



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

May 6, 2008

Mr. Reid M. Dudley
10650 Main Street, Suite 301
Fairfax, VA 22030

Re: Interpretation for SE 2000-D-034, John N Sexton
Tax Map 30 2 ((4)) (D) 7-10: Lighted Bollard Installation

Dear Mr. Dudley:

This is in response to your letter of February 26, 2007 and the subsequent letter from Nancy Gibb dated April 24, 2008, (attached) requesting an interpretation of the Special Exception (SE) Plat and development conditions imposed by the Board of Supervisors in conjunction with the approval of SE 00-D-034. As I understand it, the question is whether the proposed modification to the streetscaping along Old Chain Bridge Road is in substantial conformance with the SE Plat and Development Conditions. This determination is based on your letters and attachments, and review of the recently amended McLean Community Business Center design guidelines. Copies of these letters and relevant exhibits are attached.

As I understand it, you are proposing to modify the streetscaping shown on the approved SE Plat by substituting two non-lighted or solar LED lighted type 6-inch diameter Annapolis Bollards (as described in specifications provided with the April 24, 2008 letter) for the two lighted bollards that are shown on the approved SE Plat at the parking lot entrance. The remainder of the streetscaping, including the shrubbery, trees and sidewalks, will remain as depicted on the SE Plat.

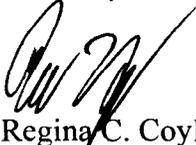
SE 2000-D-034 was approved by the Board of Supervisors on October 30, 2000, subject to certain development conditions requiring conformance with streetscaping design standards. The subject property is located at 1330 Old Chain Bridge Road in McLean and is located within the McLean Community Business Center (CBC) where the Comprehensive Plan has established streetscaping design guidelines. Of note, the streetscaping guidelines along Old Chain Bridge Road were modified by the Board with approval of the special exception. While the applicant agreed to install streetscaping in accordance with the guidelines provided in the Comprehensive Plan, a required tree along Old Chain Bridge Road was allowed to be placed behind the proposed sidewalk due to the placement of an existing utility pole which would make for a narrow sidewalk if the tree was also placed at the proposed sidewalk. With this exception, the design standards were met, including the placement of two lighted bollards on each side of the parking lot entrance.

Mr. Reid M. Dudley
Page 2

You indicate that the two lighted bollards have not been installed and that you do not feel they are necessary for security or lighting purposes as the area is already well-lit and the business hours are, as noted in the development conditions, 7:00 am to 10:00 pm, seven days a week, with 24 hour emergency services. On Monday, May 5, 2008, the Board of Supervisors amended the design standards for the McLean Community Business Center to allow for greater flexibility in the types of bollards allowed, specifically noting that the Annapolis 6" diameter Bollards, either unlit or solar LED lit type, are acceptable.

It is my determination that the proposed modification to the streetscaping, to allow two 6-inch Annapolis Bollards, either unlighted or solar LED lighted type, in the place of the lighted bollards shown on the approved SE Plat is in substantial conformance with the approved SE Plat and the development conditions associated with SE 2000-D-034. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Suzanne Lin at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director
Zoning Evaluation Division

RCC\N\INTEPRETATIONS\MC LEAN ANIMAL HOSPITAL.DOC

Attachments: A/S

cc: John Foust, Supervisor, Dranesville District
Jay Donahue, Planning Commissioner, Dranesville District
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Ken Williams, Plan Control, Land Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
File: Application Number, Action Assignment Number, Imaging, Reading File

LAW OFFICES
MACKALL, MACKALL & GIBB
A PROFESSIONAL CORPORATION
4031 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA
22030-4103

RECEIVED
Department of Planning & Zoning

APR 25 2008

Zoning Evaluation Division

(703) 273-0320
FAX (703) 273-0267
mackgibb@aol.com

HENRY C. MACKALL
DOUGLASS S. MACKALL III
NANCY EDDY GIBB

April 24, 2008

BY FEDERAL EXPRESS

Department of Zoning and Planning
Zoning Evaluation Division
12055 Government Center Parkway; Suite 801
Fairfax, VA 22035

