

APPROVED DEVELOPMENT CONDITIONS

SEA 94-D-002

February 9, 2004

If it is the intent of the Board of Supervisors to amend SE 94-D-002 located at 1609 Great Falls Street (Tax Map 30-3 ((1)) 42) previously approved for an alternative use of a public facility for a child care center, an adult day care facility, a senior center, an independent living facility, and an assisted living facility to permit site modifications, building additions and to permit an increase in the number of assisted living units and an expansion of the adult day care and senior center, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supercede all previous development conditions. Conditions marked with and asterisk (*) are carried forward from previous approval.

1. *This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. *This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. Permitted uses include child care facilities, adult day care centers, senior centers, independent living facilities and an assisted living facility.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Lewinsville Center", prepared by Vika, Inc. consisting of eleven sheets dated April 18, 2003, as revised through October 10, 2003, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. *A copy of the Special Exception SHALL BE POSTED in a conspicuous place on the property along with the Non-Residential Use Permit (Non-RUP) of the use and shall be made available to all Department of the County of Fairfax during hours of operation of the permitted use.
5. *The maximum combined daily enrollment for the child care centers shall not exceed 210 children. The maximum number of dwelling units in the elderly housing program shall be twenty-two (22).
6. The maximum number of participants in the adult day care on site at any one time shall be eighty (80). The maximum number of participants on site at any one time in the senior center shall be eighty (80). The maximum number of beds in the Assisted Living Facility shall be sixty (60).

7. The façade of the addition shall be a combination of masonry, siding and glass, or a comparable material, with articulations to convey a residential character in conformance with the elevations depicted on sheet A 13 of the SE Plat.
8. A landscape plan shall be submitted concurrent with submission of the site plan for review and approval by the Urban Forester. The plan shall provide landscaping in substantial conformance with the quality and quantity of landscaping shown on the special exception plat. All peripheral landscaping shall be installed prior to the issuance of a building permit.

Prior to commencement of construction activity, all supplemental peripheral landscaping adjacent to Vistas Lane shall be installed. The supplemental peripheral landscaping and the six foot high chain link fence adjacent to Evers Drive shall be installed as soon as feasible as determined by the Urban Forester, but not later than the commencement of construction of any addition to the existing building.

9. The applicant shall submit a tree preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed and approved by the Urban Forestry Division.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees designated on the special exception plat to be preserved. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets for the following areas designated to be preserved.

All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fences, except super silt fence, shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading, or demolition activities, the Urban Forestry Division shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

10. Stormwater management shall be provided as shown on the Special Exception Plat in accordance with the requirements of the Public Facilities Manual and the Chesapeake Bay Preservation Ordinance, subject to approval of DPWES.
11. In order to reduce maximum interior noise to a level of approximately 45 dBA Ldn, the units within the assisted living facility addition shall be constructed with the following acoustical measures:
 - Exterior walls shall have a laboratory Sound Transmission Class (STC) rating of at least 39.
 - Doors and windows shall have a laboratory STC rating of at least 28. If glazing constitutes more than 20% of any façade, they shall have the same laboratory STC ratings as walls.
 - Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
12. Prior to the issuance of a Non-RUP for the assisted living facility, frontage improvements along Great Falls Street shall be constructed as depicted on the SE plat, subject to approval of the Virginia Department of Transportation (VDOT).
13. Prior to the issuance of a Non-RUP for the assisted living facility, the applicant shall construct improvements to the intersection at Great Falls Street and Chain Bridge Road in accordance with Attachment 1 of these conditions. If necessary, the applicant shall be responsible for any signal head re-alignment or any additional signal head that might be needed to accommodate the lane realignment as determined by VDOT.
14. *A four (4) foot wide sidewalk shall be provided along the site's Great Falls Street frontage.
15. Prior to commencement of construction activity, a continuous six foot tall black vinyl-coated fence shall be installed along the site's entire eastern property boundary, approximately parallel to Evers Drive. The fence shall continue for at least 30 feet along the northern property boundary, approximately parallel to the Vistas of McLean development. No pedestrian gate shall be installed in any portion of this fence.
16. No paved pedestrian connection shall be provided to the Lewinsville Center from the Evers Drive frontage or from the Vistas of McLean subdivision.
17. No construction activities associated with the proposed addition shall occur on Evers Drive. Construction activities shall include the parking of construction or associated vehicles.
18. Signage shall comply with Article 12 of the Zoning Ordinance and shall be consistent with one another in terms of materials, style and color. If lighted, signs shall be internally lit or lighted from the top downward. There shall be no pole mounted signs.

19. All outdoor lighting, including security, pedestrian and/or other incidental lighting, shall be in accordance with the Performance Standards for outdoor lighting contained in Part 9 of Article 14 of the Zoning Ordinance. The outdoor soccer and baseball fields shall not be lit.
20. *All outdoor dumpster(s) on site shall be enclosed with a board-on-board fence, or comparable material. Trash pick-up shall not occur on Saturday or Sunday, and shall not occur before 10:00 a.m. and after 7:00 p.m. Monday through Friday.
21. The hours of construction shall comply with those in Chapter 108 of the Code of Fairfax County, with the exception that there shall be no construction on Sundays and Federal Holidays.
22. To the maximum extent feasible based on final pond design, landscaping shall be provided around the extended dry detention ponds in order to screen the ponds from the adjacent residential properties, provided such landscaping does not conflict with the dam and outfall structure as determined by DPWES. Such landscaping shall be of a type of vegetation that will screen the ponds during both the summer and winter months and shall be subject to the review and approval of the Urban Forester.

The above proposed conditions are staff recommendations, and shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.