

**FAIRFAX COUNTY PLANNING COMMISSION
SCHOOLS COMMITTEE
THURSDAY, JANUARY 17, 2019**

PRESENT: Timothy J. Sargeant, Commissioner At-Large, Chairman
James R. Hart, Commissioner At-Large
Ellen J. Hurley, Braddock District
Peter F. Murphy, Springfield District
Phillip A. Niedzielski-Eichner, Providence District
Donté Tanner, Sully District

ABSENT: Julie M. Strandlie, Mason District, Vice Chairman
John C. Ulfelder, Dranesville District

OTHERS: Mary D. Cortina, Commissioner At-Large
Walter C. Clarke, Mount Vernon District
Teresa Wang, Senior Deputy Clerk, Planning Commission
Marianne Gardner, Planning Division (PD), Department of Planning and
Zoning (DPZ)
Michelle Stahlhut, PD, DPZ
David Stinson, PD, DPZ
Dalia Palchik, Fairfax County School Board, FCPS
Kevin Sneed, DFTS, FCPS

ATTACHMENTS:

- A. Existing Policies – Policy Research
- B. Existing Policy Plan Language – Utilization of Existing Facilities
- C. Use of Vacant and County Owned Underutilized Property Summary
- D. Co-location of Facilities Summary
- E. School Proffers Summary
- F. Capital Improvement Program Recommendations Summary
- G. Long Range Student Population Projections Summary
- H. One University Development – Pre-staffing Comments

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Chairman Timothy J. Sargeant called the meeting to order at 7:03 p.m. in the Board of Supervisors Conference Room of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Chairman Sargeant announced the following minutes would be approved at the next School Committee meeting:

- April 25, 2018
- June 27, 2018
- July 18, 2018

- November 7, 2018
- December 5, 2018

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Marianne Gardner, Planning Division (PD), Department of Planning and Zoning (DPZ); David Stinson, PD, DPZ; Michelle Stahlhut, PD, DPZ; Dalia Palchik, Fairfax County School Board, FCPS; and Kevin Sneed, Department of Facilities and Transportation Services (DFTS), FCPS, engaged in discussion with the Committee members on the following issues:

- The inclusion of language that would incorporate a need for flexible education space within the schools;
- The reallocation of uses within the schools, such as administrative, maintenance, or storage space;
- Staff's perspective, interpretation, and suggested modifications for language contained in Objective 6;
- The process for identifying conflicting language between Objective 6 and Objective 11;
- The usage of underutilized vacant and County-owned property, and whether suggested language that included FCPS on Notice of Surplus Property distribution would be appropriate in the non-land use category;
- Draft language that reflected the suggested committee recommendations encouraging collaboration with FCPS and county facilities regarding co-location of school fields and recreation space;
- Draft language that reflected suggested committee recommendations to the school proffer formula and the proffer language pertaining to funding new residential development; and
- The status of committee recommendations for long-range student population projections.

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Chairman Sargeant announced the Schools Committee workshop will be held on Saturday, January 26, 2019, 9:00 a.m. to 12:00 p.m. He requested that the subcommittee send out their recommendations prior to the workshop for review.

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The meeting was adjourned at 8:33 p.m.
Timothy J. Sargeant, Chairman

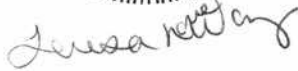
An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Teresa Wang

Approved: February 28, 2019



Jacob Caporaletti, Clerk
Fairfax County Planning Commission



PLANNING COMMISSION SCHOOLS COMMITTEE

POLICY RESEARCH

Topic: Existing Policies

Objective 6: Acquire sites for schools or educational facilities through negotiation, dedication, or condemnation. This may include the siting of schools or facilities in high density areas or on parcels of limited size.

Policy a. Place schools on parcels meeting the optimum number of general locational criteria. Sites should be evaluated by the following factors:

- Safe and convenient accessibility to pedestrian and road networks, and transit where available.
- Floor Area Ratio (F.A.R.) to accommodate expansion, when the school is originally sized below the maximum efficiency standard for that type of school.
- Compatibility with adjoining planned and existing development and with the Comprehensive Plan.
- Aesthetically pleasing physical qualities with appropriate engineering features (e.g. soils, topography).
- Proximity to other public facilities, such as police and fire and rescue services, public parks and libraries.

Policy b. Locate school sites, when situated in areas conducive to pedestrian traffic, to take advantage of maximum walking distances of one mile for elementary schools and one and a half miles for middle schools, high schools, and secondary schools.

Policy c. Locate middle schools, high schools, and secondary schools, and when possible, elementary schools, where they can be served by public water and sewer. When elementary schools must be located in non-sewered areas in order to serve their target student population, well and septic can be utilized if no other alternative is available.

Policy d. Acquire school sites, when land dedications cannot be obtained, as far in advance of construction as possible, to ensure availability of both the preferred location and the necessary site features. Plan for acquisitions through the Capital Improvement Program.

Policy e. Encourage site dedications which provide sufficient F.A.R. to meet locational criteria.

Policy f. Coordinate the acquisition and design of the site's active recreation areas with the Fairfax County Park Authority and other agencies. This will ensure maximum opportunities for co-location and efficient use of recreational and other facilities.

Policy g. As part of the development and redevelopment process, encourage commitments for school renovations and additional capacity where permissible.

Objective 7: Distribute administration and maintenance facilities to conveniently serve the areas they support where feasible.

Policy a. Locate Area Administration buildings in the school areas they are intended to serve.

Policy b. Locate maintenance and operation facilities to afford greater convenience, efficiency and reduction of travel time.

Character and Extent

Objective 8: Locate schools on sites which meet or exceed minimum state size guidelines where feasible.

Policy a. Ensure that minimum site size conforms to the Fairfax County Zoning Ordinance F.A.R. requirements. This may result in the acquisition of sites that do not conform to the state suggested guidelines.

Objective 9: Design schools and educational facilities to allow for optimal site utilization while providing optimum service to, and compatibility with, the local community.

Policy a. Design schools to maximize a site's utility, while providing for safety and aesthetics. Provide for possible future expansion and allow for efficient flow of traffic. Provide adequate stacking space and circulation for school buses, student drop off, and offstreet parking, as required. The impact of school traffic on local road networks should, to the extent possible, be minimized.

Policy b. Design and construct schools with appreciation for, and attention to, environmentally sensitive lands.

Policy c. Locate schools in relation to residential or mixed-use areas, the road network, traffic patterns and transit where available to optimize the resulting safety and convenience for students, residents, and commuters. When possible, elementary schools should be located in, or on the periphery of, residential or mixed-use areas to ensure proximity and convenience for students and the local community.

Policy d. Provide for compatibility between schools and adjacent properties with appropriate screening and fencing, in accordance with the Fairfax County Zoning Ordinance. When designing and constructing schools, preserve as much mature natural vegetation as possible.

Policy e. Design buildings for educational purposes so that intensity and character are compatible with surrounding planned and existing development.

Policy f. Consider Area Plan design guidelines, as appropriate, for schools and buildings for educational purposes.

Policy g. Consider co-location of different levels of education and other types of programs, with the option of shared facilities such as cafeteria, gymnasium, auditorium, library, and administrative offices.

Policy h. Consider co-location of schools with other public uses such as a library or a

recreational center.

Objective 10: Consider adaptive reuse of buildings for public schools and educational purposes.

- Policy a. Consider properties such as office, commercial, or other buildings for conversion to education facilities.
- Policy b. Consider commercial sites to offer programs such as Transitional High Schools, Family and Early Childhood Education Program (FECEP)/Head Start and distance learning. These sites could also provide services to the community.
- Policy c. Consider alternative spaces for outdoor recreation, such as converted rooftops and underutilized surface parking lots. Coordinate with the Fairfax County Park Authority or other organizations for efficient use of recreational facilities for both school and community use.

Objective 11: Encourage optimization of existing schools and other facilities, whenever possible and reasonable, to support educational and community objectives.

- Policy a. Build additions, when appropriate, to minimize the need for new facilities. Analyze carefully the costs and benefits associated with construction of an addition as compared to a new facility.
- Policy b. Consider the expansion of existing school facilities identified on the Comprehensive Plan map as a feature shown of the Comprehensive Plan provided the proposed expansion has received prior approval by a public bond referendum, is included in the county's currently adopted Capital Improvement Program, and does not significantly impact the character of the existing facility and its compatibility with the surrounding area.
- Policy c. Provide temporary facilities as required to respond to short term student population accommodation needs.
- Policy d. Encourage parity between older and newer schools and facilities through renovation. Apply the same educational specifications used as a guide in the construction of new school facilities for planning the renovation of existing facilities. Consider expected future utilization rates when proposing renovation projects.
- Policy e. Continue the practice of serving local communities for scouting, senior citizen programs, and other neighborhood based activities through the use of school facilities. Provide access to school grounds for community use of recreational facilities.
- Policy f. Continue the practice of working in collaboration with the Fairfax County Office for Children and other organizations for the provision of space for before and after-school child care services.
- Policy g. Continue the practice of allowing the Park Authority and other organizations to utilize sites before school construction begins.
- Policy h. Provide space for other public service needs, when possible and reasonable, in underutilized schools.

