



County of Fairfax, Virginia

November 5, 2009

STAFF REPORT

SPECIAL EXCEPTION APPLICATION SEA 87-D-025 WAIVER #6713-WPFM-001-1

DRANESVILLE DISTRICT

APPLICANT: Vinson Hall Corporation

ZONING: R-2

PARCEL(S): 31-3 ((1)) 77A and 83

ACREAGE: 17.18 acres

DENSITY: 19 du/ac

FAR: 0.87

OPEN SPACE: 40%

PLAN MAP: Public Facilities, Governmental and Institutional

SE CATEGORY: Category 3: Independent Living Facility

PROPOSAL: To amend SE 87-D-025 previously approved for an independent living facility with a maximum of 276 units, to permit building additions and site modifications.

STAFF RECOMMENDATIONS:

Staff recommends the approval of SEA 87-D-025, subject to the draft development conditions contained in Appendix 1.

St. Clair Williams

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that should this application be approved, such approval does not interfere with, abrogate or annul any easements, 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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

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.

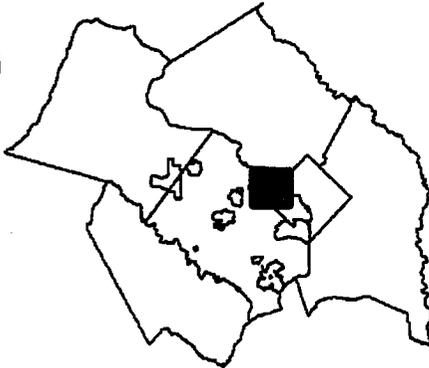


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception Amendment

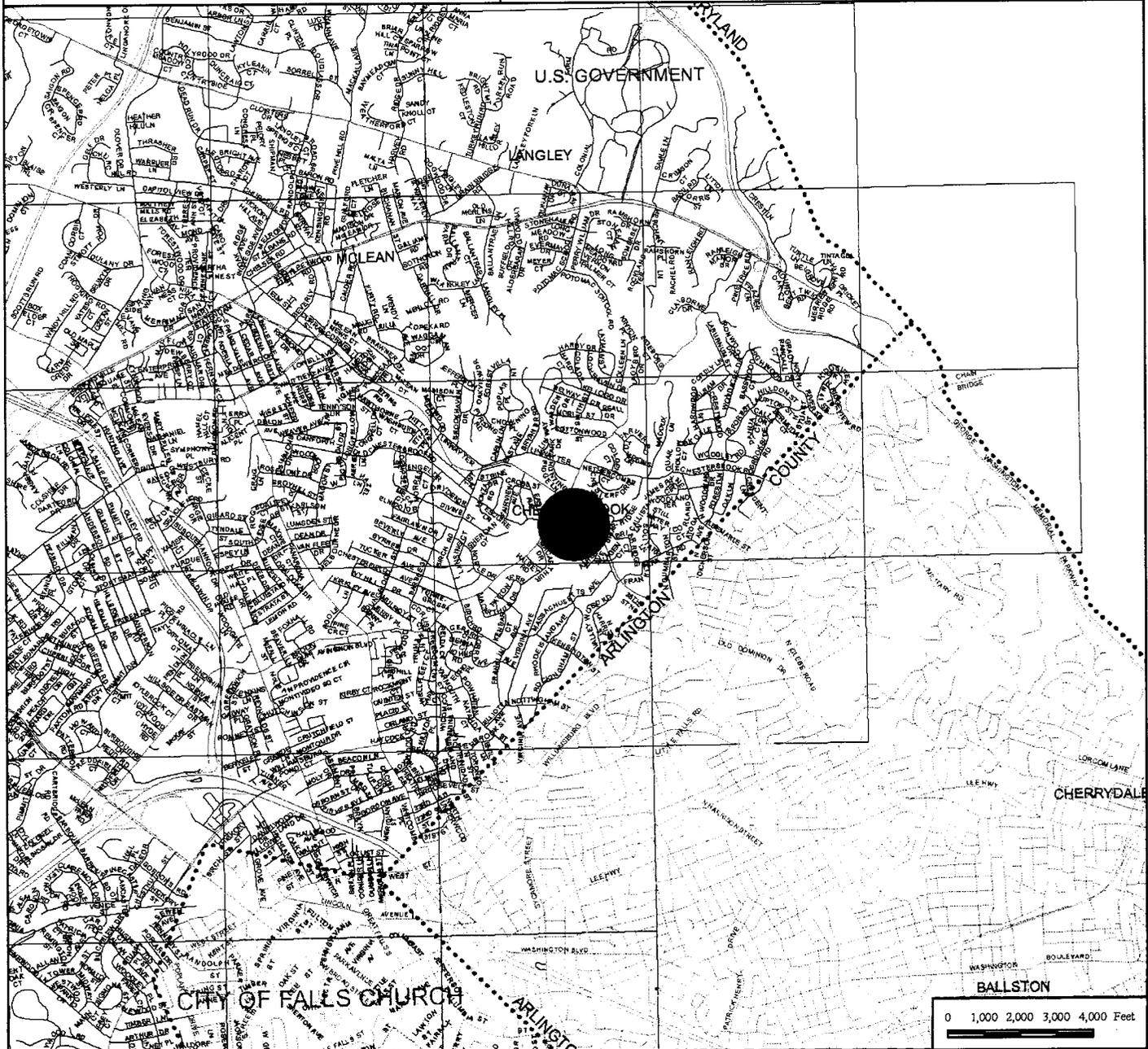
SEA 87-D-025

Applicant: VINSON HALL CORPORATION
Accepted: 06/22/2009
Proposed: AMEND SE 87-D-025 PREVIOUSLY APPROVED FOR INDEPENDENT LIVING FACILITY TO PERMIT BUILDING ADDITIONS AND SITE MODIFICATIONS



Area: 17.18 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect: 03-0204
Art 9 Group and Use: 3-4
Located: 6251 OLD DOMINION DRIVE
Zoning: R-2
Plan Area: 2,
Overlay Dist:
Map Ref Num: 031-3- /01/ /0077A /01/ /0083

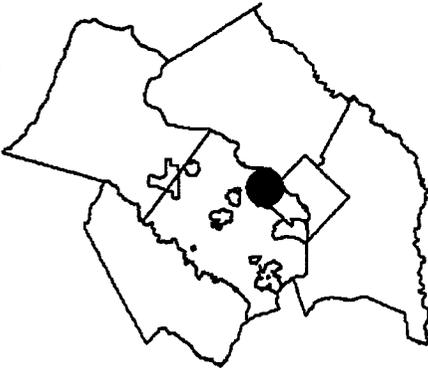


Special Exception Amendment

SEA 87-D-025

Applicant:
Accepted:
Proposed:

VINSON HALL CORPORATION
06/22/2009
AMEND SE 87-D-025 PREVIOUSLY APPROVED
FOR INDEPENDENT LIVING FACILITY TO
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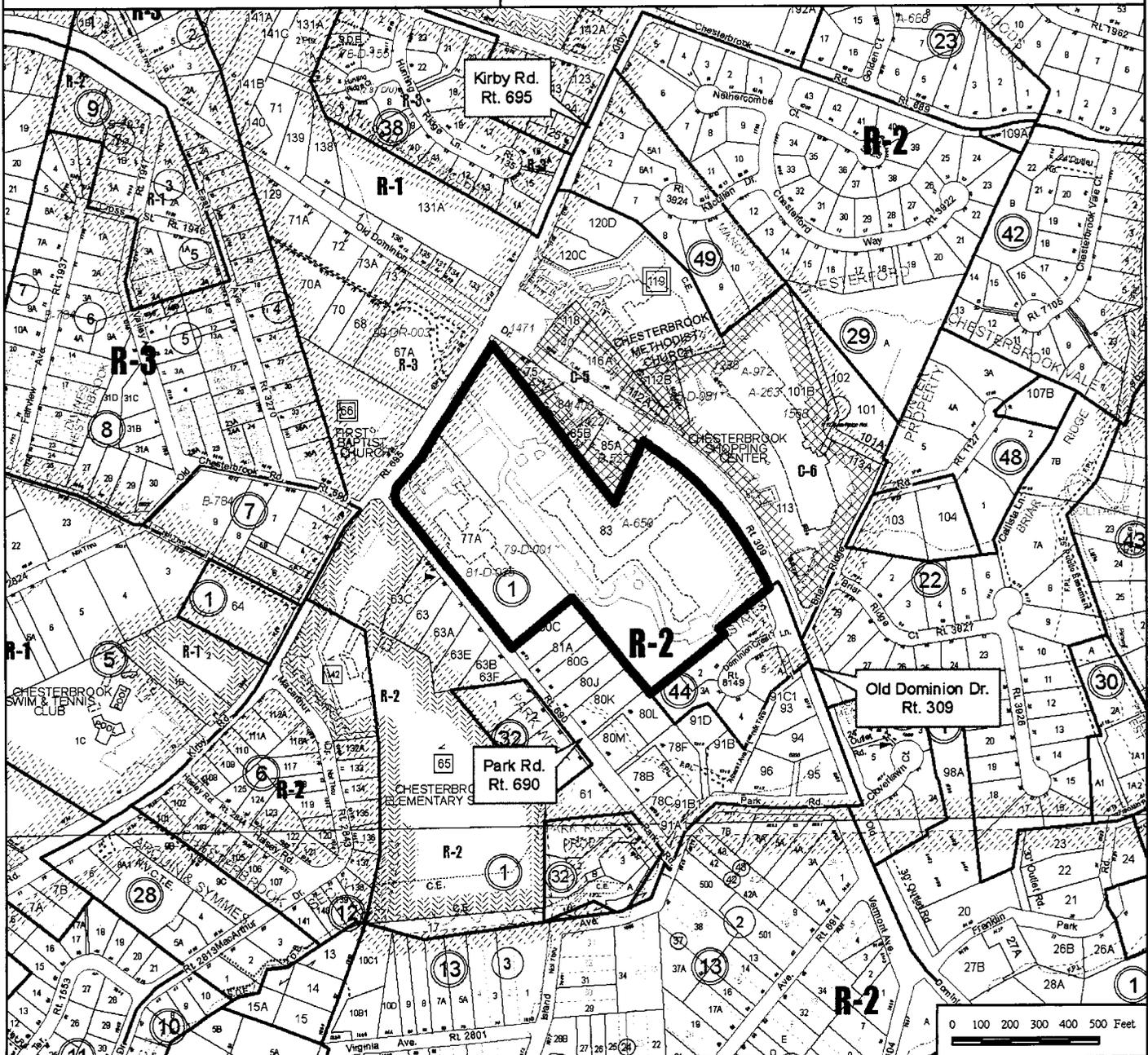
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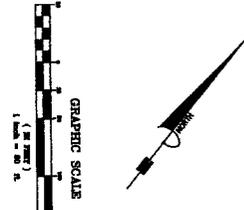
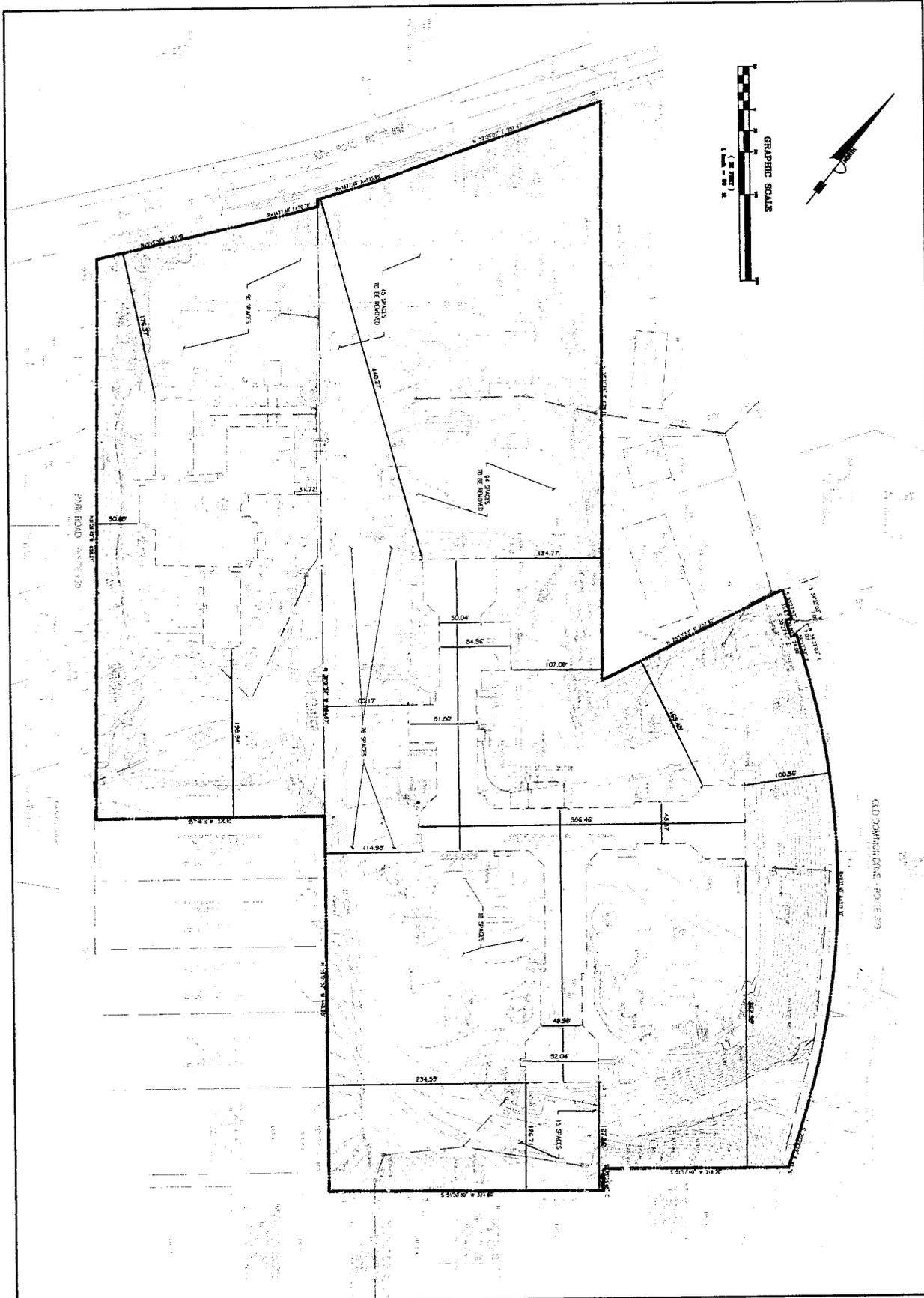
Zoning: R-2

Plan Area: 2,

Overlay Dist:

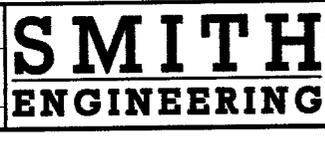
Map Ref Num: 031-3- /01/ /0077A /01/ /0083





DATE	SCALE	PROJECT	CLIENT
MAY 22, 2009	1" = 50'	09-001	SMITH & ASSOCIATES
			3831 ANTHONY DRIVE, SUITE C-118, CHAMBERSBURG, VA 22026
			PROJECT: 09-001
			DATE: 05/22/09
			DRAWN BY: SHAWN
			CHECKED BY: SHAWN
			DATE: 05/22/09
			SCALE: 1" = 50'
			DATE: MAY 22, 2009
			SHEET 2 OF 3

EXISTING CONDITIONS
VINSON HALL
SPECIAL EXCEPTION AMENDMENT
 DRAMESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA CD # 98A 87-D-005

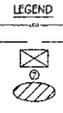
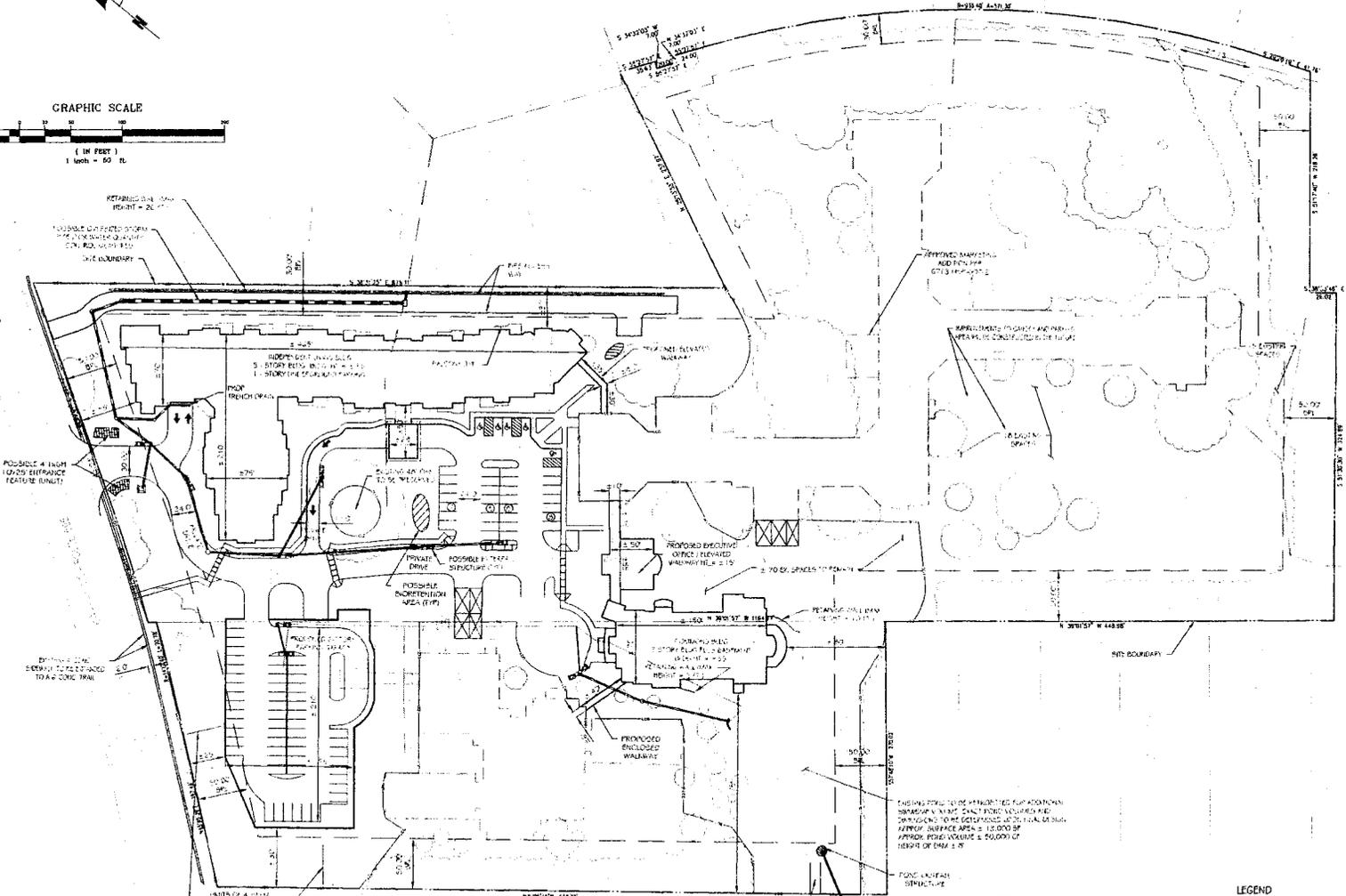
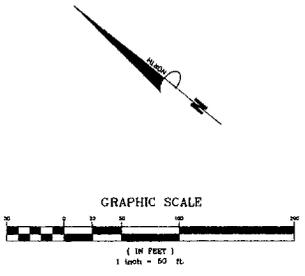




SMITH ENGINEERING
 PROJECT: 009-01
 BLAKE A. SMITH
 700 BALCONY
 3031 AVON PARK COURT
 SUITE C 118
 CHANTILLY, VA 20151

PLAN STATUS	
5/22/09	ISSUED TO ATTORNEY
5/26/09	1ST SUBMISSION
8/18/09	ISSUED TO ATTORNEY
9/17/09	2ND SUBMISSION
9/24/09	SUBMISSION TO COUNTY
10/22/09	DENIED TO COUNTY

SCALE: 1" = 50'
 DATE: MAY 22, 2009
 SHEET: 3 OF 9



SYMBOLS FOR:
 LIMITS OF CLEARING AND GRADING
 BUILDING RESTRICTION ETC.
 LOADING SPACES
 NUMBER OF PARKING SPACES
 POSSIBLE RE-ENTRANCE AREA

P:\PROJECTS\009-01\009-01_Vinson Hall\Special Exception\Sheet 003_01_Layout Plan.dwg 1/27/09_jpb

BEST MANAGEMENT PRACTICES NARRATIVE:

THIS PROJECT IS CONSIDERED AN "IMPROVEMENT" AS IT RELATES TO THE CURRENT DAY WATER QUALITY REQUIREMENTS. AS A "REDEVELOPMENT" SITE, IT WILL BE NECESSARY TO REDUCE THE EXISTING PHOSPHORUS LOADING PER SECTION 4-401.22 OF THE PFM. THIS REDUCTION IN PHOSPHORUS LOADING CAN BE ACHIEVED BY INSTALLING TREE BOX FILTERS, RAIN GARDENS, VEGETATED SWALES OR OTHER TYPES OF LID METHODS, AND BY REDIRECTING THE EXISTING DETENTION POND TO ACCOMMODATE PHOSPHORUS REMOVAL.

