over Comprehensive Plan

- -36
- -68
- 20
- -48
- 22
- -45
- -23

*Note: Trip Generation is derived from the Institute of Traffic Engineers (ITE), Trip Generation, 10th edition (2017). Trip Generation estimates are provided for general order-of-magnitude comparisons only, and do not account for pass-by, internal capture, or traffic reductions as result of proximity to transit stations.*
The schools serving this area are Edison High School (HS), Holmes Middle School (MS), and Bren Mar Park Elementary School (ES). The following projections were published earlier this year by Fairfax County Public Schools (FCPS) and do not reflect the increase in the number of students resulting from the proposed site-specific nomination.

<table>
<thead>
<tr>
<th>School</th>
<th>Program Capacity SY 2017 - 18</th>
<th>Membership (9/30/17)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Edison HS</td>
<td>2,102</td>
<td>2,060</td>
<td>98%</td>
<td>2,234</td>
<td>106%</td>
</tr>
<tr>
<td>Holmes MS</td>
<td>1,176</td>
<td>993</td>
<td>84%</td>
<td>980</td>
<td>83%</td>
</tr>
<tr>
<td>Bren Mar Park ES</td>
<td>540</td>
<td>504</td>
<td>93%</td>
<td>465</td>
<td>86%</td>
</tr>
</tbody>
</table>

The school capacity table above shows a snapshot in time (as of January 2018) for student membership and school capacity balances. The five-year student membership projections and individual school capacity evaluations are updated annually by FCPS.

Based on 130 multi-family residential units in the proposed site-specific nomination, the tables below show the number of anticipated students by school level, calculated using the current countywide student yield ratio.

<table>
<thead>
<tr>
<th>School Level</th>
<th>Proposed Student Yield</th>
<th>Total Student Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>4</td>
<td>14</td>
</tr>
<tr>
<td>Middle</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Elementary</td>
<td>8</td>
<td></td>
</tr>
</tbody>
</table>

The Parks and Recreation element of the Policy Plan provides guidelines for the provision of parks and recreation services. These include population-based standards for specific types of park facilities and parkland acreage for recreation activities.

**Natural Resources**
No impacts to Park Authority natural resources are noted with the proposed Amendment.

**Cultural Resources**
Due to previous disturbance of the site, the property would have low probability to contain significant cultural resources.
**LAND USE**

Plaza 500 consists of tax map parcel 81-2 (11) 7. The subject property is 34 acres in size and planned for approximately 745,000 gross square feet of industrial use. The site is currently developed with approximately 510,000 gross square feet of primarily industrial use; a portion of the existing building also contains several office tenants.

The site-specific nomination proposes mixed-use development comprised of 1,400 residential units and 80,000 gross square feet of retail use at an intensity of 2.0 FAR, or approximately 3.0 million gross square feet of development.

---

**TRANSPORTATION**

**Land Use (ITE Code)**

<table>
<thead>
<tr>
<th>Land Use (ITE Code)</th>
<th>Quantities</th>
<th>Daily Trips</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>In</td>
<td>Out</td>
<td>Total</td>
</tr>
<tr>
<td>Current Plan</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehouse (150)</td>
<td>746 KSF</td>
<td>1,224</td>
<td>98</td>
<td>29</td>
</tr>
<tr>
<td>Total Trips Generated</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposed Plan</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-Family High Rise (222)</td>
<td>1400 DU</td>
<td>5,728</td>
<td>97</td>
<td>308</td>
</tr>
<tr>
<td>Retail (820)</td>
<td>80 KSF</td>
<td>5,166</td>
<td>47</td>
<td>29</td>
</tr>
<tr>
<td>Total Trips Generated</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Impact Over Comprehensive Plan</td>
<td>10,894</td>
<td>144</td>
<td>337</td>
<td>480</td>
</tr>
</tbody>
</table>

*Note: Trip Generation is derived from the Institute of Traffic Engineers (ITE), Trip Generation, 10th edition (2017).

