

FINAL DEVELOPMENT CONDITIONS

SEA 81-P-021-3

April 26, 2001

If it is the intent of the Board of Supervisors to approve Special Exception Amendment Number SEA 81-P-021-3, in the name of the Geshher School and Jewish Community Center of Northern Virginia, Incorporated (JCC), located at 8900 Little River Turnpike (Tax Map 58-4 ((1)) 65A) for use as a public benefit association (JCC) and a private school of general education (The Geshher School) pursuant to section 3-104 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions which shall incorporate and supersede previously approved conditions.

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved special Exception Amendment Plat entitled Northern Virginia Jewish Community Center and prepared by VIKA which is dated January 15, 1992 with a March 4, 1993, revision date, and these conditions. In the event of any discrepancy between the Special Exception Amendment Plat and these conditions, the conditions shall prevail.
4. For the purpose of this Special Exception Amendment, the term "public benefit association" shall mean that the JCC shall operate primarily for the benefit of its membership, their families and guests, the Jewish Community, Jewish organizations of the Northern Virginia area, and the neighboring civic or community organizations. The JCC shall not operate for the purpose of carrying on a trade or business. In this context, the term "business" includes rental of facilities to organizations not affiliated with the JCC for events, such as bazaars, craft fairs, circuses, and concerts; except that rental of facilities to small groups not affiliated with the JCC, the Jewish Community and neighboring civic or community organizations, not to exceed fifty (50) participants per event, shall be permitted.
5. The main entrance into the site shall be at the traffic signal at Guinea Road as shown on the special Exception Amendment Plat and as modified by these conditions. There shall be no other access from Route 236. No access to the

site may be provided by Pineland Street. Any improvements to the traffic signal or intersection necessitated by the traffic generation of this use, as determined by the Virginia Department of Transportation (VDOT), shall be the responsibility of the applicant.

6. Prior to the issuance of a Non-Residential Use Permit (NON-RUP) for the Gesher School, and subject to the approval of VDOT and the Department of Public Works and Environmental Management (DPWES), the following improvements, as depicted on the attached sketch (labelled Attachment A), shall be provided in the area of the JCC site entrance:
 - *Fire station warning signs at each end of the service drive;*
 - *STOP sign and STOP bar for southbound traffic exiting the JCC site;*
 - *DO NOT BLOCK INTERSECTION sign for vehicles exiting the JCC site;*
 - *FIRE VEHICLE WARNING sign with flashing red light activated from the fire station for vehicles exiting the JCC site;*
 - *Modification to signal phasing to display a red signal in all directions in the event of a fire alarm;*
 - *Restriping to permit dual left turn movements from the JCC driveway; and*
 - *AUTHORIZED VEHICLES ONLY sign at the median break between the service drive and the west bound lane of Route 236 in front of the fire station.*
7. The smaller two-story structure may remain on the site only until such time as Route 236 is widened to 6 lanes, at which time the applicant shall be responsible for removing this structure and landscaping the resultant area. As long as the structure remains on site, it shall be maintained in a condition of good repair.
8. A 6-foot high board-on-board or otherwise solid wood fence shall be provided along the northern and eastern property lines of the subject property extending continuously to the intersection of Pineland Street and Route 236. The exact location of the fence shall vary along the property line in order to establish it on the highest possible ground, but in no case shall it be erected closer than 10 feet from the property line. Sufficiently dense and tall evergreen trees and shrubs as required by Development Conditions Numbers 9 and 10 shall be provided along both sides of the fence, subject to approval by the County Urban Forester, to provide effective year-round visual screening for the adjacent residential properties. The fence shall be maintained in good repair.

A chain link fence shall be installed along the western property line, extending from the northwest corner of the property for a distance of approximately 150 feet to tie in with the existing wire fence, to provide a continuous barrier between the JCC property and that belonging to the Annandale Volunteer Fire Department.

9. After coordination with the Office of the County District Supervisor and the owners of adjacent residential properties, a Revised Landscape Plan shall be submitted for approval by the County Urban Forestry Branch prior to the issuance of a Non-Rup for the Gesher School. This Revised Landscape Plan shall include plantings which, at a minimum, meet the full requirements for transitional screening as established in Article 13 of the Zoning Ordinance, as well as the requirements of these development conditions.