ALTERNATIVE MEASURES SUCH AS GREEN ROOFS AND/OR UNDERGROUND OPEN SPACE MAY BE INCORPORATED INTO THE FINAL DESIGN. THE INCORPORATION OF THESE MEASURES SHALL DECREASE THE PERCENTAGE OF IMPERVIOUS AREA REQUIRED TO BE CONTROLLED BY THE UTILITY-SPECIFIED METHODS. AS THE CALCULATIONS BELOW SHOW, THE REQUIRED PHOSPHORUS REMOVAL IS 22.80%, AND THE SPECIFIED MEASURES ACHIEVE THIS GOAL WITH AN APPROXIMATE REDUCTION OF 23.76%.

Equivalent Reduction of Phosphorus Loading

% Phosphorus Reduction = $\frac{1 - \left(\frac{C_{pre}}{C_{post}} \right)^{1.05}}{1.05} \times 100$

Pre-Development Phosphorus Loading = 17.16 ac
 Post-Development Phosphorus Loading = 12.93 ac
 % Phosphorus Reduction = $\frac{1 - \left(\frac{12.93}{17.16} \right)^{1.05}}{1.05} \times 100 = 23.76\%$

STORMWATER MANAGEMENT NARRATIVE:

WHILE THE TOTAL SITE AREA FOR THE PROPOSED FACILITY IS 17.16 ACRES, THE DISTURBED AREA FOR THE PROPOSED REDEVELOPMENT IS APPROXIMATELY 5.81 ACRES. THERE ARE TWO PRIMARY OUTFALL POINTS AFFECTED BY THE DISTURBED AREA. FOR PURPOSES OF CONTROLLING WATER QUANTITY, EACH OUTFALL POINT SHALL BE EVALUATED INDIVIDUALLY. THE STORMWATER MANAGEMENT CALCULATIONS TABLE ON THIS SHEET SUMMARIZES THE APPROXIMATE PRE-DEVELOPED AND POST-DEVELOPED AREAS, C FACTORS, POND AND REQUIRED STORAGE VOLUMES FOR EACH OUTFALL.

WATER QUANTITY CONTROL AT OUTFALL #1:

OUTFALL POINT #1 IS AN EXISTING STORM SEWER STRUCTURE, LABELED AS EXISTING STORM STRUCTURE #1. THIS MANHOLE IS PART OF A DRAINAGE SYSTEM WHICH CONTINUES TO THE EAST TOWARD OLD DOWNHILL DRIVE AND EVENTUALLY DISCHARGES INTO LITTLE PINEBARK RUN. THE REQUIRED STORAGE OF APPROXIMATELY 1,800 CF, MAY BE DETAINED IN A MINIMUM OF 60-70 PITS LOCATED BEHIND THE PROPOSED INDEPENDENT LIVING BUILDING.

WATER QUANTITY CONTROL AT OUTFALL #2:

EXISTING STORM STRUCTURE #2 IS THE RECEIVING STRUCTURE DOWNSTREAM OF THE ON-SITE SWIM POND CONSTRUCTED IN 1990 FOR PLAN 7406-07-01. WHILE MAINTAINING THE CURRENT PRE-DEVELOPED ALLOWABLE RELEASE RATES FOR THE 2 AND 10 YEAR STORMS RESPECTIVELY, THE PROPOSED INCREASE IN RUNOFF TO THE POND WILL REQUIRE THE POND TO BE REDESIGNED TO GAIN APPROXIMATELY 5,000 CF OF ADDITIONAL STORAGE FOR SMALL. ALSO, THE POND SHALL BECOME A BMP FACILITY AS WELL, IN WHICH IT SHALL NEED AN ADDITIONAL 6,942 CF OF VOLUME.

NOTE: THE SWIM PLAN DESCRIBED ABOVE IS BASED ON A POST DEVELOPMENT TIME OF CONCENTRATION (Tc) OF 5 MINUTES. UPON FINAL ENGINEERING THE ENGINEER OF RECORD MAY DETERMINE A MORE PRECISE Tc IN THE POST DEVELOPED CONDITION THROUGH THE USE OF DETENTION FACILITIES FOR BMP PURPOSES WHICH WILL IMPROVE WATERSHED PRACTICES. IN TURN LENGTHENING THE Tc, A LONGER TIME MAY RESULT IN A DECREASE IN PEAK DISCHARGE RATES FOR THE 2 AND 10 YEAR STORMS POSSIBLY REDUCING THE AMOUNT OF WATER QUANTITY CONTROL DESCRIBED ON THIS PLAN AND POSSIBLY ELIMINATING THE NEED FOR OUTFALL #1.

STORMWATER MANAGEMENT CALCULATIONS

Existing Conditions									
Drainage	Area (AC)	C Factor	T_c (Min)	Q_p (CFPS)	Q_{10} (CFPS)	Q_{2} (CFPS)	Maximum Storage	100 Year	2 Year
Drainage #1	5.31	0.57	16.50	37.23	22.00	0	0	100 Year	2 Year
Drainage #2	3.9	0.57	5	12.12	14.16	27.34	0	100 Year	2 Year
Proposed Conditions									
Drainage	Area (AC)	C Factor	T_c (Min)	Q_p (CFPS)	Q_{10} (CFPS)	Q_{2} (CFPS)	Maximum Storage	100 Year	2 Year
Drainage #1	9.21	0.63	5	18.39	24.32	111.92	1,800 CF	100 Year	2 Year
Drainage #2	3.9	0.61	5	12.37	17.30	32.26	0	100 Year	2 Year
Allowable Release Rates*									
Drainage	Area (AC)	C Factor	T_c (Min)	Q_p (CFPS)	Q_{10} (CFPS)	Q_{2} (CFPS)	Maximum Storage	100 Year	2 Year
Drainage #1	14.50	0.61	5	22.60	29.60	1,000 CF	1,000 CF	100 Year	2 Year
Drainage #2	1.00	0.57	5	2.52	3.02	0	0	100 Year	2 Year

BMP FACILITY DESIGN CALCULATIONS

Project: Vinton Hall Redevelopment Date: 08/13/08
 By: BAS

I. Water Quality Metrics

See attached BMP narrative on the sheet

II. Watershed Information

PART 1: List of All Subareas and "C" Factors used in the BMP Computations

SUBAREA DESIGNATION AND DESCRIPTION	"C" FACTOR	ACRES
(1)	(2)	(3)
A1. Non-Developed Area, Uncontrolled	0.43	8.88
A2. Redeveloped Area, Controlled to Bio-Factor	0.75	2.42
A3. Redeveloped Area, Controlled to Pond	0.61	3.97
A4. Redeveloped Area, Uncontrolled	0.50	2.01

III. PHOSPHORUS REMOVAL - "COCCOLAN METHOD"

PART 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of Site	(B) "C" FACTOR	(C) ACRES	(D) PRODUCT
(1)	(2)	(3)	(4)
A1. Non-Developed Area, Uncontrolled	0.43	8.88	3.83
A2. Redeveloped Area, Controlled to Bio-Factor	0.75	2.42	1.82
A3. Redeveloped Area, Controlled to Pond	0.61	3.97	2.38
A4. Redeveloped Area, Uncontrolled	0.50	2.01	1.01
(5) Weighted average "C" factor	(6) High	0.60	0.62

PART 3: Compute the Total Phosphorus Removal for the Site

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFF. (%)	AREA (AC)	"C" FACTOR RATIO	PRODUCT
(1)	(2)	(3)	(4)	(5)	(6)
A1. Non-Developed Area, Uncontrolled	Uncontrolled	0	8.88	0.33	0
A2. Redeveloped Area, Controlled to Bio-Factor	Bio-Factor	66	0.14	1.44	13.21
A3. Redeveloped Area, Controlled to Pond	Dry Pond	40	0.25	1.17	10.57
A4. Redeveloped Area, Uncontrolled	Uncontrolled	0	0.12	0.96	0
					(7) Total: 23.78%

V. Storage

PART 7: Compute the Weighted Avg. "C" Factor for Each Proposed BMP Facility

SUBAREA DESIGNATION	"C" FACTOR	ACRES	PRODUCT
(1)	(2)	(3)	(4)
A3. Redeveloped Area, Controlled to Pond	0.61	3.97	2.38
(5) Weighted average "C" factor	(6) High	0.61	2.36

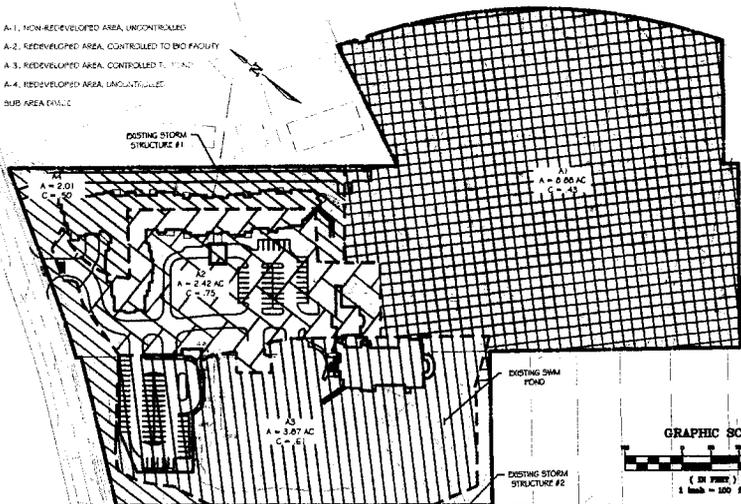
PART 8: Determine the Storage Required for Each Proposed Facility

(A) Extended Detention Dry Pond	(B) Extended Detention Dry Pond	(C) Extended Detention Dry Pond
Chart A6-40 value (Appendix 4-3) for BMP storage per acre	1,793.75 cf/ac	
Design 1 (60 hour drawdown)		2,942.00 cf

SUBJECT TO THE NOTE ABOVE

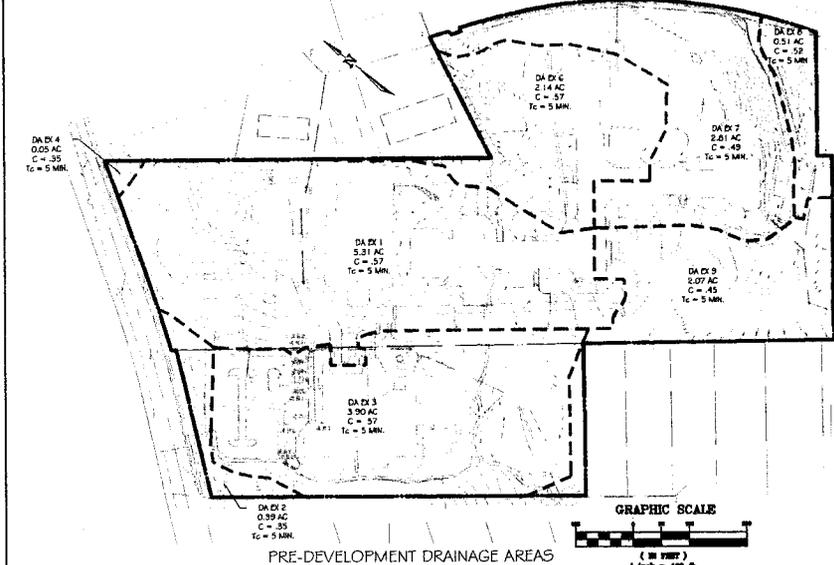
BMP SUBAREAS

- A-1. NON-REDEVELOPED AREA, UNCONTROLLED
- A-2. REDEVELOPED AREA, CONTROLLED TO BIO FACTOR
- A-3. REDEVELOPED AREA, CONTROLLED TO POND
- A-4. REDEVELOPED AREA, UNCONTROLLED
- SUB AREA EXCL.



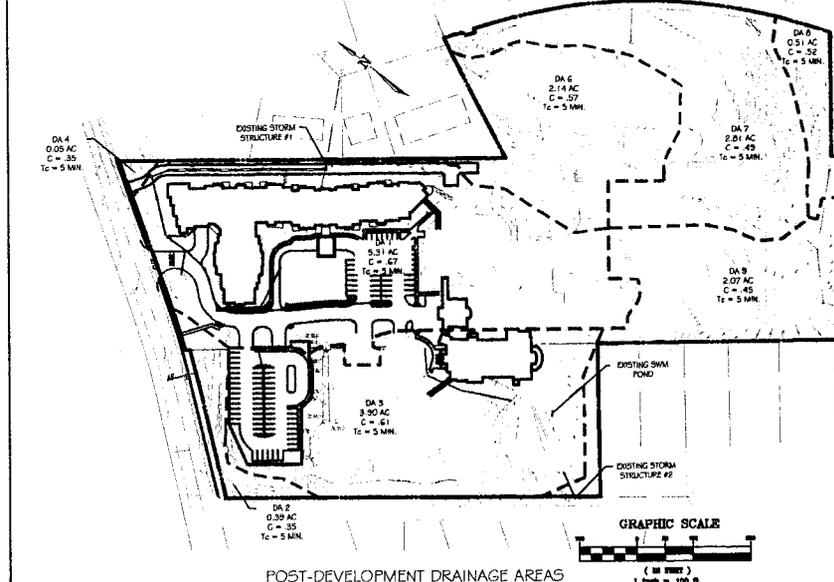
LEGEND

IMPERVIOUS AREA
 DRAINAGE DIVIDES



LEGEND

IMPERVIOUS AREA
 DRAINAGE DIVIDES



SMITH ENGINEERING

BMP/SWM SUMMARY
VINSON HALL
SPECIAL EXCEPTION AMENDMENT



SMITH ENGINEERING
 PROJECT: 009-01
 BLAKE A. SMITH
 700 580-0299
 bsmith@smitheng.com

3831 AVONIM PARK COURT
 SUITE C 116
 CHANTILLY, VA 20151

PLAN STATUS	
3/22/09	ISSUED TO ATTORNEY
3/26/09	1ST SUBMISSION
4/18/09	ISSUED TO ATTORNEY
9/17/09	2ND SUBMISSION
9/24/09	SUBMISSION TO COUNTY
10/22/09	SUBMISSION TO COUNTY

SCALE: 1" = 100'
 DATE: MAY 20, 2009
 SHEET: 4 OF 6

ADEQUATE OUTFALL NARRATIVE:

THESE ARE TWO DIFFERENT OUTFALLS APPLICABLE TO THE ENTIRE AREA OF THE PROJECT AND ONE OUTFALL THAT IS NOT ALTERED BY THE PROPOSED DEVELOPMENT.

OUTFALL #1 EXTENDS TO THE EAST. AN EXISTING OPEN CHANNEL CHANNELS APPROXIMATELY 1.20 ACRES UP THE EAST PROPERTY ADDRESS. THE CHANNEL IS LOCATED WITHIN A LARGE OPEN AREA OF APPROXIMATELY 1.20 ACRES. THE CHANNEL IS LOCATED WITHIN A LARGE OPEN AREA OF APPROXIMATELY 1.20 ACRES. THE CHANNEL IS LOCATED WITHIN A LARGE OPEN AREA OF APPROXIMATELY 1.20 ACRES. THE CHANNEL IS LOCATED WITHIN A LARGE OPEN AREA OF APPROXIMATELY 1.20 ACRES.

OUTFALL #2 EXTENDS TO THE WEST. APPROXIMATELY 1.00 ACRES OF THE SITE IS LOCATED WITHIN A LARGE OPEN AREA OF APPROXIMATELY 1.00 ACRES. THE CHANNEL IS LOCATED WITHIN A LARGE OPEN AREA OF APPROXIMATELY 1.00 ACRES. THE CHANNEL IS LOCATED WITHIN A LARGE OPEN AREA OF APPROXIMATELY 1.00 ACRES. THE CHANNEL IS LOCATED WITHIN A LARGE OPEN AREA OF APPROXIMATELY 1.00 ACRES.

OUTFALL #3 EXTENDS TO THE SOUTHWEST. APPROXIMATELY 1.50 ACRES OF THE SITE IS LOCATED WITHIN A LARGE OPEN AREA OF APPROXIMATELY 1.50 ACRES. THE CHANNEL IS LOCATED WITHIN A LARGE OPEN AREA OF APPROXIMATELY 1.50 ACRES. THE CHANNEL IS LOCATED WITHIN A LARGE OPEN AREA OF APPROXIMATELY 1.50 ACRES. THE CHANNEL IS LOCATED WITHIN A LARGE OPEN AREA OF APPROXIMATELY 1.50 ACRES.

DETAILED CALCULATIONS OF THE OUTFALL CHANNELS AND CHANNELS SHALL BE PROVIDED WITH FINAL ENGINEERING CALCULATIONS WITH THE PROPOSED DEVELOPMENT. THE EXISTING CHANNELS WILL BE DETERMINED AT THE TIME OF FINAL DESIGN AND ALL CHANNELS SHALL BE DESIGNED WITH THE OUTFALL CHANNELS SHALL BE DESIGNED TO BE ACCORDING TO THE DESIGN CRITERIA AND THE DESIGN CRITERIA SHALL BE ACCORDING TO THE DESIGN CRITERIA AND THE DESIGN CRITERIA SHALL BE ACCORDING TO THE DESIGN CRITERIA.

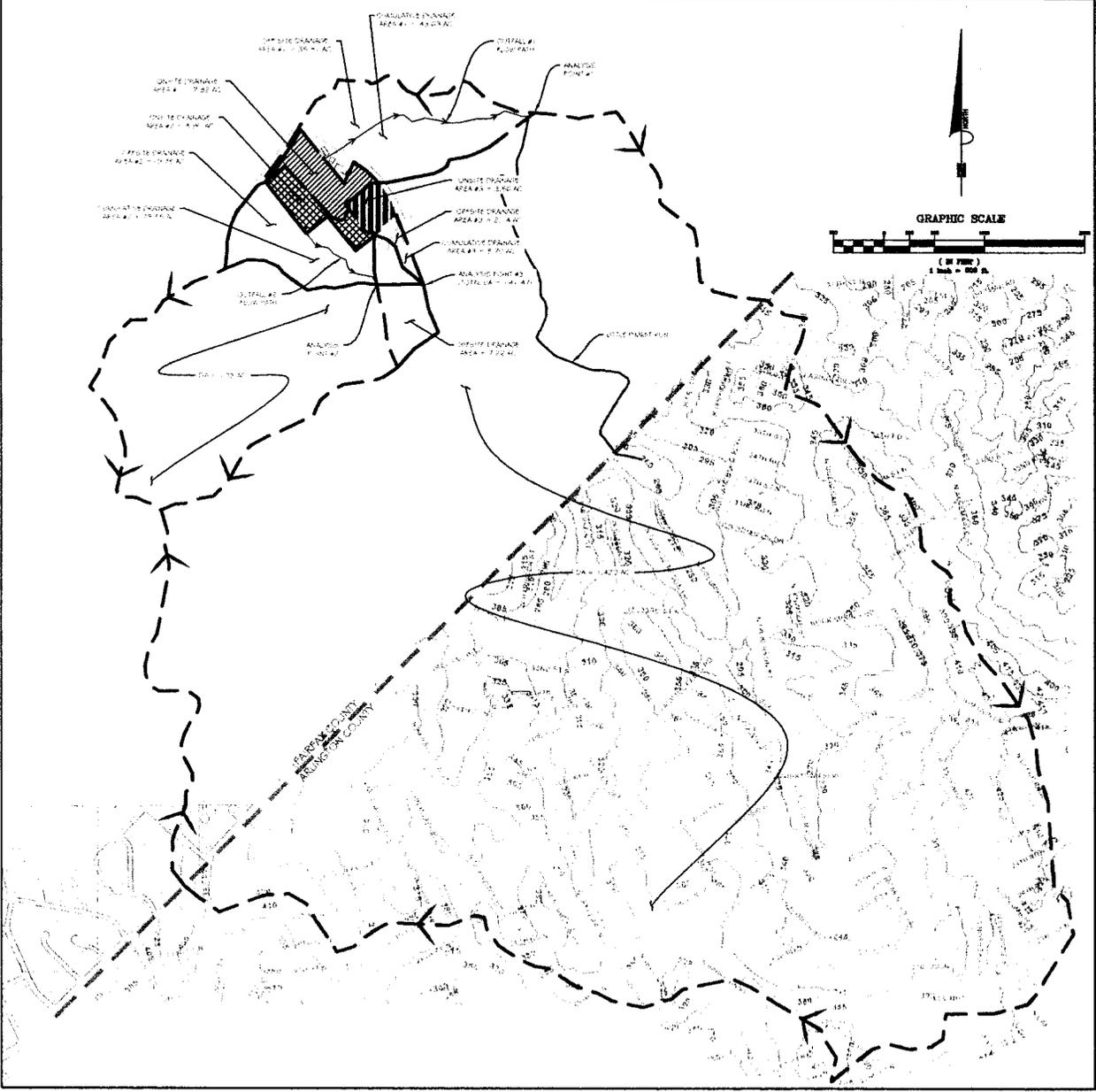
MINIMUM STORM WATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

THE FOLLOWING INFORMATION IS REQUIRED FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS. THE INFORMATION IS REQUIRED FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS. THE INFORMATION IS REQUIRED FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS.