Policy i. Consider co-location of multiple education facilities on school sites.

Planning Commission Recommendation

Further discussion by the Planning Commission Schools Committee

DRAFT

PLANNING COMMISSION SCHOOLS COMMITTEE - POLICY RESEARCH

Topic: Utilization of Existing Facilities

Research

Existing Policy Plan Language

Objective 11: Encourage optimization of existing schools and other facilities, whenever possible and reasonable, to support educational and community objectives.

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- Policy h. Provide space for other public service needs, when possible and reasonable, in underutilized schools.
- Policy i. Consider co-location of multiple education facilities on school sites.

Suggested Planning Commission Recommendation

Further discussion by Planning Commission Schools Committee

PLANNING COMMISSION SCHOOLS COMMITTEE - POLICY RESEARCH

Topic: Use of vacant and of County owned underutilized property for facilities and programs.

Summary of Planning Commission Schools Committee Discussion

- County Process for Reallocation or Disposition of County Owned Property
 - The most recent policy for the reallocation and disposition of County property was amended by Facilities Management Department (FMD) in 2011.
 - If a County agency wishes to dispose of surplus property, FMD distributes a memo to all County agencies, semi-autonomous agencies, the District Supervisor and Chairman of the Board. The memo will request any interested agency submit a request for the utilization of the property.
 - Semi-autonomous agency includes the Park Authority and the Redevelopment and Housing Authority.
 - FCPS does not receive the memo to dispose of surplus property.
 - According to FMD, most surplus property is comprised of small non-buildable parcels often in a floodplain.

Research

According to the Office of the County Attorney, Fairfax County Public Schools (FCPS) is a legal entity separate and independent of the County unlike other County agencies. The County may not offer FCPS surplus real property in the same manner that it offers it to other County agencies, because a transfer of ownership to FCPS constitutes disposing of real property and must be transferred by legal conveyance, such as a deed, and requires a public hearing. Conversely, if County owned surplus real property is reallocated to another County agency, the real property is still owned by the County or Board of Supervisors and does not require a public hearing. There is nothing legally prohibiting the County from offering FCPS the first right of refusal for surplus real property it intends to dispose of or sell; however, the County must hold a public hearing for each property for which the County wishes to grant such a right.

Suggested Planning Commission Recommendation

Include FCPS on Notice of Surplus Property distributed to County agencies.

PLANNING COMMISSION SCHOOLS COMMITTEE - POLICY RESEARCH

Topic: Co-location of Facilities

Summary of Planning Commission Schools Committee Discussion

- Existing Comprehensive Plan polices resulting from the 2016 School Policy Plan Amendment support the co-location of County and FCPS facilities.
- The adopted FY 2019 – FY 2023 Adopted Capital Improvement Program (CIP) includes list of County and FCPS properties for potential co-location.
- FCPS and the Park Authority currently work together. High Schools use Park Authority facilities and the community uses FCPS recreation facilities as there is a shortage of park space.
- Schools must be within close proximity to Park Authority facilities in order to utilize them, as the costs and time associated with transporting students to Park Authority facilities further away is prohibitive.

Suggested Planning Commission Recommendation

- Consider the co-location of school fields and recreation space on Park Authority owned facilities.
- ~~Consider policies supporting FCPS facilities on Park Authority land.~~
- When County RECenters are renovated, coordination with FCPS should be considered.

PLANNING COMMISSION SCHOOLS COMMITTEE - POLICY RESEARCH**Topic: School Proffers****Summary of Planning Commission Schools Committee Discussion**

New proffer legislation was adopted by the General Assembly in 2016 and places restrictions on the proffers a locality can request or accept related to new residential development and the residential component of mixed use development. This legislation requires that proffers offsetting these impacts must be specifically attributable to the impact of the new development and can only address capacity need. These needs are determined by the existing capacity of the impacted facilities and must provide a direct and material impact to the new development. However, new residential development occurring within a small area plan that is approved as part of the Comprehensive Plan and meets certain criteria set out in the statute is exempt from the 2016 proffer legislation, and includes transit station areas, as well as some community business centers and suburban centers.

Exemption Categories

- Category A – An approved small area comprehensive plan in which the delimited area is designed as a revitalization area, encompasses mass transit as defined in Va. Code §32.2-100, includes mixed use development, and allows a density of at least 3.0 FAR in a portion thereof.
- Category B – An approved small area plan that encompasses an existing or planned Metrorail Station and allows additional density within the vicinity of such existing or planned station.
- Category C – An approved service district created pursuant to Va. Code § 15.2-2400 that encompasses an existing or planned Metrorail station.

One measure to determine if a residential development will have a direct impact on schools is to determine if the school is overcapacity. Capacity is measured in two ways, design capacity and program capacity. Design capacity is based on the number of students a building can support per the original design of the building. Program capacity, the measure used by Fairfax County Public Schools (FCPS) to determine if a residential development will have an impact, is based on the number of existing core classrooms and the specific unique programs assigned to a school which require specific facility space utilization that goes beyond the original design of the building. Modular classrooms are included in the calculation of school design and capacity; however, trailers are not included in the calculation of capacity.

Proffer contributions for schools are typically monetary contributions used for capital improvements that enhance capacity and do not offset the operating costs of schools. As of 2016 the most recent recommended proffer contribution is \$12,262 per pupil as determined by the FCPS Public Facilities Impact Formula. The formula was adopted by the Board of Supervisors in 2003 and updates and adjustments are made to the formula to reflect changes in student yield ratios by unit type and construction costs. However, construction costs do not include land acquisition. FCPS has received approximately \$20.6 million in proffer contributions since 2002. During this same time period, FCPS spent approximately \$2.43 billion on capital programs, and proffers only accounted for .73 percent. Proffer formulas (Table 1) for determining the student yield rate from new residential development are based on housing type and developed from countywide averages. Proffer formulas use a different methodology to determine student yields than the Capital Improvement Program (CIP), which utilizes a

methodology to determine area specific student generation rates and is more accurate than the yield rates for proffers.

Table 1

Countywide Student Yield Ratios for Proffer Formula					
Single Family detached	Elementary	.266	Low-rise Multi-family	Elementary	.188
	Middle	.088		Middle	.047
	High	.179		High	.094
	Total	.533		Total	.329
Single Family Attached	Elementary	.258	Mid/High Rise Multi-family	Elementary	.062
	Middle	.067		Middle	.019
	High	.137		High	.031
	Total	.462		Total	.112

Suggested Planning Commission Recommendation

The revenue generated from the proffer formula is inadequate to offset the impacts of new residential development on schools and a change to the proffer formula should be examined. It may be more effective to fund capital improvement needs for schools resulting from new residential development through the long-term CIP than proffers. Adding Plan Language to Objective 3 of the Public Facilities Policy Plan supporting developer commitments for buildings and land within mixed-use developments in exempt areas should be considered.

PLANNING COMMISSION SCHOOLS COMMITTEE - POLICY RESEARCH

Topic: Capital Improvement Program (CIP) Recommendations

Summary of Planning Commission Schools Committee Discussion

- Future CIP Needs
 - The enrollment of students at FCPS is more than 188,000 students with approximately 27 million square feet of classroom space.
 - Approximately 1.4 million square feet of capital projects are in the planning stage.
 - Approximately 3.1 million square feet of space will be under construction or renovation during the next year, accounting for 10 percent of countywide classroom space.
 - Approximately 3.5 million square feet of space will be under construction during the next 10 years.
 - Lifespan of schools:
 - Renovation cycle is 37 years and currently extended to 44 years.
 - Some schools not renovated for a period of 50 years.
 - Less expensive and more environmentally sustainable to adaptively reuse an existing building than construct new schools.
 - Comprehensive Plan includes policies supporting the adaptive reuse of buildings for FCPS facilities.

Suggested Planning Commission Recommendation

- Fund capital improvement needs for schools resulting from new residential development through the long-term CIP.
- Supplement school proffer contributions from new residential development for schools through the long-term CIP.
- Joint presentations to School Board and County Board.

PLANNING COMMISSION SCHOOLS COMMITTEE

POLICY RESEARCH

Topic: Long Range Student Population Projections

Summary of Planning Commission Schools Committee Discussion

Fairfax County Public Schools (FCPS) produces two projection sets each school year to forecast student membership. One projection set is produced in the fall for a five year horizon and the fifth year of this set is used for the Capital Improvement Program (CIP). The second set is a six month projection produced in the spring which is used to determine the enrollment for the upcoming school year. Projections within the five year horizon are accurate; however, the accuracy of student projections diminish beyond the five year horizon.

Methodologies used for student membership projections.

- Total student membership is compared to historical membership patterns.
- Births by elementary school boundary are compared to the kindergarten class five years later.
- Kindergarten class membership is compared to the previous school year's 12th grade class.
- Cohort progression – Each grade level cohort of students is compared to the previous year to understand the difference over time.
- Analysis of population and housing forecasts, housing trends and new housing construction.

Factors impacting the predictability of student projections.

