



APPLICATION FILED: February 16, 2007

PLANNING COMMISSION: July 25, 2007

BOARD OF SUPERVISORS: August 6, 2007 at 3:30 PM

County of Fairfax, Virginia

July 12, 2007

STAFF REPORT

APPLICATION SEA 85-D-097-5

DRANESVILLE DISTRICT

APPLICANT: The Potomac School

ZONING: R-1

PARCEL(S): 31-1 ((1)) 5, 7, 8, 10A, 10B, 10C, 12A

ACREAGE: 89.99 acres

FLOOR AREA RATIO (FAR): 0.13

PLAN MAP: Public Facilities, Institutional & Governmental Use

SE CATEGORY: Category 3, Quasi-Public Uses

PROPOSAL: Amend the previously-approved special exception for a private school of general education and child care center to permit building additions, temporary classrooms, an increase in land area from 82.95 acres to 89.99 acres, and other site modifications.

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 85-D-097-5, subject to the proposed development conditions contained in Appendix 1.

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Department of Planning and Zoning

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
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www.fairfaxcounty.gov/dpz/

Staff recommends that the transitional screening requirement along all property lines be modified to the existing vegetation and supplemental landscaping as depicted on the SEA Plat.

Staff recommends that the barrier requirement along the site's southern and western property lines be waived.

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

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.

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

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.



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 WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

Proposal

The applicant (the Potomac School) seeks to amend the previously-approved Category 3 Special Exception for a private school of general education and child care center (SE 85-D-097-5) to permit building additions and site modifications (including the addition of 26 units of accessory housing for faculty and employees for a total of 30 units) and to permit an increase in land area (the addition of Parcels 10A, 10B and 10C increases the land area from 82.95 to 89.99 acres). No changes to the current development conditions regarding enrollment (1,075 students) are sought. The hours of operation would remain Monday through Thursday from 7:00 AM to 9:30 PM, Friday from 7:00 AM to 12:00 AM (midnight), and Saturday from 8:00 AM to 12:00 AM (midnight). The proposed number of employees and teachers would remain at 230.

Under the previously-approved special exception amendment (SEA 85-D-097-4), the applicant was approved for an increase in enrollment from 875 students to 1,075 students. (It should be noted that Development Condition #16 states that new students above the current enrollment limit of 925 are to be added on a phased basis.) SEA 85-D-097-4 also permitted an additional 268,200 square feet (SF) of building additions, which increased the total gross floor area approved on the site from 0.10 FAR to 0.14 FAR (520,315 SF). The proposed building construction consisted of an addition to the performing arts center; an addition to the upper school; athletic and upper school support space; an addition to the lower/middle school; a proposed swimming pool and field house; two interpretive classroom buildings; a gymnasium addition; a storage building; and a gate house at the site entrance. In addition to the building additions, SEA 85-D-097-4 also permitted the addition of a baseball field and six (6) tennis courts, new play areas and new parking lots.

Under this SEA application, the applicant would eliminate the previously approved (but never constructed) additions to the performing arts center, upper school and gymnasium. Instead, the applicant seeks to redevelop and enlarge the lower/middle school by 46,495 square feet (SF) in order to provide additional classroom space. The proposed square footage for the site would remain unchanged at 520,315 SF. However, the overall FAR on the site would be reduced from 0.14 to 0.13 due to the increased land area proposed with this SEA application. The field house/aquatic center is still proposed but the applicant is proposing a different configuration for the building. The existing swimming pool and pool house would continue to be removed as previously proposed but the swimming pool would be relocated to be within the field house structure (not outdoors as previously approved). The two interpretive classroom buildings continue to be proposed but the applicant has proposed to shift the location of those classrooms

slightly. The applicant is also seeking to add a third interpretive classroom on the site. The application continues to propose the addition of a baseball field, two additional tennis courts, a tennis court structure (which would include bathrooms, a changing area and storage), new play areas (not to be confused with athletic fields) and new parking lots.

Finally, the applicant has purchased three abutting parcels [Tax Map Parcels 31-1 ((1)) 10A, 10B and 10C]. The applicant proposes to retain the existing house on Parcel 10C (identified as "K" on the SEA Plat), but remove the existing house on Parcel 10B (identified as "H" on the SEA Plat). The existing house would be used for faculty housing, like the existing structures identified as "L", "M", "N" and "O." The applicant proposes to build 5 duplexes (for a total of 10 units) on Parcel 10B, which would be rented by the school to faculty and other school employees. Another 15 units of accessory housing (stacked units) are proposed on the eastern portion of the site, between the proposed field house and new baseball field. Like the duplexes, this accessory housing would be owned by the school and leased to school employees and faculty. With the addition of these 26 units, there would be a total of 30 units of accessory housing for faculty and employees.

Waivers and Modifications

The applicant is seeking a reaffirmation of the following waivers and modifications:

- A modification of the transitional screening requirement along all property lines to the existing vegetation as shown on the SEA Plat; and
- A waiver of the barrier requirement along the western and southern property lines.

LOCATION AND CHARACTER

Site Description:

The application property, which is currently developed with a private school of general education and nursery school, is located at the southern terminus of Potomac School Road, south of its intersection with Chain Bridge Road and east of Old Dominion Drive. The subject site is relatively hilly. It has very steep slopes on the southern periphery as well as on the entire eastern portion of the site. These same areas also contain mature vegetation. In general, the western side of the site contains academic buildings, including the lower/middle school, the upper school and the performing arts building. The eastern half of the site contains existing tennis courts and an outdoor pool. The southern portion of the site is encumbered by a Resource Protection Area (RPA) and Environmental Quality Corridor (EQC) associated with Pimmit Run. With the exception of a few playing fields and trails,

this area is undeveloped. It should be noted that due to revisions made to the map of the Chesapeake Bay Preservation Areas in July 2005, the boundary of the RPA within the subject site has shifted since the last SEA approval in 2003. As a result, additional portions of the site are encumbered by RPA/EQC. There is significant relief in many areas of the site. A substantial amount of mature vegetation is located on the site. An existing conservation easement is recorded along the southernmost portion of the site

Surrounding Area Description:

The northern side of the site is adjacent to the single-family detached dwelling subdivision of Evermay, which is zoned R-2. The sole access to the school is via Potomac School Road which passes through the Evermay community. Large lot single-family detached developments are adjacent to the eastern and western sides of the site. South of the school is the Potomac Hills development, zoned R-3, and open space which is owned by the Fairfax County Park Authority (FCPA). Adjacent to the southwestern corner of the subject site is the Highland Swim Club.

Direction	Use	Zoning	Plan
North	Single-family detached dwellings (Evermay)	R-2	Residential, 1-2 du/ac
South	Single-family detached dwellings (Potomac Hills); park; swim club (Highland Swim Club)	R-3 (Potomac Hills and park); R-1 (Highland Swim Club)	Residential, 1-2 du/ac
East	Single-family detached dwellings	R-1	Residential, 1-2 du/ac
West	Single-family detached dwellings (Lynwood and Ballantrae Farms)	R-1	Residential, 0.5 - 1 du/ac

BACKGROUND (See Appendix 4)

The original school was constructed in 1949 per Special Permit SP 1159.

