



# County of Fairfax, Virginia

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

September 22, 2008

Alison Ingram, P.E.  
Project Manager  
Fairfax County Water Authority  
8560 Arlington Boulevard  
Fairfax, VA 22031

Re: Interpretation for SE 87-D-061, Tysons Corner Pump Station, Tax Map 29-3 ((22)) 1 pt.  
Site Modifications

Dear Ms. Ingram:

This is in response to your letter of August 21, 2008, which replaces and supercedes previous letters dated January 11, 2008, January 30, 2008, and May 6, 2008, requesting an interpretation of the Special Exception (SE) Plat and development conditions approved by the Board of Supervisors with approval of the above application. As I understand it, the question is whether proposed exterior modifications to the existing underground pumping station are in substantial conformance with the Special Exception Plat and development conditions. This determination is based on your letter with attached exhibits entitled "Concept Plan for Tysons Corner Pump Station" prepared by Rinker Design Associates, P.C. dated February 2, 2008, and revised through August 21, 2008; the SE Plat and development conditions; a sheet entitled "Section Views for Tysons Corner Pump Station" dated February 27, 2008, and revised through August 21, 2008; and, several site photographs. Copies of your letter and relevant exhibits are attached.

On March 2, 2006, a letter from Barbara A. Byron, Director, Zoning Evaluation Division, DPZ, to Maurice Avren, Project Manager, Fairfax County Water Authority, determined that the addition of a stand-by emergency generator with support equipment that included a 3,000 gallon fuel tank, a fuel port, and exhaust ducts at the Tysons Corner Pump Station were in substantial conformance with SE 87-D-061. You state that Fairfax Water has determined that additional site modifications are needed in order to increase system reliability and to eliminate all connections between the electric generator and the potable system. You are now proposing three changes to the site as follows:

- Install a larger generator with an air cooling system inside the pumping station with associated exterior air intake and exhaust plenums
- Re-locate the existing gate for access into the courtyard; and
- Install a new fuel filtering system and fuel pumps adjacent to the previously approved 3000 gallon fuel tank

The first issue is whether the proposed generator and associated building additions would be in substantial conformance with SE 87-D-061. You have indicated that the proposed generator would

be located inside of the existing below grade pumping station, but would require two building additions for the air intake plenum and air exhaust plenum. You state that both of the structures would be designed to reduce noise emissions from the building during the infrequent operation of the proposed new generator.

The proposed air intake plenum would be located on the north side of the building and would measure approximately twelve (12) feet in length and eight (8) feet in width and would reach to the existing roofline. According to your Concept Plan, the structure would be located 6 feet from the curb of the parking lot located along Lincoln Lane, a private street providing access to the adjacent residential community. The SE Plat does not show a setback dimension in this area. A tree and portion of an existing hedge would be removed in order to construct the addition. The tree, which is too large to move, would be replaced with a new tree in a location just to the west. Replacements for the hedge plants would be planted along International Drive adjacent to the existing hedge to provide additional screening of the facility. You state that the plenum would have louvers on each end, that a stone façade would be constructed along the side facing the parking lot that matches the existing gray stone material as much as possible.

The proposed air exhaust plenum would be constructed within the existing gravel courtyard on the west side of the structure adjacent to International Drive. The proposed addition would extend 9 feet from the existing building façade into the gravel courtyard and be 38 feet wide. The setback dimension between the western side of the building and International Drive is shown as 44 feet on the SE Plat. According to your exhibit, the building addition would not encroach into the setback area. You state that the height is proposed to be approximately 9 feet, which would be just below the existing roofline of the facility. As with the air intake plenum, you state that every effort will be made to construct the addition to match the existing gray stone building façade. I understand that the courtyard is slightly below the grade of International Drive and is screened by an existing hedge that is clipped to a height of approximately 3-3.5 feet. There are trees between the hedge and sidewalk in a portion of this area. You state that the presence of large underground transmission pipes (approximately 54 inch diameter) between the facility and International Drive precludes planting additional trees to the north of those existing. A diagram showing pipe locations, which you provided to staff, is attached. You also state that you will investigate the possibility of allowing the hedge to grow higher and extend above its current height with the authorities in charge of landscaping and grounds maintenance for the residential development.

