

**PRELIMINARY STAFF REPORT
CHAPTER 527 UPDATE
2008 AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): Sully & Hunter Mill

APR ITEM(S): 08-III-6DS

NOMINATOR(S): David R. Gill, McGurieWoods LLP

ACREAGE: 74.3 Acres

TAX MAP I.D. NUMBER(S): 24-2((1))1-4, and 10

GENERAL LOCATION: Bounded by Sully Road to the west, Frying Pan Road to the north, and Park Center Road to the south.

PLANNING AREA(S): III

District(s): Upper Potomac

Sector: Sully (UP6)

Special Area(s): Dulles Suburban Center – Land Unit D-1

ADOPTED PLAN MAP: Office and Public Parks

ADOPTED PLAN TEXT: The base level allows office use up to .15 FAR with dedication of the ROW for planned roadway extension and dedication of EQC lands for the Park Authority. The second option allows office use up to .25 FAR with construction of planned roadway and dedication of ROW for transit with conditions. The third option, if a transit stop is provide in or adjacent to the land unit, allows for office use up to .35 FAR if conditions are met.

For complete Plan text see: <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

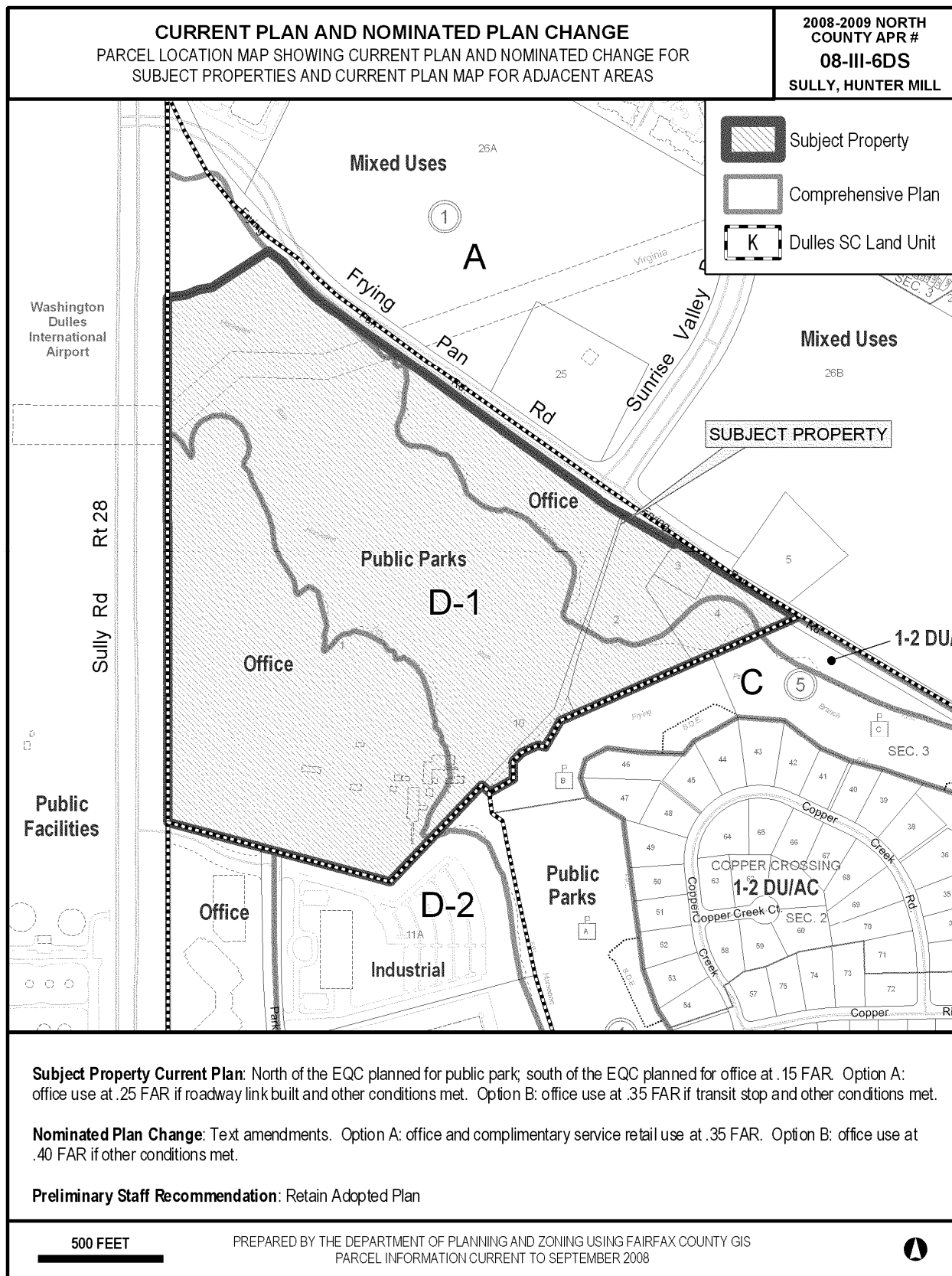
PROPOSED PLAN AMENDMENT: The proposal is to amend the first option to increase the FAR from .25 to .35, include complimentary service retail, deletion of dedication for the ROW for transit, remove the requirement to consolidate all parcels, allow office/mixed-use north of the EQC. Changes to the second option include increasing the FAR from .35 to .40, and text to fund park or open space for the County.