Application	Date	Use	BOS Action
SP 1159	5/5/49	School	Approve*
S-84-69	4/26/69	Increase enrollment to 515 students	Approve*
S-142-73	7/25/73	Addition of swimming pool and bath house	Approve*
S-212-76	10/19/76	Addition of tennis courts and increase in enrollment to 530 students	Approve*
S-82-79	5/8/79	Addition of wading pool and summer day camp	Approve*
S 81-D-074	12/1/81	Addition to library, increase in hours of operation and increase in enrollment to 550 students	Approve*
SE 85-D-097	1/27/86	Addition of classrooms, track and gymnasium, increase in enrollment to 812 and additions to parking	Approve*

Application	Date	Use	BOS Action
SEA 85-D-097-1	10/14/91	Building addition, increase in enrollment to 875, increase in hours of operation, addition of classroom trailers	Approve*
SEA 85-D-097-2	1/6/97	Building addition	Approve*
SEA 85-D-097-3	11/23/98	Building additions, increase in land area, addition of tennis courts, playing fields, faculty homes, accessory child care center and increase in hours of operation	Approve*
SEA 85-D-097-4	7/21/03	Increase in enrollment to 1,075 students**, building additions (including gymnasium and performing arts center), addition of tennis courts, swimming pool, field house, classroom buildings, athletic fields, play areas, and parking	Approve*

****Approved with development conditions.***

*****It should be noted that the enrollment of students was tied directly to the achievement of certain transportation demand management (TDM) goals. Specifically, according to the approved development conditions, prior to implementing any increase in enrollment, the applicant is required to demonstrate to the satisfaction of the Fairfax County Department of Transportation (FCDOT) that a certain percentage of students are arriving at school in the morning by bus or on foot. No change is sought to these development conditions under the current application.***

Complete files for these applications, including interpretation of development conditions, are available in the Department of Planning and Zoning. A copy of the approved development conditions for SEA 85-D-097-4 is contained in Appendix 4.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: McLean Planning District; Area II

Planning Sector: Kirby Community Planning Sector (M3)

Plan Map: Public facilities, institutional and governmental uses

Plan Text:

On page 99 in the Area II text, the McLean Planning District, Kirby Community Planning Sector (M3), LAND USE RECOMMENDATIONS, the 2003 Comprehensive Plan (as amended through July 11, 2005) states:

The Kirby sector is largely developed as stable residential neighborhoods. Infill development in this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

ANALYSIS**Special Exception Amendment (SEA) Plat (Copy at the front of the staff report)**

Title of SEA Plat: The Potomac School Property

Prepared by: VIKA

Original and Revision Dates: November 1, 2006, as revised through June 25, 2007

The Potomac School	
Sheet #	Description of Sheet
1 of 14	Cover sheet, legend, sheet index, vicinity map, notes, sheet index
2 of 14	Special Exception Amendment (SEA) layout (with existing conditions layer depicted), chart of proposed and existing building areas, legend
3 of 14	SEA layout (without existing conditions layer), legend, list of RPA redevelopment and previously-approved development activities
4 of 14	Landscape plan, legend
5 of 14	Circulation plan
6 of 14	Existing vegetation map
7 of 14	Tree preservation plan
7A of 14	Tree preservation notes, existing tree preservation inventory, tree protection fence detail, root pruning detail
8 of 14	Conceptual stormwater (SWM) plan
8A of 14	Conceptual stormwater (SWM) plan (outfall analysis, pictures of existing conditions at outfall locations)
9 of 14	Best Management Practices (BMP) and SWM narratives, stormwater management information checklist, cross-section and worksheet for Section A-A, cross-section and worksheet for Section B-B
9A of 14	Cross-section and worksheet for Section C-C, cross-section and worksheet for Section D-D, cross-section and worksheet for Section E-E
9B of 14	Cross-section and worksheet for Section F-F, cross-section and worksheet for Section G-G, cross-section and worksheet for Section H-H
10 of 14	Preliminary SWM calculations
11 of 14	Outfall description, overall outfall map, outfall map
12 of 14	Cross-section A-A - field house through tennis courts and single-family detached dwelling on Tax Map Parcel 31-1 ((13)) 90A (Evermay)
13 of 14	Cross-section B-B – stacked workforce housing units through field house and single-family detached dwelling on Tax Map Parcel 31-1- ((13)) 54 (Evermay)
14 of 14	Location of temporary classrooms, proposed turn-around for Potomac School Road

Given the size of the subject site (89.99 acres), the description of the SEA Plat is broken out into three sections: the changes within the western half of the site, the changes within the eastern half of the site; and the changes proposed which affect the entire site.

➤ Below is a description of the changes taking place in the western half of the site.

Athletic Fields: In the northwestern corner of the site, abutting the Evermay subdivision, are three existing athletic fields. The only change proposed in this portion of the site is the reorientation of the existing baseball field.

Addition of Parcels 10A, 10B and 10C: The proposed SEA application seeks to add three new parcels, which are currently developed with two single-family detached dwellings, to the school campus. The existing 5,528 SF house on Parcel 10C (designated as “K” on the SEA Plat) would be retained to serve as faculty housing; however, the existing 4,745 SF house on Parcel 10B (designated as “H” on the SEA Plat) would be removed. In addition, the applicant proposes to add 10 duplex units to the north and east of the existing house to remain (the duplex units are designated as “I” on the SEA Plat). These units, which would have a maximum height of 35 feet, would be owned by the school and leased out to school employees and faculty. On Parcel 10A, the applicant is proposing the addition of a play area for the lower/middle school and an interpretative classroom. The interpretative classroom (designated as “F” on the SEA Plat) would be 7,500 SF in size and approximately 25 feet in height. According to Note 25, this building would be a pavilion style building. It would not be fully enclosed on the sides and it would be raised off of the ground. Finally, the existing driveway, which currently crosses through the Potomac School property, would be eliminated. A Y-turnaround is proposed in this location.

Lower/Middle School: The lower school, located in the northwest portion of the site, is proposed to be rebuilt (designated as “A” on the SEA Plat). Currently, the structure is 122,135 square feet in size. With the proposed additions, the building would increase to 168,630 SF, an increase of 46,495 SF. The building would be 35 feet in height. During reconstruction of the lower/middle school, classes will be held within three temporary modular classrooms to be located between the internal road and future parking lot to the immediate east of the lower/middle school (five potential locations for the three trailers are depicted). These modular classrooms would be 24 feet by 72 feet and 18 feet in height. A note on Sheet 14 indicates that *“upon the granting of occupancy for the new lower and middle school improvements, the temporary modular classrooms shall be removed and any disturbed area occupied by said classrooms shall be restored and/or revegetated.”*

Performing Arts Center Building and Central Plant: To the south and west of the lower and middle school is the performing arts center building (designated as “G” on the SEA Plat). Additions to the performing arts center building, which were previously approved under SEA 85-D-097-4, are no longer proposed.

This 29,700 SF building would remain as it currently exists. Immediately adjacent to the performing arts center is the central plant (designated as “B” on the SEA Plat). No changes are proposed to this structure.

Maintenance Facility: To the west of the performing arts center (“G”) and central plant (“B”) is an existing 2,700 SF maintenance facility (designated as “T” on the SEA Plat). The applicant proposes a new 2,989 SF structure next to the maintenance facility (designated as “S” on the SEA Plat) which would serve as an additional facility for storage, maintenance and security.

Upper School: The upper school is located in the southwestern portion of the site, south of the performing arts center building (designated as “C” on the SEA Plat). Additions to the upper school building, which were previously approved under SEA 85-D-097-4, are no longer proposed. The 82,209 SF building would remain as it currently exists.

Gymnasium and East Building: The gymnasium and east building are located to the east of the upper school, immediately south of the lower/middle school (designated as “D” on the SEA Plat). A pedestrian bridge is proposed to connect the lower and middle schools with the gymnasium.

Football and Track Arena: The applicant continues to propose the addition of bleachers and a concession stand to the football track arena. In addition, 4,000 SF of storage space would be provided under the bleachers. The SEA Plat indicates that the field could be replaced with a permeable artificial turf field.

Administration Building: A 20,000 SF, 35-foot high structure is proposed to the north of the football and track arena and to the east of the lower/middle school. This new structure (designated as “J” on the SEA Plat) would serve as the school’s administration building.

Turnaround: A T-turnaround is proposed along Potomac School Road to provide an area for vehicles to turnaround.

➤ Below is a description of the changes taking place in the eastern half of the site.

Pool and Bath House: To the southwest of the existing wet pond is the pool and bath house (designated as “U” on the SEA Plat). Under the applicant’s proposal, this existing structure, which is located in the RPA, would be removed. The existing surface parking lot located to the north of the pool house would be expanded into the area formerly occupied by these structures.

Existing Pond: As previously approved under SEA 85-D-097-4, the applicant continues to propose to make changes to the existing pond to accommodate a stormwater management facility with a wetland edge.

Field House and Aquatic Center: A 68,250 SF, 40-foot high field house and aquatic center (designated as “E” on the SEA Plat) is proposed to the east of the existing wet pond. A field house/aquatic center had been previously approved under SEA 85-D-097-4. The applicant proposes to reconfigure the structure into a more rectangular shape and to shift the building to the east so that it is out of the RPA. In addition, the pool would be relocated within the building (previously, it was shown to be located outside). A retaining wall with a maximum height of five to six feet is depicted along the southwestern corner of the building between the building and the RPA.