The proposed air exhaust plenum will require a slight relocation of the existing gate into the courtyard from Lincoln Lane toward the west. The access gate, which you propose to relocate, is not shown on the SE Plat in any specific location. You note that the proposed replacement tree north and west of the relocated gate will provide screening.

Pursuant to Par. 4C of Sect. 9-004 of the Zoning Ordinance, notification of the proposed building additions has been sent to all abutting property owners and has been verified by staff. The proposed additions total 492 square feet. There was no gross floor area permitted with the approval of SE 87-D-061 because all of the facilities were underground. The proposed structures are less than 500 square feet and, which is within the limitations specified in Par. 4.A. (7) of Sect. 9-004.

It is my determination that the proposed building additions and gate relocation discussed above to accommodate the air intake and exhaust vents are in substantial conformance with SE 87-D-061,

subject to the provision of landscaping replacements shown on the Concept Plan and as approved by Urban Forest Management (UFM), your commitment to facilitate a change in the hedge pruning along International Drive to allow greater plant height and achieve better screening of the facility, and, to the provision of building materials for the additions that match the existing masonry facades.

The final issue is whether proposed modifications in the eastern courtyard would be in substantial conformance with SE 87-D-061. The eastern courtyard is located at the eastern end of the pump station which is below the basketball court, putting green, and batting cages. The entire eastern courtyard area is enclosed by a 10 foot high chain link security fence with gate and is screened along the north by a tall deciduous euonymus hedge and along the south by the building and a concrete retaining wall. Pursuant to the March 2, 2006, determination, a 3,000 gallon diesel tank in the eastern courtyard has been installed inside a 9' x 12.5' x 8' high concrete enclosure that is screened by a retaining wall on its eastern and southern sides. The fuel tank is located just south of a driveway and parking area that provides access to the pump station. You are proposing to install a fuel filtering/polishing system and fuel pumps adjacent to the fuel tank. You state that the fuel filtering system will increase the engine reliability and that the pumps will move the fuel from the storage tank to the generator located inside the building. Your letter states that the fuel filtering system would be enclosed within a structure measuring approximately 9' x 6' located between the fuel tank and the existing building. The fuel pumps would be located between the fuel polishing enclosure and the existing concrete retaining wall on a concrete pad measuring approximately 3' x 6' as shown on the Concept Plan. The fuel pumps would not be visible.

It is my determination that the proposed addition of the fuel filtering/polishing system and fuel pumping system described above are in substantial conformance with SE 87-D-061. 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 Mary Ann Godfrey at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director  
Zoning Evaluation Division

O:\RC\mgodfr\SE Interpretations\Tysons Corner Pump Station (SE 87-D-061) Site Modifications Interp.doc

Attachments: A/S

cc: Linda Smyth, Supervisor, Providence District  
Kenneth Lawrence, Planning Commissioner, Providence District  
Diane Johnson Quinn, Senior Zoning Administrator, DPZ  
Kenneth Williams, Plan Control, Office of Land Development Services, DPWES  
Angela Rodeheaver, Section Chief for Site Analysis, DOT  
Assad Ayoubi, Acting Director, Environmental and Facilities Inspection Division, DPWES  
Audrey Clark, Director, Building Plan Review Division, DPWES  
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ  
File: SE 87-D-061, SEI 0801 001, Imaging, Reading File

# Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY  
8560 Arlington Boulevard, Fairfax, Virginia 22031  
www.fairfaxwater.org

**PLANNING & ENGINEERING  
DIVISION**

Jamie Bain Hedges, P.E.  
Director  
(703) 289-6325  
Fax (703) 289-6382

August 21, 2008

Ms. Regina H. Coyle, AICP  
Director, DPZ-ZED  
12055 Government Center Parkway  
Suite 801  
Fairfax, VA 22035-5504

RE: Request Update for Tysons Corner Pump Station  
TM 29-3-((22)) a Portion of Parcel 1  
(approximately 2.45 acres) SE 87-D-061

Dear Ms. Coyle:

The purpose of this letter is to update and to expand a previously approved substantial conformation and interpretation, which was issued by your office on March 2, 2006 for the above referenced facility. This letter supersedes letters sent to your office on January 11, 2008, January 30, 2008, and May 6, 2008.