- Students attending school within a different boundary from which they reside. This may occur for program access.
- Replacement of existing housing stock with larger homes.
- Lifecycle of existing housing, changing demographics, economic conditions, and multiple occupancy of dwelling units.
- Mixed use development creates uncertainties for projecting student enrollment.
- FCPS estimates of student yields resulting from planned new housing are based on countywide averages. Student membership projections for the CIP utilize a different methodology, based on localized analysis of demographics, housing types and school trends, resulting in more accurate projections.

Planning Commission Recommendation

- Seek resources to produce long-range forecasts.
- Reconsider Countywide averages used for proffer equation formulas.

One University Development Partners, LLC Pre-Staffing Comments

RZ/FDP 2018-BR-025 conc. w/ PCA C-058

Tax Parcels 57-3 ((1)) 11A & 11B
57-4 ((1)) 2B

Prepared by: Sharon Williams

Date: January 15, 2019

Below please find a list of comments and requests for additional information that were raised at the pre-staffing meeting held on January 7, 2019. Memoranda from other county professionals which include additional comments are attached at the end of this report.

Staff's comments in this memorandum should not be construed to suggest, request, or require any proffered condition. The issues identified herein can be addressed on the CDP/FDP, site plan, or through legal documents such as recorded easements.

Should the applicant wish to discuss any of these concerns in person, staff requests that the applicant provide a written list of topics for that meeting with specific questions or concerns that you have on those topics. Please contact me with questions or concerns.

Resubmission: February 8, 2019

Staffing: TBD

Staff Report: June 10, 2019

Target Planning Commission: July 10, 2019

Zoning/ Site Layout Comments (S. Williams)

- **Critical Issue: Proposed Zoning District** – The purpose and intent of the PRM District indicates that PRM districts should be located in limited areas where high density residential or residential mixed is planned such as TSAs, CBCs, CRDs, urban and Suburban Centers, etc. How does your proposal meet the purpose and intent of the PRM District?
- **Critical Issue: Character/Design** – The proposed scale is out of character with the adjacent residential communities. The proposed density is approximately ten times greater than the surrounding subdivisions. Staff strongly recommends an improved transition, in terms of scale, bulk and height to the adjacent communities; however, staff notes that the density will be further discussed during the review of the concurrent Comprehensive Plan Amendment. Some design solutions should be considered for the student housing building and the family affordable housing building. For the student housing, transition the heights of the proposed building to help the building fit into the fabric of the existing community. Remove the northern access point and travelway leading into the garage for the proposed student housing to preserve an enhanced buffer for the adjacent community. Similarly, for the family affordable housing building consider removing the on-street parking along the northern property boundary to remove the proposed drive aisle and allow for more buffering. Provide buffering, open space, and/or enhanced streetscape along the intersection of University Drive and Route 123 to reduce the visual impact and soften the edges of the proposal.
- **Critical Issue: Transportation** – The OA assumes a mitigation for 2022 conditions that includes the re-striping and a right turn lane extension at the EB approach for the

intersection of Route 123 and University Boulevard. This improvement proposes removing the existing on-street parking along the south side of University Drive at this intersection. Staff finds this unacceptable. See the FCDOT Memo.

- Critical Issue: Parks/Open Space/Amenities – There does not appear to be any useable space on site for community gathering. The proposed park in between Building B and Building C is unusable, is there another spot for a park and/or community gathering space onsite? Each building has proposed amenities shown, what is proposed in those spaces? Additionally, for each park proposed, please provide an example of how those spaces can be programmed on the FDP.
- Given the proximity to the adjacent residential subdivisions, the applicant should provide photometric details or some type of lighting plan.
- The applicant should file a Noise study, a Phase I Archaeology study, and a site-specific RPA delineation study as soon as possible.
- It is unclear that the justifications cited for requesting a deviation from the tree preservation target has merit as proposed in this application. Additionally, the applicant should provide justification for every requested waiver and/or modification.
- The applicant needs to request a modification for loading spaces.
- For any submitted proffer, including additional or revised proffers, staff requests that the applicant provide a statement that describes the entire new residential development or use and includes separately for each proffer:
 - The impact of the new residential development or use that the proffer is addressing;
 - An explanation how the impact is specifically attributable to the new residential development or use, including any supporting evidence (such as third-party analysis by an expert); and
 - A determination whether the proffer is onsite or offsite and the basis for this conclusion.
- For every offsite proffer, staff requests that the applicant's statement also:
 - Identify the offsite publicly facility that is impact by the new residential development or use, along with supporting evidence (such as third-party analysis by an expert);
 - Confirm that the proffer is for an improvement to the identified public facility; and
 - Explain, with supporting evidence (such as third-party analysis by an expert) the following:
 - How the proffer addresses the identified impact to the identified offsite public facility;

- How the new residential development or use creates a need or an identifiable portion of a need for the proffered public facility improvement;
- How the need created by the new residential development or use exceeds existing public facility capacity;
- The time period or specific date used to determine the time of the rezoning when measuring the existing public facility capacity and why the time period or date was chosen;
- The direct and material benefit that the new residential development or use will receive from the proffer and how it is received or realized.

Park Authority Comments (A. Galusha)

- Based on the applicant’s proposal this would allow up to 362 student-housing units that could accommodate up to 819 students. Additionally, the applicant proposes 240 multi-family affordable dwelling units that based on the published average household size of 2.20 residents per unit in the Fairfax Center Planning District, this proposal could add 1,221 new residents to the Braddock District $\{(819 \text{ specified students}) + (240 \text{ new multi-family ADUs} \times 2.20 = 528) - (46 \text{ existing townhomes} \times 2.73 = 126) = 1,221\}$.
- The Fairfax Planning District is already deficient in parkland and recreational facilities. Existing nearby parks (County Club view, Fairfax Villa, Rabbit Branch, University, and Provide (City of Fairfax) Parks) meet only a portion of the current demand for new parkland generated by existing residential development in the Fairfax Planning District. In addition to those current deficiencies, the addition of 1,221 new residents to the Fairfax Planning District is expected to create more new need for public parks and recreational facilities in excess of existing capacity.
- The potential impacts to parks and recreation were evaluated by applying the population-based parks and recreation service level standards as detailed in the Policy Plan. The identification of current facility deficiencies is for informational purposes and is not intended to suggest that any particular development address such deficiencies in any particular way, if at all.

Facility	Service Level Standard	Impact from 1,221 Additional Residents
Rectangle Fields	1 field / 2,700 people	0.45
Adult Baseball Fields	1 field / 24,000 people	0.05
Adult Softball Fields	1 field / 22,000 people	0.06
Youth Baseball Fields	1 field / 7,200 people	0.17
Youth Softball Fields	1 field / 8,800 people	0.14
Multiuse Courts	1 court / 2,100 people	0.58
Playgrounds	1 playground / 2,800 people	0.44
Neighborhood Dog Parks	1 dog park / 86,000 people	0.01
Neighborhood Skate Parks	1 skate park / 106,000 people	0.01
Reservable Picnic Areas	1 area / 12,000 people	0.10

Parkland/Open Space Type	Service Level Standard	Impact (acres) from 1,221 Additional Residents
Local Suburban	5 acres / 1,000 people	6.11
District/Countywide	13 acres / 1,000 people	14.22

- There exists a potential to contain significant cultural resources on the undisturbed portion of the site where the applicant proposes significant land disturbance on parcel 2B. To identify the impacts of this application on cultural resources, a Phase I archeological survey, including architectural assessment to the Virginia Department of Historic Resources (VDHR) standards is needed at this time.

FCDOT Comments (W. Capers)

- The proposed head-in single loading parking aisles along the main drive aisle shown on Sheet 7 imposes a safety and operational concern due to the high volume of vehicles accessing the site from University Drive 160' to the south.
 - Staff recommends removing the two single loading parking aisles along the main drive aisle to avoid conflicts with vehicles accessing the roadway with vehicles making parking maneuvers.
- The CDP/FDP shows an offset at the intersection of the internal drive aisle north of the property and the site access garage to Bldg. C which creates unsafe turning maneuvers at this intersection and inadequate site circulation.
 - Staff recommends eliminating the offset to avoid possible conflict movements at this intersection.
- The CDP/FDP indicates that the site drive entrances will bisect George Mason University property to the south, but does not show any easements with the adjoining property.
 - Staff recommends the applicant provide additional information regarding easements that are needed for access to the subject site.
- The driveway width for the main site entrance shown on Sheet 7 of the CDP/FDP imposes a risk to pedestrian safety and circulation given the high volume of pedestrian traffic along University Drive.
 - Staff recommends the applicant shorten the site entrance driveways to improve pedestrian safety and circulation along University Drive, by extending the curb extension at the main entrance to facilitate a single lane approach for the SB movement as indicated in the operational analysis (OA).
- Public access/trail easements should be provided and shown on the CDP/FDP for segments of the proposed trail that encompass the subject site.
 - Staff recommends the applicant coordinate with the adjacent property owner to the south (GMU) to ensure that the public access/trail easements are provided for

segments of the proposed trail along the property's frontage. The applicant should demonstrate how public access along will be facilitated.

- The proposed trail and existing 7' trail on the eastern side of the property appears to have an offset or are disconnected. The proposed trail should be linked to existing facilities to ensure safe pedestrian access and circulation along University Drive.