SUMMARY OF STAFF RECOMMENDATION

- ☐ Approve Nomination as submitted
☒ Approve Staff Alternative
☐ Retain Adopted Plan

The review of the Chapter 527 indicates additional delay times at area intersections, however the addition of a new collector road through the site could help alleviate additional vehicle traffic on Centreville Road north of Frying Pan Road. With the provision of constructing the new four-lane collector road prior to any development beyond the current Comprehensive Plan base density of .15 FAR, and the phasing

development, staff recommends an alternative that is supportive of the nomination. The alternative deletes the intermediate intensity and recommends a single option with an intensity of .40 FAR with conditions.



PRELIMINARY PROPOSED PLAN TEXT

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, Dulles Suburban Center D-1, as amended through 09-14-2009, Land Use Recommendations, pages 71-73:

CHARACTER

Land Unit D-1 consists of approximately 75 acres and is bounded on the north by Frying Pan Road, the east by Frying Pan Branch Stream Valley Park, on the west by Route 28 and on the south by Land Unit D-2 (Figure 16). Horse Pen Run traverses the land unit, with approximately 50 percent of the land unit within the floodplain of the stream valley. The land unit contains the Middleton Farm and a few other structures and otherwise is not developed. Land Unit D-1 consists of the western portion of the land unit, which is approximately 68 acres and consists of parcels 24-2((1))1 and 10; and the eastern portion of this land unit which is 7.35 acres and consists of parcels 24-2((1))2, 3 and 4.

RECOMMENDATIONSLand Use-Western Portion of Land Unit – Tax Map 24-2((1))1 and 10

1. ~~The majority of this land unit is part of a working farm. The land unit has Tax Map 24-2((1))1 and 10 contain~~ a considerable amount of EQC. Horse Pen Run Stream Valley traverses the northern portion of the area and is planned for public park use. ~~Should the agricultural use be discontinued, The western portion of the land unit is planned for office use up to .15 FAR with dedication to provide development that is compatible with existing and planned adjacent land uses within this entire land unit, Land Unit D-2 and C. Dedication of the right-of-way for the planned roadway extension between Park Center Road and Horse Pen Road Sunrise Valley Drive and dedication of the EQC lands to the Fairfax County Park Authority, to provide for development that is compatible with existing and planned adjacent land uses in Land Units D-2 and C. should be provided. Stream restoration and revegetation of the Horse Pen Run EQC should be provided in consultation with County staff. In addition, all trails shown on the~~ Trails Plan Map should be constructed with County staff.
2. As an option, ~~office use for the western portion of the land unit, office, hotel, recreational facilities and support service retail uses may be appropriate up to .25 FAR with construction of the planned roadway extension between Park Center Road and Horse Pen Road and dedication of the right-of-way for transit and the following additional .40 FAR if all of the following conditions should be are met:~~
 - Full consolidation between Tax Map Parcels 24-2((1))1 and 10 is achieved;
 - ~~Substantial consolidation of all five parcels located within Land Unit D-1 is achieved which provides for the development of any unconsolidated parcels in conformance with the Comprehensive Plan;~~