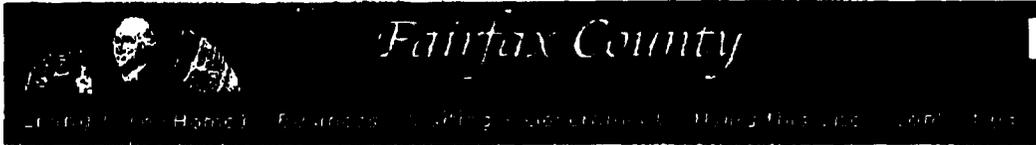
ATTN: Suzann Lin
Planner II

**Re: Special Exception: SE-2000-D-034
Tax Map 30-2-((4))-(D)-7 through 10
McLean Veterinary Associates, L.L.C., Applicant
Dranesville District**

Dear Ms. Lin:

In accordance with our telephone conversation yesterday, I am writing to follow up on Reid Dudley's letter of February 26, 2007, requesting an interpretation of the above Special Exception. In his letter, Mr. Reid asked for a minor modification of a streetscaping requirement in accordance with Urban Design Guidelines for the McLean Revitalization District because although the project is now complete, two lighted bollards that were shown on the Applicant's landscaping plan were not installed. To install the bollards now, would involve not only an inordinate amount of time and money, but the destruction of part of an asphalt parking lot to lay electrical wires to light a building and parking area that is already well lit.

As you know, on April 10, 2008, the Planning Commission recommended approval of new McLean Community Center Open Space Design Standards. Among the items for which there are new Design Standards, are bollards which will no longer be hard wired. It seems that the type of bollards that the applicant was to have placed on its property under the old Design Standards, have never been installed in McLean (although there are reportedly two bollards of some kind at the Exxon Station on Kirby Road). At its meeting on May 5, 2008, I assume that the Board of Supervisors will follow the McLean Citizens' Association's recommendation, and that of the Planning Commission, and approve the Design Standards which adopt the new Annapolis Bollards – either unlit or LED type (specifications and photos enclosed).



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Tax Administration

324-2865

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E-MAIL SUBSCRIPTION SERVICE: Subscribe to the Comprehensive Plan Announcements e-mail service to receive periodic announcements about the *Comprehensive Plan*.

The Code of Virginia mandates that the Comprehensive Plan be reviewed at least once every five years. Because of the dynamic growth experienced by the County over the past thirty years, the Plan has been evaluated more frequently. Amendments are initiated by a motion by the Board of Supervisors. Proposed amendments to the Plan are submitted for a public review process. In order for an amendment to be adopted, it must be the subject of a public hearing before the Planning Commission and the Board of Supervisors. The Board of Supervisors must vote to adopt the amendment in order to change the Plan.

Please see the Planning Commission Web page for current information about Planning Commission public hearings.

To view text for recently adopted amendments, see the Recently Adopted Plan Amendments page.

Staff reports are in portable document format (PDF). In order to view these files, you will need Adobe Reader version 6.0 or greater installed on your computer.

Proposed Plan Amendments

Plan Amendment (PA) S08-II-M1 (McLean Community Business Center Open Space Design Standards) concerns approximately 230 acres at the crossroads of Dolley Madison Blvd., Old Dominion Drive and Chain Bridge Road in the Dranesville Supervisor District. The proposed Plan Amendment will consider updates to the McLean CBC Open Space Design Standards that include: editorial modifications to the **design standards**; illustrations updating guidance for the **provision of streetscape**, sidewalks installation and street furniture; and illustrations and new guidance for exterior light fixtures which is consistent with current Fairfax County standards.

Planning Commission public hearing: Thursday, April 10, 2008 at 8:15 p.m.

Board of Supervisors public hearing: Monday, May 5, 2008 at 4:00 p.m.

For More Information

Contact the Planning Division of the Department of Planning and Zoning at 703-324-1380, TTY 711, for more information about the planning process.