Land Use Comments (M. Lynskey)

- See attached memo.

Environmental Comments (J. Bell)

- See attached memo.

VDOT Comments (K. Nelson)

- See attached memo.

FCPS Comments (P. Ranbhise)

- See attached memo

Wastewater Comments (S. Regmi)

- See attached memo.

Stormwater Comments (B. Veon)

- See attached memo.

Urban Forestry Comments (R. Habig-Myers)

- See attached memo.

Fairfax Water (G. Prelewicz)

- See attached memo.

Health Department (K. Wastler)

- See attached memo.

Northern Virginia Soil and Water Conservation District (W. Woode)

- See attached memo.

(Draft Rezoning Comments)

Land-Use Analysis for One University – RZ/FDP 2018-BR-025

Date: January 7, 2019 @ 1:30 pm (pre-staffing)

Land Use Planner: Michael Lynskey

Location/Tax ID: Northwest quadrant of intersection of Route 123 and University Drive, Tax Map Parcels 57-3 ((1)) 11A & 11B and 57-4 ((1)) 2B

Comp Plan Location: Fairfax County Comprehensive Plan, 2017 Edition, Area II, Fairfax Planning District, F7 George Mason Community Planning Sector

Comp Plan Map: Parcels 11A & 11B: Public Facilities, Governmental and Institutional
Parcel 2B: Residential at 3-4 du/ac

Comp Plan Land Use Recommendations:

There is no site-specific Plan text for Tax Map Parcels 57-3 ((1)) 11A & B. For Tax Map Parcel 57-4 ((1)) 2B, the Plan includes the following site-specific recommendation:

"F7 GEORGE MASON COMMUNITY PLANNING SECTOR

RECOMMENDATIONS

Land Use

The area south of the School Street neighborhood in Fairfax City and west of Route 123 (Tax Map 57-4((1))2, 2A and 2B), about three acres in size, is appropriate for residential development at a density of 3-4 dwelling units per acre. For development at this density, access should not be via Route 123, and land, preferably to include the existing church, should be consolidated. An option for up to 6 dwelling units per acre could be considered with full consolidation of all parcels in the county along with additional land in Fairfax City and no access via Route 123. This optional density should be compatible with density planned for adjacent land in Fairfax City along School Street. Excellence of design and provision of amenities, such as screening along Route 123, would also be conditions for achieving development at this higher density."

Description of Proposal:

An unsolicited redevelopment proposal was submitted to the County, per the Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA), for a site currently owned and operated by the Fairfax County Housing and Redevelopment Authority (FCHRA), and was subsequently authorized by the FCHRA to move forward for consideration. The Rezoning (RZ) and Final Development Plan (FDP) application under consideration, as well as an associated Plan Amendment (PA 2018-II-F2), are required to facilitate the PPEA proposal, which would redevelop the 10.8-acre site, which is currently developed with a community of 46 affordable townhomes (Robinson Square) and a 14,208 sf FCHRA office building, with approximately 300 student residential units and 240 affordable residential units on the site.

(Draft Rezoning Comments)

LAND-USE ANALYSIS:

Conformance with Plan Recommendation

The proposed RZ/FDP to develop a combination of student-oriented, affordable, and senior housing totaling 602 dwelling units on the 10.8-acre site would result in a residential density of approximately 56 du/ac – which is not in conformance with the current Plan recommendations for the site for residential use at 3 to 4 du/ac and Public Facilities, Governmental or Institutional use. On July 31, 2018, the Board authorized the concurrent review of PA 2018-II-F2, that would support the PPEA development proposal. The Board direction to staff was to review a potential Plan option to support redevelopment of the site with up to 240 affordable dwelling units and up to 360 student dwelling units on the site.

PA 2018-II-F2 remains under review by the Planning Division (PD) of the Department of Planning and Zoning (DPZ). A staff recommendation on the proposed Plan amendment, as well as a detailed analysis of associated land-use and policy considerations, will be available in the staff report for PA 2018-II-F2 when it is available for publication.

There are a couple of inconsistencies to note, however, between the RZ/FDP proposal and the Board authorization of the associated Plan amendment:

- The RZ/FDP proposal includes 362 student dwelling units, which is 2 more than the maximum of 360 being considered with the associated Plan amendment
- The Plan amendment was authorized to consider up to 240 affordable dwelling units. The RZ/FDP proposal includes 140 affordable units, but also 100 senior housing units. If all 100 senior units were considered affordable units, those units would fall within the scope of the PA authorization; however, the PA authorization did not include market-rate senior units in its consideration.
- The Statement of Justification accompanying the RZ/FDP proposal indicates that public meeting space would be provided within the senior building for FCHRA meetings, but such a use is not indicated on the RZ/FDP plat. It is currently unclear what the intended size, scope or nature of that use may be, so it is difficult to determine whether or not such a use would be supported by the Plan without it being included in the consideration of the associated Plan amendment.

Rezoning-Specific Land-Use Comments

While a staff recommendation on the appropriate residential density and other fundamental land-use considerations for the site is not yet available, there are other land-use considerations specific to the RZ/FDP proposal that are appropriate to provide comments in this context:

- Development Intensity – While a determination on an appropriate residential density for the site remains under review, per the Plan amendment process, it should be noted that the currently-proposed density of approximately 56 du/ac on the site necessitates rezoning to a Planned Residential Mixed-Use (PRM) Zoning District, which – per the stated purpose and intent for such districts – is intended to be utilized only in areas such as delineated Suburban Centers, Transit Station Areas, Community Business Centers, and similarly-planned high-intensity areas.

One potential zoning-related issue may be whether or not rezoning to a PRM District outside of such a delineated Activity Center is supportable, as opposed to rezoning to a PDH District or other more compatible district.

(Draft Rezoning Comments)

- Affordable Housing – The stated intent of the proposal is for a significant portion of the development to be dedicated to providing affordable housing units, but the RZ/FDP Plan does not designate any units as affordable units. Multi-family dwelling units intended to be affordable units should be notated as such on the RZ/FDP Plat to provide clarity.
- Student Housing – The RZ/FDP proposal indicates a portion of the housing as “student housing”. It should be noted that the Plan does not include such a use categorization, nor any policies related directly to housing for university students. The Plan considers such housing as simply multi-family units.
- Senior Housing – The Policy Plan does contain guidance encouraging the provision of housing designated for a senior population, for which there is a growing need in the County. There are specific guidelines for such housing included in Appendix 1 of the Land-Use element of the Policy Plan (“Guidelines for Multifamily Residential Development for the Elderly”), which recommend certain considerations be taken into account when developing housing for an elderly population.
 - ISSUES – The Plan guidelines emphasize that public transportation and community services be located within a reasonable walking distance, and that they be accessible via safe and adequate walkways (or have shuttles available), that site topography be considered, and that site design enhance the safety and security of residents.

The subject site is challenging, with regards to accessing nearby transportation opportunities, since the distance from the western portion of the site (where the senior housing is proposed) to the intersection of University Drive and Route 123 (where the majority of the current bus stops are located) is almost ¼ mile – and includes a grade of 5% to 7% for several hundred feet. The Plan guidelines specifically recommend limiting slopes on pedestrian facilities to no greater than 5% to 8%, for continuous distances of no more than 75 feet. Furthermore, the only apparent pedestrian connection shown on the RZ/FDP Plat between the senior housing building and the adjacent University Drive sidewalk/trail includes a stairway – which may not be accessible to some seniors.

Finally, much of the parking allocated to the senior housing building consists of surface parking, as opposed to the primarily underground parking of the other units in the development. Surface parking may be more difficult for seniors to access, especially during inclement weather conditions, or when snow and ice are present.

Residential Development Criteria

Many other Plan-related comments may be best analyzed within the context of the Residential Development Criteria contained in Appendix 9 of the Land-Use element of the Policy Plan, as follows:

1. Site Design:
 - a. Consolidation – There is no additional land within Fairfax County (the County) that could be consolidated. There remains Plan language about consolidating Parcel 2B with the neighboring church parcel, but that property is now within the jurisdiction of the City of Fairfax (the City). That parcel is zoned by the City for medium-density residential, which could permit up to 3 dwellings by-right, but access constraints make that unlikely. It is possible that an interparcel connection to Parcel 2B could facilitate by-right residential development of that parcel without access directly to Route 123 being required.

(Draft Rezoning Comments)

The City's Plan for that property is for continued institutional use, which would make it difficult to integrate that parcel with the current high-density residential proposal – requiring a separate Plan amendment and rezoning process in the City. Per the current City Plan, the parcel could be redeveloped for another institutional use, or there is the possibility that it may be replanned/rezoned in the future for some type of appropriate commercial use.