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1. PLAN IS AT A MINIMUM SCALE OF 1" = 100' AND THE DISTANCE BETWEEN ANY TWO POINTS OF THE LOT.
2. A GRAPHIC REPRESENTATION OF THE STORMWATER MANAGEMENT FACILITIES AND LOCATIONS OF CLEANING AND WASHING AGENTS AND THE STORMWATER MANAGEMENT FACILITIES AND LOCATIONS OF CLEANING AND WASHING AGENTS AND THE STORMWATER MANAGEMENT FACILITIES AND LOCATIONS OF CLEANING AND WASHING AGENTS.
3. PROVIDE THE FOLLOWING INFORMATION:

FACILITY NAME	ON-SITE AREA (SQ. FT.)	OFF-SITE AREA (SQ. FT.)	DRAINAGE AREA (SQ. FT.)	STORAGE VOLUME (GAL.)	IF FLOOD CONTROL
FIRE NO. 1	1,000	2,000	3,000	100,000	NO
FIRE NO. 2	1,000	2,000	3,000	100,000	NO
4. OUTFALL CHANNELS, OUTFALLS AND THE SYSTEMS ARE TO BE CONSTRUCTED.
5. MAINTENANCE ACCESS TO STORMWATER MANAGEMENT FACILITIES AND LOCATIONS OF CLEANING AND WASHING AGENTS AND THE STORMWATER MANAGEMENT FACILITIES AND LOCATIONS OF CLEANING AND WASHING AGENTS.
6. LANDSCAPING AND TREE PROTECTION ARE TO BE NEAR THE STORMWATER MANAGEMENT FACILITIES AND LOCATIONS OF CLEANING AND WASHING AGENTS AND THE STORMWATER MANAGEMENT FACILITIES AND LOCATIONS OF CLEANING AND WASHING AGENTS.
7. A STORMWATER MANAGEMENT PLAN WHICH CONTAINS A DESCRIPTION OF THE SYSTEMS AND BEST MANAGEMENT PRACTICES REQUIREMENTS WILL BE AS PART OF THE SUBMISSION.
8. A DESCRIPTION OF THE EXISTING CONDITIONS OF THE SITE AND THE OUTFALLS AND THE STORMWATER MANAGEMENT FACILITIES AND LOCATIONS OF CLEANING AND WASHING AGENTS AND THE STORMWATER MANAGEMENT FACILITIES AND LOCATIONS OF CLEANING AND WASHING AGENTS.
9. A DESCRIPTION OF HOW THE OUTFALLS AND THE STORMWATER MANAGEMENT FACILITIES AND LOCATIONS OF CLEANING AND WASHING AGENTS AND THE STORMWATER MANAGEMENT FACILITIES AND LOCATIONS OF CLEANING AND WASHING AGENTS.
10. EXISTING TOPOGRAPHY WITH MAJOR AND MINOR INTERVALS OF 10 FEET AND AN ELEVATION WITHIN THE AREA OF THE OUTFALLS AND THE STORMWATER MANAGEMENT FACILITIES AND LOCATIONS OF CLEANING AND WASHING AGENTS AND THE STORMWATER MANAGEMENT FACILITIES AND LOCATIONS OF CLEANING AND WASHING AGENTS.
11. A SUBMISSION WHICH IS EXHIBITED AS PART OF THE SUBMISSION.
12. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES.



SMITH ENGINEERING

OUTFALL ANALYSIS
VINSON HALL
SPECIAL EXCEPTION AMENDMENT
DANVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
CD 158A-07-C&B

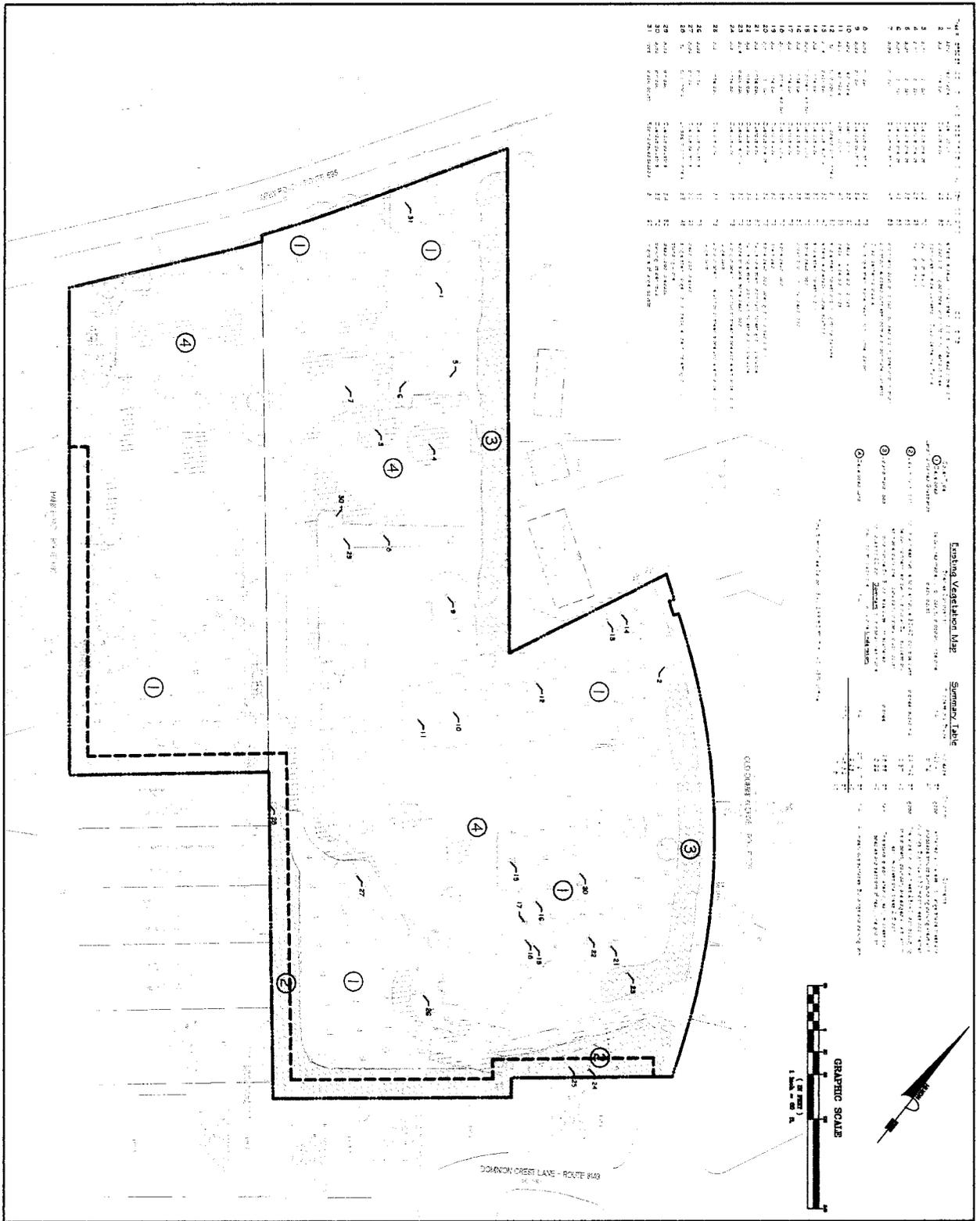


SMITH ENGINEERING
PROJECT 009-01
BLAKE A. SMITH
703-593-0204
blake@smitheng.com

901 AVON PARK COURT
SUITE 016
CHANDLER, VA 20151

PLAN STATUS	
5/22/09	ISSUED TO AGENCY
5/29/09	1ST SUBMISSION
8/11/09	ISSUED TO AGENCY
9/17/09	2ND SUBMISSION
9/24/09	SUBMISSION TO COUNTY
10/22/09	SUBMISSION TO COUNTY

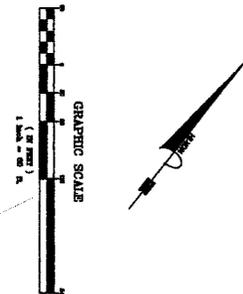
SCALE: 1" = 500'
DATE: MAY 22, 2009
SHEET: 1 OF 2



NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	10/26/09	SMITH	SMITH
2	REVISED FOR PERMIT	10/26/09	SMITH	SMITH
3	REVISED FOR PERMIT	10/26/09	SMITH	SMITH
4	REVISED FOR PERMIT	10/26/09	SMITH	SMITH
5	REVISED FOR PERMIT	10/26/09	SMITH	SMITH
6	REVISED FOR PERMIT	10/26/09	SMITH	SMITH
7	REVISED FOR PERMIT	10/26/09	SMITH	SMITH
8	REVISED FOR PERMIT	10/26/09	SMITH	SMITH
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27	REVISED FOR PERMIT	10/26/09	SMITH	SMITH
28	REVISED FOR PERMIT	10/26/09	SMITH	SMITH
29	REVISED FOR PERMIT	10/26/09	SMITH	SMITH
30	REVISED FOR PERMIT	10/26/09	SMITH	SMITH
31	REVISED FOR PERMIT	10/26/09	SMITH	SMITH

Existing Vegetation Map

Summary Table



LEGEND

① EXISTING VEGETATION

② EXISTING VEGETATION

③ EXISTING VEGETATION

④ EXISTING VEGETATION

⑤ EXISTING VEGETATION

⑥ EXISTING VEGETATION

⑦ EXISTING VEGETATION

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SMITH ENGINEERING

PROJECT: 09-01
 3831 ANTON PARK COURT
 CHAMLAIN, VA 23041
 DATE: 10/26/09
 DRAWN BY: SMITH
 CHECKED BY: SMITH

PLAN STATUS

① ISSUED FOR PERMIT
 ② REVISED FOR PERMIT
 ③ REVISED FOR PERMIT
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EXISTING VEGETATION MAP

VINSON HALL

SPECIAL EXCEPTION AMENDMENT

GRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA CC # 9A 87-D-025

SMITH ENGINEERING

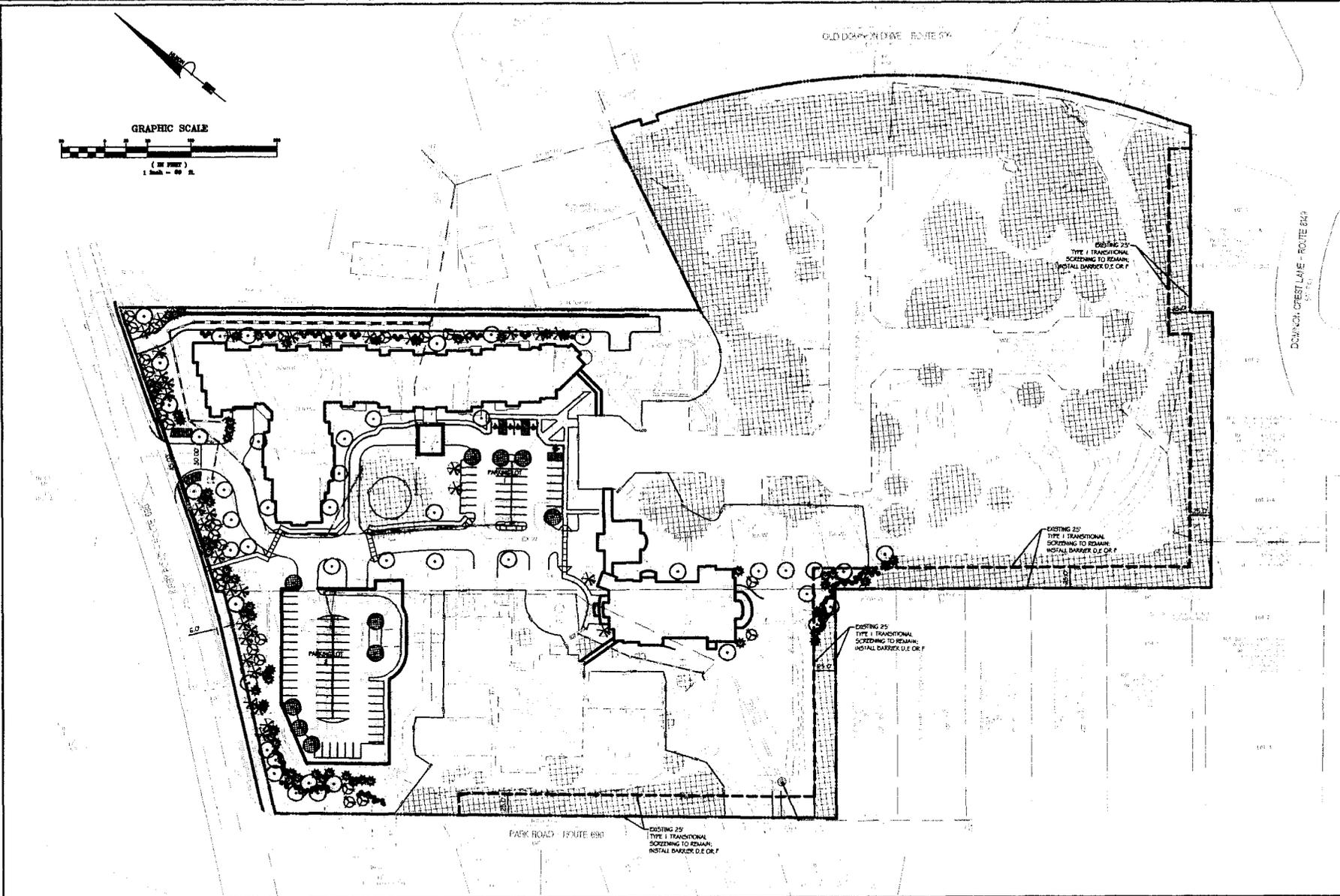


SMITH ENGINEERING
 PROJECT: 009-01
 BLAKE A. SMITH
 703 583-6299
 blake@smith-engineering.com

9831 AVONCH PARK COURT
 SUITE C-118
 CHANTLERY, VA 20151

PLAN STATUS	
3/22/09	ISSUED TO ATTORNEY
5/26/09	1ST SUBMISSION
8/18/09	ISSUED TO ATTORNEY
9/17/09	2ND SUBMISSION
9/24/09	SUBMISSION TO COUNTY
10/22/09	SUBMISSION TO COUNTY

SCALE: 1" = 50'
 DATE: MAY 22, 2009
 SHEET 7 OF 9



- NOTES:**
1. LANDSCAPING PLAN IS INTENTIONAL AND PREPARED BY THE DESIGNER. OPERATOR SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PLAN OR ANY DAMAGE TO THE LAND OR STRUCTURES CAUSED BY THE OPERATOR. THE OPERATOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
 2. SITE CANOPY COVERAGE PROVIDED AT TIME OF SITE PLAN WILL MEET ALL APPLICABLE REGULATIONS AND STANDARDS.
 3. UTILITY LAYOUT SHOWN ON THIS SHEET IS SUBJECT TO CHANGE WITH UTILITY ENGINEERS.

TOTAL TREE PRESERVATION AREA = 204,133 SQ FT (4.62 AC)

PROP. TREE DESIGNATED FOR INTERIOR PARKING LOT LANDSCAPING

AREA TO BE COUNTED FOR INTERIOR PARKING LOT LANDSCAPING

Employee: Anthony Venafro
 [Street Address] 43181 Ribboncrest Terrace
 [City, ST ZIP Code] Ashburn, VA 20147
 Week ending (Sunday): 10/25/2009

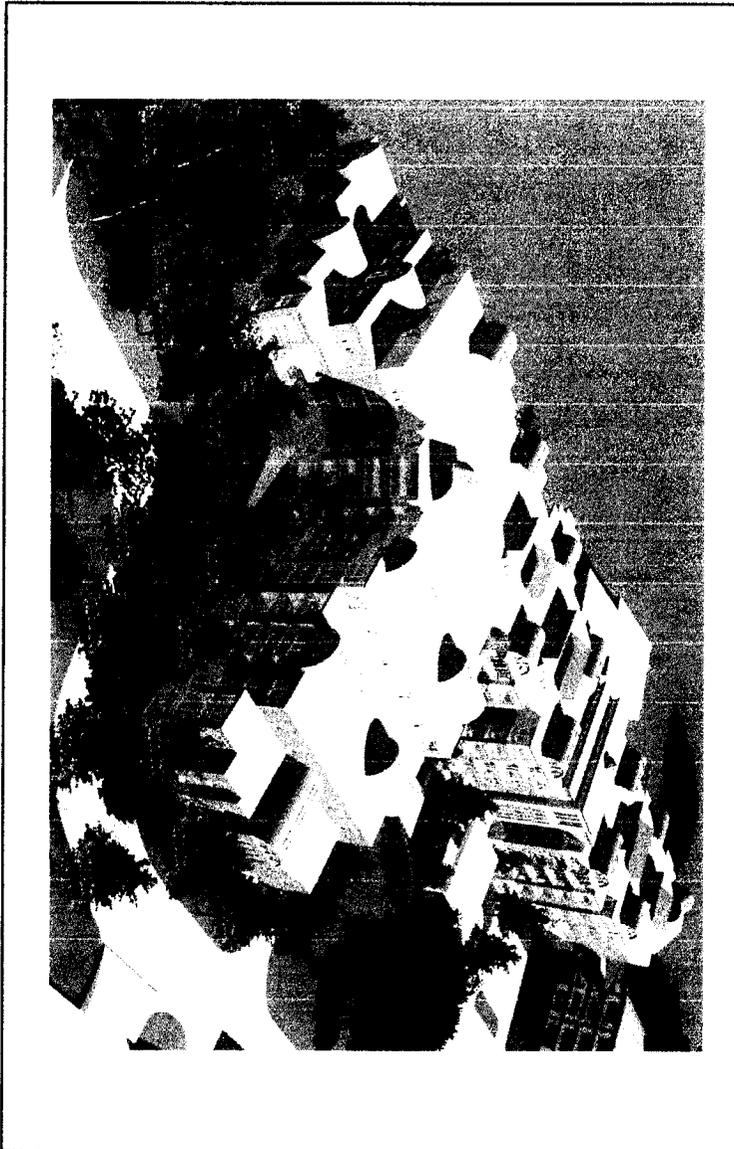
SMITH
ENGINEERING

Manager: Blake Smith

		Direct Labor			Overhead Labor						
		Job	Task	Hours	Marketing	Hours	Administrative	Hours			
Monday	10/12/2009	Briarwood	meeting in tysons	3.00			misc admin	1.50			8.00
		DPC	fire access exhibit changes; send to client/cty	3.50							
Tuesday	10/13/2009	arnold lane	research on revegetation of RPA	1.50			interview/other	1.50			8.00
		vpc	addressing comments	2.00							
		tackett's village	pre eng	3.00							
Wednesday	10/14/2009	vpc	mark ups	2.50			misc tasks, call etc	1.00			8.50
		tackett's	pre eng	2.00							
		pot high plan rev	circling plans; plan submissin prep	3.00							
Thursday	10/15/2009	va meadows	HGL comp	1.00			pond pack training	2.00			8.50
		tackett's village	pre eng	3.00							
		cornejo	bmp comps/strategy	2.50							
Friday	10/16/2009	tacketss	pre eng	4.00							9.00
		cornejo	bmp comps	4.00							
		vpc	comment response	1.00							
Saturday	10/17/2009										
Sunday	10/18/2009										
Monday	10/19/2009	cornejo	bmp	4.00							9.50
		tackett's	pre eng layout	4.00							
		hybla valley	vdot permit	1.50							
Tuesday	10/20/2009	cornejo	layout, sea cadd work	6.50	pohick chruh; estimate of	1.50					8.00
Wednesday	10/21/2009	cornejo	sea	7.00			misc	1.00			9.00
		vpc	comment response	1.00							
Thursday	10/22/2009	cornejo	plans prep for submission; plans to fairfax county	2.00			mangers meeting	4.00			8.00
		hybla valley	plans to contractor, entrance correct stamp at county; comment response letter for VDOT	2.00							
Friday	10/23/2009	briarwood	water meter research, sizing	1.50			sorting plans, packing	1.50			8.00
		hybla volley	prepare submission for entrance permit	0.50							
		vinson hall	revise Sea, research on ADU, coordination with lori	4.00							
		pot high	exhibit rev for craftmark	0.50							
Saturday	10/24/2009										
Sunday	10/25/2009										
				Total Direct Labor Hours	74.50	Total Marketing Hour	1.50	Total Administrative Hours	12.50		

Direct Labor	83.43%
Marketing	1.78%
Administrative	14.79%
PTO	
Paid Vacation	100.00%

Employee signature _____ Date _____
 Manager signature _____ Date _____



ARCHITECTURAL ILLUSTRATIVE

<p>ILLUSTRATIVE SHEET</p> <p>VINSON HALL SPECIAL EXCEPTION AMENDMENT</p> <p>DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA CD, # SEA 87-D-205</p>			<p>SMITH PROSERRINO</p> <p>BLAKE A. SMITH Professional Engineer PROJECT: 009-01</p>	<p>BLAKE A. SMITH 20111 ANNE PARK COURT SHERIDAN CHANTILLY, VA 20151</p>	<p>PLAN STATUS</p> <p>NO.009 (06)210 APPROVED</p> <p>NO.010 (06)210 APPROVED</p> <p>NO.011 (06)210 APPROVED</p> <p>NO.012 (06)210 APPROVED</p> <p>NO.013 (06)210 APPROVED</p> <p>NO.014 (06)210 APPROVED</p> <p>NO.015 (06)210 APPROVED</p> <p>NO.016 (06)210 APPROVED</p> <p>NO.017 (06)210 APPROVED</p> <p>NO.018 (06)210 APPROVED</p> <p>NO.019 (06)210 APPROVED</p> <p>NO.020 (06)210 APPROVED</p>	<p>SCALE ARCHITECTURAL</p> <p>DATE MAY 28, 2009</p> <p>SHEET 6 OF 8</p>
<p>DATE: 05/28/09</p>			<p>SMITH PROSERRINO</p>			

**SMITH
ENGINEERING**

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

The applicant, Vinson Hall Corporation, requests to amend Special Exception SE 87-D-025 to permit building additions and site modifications to an existing independent living facility. The proposed development would consist of the construction of a new independent living facility building (180,176 SF), commons building (50,792 SF) and office space (2,934 SF). The existing Vinson Hall independent living facility building (343,920 SF) and Arleigh Burke Pavilion assisted living facility (56,384 SF) would remain on the site. The overall gross floor area for the site would be 634,206 SF, resulting in a floor area ratio (FAR) of 0.85. There are 169 rooms within the existing independent facility building and up to 100 rooms [including 15% affordable dwelling units (ADU's)] proposed within the new independent living facility building for a total of 269 rooms.