Interpretative Classrooms: Two interpretative classrooms are proposed on the eastern half of the site. One would be located to the south of the existing pond and the other would be located to the southeast of the field house/aquatic center (“E”). These two 7,500 SF, 25 foot high structures (designated as “F” on the SEA Plat) were previously approved under SEA 85-D-097-4. Under this SEA, the applicant proposes to shift their location. As noted earlier in this report, the interpretative classrooms would be pavilion style buildings (not fully enclosed on the sides) and would be raised off of the ground.

Faculty and Employee Housing: To the east of the site entrance and along the northern property line is the existing 4,200 SF headmaster’s residence (designated as “L” on the SEA Plat). No change is proposed to this structure. Along the eastern property line are three faculty residences (designated as “M”, “N” and “O” on the SEA Plat). No change is proposed to these structures. An additional 15 units of faculty and employees housing (designated as “I” on the SEA Plat) are proposed to the east of the field house/aquatic center (“E”). These 15 units would be stacked units with a maximum height of 35 feet. Like the units on the western portion of the site and “L”, “M”, “N”, and “O”, these units would be owned by the school and leased to school employees and faculty.

Tennis Courts and Baseball Field: Six (6) existing tennis courts are located in the northeast corner of the site. The applicant has proposed to construct another two tennis courts to the west of the existing courts. In addition, a 1,200 tennis court structure (designated as “Q” on the SEA Plat) is proposed between the existing courts and proposed courts. According to the applicant, this structure would contain bathrooms, changing rooms (but not full-scale locker rooms), storage and a covered area for spectators. To the south of the existing tennis courts is a proposed baseball field, which was previously approved under SEA 85-D-097-4.

➤ Below is a description of the changes which impact the entire site.:

Parking: Based on a maximum enrollment of 1,075 students, the Zoning Ordinance requires a total of 299 parking spaces for the school. The primary school with 175 full-time employees plus four (4) spaces for visitors requires 179 spaces, while the secondary school, with a maximum of 400 students at 0.3 spaces per student, requires 120 spaces. The SEA Plat proposes up to 610 parking spaces, which would be located throughout the site. A note on the SEA Plat,

however, states that the applicant reserves the right to modify the parking provided so long as the provided parking meets the Zoning Ordinance-required minimum. In addition to the vehicle parking, bus spaces (which are not included in these parking tabulations) will be provided.

Trails: Trails are proposed throughout the site, including a stream crossing which would provide access from the site to the abutting property to the south. The stream crossing would provide a connection to the future Pimmit Run stream trail that is proposed to be located on the site. This stream crossing trail would also provide the properties to the south with access to the Pimmit Run stream trail. Note 20 states that the applicant reserves the right to install trails and stream crossings in the areas generally depicted on the SEA Plat. The final location of these trails would be subject to the review and approval of Urban Forest Management.

Tree Preservation: The applicant has indicated areas within the larger limits of clearing and grading where existing trees will be preserved.

RPA/EQC: The southern portion of the site is encumbered by a RPA/EQC associated with Pimmit Run. As noted earlier in this report, due to revisions made to the map of the Chesapeake Bay Preservation Areas in July 2005, the boundary of the RPA within the subject site has shifted since the last SEA approval in 2003. As a result, additional portions of the site are encumbered by RPA/EQC. The approved SEA (SEA 85-D-097-4) proposed to remove the existing swimming pool, to expand the existing pond, to reconstruct the surface parking lot, and to construct a driveway/roadway and a classroom within this portion of the site. These proposed changes continue to be proposed. This encroachment is no more than was previously approved under SEA 85-D-097-4.

Land Use Analysis

Because the proposed layout changes will occur in the center of the site, staff believes that with the previously-approved screening, these changes will have minimal impact on the abutting residential neighborhoods.

Transportation Analysis (see Appendix 8)

In staff's opinion, the proposed changes sought under this application do not raise any new transportation issues. The transportation commitments made under SEA 85-D-097-5 will be carried forward with this application.

Environmental Analysis (see Appendices 5-7)**Issue: Field House/Aquatic Center (Building E)**

The proposed 68,250 SF field house/aquatic center (Building E) was depicted immediately adjacent to the RPA. Site visits by staff revealed erosion problems within this portion of the site, which appeared to be directly created by the existing tennis courts in the northeastern portion of the site. These erosion problems have, in turn, impacted the steep slopes within the RPA. Given the size of this proposed structure and its proximity to the RPA, staff was concerned about the impact that the building could have on the steep slopes located in this portion of the RPA, particularly when the SEA Plat had depicted a proposed 20-foot high, 150-foot long retaining wall between the RPA and the building. With a retaining wall of this size, staff was concerned that construction of the building could not be accomplished without clearing and grading within the RPA. For these reasons, staff recommended that the applicant relocate the field house/aquatic center away from the RPA.

Resolution:

The most recently submitted SEA Plat has relocated the proposed field house/aquatic center 15 feet further away from the RPA. In addition, the proposed retaining wall has been reduced in size to a height of five to six feet. Finally, the applicant has agreed to a development condition which would require enhanced erosion and siltation control measures on the site, including the incorporation of "super silt" fencing or similar products designed to prevent erosion and sedimentation, the implementation of a program for periodic inspection of all siltation fencing and related erosion control measures prior to and following significant rainfall events, and the replanting of cleared areas to provide further stabilization of the slopes. With the proposed change to the SEA Plat and the implementation of the proposed development condition, this issue is resolved.

Issue: Chesapeake Bay Preservation Ordinance (CBPO)

As was approved under SEA 85-D-097-5, the applicant continues to propose the removal of a swimming pool, expansion of an existing pond, reconstruction of the surface parking lot, construction of a driveway/roadway, and construction of a classroom within the RPA. The encroachment into the RPA due to these proposed changes is no more than was previously approved under SEA 85-D-097-4. The applicant indicates that on-site BMPs in the form of Conservation Easements, infiltration trenches and expansion of an existing pond would be utilized to achieve the water quality control requirements. Clearing beyond the original clearing limits for construction of the existing pond, as approved under SEA 85-D-097-4, will require approval of an RPA Exception. If the disturbance limits of the pond enlargement are kept within the previously disturbed areas, the activity may be considered to be redevelopment, and will not require approval of an RPA Exception.

Resolution:

The applicant has stated that no clearing beyond the original clearing limits, as approved under SEA 85-D-097-4, is proposed. Furthermore, the applicant proposes to limit the areas of disturbance for the proposed pond enlargement within the previously disturbed areas. With the implementation of the proposed development condition, which would prohibit any clearing and grading beyond that previously approved under SEA 85-D-097-4, this issue is resolved.

Issue: Stormwater Detention

The applicant has indicated that a combination of practices will be used to address the increase in runoff resulting from the proposed plan, including detention ponds, infiltration practices and underground storage. Staff is concerned that the several new impervious areas proposed could be left uncontrolled. The applicant should incorporate additional facilities which control runoff generated from the proposed new impervious surfaces on the site.

Resolution:

With the implementation of the staff-proposed development condition which would require the applicant to provide additional SWM facilities to control runoff generated from the proposed new impervious surfaces on the site, this issue is resolved.

Issue: Site Outfall

An outfall narrative which described the condition of the site outfall channel in terms of stability and capacity, along each site outfall downstream to a point where the watershed is at least 100 times the contributing site size or one square mile per Par. 2J and 2L of Sect. 9-011 of the Zoning Ordinance had not been provided. In addition, the applicant had not been specific about including the drainage areas in the analysis at the point where the analysis ceases, nor had a description of the condition of the outfall channel been provided (including the capacity of the channel and the expected flows resulting from a developed site).

Resolution:

The applicant submitted a revised SEA Plat which provides the additional outfall analysis as requested by DPWES. Based on this information, the outfall for this site is adequate and this issue is resolved. However, a final determination on the outfall analysis will be made by DPWES at the time of site plan review.