As you may recall, the improvements proposed for the Tysons Corner Pump Station are an integral component of the System Reliability Improvements Project, which Fairfax Water has initiated to provide a safe and continuous water supply throughout the County during electrical power outages. After receiving the above mentioned approval, Fairfax Water re-assessed the proposed improvements for this site and is now requesting to install a 750 kW air-cooled generator inside the existing pump station. The design change from water cooled to an air-cooled generator will greatly increase the reliability of the equipment. However, two modest building extensions will be required to supply the generator with required air: the air intake plenum and the air exhaust plenum. Both of these structures will be designed to reduce the noise emitting from the building during the infrequent operation of the proposed new generator.

The air intake plenum will be located on the north side of the building. This plenum will be approximately 12 feet by 8 feet and will reach to the existing roofline. Louvers will be installed on either side of the structure and a stone façade will be constructed facing the parking area along Lincoln Lane. Every effort will be made to match the existing gray stone building material. In addition to providing sound reduction, the louvers will protect the inside from rain, snow, ice, and leaves. This intake plenum will require the removal of an existing tree and portion of the existing hedge. As shown on the attached concept plan, Fairfax Water is proposing to replace both the tree and the hedge plants. The new tree will be planted in the northwestern corner; the new plantings for the hedge will be relocated to the area along International Drive to further screen this facility.

Tyson's Corner Pump Station

August 21, 2008

Page 2 of 3

The air exhaust plenum will be constructed in the existing gravel courtyard adjacent to International Drive. The building extension will be approximately 38 feet by 9 feet, ending just below the existing roofline of the facility. As with the air intake plenum, every effort will be made to match the proposed building extensions to the existing gray stone building façade. The construction of the air exhaust plenum will require a relocation of the gate slightly to the west. In terms of screening, the previously proposed replacement tree will sufficiently screen the enclosure from the view along International Drive.

No additional trees can be planted between the hedgerow and the sidewalk along International Drive due to the presence of several large underground transmission pipes. Fairfax Water will investigate the possibility of allowing the screening hedge to grow and extend above the current height with the appropriate authorities who may control the grounds landscaping and maintenance schedule.

Other modifications will be located in the eastern courtyard. A fuel filtering system and fuel pumps will be located next to the 3,000-gallon diesel fuel tank approved by your office on March 2, 2006. The fuel filtering system will increase the engine reliability and the pumps will move the fuel from the storage tank to the generator located inside the building. This fuel filtering system will be enclosed within an approximately 9 feet by 6 feet structure located between the fuel tank and the existing building. The pumps will be located outdoors between the fuel polishing enclosure and the existing concrete retaining wall on a concrete pad measuring approximately 3 feet by 6 feet, as shown on the concept plan.

It should be further noted that when the Tysons Corner Pump Station was originally approved with a Special Exception (SE 87-D-061) the surrounding apartment complex had not been constructed, therefore, the enclosed 1987 plans have somewhat different appearance than the proposed plans with the overall site development. This Special Exception also included several development conditions adopted primarily to manage the operation and overall appearance of the pump station. Fairfax Water believes the proposed minor modifications for this site, as designed and represented on the attached concept plans and illustration, are in substantial conformance with the approved Special Exception and comply with all County standards. We are re-submitting the previous enclosures with the afore-mentioned changes shown on the Illustrative Rendering, the Concept Plan and Section Views. We appreciate your assistance in this matter. If you have any questions or need additional information, please do not hesitate to contact me directly at (703) 289-6598.

