



APPLICATION ACCEPTED: June 19, 2006
APPLICATION AMENDED: November 22, 2006
PLANNING COMMISSION: July 12, 2007
BOARD OF SUPERVISORS: Not Scheduled

County of Fairfax, Virginia

June 27, 2007

STAFF REPORT

PCA 79-C-037-06/RZ 2006-HM-019

HUNTER MILL DISTRICT

APPLICANT: MB Herndon, L.L.C.

PRESENT ZONING: I-4

PROPOSED ZONING: C-3

PARCEL(S): 16-3 ((01)) 4N1 and 31A1

ACREAGE: 14.7 acres

FAR: 1.0

OPEN SPACE: 31.8%

PLAN MAP: Mixed Use

PROPOSAL: PCA 79-C-037-06 is a request to sever the 14.7-acre subject property from the area of its original rezoning in order to rezone it to the C-3 District to achieve the 1.0 FAR permitted by the Comprehensive Plan.

RZ 2006-HM-019, is a request to rezone the entire property to the C-3 District to permit construction of a 244,963 square-foot, seven-story tall, office building (and seven-level parking structure), which would result in an FAR of 1.0 for the property.

O:\Abrahamson\RZ 2006-HM-019 PCA 79-C-037-6.doc

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 79-C-037-06.

Staff recommends approval of RZ 2005-MA-002, subject to proffers consistent with those contained in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this rezoning does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS CAN BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

Proposal:

PCA 79-C-037-6 and RZ 2006-HM-019 are concurrent applications which seek to sever 14.7 acres from the land area associated with RZ 79-C-037 in order to rezone the application property from the I-4 (Medium Intensity Industrial District) to the C-3 (Office District) to permit the construction of a third office building (consisting of seven stories and 244,963 square-feet) and a seven-level parking structure, which would result in a total FAR of 1.0 for the property.

Waivers & Modifications Requested:

The applicant is not requesting any waivers or modifications

LOCATION AND CHARACTER

The application property consists of two parcels zoned I-4 located on Dulles Technology Drive, which is south of the Dulles Airport Access Road and west of Centreville Road, off Sunrise Valley Drive. Parcel 31A1 is developed with a 262,145 square-foot, six-story office building. Parcel 4N1 contains a 378,186 square-foot, six-story office building and a three-level (24.5-foot) parking garage. Both parcels contain associated surface parking lots. All of the existing structures are proposed to remain.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Office (Dulles Technology Center)	I-4	Mixed Use
South	Vacant (Dulles Technology Center)	I-4	Mixed Use
East	Office (Dulles Technology Center)	I-4	Mixed Use
West	Office (Dulles Technology Center)	I-4	Mixed Use

Four- and five-story office buildings are established on all sides of the property, except for the parcel to the immediate south, which remains vacant. All of the surrounding properties are zoned I-4 and are planned for mixed use development.

BACKGROUND

On July 23, 1979, the Board of Supervisors approved RZ 79-C-037, which rezoned 141.99 acres from the R-1 District to the I-4 District. This rezoning was subject to proffers, most of which relate to transportation improvements that have since been satisfied. (The proffers associated with this approval are included in Appendix 4.) A development plan was also proffered; however, it did not limit development on specific parcels, but rather specified street layout and major open space areas, neither of which is affected by these current requests. The property is grandfathered at .70 FAR.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area III
Dulles Suburban Center, Land Unit A

Plan Map: Mixed Use

Plan Text:

The Fairfax County Comprehensive Plan, Area III, Dulles Suburban Center, Land Unit A, as amended through June 20, 2005, pages 12, 23-25, 52-62, states:

“This land unit is planned for a complementary mix of land uses including office, hotel and support retail at .50-1.0 FAR, except as may be described in ‘Other Recommendations.’ Optional residential uses should be considered as part of mixed-use projects or in accordance with the site-specific and other recommendations set forth below. A cohesive mixture of residential and non-residential uses should provide convenience to those who live and work in the area. Development in this land unit should provide for the incorporation of possible future transit related facilities and pedestrian access to transit.”

(See Appendix 5 for complete text and additional design guidelines for the Dulles Suburban Center.)

ANALYSIS

Generalized Development Plan (Copy at front of staff report)

Title of GDP: “Dulles Executive Plaza”

Prepared By: Vika Inc.

Original and Revision Dates: June 13, 2006 as revised through February 2, 2007

The GDP consists of 19 sheets.