According to Article 20 of the Zoning Ordinance, an independent living facility is a residential development that provides "residents with dwelling units with complete kitchen facilities, supportive services, such as meals, recreation and transportation services, and design features, such as wider doorways and hallways, accessible-ready bathrooms and lower light switches." The Zoning Ordinance defines an assisted living facility as "a residential development for persons who are unable to live independently that provides; private living quarters, which may include limited kitchen, supervision and general care, including the provision of meals, housekeeping, health care, and assistance with moderate activities of daily living."

A waiver of the 50-foot maximum building height limit was approved with SE 87-D-025 to permit the existing independent living facility building on the site to be a maximum of 65 feet in height. This application also requests this waiver, not just for the existing 65-foot tall building, but also for the proposed new independent living facility building, which would be a maximum of 56 feet in height. Access to the site would continue to be provided from the existing access points along Old Dominion Drive and Kirby Road. The SEA Plat also depicts a new emergency/fire access lane, accessed from Kirby Road near the northwestern boundary of the site. Under the site layout, 351 parking spaces are proposed, including 213 garage spaces. A total of 40% open space is proposed consisting mainly of deciduous and evergreen trees.

The applicant's affidavit and statement of justification can be found in Appendices 2-3, respectively.

Waivers/Modifications:

- Waiver of Additional Standard 9 (Par. 9 of Sect. 9-306.9 of the Zoning Ordinance) to allow a maximum height of 65 feet for the existing independent

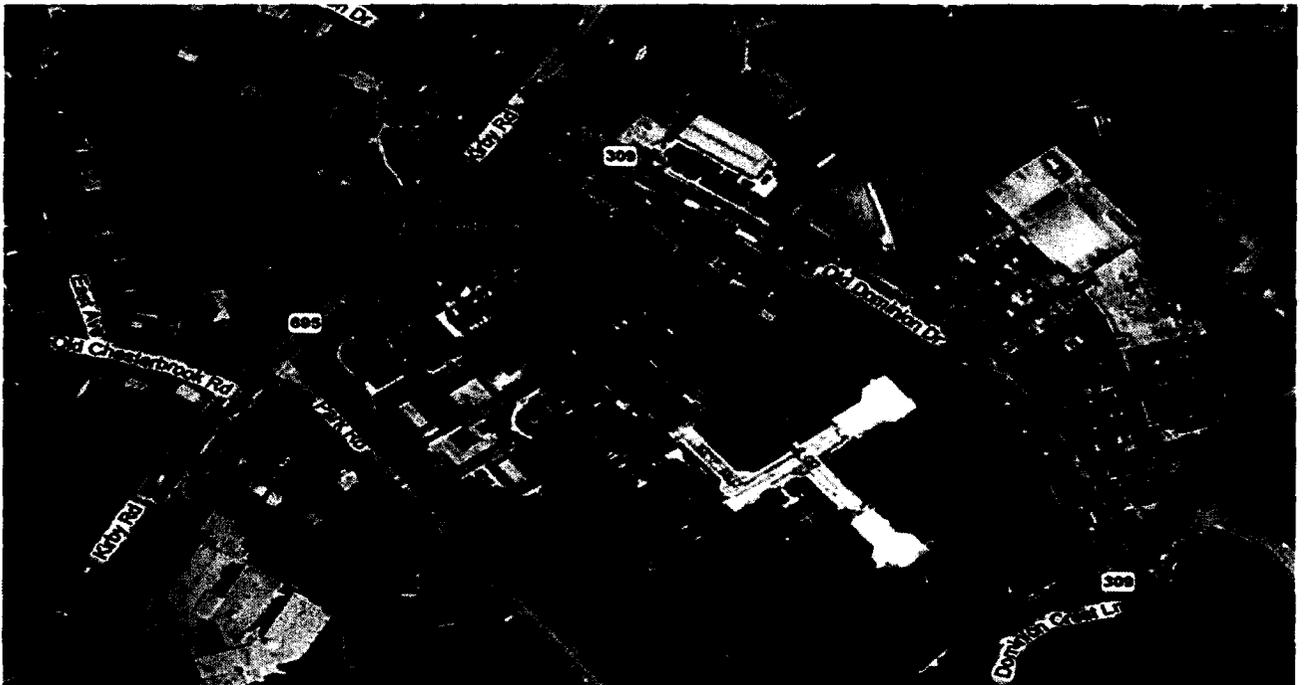
living facility and 56 feet for the proposed new independent living facility instead of 50 feet;

- Modification of the Countywide Trails requirement along Old Dominion Drive and Kirby Road in favor of that shown on the SEA Plat; and
- Waiver of the Public Facilities Manual (PFM) Sect.6-0303.8 to allow underground detention facilities in a residential development.

LOCATION AND CHARACTER

Site Description:

The application property is located in the southeast quadrant of the intersection of Old Dominion Drive and Kirby Road. The existing 65-foot tall Vinson Hall independent living facility building is located on the south and southeastern portions of the site. The existing 40-foot high Arleigh Burke Pavilion assisted living facility building is located on the southwestern portion of the property. Surface parking is located around the existing buildings and within lots located along Kirby Road. There is existing mature vegetation along the boundaries of the site.



Surrounding Area Description:

Strip commercial uses, zoned C-5 and C-6, are located to the north of the site. Single-family detached residential developments are located to the south and east of the site. The Chesterbrook Elementary School is also located to the south of the site (south of Park Road).

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Neighborhood retail uses (Chesterbrook Shopping Center)	C-5 C-6	Retail & other
South	Residential; Single-family detached School (Chesterbrook Elementary School)	R-2	Residential; 1-2 du/ac
East	Residential; Single-family detached (Vinson Estates Subdivision) Retail (Chesterbrook Shopping Center)	R-2 C-6	Residential; 1-2 du/ac Retail & other
West	Vacant Land (Vinson Hall Corp.) Place of Worship (First Baptist Church)	R-3 R-1	Residential; 2-3 du/ac

BACKGROUND

The existing Vinson Hall independent living facility building, which is located on southern portion of the site (Lot 83), was constructed in 1968 to provide housing for the elderly.

On June 30, 1980, the Board of Supervisors approved SE 80-D-045 to allow the addition of a sun deck to the existing independent living facility (Vinson Hall). There have been numerous amendments approved related to telecommunication facilities on the subject site (SEA 80-D-045-2 through SEA 80-D-045-7).

On April 25, 1994, the Board of Supervisors approved SEA 80-D-045 to permit nine (9) permanent Bell Atlantic Mobile Systems directional antennas and the installation of a 320 SF equipment room.

On September 21, 1987, the Board of Supervisors approved SE 87-D-025 for housing for the elderly, to allow a maximum of 276 independent living facility units and a maximum of 49 accessory nursing beds on the application property.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area III, McLean Planning District
Planning Sector:	M-3 Kirby Community Planning Sector
Plan Map:	Public Facilities, Governmental and Institutional

There is no site-specific Plan text for this site. However, there is Policy Plan text regarding the proposed use, which is listed below.

Additional Policy Plan Guidelines

The following guidelines are desirable characteristics for sites to be considered for multifamily development. Although the guidelines outline desired characteristics, certain circumstances might warrant multifamily development on a site even when these guidelines are not entirely met.

Guidelines for Suburban Neighborhoods:

- 1. Multifamily sites in designated Suburban Neighborhood areas should be in close proximity to community-serving retail. In addition, multifamily sites should be centrally located with respect to community services such as libraries, houses of worship, park/recreational facilities, and schools.*
- 2. To accommodate traffic flow, the site should have adequate access to an arterial or to a collector street. An appropriate transportation analysis should be performed in conjunction with proposed multifamily development, with approval made contingent on the satisfactory resolution of identified transportation issues.*
- 3. Sites for multifamily residential development should be located where it is County policy to provide public water and sewer service.*
- 4. The required site size for multifamily development in Suburban Neighborhoods is dependent upon density, setback requirements, open space, parking, social and recreational amenities to be provided, and building height. These factors will tend to determine minimum site size. Generally, in areas of the County which have a reasonable supply of vacant or underutilized land, sites should be above the size necessary to meet Zoning Ordinance requirements (a minimum of 200 units). This enhances the ability to support a package of private amenities such as swimming pools, tennis*

courts, a clubhouse, etc. If proposed multifamily projects contain more than 600 units, diversity in architectural style, layout and transition should be encouraged.

5. *Environmental concerns should be considered in site selection. Multifamily development is not appropriate in areas designated as Low Density Residential Areas. Environmental Quality Corridors and areas subject to airport noise greater than DNL 60 dBA generally should be avoided.*

Guidelines for Multifamily Residential Development for the Elderly:

Locational guidelines for housing for the elderly should recognize the needs of the elderly as well as site characteristics. With regard to residents for whom health and mobility have become a concern, guidelines for the location of multifamily residential development should be modified as described below. With regard to residential facilities such as congregate housing and nursing homes, which are designed to serve the elderly population in need of continuous medical/nursing care, these developments are less location sensitive than other elderly residential developments.

1. *Public transportation and community services should be located within a reasonable walking distance and should be accessible via paved walkways that are lighted, secure, and well maintained. Crosswalks should be delineated, and adequate provisions should be made for crossing heavy traffic (e.g., pedestrian crossing signals). If neither public transportation nor community services are located within a short walking distance (i.e., a 5-7 minute walk), the elderly housing development should provide shuttle bus service which can offer residents comparable access to community services.*
2. *The topography of the site, and that between the site and nearby destinations, should be taken into consideration when siting residential development for the elderly. Pedestrian facilities should not be located on slopes greater than 5-8%, and such maximum slopes should not be continuous for more than 75 feet.*
3. *Safety and security are of particular concern to the elderly. To the extent possible, the architecture and site design for multifamily residential development for the elderly should incorporate features which reduce the potential for crime and enhance the security of residents.*

Special Exception Amendment Plat (copy at front of staff report)

Title of SEA Plat:	Vinson Hall Special Exception Amendment
Prepared By:	Smith Engineering
Original and Revision Dates:	May 22, 2009 as revised through October 22, 2009

Plat Description:

The SEA Plat contains nine (9) sheets.

Sheet 1 is the cover sheet, and includes vicinity map, contact list, general notes, site tabulations and a sheet index.

Sheet 2 includes the existing conditions map.

Sheet 3 includes the proposed site layout

Sheet 4 shows the Best Management Practices/Stormwater Management summary.

Sheet 5 shows the outfall analysis.

Sheet 6 shows the existing vegetation map.

Sheet 7 shows the landscape plan.

Sheet 8 shows the landscape calculations.

Sheet 9 shows the architectural illustrative.

The SEA Plat consists of the following features:

Site Layout: The SEA Plat depicts four buildings on the application property. All buildings are located a minimum of 55 feet from the peripheral boundaries of the site. Access to the site is provided from Old Dominion Drive and Kirby Road. An emergency/fire access lane is depicted from Kirby Road along the northwestern boundary of the site. The existing 65-foot high independent living facility building (343,920 SF) is located on the southeastern portion of the site and contains 169 units. The existing assisted living and nursing facility building, which is known as the Arleigh Burke Pavilion (56,384 SF), is 40 feet in height and located on the southwestern portion of the site.

The applicant proposes a new independent living facility building (180,176 SF) to be located in the northwestern portion of the site. The proposed building would be 56 feet in height and contain up to 100 units. This building would be sited 55 feet from the site's Kirby Road property line, with the portion of the building closest to Kirby Road being three stories in height. The building height would then increase as it moves away from Kirby Road, stepping up to 4 stories in height and then to the ultimate height of 5 stories (56 feet). An elevated walkway located on the south side of the new independent living facility building connects that building to the existing independent living facility building.

West of the existing independent living facility is the proposed three-story (55 feet in height) commons building (50,792 SF). The commons building would also be connected to the existing independent living facility via a proposed elevated walkway. This elevated walkway will also contain 2,934 SF of office space. The proposed commons building would also be connected to the existing Arleigh Burke Pavilion via a proposed enclosed walkway.

A proposed two-story parking garage is shown to be located near the southwestern boundary of the site, near Kirby and Park Roads. One level of the

parking garage would be located below grade and the upper level of the garage would be at grade. A proposed retaining wall (maximum of 20 feet high) is depicted along the northeastern boundary of the site, north of the emergency/fire access lane. Retaining walls are also depicted along the eastern (maximum of 10 feet high) and western (maximum of 5 feet high) sides of the proposed commons building.

Vehicular Access: Access to the application property will be from the existing access points along Old Dominion Drive and Kirby Road. An emergency/fire access lane, which would be accessed from Kirby Road, is depicted along the northwestern boundary of the site, to the rear of the proposed independent living facility building. Once within the application property, there is a network of existing and proposed private drives that provide access to all of the proposed and existing buildings on the site. The minimum right-of-way width for the proposed and existing private drives is twenty-four (24) feet.

Parking: A total of 351 parking spaces are proposed for the site. 213 of those parking spaces will be contained within two garages proposed on the site. A two-story parking structure is proposed near the Kirby Road frontage of the site. This structure is shown to be one-story below grade and one-story at grade as viewed from Kirby Road and Park Road. A one-level underground parking garage is also proposed below the future independent living facility building. Under this application, 96 of the existing surface parking spaces on the site would remain and 30 new surface parking spaces would be constructed in the northwestern portion of the site near the front of the proposed independent living facility building.

Pedestrian and Recreation Facilities: Pedestrian facilities are proposed throughout the property, including five-foot (5') wide sidewalks, six-foot (6') wide at-grade walkways and eight-foot (8') and 10-foot (10') wide elevated walkways. The pedestrian facilities will provide connections to all of the existing and proposed buildings on the site as well as to the existing sidewalks along Kirby Road and Old Dominion Drive. The trails and sidewalks throughout the site also provide connections to the passive and active recreation areas on the property, including the putting green, chipping green, barbecue pit, gazebo and water fountain.

Landscaping, Open Space and Tree Preservation: The SEA Plat depicts landscaping consisting mainly of deciduous and evergreen trees to be provided predominately along the northeastern (near Old Dominion Drive), and eastern boundaries of the site, as well as at the southern portion of the site near Park Road. Tree preservation areas are proposed predominantly in the eastern portion of the site and along the southern boundary of the site. The total amount of tree preservation area proposed is 201,100 SF (4.62 acres). The trees proposed for preservation consist predominantly of oak, maple and pine trees. The total amount of open space proposed for the site is 40% (6.8 acres).

Stormwater Management/Best Management Practices: Stormwater management (SWM) and best management practices (BMP) requirements are shown to be satisfied via improvements to the existing SWM pond located near the southern boundary of the site, near Park Road. Specifically, the applicant proposes to enlarge the existing pond by further excavating the pond and to provide an underground detention facility to meet the stormwater detention requirements for the site. The existing pond will also be retrofitted to provide BMP for the site. Finally, the SEA Plat depicts several possible low impact development (LID) measures throughout the site including an underground Filterra structure below the private street within the development and bioretention areas to meet the water quality requirements for the site.

ANALYSIS

Land Use Analysis (See Appendix 5)

The subject 17.18 acre property is located within the Kirby Community Planning Sector. The Comprehensive Plan map shows the site as planned for public facilities, governmental and institutional uses. The subject property is located between areas designated for low-density residential development (1-2 du/ac) and areas designated for retail use. The applicant is proposing building additions and site modifications to the existing independent living facility, which was approved under SE 87-D-025 for 276 independent living facility units. Currently, the existing independent living facility contains 169 such units. Under this proposal, the application proposes 100 additional residential units (including 15% ADU's) for a total of 269 independent living facility units (still below the maximum number of independent living facility units approved). With the addition of the proposed units, the overall density for the site would be 19 dwelling units per acre (including 49 assisted living facility units).

The Land Use Element of the Policy Plan includes Guidelines for Multifamily Residential Development. These guidelines, which were laid out at the beginning of this report, are split into two portions, one addressing multifamily development in suburban neighborhoods, and one that addresses multifamily residential development for the elderly.

The following guidelines for suburban neighborhoods are desirable characteristics for sites to be considered for multifamily development.

Multifamily sites in designated Suburban Neighborhood areas should be in close proximity to community-serving retail. In addition, multifamily sites should be centrally located with respect to community services such as libraries, houses of worship, park/recreational facilities, and schools.

As previously noted, the subject site is in close proximity to community-serving retail located along Old Dominion Drive (Chesterbrook Shopping Center). The pedestrian trails depicted on the SEA Plat provide direct access to Old Dominion

Drive. Along the site's Old Dominion Drive frontage, there is an existing traffic signal and crosswalk, which allow residents of Vinson Hall safe access to the neighborhood commercial uses located along Old Dominion Drive. The existing trails along Old Dominion Drive were designed to compensate for the change in grade between the development and Old Dominion Drive and through the provision of existing handrails along the trail. Based on the provisions discussed, staff believes that this guideline has been satisfied.

To accommodate traffic flow, the site should have adequate access to an arterial or to a collector street. An appropriate transportation analysis should be performed in conjunction with proposed multifamily development, with approval made contingent on the satisfactory resolution of identified transportation issues.

The property has direct access to two collector streets (Old Dominion Drive and Kirby Road). Staff believes that these collector streets will continue to provide adequate access for the site.

Sites for multifamily residential development should be located where it is County policy to provide public water and sewer service.

Sewer and water service are available at this site, as recommended by this guideline.

The required site size for multifamily development in Suburban Neighborhoods is dependent upon density, setback requirements, open space, parking, social, and recreational amenities to be provided, and building height. These factors will tend to determine minimum site size. Generally, in areas of the County, which have a reasonable supply of vacant or underutilized land, sites should be above the size necessary to meet Zoning Ordinance requirements (a minimum of 200 units). This enhances the ability to support a package of private amenities such as swimming pools, tennis courts, a clubhouse, etc. If proposed multifamily projects contain more than 600 units, diversity in architectural style, layout, and transition should be encouraged

The application proposes 269 independent living facility units, which is above the minimum of 200 units recommended by this guideline. Staff believes that the number of units, both existing and proposed, will be sufficient to support and maintain the private facilities and amenities on the site, which include the proposed commons building, and existing garden, gazebo, putting and chipping greens and walking paths throughout the site.

Environmental concerns should be considered in site selection. Multifamily development is not appropriate in areas designated as Low Density Residential Areas. Environmental Quality Corridors and areas subject to airport noise greater than DNL 60 dBA generally should be avoided.

