



# County of Fairfax, Virginia

## MEMORANDUM

DATE: November 15, 2006

**TO:** David Marshall, Chief  
Facilities Planning and Revitalization Branch, DPZ

**FROM:** *Barbara A. Byron*  
Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**SUBJECT:** Proposed Dulles Metrorail Facilities and Easements (Phase I and Phase II excluding station areas) on properties subject to currently approved zoning applications

This is in response to a request for a determination as to whether the Dulles Metrorail Facilities proposed by the Virginia Department of Rail and Public Transportation (DRPT), on behalf of the Washington Metropolitan Transit Authority (WMATA), would be in substantial conformance with the respective zoning approvals at eight locations. Each proposal is as described in the 2232 application dated March 15, 2006, and will be discussed individually below. Facilities include traction power substations (TPSS), tie breaker stations (TBS), remote train controls (RTC) and stormwater management ponds (SWM). Prototypical landscape plans are shown in the 2232 application for the facilities and ponds. Easements include guideway, utility and temporary construction. These evaluations are based upon the general level of detail shown on the currently submitted plans included in the 2232 application and may change when more detailed final engineering plans are available for the proposed facilities.

1. Tax Map 29-4 ((5)) 10A West Group Properties LLC

Proposed Uses: TBS 3, track and aerial guideway, construction staging area  
Zoning: C-3

The property is governed by Proffered Condition Amendments PCA 92-P-001-2, 3, 4. The governing proffers provide dedication for the rail project. The proffered Generalized Development Plan (GDP) shows the existing building to remain in Land Bay A-2 along Chain Bridge Road. The building is currently vacant. The proposed construction staging area must be designed to avoid impacting the existing building in order to be deemed in substantial conformance. Assuming that the construction staging area does not impact the existing vacant building, the proposed uses would be in substantial conformance with the approved zoning.

2. Tax Map 29-4 ((10)) 5C Tysons II

Proposed Uses: Track, portal and tunnel, construction staging area.  
Zoning: PDC

The property is governed by Proffered Condition Amendment/Final Development Plan Amendment PCA 84-D-049-5/FDPA 84-D-049-6. The governing proffers provide dedication for rail project and adjustments to the subject land area if necessary. The proffered development plan shows development of Land Bay II with several buildings approved for office and hotel uses and a parking structure. The land bay is currently vacant. The proposed construction staging area would only be in substantial conformance with the approved zoning in the interim period until the land bay is developed. Assuming the construction staging occurs prior to the development of Land Bay II, the proposed uses would be in substantial conformance with the approved zoning.

3. Tax Map 28-2 ((14)) J Carrington

Proposed Use: SWM Pond P-4  
Zoning: PDH-2

The property is governed by Rezoning RZ 95-D-018. The proffered development plan shows a planned residential development, which has been built, specific limits of clearing and grading, recreation facilities and a noise wall. The proposed SWM pond must be designed to avoid impacting existing recreation facilities and noise wall, in order to be in substantial conformance with the approved zoning. According to the applicant, the pond is designed to avoid any impact on the recreation facilities or the noise wall. Modification of the limits of clearing and grading by DRPT to construct the proposed SWM would be in substantial conformance with the approved zoning provided that it is minimized to greatest extent feasible and landscaping is installed per the 2232 typical landscaping plan for SWM facilities. According to the applicant these conditions will be met. Therefore the proposed uses would be in substantial conformance with the approved zoning.

4. Tax Map 18-4 ((1)) 26 Golf Park

Proposed Uses: TPSS6, RTC6, SWM Pond P-9  
Zoning: RE

The property is developed as a golf driving range and is governed by Special Permit Amendment SPA 91-C-070-4. The SPA Plat requires landscaping and berming along the DAAR frontage of the site. Impacted berming and landscaping must be replaced by the Rail Project in order to be in substantial conformance with the approved zoning.