This Revised Landscape Plan shall include:

- All plantings depicted on the previously approved landscape plan, dated November 30, 1988;
- Additional plantings to screen the site from the properties to the north and east as follows:
 - * Full Transitional Screening Number 3 within the expanded 50-foot screening yards referenced in Development Condition Number 10;
 - * Landscaping around the designated play areas pursuant to Development Condition Number 25;
 - * Landscaping around the parking lots;
 - * Landscaping to be provided pursuant to Development Condition Number 8; and
 - * Landscaping to be provided pursuant to Development Condition Number 25.
- Full Transitional Screening Number 3 without waiver or modification, except as provided for in Development Condition Number 10, along all property lines adjacent to property used for residential purposes, except that a modification shall be approved for a 10-foot wide strip along the Route 236 frontage beginning at Pineland Street and extending west not more than 135 feet;
- Plantings in excess of Zoning Ordinance requirements adjacent to the Route 236 frontage to provide year-round screening, as determined by the

County Urban Forester in coordination with the Pine Ridge Civic Association and the Ridgelea Hills Homeowners Association;

- Evergreen shrubbery that shall reach a height of approximately 4 feet at maturity along the Route 236 frontage immediately adjacent to parking areas in order to achieve screening of parked vehicles;
 - Trees to be preserved pursuant to Development Condition Number 11.
10. The 35' transitional screening yards, depicted on the Special Exception Amendment Plat shall be extended to 50 feet in width along the northern and eastern lot lines. If existing structures or parking preclude provision of a 50-foot wide transitional screening yard, the maximum depth feasible, as determined by DPWES, shall be provided.
 11. Prior to approval of any preliminary grading or other site plans, a tree preservation plan that establishes the location of all existing mature trees along the boundaries of the property and within the limits of the transitional yards shall be submitted for approval of the County Urban Forester. These trees shall be preserved as part of the transitional screening requirement and shall be substituted for these requirements appropriately as determined by the County Urban Forester. This condition may be superseded only by other development conditions imposed by the Board of Supervisors pursuant to this Special Exception Amendment.
 12. Prior to issuance of any Non-Rup for this Special Exception Amendment application, all vegetation shown on the Revised Landscape Plan referenced in Development Condition Number 9 that is dead or dying shall be replaced, as determined by the Urban Forestry Branch.
 13. A plan for the on-going maintenance and nurturing of all elements of the landscape plan shall be submitted for review and approval by the County Urban Forestry Branch prior to the issuance of a Non-Rup for the Geshher School. All plant material on the site shall be maintained and/or replaced as required by this plan.
 14. A 6-foot asphalt trail within a public access easement shall be provided immediately adjacent to the front property line in the dedicated right-of-way of Route 236. The location of the trail shall be approved by the County Urban Forester's Office.
 15. Low-glare lighting shall be provided in all parking areas and for all other outdoor lighting. No exterior perimeter lighting shall be installed other than that which faces inward toward the site and which precludes off-site spillage of light onto adjacent properties. Light poles shall not exceed 10 feet in height unless the

Fairfax County Police Department finds that the height specified would not be adequate for securing the property, at which time the minimum height specified by the Fairfax County Police Department will guide what is provided on site. Existing light poles nearest the north and east property lines shall be modified to further reduce the spillage of light onto adjacent properties to the maximum extent feasible.

16. The architectural design for the structure shall be residential in character and in keeping with the elevation presented with SEA 81-P-021-1.
17. There shall be no further excavation or expansion of the cellar area, which is currently approximately 37,331 square feet in size.
18. Maximum daily enrollment, as defined in the Zoning Ordinance, for the Center and Geshher School programs shall be as follows: Maximum daily enrollment for all pre-school (morning and afternoon nursery and child care), after school, and the Geshher School shall not exceed a total of 440 children. During the summer months, maximum daily enrollment for all children's programs between the opening of the Center and 6:00 p.m. shall not exceed a total of 300 children. Maximum daily enrollment for the before school program shall not exceed a total of 50 children. The maximum attendance on site for the pre-school, after school and Geshher School programs at any one time between the opening of the Center and 6:00 p.m., Monday through Friday, shall not exceed a total of 300 children. Maximum attendance includes all programs for pre-school and school-age children through grade 12. The only exception to this is that the rental of the gymnasium to schools other than the Geshher School may continue as long as all children are transported to and from the Center by bus. In each year of operation, the Center and the Geshher School Board of Directors shall certify and submit to the Zoning Administrator the number of children enrolled in each of the pre-school, before-school, after-school, summer camp and Geshher School programs. Such lists shall be submitted for each semester by September 30, January 31 and June 30, as applicable.
19. The Geshher School shall be limited to grades K through 8 only.
20. Hours of operation for the Geshher School shall be limited to 8:45 a.m. to 3:30 p.m., Mondays through Fridays only. "Hours of operation" for purposes of this condition shall be the period of time in which the normal academic program of the school is conducted.
21. The hours of operation of the Jewish Community Center shall not exceed 7:30 a.m. to 11:00 p.m., except for staff and maintenance personnel. If a current traffic analysis submitted by the applicant and approved by the Office of Transportation, with input from VDOT and the Annandale Volunteer Fire Department, as to form, content and conclusions establishes that there will be no

adverse impact on level of service at the intersection of Guinea Road and Route 236, including the effect of the traffic from the service drive in front of the Annandale Volunteer Fire Department and the JCC, an opening time of 6:30 a.m. for limited individual adult recreational swimming and the fitness center may be approved administratively by the Planning Commission after notice by certified letter to the presidents of the Little River Pines and Ridgelea Hills Civic Associations and the Annandale Volunteer Fire Department.