- b. Layout – The proposed layout is functional, but would have negative impacts on site environmental features, and a high potential for impacts to neighboring properties (as will be discussed with regards to other criteria). The proposal to locate the buildings “at the street”, to create an urban edge, conflicts with the existing suburban character of the area and Plan recommendations for surrounding properties - which reinforce a highly-buffered streetscape.
- c. Open Space – The proposal exceeds minimum open space requirements of the Zoning Ordinance for a PRM District, and includes outdoor recreational amenities for each of the proposed buildings, as well as a proposed central plaza area and small park, surrounded by surface parking, centrally located on the site (it is unclear what the purpose is of the surface parking surrounding the park). There is also a Resource Protection Area along the western portion of the property that would provide additional open space.
- d. Landscaping – The current RZ/FDP Plat indicates no landscaping along the streetscape area of University Drive or Route 123. Whether this is an unintended omission, or is related to the fact that there may not be public right-of-way along University Drive, the proposal would not be acceptable as presented. Maintaining consistent vegetation along the roadways is essential to ensuring compatibility with the character of the area. There also appears to be little planting proposed in the central plaza area or other areas interior to the site.
- e. Amenities – A proposed pool and possible dog park are shown as amenities for the student housing building, but it is unclear what amenities would be provided for residents of the affordable and/or senior housing units.

2. Neighborhood Context –

The context of this site is complex, due to it being a transitional area between multiple nearby jurisdictions – each with their own character and planning. The predominant character of the area governed by the County is suburban in nature, transitioning from a “village commercial” character within the City of Fairfax to the highly buffered institutional character of GMU. This site currently provides much of the buffer between the GMU campus and residential neighborhoods to the north.

- Transitions - It is unclear from the RZ/FDP what (if any) transitions in building heights are proposed, but the proposed 70' to 80' high multifamily buildings would contrast sharply with the neighboring 2 to 3-story single-family homes to the north. Even more extreme of a contrast would be with the massing of the proposed structures. For instance, the proposed student housing building represents an unbroken 300'-wide building mass, in a location on the site that would be highly visible to the neighboring townhome development as well as the adjacent church property.

Mature trees exist on the site in the 60-80-ft height range that could serve to mitigate some discrepancy in height/mass, but the current proposal would eliminate the existing trees in those critical areas (Parcel 2B especially). A similar situation exists along the north lot line adjacent to

(Draft Rezoning Comments)

the location of the proposed senior housing building. The proposed ADU building would be better screened by off-site vegetation contained in a conservation easement associated with the Chancery Park development.

- Orientation and Setbacks – As previously mentioned, the urban-style streetscape with minimal building setbacks is not consistent with the predominant character of the area and would confuse the perceived boundary of the GMU campus.
- Architecture - The ADU and senior buildings reflect more traditional architecture, while the proposed student buildings show little resemblance to other residential buildings in the area. The more institutional appearance of those buildings and lack of detail would appear to not be consistent with the character of the Fairfax City portion of the 123 corridor, which is intended to act as a gateway to its historic district. Such an institutional appearance may also serve to confuse the established boundaries of the GMU campus, which maintains University Drive as its northern edge and contains its higher-intensity uses to the campus core – east of Route 123.
- Pedestrian, Bicycle and Vehicular Connections – Although the proposal locates buildings close to the street, there is no apparent pedestrian access indicated between the majority of the building frontages and adjacent sidewalks (other than at the corner of Route 123). Similarly, there are sidewalks shown on the periphery of the site, and some interior to the site, but not much connection between the two. There are no apparent pedestrian accommodations shown around much of the student housing building, and problematic pedestrian access from the senior housing building to the neighboring sidewalk along University Drive and grade difficulties (as previously mentioned).
- Topography and Vegetative Cover - The sloping topography of the site would be accommodated by “stair-stepping” the buildings on the site, which would appear to work well and minimize extreme grade differences. The small proposed retaining wall shown adjacent to the church property appears largely unnecessary, and may result in undesirable redirection and channeling of stormwater in that location.

The site is heavily forested (54%), the majority of which is proposed to be eliminated. The applicant indicates the intent to request a deviation to the minimum required tree preservation target, with little justification, which would not be supported by the Plan. The Policy Plan includes expectations to preserve existing resources in excess of minimum Ordinance requirements, wherever possible – especially in locations with significant resources.

3. Environment

- a. Preservation – The proposal would not adequately preserve the natural resources of the site, most notably the existing tree cover. Much of the area indicated as tree preservation area on the RZ/FDP does not appear to even contain existing tree cover, while areas of existing mature tree cover would be eliminated. Plan policies also encourage RPA/EQC areas to be revegetated and restored, and impacts in those areas avoided, whenever possible.
- b. (the topography of the site was addressed with a prior criteria)
- c. Water Quality – the proposal would meet minimum requirements of the Ordinance (as any development must), but would not appear to address policy objectives that encourage implementation of SWM/BMP measures in excess of minimum Ordinance requirements.

(Draft Rezoning Comments)

- d. Drainage – While the stormwater management plan will be reviewed in detail by the appropriate agency, the current proposal does not appear to account for the large amount of runoff entering the site from neighboring properties to the north and northeast. The proposed development would not be required to treat this runoff, but it must be adequately collected and conveyed. The current proposal would appear to require offsite runoff to be conveyed within required vegetative buffer areas, which would not be compatible with the required vegetation in those areas. The proposed retaining wall adjacent to the church property may also result in off-site flow being channelized and re-directed onto neighboring property.
- e. Noise – There is a great potential of noise impacts from Route 123, which may affect the design and details of the site.
- f. Lighting – Light intrusion onto neighboring properties could be a significant issue for this development – even if all Ordinance requirements are satisfied. The buildings would generate a significant amount of nighttime light from windows, rooftop parking areas, and traffic entering/exiting the buildings and site, that could create undesirable impacts on neighboring properties.
- g. Energy – The orientation and design of the buildings – especially the student housing building - would do little to mitigate the impact of the summer sun. There would appear to be no shading planned for the windows along that frontage, which could result in increased cooling costs and reduced comfort the residents.

4. Tree Preservation and Cover –

As previously mentioned, there appears to be no significant justification for a request to deviate from the preservation target on the site. At this point in the review process, an apparent inability of the proposal to satisfy minimum preservation requirements, much less the intent of the Plan to achieve tree preservation and cover beyond minimum Ordinance requirements, may indicate a need for adjustments to either the proposed development intensity or the design of the site. There is great potential on the site for the existing mature tree cover to be utilized to buffer adjoining properties from the direct impacts of the proposed development, as well as to ensure that a consistent overall buffer and edge remains between GMU and surrounding neighborhoods.

This criteria also specifically directs that underground utilities be located so as to avoid conflicts with tree preservation and planting. The submitted proposal indicates many conflicts between the location of underground utilities and trees or landscaping. Proposed stormwater pipes are depicted running along the edge of several transitional screening areas - in some of the most critical screening locations – which threaten any trees in those areas. Similarly, a proposed sewer line is shown traversing the RPA area, which would make revegetation of that area impossible.

5. Transportation –

Full transportation analysis will be completed by FCDOT and is not yet available. Preliminary indications suggest that there are significant concerns with the functionality of the transportation infrastructure in the vicinity of the site. County land-use policy generally recommends that development intensity be limited to that which can be accommodated by transportation systems at acceptable levels of service, and that the pace of development coincide with the provision of

(Draft Rezoning Comments)

improvements necessary to support the development; therefore, the full transportation analysis may be relevant to the proposed intensity and design of the development.

6. Public Facilities –

Preliminary indications are also that there may not be sufficient existing sewer capacity available to handle the development. Similarly to transportation infrastructure, the Plan recommends that development intensity be limited to that which public utility infrastructure can accommodate, so this issue could have an impact on the feasibility of the proposal. It should also be noted that several public facility needs – Police and Fire response, sanitary sewer service, and possibly others – may require City of Fairfax services, due to the proximity of the site to the City. This is not a unique situation to this property, and there are cooperative agreements in place between Fairfax County and the City to accommodate this types of scenario.

7. Affordable Housing

As previously mentioned, this proposal would result in a significant number of additional ADU units (though they are not currently represented on the RZ/FDP Plat), and would be required by existing County policies to relocate existing ADU residents, as necessary. The proposed market-rate housing would also provide an additional revenue stream for FCHRA, which meets other policy objectives to support other housing programs in the County.

8. Heritage Resources –

There are no resources on the site that have been identified as eligible for listing on a historic register, but there is architectural interest in the existing FCHRA office building - which was innovative in its design and won an American Institutes of Architects honor award in 1982, shortly after its construction. County policy on heritage resources generally encourages documentation of potential resources prior to demolition. The general area of the site has also been identified as having a high potential for archaeological resources, and the Plan recommends any development or ground disturbance in this area be preceded by heritage resource studies, as determined necessary.