The subject property is located between areas designated for low-density residential development (1-2 du/ac) and areas designated for retail use. In staff's opinion, the existing development on the site serves as a transition between the low-density residential development to the south and the commercial development to the north. The additional buildings proposed with this application are located at the northern and western portions of the site, closer to the existing commercial development along Old Dominion Drive and away from the single-family detached dwelling units to the south of the application property. As discussed earlier in this report, the new independent living facility building is shown to be set back 55 feet from the site's Kirby Road property line. The portion of the building closest to Kirby Road is shown to be three stories in height. The building height is then tiered as it moves away from Kirby Road, stepping up to 4 stories and then to 5 stories (56 feet). Proposed landscaping is also shown along the Kirby Road frontage of the site to help screen the view of the new building along Kirby Road. In staff's opinion, with the proposed building design, tree save and landscaping, the proposed development will continue to be sufficiently screened from the adjacent uses and continue to provide the transition between residential and commercial uses. There is no Environmental Quality Corridor (EQC) on the site and it is not projected that the development would be impacted by airport noise greater than DNL 60 dBA

Guidelines for Multifamily Residential Development for the Elderly

Public transportation and community services should be located within a reasonable walking distance and should be accessible via paved walkways that are lighted, secure, and well maintained. Crosswalks should be delineated, and adequate provisions should be made for crossing heavy traffic (e.g., pedestrian crossing signals). If neither public transportation nor community services are located within a short walking distance (i.e., a 5-7 minute walk), the elderly housing development should provide shuttle bus service which can offer residents comparable access to community services.

As noted earlier in the report, public transportation (bus) is available along Old Dominion Drive. There is an existing bus stop and shelter along the Old Dominion Drive frontage of the property near the location where the on-site trail connects to the existing sidewalk along Old Dominion Drive. Sidewalks along Kirby Road and Old Dominion Drive links Vinson Hall to nearby community facilities and retail. Additionally, as previously noted, there is an existing traffic signal and crosswalk along the site's Old Dominion Drive frontage which provides safe access between Vinson Hall and the community services located on the opposite side of Old Dominion Drive (Chesterbrook Shopping Center). Furthermore, the Vinson Hall Corporation provided shuttle bus service for residents of the development to access community services, healthcare and other needs as required. Therefore, staff believes that this guideline has been satisfied.

The topography of the site, and that between the site and nearby destinations, should be taken into consideration when siting residential development for the elderly. Pedestrian facilities should not be located on slopes greater than 5-8%, and such maximum slopes should not be continuous for more than 75 feet.

As previously discussed, the pedestrian facilities on the site have been designed to ensure that any grades are minimal. Specifically, where there is a significant change in grade between the existing and proposed buildings on the site and Old Dominion Drive, the existing trail has been designed to provide safe access by providing a gradual incline into the site and existing handrails located along the trail. As such, staff believes that this guideline has been satisfied.

Safety and security are of particular concern to the elderly. To the extent possible, the architecture and site design for multifamily residential development for the elderly should incorporate features, which reduce the potential for crime and enhance the security of residents.

The existing facilities currently provide (and will continue to provide) on-site staff to provide security and to meet the needs of the residents. In addition, staff believes that the site design, including enclosed and elevated walkways between buildings and lighting throughout the site, will reduce the potential for crime and enhance the security of residents.

Environmental Analysis (See Appendix 5)

Issue: Green Building

Staff encouraged the applicant to seek U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) certification for the proposed buildings on the site. In the event that the applicant could not commit to seek LEED certification, staff recommended that the applicant should commit to provide appliances, fixtures, systems and building components that are ENERGY STAR qualified.

Resolution:

The applicant has indicated that LEED construction is being considered; however, the applicant has not made any firm commitment to seek LEED certification for any of the proposed buildings. As such, staff has proposed a development condition to ensure that the appliances, fixtures, systems and building components provided in the proposed building on the site, are ENERGY STAR qualified. These items are to include, but are not limited to, heating and cooling systems, kitchen appliances, televisions and other home electronic equipment that may be part of the proposed development. With the adoption of this development condition, this issue will be addressed.

Issue: Countywide Trails Plan

The Countywide Trails Plan Map depicts a major paved trail (asphalt, minimum eight feet in width) along the subject property's Kirby Road and Old Dominion Drive frontages. The applicant has requested a modification of the trail requirement along Old Dominion Drive to permit the existing four-foot wide concrete sidewalk. The applicant also requested a modification of the trail requirement along Kirby Road, in order to allow the existing four-foot wide concrete sidewalk along Kirby Road to be expanded with asphalt to a 10-foot wide trail.

Given the significant change in grade between the site and Old Dominion Drive, staff believes that it would be extremely difficult to widen the existing sidewalk along Old Dominion Drive without affecting the stability of that portion of the site. Therefore, staff supports the applicant's proposed modification. However, along Kirby Road, rather than a 10-foot wide asphalt/concrete trail, staff recommended that the existing concrete sidewalk be replaced with a six-foot wide concrete sidewalk to be more consistent with adjacent properties and to minimize impact on the existing vegetated buffer along Kirby Road.

Resolution:

The applicant revised the SEA Plat to depict a six-foot (6') wide concrete sidewalk along the Kirby Road frontage of the site. Staff has also proposed a development condition to ensure that the proposed sidewalk along Kirby Road is aligned with the existing sidewalk located on the south side of Park Road and maintained by the applicant since it will not be constructed per VDOT standards.

Urban Forest Management Analysis (See Appendix 6)**Issue: Utility Easements**

In its review, Urban Forest Management Division (UFMD) staff noted that the SEA Plat depicted trees that appeared to be planted within utility easements. UFMD recommended that all of the proposed landscaping be located outside utility easements and at least five feet away from storm drainage easements containing pipes.

Resolution:

The applicant has revised the SEA Plat accordingly to ensure that the proposed landscaping is located outside utility easements and at least five feet away from storm drainage easements containing pipes. Therefore, this issue has been addressed.

Issue: Interior Parking Lot Landscaping

Urban Forest Management Division (UFMD) staff indicated that the SEA Plat did not contain parking lot landscaping calculations. Without this information, UFMD could not evaluate if the interior parking lot landscaping requirements would be met. As such, staff recommended that the calculations and illustrations for interior parking lot landscaping be provided on the landscape plan submitted with this application.

Resolution:

The applicant has revised the SEA Plat to include the interior parking lot landscaping calculations and illustrations with the landscape plan. Based on this information, staff has determined that the interior parking lot landscaping requirements for the site will be met. Therefore, this issue has been addressed.

Transportation Analysis (See Appendix 7)**Issue: Access**

To ensure that safe access would be provided to the subject site, both the Virginia Department of Transportation (VDOT) and the Fairfax County Department of Transportation (FCDOT) recommended that the applicant verify sight distance and provide turn lane warrants for the existing entrances to Kirby Road and Old Dominion Drive with this SEA application.

Resolution:

The applicant has not provided the requested sight distance profiles or turn lane warrants. Staff has proposed a development condition requiring that adequate sight distance be demonstrated for all of the access points to the site prior to site plan approval. It should be noted that if adequate sight distance is not demonstrated at the time of site plan review or if any modification recommended by VDOT are found not to be in substantial conformance with the SEA Plat, a Special Exception Amendment application shall be required. In addition, staff also proposes a development condition requiring that the turn lane warrants at the existing entrances be provided for the review and approval of VDOT prior to site plan approval. With the adoption of these development conditions, this issue has been addressed.

Issue: VDOT Standards

FCDOT staff noted that in order for VDOT to maintain any trails or sidewalks proposed along Kirby Road and Old Dominion Drive, the trails must be designed according to VDOT standards. In addition, FCDOT staff noted that the existing entrances along Kirby Road and Old Dominion Drive should be designed according to VDOT's Minimum Standards of Entrances to State Highways.

Resolution:

Because the proposed sidewalk along Kirby Road will not be designed to VDOT standards, staff proposes a development condition that requires the applicant to maintain this sidewalk. In addition, staff also proposes a development condition, which will require the applicant to design the site entrances along Kirby Road and Old Dominion Drive to VDOT standards, as determined by VDOT. With the adoption of these development conditions, this issue has been addressed.

Stormwater Management Analysis (See Appendix 8)**Issue: Stormwater Management (SWM) Requirements/ Underground Detention Facility**

The previously submitted SEA Plat indicated that the existing on-site SWM pond would be enlarged to serve the southwestern portion of the site. Additionally, an underground detention facility was proposed to serve the northwest portion of the site. The applicant submitted a Public Facilities Manual (PFM) waiver request to DPWES, in order to permit an underground stormwater detention facility in a residential development. However, DPWES staff noted that there was little area for the pond to be enlarged horizontally, and that it was not certain that the pond could be sufficiently enlarged to meet detention requirements for the southwestern portion of the site. Furthermore, DPWES staff had indicated that they could not recommend that the Board of Supervisors approve the waiver request to permit underground detention in a residential development because the proposed underground facility would be 36 to 48 inches in height, instead of the preferred height of at least 60 inches.

Resolution:

The applicant has revised the SEA Plat to depict an underground storage facility that would be 60 inches in height, as recommended by DPWES. Furthermore, the applicant has provided information to DPWES staff to demonstrate that the existing pond would be enlarged by further excavating the existing pond in order to adequately serve the southwestern portion of the site. Based on these changes, DPWES is now recommending that the Board of Supervisors approve the waiver request to permit an underground storage facility in a residential development. Therefore, staff believes that these issues have been addressed.

Issue: Best Management Practices (BMP) Requirements

The previously submitted SEA Plat indicated that the existing on-site SWM pond would be enlarged and retrofitted as a BMP facility. In addition to the existing Filterra unit on the site, the applicant also proposed to install a bioretention filter. Possible additional Filterra units were shown to be provided in the western portion of the site if required at site plan review in order to satisfy the BMP

requirements for the site. However, as noted above, the applicant had not demonstrated that the pond could be enlarged and retrofitted to meet the water quality requirement for the site.

Resolution:

As previously noted, the applicant has revised the SEA Plat to demonstrate that the existing pond would be enlarged by further excavating the existing pond in order to adequately serve the southwestern portion of the site. Based on the revisions made to the SEA Plat, staff believes that this issue has been addressed.

Park Authority Analysis (Appendix 9)

Fairfax County Park Authority (FCPA) staff recommended that the development provide access to natural green spaces on the subject property for passive leisure and outdoor enjoyment; include walking paths, seating areas and other landscape amenities and that only native plantings on the landscape plan. The existing facilities and proposed facilities include various outdoor amenities including a garden with seating areas, gazebo, putting and chipping greens and walking paths are provided throughout the site. Staff has proposed a development condition to ensure that native plantings are provided on the site. Therefore, all of the FCPA recommendations have been addressed.

Fire and Rescue Analysis (Appendix 10)

The application property is serviced by the Fairfax County Fire and Rescue Department Station #401, McLean and currently meets fire protection guidelines.

Sanitary Sewer Analysis (Appendix 11)

The application property is located in the Little Pimmit Run (G-2) watershed and would be sewerred into the Blue Plains Treatment Plant.

ZONING ORDINANCE PROVISIONS (See Appendix12)

Per Par. 10, Sect. 9-306 of the Zoning Ordinance, for independent living facilities, a 50-foot minimum yard is required for any yard that abuts or is across the street from an area adopted in the Comprehensive Plan for 0.2 to 8 dwelling units per acre.

Bulk Standards R-2		
Standard	Required	Provided
Min. Lot Area	15,000 SF	17.18 acres
Max. Building Height	50'	56' (prop. Independent Living Facility) 65' (existing Independent Living Facility)
Min. Front Yard ¹ (Kirby Road)	50'	55'
Min. Front Yard ¹ (Old Dominion Drive)	30'	100'
Min. Side Yard ¹	30'	32'
Min. Rear Yard ¹	50'	50'
Density ²	See discussion below	16 du/ac
FAR ³	0.2	0.85 (0.53 existing)
Min. Open Space ⁴	35%	40%
Affordable Dwelling Units	15% of new dwelling units	15% of new dwelling units
Min. Parking Spaces	1 space/4 units = 69 1space/employee = 91 Total parking spaces 160	96 remaining existing spaces 30 proposed surface spaces 213 proposed garage spaces 12 handicap spaces 351 total parking spaces
Min. Loading Spaces	1 space/10,000 SF = 1 1 space/ 100,000 SF = 6 Total loading spaces = 7 spaces	7 spaces
Transitional Screening		
North (Neighborhood retail)	N/A	N/A
East (Residential)	TS 1 – 25 ft. wide landscape strip	TS 1 – 25 ft. (Existing transitional screening)
South (Residential)	TS 1 – 25 ft. wide landscape strip	TS 1 – 25 ft. (Existing transitional screening)
West (Elderly Housing) (Place of Worship)	N/A	N/A
Barrier		
North (Neighborhood retail)	N/A	N/A
East (Residential)	Barrier D, E, or F (42-48 inch chain link fence, 6-foot high wall, solid wood or architecturally solid fence)	D, E, or F

Standard	Required	Provided
South (Residential)	Barrier D, E, or F (42-48 inch chain link fence, 6-foot high wall, solid wood or architecturally solid fence)	D, E, or F
West (Elderly Housing) (Place of Worship)	N/A	N/A

1. The yard requirements for an independent living facility are based on the uses recommended by the adopted Comprehensive Plan for the adjacent properties. (See Par. 10, Sect. 9-306)
2. See the discussion regarding density pursuant to the provisions of Par. 6, Sect. 9-306 below.
3. Par. 4 of Sect. 9-306 requires that the floor area ratio information be provided to assist the Board in determining if the proposed facility is consistent with the neighborhood.
4. The amount of open space required for an independent living facility is determined by the density range recommended by the Comprehensive Plan as stated in Par. 6 of Sect. 9-306.

OTHER ZONING ORDINANCE REQUIREMENTS:

Special Exception Standards (See Appendix 12)

General Special Exception Standards (Sect. 9-006)

Category 3 Standards (Sect. 9-304)

Additional Standards for Independent Living Facilities (Sect. 9-306)

General Standards (Sect. 9-006)

Par. 1 requires that the proposed use be in harmony with the Comprehensive Plan. As described in the Land Use Analysis section, the proposed development is in harmony with the Policy Plan guidelines for the location of multifamily residential development and the guidelines for the location of elderly housing. Therefore, this standard has been met.

Par. 2 requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. Staff believes that the application meets the purpose and intent of the Zoning Ordinance with regard to the proposed use. Therefore, this standard has been met.

Par. 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with applicable zoning district regulations and the adopted Comprehensive Plan. It further states that 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.

Currently, the site is located between the low-density residential development to the south and the commercial development to the north. The proposed buildings and site modifications have been laid out to concentrate the intensity of the site near the abutting commercial uses and away from the existing single-family detached dwellings. The proposed site layout maintains the 50-foot minimum yard setback along all portions of the site where it is required. Additionally, the application provides transitional screening and barriers in accordance with the Zoning Ordinance. Staff believes that the existing vegetation, proposed landscaping and barriers will mitigate any impacts on the surrounding single-family detached dwellings. Therefore, staff believes this standard has been met.

Par. 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. As previously discussed, access to the independent living facility will continue to be provided from the existing access points along Old Dominion Drive and Kirby Road. The applicant will be required to demonstrate adequate sight distance and that all entrances meet current VDOT requirements. Existing internal walkways and sidewalks along Kirby Road and Old Dominion Drive ensure that the residents can walk safely from Vinson Hall to nearby services. The applicant also proposes to widen the sidewalk along Kirby Road to six feet in width. Staff believes that this standard has been met.

Par. 5 states that in addition to the standards which may be set forth in this Article for a particular category or use, the Board may require landscaping and screening in accordance with the provisions of Article 13. The application proposes landscaping and screening in accordance with the Zoning Ordinance provisions. Therefore, in staff's opinion, this standard has been met.

Par. 6 states that open space should be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. While there is no requirement for open space in the R-2 District, there are open space requirements for independent living facilities. As discussed previously, a total of 40% open space is proposed with this application, which is in conformance with the Zoning Ordinance requirements for the site.

Par. 7 states that adequate utility, drainage, parking, loading facilities to serve the proposed use shall be provided. As shown in the Bulk Standards chart, the application proposes sufficient parking to accommodate all parking on site and provides the required amount of loading spaces. In addition, the application proposed to expand the existing pond on the site, provide underground stormwater detention and install Filterra systems on the site to meet the water quantity and water quality requirements for the site. Based on those provisions, staff believes that this standard has been met.

Par. 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. There are existing signs on the site and the SEA Plat depicts two additional four-foot (4') high signs to be possibly located along both sides of the main access point to the site along Kirby Road. Staff has proposed a development condition to ensure that any signage on the site is in conformance with Article 12 of the Zoning Ordinance. With the adoption of this development condition, this standard will be met.

Sect. 9-304, Standards for All Category 3 Uses

Par. 1 addresses public uses and is not applicable to this application.

Par. 2 addresses the minimum lot size requirements, which as noted in the Bulk Standards Chart above, are satisfied by the application property.

Par. 3 addresses conformance with the bulk standards in the underlying zoning district. The maximum building height for independent living facilities in residential districts is 50 feet. A waiver of the maximum building height was approved with SE 87-D-025 to permit the existing independent living facility building on the site to be a maximum of 65 feet in height. The maximum height for the proposed new independent living facility is 56 feet, which is lower than the existing independent living facility. The proposed new independent living facility will be sited in the northeast portion of the site. In staff's opinion, this location (away from the single-family detached dwellings) combined with the proposed building design, tree save and landscaping will mitigate any impact that the new independent living facility building might have on adjacent residences. Both of the proposed new buildings will be set back at least 55 feet from the property lines and screening in conformance with the Zoning Ordinance standards will be provided. Therefore, staff supports the waiver of the maximum building height requirements and believes that this standard has been satisfied.

Par. 4 states that the performance standards of Article 14, Performance Standards, are applicable to Category 3 Special Exception uses. These standards will have to be met during future construction activities and during the on-going operations on the subject property.

Par. 5 states that, prior to establishment; all uses are subject to the provisions of Article 17, Site Plans and site plan approval will be required prior to the commencement of development activities on the site.

Sect. 9-306, Additional Standards for Independent Living Facilities

Par. 1 addresses the age and/or disability occupancy restrictions required for an independent living facility. It states that housing and general care shall be provided only for persons who are sixty-two (62) years of age or over, couples where either the husband or wife is sixty-two (62) years of age or over and/or

persons with handicaps, in accordance with the Zoning Ordinance standards. The existing facilities on the site provide housing for persons sixty-two (62) and above, as required by the Zoning Ordinance and will continue to do so with the proposed development. Staff has proposed a development condition to ensure that units on the site will be occupied only by individuals 62 years of age or older or as permitted by the Zoning Ordinance. With the adoption of this development condition, this standard will be satisfied.

Par. 2 requires that the Board find that applications for independent living facilities adequately and satisfactorily take into account the needs of the residents for transportation, health, recreational and other similar such facilities. The proposed amenities on the site including, but not limited to the commons building, putting green, chipping green, barbecue pit, gazebo and water fountain. Additionally, shuttle service is currently provided and will continue to be provided to the residents on the site to assist with their transportation and healthcare needs. Based on the facilities and services provided on the site, staff believes that this standard has been satisfied.

Par. 3 addresses the compatibility of the proposed facility with the surrounding neighborhood, that the health and safety of the persons residing in the neighborhood not be adversely affected and that the facility not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. The applicant has designed the site to minimize any impact on the abutting single-family detached neighborhood. The proposed 56-foot high independent living facility would be sited in the northeast portion of the site, away from the adjacent single-family detached dwellings. This building is shown to be set back 55 feet from the site's Kirby Road property line, and the building height would be tiered, increasing in height from 3 stories (where it is adjacent to Kirby Road) to the ultimate building height of 56 feet. The applicant is designing the proposed two-story parking structure to appear as a surface parking lot from the periphery of the site. The applicant also proposes to preserve existing vegetation and plant additional screening to mitigate the visual impact of the site on the surrounding residences. The application provides for safe pedestrian access throughout the site, as well as to the nearby community-serving retail uses. While the applicant proposes to continue to use its existing entrances, the applicant will be required to verify sight distance at the time of site plan approval, as well as update the entrances to meet VDOT standards. Therefore, with the implementation of the staff-proposed development conditions, staff believes this standard has been met.

Par. 4 requires that a floor area ratio (FAR) calculation be provided to assist the Board in determining if the project is consistent with the scale of the surrounding neighborhood. The site currently contains 400,304 SF of development (0.53 FAR). The applicant proposes an addition 233,902 SF of development, which would raise the overall development to 634,206 SF (0.85 FAR).

Par. 5 requires that such a project be located on land fronting on or with direct access to a collector street or major thoroughfare. As noted elsewhere in this report, the site has direct access to Old Dominion Drive, as well as Kirby Road; therefore, this issue has been met.

Par. 6 addresses the density limitations and open space requirements for an independent living facility. As noted in the Bulk Standards chart, the amount of open space is in excess of the amount required for this uses. Therefore, this standard has been met.

Par. 7, states that independent living facilities may include assisted living facilities and skilled nursing facilities designed solely for the residents as an accessory use.

Par. 8 states that the facilities in the development shall be solely for the use of residents, employees and invited guests. The proposed amenities on the site including, but not limited to the commons building, putting green, chipping green, barbecue pit, gazebo and water fountain are proposed to be solely for the use of the residents of the development. Staff believes that this standard has been met.