Issue: Tree Preservation

The originally-submitted SEA Plat had depicted limits of clearing and grading throughout the site. Urban Forest Management (UFM) noted that there were many evergreen and deciduous trees located within these limits that should be preserved or considered for transplanting to other locations on the site. UFM also noted that the condition ratings included on the Existing Tree Preservation Inventory appeared to be inaccurate for several trees. In addition, the SEA Plat lacked information regarding the site's conformance with the tree cover and interior parking lot landscaping requirements. Finally, details on proposed landscaping for the site were not provided.

Resolution:

The applicant has amended the SEA Plat to show larger areas outside of the limits of clearing and grading where existing trees will be preserved. Staff recommends a development condition which would require the applicant to submit a tree preservation plan (to include possible transplantation of existing trees) with any site plan submission. In response to the UFM comments, the applicant has amended the SEA Plat to include tabulations which depict how the site meets the tree cover and interior parking lot landscaping requirements. The applicant has also corrected the condition ratings included on the Existing Tree Preservation Inventory.

In order to curtail the spread of disease or insect infestations, UFM strongly recommends the landscape plan provide a variety of native and desirable tree species of various sizes, planted throughout the site. Such trees could include willow oak, red maple, black gum, American holly, American beech, fringe tree, and serviceberry. UFM notes that the applicant can receive additional tree cover credit if native and desirable trees comprise at least 90% of all trees listed on the site and if the species and planting locations are effective for energy conservation.

Park Authority Analysis (see Appendix 9)

The Countywide Trails Plan depicts a proposed stream valley trail along Pimmit Run through the subject site. Previous applications have contained a commitment by the applicant to place an easement, at no cost to the county, along the southern property boundary to allow for construction of the Pimmit Run Stream Valley trail. This easement is to be established when the Park Authority determines the appropriate location of the trail. Development Conditions #19D (which is a previously-approved condition) requires the establishment of this easement. It also notes that the future trail will be unpaved and consist of dirt, wood chip or other natural surface. FCPA and staff believe that this condition continues to address the trail issue.

ZONING ORDINANCE PROVISIONS (See Appendix 10)

Bulk Standards (R-1)		
Standard	Required	Provided
Lot Size	36,000 SF	89.99 acres
Lot Width	150 feet	290 feet
Building Height	60 feet	42 feet (Performing Arts Center and Upper School)
Front Yard	45 degree angle of bulk plane but not less than 20 feet	101 feet [existing Headmaster's House (depicted as Building L on the SEA Plat) from Potomac School Road]
Side Yard	45 degree angle of bulk plane but not less than 20 feet	25 feet (existing facility residence – depicted as Building O on the SEA Plat)
Rear Yard	50 degree angle of bulk plane but not less than 40 feet	344 feet minimum (existing upper school – depicted as Building C on the SEA Plat)
Maximum FAR	0.15 FAR	0.13 FAR (520,315 SF of GFA)
Parking Spaces	299 spaces	610 spaces (Note 14 states that the applicant reserves the right to build less parking than depicted so long as the minimum requirement is satisfied)

OTHER ZONING ORDINANCE REQUIREMENTS**Transitional Screening and Barrier Requirements**

Transitional Screening 1 (a 25-foot wide unbroken strip of landscaped open space) and Barrier D, E, or F (a six-foot high barrier) is required between private schools and single-family detached dwellings. Pursuant to Par. 3 of Sect. 13-304, the applicant is seeking a modification of the transitional screening requirement along all property lines and a waiver of the barrier requirement along the site's southern and western property lines to the existing vegetation and supplemental landscaping as depicted on the SEA Plat.

Par. 3 of Sect. 13-304 states that *“transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.”* Staff believes that the current

development conditions, which permit existing vegetation, supplemental landscaping and additional barriers to buffer the surrounding neighborhoods, address screening and barrier issues on the site. It should be noted that this requested modification and waiver were both granted by the BOS with approval of SEA 85-D-097-3 and SEA 85-D-097-4. The site and building modifications sought under this application are located within the center of the site and as such, staff does not believe that additional landscaping is required to buffer the surrounding single-family detached dwellings. For that reason, staff supports the proposed modification to the transitional screening requirements and waiver of the barrier requirements.

Special Exception Requirements (See Appendix 10)

General Special Exception Standards (Sect. 9-006)

Standard 1 states that the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan. The Comprehensive Plan recommends this area for public facilities, institutional and governmental uses. For that reason, staff believes that the proposed application is in harmony with the Comprehensive Plan.

Standard 2 states that the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations. A private school is permitted in the R-1 Zoning District with approval of a special exception. As depicted earlier in this report, the proposed use is in harmony with all zoning district regulations.

Standard 3 states that the proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. The proposed SEA application seeks to permit building additions and site modifications (including the addition of 25 units of accessory housing for faculty and employees) and to permit an increase in land area (from 82.95 to 89.99 acres). No changes to the current development conditions regarding enrollment (1,075 students) are sought. The proposed building additions and site modifications are primarily concentrated in the center of the site, away from abutting residential neighborhoods. In addition, the overall square footage of the site would not increase from that approved under SEA 85-D-097-4. In staff's opinion, the conditions approved under SEA 85-D-097-4 would continue to ensure that the surrounding neighborhoods are adequately protected from any adverse impacts created by the school.

Standard 4 states that the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. In staff's opinion, the changes proposed under this application would not result in any traffic which would adversely impact the surrounding neighborhoods. Therefore, with the implementation of the proposed development conditions, staff finds that this standard will be satisfied.

Standard 5 states that in addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13. As noted in the waivers and modifications section of this report, the applicant is seeking a modification of the transitional screening requirement along all property lines and a waiver of the barrier requirement along the southern and western property lines. Staff believes that the existing vegetation and supplemental landscaping adequately screens the surrounding supports these requests.

Standard 6 states that open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. There is no open space requirement in the R-1 Zoning District.

Standard 7 states that adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11. The applicant has depicted a total of 610 parking spaces on the subject site, which exceeds the parking requirement of 299 parking spaces. While the applicant has reserved the right to construct fewer parking than shown, the applicant has also stated that no less than the Zoning Ordinance required parking will be provided. As stated earlier in this report, DPWES has determined that the site's outfall is adequate. Therefore, this standard has been satisfied.

Standard 8 states that signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance. With the implementation of the staff-proposed development condition which would require all signs to meet the requirements of Article 12, this standard is satisfied.

Category 3 General Standards (Sect. 9-304)

General Standard 1 does not apply since the proposed use is not a public use.

General Standard 2 states that except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located. The subject 89.99 acre site meets the R-1 lot size requirements.

General Standard 3 states that except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in

which located. As depicted earlier in this report, the proposed use complies with the bulk regulations of the R-1 District.

General Standard 4 states that all uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14. None of the proposed athletic fields are proposed to be lighted.

General Standard 5 states that before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans. With the implementation of the proposed development conditions, this standard is satisfied.

Additional Standards for Private Schools of General Education and Private Schools of General Education (Sect. 9-310)

Additional Standard 1 states that in addition to complying with the minimum lot size requirements of the zoning district in which the private school is located, that the minimum lot area for a private school of general education shall be of such size that: (1) 200 square feet of usable outdoor recreation area shall be provided for each child in grades K-3 that may use the space at any one time, and (2) 430 square feet of usable outdoor recreation area shall be provided for each child in grades 4-12 that may use the space at any one time. Forty-four thousand (44,000) SF of outdoor recreation space will be provided for the students within grades K-3. This amount would accommodate 220 students at any one time. For the students within grades 4-12, 246,150 SF of outdoor recreation space is provided. This amount would accommodate 572 students at any one time. Therefore, staff finds that the provided outdoor recreation area (a total of 390,150 SF) is adequate to accommodate the students of the school.

Additional Standard 2 states that in addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above. Because the proposed use is a private school of general education, this additional standard does not apply.

Additional Standard 3 states that all private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above and if applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia.

Summary of Zoning Ordinance Provisions

The application satisfies all of the Zoning Ordinance Provisions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

In staff's opinion, the subject application is in harmony with the Comprehensive Plan. It is also in conformance with the applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends approval of SEA 85-D-097-5, subject to the proposed development conditions contained in Appendix 1.