Sincerely,



Alison Ingram, P.E.  
Project Manager

Tyson's Corner Pump Station  
August 21, 2008  
Page 3 of 3

Enclosures:    Concept Plan, revised through August 21, 2008  
                  Section Views, revised through August 21, 2008  
                  Illustrative Renderings (Front and Rear)  
                  Previous Interpretation Request, dated February 6, 2006  
                  Approved County Response to Request, dated March 2, 2006  
                  Original Special Exception Plans/Elevations  
                  Adopted Development Conditions

Copies:        Mary Ann Godfrey, AICP, ZED-DPZ  
                  Jamie Bain Hedges, P.E., Director, Planning & Engineering (w/o encl)  
                  Ag Fallon, P.E., Hazen & Sawyer  
                  Eileen Carroll, AICP, RDA



# County of Fairfax, Virginia

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

March 2, 2006

Maurice Avren, E.I.T., Project Manager  
Fairfax Water  
8560 Arlington Boulevard  
Fairfax, VA 22031

Re: Interpretation for SE 87-D-061, Tysons Corner Pump Station, Tax Map 29-3 ((22)) 1 pt.: Emergency generator

Dear Mr. Avren:

This is in response to your letter of February 6, 2006, requesting an interpretation of the Special Exception (SE) Plat and development conditions imposed by the Board of Supervisors with approval of the above application. As I understand it, the question is whether proposed exterior modifications to the existing underground pumping station are in substantial conformance with the Special Exception. This determination is based on your letter with an attached exhibit entitled "Concept Plan for Tysons Corner Pump Station" prepared by Rinker Design Associates, P.C. dated February 2, 2006, and a set of photographs with the proposed improvements depicted. Copies of your letter, the development condition, and relevant exhibits are attached.

Your letter states that, in accordance with the Engineering Design Report (EDR) commissioned by Fairfax Water (FW), one 750 KW stand-by emergency generator with necessary support equipment is necessary at the Tysons Corner Pump Station. I understand that the generator is already in place in the below grade pumping station. The generator is not visible from outside the site or from International Drive. As I understand it, the proposed modifications consist of a 3,000 gallon fuel tank on a 9' x 12.5' concrete pad, a fuel port on the east side of the pumping station, and 14-inch and 38-inch diameter exhaust ducts located adjacent to the west side of the pumping station. The exhibit shows that the proposed fuel tank will be located adjacent to the vehicle entrance on the east side of the pumping station and enclosed on three sides by the rear of the pumping station and a concrete retaining wall. The exhaust ducts are enclosed by a galvanized steel safety fence that is approximately 8 feet high. You have stated that none of the proposed improvements will extend above the floor level of the recreational facilities located above the pumping station.

It is my determination that the proposed modifications described above are in substantial conformance with SE 87-D-061. 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 Mary Ann Godfrey at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director  
Zoning Evaluation Division

Attachments: A/S

cc: Linda Smyth, Supervisor, Providence District  
Kenneth Lawrence, Planning Commissioner, Providence District  
Leslie Johnson, Deputy Zoning Administrator, DPZ  
Michelle Brickner, Assistant Director, Office of Land Development Services, DPWES  
Angela Rodeheaver, Section Chief for Site Analysis, DOT  
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES  
Audrey Clark, Director, Building Plan Review Division, DPWES  
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ  
File: SE 87-D-061, SEI 0602 006, Imaging, Reading File