Pre-staffing Notes

Prestaffing: 01/07/19
Staffing: TBA
Case#: RZ/FDP 2018-BR-025, One University
PCA C-058
ZED Coordinator: Sharon Williams
Proposal: Residential, multi-family attached

Environmental Planner: John Bell
Environmental Comments/Issues:

1. **Noise** – The statement of justification notes that “There are no noise impacts anticipated to or from the proposed development.” I disagree! The intersection of Route 123 and University Drive is heavily traveled. Immediately south of this intersection the speed increases from 30 to 45 MPH. Portions of the proposed student housing are immediately adjacent to this intersection. Typical construction may or may not fully ensure that interior noise levels are maintained at no more than 45 dBA DNL. The applicant should prepare a noise study for staff evaluation as part of the entitlement process.
2. **Stormwater** – The proposed development includes underground detention facility and BMP’s. Two underground detention vaults will provide volume reduction, while jellyfish and isolator rows are noted to reduce nutrients. The site is currently not served by any form of stormwater management, but the application will double the amount of impervious surface for this site. **Does LDS have any perspectives regarding this issue?**
3. **Resource Protection Area (RPA)** – The westernmost portion of the site includes existing RPA. There is some existing encroachment into this area. The plans indicate that the impervious surface in this area will be reduced as a result of the application, but portions of the proposed new development will still encroach into the RPA. It should also be noted that while the remaining undisturbed RPA is largely noted as “Tree Preservation”, it is not clear if all of this vegetation is healthy or native. **Does UFM have any comments or concerns about the state of the vegetation within the RPA? Would an invasive species management plan be appropriate for this area? Is there a need for any restoration in the RPA?**
4. **Green Building** – The applicant is seeking development density at the high end of the development range. The statement of justification notes only that, “The applicant will commit to green building measures.” Typically, staff would be seeking third-party green building certification via the USGBC LEED program, EarthCraft or NGBS.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

STEPHEN C. BRICH, P.E.
COMMISSIONER

December 7, 2018

To: Ms. Tracy Strunk
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: RZ/FDP 2018-BR-025 & PCA-C-058 One University Development Partners, LLC
Tax Map # 57-3((01))0011A, 0011B & 57-4((01))0002B
Fairfax County

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plan submitted on November 19, 2018, and received on November 20, 2018. The following comments are offered:

1. The improvements on the opposite side of the road should be shown for proper evaluation of the entrances and other facilities.
2. Pedestrian access to and from GMU should be identified on the plans.
3. Additional comments may be provided once the Traffic Study review is completed.

cc: Ms. Amy Muir

fairfaxrezoning2018-BR-025rz1OneUnivDevPtrsLLC12-7-18TS

January 8, 2019
Non-Exempt

TO: Sharon Williams, Staff Coordinator
Fairfax County Department of Planning & Zoning

FROM: Pranita Ranbhise, Planner
Office of Facilities Planning Services

SUBJECT: RZ/FDP 2018-BR-025 Conc. with PCA C-058, One University

ACREAGE: 10.77

TAX MAP: 57-3 ((1)) 11A, 11B; 57-4 ((1)) 2B

PROPOSAL:

The application requests to rezone the site from Planned Development Housing (PDH – 5), Residential (R-1) and Water Supply Protection Overlay (WS) zoning districts to the Planned Residential Mixed Use (PRM) and WS Zoning Districts together with a proffer condition amendment (PCA) application to sever the lots from Rezoning C-58. Lots 11A and 11B are zoned PDH-5, and currently have 46 townhomes and 10,000 square feet of office which serves Fairfax County Redevelopment and Housing Authority (FCRHA). Lot 2B zoned R-1 and is vacant. This application proposes a rezoning to facilitate the redevelopment of the property into a community of “purpose-built” housing units to meet significant needs in the County. The proposal includes a combination of:

- 1) Student Housing
The application proposes student housing on Lot 2B. The student housing will range from 5-7 stories and contain up to 362 units designated specifically as student housing.
- 2) Affordable Housing
The application proposes affordable housing on Lots 11A and 11B. The affordable housing will be developed with two 4-story buildings, both of which will be affordable to residents earning not more than 60% of the average median income (AMI). One of the buildings will be age restricted and will be designed as senior living, which will contain a 100 units. The second building will contain 140 multi-family units.

ANALYSIS:

The schools serving this area are Woodson High School (HS), Frost Middle School (MS), and Fairfax Villa 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 rezoning.

School	Program Capacity SY 2017-18	Membership (9/30/17)	Program Capacity Utilization SY 2017-18	Projected Membership SY 2022-23	Capacity Utilization SY 2022-23
Woodson HS	2,331	2,457	105%	2,534	109%
Frost MS	1,122	1,210	108%	1,278	114%
Fairfax Villa ES	686	642	94%	656	96%

Source: FCPS, FY 2019-23 Capital Improvement Program, January 2018.

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. Recommended boundary adjustment options, program changes and potential school expansions and new schools are included in the CIP for future consideration based on the most recent five-year projections and SY 2017-18 capacity evaluations. Any

options chosen for potential implementation will be discussed and decided through a transparent process that engages the community, in accordance with School Board Policy and Regulations. This includes adjustments needed for Advanced Academic Program centers at existing facilities and newly identified locations for such programs. At this time, Woodson HS and Frost MS are considered to have a moderate capacity deficit, and Fairfax Villa ES is considered to have sufficient capacity. If by-right development occurs under the existing plan or zoning, Woodson HS and Frost MS are considered to have a moderate capacity deficit, and Fairfax Villa ES is being monitored due to approaching a capacity deficit by SY 2022-23. Beyond the five-year projection horizon, membership projections are not available.

Impact

The proposed senior living units will not have a student yield, whereas the multi-family housing units will have a student yield. Based on the housing units proposed in the application, the tables below show the net of potential students by school level, calculated using the current countywide student yield ratio. The net is based on the difference between the potential students from the proposed and from the existing development.

Proposed
Low-Rise Multi-Family

School Level	Proposed Number of Housing Units	Potential Student Yield
High	140	7
Middle	140	4
Elementary	140	14
Total Student Count		25

Source: FCPS, 2015 Countywide Student Yield Ratios, November 2016.

Mid/High-Rise Multi-Family

School Level	Proposed Number of Housing Units	Potential Student Yield
High	362	11
Middle	362	7
Elementary	362	21
Total Student Count		39

Source: FCPS, 2015 Countywide Student Yield Ratios, November 2016.

Total Proposed

School Level	Proposed Number of Housing Units	Potential Student Yield
High	502	18
Middle	502	11
Elementary	502	35
Total Student Count		64

Source: FCPS, 2015 Countywide Student Yield Ratios, November 2016.

SUMMARY:

The high and middle schools are considered to have a moderate capacity deficit, and the elementary school is considered to have sufficient capacity with current membership. For projected membership, assuming no change to programs and boundaries, the high and middle schools are considered to have a moderate capacity deficit, and the elementary school is being monitored due to approaching a capacity deficit prior to consideration of any plan amendment or rezoning. This analysis is a snapshot in time (as of January 2018) for student membership and school capacity balances. With a rezoning application that increases residential density, such as that proposed in this application, the membership at these schools will necessarily increase, which may negatively impact the instructional program to the detriment of the

students involved. Any future rezoning or plan amendments would need to be analyzed along with this rezoning to determine the future impact to capacity.

Capital Improvement Program Recommendations

The Capital Improvement Program FY 2019-23 includes potential solutions to consider to alleviate current and projected school capacity deficits. For consideration purposes, as many options as possible have been identified for each school, in no significant order, and may be contingent on other potential solutions listed. Any options chosen for implementation will be discussed and decided through a transparent process with the appropriate stakeholders, in accordance with School Board Policies and Regulations.

Woodson HS: Possible program changes; add temporary classrooms to accommodate short-term capacity deficit; repurpose existing inventory of school facilities not currently being used as schools; capacity enhancement through either a modular or building addition; potential boundary adjustment with schools having a capacity surplus.

Frost MS: Increase efficiency by reassigning instructional spaces within a school to accommodate increase in membership; possible program changes; add temporary classrooms to accommodate short-term capacity deficit; capacity enhancement through either a modular or building addition; potential boundary adjustment with schools having a capacity surplus.

Fairfax Villa ES: Monitor student membership.

Attachment: Locator map.

cc: Karen Corbett Sanders, Chairman, School Board Member, Mount Vernon District
Megan McLaughlin, School Board Member, Braddock District
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services
Kevin Sneed, Special Projects Administrator, Capital Projects and Planning
Jessica Gillis, Director, Office of Facilities Planning Services



County of Fairfax, Virginia

MEMORANDUM

DATE: December 28, 2018

TO: Sharon Williams
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. RZ/FDP 2018-BR-025 Con. W/PCA-C-058**
Tax Map No. 057-4-((1)-0002-B; 057-3-((01))-0011A; 0011-B

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

- Sanitary sewer service for the proposed re-development area is provided by the City of Fairfax. For the sewer lines capacity within City of Fairfax, applicant needs to contact City of Fairfax.
- When the sewage flow from the City of Fairfax enters Fairfax County, an existing 10-inch sewer line in the University drive is adequate for the proposed use at this time.
- The application property is located in Upper Popes Head Creek (R-2) watershed. It would be sewerred into the Noman M. Cole Pollution Control Plant (NMCPCP).
- Based upon current and committed flow, there is excess capacity in the NMCPCP. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.