Staff recommends that the transitional screening requirement along all property lines be modified to the existing vegetation and supplemental landscaping as depicted on the SEA Plat.

Staff recommends that the barrier requirement along the site's southern and western property lines be waived.

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

The approval of this special exception does not interfere with, abrogate or annul any easement, 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. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Approved Development Conditions and Plat for SEA 85-D-097-4
5. Environmental Analysis
6. Stormwater Analysis
7. Urban Forest Management Analysis
8. Transportation Analysis
9. Fairfax County Park Authority Analysis
10. Applicable Zoning Ordinance Provisions Checklist
11. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SEA 85-D-097-5

July 12, 2007

If it is the intent of the Board of Supervisors to approve Special Exception Amendment Application Number SEA 85-D-097-5 in the name of The Potomac School, located at 1301 Potomac School Road [Tax Map 31-1 ((1)) 5, 7, 8, 10A, 10B, 10C and 12A] to amend SE 85-D-097 previously approved for a private school of general education and nursery school to permit to permit building additions and site modifications (including 25 additional units of accessory housing for faculty and employees) and to permit an increase in land area (from 82.95 to 89.99 acres), pursuant to Section 3-104 of the Fairfax County Zoning Ordinance, staff recommend that the Board condition the approval by requiring conformance with the following development conditions. These conditions incorporate and supersede previous conditions. Previously approved conditions, and those with minor modifications, are denoted with an asterisk(*). Minor modifications (including minor editorial corrections) and new development conditions are highlighted.

*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. A copy of this Special Exception Amendment and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

3. This Special Exception Amendment 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 Amendment shall be in substantial conformance with the approved. Special Exception Amendment Plat entitled, The Potomac School, prepared by VIKA, dated November 1, 2006 and revised through June 25, 2007, and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to. Paragraph 4 of Section 9-004 of the Zoning Ordinance.

*4. The regular Potomac School's ("Regular School") session may operate from September through June, and include a program of classroom, athletic, an. other directly-related activities. Total maximum daily school enrollment shall be limited to eight-hundred-seventy-five (875) students in grades pre-kindergarten through twelve (12). Subject to conformance with Condition #16 below and subject to receiving a Non-RUP, the maximum daily enrollment may increase to 1075 students.

In the future. The School may opt to institute a year-round calendar for regular School sessions, in which case, the total maximum daily school enrollment shall not exceed eight-hundred-seventy-five (875) students in grades pre-kindergarten through twelve (12), except as provided below; However, the maximum daily enrollment may increase to 1075 students, subject to an acceptable level of bus ridership among students, as specified in Development Condition #16. This option may only be instituted in the event that Fairfax

County Public Schools also adopts a year-round school calendar. Potomac School's class schedule shall be substantially in accord with that of the Counts Public Schools, as determined by the Zoning Administrator.

*5. Regular School session daytime hours of operation ("Regular School Day") shall be limited to the following:

- Monday through Thursday - 7:00 am. until 9:30 p.m.;
- Friday - 7:00 a.m. until midnight; and,
- Saturday - 8:00 a.m. until midnight.

The School may conduct overnight "sleep-overs" or "camp-outs" for students of the School; however, all students and faculty/staff involved with these events must be on-campus prior to the end of the Regular School Day, and shall remain on-campus until the beginning of the next day, as defined above. Emergency ingress/egress shall be permitted for unexpected events such as injury, illness, or family emergencies. Events which were previously scheduled to be held on Monday through Saturday, but which were canceled/postponed due to inclement weather or other unforeseen circumstances, may be conducted on Sunday between the hours of 9:00 a.m. and 6:00 p.m. No other scheduled events may be conducted on Sundays unless otherwise permitted by Development Condition #8. Hours of operation shall not apply to faculty/employee residences or their occupants.

*6. A child care center with a maximum daily enrollment of eighteen (18) children may be provided as an accessory use to the School. Use of this child care center shall be limited to the children or wards of School employees only. Hours of operation shall be limited to 7:00 a.m. until 6:00 p.m., Monday through Friday

*7. Summer Programs. In June through August 15th, after the end of the Regular School session, a summer program of classroom, camp and directly related activities for ages three (3) years through grade twelve (12) may be conducted for a maximum of two (2), three-week sessions. Hours of operation shall be limited to 8:00 a.m. until 6:00 p.m., Monday through Friday. Total enrollment shall not exceed six hundred-sixty (660) persons per session. In addition, related sports camps/clinics may be held for eight (8) scheduled weeks of summer program activities. Hours of operation shall be limited to 8:00 a.m. until 6:00 p.m., Monday through Friday. Maximum daily enrollment in all sports camps/clinics shall be limited to two-hundred-fifteen (215) students per day.

If year-round schooling is implemented pursuant to Development Condition #16 below, that year-round school activity will become the "regular school session," and no summer program activities, including the summer program and sports camps/clinics, shall be permitted.

In August, before the beginning of the Regular School session, field trips, study skills classes for School students, practice and scrimmages for School athletic teams and orientation programs may be conducted. Hours of operation shall be limited to 8:00 a.m. until sunset, Monday through Friday. However, school related team athletic practices may be held on the last two (2) Saturdays in August within the hours mentioned above.

*8. Only the following events may be held on Sundays and then only between the hours of 9:00 a.m. and 6:00 p.m., with the exception of Baccalaureate, which may end no later than 8:30 p.m. and the indoor pitching clinics which must end by 9:00p.m.:

- African-American Family Admission Reception (maximum one (1) Sunday per year);
- Summer Program Open House (maximum one (1) Sunday per year);
- Private Lesson (student) Music Recitals (maximum two (2) Sundays per year);
- Summer Program Orientation (maximum one (1) Sunday per year);
- Student production theater matinees (maximum two (2) Sundays per year);
- Sporting Events, which may be required to be hosted by the Home Team (Potomac School) as a result of a tournament or playoffs (maximum of three (3) Sundays per year);
- McLean Little League Indoor Pitching Clinic (maximum forty (40) participants (Note: No more than fifteen (15) times per year as permitted by Condition #11) and,
- Baccalaureate (maximum of one (1) Sunday per year).

*9. All use of the facilities and grounds is subject to each of the following prohibitions/conditions, unless specifically exempted.

Vehicular deliveries to the School and pickup of trash shall not be permitted before 7:00 a.m. or after 6:00 p.m., Monday through Friday; or on Saturdays or Sundays. This condition shall not apply to the following: (1) emergency repair vehicles (e.g. tow trucks, electrical or utility vehicles); (2) vehicles required for work that, for health and safety reasons, cannot be performed in the authorized period; and, (3) caterers' and other contractors' vehicles and personnel providing support to School events.

Outdoor construction activities, or indoor construction activities which may produce noise audible outside of any structure under construction shall be limited to the hours of 7:00, a.m. until 7:00 p.m., Monday through Friday, and the hours of 9:00 a.m. until 6:00 p.m., Saturday.

While construction or renovation of any facility is in progress, construction-related vehicle traffic entering or leaving the School grounds shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday. Further, no construction-related vehicle traffic may enter or leave the School between the hours of 7:45 a.m. and 8:30 a.m., or between the hours of 2:45 p.m. and 3:30 p.m., weekdays, in order to facilitate drop-off and pick-up of students. No construction-related vehicle traffic shall be permitted on Sundays or federal holidays. Construction and construction-related traffic shall use the School's internal roadway system for access and shall not use the gravel road along the east.

*10. Where an “ending” time for any activity or use is specified in these conditions, it shall mean cessation of all event-related activities except for clean up and departure from the campus. The School shall complete any such clean up expeditiously and shall make every effort to ensure that all event participants and attendees depart the campus within one-half hour of the specified “ending” time.

*11. All School facilities, including but not limited to the athletic fields, the performing arts center and the natatorium, shall be used for School sponsored events only and shall not be rented or made available to groups or activities which are not conducted under the direct auspices of the School; except, however, fifteen (15) times per year, athletic fields/athletic facilities may be made available for community use provided, however, no more than two (2) of those times may be for use of the outdoor athletic fields.