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Last Modified: 3/28/2008 15:42:39

annapolis

features

- > NEW Smart bollard with solar light
- > marks pathways, directs pedestrian traffic
- > customized anti-ram analysis based on project criteria
- > structural steel body, cast aluminum top
- > securely embeds in 18" of concrete
- > removable version locks in place

> more details

- 6" diameter
- 12" diameter
- optional lighting
- low voltage or solar
- optional protective outer sleeve
- 6" diameter - embedded, surface mount, removable
- 12" diameter - embedded
- selection of colors



Designed by: Brian Form, 1022

More Details :: 6" Diameter 12" Diameter Smart Technology Anti-Ram Sustainability and LEED Dimensions To Specify

- All bollard styles are constructed of a structural steel tube body with a cast aluminum top and spun aluminum base ring
- All metal (other than stated above) is finished with Landscape Forms' proprietary Pangard 110 polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading. See materials link for standard colors. Optional colors also offered.
- Lighting is designed to designate division of pedestrian and vehicular traffic areas while providing a level of security.
- Protective polyethylene sleeve with bead-blasted finish is available in black or silver. Custom colors available on orders of 50 or more for an upcharge.

6" Diameter

- Embedded, surface mount or removable mounting
- Embedded style embeds in 18" of concrete.
- Removable style is secured in embedded steel socket; includes keyed lock for security and cover plate, which stores within the base when the bollard is fixed in place. Upon removal, the cover plate fits flush with the surface and is secured with a chain. Embedded socket and cover plate are constructed of hot dip galvanized steel. Removable style may be specified with solar lighting.
- Low Voltage lighting may be specified for embedded or surface mount styles.
- Solar lighting may be specified with all mounting styles.

12" Diameter

- Embedded mount only - securely embeds in 18" of concrete
- Low voltage lighting may be specified. Lighting is designed to designate division of pedestrian and vehicular areas; provide a level of security.

Smart Technology

- NEW Annapolis Smart Bollard features solar lighting for 6" embedded or removable styles.
- New Smart Bollard is the first bollard with integrated solar powered lighting provided by advanced light-emitting diode (LED) technology. Smart Bollard is offered for the 6" diameter bollard in embedded or

removable styles. Lighting is designed to mark a path and provide a level of security.

- Annapolis Smart Bollard is solar powered. The absence of wiring saves on installation, maintenance and energy costs. It is off the grid. In case of power emergencies it just glows on.
- Smart Bollard is intelligent. Microprocessor technology automatically turns lights on at dusk and off at dawn. An "intelligent energy management system" calibrates light output to the amount of energy in storage to ensure uninterrupted function.
- Smart Bollard is efficient. LED light is generated by tiny silicon chips which require a much smaller electrical charge than incandescent bulbs and waste almost no energy through heat dissipation. As a result, they are 100 times as efficient at producing light as incandescent bulbs and last about 20 times longer.
- Smart Bollard is state of the art and durable. The completely unitized light, has no internal moving parts and no wiring, is environmentally sealed in a clear, patented polymer dome that traps sunlight and protects the solar panel from damage and dirt. Its crystalline solar panel has been tested under extreme environmental conditions.
- Smart Bollard Solar light may be added to Annapolis bollards already installed on a project. Call for our Annapolis Smart Bollard Retrofit Kit.
- For technical specification information regarding Annapolis Smart Bollard, download the Annapolis brochure from the Literature and Images link above.

Anti-Ram Analysis Customized to Your Project

- Landscape Forms has utilized Finite Element Analysis (FEA) to test Annapolis 6" and 12" embedded bollards installed with a special footing and internal concrete/steel reinforcement based on criteria derived from the anti-ram standards established by the U.S. Department of State (DOS SD-STD-02-1, Revision A). Refer to our Annapolis Anti-Ram Analysis PDF for results.
- To request a Customized Anti-Ram Analysis, simply contact Landscape Forms with a copy of the criteria for your project. Required information includes make/model or Gross Vehicle Weight Rating (GVWR) of vehicle you wish to stop, speed of vehicle, design layout of bollards. If applicable; limits to depth of footing, preferred spacing of bollards, other pertinent site requirements.
- When project specific FEA analysis is completed Landscape Forms will provide installation drawings to detail spacing and footings required to meet the project criteria.

Sustainability and LEED

- The Annapolis bollards have a recycled material content of 80% or greater. The post consumer content is 51% or greater and the post industrial content is 28% or greater.
- All bollards are at least 97% recyclable.
- Landscape Forms Panguard 110 Powdercoat finish contains no heavy metals, is HAPS-free and has extremely low VOCs.
- For more information about Landscape Forms sustainable products and policies, please refer to our Environmental Statement.