Par. 9 states that the maximum building height for independent living facilities and states that in residential districts, the maximum building height shall be 50 feet. As previously noted, a waiver of the maximum building height was approved with SE 87-D-025 to permit the existing independent living facility building on the site to be a maximum of 65 feet in height. The requested height for the new independent living facility is 56 feet. As noted previously, this new facility would be sited in the northeast portion of the site, away from the adjacent single-family detached dwellings. Furthermore, all of the proposed buildings will be set back at least 50 feet from the property lines and screening in conformance with the Zoning Ordinance standards will be provided. Therefore, staff supports the waiver of the maximum building height requirements.

Par. 10 addresses the yard requirements for this use, which are satisfied as noted above in the Bulk Standards chart.

Par. 11 states that, for the purposes of transitional screening as required by the provisions of Article 13, an independent living facility shall be considered a multifamily dwelling. The provided transitional screening and barriers meet the provisions of Article 13 of the Zoning Ordinance; therefore, staff believes this standard has been met.

Par. 12 addresses the density standards for independent living facilities and states that Par. 6 above shall not be applicable, unless requested by the applicant, for special exception amendment applications filed on or after May 20, 2003, which propose no increase in density over the previously approved density. The applicant has not requested that the application be

subject to Par. 6 and the proposed number of dwellings (269) remain below the maximum number of dwellings previously approved (276). Therefore, this standard has been satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff believes that this application is in harmony with the Comprehensive Plan guidelines for the proposed use, and in conformance with all of the applicable Zoning Ordinance standards.

Staff Recommendations

Staff recommends the approval of SEA 87-D-025, subject to the draft development conditions contained in Appendix 1.

Staff recommends the approval of a waiver of Sect. 9-306 of the Zoning Ordinance to permit a maximum building height of 56 feet for the proposed independent living facility and 65 feet for the existing independent living facility instead of 50 feet.

Staff recommends the approval of a modification of the Countywide Trails requirement along Old Dominion Drive and Kirby Road to permit the existing and proposed sidewalks as depicted on the SEA Plat.

Staff recommends the approval of a waiver of PFM Section 6-0303.8 to permit the use of an underground detention facility in a residential area subject to the development conditions entitled Waiver #6713-WPFM-001-1 conditions, dated September 24, 2009, and contained in Appendix 8 of the staff report.

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 application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Clerk's Letter and Approved Development Conditions (SE 87-D-025)
5. Land Use Analysis & Environmental Analysis
6. Urban Forest Management Analysis
7. Transportation Analysis
8. Stormwater Management/Best Management Practices Analysis
9. Park Authority Analysis
10. Fire and Rescue Analysis
11. Sanitary Sewer Analysis
12. Zoning Ordinance Provisions
13. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SEA 87-D-025

November 5, 2009

If it is the intent of the Board of Supervisors to approve SEA 87-D-025 in the name of the Vinson Hall Corporation, located at Tax Map No. 31-3 ((1)) 77A and 83 to amend SE 87-D-025 previously approved for an independent living facility with a maximum of 276 units, to permit building additions and site modifications pursuant to Sect. 9-301(4) of the Zoning Ordinance, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Previously approved conditions (from SE 87-D-025) are marked with an asterisk (*). New conditions and changes to previous conditions are underlined.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by DPWES. Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Plat entitled "Vinson Hall Special Exception Amendment" prepared by Smith Engineering., and dated May 22, 2009, revised through October 22, 2009 and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. No more than 276 independent living facility units and 49 assisted living facility units shall be located on the application site. ~~The assisted living facility units shall be for the sole use of residents of Vinson Hall or Arleigh Burke Pavilion.~~
5. The number of employees on site at any one time shall not exceed 105.*
6. The Arleigh Burke Pavilion shall be architecturally compatible with the surrounding single-family detached residential community and be no more than 40 feet in height.*
7. The new independent living facility building constructed on the site shall be no more than 56 feet in height.
8. The parking garage in the southwestern portion of the site, adjacent to Kirby Road shall be constructed with one level below grade and one level at grade as viewed from Kirby and Park Roads, as depicted on the attached exhibit.

9. A public access easement shall be provided by the applicant for the on-site internal trail that parallels Park Road.*
10. A six-foot (6') wide concrete sidewalk shall be constructed on Parcel 31-3 ((1)) 77A along the entire Kirby Road frontage of the site, to PFM standards and provide a connection between the existing sidewalk located on Parcel 31-3 ((1)) 83. This sidewalk connection shall be aligned with the existing sidewalk located on the County School property on the south side of Park Road. A curb cut and crosswalk across Park Road shall be provided. Internal, on-site trails shall connect to the Kirby Road sidewalk. The six-foot (6') wide concrete sidewalk along the Kirby Road frontage of the site shall be maintained by the applicant.*
11. Adequate sight distance shall be demonstrated for all access points to the site, as determined by the Virginia Department of Transportation (VDOT) at the time of site plan review. Minor modifications to the access points as determined by VDOT to demonstrate adequate sight distance may be provided.
12. Prior to site plan approval, turn lane warrants for the existing entrances shall be provided for the review and approval of VDOT.
13. The entrances to the site along Kirby Road and Old Dominion Drive shall be designed in accordance with VDOT *Minimum Standards of Entrances to State Highways*, as determined by VDOT.
14. Individual units in the independent living facility shall be occupied only by individuals 62 years of age or older or couples where the husband or wife is 62 years of age or older and or persons with handicaps, as defined in the Federal Fair Housing Act Amendments of 1988, who are eighteen (18) years of age or older and with a spouse and/or caregiver. These restrictions shall be incorporated into the association documents that will govern this property.
15. Each independent living unit shall meet the definition of a dwelling unit per the Zoning Ordinance and shall include a kitchen. The units shall be constructed in accordance with Americans with Disabilities Act (ADA) and Federal Housing Act (FHA) requirements for housing for seniors. All public areas and public doorways shall be wheelchair accessible. All resident units shall be FHA adaptable and have lever hardware, doorways wide enough for wheelchairs, low profile thresholds, an emergency call system, large print unit identification system, non-glare lighting and structural blocking within the unit bathrooms to accommodate ready conversion to an adaptable unit. The initial purchaser shall have the option to include accessible features within the unit such as railings, grab bars, accessible kitchen and bathroom features.
16. For all new buildings constructed on the site, all appliances, fixtures, systems, and building components used in the project, as applicable, shall be ENERGY STAR®

qualified: heating and cooling systems; vending machines, clothes washers; dishwashers; refrigerators/freezers; ceiling fans; ventilation fans (including kitchen and bathroom fans); light fixtures; exit signs; programmable thermostats; windows and doors; skylights; computers; monitors; printers; laptops; fax machines; copiers; mailing machines; scanners; and televisions and other home electronics equipment such as videocassette recorders and DVD players. Prior to issuance of the Residential Use Permit (RUP), certification of compliance with this commitment shall be submitted to the Department of Planning and Zoning, Environment and Development Review Branch. Records of compliance shall be maintained for review and inspection by County Staff.

17. Despite that which is shown on the SEA Plat, all signs shall be in conformance with the provisions of Article 12 of the Zoning Ordinance.
18. Stormwater Management (SWM) and Best Management Practices (BMP) Facilities in accordance with the Public Facilities Manual (PFM) shall be provided in substantial conformance with the SEA Plat, unless waived by DPWES. If the SWM/BMP facilities approved by DPWES are not in substantial conformance with SEA Plat, a Special Exception Amendment shall be required.
19. Adequate Outfall shall be demonstrated in accordance with the Public Facilities Manual (PFM) as determined by DPWES at the time of site plan review.
20. Prior to the issuance of residential use permits for 75% of the new market rate independent living facility units, fifteen percent (15%) affordable dwelling units (ADUs) shall be provided on site, based on the total number of new market rate independent living facility units. These ADUs shall be administered in accordance with the applicable provisions of Part 8 of Article 2 of the Zoning Ordinance.
21. A landscape plan shall be submitted as part of the first and all subsequent submissions of the site plan for the review and approval of the Urban Forest Management Division (UFMD), DPWES. This plan shall be in substantial conformance with the landscape concept plan as to quantity and quality of plantings, and in substantial conformance with the location of plantings as shown on sheet 7 of the SEA Plat and these development conditions. All plantings provided on the site shall be native species, as determined by UFMD.
22. A tree preservation plan shall be submitted as part of the first and subsequent site submissions as follows.
 - A. Tree Preservation: A Tree Preservation Plan and Narrative shall be submitted as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. 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 tree preservation plan and narrative shall include all items specified in PFM 12-0506 and 12-0508. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

B. Tree Preservation Walk-Through. A certified arborist shall be retained, and shall mark the limits of clearing and grading with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the certified arborist shall walk the limits of clearing and grading with an UFMD, 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 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 adjacent trees and associated understory vegetation and soil conditions.

C. Limits of Clearing and Grading. The limits of clearing and grading shall be strictly conformed to as shown on the SEA Plat, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SEA, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

D. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to

structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing 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 (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure 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 the UFMD, DPWES.

E. Tree Appraisal: A professional arborist with experience in plant appraisal shall be retained, to determine the replacement value of all trees 8 inches in diameter or greater located on the Application Property within twenty-five (25) feet of the limits of clearing and grading that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, a cash bond or a letter of credit payable to the County of Fairfax shall be posted to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

F. Root Pruning. The roots shall be pruned, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted under the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

G. Demolition of Existing Structures. The demolition of all existing features and structures within areas protected by the limits of clearing and grading shown on the SEA shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD, DPWES.

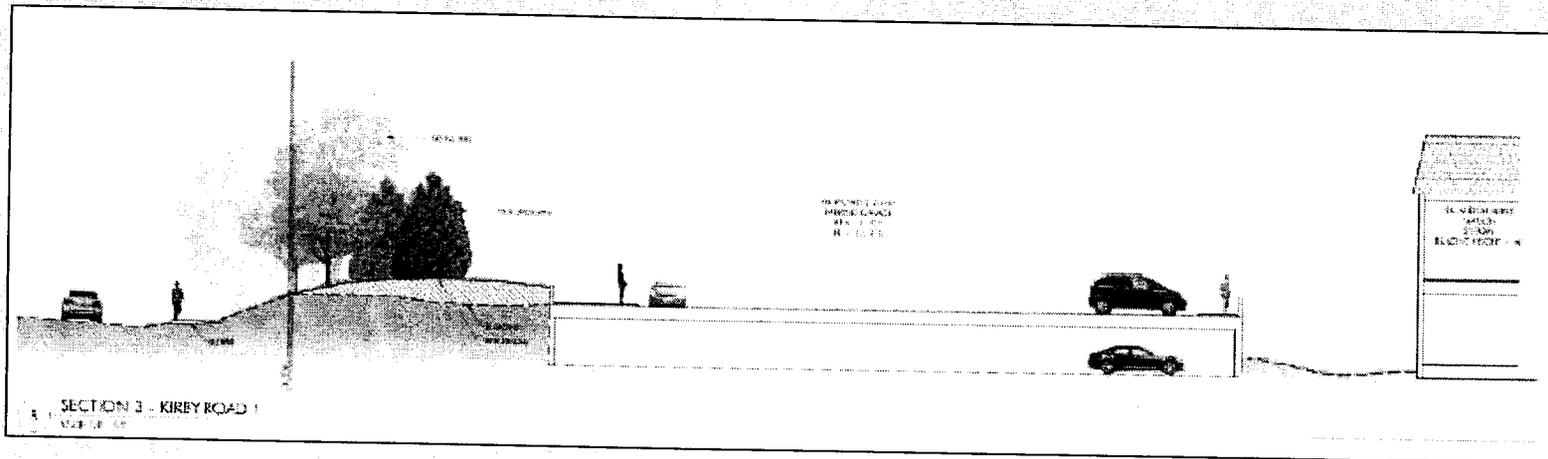
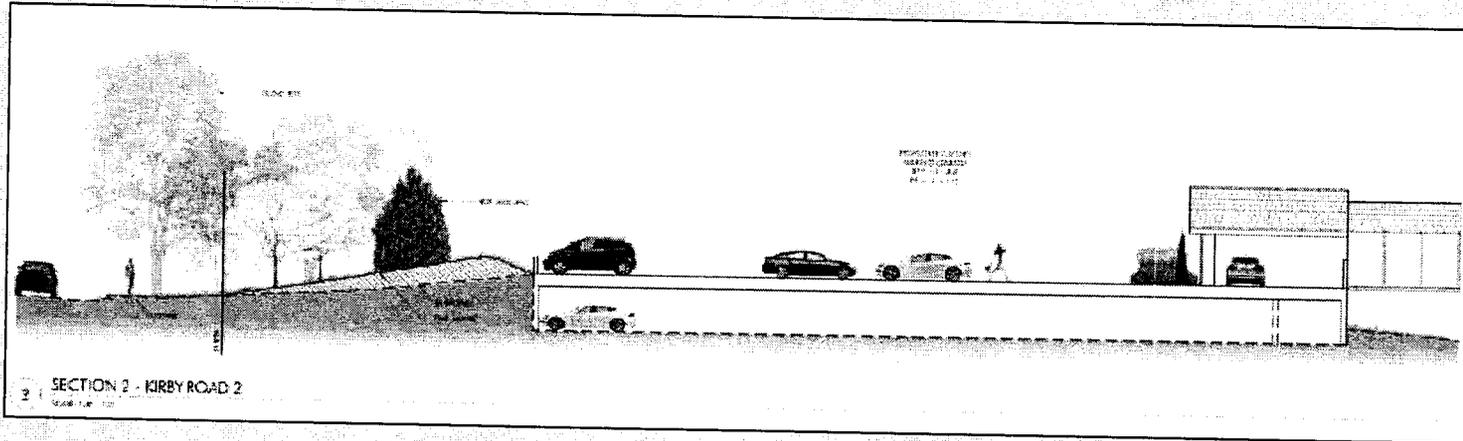
H. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

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 responsible for obtaining the Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

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.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exceptions shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction of the

improvements shown on the SEA Plat has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. 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.



SPECIAL EXCEPTION AFFIDAVIT

DATE: SEP 21 2009
 (enter date affidavit is notarized)

I, Lori R. Greenleaf, Land Use Planner, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

105157a

in Application No.(s): SEA 87-D-025
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Vinson Hall Corporation Agents: William F. Burgwald RADM Kathleen L. Martin, USN (Ret.) RADM William P. Houley, USN (Ret.)	6251 Old Dominion Drive McLean, VA 22101	Applicant/Title Owner of Tax Map No. 31-3 ((1)) 77A, 83
Smith Engineering Agent: Blake A. Smith	3931 Avion Park Court, Suite C116 (#232) Chantilly, VA 20151	Engineer/Agent
SFCS Inc. Agent: Drew H. Kepley	305 S. Jefferson Street Roanoke, VA 24011-2003	Architect/Agent
PARKER RODRIGUEZ, INC. Agent: James E. Parker Trini M. Rodriguez	101 North Union Street, Suite 320 Alexandria, VA 22314	Landscape Architect/Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: SEP 21 2009
(enter date affidavit is notarized)

105157a

for Application No. (s): SEA 87-D-025
(enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
McGuireWoods LLP Agents: Scott E. Adams Carson Lee Fifer, Jr. Joanna C. Frizzell David R. Gill Jonathan P. Rak Gregory A. Riegle Mark M. Viani Kenneth W. Wire Lisa M. Chiblow Lori R. Greenlief Sheri L. Hoy	1750 Tysons Boulevard, Suite 1800 McLean, VA 22102	Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

SEP 21 2009

DATE: _____
(enter date affidavit is notarized)

105157a

for Application No. (s): SEA 87-D-025
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)

Vinson Hall Corporation
6251 Old Dominion Drive
McLean, VA 22101

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

Virginia non-stock corporation

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: SEP 21 2009
(enter date affidavit is notarized)

105157a

for Application No. (s): SEA 87-D-025
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Smith Engineering
3931 Avion Park Court, Suite C116 (#232)
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Blake A. Smith, sole owner

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

SFCS Inc.
305 S. Jefferson Street
Roanoke, VA 24011-2003

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Manjit S. Toor	Tye (nmi) Campbell	Kerry D. Buck
Vernon L. Feather	Allen W. Hale	Drew H. Kepley
David P. McGill	Timothy J. Mueller	M. Scott Rasner

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: SEP 21 2009
(enter date affidavit is notarized)

105157a

for Application No. (s): SEA 87-D-025
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

PARKER RODRIGUEZ, INC.
101 North Union Street, Suite 320
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

James E. Parker
Trini M. Rodriguez

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: SEP 21 2009
(enter date affidavit is notarized)

105157a

for Application No. (s): SEA 87-D-025
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Equity Partners of McGuireWoods LLP

- | | | |
|-------------------------|-----------------------|-----------------------|
| Alphonso, Gordon R. | Beil, Marshall H. | Buchan, Jonathan E. |
| Anderson, Arthur E., II | Belcher, Dennis I. | Busch, Stephen D. |
| Anderson, Mark E. | Bell, Craig D. | Cabaniss, Thomas E. |
| Andre-Dumont, Hubert | Beresford, Richard A. | Cacheris, Kimberly Q. |
| Bagley, Terrence M. | Bilik, R. Eric | Cairns, Scott S. |
| Barger, Brian D. | Blank, Jonathan T. | Capwell, Jeffrey R. |
| Barnum, John W. | Boland, J. William | Cason, Alan C. |
| Barr, John S. | Brenner, Irving M. | Chaffin, Rebecca S. |
| Becker, Scott L. | Brooks, Edwin E. | Cobb, John H. |
| Becket, Thomas L. | Brown, Thomas C., Jr. | Cogbill, John V., III |

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(c)

DATE: SEP 21 2009
(enter date affidavit is notarized)

105157a

for Application No. (s): SEA 87-D-025
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

- | | | |
|-------------------------------|----------------------------|----------------------------|
| Covington, Peter J. | Grant, Richard S. | La Fratta, Mark J. |
| Cramer, Robert W. | Greenberg, Richard T. | Lias-Booker, Ava E. |
| Cromwell, Richard J. | Grieb, John T. | Lieberman, Richard E. |
| Culbertson, Craig R. | Harmon, Jonathan P. | Little, Nancy R. |
| Cullen, Richard (nmi) | Harmon, T. Craig | Long, William M. |
| de Cannart d'Hamale, Emmanuel | Harmon, Yvette (nmi) | Manning, Amy B. |
| De Ridder, Patrick A. | Hartsell, David L. | Marianes, William B. |
| Dickerman, Dorothea W. | Hayden, Patrick L. | Marks, Robert G. |
| DiMattia, Michael J. | Hayes, Dion W. | Marshall, Gary S. |
| Dooley, Kathleen H. | Heberton, George H. | Marshall, Harrison L., Jr. |
| Dorman, Keith A. | Horne, Patrick T. | Marsico, Leonard J. |
| Downing, Scott P. | Hosmer, Patricia F. | Martin, Cecil E., III |
| Edwards, Elizabeth F. | Hutson, Benne Cole | Martin, George Keith |
| Ey, Douglas W., Jr. | Isaf, Fred T. | Martinez, Peter W. |
| Feller, Howard (nmi) | Jackson, J. Brian | Mason, Richard J. |
| Fennebresque, John C. | Jarashow, Richard L. | Mathews, Eugene E., III |
| Foley, Douglas M. | Johnston, Barbara Christie | Mayberry, William C. |
| Fox, Charles D., IV | Kanazawa, Sidney (nmi) | McCallum, Steven C. |
| France, Bonnie M. | Katsantonis, Joanne (nmi) | McDonald, John G. |
| Freedlander, Mark E. | Keenan, Mark L. | McElligott, James P. |
| Fuhr, Joy C. | Kennedy, Wade M. | McElroy, Robert G. |
| Getchell, E. Duncan, Jr. | King, Donald E. | McFarland, Robert W. |
| Gibson, Donald J., Jr. | King, Sally Doubet | McIntyre, Charles Wm. |
| Glassman, Margaret M. | Kittrell, Steven D. | McLean, J. Dickson |
| Glickson, Scott L. | Kratz, Timothy H. | McRill, Emery B. |
| Gold, Stephen (nmi) | Krueger, Kurt J. | Muckenfuss, Robert A. |
| Goldstein, Philip (nmi) | Kutrow, Bradley R. | Muir, Arthur B. |

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: SEP 21 2009
(enter date affidavit is notarized)

105159a

for Application No. (s): SEA 87-D-025
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Murphy, Sean F.
Nesbit, Christopher S.
Nunn, Daniel B., Jr.
O'Grady, Clive R. G.
O'Grady, John B.
O'Hare, James P.
Oakey, David N.
Oostdyk, Scott C.
Padgett, John D.
Pankey, David H.
Parker, Brian K.
Phears, H.W.
Plotkin, Robert S.
Potts, William F., Jr.
Pryor, Robert H.
Pusateri, David P.
Rak, Jonathan P.
Rakison, Robert B.
Reid, Joseph K., III
Richardson, David L.
Riegle, Gregory A.
Rifken, Lawrence E.
Riley, James B., Jr.
Riopelle, Brian C.