Sheet 1 is the title sheet and includes a vicinity map, sheet index, and contact information.

Sheet 2 contains general notes, site tabulations, and bulk plane information.

Sheet 3 depicts the existing conditions on the site.

Sheet 4 is the site layout, depicting the proposed structures superimposed on the site's existing surface parking lots. As shown, access to the site will continue to be provided at four points along Dulles Technology Drive. A proposed 89-foot tall, seven-story office building is depicted with minimum setbacks of 85 feet and 60 feet from the Sunrise Valley Drive and Dulles Technology Drive right-of-way lines, respectively. Surface parking is provided in 535 spaces dispersed around the existing buildings and along the northern, western, and southern sides of the building proposed with this application. An additional 1,634 spaces are proposed for the new seven-level parking garage whose entrance is located on the western side of the structure. A fire access lane, constructed of porous pavers is shown on the western side of the proposed building.

Sheet 5 is the landscape plan which depicts a combination of existing vegetation to be saved and proposed supplemental plantings. Deciduous and evergreen trees are shown around the perimeter of the site and within the parking lot islands. A landscaped "focal point" feature is proposed for the area between the existing office buildings, which the proffers state will have an approximate value of \$75,000.00. The proffers also state that trellises will be installed on the parking garage, and climbing vines will be established on those trellises in order to provide a "green wall" to soften the façade of the garage structure; (a detail of the proposed green lattice is provided on Sheet 5 of the GDP).

Sheet 6 contains the stormwater management and BMP narratives, adequate outfall information, and the minimum stormwater requirements for rezoning applications.

Sheets 7 and 8 contain stormwater computations, additional narratives and drainage map.

Sheet 9 contains a BMP coverage map and a cross-section of the BMP wet pond proposed for the southern side of the site.

Sheet 10 is a floodplain study map with notes and a legend. The page is entitled, "Flood Plain Study Part 1."

Sheet 11 contains additional stormwater computations.

Sheet 12 is the "Flood Plain Study Part 2," which contains additional computations.

Sheet 13 depicts the existing vegetation on the site.

Sheet 14 is an existing landscape plan, including a plant list.

Sheet 15 is a tree preservation plan, with trees and existing vegetation to be removed shown.

Sheet 16 is an aerial perspective of the proposed site, as would be seen from the west.

Sheet 17 is the building plan, illustrating the layout of the site.

Sheet 18 contains cross-sections of the proposed structures, and various viewsheds.

Sheet 19 shows elevations of the proposed building. No building materials have been provided; however, the applicant has proffered to utilize pre-cast concrete and glazing, with spandrel glass and decorative metal accents. The applicant has also proffered that the architectural style will be in keeping with the existing office structures located on the property and of a character consistent to that depicted on Sheets 16-19 of the GDP.

Land Use Analysis (Appendix 5)

The application requests expanded office use in an area where this level of office development is clearly appropriate if the proposed development is designed in a manner consistent with the extensive guidance set forth in the Dulles Suburban Center element of the Plan. While the use as a whole is consistent with Plan guidance for this area, staff initially expressed concerns about the need to improve overall water quality and the need to more completely address the need for Transportation Demand Management (TDM) strategies, both of which are elements of the Dulles Suburban Center Plan. As discussed in the following sections, these concerns have since been addressed.

Environmental Analysis (Appendix 5)

Issue: Enhanced Water Quality

As noted in the Land Use Analysis above, one of the primary concerns with the proposed development was the need to improve overall water quality. While the proposed development satisfies the minimum standards for water quality and quantity control through existing measures, staff believed that the proposed development presented an opportunity to further enhance existing water quality measures by reducing impervious surface area; increasing landscaping; and incorporating LID measures.

Resolution:

In response to these concerns, the applicant has proffered to provide an additional 40,000 square feet of pervious surface on the site; this has been achieved largely by eliminating the existing surface parking in the northeastern corner of the property and replacing it with landscaping and a porous paver fire access lane. Staff believes that this issue has been addressed.

Transportation Analysis (Appendix 6)

Issue: Transportation Demand Management

The primary transportation concern with this application has been the ability of the applicant to effectively mitigate any additional trips resulting from the proposed additional square footage. Virtually no additional roadway capacity will be available with buildout of the already approved/proffered development in the immediate area, and there are few geometric improvements which can effectively add to the existing roadway capacity. Therefore, trip reductions have been pursued as the only realistic means for mitigating the transportation impacts of the proposed office intensification.