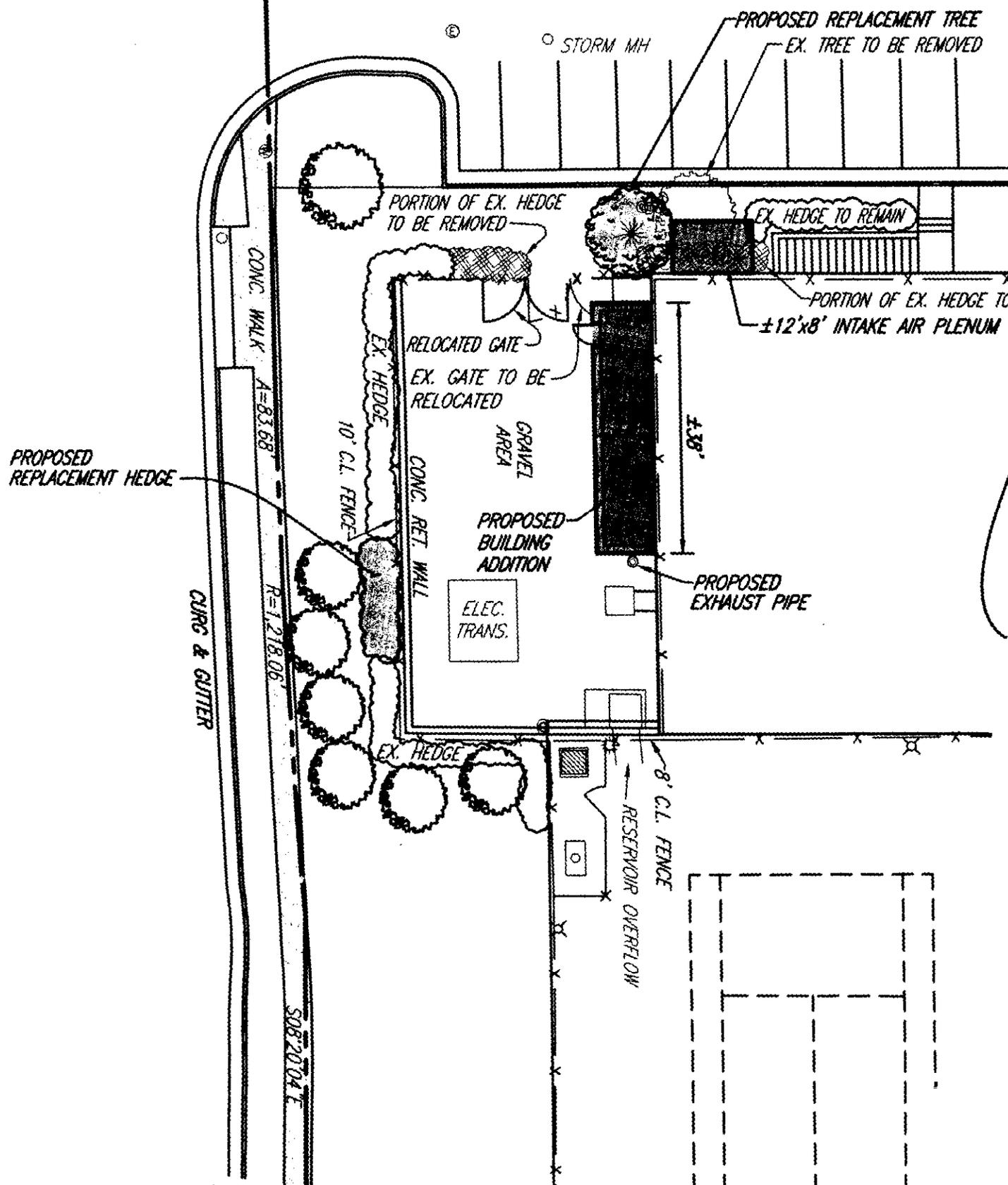
Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703 324-1290  
FAX 703 324-3924  
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# LINCOLN LANE

# INTERNATIONAL DRIVE



08:59.57'E

100.03'

CONC. WALK A=83.68'

R=1,218.06'

S06:20.04'E

STORM MH

PROPOSED REPLACEMENT TREE  
EX. TREE TO BE REMOVED

PORTION OF EX. HEDGE  
TO BE REMOVED

EX. HEDGE TO REMAIN

PORTION OF EX. HEDGE TO B  
±12'x8' INTAKE AIR PLENUM

RELOCATED GATE  
EX. GATE TO BE  
RELOCATED

GRAVEL  
AREA

PROPOSED  
BUILDING  
ADDITION

ELEC.  
TRANS.