Roberts, Manley W.
Robinson, Stephen W.
Rogers, Marvin L.
Rohman, Thomas P.
Rosen, Gregg M.
Rust, Dana L.
Satterwhite, Rodney A.
Scheurer, P. Christian
Schewel, Michael J.
Schill, Gilbert E., Jr.
Schmidt, Gordon W.
Schmidt, Gordon W.
Sellers, Jane Whitt
Shelley, Patrick M.
Simmons, L. D., II
Simmons, Robert W.
Skinner, Halcyon E.
Slone, Daniel K.
Spahn, Thomas E.
Spitz, Joel H.
Stallings, Thomas J.
Steen, Bruce M.
Stein, Marta A.
Stone, Jacquelyn E.
Swan, David I.

Tackley, Michael O.
Tarry, Samuel L., Jr.
Thornhill, James A.
Tirone, Joseph G.
Van der Mersch, Xavier G.
Vaughn, Scott P.
Vick, Howard C., Jr.
Viola, Richard W.
Wade, H. Landis, Jr.
Walker, John Tracy, IV
Walsh, James H.
Watts, Stephen H., II
Werlin, Leslie M.
Westwood, Scott E.
Whelpley, David B., Jr.
White, H. Ramsey, III
White, Walter H., Jr.
Williams, Steven R.
Wilson, Ernest G.
Wilson, James M.
Wren, Elizabeth G.
Young, Kevin J.
Younger, W. Carter

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: SEP 21 2009
(enter date affidavit is notarized)

105157a

for Application No. (s): SEA 87-D-025
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

(Former Equity Partner List)

- | | |
|---------------------------|----------------------|
| Anderson, Corby C. | Milton, Christine R. |
| Beane, John C. | Pilkington, Kathy L. |
| Carter, Joseph C., III | Russell, Deborah M. |
| Cutchins, Clifford A., IV | Samson, Gary D. |
| Evans, David E. | Samuels, Lawrence R. |
| Freye, Gloria L. | Sipprelle, Keith A. |
| Germaise, Susan L. | Smith, Stuart (nmi) |
| Gordon, Alan B. | Suzumoto, Mark K. |
| Grandis, Leslie A. | Van Etten, David B. |
| Iselin, Benjamin B. | Walker, Howard W. |
| Jeffcoat, Brenton D. | Williamson, Mark D. |
| McGoogan, E. Graham, Jr. | Wood, R. Craig |
| Middlebrooks, James. G. | |

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: SEP 21 2009
(enter date affidavit is notarized)

105157a

for Application No. (s): SEA 87-D-025
(enter County-assigned application number(s))

1(d). One of the following boxes must be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: SEP 21 2009
(enter date affidavit is notarized)

105157a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

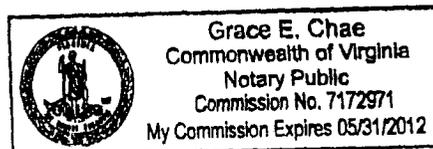
(check one) [] Applicant [x] Applicant's Authorized Agent

Lori R. Greenlief, Land Use Planner
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 21st day of September 2009, in the State/Comm. of Virginia, County/City of Fairfax

Grace E. Chae
Notary Public

My commission expires: 5/31/2012



STATEMENT OF JUSTIFICATION

Vinson Hall Corporation
 Special Exception Amendment Application
 Independent Living Community
 Tax Map Parcels 31-3((1))77A and 83
 May 27, 2009

RECEIVED
 Department of Planning & Zoning
 JUN 19 2009
 Zoning Evaluation Division

I. OVERVIEW

Vinson Hall Retirement Community (VHRC) opened its doors in McLean in 1969 in order to provide affordable housing for the retired military community. Today, VHRC is a well-established and respected facility which currently includes independent living units, assisted living units and skill nursing beds. VHRC's vision is to remain a leader in developing innovative models for senior living, wellness and health preserving programs, and community partnership. They are dedicated to creating a better future for their residents as well as other elders within the community through research, technology application and program development.

For example, VHRC purchased an innovative therapeutic robot pet named Paro directly from the inventor in Japan in March of 2008 before they were available in the US. By October of 2008, VHRC had 5 of the "pets" which are proving to be an excellent way to calm disturbed residents and shift their focus. The devices did not become available for general distribution in the United States until January of 2009.

Also, VHRC has developed a prototype Universal Design apartment, the Innovative Model of Living, which is currently a universal design demonstration site for Fairfax County Area Agency on Aging. VHRC is also involved with research projects with George Mason University and the Uniformed Services University and a pilot site not only for interactive robotic pet therapy but for devices to help with fall prevention.

Many elements of elder care and housing have changed over the years and VHRC has adapted its campus to meet those evolving needs and trends through internal renovation efforts and programmatic changes. However, 40 years have passed since Vinson Hall was founded and the existing campus with its space and building age constraints needs to be further upgraded in order for VHRC to provide the level of care expected and required for their current and future residents.

For example, over the years, market demand has dictated a change in apartment size so several of the apartments in Vinson Hall have been combined to create larger living units. There is, however, a finite number of times that can occur. Additionally, the expectations for the provision of recreational and social amenities for seniors have risen, thereby leading to enhanced spatial requirements for this type of space. There is also a national movement, which recent County initiatives have underscored, toward "aging in place" - the creation of communities where our elderly can remain in place as their dependent needs progress, with the expectation they will maintain convenience to

customary services, safety and security within a familiar environment. To that end, the goals of this project are to promote a "campus" atmosphere where all levels of care are integrated and connected and to ensure an economically healthy facility that can remain viable in today's market while maintaining the integrity of the very beautiful property that Vinson Hall is blessed to have within McLean.

II. DESCRIPTION OF THE PROPERTY

The property is located on the south side of Old Dominion Drive, is zoned R-2 and contains 17.181 acres. It also has frontage on the east side of Kirby Road with entrances off of each road. Directly to the north, also on the south side of Old Dominion Drive, is a small group of retail shops. Chesterbrook Shopping Center, a larger neighborhood retail center as well as other institutional uses are located on the north side of Old Dominion Drive. Different sections of the Franklin Park residential area as well as Chesterbrook Elementary School and First Baptist Church are located to the south, east and west of the subject property. The Sylvestry, Vinson Hall Corporation's memory support assisted living facility, is located on the west side of Kirby Road adjacent to the First Baptist Church. It is under separate special exception and is not included in this application.

III. HISTORY

Initial Establishment - 1969

Vinson Hall was constructed in 1969 prior to the requirement for any legislative zoning approval for the use. The building that exists today on Lot 83 is the original building with one small pool addition allowed by interpretation in the 1990's. Another small staff office addition was allowed by a 2009 interpretation.

First Special Exception - 1981

In 1981, the Board of Supervisors approved SE 80-D-045 to allow the addition of a sundeck to Vinson Hall.

Amendment to the Comprehensive Plan - 1987

On February 23, 1987 the Board of Supervisors approved a Plan Amendment which indicated that housing for the elderly and nursing facilities could be expanded onto adjacent Lot 77A given certain conditions.

Establishment of Arleigh Burke Pavilion - 1987

On September 21, 1987 the Board of Supervisors approved SE 87-D-025 on Lot 83 (Vinson Hall) and Lot 77A (Arleigh Burke Pavilion) to allow the establishment of the assisted living/nursing bed component and to allow 276 housing for the elderly units. This is the current governing approval.

It is noted that the current application does not request an increase in units. As described in the Overview, over the years, the existing units in Vinson Hall have been combined to form larger units, making the current unit count in Vinson Hall only 169 units. The proposed units in the new buildings, as described below, would not bring the total to more than 276.

IV. SPECIAL EXCEPTION REQUEST

This amendment to the approved special exception (1987) on the property for housing for the elderly is filed in order construct new independent living units in a new building. As stated above, the approved limit of 276 units will not be exceeded. Additionally, new community/commons space is proposed to meet the increased demand for recreational and social amenities also previously mentioned.

V. DESCRIPTION OF SPECIAL EXCEPTION PLAT

The proposed site changes are concentrated in the northwest and western portions of the site. Phase 1, as shown on the SE plat, consists of a 156,355 sf addition to Vinson Hall (connected to Vinson Hall by an elevated walkway). Preliminary design calls for a building containing 60 new units. Also part of Phase 1 is an important connection component between the existing Vinson Hall building and Aleigh Burke Pavillion, the assisted living and nursing facility. This is an essential element of the campus master plan because it provides the opportunity to integrate the different levels of care. The buildings shown in this connection area will be a community center/commons building (50,792 sf) which will serve both the independent living residents and the assisted living residents and an elevated walkway between that proposed building and Vinson Hall which will contain the executive offices (2,934 sf). This will allow those offices to be more centrally located on the campus. Phase 1 is presently planned to include a parking deck (one story underground, two stories above ground) in an area currently occupied by a paved parking lot.

Phase 2 may include two additions to the Phase 1 independent living building (43,760 sf) to up to 40 more units.

Existing open-air parking will be retained in some areas and renovated in the area near the proposed independent living building. The existing stormwater management dry pond will be retrofitted to accommodate the new development.

The area of Lot 83 southeast of the proposed commons building (existing Vinson Hall building) will remain undisturbed.

VI. CONFORMANCE WITH THE ZONING ORDINANCE

The application meets the standards specified in Sects. 9-006 and 9-306.

Sect. 9-006, General Standards for a Special Exception

1. The proposed development is within the Kirby Community Planning Sector of the Mclean Planning District. The Land Use recommendations for the Franklin Park area recommend residential use at 1-2 dwelling units per acre. More specifically, the Comprehensive Plan Map indicates that the northern portion of the subject property is planned for institutional use and the southern portion is planned for residential use. As indicated above, there is no increase in density proposed with this application. Most of the proposed development is located in the northern portion of the site in the area planned institutional, adjacent to existing commercial development. The remaining improvements have been limited in height and will be sensitively designed and landscaped. The proposed improvements to this existing institutional use on the property are in harmony with the Comprehensive Plan Map and language recommendations.
2. The use is in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The existing institutional use has served as a transitional between the more intensely developed commercial uses to the north on Old Dominion Drive and the residential development to the south (Franklin Park). The proposal is sensitively designed to minimize impact to adjacent residential properties. The proposed independent living building will be located in the northern portion of the site adjacent to neighboring commercial and other institutional uses. The smaller community building and offices will be limited to 3 and 2 stories, respectively. There will be no site disturbance in the eastern portion of the site, the areas containing steep slopes and mature vegetation and those closest to Franklin Park and Vinson Estates. The site currently has an abundance of surface parking and the proposed improvements have been designed to improve this situation. A large portion of this parking will be removed and replaced with a portion of the independent living building and a green entrance square. The surface parking near Arleigh Burke will be replaced with a parking garage. The independent living building will be constructed with underground parking. The new lot shown on the SE near the entrance to the new independent living building is basically a restriping of the existing lot. Additionally, the existing stormwater management system, designed and approved in the 1980's, will be redesigned for the entire site, improving drainage issues in this steeply sloped area of the County. For these reason, there will be no adverse impact to surrounding properties.
4. There is no increase in the number of approved units for the facility. The ITE trip generation for assisted living is low and trips are generally not in the peak hour. The average resident age at Vinson Hall is 86+ and the community has several vehicles, including buses, to transport residents to events and appointments. The number of employees will increase to 91 on shift.

5. The applicant acknowledges that the Board of Supervisors can impose additional screening measures.
6. The proposal meets the required open space of 60%.
7. Ordinance requirements for parking are satisfied on the site. The existing detention pond on site will be retrofitted and additional filtertraps have been added. Adequate stormwater and drainage management is provided.
8. Signs shall be regulated by Article 12.

Sect. 9-304, Standards for All Category 3 Uses

1. N/A
2. The lot size requirement is met for this application.
3. The bulk regulations for the R-1 are satisfied. The yard requirements specified in the Additional Standards for Independent Living Facilities supersede the District regulations.
4. The performance standards specified for the R-1 will be met.
5. The use shall be subject to Article 17, Site Plans.

Sect. 9-306, Additional Standards for Independent Living Facilities

1. The Applicant acknowledges the minimum age of 62 as an entrance criteria.
2. VHRC prides itself on the services and amenities provided for the residents and one reason the proposed improvements are requested is to upgrade and expand the amenities/opportunities for the residents and keep pace with current trends, technologies and the expectations of today's seniors. The facility currently has a fitness center and pool, several meeting rooms for group interests, a van for transportation to activities and doctor's appointments, and a remarkable program of activities to match the varied interests and physical abilities/limitations of the residents. See attached set of standards to which this answer applies for guidance.
3. This standard has been met. See discussion under Sect. 9-006, Par. 3.
4. This information is shown on the special exception plat.
5. The facility is located on a minor arterial and a collector street.
6. The Applicant is not requesting any additional density beyond that approved in the current governing special exception. Although no density increase is requested, the applicant is willing to provide 15% affordable dwelling units based on the incremental change of that which exists on the property.
7. The Applicant respectfully requests a modification of this standard to allow Arleigh Burke to accept residents for assisted living who have not initially resided in Vinson Hall independent living facilities. There are two trends which are applicable to this request. First, there is a current trend in senior health care called Independent Living Plus which allows a resident to stay in their independent living apartment and receive assisted living care (such as monitoring activity and medication administration) Secondly, there is also a trend toward entering facilities such as Vinson Hall at as much later age. The boom of active adult communities has resulted in people staying in those communities longer. There is more often a need to directly enter assisted living without first being in

independent living. Again, there is no increase in units (IL or AL) with this application so the number of residents will not increase over that which was approved regardless of their housing status. Essentially, the lines of independent living and assisted living are blurring to some degree and the current Zoning Ordinance in Fairfax County does not take into account this aspect of continuing care.

8. The facilities will be used by the residents, staff, and invited guests.
9. The Applicant respectfully requests a modification of the 50 foot maximum height limitation to allow the proposed independent living building to match the existing Vinson Hall building. A waiver of this standard was granted with the first special exception approval. It is noted that the proposed independent living building will be no higher than the existing Vinson Hall structure and is located at the farthest point possible from the adjacent residential uses. The proposed community center, because it is elevated over an existing driveway/access road, is proposed to be 55 feet in height.
10. The Applicant respectfully requests a modification of this standard to allow the proposed garage to be located 15 feet from the front lot line. The purpose of the garage is to eliminate as much surface parking as possible and the garage is located on top of an existing surface lot which is 15 feet from the existing lot line.
11. Applicable transitional screening is provided.
12. Acknowledged.

V. CONCLUSION

VHRC has been a well-respected and contributing member of the McLean community since 1969. The existing facility is in need of updating and renovation in order to keep pace with today's trends in elderly care and senior housing. The proposed development is consistent with current Comprehensive Plan recommendations and shall comply with all ordinances, regulations and adopted standards of Fairfax County with the exception of the modifications justified in this statement. For all of the aforementioned reasons, the Applicant respectfully requests the Staff and the Planning Commission to endorse, and the Board of Supervisors to approve this Special Exception amendment request.

Respectfully submitted,



Lori R. Greenlief
Land Use Planner

ATTACHMENT A

The following information is provided pursuant to the provisions of Section 9-011 of the Fairfax County Zoning Ordinance.

- A. Type of operation: Independent living facility.
- B. Hours of Operation: 24 hours per day, 7 days per week.
- C. Proposed number of employees: 91
- D. Estimated number of patrons: N/A
- E. Traffic Impact: The ITE rate for independent living facilities is 3.48 trips per day. Based on this rate, the 276 independent living units would generate 960 trips per day. The assisted living component (visitors and employees) would generate approximately 227 based on an ITE rate of 3.24. The peak hour trip generation for this use is very low given the shift times, the choice of visitors to not arrive during peak rush hour and the use of the community van for group outings.
- F. Area served: Northern Virginia.
- G. Architectural compatibility: The proposed buildings will be architecturally compatible in terms of materials, color and scale to the existing facilities on campus.
- H. Hazardous or toxic substances: There will be no hazardous or toxic substances generated, utilized, stored or otherwise located on the property as a result of the proposed use.
- I. Statement of conformance: The proposed use will conform to the applicable standards and other regulations related to an independent living facility with the exception of the modifications requested above. Adequate utilities, drainage, parking and other facilities necessary to serve this use will be provided.



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

APPENDIX 4



September 26, 1987

Melanie Miller Reilly, Esquire
McGuire, Woods, Battle and Boothe
8280 Greensboro Drive - Suite 900
McLean, Virginia 22102

Re: Special Exception
Number SE 87-D-025

Dear Ms. Reilly:

At a regular meeting of the Board of Supervisors held on September 21, 1987, the Board approved Special Exception Number SE 87-D-025, in the name of Vinson Pavilion Corporation, Vinson Hall Corporation and Navy, Marine, Coast Guard Residence Foundation, Incorporated, located at Tax Map 31-3 ((1)) 77A and 83 for housing for the elderly pursuant to Sections 3-204, 9-301 and 9-306 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat and these conditions.
4. No more than 276 units of housing for the elderly and 49 accessory nursing beds shall be located on the application site. The nursing beds shall be for the sole use of residents of Vinson Hall or Vinson Pavilion.

5. The number of employees on site at any one time shall not exceed 75.
6. Right-of-way to 45 feet from centerline along Kirby Road necessary for widening to a four-lane facility shall be dedicated for public street purposes. The applicant shall construct full frontage improvements for the Kirby Road frontage of the entire site (including the frontage of both parcels 31-3 ((1)) 77A and 83) to meet Virginia Department of Transportation (VDOT) standards when requested by the VDOT at such time as the Kirby Road bridge over Old Dominion Drive is improved.
7. A right-turn lane for the entrance into the site from Kirby Road shall be designed and constructed by the applicant to meet VDOT requirements.
8. A left-turn lane for the entrance into the site from Old Dominion Drive shall be provided on Old Dominion Drive and shall be designed to VDOT standards.
9. Prior to Site Plan approval, limits of clearing and grading shall be established in conjunction with the County Arborist. All selective clearing and final limits of clearing and grading shall be subject to County Arborist approval.
10. A landscape plan shall be submitted for County Arborist approval prior to site plan submission. This landscape plan shall include adequate parking lot landscaping, courtyard landscaping and foundation planting around the Vinson Pavilion building. No less than 25 feet of transitional screening shall be provided along all edges of the site that are adjacent to or across from single-family detached residences.
11. On parcel 31-3 ((1)) 77A along the entire Kirby Road frontage of the site, a concrete sidewalk shall be constructed to PFM standards and provide a connection between the existing sidewalk located on parcel 31-3 ((1)) 83. This sidewalk connection shall be aligned with the existing sidewalk located on the County School property on the south side of Park Road. A curb cut and crosswalk across Park Road shall be provided. Internal, on-site trails shall connect to the Kirby Road sidewalk.
12. Stormwater management measures required at the time of final site plan approval shall be provided for both Vinson Hall and Vinson Pavilion to the satisfaction of the Director of the Department of Environmental Management.

13. Vinson Pavilion shall be architecturally compatible with the surrounding single-family detached residential community and be no more than 40 feet in height.
14. A public access easement shall be provided by the applicant for the on-site internal trail that parallels Park Road.

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 shall not be valid until this has been accomplished.

Under Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception unless the activity authorized has been established, or unless construction has commenced, and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

The Board also:

1. modified the building height limit;
2. modified the transitional screening requirement to that depicted on the Special Exception Plat and Landscape Plan;
3. waived the barrier requirement;
4. waived the Site Plan requirement for the Vinson Hall portion of the site;
5. waived the dedication and construction of road improvements along the Park Road frontage of the site;
6. waived the sidewalk requirement along Park Road; and
7. modified the Countywide Trails requirement along Kirby Road, subject to the revised Development Conditions, as amended.

September 26, 1987

-4-

If you have any questions concerning this Special Exception, please give me a call.

Very truly yours,



Ethel W. Register, EMC, Agency Director
Office of the Clerk to the Board

EWR/ns

cc: Joseph T. Hix
Real Estate Division, Assessments
Gilbert R. Knowlton, Deputy
Zoning Administrator
Donald D. Smith
Permit, Plan Review Branch
Seldon H. Garnet, Chief
Inspection Services Division
Building Plan Review Branch
Barbara A. Byron, Director
Zoning Evaluation Division



County of Fairfax, Virginia

MEMORANDUM

DATE: September 14, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PN*
Environment and Development Review Branch, DPZ

SUBJECT: Land Use Analysis and Environmental Assessment: SEA 87-D-025
Vinson Hall Corporation

The memorandum, prepared by Jennifer Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Special Exception Amendment (SEA) application dated May 22, 2009 as revised through August 18, 2009. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested.