5. Tax Map 18-3 ((1)) 7B Walker FLP

Proposed Use: SWM Pond P-11  
Zoning: I-3

The property is governed by RZ 79-C-023 which was approved subject to proffers. The site is currently vacant. There is no proffered development plan. The property is also governed by SE 2005-HM-010 approved for hotel use and additional building height. The SE Development Conditions provide for the provision of easements to accommodate SWM from the Dulles Metrorail Project in the southern part of Lot 7B. The location shown on the submitted 2232 application is in the northern part of Lot 7B. According to the applicant, the pond will be shifted

to the southern part of Lot 7B as shown on the SE Plat. With that revision, the proposed use at the southern location would be in substantial conformance with the governing rezoning and special exception approvals.

6. Tax Map 18-3 ((1)) 7D Parkridge Four Assoc.

Proposed Use: SWM Pond P-11  
Zoning: I-3

The property is governed by RZ 79-C-023 which was approved subject to proffers. The site is currently vacant. There is no proffered development plan. The proposed location of a SWM pond in the southern part of Lot 7B and the northern part of Lot 7D would be in substantial conformance with the governing rezoning.

7. Tax Map 18-3 ((1)) 11B1 Reston Land

Proposed Use: SWM Pond P-12  
Zoning: PDC

The property is governed by Rezoning RZ 86-C-054 which was approved subject to proffers. The site is proffered to be dedicated as a park and ride facility. The proffered Conceptual Development Plan (CDP) shows a SWM pond at the proposed location. The proposed facility would be in substantial conformance with the approved zoning.

8. Tax Map 16-4 ((1)) 28 Sprint

Proposed Uses: TBS 6, RTC 8, Access  
Zoning: I-4

The property is governed by Rezoning RZ 80-C-086 and Proffered Condition Amendment PCA 80-C-086, both approved subject to proffers. There is no proffered development plan and there are no relevant proffer restrictions. The site is already developed. No alignment has been specified for access to the proposed facilities, however the applicant has indicated that such access would be designed to utilize existing pavement and travelways. As such, the proposed facilities would be in substantial conformance with the applicable zoning approvals.

9. Tax Map 16-4 ((1)) 14B Sprint

Proposed Use: Access to TBS 6, RTC 8  
Zoning: I-4

The property is governed by Rezoning RZ 80-C-086 and Proffered Condition Amendment PCA 80-C-086, both approved subject to proffers. The property is also governed by Special Exception SE 82-C-010 approved for fill in a floodplain subject to development conditions. There is no proffered development plan and there are no relevant proffer restrictions. The site is already developed. No alignment has been specified for access to the proposed facilities, however the applicant has indicated that such access would be designed to utilize existing pavement and

travelways. As such, and provided that there is no impact on the amount of fill in the floodplain, the proposed facilities would be in substantial conformance with the applicable zoning approvals.

These determinations have been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this memorandum, please call Kevin Guinaw at (703) 324-1290.

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Attachments: A/S

cc: Joan M. Dubois, Supervisor, Dranesville District  
Nancy Hopkins, Planning Commissioner, Dranesville District  
Catherine M. Hudgins, Supervisor, Hunter Mill District  
Frank de la Fe, Planning Commissioner, Hunter Mill District  
Linda Q. Smyth, Supervisor, Providence District  
Kenneth Lawrence, Planning Commissioner, Providence District  
James P. Zook, Director, Department of Planning and Zoning  
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Beth Teare, Assistant County Attorney  
Richard Stevens, Project Manager, Dulles Rail  
Michelle Brickner, Assistant Director, Land Development Services DPWES  
Kevin J. Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ  
File: PCA 92-P-001-2, 3, 4  
PCA 84-D-049-5/FDPA 84-D-049-6  
RZ 95-D-018  
SPA 91-C-070-4  
RZ 79-C-023  
SE 2005-HM-010  
RZ 86-C-054  
RZ 80-C-086  
SE 82-C-010  
Imaging, Reading