*12. The Potomac School shall provide appropriately located on-campus parking space with sufficient capacity for parking of vehicles owned and/or operated by School staff, students, parents, and visitors as shown on the Special Exception Amendment Plat. Parking of School-related vehicles belonging to the school or owned by visitors to the school shall be prohibited within the Evermay Subdivision shall be prohibited. This prohibition shall be included in the Student Handbook and in brochures/flyers which advertise individual events. If additional parking is required during special and occasional School-sponsored functions, such as Fall Frolics, the School shall utilize appropriate off-site parking facilities from which participants shall be transported by shuttle bus to the event. No shuttle bus stops for the collection or dispensing of passengers shall occur within the Evermay Subdivision. In order to discourage parking within the Evermay Subdivision, shall be discouraged information detailing the location of off-site parking areas and shuttle bus details shall be included in all advertisements and notices for these events. The School shall provide adequate traffic controls for, such overflow parking.

* 13. The School shall furnish, install and maintain traffic and driving protocol signs (i.e. “Speed” signs,” and “Slow - School Zone” signs, etc.) on Potomac School Road at locations identified by the Evermay Community Association (ECA), mutually acceptable to the School and the ECA, and as approved by the Virginia Department of Transportation (VDOT).

*14. Potomac School shall coordinate with the Fairfax County Department of Transportation (FCDOT) and VDOT in order to provide economically feasible traffic calming measures (e.g. roundabouts, traffic islands, etc.), which are mutually agreeable to the School and the ECA, on Potomac School Road, to the extent permitted and practical, as determined by the Director, DPWES.

*15. Should it be agreeable to the ECA, and acceptable to VDOT, the School shall construct a free flow right-turn lane from Potomac School Road onto Route 123 northbound to permit freer flow and quicker clearing of this intersection.

*16. A written survey shall be undertaken by the School every two (2) years, prior to the start of the regular session, of all families of enrolled students concerning School bus or

car pool ridership. A car pool shall be defined as more than one (1) student per vehicle. These studies shall be developed and instituted with the goal of identifying reasons why students are not using buses or car pools to be transported to school. Incentives and procedural/policy changes shall be developed and instituted in order to encourage increased School bus and car pool ridership. Records of these surveys and their results shall be kept by the School for a minimum of six (6) years and shall be made available to the Zoning Administrator upon request.

~~During the course of the 2003-2004 September-June ("Regular School Session"), the school shall use its best and most reasonable efforts to ensure that a minimum of forty-four (44) percent of enrolled students regularly arrive at the school in the morning by bus or on foot. Prior to the start of the 2003 Regular School Session* and once during each of the two semesters of that session, the school shall provide Fairfax County Department of Transportation (FCDOT) and the ECA with a summary of the initial measures to be implemented to achieve bus ridership or students walking to school at the targeted levels.~~

~~By the start of the 2004-2005 Regular School session, the school shall regularly transport and demonstrate that a minimum of fifty-five (55) percent of enrolled students arrive at the school in the morning by bus or on foot. The minimum bus/pedestrian arrival percentage shall, unless increased as required, below, be maintained thereafter.~~

Prior to implementing any increase in enrollment above 875 and/or, any subsequent permitted increases, the school shall demonstrate to the satisfaction of FCDOT for one full semester in the Regular School session immediately preceding the enrollment increase that fifty-five (55) percent of enrolled students, or such greater percentage, as required below, shall arrive at school in the morning by bus or on foot. Following such demonstration, up to fifty (50) additional students above the current 875 enrollment up to a maximum of 1075 students may be enrolled in any single Regular School session, subject to compliance with the minimum bus ridership/pedestrian arrival requirements, as follows:

- 876-925 students: fifty-five (55) percent;
- 926-975 students: sixty (60) percent;
- 976-1,075 students: sixty-five (65) percent

A new Non-RUP shall be instituted for each enrollment increase. Such Non-RUPs shall not be issued until FCDOT determines that the terms of this condition have been met. In addition, at least 30 days prior to submitting any request for a Non-RUP to increase enrollment, the school shall notify ECA of its intention to submit such a request. If, during the 60-day period following such submission, ECA provides evidence to the Zoning Administrator that the terms of this condition are not being fulfilled, no Non-RUP shall be issued until compliance with the conditions is demonstrated to the satisfaction of the Zoning Administrator.

~~Starting with the 2004 summer programs authorized by Development Condition 7, The School shall regularly transport and demonstrate to the ECA and FCDOT that the minimum percentages of participants as specified above arrive at school by bus or on foot.~~

Commencing with the 2004 Regular School Session, The School shall comply with the following requirements (“VTD Ceilings”) Monday through Friday, during both the Regular School Session and each summer program:

- Twenty-four (24) Hour Period: There shall be a maximum daily average of 2,080 VTD in any semester or summer Measurement Period.
- From 7:00 a.m. to 9:00 a.m.: There shall be a maximum daily average of 710 VTD in any semester or summer Measurement Period.

Vehicle trips per day (“VTD”) are defined as one vehicle trip into, or one vehicle trip out of the School’s property. A round-trip into and out of the School’s property constitutes two (2) VTD. All VTD counts shall be made by an independent contractor during periods of typical routine activity at the School over a consecutive five (5) day (Monday through Friday), 24-hour period and the results shall be averaged. Such counts shall be taken a minimum of once per regular school semester and once during the June through August summer program.

Compliance with the required percentages of bus ridership/walking to school shall be subject to the review and approval of the FCDOT. Records shall be kept and made available to Fairfax County that indicate the total number of students and percentage who are taking buses or walking to School in the morning each semester. Immediately prior to the beginning of each semester of Regular School and the summer programs, the School shall submit a written report to ECA and the Dranesville District Supervisor’s office which includes the total number of students enrolled, the number of students to be counted as pedestrian arrivals or walkers, and the number of students who are counted as children of the School’s full-time faculty or staff. A copy of this report shall be made available to the Zoning Administrator and FCDOT upon request.

In meeting the required busing/walking to school percentages, enrolled students who are children of full-time (full-day, five days per week) members of the School’s faculty or staff may be excluded from the total number of enrolled students.

A failure to comply with the bus ridership/pedestrian arrival percentages and/or the vehicle trip limitations described herein, shall preclude any further increase in student enrollment until compliance with these conditions is demonstrated to the satisfaction of FCDOT.

Nothing in these development conditions shall preclude a private agreement between the school and Evermay that includes, but is not necessarily limited to, provisions for monitoring bus ridership and School-related traffic on Potomac School Road.

Written reports of the traffic monitoring program shall be submitted to the Dranesville District Supervisor’s office and made available to the Zoning Administrator and FCDOT, upon request. Copies of such documents shall be provided to the ECA.

*17. The School shall appoint a designated Car Pool Coordinator(s), who shall be responsible for contacting non-car pool/bus families annually and encouraging coordination and formulation of car pool efforts. Every effort shall be made to match similar

routes and schedules for the purpose of putting together car pools. Designated parking spaces shall be reserved in convenient locations for vehicles which are used on a regular basis to transport two or more students to the School.

The Upper School Student Government leaders shall monitor the Upper School's car pool program and its effectiveness, as well as vehicular safety and traffic issues, and shall make recommendations to the School administration designed to improve the effectiveness of the car pool program and to mitigate those, identified vehicular and safety issues. The School shall encourage the Student Government to take an active role in traffic safety and management.

*18. Driving privileges shall be limited to Juniors and Seniors only.

*19. The Resource Protection Area (RPA) and the Stream Valley Environmental Quality Corridor (EQC) associated with Pimmit Run and as depicted on the SEA Plat shall be preserved and maintained as follows:

A. Pimmit Run and South Area. The conservation easement, for Best Management Practices, respecting the area owned by the School located south of Pimmit Run, along with Pimmit Run itself, shall remain.

B. North Area

(1) The area owned by the School and located north of and adjacent to Pimmit Run which contains slopes in excess of 15% shall be maintained and preserved by the School as a valuable natural asset as defined in (#2) below. No change in the nature or intensity of the use of this area, which change involves the removal of any tree exceeding four (4) inches at breast height, shall be made by the School without the prior written approval of the Director, DPWES, who shall review such requests to determine whether tree removal is appropriate and, if so, whether protection shall be provided for ecologically sensitive areas, after a recommendation from the Environment and Policy Branch of the Department of Planning and Zoning (DPZ).