43.8'

PROPOSED  
EXHAUST PIPE

8' C.L. FENCE

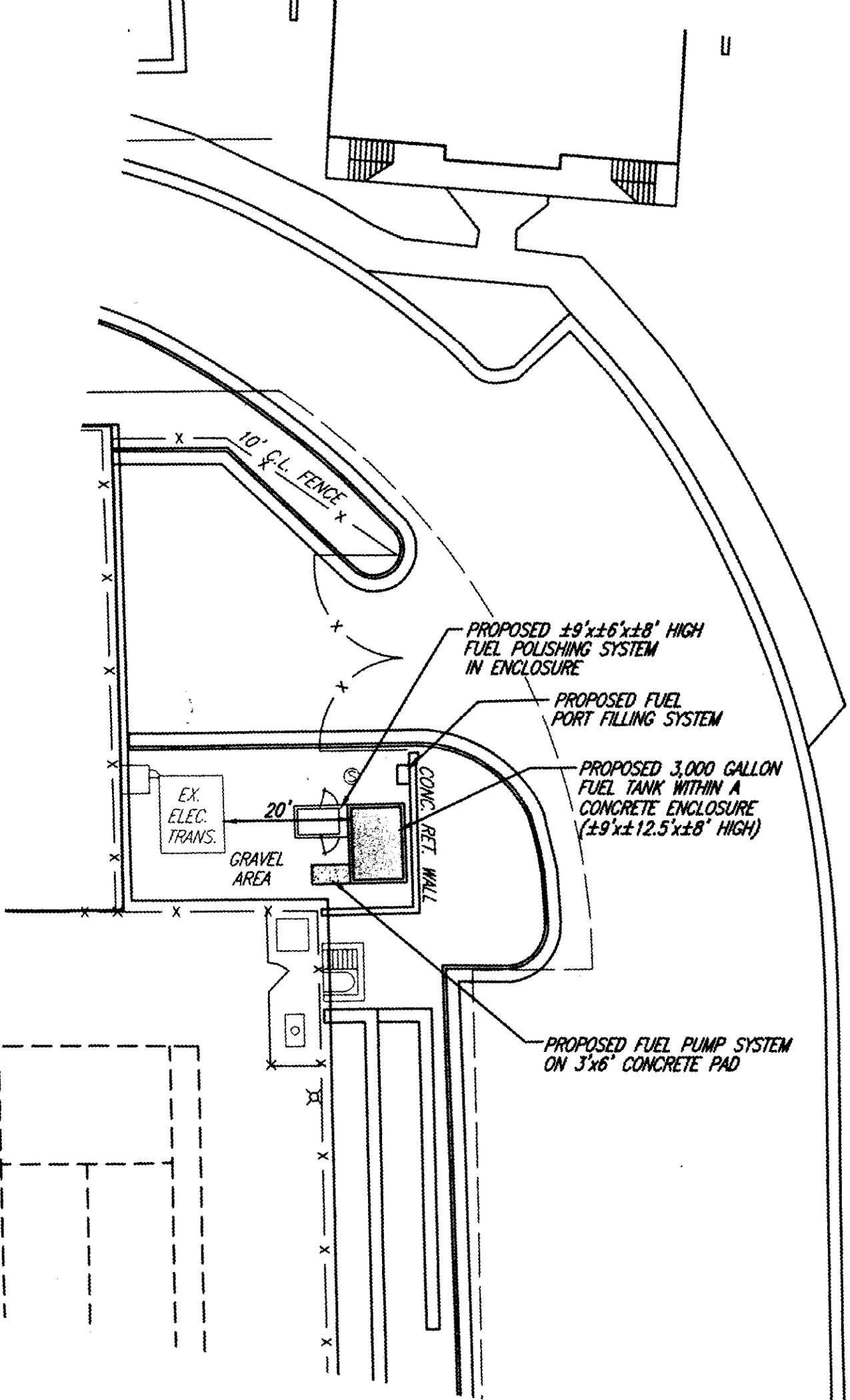
RESERVOIR OVERFLOW

EX. HEDGE

PROPOSED  
REPLACEMENT HEDGE

CURB & GUTTER

NORTH



PROPOSED ±9'x±6'x±8' HIGH FUEL POLISHING SYSTEM IN ENCLOSURE

PROPOSED FUEL PORT FILLING SYSTEM

PROPOSED 3,000 GALLON FUEL TANK WITHIN A CONCRETE ENCLOSURE (±9'x±12.5'x±8' HIGH)