Children enrolled in any Center or Geshur School program may be dropped off beginning at, but not earlier than, 7:30 a.m.; however, children's programs, other than the before-school program, shall not begin before 8:00 a.m. No organized outdoor activities shall occur on Saturday or Sunday, except during the holiday of Sukkot, when outdoor activities may begin at 10:00 a.m. on Sunday. On Sunday, all organized outdoor activities shall be confined to the two designated playgrounds. In addition, on eight (8) Saturdays of the year, the hours of operation of the Center may be extended to 12:00 o'clock midnight. The adjacent communities of Little River Pines and Ridgelea Hills shall be notified at least thirty (30) days in advance of each Saturday late closing.

22. Approval of the Special Exception Amendment does not constitute approval of any reduction in the number of required parking spaces. The number of parking spaces provided shall satisfy the minimum requirement set forth in Article 11 of the Zoning Ordinance as determined by DPWES unless a shared parking arrangement between the Jewish Community Center and the Geshur School is approved by the Board of Supervisors which reduces the total number of required on-site parking spaces. All parking shall be on-site except as provided for in Development Condition Number 24 below, and shall be designed according to PFM requirements. If approval of the shared parking agreement is not obtained or, if obtained, is no longer in effect and the required parking cannot be provided on site in a manner that is in conformance with the Special Exception Amendment Plat, the portion of this Special Exception Amendment for a school of general education use shall be null and void.
23. No building permit for improvements to cellar space for occupancy by the Geshur School, JCC, or other user of the site shall be issued until either DPWES has determined that adequate parking will be provided in accordance with Article 11 of the Zoning Ordinance requirements or shared parking has been approved by the Board of Supervisors.
24. The Center and Geshur School shall be permitted to conduct a combined maximum of five (5) large events per year that result in a need for parking off-site. A large event shall be defined as an occurrence that requires parking off-site to accommodate attendees. One (1) large event shall not exceed a single twenty-four (24) hour time period. Five (5) additional large events, up to a maximum total of ten (10) large events per year, may be authorized on a case by

case basis by the Zoning Administrator upon written request at least thirty (30) days in advance of the scheduled event. The Zoning Administrator shall make a determination as to whether to authorize each of these large events after coordination with the County District Supervisor (See Development Condition Number 30). These large events shall not be scheduled during hours the Gesher School is in session. In addition to the parking that is available at the Center, arrangements shall be made to accommodate parking for these events at off-site locations. Every effort shall be made to accommodate off-site parking for large events at locations which minimize travel through residential neighborhoods. Shuttle bus service shall be provided from the off-site parking location to the Center. The shuttle bus service between the off-site parking location and the Center shall not travel through residential neighborhoods in the area, including the Glenbrook Road and Sky View Lane communities. All publications, advertisements, etc., shall advise potential attendees of these events of the location of alternative parking and shall discourage parking in adjacent residential neighborhoods. The adjacent communities of Ridgelea Hills and Little River Pines shall be notified at least thirty (30) days in advance of any large event. For each of these events, a Fairfax County Police Officer shall be hired to direct traffic beginning one-half hour before the start of the event and terminating one-half hour after the event has ended. At all other times, all parking shall be on-site.

25. A children's outdoor play area shall be provided on the western side of the building as shown on the Special Exception Amendment Plat. The proposed play area shall be enclosed on the northern and a portion of the western sides by a 6-foot high fence, subject to the approval of DPWES. The fence shall be of solid wood construction from the ground up to provide noise mitigation along the entire northern side of the play area and extending south along the western side for a distance of 30 feet. The remainder of the fence along the western and southern sides may be chain link construction. In addition, two (2) rows of six (6) evergreen trees each shall be planted in a staggered configuration along the northern border of the play area on the outside of the fence. These trees shall be at least six-feet tall at the time of planting. Use of the play area west of the JCC building shall be limited to a maximum of thirty (30) children, grades K-3, or fourteen (14) children, grades 4-8, at one time. The existing enclosed playground area located on the eastern side of the building shall continue to be used as a play area for children enrolled in Center programs. This playground shall be enclosed on the northern side by a 6-foot tall wood fence and by two (2) rows of evergreens similar to those to be provided on the north side of the western play area as provided for above. These two designated play areas are to be used exclusively by children engaging in supervised play activities.