FAIRFAX COUNTY
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, Fax: 703-803-3297
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: January 7, 2019

TO: Sharon Williams, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: William J. Veon, Jr., P.E., Senior Engineer III (Stormwater)
Central Branch, Site Development and Inspections Division (SDID)
Department of Land Development Services

SUBJECT: Zoning Application No.: RZ/FDP 2018-BR-025 concurrent with PCA C-058;
One University Development Partners, LLC (aka, One University);
Conceptual/Final Development Plan dated November 16, 2018; LDS Project
No.: 002737-ZONA-002-1; Tax Map No.: 057-3-01-0011A & B and 057-4-
01-0002B; Braddock District

The subject application has been reviewed, and the following stormwater management comments are offered at this time:

Note: The Fairfax County Public Facilities Manual (PFM) revisions became effective 12/5/2018 resulting in changes in numbering, modification, deletion, or relocation of certain sections. The updated PFM is available at <https://www.fairfaxcounty.gov/landdevelopment/public-facilities-manual>. This letter references current PFM section numbers.

Chesapeake Bay Preservation Ordinance (CBPO)

There is Resource Protection Area (RPA) located on the project property. The approval of a separate site-specific RPA delineation study will be required during the final design/site plan stage (PFM 6-1701.3). The proposed construction within the RPA may be approved as an allowed use (under "redevelopment") during the final design/site plan stage, if no net increase in impervious surface and no further encroachment in the RPA can be demonstrated (Chesapeake Bay Preservation Ordinance [CBPO], County Code Chapter 118 at 118-2-1(b)). A Water Quality Impact Assessment, required to ensure impacts are appropriately mitigated, will need to be separately submitted for approval at the time of final design/site plan (CBPO 118-3-3(a) & Article 4).

Floodplains

There is regulated floodplain located on the project property. A separate Flood Study will need to be approved, at the time of final design/site plan, in order to establish the water surface



elevations and required easement boundary for the currently unmapped minor floodplain (PFM 6-1401.1).

The requirements of the County's Floodplain Regulations (Zoning Ordinance [ZO], Article 2, Part 9) apply to this project, and any proposed floodplain encroachments need to be permitted uses (ZO 2-903) approvable via the submittal of a separate Floodplain Use Determination request at the time of final design/site plan. Otherwise, a Special Exception approval (ZO 2-904) will be required to allow the proposed construction within the floodplain.

Downstream Drainage Complaints

There are no significant, contemporary downstream drainage complaints on file.

Water Quality

Water quality controls are required for this project (Stormwater Management Ordinance [SWMO], County Code Chapter 124 at 124-1-6, 124-4-1 & 124-4-2). The Best Management Practice (BMP) Narrative indicates the proposed project's required phosphorous reduction will be achieved via the installation of Manufactured Treatment Device (MTD) filters in series (such as an Isolator Row in series with a Jellyfish Filter, with respective 40% and 50% phosphorous removal efficiencies), as well as a stand-alone MTD filter (such as an Isolator Row). A preliminary Virginia Runoff Reduction Method (VRRM) analysis has been provided to identify the initial phosphorus reduction requirement for the project, and to demonstrate and support the design engineer's expectation of project compliance via the proposed BMP practices. However, the project site is completely located within the Water Supply Protection Overlay District (WSPOD) for the Occoquan River, and the projected (or Final Post-Development) phosphorous load must be reduced by at least 50% (PFM 6-0401.2). The current VRRM analysis does not demonstrate compliance with this requirement.

Compliance with the WSPOD phosphorous reduction requirement must be demonstrated when calculation and design details are reviewed at the final design/site plan stage.

Water Quantity - Detention

Water quantity controls for stormwater detention are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-4.D). The Stormwater Management (SWM) Narrative indicates the proposed project's detention requirements will be achieved via the installation of two (2) underground chamber systems. Preliminary design information has been provided to illustrate the design engineer's expectation of the detention requirements being achieved via the provision of stormwater storage volumes of approximately 17,042 cu. ft. for Detention Chambers-1 and 31,995 cu. ft. for Detention Chambers-2. However, the detention required for the site's original development (for the site's current "existing condition"), which is provided in existing dry pond DP0416 (located at the western end of the site, and having a drainage area of 22.07 ac) and existing underground storage facility UG0039 (located under the office building parking lot, and

having a drainage area of 1 ac), must also be accounted for in the design of the proposed stormwater management system.

Calculation and design details will be reviewed at the final design/site plan stage, at which time the “existing conditions” detention issues must be appropriately addressed in accordance with Virginia Department of Environmental Quality Guidance Memo 14-2014 at the “New Construction Activities” section.

Note: A separate PFM modification request and approval (PFM 6-0303.6B) will be required at the final design/site plan stage, for any proposed underground storage facility containing structures that do not meet the standard sizes and materials requirements.

Water Quantity - Outfalls

Water quantity controls for outfall channel and flood protection are required for this project (SWMO 124-1-6, 124-4-1, 124-4-4.B & 124-4-4.C). The Outfall Analysis Narrative states the site has one (1) outfall at its western end, presumably at the location of the existing detention pond discharge point. The pond discharges into a natural channel at this location, and the 1-yr post-development discharge from the site is proposed to be appropriately reduced in accordance with SWMO 124-4-4.3.B. The 2-yr and 10-yr post-development discharges are proposed to be reduced to predevelopment levels. The design engineer provides an opinion that an adequate outfall exists for the site, since the 10-yr event will be confined to the channel within the assumed limits of outfall analysis, and the 2-yr velocities will be non-erosive within these limits. However, the assumed limit of outfall analysis for flood protection is incorrect, and SWMO 124-4-4.C.5 actually applies, unless the 2-yr and 10-yr post-development discharges are reduced in accordance with SWMO 124-4-4.C.4.

The outfall analysis calculations and details will be reviewed at the final design/site plan stage, at which time adequate outfall compliance must be appropriately demonstrated.

Stormwater Planning Comments

This site is located within the Popes Head Creek Watershed and the East Fork Water Management Area. A future stream restoration project (PH9270) and culvert retrofit project (PH9470) are located about 0.9 mile downstream from the site. However, the applicant’s proposed project should have little to no impact on this future County project.

Dam Breach

The property is not located within a dam breach inundation zone.

Miscellaneous

The stormwater management plan to be prepared at final design must address all of the items listed in SWMO 124-2-7.B.

Sharon Williams, Staff Coordinator
Page 4 of 4

The latest BMP specifications provided on the Virginia Stormwater BMP Clearinghouse website, in addition to the PFM, must be used for final design. The design engineer is also referred to LTI 14-13 with regard to the selection of appropriate BMPs.

Please contact me at 703-324-1720 or William.Veon@fairfaxcounty.gov, if you have any questions or require additional information.

WJV/

cc: Dipmani Kumar, Chief, Watershed Planning and Evaluation Branch, Stormwater Planning Division (SWPD), Department of Public Works and Environmental Services (DPWES)
Shannon Curtis, Chief, Watershed Assessment Branch, SWPD, DPWES
Jeffrey E. Vish, Acting-Chief, Central Branch, SDID, Land Development Services (LDS)
Daun Klarevas, Engineer IV, SDID, LDS
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: December 20, 2018

TO: Sharron Williams, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Rachel Habig-Myers, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: One University. 2737-ZONA-002-1

The following comments are based on a review of the first submission of a Rezoning/Final Development Plan Application with Partial Proffer Condition Amendment stamped "Received, Department of Planning and Zoning, November 16, 2018." A site visit was conducted on December 5, 2018.

General Comments:

- 1. Comment:** It is not clear that the justifications cited for requesting a deviation from the tree preservation target have merit as proposed in this application. The narrative statement only cites change in grade "from one side of the property to the other," while the deviation request letter also claims precluding a use that is only valid after the proposed rezoning is successful. While grade changes can be a challenge in some situations, hardship has not been clearly described in this application, and it appears that that the grade change occurs along the long axis of the property, which could be accommodated by novel engineering techniques in stepping down between the numerous structures proposed in the application rather than wholesale grading of the site. Current depictions and statements of extent and characterization of the quality of the existing forest resource and quantity of invasive plants found onsite appear to be inconsistent with conditions observed during site visit, which casts further doubt on the acceptability the deviation request in this application.
- 2.** The justification for barrier waivers relative to transitional screening requirements in Zoning Ordinance Article 13 is unclear in this application.
- 3.** The justification for transitional screening modification request F-G is unclear in this application, as the proposed plantings do not appear to meet minimum width requirements for meeting 10 year tree canopy requirements, in addition to the requirements of Zoning Ordinance Article 13. Conflicts with the structure and overhead utilities also appear to be proposed.

Department of Public Works and Environmental Services

Urban Forest Management Division

12055 Government Center Parkway, Suite 518

Fairfax, Virginia 22035-5503

Phone 703-324-1770, TTY: 711, Fax: 703-653-9550

www.fairfaxcounty.gov/dpwes



4. Transitional screening as proposed appears to contain various unacceptable elements including a retaining wall, vehicle turnarounds, trash enclosures, stormwater infrastructure, and inadequate widths of planting yards in various locations around the site. Additionally areas of tree preservation appear to be proposed to meet transitional screening requirements that were found to not be forested during site visit.
5. Areas of onsite pavement that appear to serve no other purpose than to access parking lots, decks, or loading areas have been omitted from parking lot areas accounting for purposes of determining required parking lot landscape plantings.
6. Plantings appear to be proposed in conflict with structures or in otherwise inappropriate planting areas throughout this application .

rh/

UFMDID #: 258820

cc: DPZ File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720, TTY: 703-324-1877, Fax: 703-324-8359
www.fairfaxcounty.gov/dpwes



Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

December 17, 2018

RECEIVED
Department of Planning & Zoning
DEC 21 2018
Zoning Evaluation Division

Ms. Tracy D. Strunk, AICP
Director, Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: RZ FDP 2018-BR-025
Concurrent w/ PCA-C-058
One University Development Partners, LLC
Tax Map: 57-3 and 57-4


Dear Ms. Strunk:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 12-inch water main in University Drive and an 8-inch water main in Ox Road.
3. An 8-inch water main extension to Delegate Court and/or Royal Commons Court will be required.
4. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and water quality concerns.