PROPOSED FUEL PUMP SYSTEM ON 3'x6' CONCRETE PAD

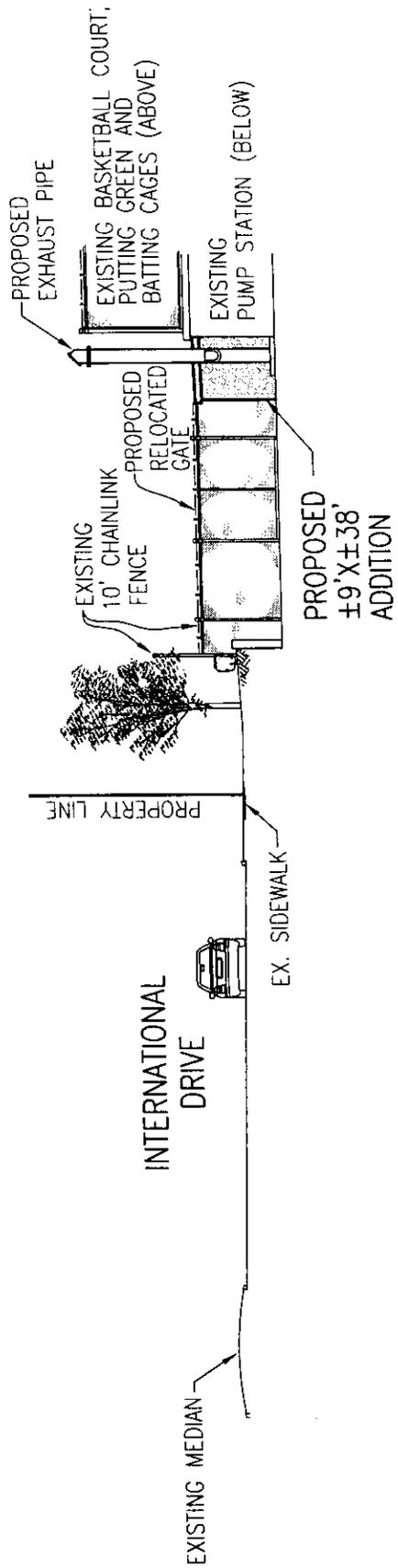
GRAVEL AREA

EX. ELEC. TRANS.

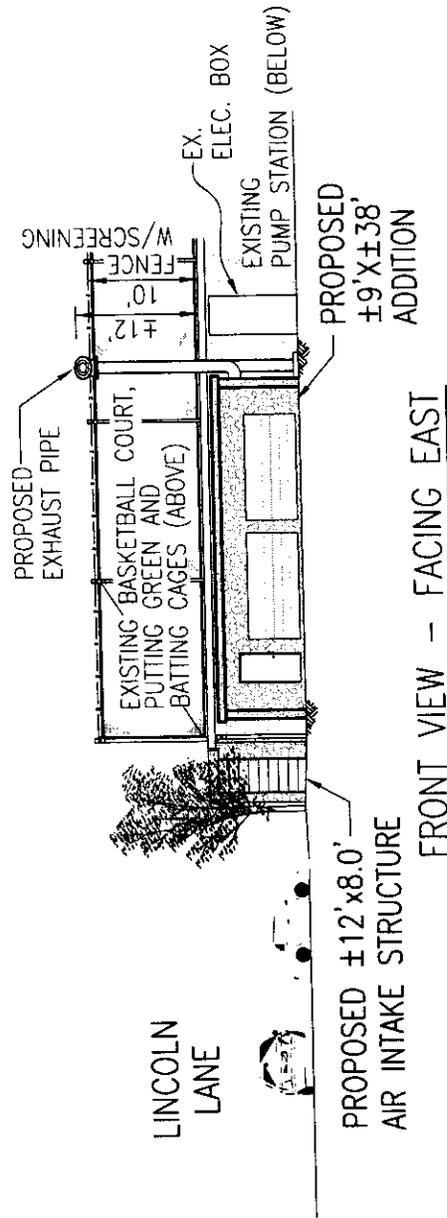
CONC. RET. WALL

20'