No activities whatsoever shall be permitted within any of the transitional yards, as shown on the Special Exception Amendment Plat and as required by Development Conditions Numbers 9 and 10, or within the stormwater

management dry pond area. Except as qualified below, all recreational programs shall be confined to the designated play areas. All use of the two designated play areas (other than during large events) shall be limited to the hours of 10:00 a.m. to 5:00 p.m., Monday through Friday, or such other hours as may be agreed to by the joint committee referenced in Development Condition Number 30. For the eight (8) weeks per year that the summer camp is in session, quiet and passive limited activities, the nature of which shall be determined by the joint committee referenced in Development Condition Number 30, may occur between the hours of 10:00 a.m. - 1:00 p.m., or such other hours as may be agreed to by the joint committee referenced in Development Condition Number 30, in the area south of the northern property boundary and its transitional yard, east of the stormwater management pond, and north of the parking lot, provided that sufficiently dense additional plantings are installed to the north, east and west of this area so as to provide noise attenuation for the adjacent residential uses. Such plantings shall be done in a manner that prevents degradation of the operation of the stormwater management pond and shall be provided after consultation with the County District Supervisor and the owners of the adjacent residential properties.

26. At the time the Gesher School begins operating on the site, at least one (1) school bus with a minimum capacity of sixty-six (66) students shall be operated to transport children to and from the school. In addition, the remainder of the students shall be transported to and from the subject site in approved carpools organized by the school, with an average of 2.5 passengers per vehicle, in order to minimize the number of vehicles entering and exiting the site.
27. The outdoor play area for the Gesher School shall be supplemented by an organized recreation program that makes use of Center indoor recreation facilities. The Center gymnasium shall be reserved a minimum of sixteen (16) hours per week during the hours of operation for the Gesher School as defined in Development Condition Number 20 for exclusive use by Gesher School students.
28. At such time as the Gesher School is no longer operating in the Jewish Community Center building, up to five (5) racquetball courts previously approved in SEA 81-P-021-1 may be constructed in the area shown on the Special Exception Amendment Plat as a dashed line generally around the play area on the western side of the building, subject to the necessary approvals from DPWES; provided however that the FAR on the site shall never exceed 0.15. This means that the smaller structure located along the Route 236 frontage of the site may have to be removed prior to the racquetball courts being constructed.
29. The entrance to the Gesher School shall be from the front of the building only; no access shall be provided from the rear.

30. The JCC and representatives from the contiguous homeowners and the communities of Ridgelea Hills and Little River Pines shall establish the basis for formal direct communications through formation of a joint committee or representation on each other's boards to address subjects of mutual interest, which must include discussion of all requests for additional large events. Such formal direct communication shall occur at least on a quarterly basis. The County District Supervisor shall be invited to attend all discussions pertaining to requests for additional large events. Any agreements made by the joint committee which pertain to these Development Conditions shall be transmitted in writing to the Zoning Administrator.
31. The approval of the portion of this Special Exception Amendment (SEA 81-P-021-3) for the private school of general education shall be valid until July 1, 2003. The approved use of a school of general education shall be null and void upon expiration of the Special Exception Amendment or the Gesher School's authorized tenancy on site, whichever shall first occur. However, all conditions or parts of conditions not specifically related to the Gesher School shall remain in full force and effect upon expiration of the portion of the Special Exception Amendment for the private school of general education.
32. Removal of trash shall occur only on weekdays (Monday -Friday) and not before 8:00 a.m.
33. Buses and other large vehicles, other than emergency vehicles, shall be parked in the parking spaces in front of the JCC building and in spaces along the front edge of the JCC property and running parallel with Route 236.
34. Employees and staff entering the JCC building prior to the opening of the Center pursuant to Development Condition Number 21, or after closing time, shall be encouraged to utilize parking spaces located in front of the building or in the parking area along the site's Route 236 frontage.
35. The picnic tables located in the northwest corner of the property shall be removed within sixty (60) days of approval of this Special Exception Amendment.
36. A copy of this Special Exception Amendment shall be posted in a conspicuous place on the property and be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
37. All off-street parking facilities shall be used solely for the parking of vehicles in operating condition by patrons or employees of the use to which such parking is accessory.

This approval, contingent on the above noted conditions, 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 Amendment shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception amendment 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 amendment. 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.