- ~~Development is located~~ With the exception of necessary road crossings and park improvements, all development should be south of the Horse Pen Run EQC;
- The planned roadway extension between Park Center Road and Sunrise Valley Drive is constructed as a four lane divided roadway prior to any development beyond the current Comprehensive Plan base density of .15 FAR;
- Any development beyond the current Comprehensive Plan base of .15 FAR be phased as transportation improvements are identified and constructed. This includes improvements to the roads and intersections on the road network surrounding the Middleton Farms site;
- All EQCs and the area north of the Horse Pen Run Stream Valley are dedicated to the Fairfax County Park Authority and the land generally north of Horse Pen Run Stream Valley is developed for active recreational uses to serve residential and employment uses in the general area. Buildable recreational areas should be developed as a destination park to address recreation deficiencies in this area. Built facilities may include, but not limited to: ball fields, tot lots, destination playground, skate park, picnic pavilions, parking and other amenities. A continuous trail loop Trails should be provided to connect this area with the development within the remainder of Land Unit D-1 and to Land Unit C, and designed in consultation with County staff; It is also desirable for additional land south of the EQC to be dedicated for active recreation uses to serve the immediate area;
- ~~Appropriate screening is provided between any office development in this land unit and the existing residential development in Land Unit C to protect these stable residential communities; and~~
- The architecture, design and location of both principle and secondary structures and uses should ensure optimal views and overall appearance from Route 28 and further ensure a proper and reasonable transition to the existing residential uses in Land Unit C. In furtherance of these objectives, building heights should not generally exceed ten (10) stories for areas west of the Park Center Road/Sunrise Valley Drive extension and eight (8) stories for areas generally east of the same;
- ~~A study of heritage resources should be conducted. Preservation, or, at a minimum, recordation is~~ conducted and appropriate preservation measures taken. Recordation of significant heritage resources should occur;

~~If a transit stop is provided in or adjacent to Land Unit D-1 as a part of the transit system to serve the area, office use may be appropriate up to .35 FAR, if all the above conditions are met and if the density above the .25 FAR is permanently transferred from land already zoned for commercial or industrial development within the Route 28 Tax District where lower intensity is planned.~~

~~Hotel and cultural facilities as described in Land Unit D-2, Land Use Recommendation #3, may also be appropriate in this land unit, subject to the conditions for office use outlined above.~~

- Support retail uses should be of a use and scale logically related to and supportive of the principle commercial uses and be physically or functionally integrated with other uses. Auto-oriented uses or standalone retail uses should not be permitted; however, eating establishments may be free standing. Such support retail should not be planned independently of the planned commercial uses, however phased development of commercial and retail uses is permitted;
- Development should incorporate TDMs of a scope and level appropriate to the mix of uses and the available transit; and
- The planned road extension between Park Center Road and Sunrise Valley Drive should be designed to accommodate reasonably projected or anticipated transit needs to include bus stop locations proximate to office and support retail and active recreational facilities.
- Make a contribution to help fund County acquisition of land for the development of recreational facilities in the vicinity. Such contributions should increase proportionately based on the amount of FAR approved above .35 FAR; and
- An all-weather crossing should be provided connecting stream valley trails within Tax Map Parcels 24-2((1))1 and 10 to stream valley trails within Land Unit C.

Eastern Portion of the Land Unit – Tax Map Parcels 24-2((1))2, 3 and 4

1. The eastern portion of this land unit which includes Tax Map Parcels 24-2((1))2, 3 and 4 contains a significant amount of EQC. Horse Pen Run Stream Valley traverses the southern portion of the Tax Map Parcels 24-2((1))2, 3 and 4 and is planned for public park use. The remainder of the sub-unit is planned for office use up to .15 FAR to provide development that is compatible with existing and planned adjacent land uses within this land unit and Land Units D-2 and C. In addition, all trails shown on the Trails Plan Map should be constructed in consultation with County staff.
2. As an option, the land within Tax Map Parcels 24-2((1))2, 3 and 4 may be consolidated with Tax Map Parcels 24-2((1))1 and 10 and used to support the development referred in Option 2 for the western portion of the land unit – Tax Map Parcels 24-2((1))1 and 10 above. Exercising such option should require that the area of all of the parcels within Land Unit D-1 be fully consolidated, and the entirety of Tax Map Parcels 24-2((1))2, 3, and 4 be dedicated and developed with park and open space uses.