(2) The North area shall be preserved as a valuable natural asset subject and may be used only only to the existing use of the North area in any manner that is not inconsistent with its preservation as a natural asset, including, but not limited to: ~~the following~~; recreation use (including, but not limited to, athletics, walking, jogging, fitness testing, sledding and horseback riding); educational use (including science research, testing, and collection of samples); construction, maintenance, realignment of trails, fitness courses, and existing playing fields; planting, cultivation and removal of trees, shrubs, flowers, grass and vegetation consistent with Paragraph (#1) above; maintenance, repair and reconstitution of ponds and dams, (including grading and filling as required for maintenance of the dams); installation of small structures not exceeding thirty-six (36) inches in height; and, placement of signs (to prevent trespassing on the property of the party of the School and to mark the trails, fitness courses, fields and natural features).

- (3) No foreign material, debris, ashes, grass or vegetation clippings, trash, sawdust, stumps, or other unsightly or offensive material shall be placed or dumped in the North area.
- (4) No commercial sign, billboard or advertisement shall be displayed, placed or permitted to remain in the North area, except as provided in Paragraph (#2) above.

C. RPA/EQC

In the area consisting of the floodplain north of Pimmit Run and adjacent steep slopes greater than 15%, minor clearing and grading shall be permitted as set forth below. The amount of clearing and grading shall be evaluated upon the County policy to preserve the EQC in accordance with Fairfax County's Comprehensive Plan as determined by the Environmental and Development Review Branch, DPZ.

In order to mitigate the impact of the resurfacing/reconstruction of the parking facility which is located within the RPA/EQC, the School shall construct a rain garden along the perimeter of the parking lot, within the RPA/EQC. This rain garden shall consist of a drainage swale and appropriate water-tolerant landscaping, selected by the Applicant and as reviewed and approved by the Urban Forest Management, Department of Public Works and Environmental Services (DPWES). This rain garden shall be maintained as long as the parking area exists within the RPA/EQC. During final engineering, the Applicant may modify the layout of the parking lot shown within the RPA/EQC in order to minimize its impact on the RPA/EQC. All or a portion of the parking lot may be shifted outside of the RPA/EQC, as determined appropriate by the Director, DPWES and the Environmental and Development Review Branch, DPZ, without the need for a Special Exception Amendment.

Notwithstanding references to the contrary on the Special Exception Amendment Plat, no bus parking shall be permitted in the parking lot within the RPA/EQC. Car parking may be permitted within the RPA/EQC; however, the Applicant shall coordinate with DPWES at the time of site plan approval, to minimize intrusion into the RPA/EQC.

There shall be no clearing and grading beyond the original clearing and grading limits for construction of the existing pond, construction of the parking lot and interpretative classroom and removal of the pool house, as approved under SEA 85-D-097-4. The proposed interpretative classroom located within the RPA/EQC shall be pavilion-style buildings (ie, not fully enclosed on the sides) and shall be raised off of the ground.

D. Access/Maintenance Easement

The School shall grant to the Fairfax County Park Authority (FCPA) a six (6) foot wide access and ~~construction right-of-way~~ easement across its property south of Pimmit Run for a trail, together with an easement for maintenance purposes of four

and one-half (4.5) feet on either side of the trail to serve as a portion the purposes of the county-wide trails system policy. Said easement shall be granted and the location determined by mutual agreement of the School and FCPA at such time as the easements are right-of-way is fully available to connect a trail between existing County-owned parcels, provided that; FCPA agrees to indemnify and hold harmless the School from any liability resulting from the activities of FCPA or the public in the easement area; ~~that~~ no motorized vehicles be permitted to use the trail, with the exception of FCPA vehicles while involved with trail maintenance; and, that the School shall have the right to enforce the vehicle prohibition by erecting barriers to vehicle use. In the event the physical location of Pimmit Run in the area of the common property lines of the School, FCPA, and Lots 170 and 171 of Potomac Hills makes it unfeasible, as determined by the Fairfax County Park Authority (FCPA) and the School at the time delineation of the trail easement, to connect a trail from FCPA's Parcel (A) to the South area of the School, the School and the FCPA shall define an area not to exceed thirty (30) feet in width wide from the northern stream bank and 150 feet in length; parallel to the stream bed, generally in a northwesterly direction from the opposite common property line and going upstream in a northwesterly direction, in the North Area in which the trail shall be located to connect with the trail on the south side of Pimmit Run as described in Paragraph 4 (d). The trail shall be unpaved and shall consist of a dirt, wood chip, or other natural surface.

*20. Transitional screening requirements shall be modified along all lot lines to allow the existing vegetation to serve as transitional screening, as determined by the Urban Forest Management, DPWES, except as qualified below: that portion of Parcel 12A, which abuts Lot 61 of the Evermay Subdivision, and Parcels 7 and 8, where full Transitional Screening I shall be provided; and Lot 56, where two rows of staggered shrubs, four (4) to five (5) feet in height at maturity, shall be provided. However, alternate screening to Lots 56 and 61 may be provided if such is agreed to in writing by the owners of those lots.

Between the western edge of Parcel 8, eastward to the eastern edge of Parcel 92A of the Evermay Subdivision, opposite Parcel 7, a modification of the transitional screening requirement shall be approved in favor of a six (6) foot tall masonry wall, faced with brick on the northern side of the wall, which faces the Evermay Subdivision. The wall shall be located beyond the southern dripline of the existing trees, which is on the school side of the transitional screening yard, in order to ensure the preservation of the existing pine trees, as determined appropriate by the Urban Forest Management, DPWES. All measures determined necessary by the Urban Forest Management, DPWES, shall be taken to ensure that the pine trees are preserved. To provide effective, year-round screening of the new parking lot located opposite Parcels 90A, 92B, and 92A of the Evermay Subdivision, supplemental plantings shall be provided and maintained between the existing pine trees and the parking lot, subject to Urban Forest Management approval. In addition to the landscaping and existing pine trees shown east of the proposed tennis courts, supplemental plantings which ensure that effective, year-round screening of the tennis courts from dwellings located on Parcels 92A of the Evermay Subdivision and on Parcels 20A and 17B shall be is provided, subject to Urban Forest Management approval.

*21. Barrier requirements along the western and southern peripheries of the site shall be waived, except that a 6-foot high masonry wall shall be provided along that portion of Parcel 12A which abuts Lot 61 of the Evermay Subdivision, and Parcel 7 and 8 along the same peripheries of those parcels as outlined in Development Condition #20. However, no barrier shall be required adjacent to Lot 61, of the Evermay Subdivision, if the owner of that lot determines in writing that a barrier is not desirable.

22. Best Management Practices shall be provided as determined by the Director, DPWES. Stormwater management (SWM) for the site shall be provided as depicted on the SEA Plat and in conformance with the applicable Public Facilities Manual (PFM) standards, unless waived and/or modified by DPWES. In addition, additional SWM facilities to control runoff generated from the proposed new impervious surfaces on the site may be required if determined necessary by DPWES.

*23. To address the impacts associated with the two ballfields located in the Pimmit Run floodplain, the Applicant shall follow the turf maintenance and pest management plan which was developed pursuant to SPA 85-D-097-1. Vegetative Streambank Stabilization Plan, also developed pursuant to SPA 85-D-097-1, shall be implemented when substantial stream bank erosion has occurred. The Applicant shall be responsible for monitoring and implementing the Vegetative Streambank Plan. If requested, the Plan shall be made available, to the Directors of DPWES and the Zoning Administration Division (ZAD).

*24. Access to Parcels 7 and 8 shall be provided by the on-campus roadway tie-ins as shown on the SEA Plat. All vehicles of general attendees at on-site events on said property shall use the on-campus road system. School employee and service vehicles may continue to use the existing gravel road, house driveways and parking apron on the property.

*25. All newly constructed facilities shall be connected to public water and sewerage systems. If the existing on-site sewage disposal system malfunctions, connection of existing facilities to public sewer shall be required as determined by the Fairfax County Health Department.

*26. Fairfax County Health Department approval for a maximum of 875 students shall be maintained. Increases in enrollment up to a maximum enrollment of 1075 students shall be subject to the review and approval of the Fairfax County Health Department.