**Trip Generation estimates are provided for general order-of-magnitude comparisons only, and do not account for pass-by, internal capture, or traffic reductions as result of proximity to transit stations.**

Comparison is to planned land use in Comprehensive Plan (i.e. Warehouse). Site is currently occupied by a variety of uses generating higher number of trips than a warehouse use.

---

Subject Property

EDSALL RD
The Parks and Recreation element of the Policy Plan provides guidelines for the provision of parks and recreation services. These include population-based standards for specific types of park facilities and parkland acreage for recreation activities.

**Natural Resources**
No impacts to Park Authority natural resources are noted with the proposed Amendment.

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### Proposed Plan Amendment for 1400 multifamily units

<table>
<thead>
<tr>
<th>Facility</th>
<th>Service Level Standard</th>
<th>Impact from Additional Residents (130 DU)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rectangle Fields</td>
<td>1 field / 2,700 people</td>
<td>1.47</td>
</tr>
<tr>
<td>Adult Baseball Fields</td>
<td>1 field / 24,000 people</td>
<td>0.17</td>
</tr>
<tr>
<td>Adult Softball Fields</td>
<td>1 field / 22,000 people</td>
<td>0.18</td>
</tr>
<tr>
<td>Youth Baseball Fields</td>
<td>1 field / 7,200 people</td>
<td>0.55</td>
</tr>
<tr>
<td>Youth Softball Fields</td>
<td>1 field / 8,800 people</td>
<td>0.45</td>
</tr>
<tr>
<td>Basketball Courts</td>
<td>1 court / 2,100 people</td>
<td>1.89</td>
</tr>
<tr>
<td>Playgrounds</td>
<td>1 playground / 2,800 people</td>
<td>1.42</td>
</tr>
<tr>
<td>Neighborhood Dog Parks</td>
<td>1 dog park / 86,000 people</td>
<td>0.05</td>
</tr>
<tr>
<td>Neighborhood Skate Parks</td>
<td>1 skate park / 106,000 people</td>
<td>0.04</td>
</tr>
</tbody>
</table>

The additional park needs are calculated based on the site-specific nomination’s density. Plaza 500 is located outside of the CBC, therefore the Urban Parks Framework does not apply.

### SCHOOLS

The schools serving this area are Edison High School (HS), Holmes Middle School (MS), and Bren Mar Elementary School (ES). The following projections were published earlier this year by Fairfax County Public Schools (FCPS) and do not reflect the increase in the number of students resulting from the site specific nomination.

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<thead>
<tr>
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</table>

Total Student Count for Operator Options:

- **Applicant Option A:**
  - High: 192
  - Middle: 94
  - Elementary: 361
  - Total Student Count: 647

- **Applicant Option B:**
  - High: 142
  - Middle: 34
  - Elementary: 116
  - Total Student Count: 209

- **Applicant Option C to E:**
  - High: 126
  - Middle: 32
  - Elementary: 113
  - Total Student Count: 202

The school capacity table above shows a snapshot in time (as of January 2018) for student membership and school capacity balances. The five-year student membership projections and individual school capacity evaluations are updated annually by FCPS.

Based on the residential units in the proposed site-specific nomination, the tables below show the number of anticipated students by school level, calculated using the current countywide student yield ratio. The Plaza 500 proposal could yield a variety of residential unit types, and various concepts are reflected in the charts below. Each option evaluates a total of 1,400 residential units.

**Schools Membership**

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Read: The proposed residential and school capacities are calculated using the current countywide student yield ratio. The Plaza 500 proposal could yield a variety of residential unit types, and various concepts are reflected in the charts below. Each option evaluates a total of 1,400 residential units.

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  - High: 126
  - Middle: 32
  - Elementary: 113
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The proposal evaluates a total of 1,400 residential units.
Participants at our June 2017 community meeting identified and prioritized elements of their long-range vision for the Lincolnia Community Business Center. Attendees were asked to “put their money [pennies] where their heart is” and identify which elements were most important to them.