10' C.L. FENCE



SIDE VIEW - FACING NORTH



FRONT VIEW - FACING EAST

SECTION VIEWS  
FOR

**TYSONS CORNER PUMP STATION**

FEBRUARY 27, 2008; REVISED: AUGUST 21, 2008



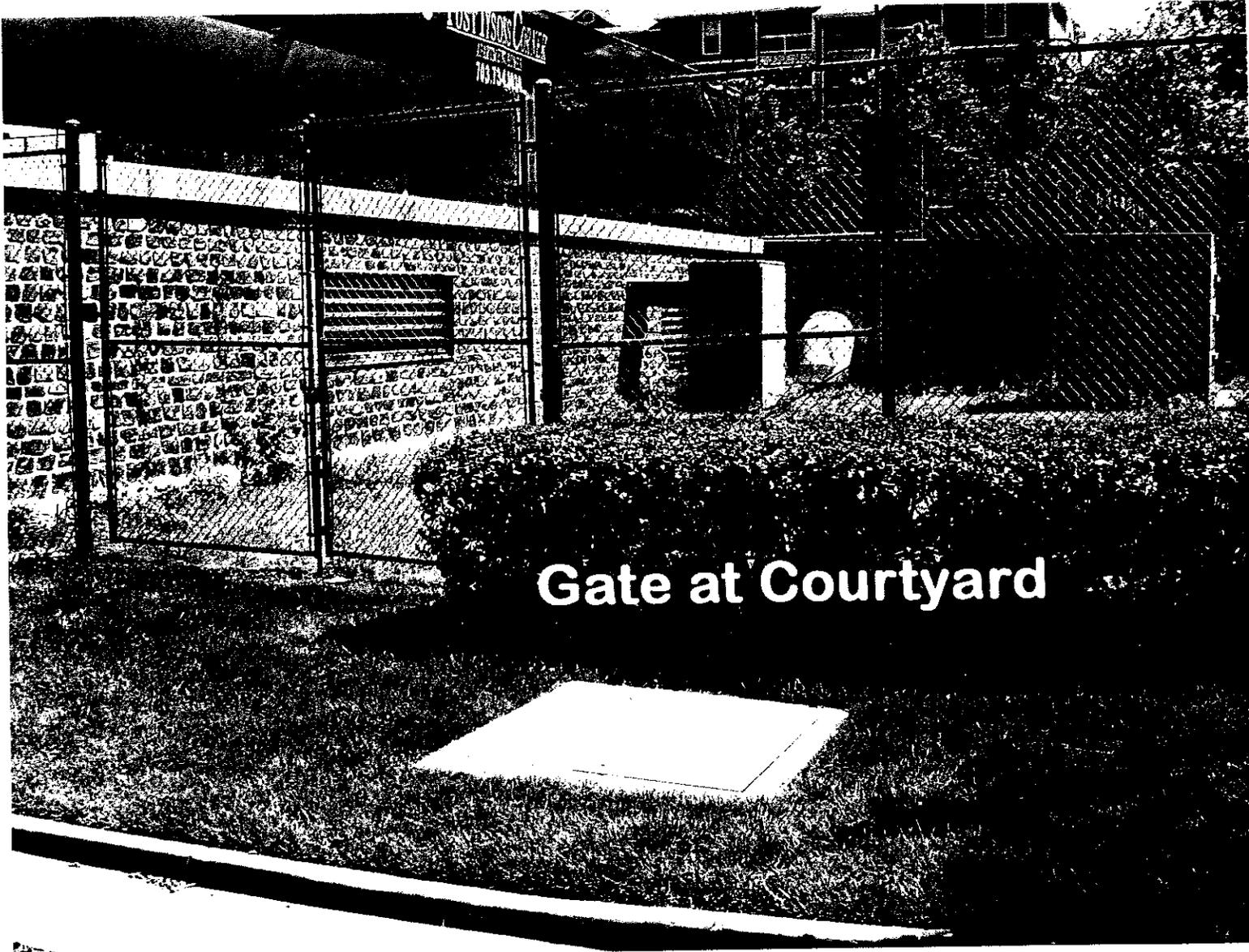
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# International Drive









**Gate at Courtyard**