Dimensions

- 6" dia. x 33" h
- 12" dia x 33" h

To Specify: Select Annapolis Bollard

Choose

- 6" or 12" diameter embedded style, or 6" removable style
- With sleeve (choose black or silver) or without sleeve
- With or without light. For 6" dia, may be solar or low voltage. For 12" dia, only low voltage offered. Low voltage light not offered with 6" removable style.
- If low voltage lighting chosen, choose transformer if desired
- Powdercoat color

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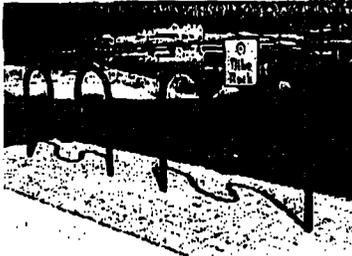
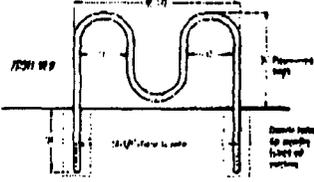
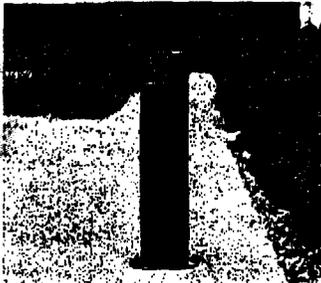
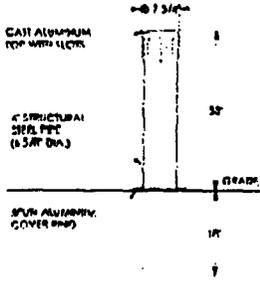
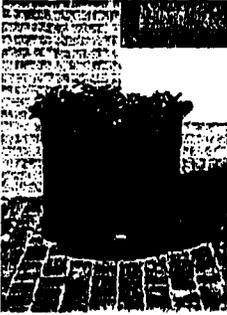
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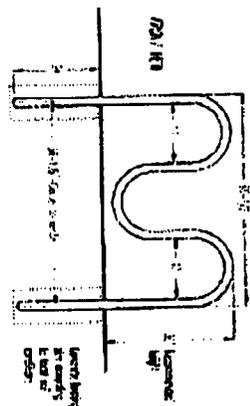
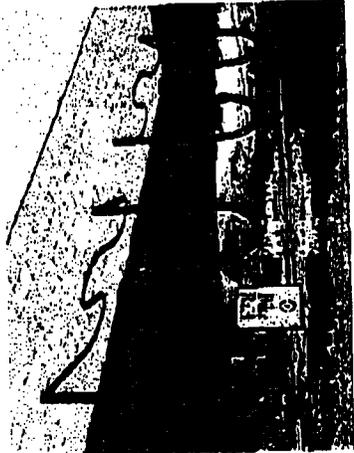
<u>Planning and Design Objectives</u>	<u>Establish a consistent standard for the treatment of the public ways with unified street furniture elements grouped or placed within the public space so as to aesthetically unify and enhance the overall character of the CBC. The items below are for illustrative purposes only. Comparable alternatives by other makers are acceptable, subject to McLean Planning Committee (MPC) review.</u>
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<u>Color:</u> <u>Bike Stand:</u>	<u>All street furnishings shall be Black in color.</u>
<u>Bollard:</u> <u>Options:</u> <u>-non lighted</u> <u>-solar LED light</u>	<p><u>Victor Stanley BK-3:</u></p>  
<u>Street Planter:</u> <u>Other types of black metal planters may be considered and reviewed by the McLean Planning Committee (MPC).</u>	<p><u>Landscape Forms Inc. Annapolis Bollard:</u></p>   <p><u>Victor Stanley S-24:</u></p>  

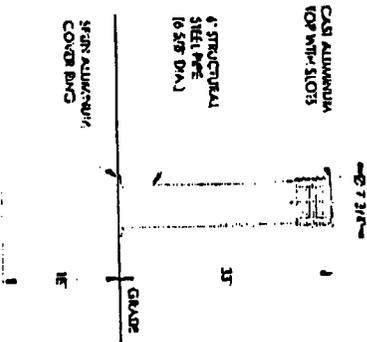
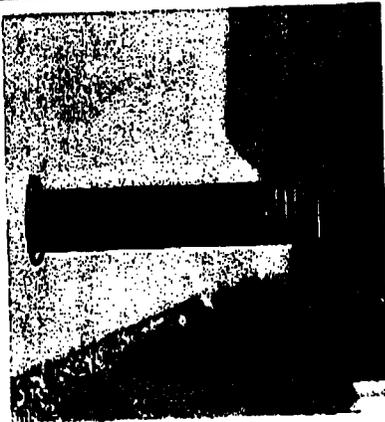
Color:

Bike Stand:

All street furnishings shall be Black in color.
Victor Stanley BK-3:



Landscape Forms Inc. Annapolis Bollard:



Victor Stanley S-24:



Street Planter:

Other types of black metal planters may be considered and reviewed by the

McLean Planning Committee

McLean Planning Committee

February 26, 2007

Regina C. Coyle, Director
Zoning Evaluation Division, DPZ
12055 Governmental Center Parkway
Fairfax, Virginia 22035

RECEIVED
Department of Planning & Zoning

MAR 10 2008

Zoning Evaluation Division

Re: Special Exception: SE-2000-D-034; Tax Map 30-2-((4))- (D)-7 thru 10
McLean Animal Hospital, 750-SP-001
Dranesville District

Dear Ms Coyle:

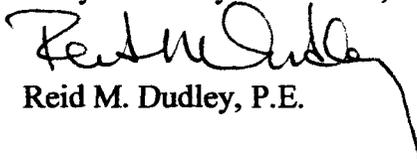
On behalf of the Doctor John Sexton, owner of the McLean Animal Hospital, McLean Virginia, our clients, we are requesting an interpretation on the McLean Animal Hospital, Special Exception, SE-00-D-034, approved October 30, 2000. Our interpretation is a request to address a minor modification that would be permitted, pursuant to Paragraph 4 section 9-004 of the Zoning Ordinance. The McLean Animal Hospital Site Plan was approved 8/21/2001 and the Hospital was built and occupied since early August of 2003. The Site is within the McLean Revitalization District and the conditions of approval in condition #9 states: "The applicant shall provided streetscaping in accordance with Urban Design Guidelines for the McLean Revitalization District and as shown on the Special Exception Plat prior to issuance of the Non-Residential use Permit. One tree for streetscaping purposes will be permitted to be place behind the proposed brick sidewalk along the southeastern frontage of Old Chain Bridge Road." In addition, CBC details were shown and made part of the SE. It has be bought to our attention that as shown in both the detail of the Landscape plan of the SE and the details of the CBC lighted bollards were shown to be installed on either side of the new entrance just back of the sidewalk. The description of the bollard lighted read as "Se'lux SX754 (or equal) black painted diecast, aluminum low profile luminaries (200 mm dia, 1305 mm H)". The bollards were not installed. The owner indicates that even though the construction records do not indicate a detail paper trail, he is under the impression that at the time of construction the removal of the bollards was approved. We believe that the all other items of the McLean CBC standards that were required are in place and inspections have signed off. But the final punch list is including the installation of the bollards. We have made a detail inspection of the entire McLean Revitalization District (CBC) and not a single bollard exists at any entrance. It appears by the detail within the standard that the bollards may have provided security to keep cars out of the parking lot by a chain. The security of this nature is not needed or believed to be desired at this location. The veterinary hospital hours of operation for the Animal Clinic are from 7:00 am – 10:00 pm seven day a week, and are open for emergency service 24 hours a day, therefore the parking area remains open and the business appears to be open. We believe that the re-development of the McLean Animal Hospital at this location has provided the entire necessary requirement desired to be a

Regina C. Coyle, Director
February 26, 2008
Page 2

good partner in the McLean CBC. Therefore, we believe that the additions of the bollards were a minor part of the SE plan and we are requesting that at this time the bollard could be removed from the final site plan.

Finally, we believe that construction as built reasonably provided the requirements set forth in the SE approved plan and this deviation to the SE is minor in nature. Therefore, based on the above justification, we believe the minor adjustments should be approved, so the final inspection can go forward to final bond release and approval. If you have any questions or you see any special need to have a modification to our plan to gain support please notify us at your earliest opportunity.

Sincerely,
Runyon Dudley Associates, Inc.



Reid M. Dudley, P.E.