**MODERN SUBURBAN**

- LOCAL VILLAGE ATMOSPHERE
- GREATER SENSE OF COMMUNITY
- MORE PARKS / SOCIAL CENTER / MULTIPURPOSE
- HEALTHIER RETAIL MIX / SERVICES / AMENITIES
- TRANSIT / BIKE / PEDESTRIAN / COMMUTER FRIENDLY
- NEIGHBORHOOD DESTINATION / GREEN SPACE
- MOSAIC / SHIRLINGTON / CAMERON STATION
- PHYSICALLY ATTRACTIVE AREA

Key themes were repeated throughout the community’s feedback. Above are a list of key words that were collected from written and verbal responses at last year’s community meeting.

The Lincolnia CBC Opportunity Area totals 40-acres, generally located around the intersection of Little River Turnpike and Beauregard Street. This area is planned for and developed with approximately 98,400 gross square feet of office use and 586,300 gross square feet of retail use.

Staff and the Task Force have developed a draft land use alternative for the Opportunity Area. The land use alternative recommends a high-intensity mixed-use focal point at the Plaza at Landmark. For the entire Opportunity Area, the alternative proposes 373,100 gross square feet of retail use, 143,000 gross square feet of office use, and 1,400 residential units.

**WHAT WE HEARD**

- **TRANSPORTATION**
  - BRIDGE: 13
  - TRUCK ENTRANCE: 7
  - EDUCATION TRAFFIC: 14
  - WALK: 26
  - BIKE: 71

- **RETAIL & ENTERTAINMENT**
  - CULTURAL GOODS: 11
  - GENERAL GOODS: 5
  - CONVENIENCE SHOPPING: 7
  - ENTERTAINMENT: 19
  - OUTDOOR DINING: 22
  - INDOOR DINING: 6
  - CONVENIENCE SHOPPING: 70
  - PENNIES: 73

- **PARKS & RECREATION**
  - ACTIVE RECREATION: 7
  - PUBLIC PLAZA: 19
  - TOWN GREEN: 11
  - PENNIES: 73

- **HOUSING**
  - TRADITIONAL TOWNHOME: 5
  - CONVENTION CENTER: 11
  - SCHOOL: 15
  - TOWNHOUSE: 24
  - TOWNHOUSE: 6
  - TOWNHOUSE: 22

- **ADT. PREFERENCES**
  -黃色標記的元素被識別為最重要的

Responses shaded **YELLOW** were identified as most important

*Existing development represents build-out of the currently adopted Comprehensive Plan*
### Schools

The schools serving this area are Annandale (HS), Holmes Middle School (MS), and Parklawn and Weyanoke Elementary Schools (ES). The following projections were published earlier this year by Fairfax County Public Schools (FCPS) and do not reflect the increase in the number of students resulting from the proposed plan amendment.

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<thead>
<tr>
<th>School</th>
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<th>Capacity Utilization SY 2022 - 23</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annandale HS</td>
<td>2,519</td>
<td>2,136</td>
<td>85%</td>
<td>2,220</td>
<td>88%</td>
</tr>
<tr>
<td>Holmes MS</td>
<td>1,176</td>
<td>993</td>
<td>84%</td>
<td>980</td>
<td>83%</td>
</tr>
<tr>
<td>Parklawn ES</td>
<td>798</td>
<td>713</td>
<td>89%</td>
<td>667</td>
<td>84%</td>
</tr>
<tr>
<td>Weyanoke ES</td>
<td>646</td>
<td>510</td>
<td>79%</td>
<td>523</td>
<td>81%</td>
</tr>
</tbody>
</table>

The school capacity table above shows a snapshot in time (as of January 2018) for student membership and school capacity balances. The five-year student membership projections and individual school capacity evaluations are updated annually by FCPS.