Resolution:

The applicant has worked closely with Staff to develop an acceptable Transportation Demand Management (TDM) strategy which would result in trip reductions for the entire site which equate to the trips generated by the additional square footage now requested. The TDM strategies, which are detailed in the draft proffers in Appendix 1, call for the use of mass transit facilities (Metrorail and bus), ride-sharing, teleworking, walking and biking, as well as other means to reduce baseline vehicle trips during weekday peak hours. The reduction of peak hour trips generated by the additional development of the property (Building III) are proposed to be phased to the provision of operational Metrorail service at the Route 28 Transit Station; prior to the provision of rail service, peak hour trips will be reduced by 30%; once rail service is available, peak hour trips will be reduced by 35%. The draft proffers also require the applicant to file an annual report with the FCDOT, to describe the previous year's TDM efforts and the effectiveness of the TDM program in reaching trip reduction goals. The TDM proffers also provide for penalties during each phase of development if the development fails to achieve its trip reduction goal. Staff has reviewed the draft proffers, and believes that they provide for a satisfactory TDM program; therefore, this issue has been addressed.

Public Facilities Analysis

Water Service (Appendix 7) – Adequate service available at the site from existing 6, 8 and 12 inch water mains located at the property.

Sewer Service (Appendix 8) – The application property is located in the Horsepen Creek (A2) Watershed and is sewered into the Blue Plains Treatment Plant. Based upon current and committed flow, excess capacity is available at this time; however, it should be noted that availability of capacity for treatment will depend upon the current rate of construction and the timing for development of this property. There is an existing 8 inch pipe located in an easement on the property which provides adequate capacity at this time.

Fire and Rescue (Appendix 9) – The application property is serviced by Fairfax County Fire and Rescue Department Station #436 (Frying Pan), and currently meets fire protection guidelines.

Stormwater Management Analysis, DPWES (Appendix 10) – No issues cited.

Fairfax County Park Authority (Appendix 11) - The Dulles Suburban Center section of the Comprehensive Plan recognizes a significant shortage of both active and passive recreational facilities for the workforce. Staff recommended that the applicant delete some of the excess surface parking on the site in favor of providing urban park elements into the site, which would provide passive recreational opportunities for the office workers to utilize. As previously discussed, in response to this and other concerns, the applicant did revise the plans to reduce surface parking in the northwestern portion of the site, and increased the amount of landscaped open space on site by 40,000 square feet. The Park Authority staff also requested that the applicant consider making a monetary contribution to offset the impact on public recreation areas in the vicinity. Recent monetary contributions for commercial development in Suburban Centers have averaged twenty-seven cents per square foot; based on this amount, the Park Authority staff requested a contribution of \$172,889. The applicant has proffered to contribute \$66,140, which equates to a rate of twenty-seven cents per square foot of proposed Building III.

ZONING ORDINANCE PROVISIONS

BULK REGULATIONS (C-3)		
Standard	Required	Provided
Lot Size	20,000 sq ft	640,331 sq ft
Lot Width	100 feet	318 feet
Building Height	90 feet	Proposed - 89 feet; Existing 75 feet; Proposed Garage 64 feet; Existing garage 25 feet
Front Yard	25°, not less than 40 feet (42 feet)	71 feet (proposed building); 76 feet (garage); 134 and 138 feet (existing buildings)
FAR	1.0	1.0
Open Space	15%	26%
Parking Spaces	1,665 spaces	2,169 spaces

Waivers and Modifications

No waivers or modifications are requested with this application.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposes a PCA to sever the subject property from the area of its original rezoning. The applicant is also requesting to rezone the entire property to the C-3 District to permit the construction of a 244,963 square-foot, seven-story office building and seven-level parking structure, in addition to the two existing office buildings and one parking garage currently on site, which would result in an FAR of 1.0 for the property.

The application is in conformance with the recommendations of the Comprehensive Plan and the relevant Zoning Ordinance provisions.

Recommendations

Staff recommends approval of PCA 79-C-037-06.

Staff recommends approval of RZ 2006-HM-019, subject to the proffers consistent with those contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this rezoning does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Plan Citations and Land Use Analysis
5. Environmental Analysis
6. Transportation Analysis
7. Fairfax County Water Authority
8. Sanitary Sewer Analysis
9. Fire and Rescue
10. Stormwater Management Analysis, DPWES
11. Fairfax County Park Authority
12. Glossary of Terms