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Local

Two tall new buildings to grow over the Potomac

July 13, 2006 | Modified: March 16, 2012 at 1:39 pm
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Examiner
Staff Writer

Plans to build Prince William County's second-tallest buildings were approved Tuesday night by the county's supervisors, despite transportation and environmental concerns.

The Washington Examiner

Rippon Center at Rippon Boulevard and Farm Creek Road will be two 550-unit high-rise apartment buildings at least 10 stories high, and will include 277,000 square feet of office and commercial space.

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Supervisor Corey Stewart, R-Occoquan, was wary that new residents would stay off Route 1 and take the Virginia Railway



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Express to work. The Rippon VRE station adjoins the 11-acre parcel.

VRE expects at least 20 percent of the new residents would use the commuter train, subtracting from the 3,500 daily vehicle trips added to Route 1 if there was no proximity to rail, said Dale Zehner, VRE chief.

The purchase of 50 new railcars and the possible increase in the amount of trains running during the next six years would help the trains already near capacity, Zehner said.

Hazel Land Co., the developer, has also offered \$4.5 million for a new parking lot at the station, said Pat Thomas, the county's Potomac Communities planner.

The county is guaranteed at least 225 spaces.

The plan also includes \$500,000 to design and stripe the last half-mile of Rippon Boulevard, Thomas said.

Several community members urged the county and developers to work with the Featherstone National Wildlife Refuge across the



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railroad tracks on the Potomac River to make a safe and publicly accessible park on the 10-foot-wide Potomac Heritage Trail that cuts through the development.

Supervisor Wally Covington, R-Brentsville, said the plan helps to provide housing for the incoming residents relocating due to Department of Defense plans.

Rippon Center

- » More than \$200 million project
- » 550-units
- » Two buildings at least 10 stories high
- » 250,000 square feet office
- » 27,000 square feet retail
- » Includes police substation
- » Project completed by 2014

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