Based on the 1,400 residential units in the land use alternative, the table below shows the number of anticipated students by school level, calculated using the current countywide student yield ratio.

<table>
<thead>
<tr>
<th>School Level</th>
<th>Proposed Student Yield</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>47</td>
</tr>
<tr>
<td>Middle</td>
<td>29</td>
</tr>
<tr>
<td>Elementary</td>
<td>93</td>
</tr>
<tr>
<td>Total Student Count</td>
<td>169</td>
</tr>
</tbody>
</table>

The Parks and Recreation element of the Policy Plan provides guidelines for the provision of parks and recreation services. These include population-based standards for specific types of park facilities and parkland acreage for recreation activities.

### Natural Resources

No impacts to Park Authority natural resources are noted with the proposed Amendment.

### Cultural Resources

Due to previous disturbance of the site, the property would have low probability to contain significant cultural resources.

### Trails

It will be increasingly important to provide for connectivity and pedestrian access while integrating new urban parks with surrounding land uses. As such, park corridors, trail connections, and linkages may facilitate both transportation and recreational opportunities.

---

**Proposed Plan Amendment for 1400 multifamily units**

- **Allowable Dwelling Units (DU)**: 1,400
- **Allowable Residential Population**: 2,625

Using the guidance found in the Urban Parks Framework, the Proposed Plan would generate a need for 4.07 acres of urban parkland.
The “one-way pair” represents one viable option for enhancing the transportation network within the Lincolnia CBC.

<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>BASELINE</th>
<th>ALT 3</th>
<th>ALTERNATIVE 3 VS BASELINE TAKEAWAYS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic Ops</td>
<td></td>
<td></td>
<td>+ TRAVEL DEMAND INCREASES IN LINCOLNIA CBC</td>
</tr>
<tr>
<td>Ped Connectivity</td>
<td></td>
<td></td>
<td>+ TRAVEL DEMAND IS MORE PEAK PERIOD, PEAK DIRECTION ORIENTED</td>
</tr>
<tr>
<td>Feasibility for Low-Stress Bike Facilities</td>
<td></td>
<td></td>
<td>+ REDUCTION IN TRAVEL DELAY AT KEY INTERSECTIONS</td>
</tr>
<tr>
<td>Transit</td>
<td></td>
<td></td>
<td>+ BETTER BICYCLING AND WALKING OPPORTUNITIES</td>
</tr>
<tr>
<td>Minimal Construction Cost and Disruption</td>
<td></td>
<td></td>
<td>+ PROVIDES IMPROVED ACCESS TO THE CBC</td>
</tr>
</tbody>
</table>

**EXISTING**

- Heavy movements from SB Beauregard to EB Little River Turnpike
- Heavy EB and WB thru movements on Little River Turnpike
- Delays heaviest at the Little River Turnpike & Beauregard St. intersection in the PM

**BASELINE ADOPTED PLAN 2040**

- Significant delay and congestion within the CBC
- Beauregard and Little River Turnpike shows LOS F for both AM and PM with heaviest delay in PM
- Queueing along Little River Turnpike, Beauregard St., N Chambliss St. and Lincolnia Rd., both AM and PM

**ALTERNATIVE 3 2040 FORECAST**

- Overall operational improvement
- Reduction in delay and queuing along Chambliss St.
- Slight intersection degradation at Little River Turnpike and Oasis Dr.
Planning Objectives for the Lincolnia CBC:

+ Create a vibrant neighborhood destination with public open spaces, parks, outdoor dining and cafes, and entertainment areas.
+ Strategically focus appropriate growth to protect Lincolnia’s low density residential neighborhoods from development pressure.
  + Create an integrated multimodal approach to transportation challenges in the area.
  + Create an attractive neighborhood through quality urban design guidance.
  + Preserve and expand Lincolnia’s housing affordability.

Does the proposed land use scenario successfully achieve the long range vision and planning objectives for the Lincolnia CBC?

**YES**

**NO**