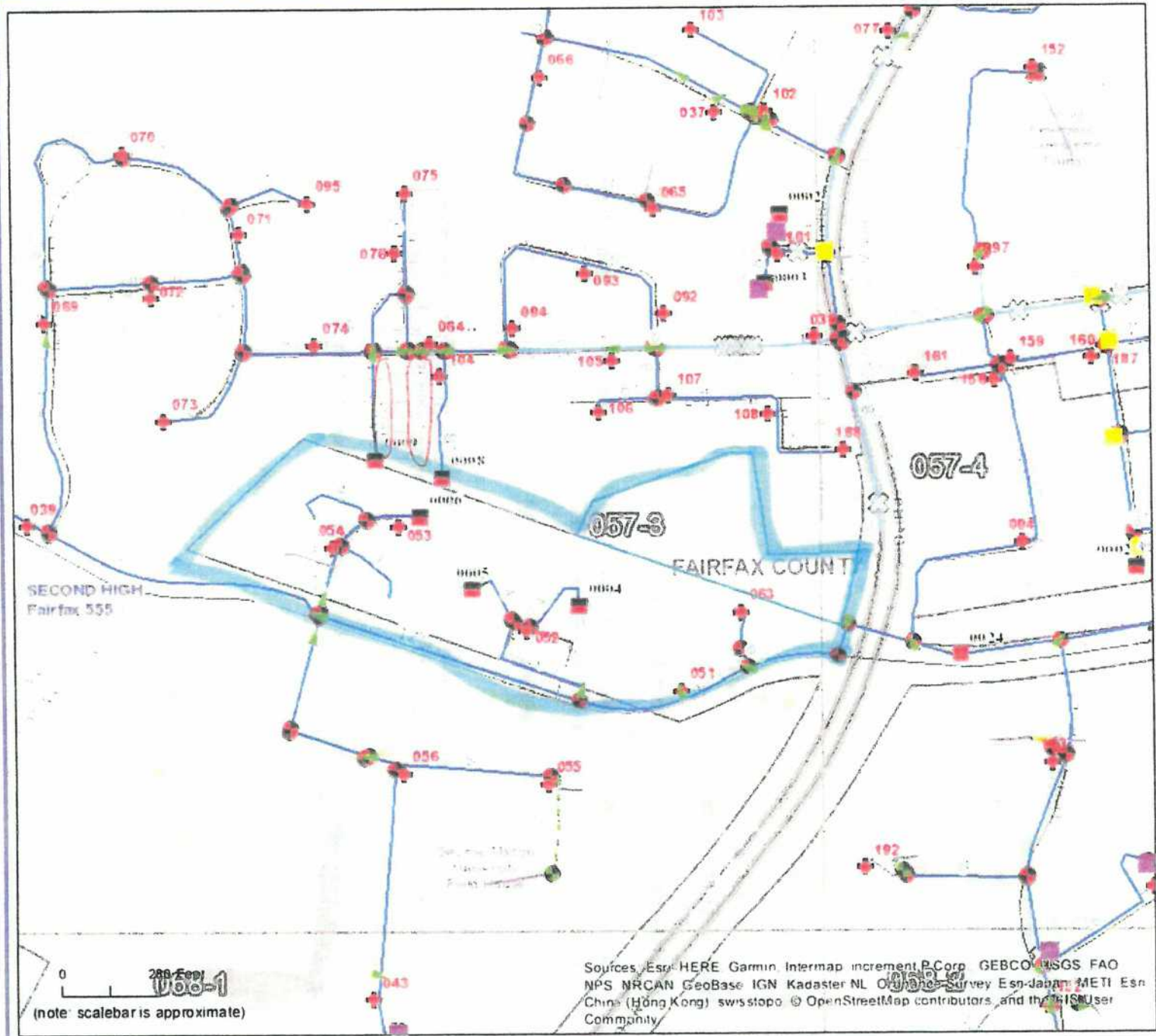
If you have any questions regarding this information please contact Ross Stilling, P.E., Chief, Site Plan Review at (703) 289-6385.

Sincerely,



Gregory J. Prelewicz, P.E.
Manager, Planning Department

Enclosure



- Legend**
- Hydrants**
- ⊕ Fairfax Water Active
 - ⊕ Other, Active
 - ⊕ Fairfax Water Inactive
- Hydrant Valves**
- ⊕ Fairfax Water
 - ⊕ Other
- System Valves**
- ⊕ Gate, Open, Fairfax Water
 - ⊕ Gate, Closed, Fairfax Water
 - ⊕ Gate, Open, Other
 - ⊕ Gate, Closed, Other
 - ⊕ Butterfly, Open, Fairfax Water
 - ⊕ Butterfly, Closed, Fairfax Water
 - ⊕ Butterfly, Open, Other
 - ⊕ Butterfly, Closed, Other
- Main Breaks**
- ⊕ Main Breaks
- Pressurized Mains - Private**
- ⊕ Private, In Service
 - ⊕ Private, Approved
- Pressurized Mains**
- ⊕ Approved
 - TransmissionMain, CastIron
 - TransmissionMain, DuctileIron
 - TransmissionMain, Steel
 - TransmissionMain, Plastic
 - TransmissionMain, AsbestosCement
 - TransmissionMain, PCCP
 - TransmissionMain, Unknown
 - DistributionMain, CastIron
 - DistributionMain, DuctileIron
 - DistributionMain, Steel
 - DistributionMain, Plastic
 - DistributionMain, PolyVinylChloride
 - DistributionMain, AsbestosCement
 - DistributionMain, PCCP
 - DistributionMain, Copper
 - DistributionMain, Galvanized
 - DistributionMain, HDPE
 - DistributionMain, Unknown

0 200 Feet
 (note: scalebar is approximate)

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community



County of Fairfax, Virginia

RECEIVED
Department of Planning & Zoning

NOV 21 2018

Zoning Evaluation Division

DATE: November 20, 2018

TO: Sharon Williams, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Kevin R. Wastler, EH Supervisor *KRW*
Fairfax County Health Department

SUBJECT: Zoning Application Analysis

REFERENCE: RZ/FDP 2018-BR-025 Con. w/ PCA-C-058 (One University
Development Partners, LLC)

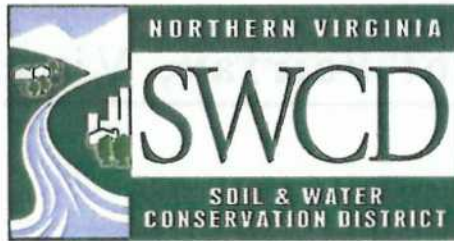
After reviewing the application, the Health Department has no additional comments to make regarding the application. Plans must be submitted for review by the applicant regarding all Health Department Codes and Regulations.

Fairfax County Health Department
Division of Environmental Health
Technical Review and Information Resources
10777 Main Street, Suite 102, Fairfax, VA 22030
Phone: 703-246-2510 TTY: 711 Fax: 703-278-8156
www.fairfaxcounty.gov/hd



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Contact

703-324-1460, TTY 711
Fax: 703-324-1421
ConservationDistrict@fairfaxcounty.gov

Working for Clean Streams and Protected Natural Resources in Fairfax County

December 6, 2018

TO: Tracy Strunk
Director, Zoning Evaluation Division, DPZ

FROM: Wilfred D. Woode,
Senior Conservation Specialist

RE: Conservation Report on RZ/FDP 2018-BR-025 conc. with PCA-C-058

This rezoning and proffered condition amendment plan application refers to an 8.44-acre property located on the west side of Ox Road in the Popes Head Creek Watershed. This proposed development called One University, is planned to consist of 46 townhouse units and 10,000 square feet office space. The property is recorded in the Fairfax County tax map system as 57-3 ((1)) – 11A, 11B and 57-4 ((1)) 2B.

Concern and recommendation:

A review of the existing conditions indicates an offsite unnamed perennial stream, whose RPA buffer component overlays the north-western side of the parcel.

Previous development had residential structures within this RPA. While the current plan suggests that a significant portion of the RPA will be preserved as a vegetated buffer, I'd like to suggest that the developer considers altering the extent of the footprint of the parking area such that it will be completely out of the delineated RPA.

If for any reason, this request cannot be implemented, maybe the use of LID devices such as grasscrete should be considered.

Please contact me if you have any questions regarding this concern and recommendation.

cc: Sharon Williams, Staff Coordinator, DPZ