*27. All gravel driveways and parking areas within the School's property shall be paved to PFM standards, unless the School's temporary a waiver of the dustless surface requirement is renewed approved by the Director, DPWES.

*28. Proper pool cleaning procedures shall be implemented. Pool waters shall be properly neutralized prior to being discharged during draining or cleaning operations. The recommended method involves adding sufficient amounts of lime or soda ash to the acid cleaning solution to achieve a pH approximately equal to that of the receiving stream. The Virginia Water Control Board standards for the class II and III waters found in the Fairfax County range in pH from 6.0 to 9.0. In addition, the standard for dissolved oxygen shall be

attained prior to the release of pool waters (a minimum concentration of 4.0 milligrams per liter). If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged.

*29. There shall be no night lighting of any athletic facility or recreational area. This does not preclude the use of safety/security lighting on campus, provided all such lighting is of a low-intensity design, directed internally toward the site, shielded as necessary to prevent off-site glare, and meeting ~~each of~~ the Group I applicable standards in Part 9 of Article 14 of the Zoning Ordinance, as may be amended. Any parking lot lighting in areas visible from adjacent residential properties shall be limited to a combined maximum height of the light standards and fixtures to twelve (12) feet (as measured from the ground to the top of the fixture).

*30. Any permanently installed outdoor public address system shall employ directional, horn-style speakers in sufficient numbers to limit volume and shall be placed to minimize carryover to adjacent residential areas. The use of temporary or portable sound systems shall be similarly restrained. In all cases, the School shall not cause or create noise in excess of the sound levels proscribed in Chapter 108 of the Fairfax County Code. Athletic events on the proposed baseball field in the southeastern area of the site shall not be announced or broadcast on any amplification system except during the end of school year tournaments.

*31. The School shall meet with representatives of the ECA periodically or when appropriate, as mutually determined by the School and the ECA, to maintain continuing communication on the operation of the School and any issues that may concern the Evermay community.

*32. The limits of clearing and grading shall be strictly adhered to. Special attention shall be paid to any clearing and grading associated with the proposed field house/aquatic center to ensure that there is no encroachment into the RPA/EQC. Prior to any clearing and grading on the site, the limits of clearing and grading shall be fenced and flagged, as determined appropriate by Urban Forest Management, DPWES, to protect existing vegetation which is to be preserved, both on and off-site, and to prevent intrusions into the RPA/EQC. Clearing and grading limits around the border of the proposed ballfield shall be adjusted, as recommended by the Urban Forest Management, to minimize damage and/or removal of trees in that area.

*33. During construction the school shall designate a 24-hour contact person and shall post the contact's name and phone number at the school in a place that is accessible at all times. This information shall be made available to the ECA and other adjacent property owners who may be impacted by construction.

*34. Landscaping shall be provided in substantial conformance with that depicted on the SEA Plat and as required by Development Condition #44 below; however, wherever feasible, as determined by Urban Forest Management, DPWES, new plantings shall consist of native species, including hollies. A reforestation plan shall be submitted for the

area noted on the SEA Plat as a reforested buffer. Species and number of plantings shall be subject to the approval of Urban Forest Management. A landscape plan for the stormwater management pond located in the central portion of the site which is being enlarged shall be submitted which provides for a riparian edge planted with aquatic plants and native species, subject to Urban Forest Management approval. All landscaping shall be phased and shall be installed concurrently with development of adjacent new facilities or new construction, subject to Urban Forest Management approval.

*35. The scoreboard associated with the new baseball field shall be located and screened so as to avoid visibility from adjacent properties.

*36. No more than 50% of the parking spaces shown on the new parking lot located adjacent to the Headmaster's residence shall be constructed prior to commencement of construction (including any clearing and grading) of the structure identified as a field house/aquatic center on the SEA Plat. If constructed in phases, the initial construction of the parking lot shall be in areas furthest from the property boundary. Subject to compliance with the parking requirements on the SEA Plat, there shall be no obligation to construct all of the parking in the area adjacent to the Headmaster's residence. The six (6) foot high masonry screening wall shown on the northeastern boundary of the site shall be constructed prior to any portion of the parking area adjacent to the Headmaster's residence.

*37. At such time as the existing fields located on Parcels 7 and 8 are in use, the Applicant shall ensure that at least one portable restroom facility is available and that such facility is located and screened to limit visibility from the gravel road that forms the northeastern and eastern boundary of the site.

38. A tree preservation plan shall be prepared and submitted for the review and approval of DPWES as part of the first and all subsequent submissions of the site plan. 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 shall be subject to the review and approval of the Urban Forest Management, DPWES.

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 10 inches in diameter and greater, and 20 feet to either side of the limits of clearing and grading shown on the SEA Plat for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SEA Plat, and those additional areas in which trees can be preserved as a result of final engineering. 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.

39. All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved

including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of Urban Forest Management, DPWES.

The use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rake and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by Urban Forest Management, DPWES.

40. The limits of clearing and grading shall be marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the limits of clearing and grading shall be walked by a representative of the Applicant, who is a certified arborist or landscape architect, with an Urban Forest Management, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified specifically by Urban Forest Management in writing as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions.

41. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing (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 and II erosion and sediment control sheets, as may be modified by Urban Forest Management.

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 fence types shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices, Urban Forest Management, DPWES and the District Supervisor shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by Urban Forest Management, DPWES.

42. A transplanting plan shall be provided as part of the first and all subsequent submissions of the site plan for review and approval by Urban Forest Management, DPWES, and shall implement the plan as approved. The transplanting plan shall be prepared by a professional with experience in the preparation of tree transplanting plans, such as a certified arborist or landscape architect. Depending upon site constraints, the plan shall address one or all of the following items, as determined by Urban Forest Management, DPWES:

- The species and sizes to be transplanted;
- The existing locations of the trees;
- The proposed final locations of the trees;
- The proposed time of year when the trees will be moved;
- The transplant methods to be used, including tree spade size if applicable;
- Details regarding after-transplant care, including mulching and watering, and, if necessary, support measures such as cabling, guying or staking; and
- Details regarding equipment to be used to transport plant materials, and (if the transplantation area in which the trees will be located is in a preservation area) the routing of such equipment.

43. The demolition of existing features and structures shall be conducted in a manner that does not impact on individual trees and/or groups of trees that are to be preserved as reviewed and approved by Urban Forest Management, DPWES. Methods to preserve existing trees may include, but not be limited to the use of super silt fence, welded wire tree protection fence, root pruning, mulching, as approved by Urban Forest Management.

44. Prior to site plan approval for new construction depicted on the SEA Plat for SEA 85-D-097-5, siltation and erosion control measures, which incorporate "super silt" fencing or similar products designed to prevent erosion and sedimentation, shall be designed and implemented by the Applicant, subject to the review and approval of DPWES. Furthermore, prior to site plan approval, a program for periodic inspection of all siltation fencing and related erosion control measures prior to and following significant rainfall events shall be designed and implemented by the Applicant, subject to the review and approval of DPWES. Written records of such inspections shall be maintained by the Applicant. Finally, prior to site plan approval, a planting and maintenance program shall be designed by the Applicant to ensure that cleared areas are replanted and stabilized as soon as practicable in accordance with accepted engineering and horticultural practices, as reviewed and approved by DPWES and Urban Forest Management.

45. During reconstruction of the lower/middle school (designated as Building A on the SEA Plat), classes may be held within up to three temporary modular classrooms. These modular classrooms shall be approximately 24 feet by 72 feet and 18 feet in height and may be located in any of the five locations depicted on the SEA Plat. Upon the granting of Non-RUP for the new lower and middle school improvements, the temporary modular classrooms shall be removed and any disturbed area occupied by said classrooms shall be restored and/or revegetated, as determined by Urban Forest Management, DPWES.

46. The new faculty and employee housing proposed under SEA 85-D-097-5 (designated as "I" and "K" on the SEA Plat) and the existing faculty and employee housing (designated as "L", "M", "N", and "O" on the SEA Plat) shall be owned by the Potomac School and leased to Potomac School employees and faculty only.

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 Section 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 use shall be considered established when the first Non-RUP for activities authorized by these conditions has been issued. 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.