DESCRIPTION OF THE APPLICATION

The applicant, Vinson Hall Corporation, proposes to amend the existing Special Exception to permit building additions and site modifications to an existing independent living facility. The site is zoned R-2. 253,841 square feet of development is proposed to be added in two phases to the existing 400,304 square feet for a total of 654,145 square feet on the 17.18 acre site. The floor area ratio (FAR) will increase from the existing 0.53 to 0.87. The applicant proposes 100 additional dwelling units for a total of 269 units to be incorporated into a new five story, maximum 60 foot tall building with one level of underground parking. The existing Special Exception approval permits up to 276 units. Phase 1 will consist of 60 of the 100 dwelling units and a three story Commons Building at a maximum of 55 feet tall, an executive office and elevated walkway above an internal street, and a two story parking garage. The parking garage will have one level at grade and one level below grade. Phase 2 will consist of the remaining 40 dwelling units. The two existing access points from Old Dominion Drive and Kirby Road will remain.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in the southeast quadrant of the intersection of Old Dominion Drive and Kirby Road. The site is generally located in an area planned and zoned for low density residential use. Several other institutional uses are located along Kirby Road, including a nursing home, church and cemetery across Kirby Road to the west, Chesterbrook Elementary School across Park Road to the south and a church and school to the north. Old Dominion Drive to the north is at a lower grade than Kirby Road and the Vinson Hall development. Strip commercial uses,

Department of Planning and Zoning
Planning Division
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zoned C-5 and C-6 and planned retail, are located on both sides of Old Dominion Drive in the vicinity of the Vinson Hall development. Single family detached residential uses are located to the south and east of the site.

COMPREHENSIVE PLAN CITATIONS:

Land Use

In the Fairfax County Comprehensive Plan, 2007 Edition, Area II, McLean Planning District, M3 Kirby Community Planning Sector, as amended through January 26, 2009, on page 101, the Plan 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.”

Environment

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, pages 7 to 18, the Plan states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .

Policy j. Regulate land use activities to protect surface and groundwater resources.

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .

Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.

Policy c: Use open space/conservation easements as appropriate to preserve woodlands, monarch trees, and/or rare or otherwise significant stands of trees, as identified by the County. . .

Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*)
- Optimization of energy performance of structures/energy-efficient design
- Use of renewable energy resources
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies
- Reuse of existing building materials for redevelopment projects
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris
- Use of recycled and rapidly renewable building materials
- Use of building materials and products that originate from nearby sources
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®))

program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . .

- Policy c. Ensure that zoning proposals for residential development will qualify for the ENERGY STAR Qualified Homes designation, where such zoning proposals seek development at the high end of the Plan density range and where broader commitments to green building practices are not being applied.
- Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.
- Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses.”

COMPREHENSIVE PLAN MAP: Public Facilities, Governmental and Institutional Use (Tap Map Parcel 31-3 ((1)) 83) and Residential use at 1 – 2 dwelling units per acre (Tax Map Parcel 31-3 ((1)) 77A)

LAND USE ANALYSIS

The applicant is proposing building additions and site modifications to an existing independent living facility located in a generally residential area. The area to be impacted by the new development is primarily near the Kirby Road frontage and along a small portion of Old Dominion Drive. Several cross-sections and renderings that show the relationship of the proposed development to the surrounding area have been provided. These details demonstrate that the development will be compatible with the surrounding area. The parking garage which fronts on Kirby Road, previously proposed to have the highest level 13 feet above grade, will now have the highest level at grade. The applicant accomplished this by reducing the amount of parking. The cross-sections and renderings show that the existing berm along Park Road that winds around to the Kirby Road frontage will be maintained or replaced with one of a slightly higher height after the parking garage is constructed. The berm, preserved mature tree cover, and proposed new plantings will serve to buffer the institutional use. The cross-sections and renderings should be included as part of the SEA Plan. Additionally, the applicant should commit to building materials and an architectural design that will be compatible with the existing buildings.

ENVIRONMENTAL ANALYSIS

Vegetation The subject property contains numerous mature trees throughout the property, including in the area that will be redeveloped. The applicant has proposed to preserve a signature 48 inch diameter oak tree at the center of the redeveloped area. In the areas of proposed disturbance, several tree preservation areas are shown on the SEA Plan. These areas are located along Kirby Road, Park Road and adjacent to residential use in the south central portion of the site. The applicant has proposed to supplement the tree preservation areas with a combination of deciduous and evergreen trees and shrubs internally and around the site boundaries to replace those that will be removed during construction. The applicant has also proposed to plant additional vegetation near Parcel 80C to provide an enhanced buffer to the existing residential use. Staff recommends that the applicant provide a cross section showing the subject property in relation to Parcel 80C that demonstrates that the subject property will have minimal visual impact on the residential property.

It is unclear why additional mature tree growth located to immediately to the north of the Kirby Road vehicular entrance cannot be preserved. It is recommended that the applicant consider preserving additional trees in this area. Additionally, the SEA Landscaping Plan shows trees planted at the entrance to the fire lane from Kirby Road. It is recommended that these trees be located immediately to the north of the fire lane. The applicant should consider using grass pavers for the full length of the fire lane.

Green Building The applicant has been encouraged to seek U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) certification for the proposed residential, commons and executive office buildings. The applicant has communicated to staff that LEED construction is being considered. If the applicant does not commit to seeking LEED certification and to ensure that the site's energy performance will be optimized, at a minimum, it is recommended that the applicant commit to providing appliances, fixtures, systems and building components that are ENERGY STAR qualified. These items are to include heating and cooling systems, vending machines, ceiling fans, ventilation fans, light-fixtures, exit-signs, programmable thermostats, windows and doors, skylights, computers, monitors, printers, laptops, fax machines, copiers, mailing machines, scanners, kitchen appliances, and televisions and other home electronic equipment that may be part of the proposed development.

Stormwater Management/Best Management Practices (SWM/BMP) The subject property is located in the Pimmit Run Watershed. 5.81 acres of the 17.18 acre site will be disturbed with the proposed redevelopment. Two outfalls will be affected by the disturbed area. Outfall 1 is an existing storm sewer structure. The required storage may be detained in a pipe located behind the proposed independent living building. Outfall 2 is an existing receiving structure downstream of an onsite SWM pond. The proposed increase in runoff to the pond will require the pond to be retrofitted. The pond will also become a BMP facility. To meet BMP requirements, the applicant may install tree box filters, rain gardens, vegetated swales or other types of low impact development (LID) techniques, and will retrofit the existing detention pond. The BMP Narrative also states that alternative measures such as green roofs and/or undisturbed open space may be incorporated into the

final design. Several possible LID techniques are depicted on the SEA Plan. The calculations in the SEA Plan demonstrate that 22.78% phosphorus removal is required; and the specified measures will achieve an approximate removal of 23.78%. The BMP measures will be determined at the time of site plan submission. The applicant has provided a SWM/BMP and outfall analysis with calculations and graphics. The adequacy of the submission materials as well as any proposed SWM/BMP measures will be subject to review and approval by DPWES.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map depicts minimum 8 foot wide asphalt major paved trails along the site's frontages on Kirby Road and Old Dominion Drive. On the SEA Plan, the applicant has indicated that an existing four foot wide concrete sidewalk on Kirby Road will be expanded with asphalt to a 10 foot wide trail. Staff recommends that the existing concrete sidewalk should be replaced with a six foot wide sidewalk to be more consistent with adjacent properties and to minimize impact on the vegetated buffer. The sidewalk along this frontage should consist of the same material. The applicant is requesting a trail waiver along Old Dominion Drive in lieu of the existing concrete sidewalk.

PGN: JRB



County of Fairfax, Virginia

MEMORANDUM

August 29, 2009

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Craig Herwig, Urban Forester II *CH*
Forest Conservation Branch, DPWES

SUBJECT: Vinson Hall, SEA 87-D-025

RE: Request for assistance dated August 24, 2009

This review is based on the revised Special Exception Amendment, SEA 87-D-025 stamped "Received, Department of Planning and Zoning, August 24, 2009. A site visit was conducted on July 29, 2009.

General Comment: Comments of the previously submitted SEA were submitted to you in my memo dated August 5, 2009. Most of the comments and recommendations have been addressed in this revised SEA Submission. The following comments and recommendations are provided as a result of revisions to the SEA as well as comments and recommendations previously submitted that are still pertinent to this revised submission of the SEA.

- 1. Comment:** Several landscape trees within the proposed development area appear to be planted within utility easements.

Recommendation: All proposed landscaping within the development area should be located outside utility easements and at least 5 feet away from storm drainage easements containing pipes.

- 2. Comment:** Several proposed landscape trees in various locations throughout the site appear to be planted within 4 feet of a restrictive barriers such as curb and gutter and sidewalks.

Recommendation: Proposed landscape trees should not be located within 4 feet of restrictive barriers.

- 3. Comment:** Several trees appear to be planted within the footprint of the "phase II" building at the northern portion of the site.

Recommendation: Proposed landscape trees should not be shown to be planted within the footprint of the proposed "phase II" building at the northern portion of the site.

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4. **Comment:** It does not appear interior parking lot landscaping calculations have been provided and it is unclear how the interior parking lot landscaping requirements will be met.

Recommendation: All calculations and illustrations for interior parking lot landscaping should be provided on the landscape plan. To receive credit for the trees counted toward meeting the interior parking lot landscaping requirement, the "areas to be counted" should be shaded and each tree counted toward meeting the requirement should be marked with a symbol indicating its use as a tree providing shade to the area counted.

5. **Comment:** Given the nature of the tree cover on this site, and depending upon the ultimate development configuration provided, several development conditions will be instrumental in assuring adequate tree preservation and protection throughout the development process.

Recommendation: Recommend the following development conditions to ensure effective tree preservation:

Tree Preservation: "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. 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 Special Exception Plat and those additional areas in which trees can be preserved as a result of final engineering.

The tree preservation plan and narrative shall include all items specified in PFM 12-0506 and 12-0508. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan."

Tree Preservation Walk-Through. "The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked

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with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, 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 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 adjacent trees and associated understory vegetation and soil conditions."

Limits of Clearing and Grading. "The Applicant shall conform strictly to the limits of clearing and grading as shown on the Special Exception Plat, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the Special Exception Plat, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities."

Tree Preservation Fencing: "All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing 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 (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure 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 the UFMD, DPWES.”

Root Pruning. “The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”

Site Monitoring. “During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as required by the development conditions and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.”

Please feel free to contact me at 703-324-1770 if you have any questions or concerns about this review.

CSH/
UFMD #: 146685

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

August 5, 2009

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Craig Herwig, Urban Forester III *CSH*
Forest Conservation Branch, DPWES

SUBJECT: Vinson Hall, SEA 87-D-025

RE: Request for assistance dated July 10, 2009

This review is based on the Special Exception Amendment, SEA 87-D-025 stamped "Received, Department of Planning and Zoning, May 28, 2009. A site visit was conducted on July 29, 2009.

- 1. Comment:** An existing vegetation map (EVM) has been provided however it is unclear and does not appear to be accurate. It does not appear that the outer dripline of existing tree canopy as formed by all individual trees and forested areas has been accurately depicted.

Recommendation: The Applicant should provide an EVM that accurately depicts the outer dripline of existing canopy as formed by all individual trees and forested areas and identify the percentage of the development site covered by tree canopy comprised of all self supporting tree and woody plants that exceed five (5) feet in height. These areas should be shaded and labeled indicating the amount of tree canopy claimed.

- 2. Comment:** The Percentage of Gross Site Area Covered by Existing Tree Canopy (Table 12.3, A) and the Minimum Proposed Percentage of the Canopy Requirement that will be Met Through Tree Preservation (Table 12.3, E) as shown in Tree Preservation Target Calculations and Statement appear to be incorrect.

Recommendation: The Applicant should provide information on the Tree Preservation Target Calculations and Statement (table 12.3) based on an accurate EVM.

- 3. Comment:** The Tree Preservation Target Area (Table 12.12, C1), Minimum Area of Trees to Be Preserved (Table 12.12, C10) and total area of trees to be preserved (Table 12.12, C12), appear to be incorrect. In addition, the square footage of area of trees to be preserved as depicted on the landscape sheet does not match the minimum area of trees to be preserved.

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Recommendation: The 10-year tree canopy calculations in accordance with PFM 12-0510 and PFM table 12.12 should be provided demonstrating how the requirements of Chapter 122 (Tree Conservation Ordinance) of the Fairfax County Code will be met.

4. **Comment:** It is unclear how the Applicant proposes to meet the required tree canopy requirements through a combination of tree preservation and planting. The Minimum Plant Schedule provided on the landscape sheet proposes a total of 11,950 square feet of planted tree canopy, however, the Area of Canopy to be Met Through Tree Planting (Table 12.12, D1) shows that 135,210 square feet of canopy will be provided through planting.

Recommendation: The Applicant should clearly demonstrate how the tree canopy requirements of Chapter 122 of the Code will be met through a combination of tree preservation and planting. This information should be provided on the Special Exception Amendment Plat and not at the time of final design as stated in the note at the bottom of table 12.12.

5. **Comment:** During the review of the site, staff noted that several areas of the required transitional screening yards at the southwest and southeast boundaries, adjoining single family dwellings, do not meet the intent of the Transitional Screening and Barrier requirements as per Zoning Ordinance 13-300.

Recommendation: The applicant should provide supplemental planting within the required transitional screening yards to bring the screening yards into conformance with Zoning Ordinance 13-300.

6. **Comment:** Given the nature of the tree cover on this site, and depending upon the ultimate development configuration provided, several development conditions will be instrumental in assuring adequate tree preservation and protection throughout the development process.

Recommendation: Recommend the following development conditions to ensure effective tree preservation:

Tree Preservation: "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.



The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. 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 Special Exception Plat and those additional areas in which trees can be preserved as a result of final engineering.

The tree preservation plan and narrative shall include all items specified in PFM 12-0506 and 12-0508. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.”

Tree Preservation Walk-Through. “The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant’s certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, 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 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 adjacent trees and associated understory vegetation and soil conditions.”

Limits of Clearing and Grading. “The Applicant shall conform strictly to the limits of clearing and grading as shown on the Special Exception Plat, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the Special Exception Plat, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.”



Tree Preservation Fencing: "All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing 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 (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure 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 the UFMD, DPWES."

Root Pruning. "The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete."

Site Monitoring. "During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as required by the development conditions and as approved by the UFMD.



Vinson Hall
SEA 87-D-025
August 5, 2009
Page 5 of 5

The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.”

Please feel free to contact me at 703-324-1770 if you have any questions or concerns about this review.

CSH/
UFMID #: 146685

cc: RA File
DPZ File

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County of Fairfax, Virginia

MEMORANDUM

DATE: September 22, 2009

TO: Regina Coyle
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver *AKR by CAA*
Site Analysis Section
Department of Transportation

FILE: 3-5 (SE 87-D-025)

SUBJECT: Transportation Impact

REFERENCE: SEA 87-D-025 –Vinson Hall
Traffic Zone: 1463
Land Identification Map: 31-3 ((1)) 77A, 83

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on a plat made available to this office dated May 26, 2009, and revised through August 21, 2009. The applicant proposes to construct new independent living units in a new building not to exceed the approved limit of 276 total units. Over the years, existing units have been combined to make larger units and the total is now only 169. The new units will be built in two phases with some other site changes including a three-story parking structure and a community/commons building.

- VDOT has requested that the applicant verify sight distances and provide turn lane warrants at the existing entrances now. *This information should be provided to VDOT as soon as possible so that the application can go forward.*
- VDOT also has requested right-of-way (ROW) dedication on Kirby Road and Old Dominion Drive. The applicant should contact VDOT regarding this issue.
- The plan dated 8/21/09 has the note: "existing 4' conc sidewalk to be expanded with asphalt to a 10' trail" along Kirby Road. Current VDOT trail standards are seven feet from back of curb to trail, ten foot trail, and three feet to ROW line in order for the facility to be maintained by VDOT; or the applicant may apply for a waiver in favor of the sidewalk which also should be reconstructed to VDOT standards (four feet from back of curb, five-foot sidewalk, one foot to ROW line).

SEA-87-D-025
September 22, 2009
Page 2 of 2

This department recommends that this application not proceed until VDOT has received the requested information and provided comments.

AKR/LAH/lah



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

DAVID S. EKERN, P.E.
COMMISSIONER

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

August 14, 2009

Ms. Regina Coyle
Director of Zoning Evaluation
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: Vinson Hall Corporation
SEA 87-D-025
Tax Map No.: 31-3((1)) 77A, 83

Dear Ms. Coyle:

We have reviewed the referenced plan as requested and offer the following comments:

1. The applicant should verify sight distances at the existing entrances.
2. Are the existing right/left deceleration lanes (not shown on the plan) adequate? Are the right/left turn lanes warranted at the existing entrances?
3. The applicant should provide a right of way dedication along Kirby Road and Old Dominion Drive.
4. Trails or sidewalks proposed for VDOT maintenance should be designed according to VDOT standards.
5. The proposed/existing entrances on Kirby Road and Old Dominion Drive should be designed according to VDOT's *Minimum Standards of Entrances to State Highways*.

If you have any questions, please call me at (703) 383-2059.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter K. Gerner".

Peter K. Gerner, P.E.
Transportation Engineer

cc: Ms. Angela Rodeheaver



County of Fairfax, Virginia

MEMORANDUM

DATE: September 30, 2009

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Beth Forbes, Stormwater Engineer *BF*
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Amendment Application #SEA 87-D-025, Vinson Hall,
Special Exception Amendment Plat dated September 24, 2009, LDS Project
#6713-ZONA-001-2, Tax Map #31-3-01-0077A & -0083, Dranesville
District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

Water quality controls are required for this redevelopment (PFM 6-0401.2B). The plat indicates that the on-site pond will be enlarged and retrofit as a BMP facility. A bioretention filter has been proposed. The applicant reports an existing Filterra unit has been installed on the site; additional Filterra units may be required to meet BMP requirements.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are downstream drainage complaints on file. In 2005, erosion was reported at 6271 Old Dominion Drive. Also in 2005, yard flooding was reported at 6215 Park Road.

Stormwater Detention

There is an existing dry pond on this site. A portion of the Phase 1 Commons Building is proposed to be constructed within the current limits of the pond. The narrative states that the pond will be enlarged by further excavating the pond.

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Land Development Services, Environmental and Site Review Division
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An underground detention facility has been proposed to serve the improvements in the northwestern portion of the site. A Public Facilities Manual (PFM) modification request, #6713-WPFM-001-1, for underground detention in a residential area has been submitted. In-line storage has been proposed, whereas off-line storage is required by the PFM (§6-0606.3L). The PFM requires a minimum height of 72 inches for underground storage (§6-1306.3H); DPWES would consider modifying the height to as low 60 inches. The plat shows a 60-inch height for the storage facility. It has been recommend that the Board of Supervisors approve this waiver request with development conditions.

Site Outfall

A site outfall narrative has been provided. At the site plan submission, it will be necessary to provide calculations and a narrative description demonstrating adequate outfall meeting the PFM requirements (PFM 6-0203 & 6-0204).

Please contact me at 703-324-1720 if you require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: September 18, 2009

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Beth Forbes, Stormwater Engineer *BF*
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Amendment Application #SEA 87-D-025, Vinson Hall,
Special Exception Amendment Plat dated August 18, 2009, LDS Project
#6713-ZONA-001-1, Tax Map #31-3-01-0077A & -0083, Dranesville
District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

Water quality controls are required for this redevelopment (PFM 6-0401.2B). The plat indicates that the on-site pond will be enlarged and retrofit as a BMP facility. A bioretention filter has been proposed. The applicant reports an existing Filterra unit has been installed on the site; additional Filterra units may be required to meet BMP requirements.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are downstream drainage complaints on file. In 2005, erosion was reported at 6271 Old Dominion Drive. Also in 2005, yard flooding was reported at 6215 Park Road.

Stormwater Detention

There is an existing dry pond on this site. A portion of the Phase 1 Commons Building is proposed to be constructed within the current limits of the pond. The narrative states that the pond will be enlarged. The pond can be made deeper to some extent. There is little area for the pond to be enlarged horizontally. It is not certain that the pond can be sufficiently enlarged to meet detention requirements from the southwestern portion of the site.

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A modification request, #6713-WPFM-001-1, for underground detention in a residential area has been submitted. The proposed facility would serve the improvements proposed for the northwestern portion of the site. In-line storage has been proposed, whereas off-line storage is required by the PFM (§6-0606.3L). The proposed facility would be 36 to 48 inches in diameter. The preferred diameter for underground facilities is at least 60 inches, however, facilities as small as 48 inches in diameter have been accepted through modifications (PFM 6-1306.3H). It will be recommend that the Board of Supervisors disapprove this waiver request.

Site Outfall

A site outfall narrative has been provided. At the site plan submission, it will be necessary to provide calculations and a narrative description demonstrating adequate outfall meeting the PFM requirements (PFM 6-0203 & 6-0204).

Please contact me at 703-324-1720 if you require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: September 24, 2009

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Beth Forbes, Stormwater Engineer *BF*
Stormwater & Geotechnical Section, Environmental & Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Vinson Hall, SEA 87-D-025, Special Exception Amendment Plat dated August 18, 2009, Tax Map #31-3-01-0083 and #31-3-01-0077A, Dranesville District

REFERENCE: Waiver #6713-WPFM-001-1 for the Location of Underground Facilities in a Residential Area

We have reviewed the referenced submission for consistency with Section 6-0303.8 of the Public Facilities Manual (PFM) which restricts use of underground stormwater management facilities located in a residential development (Attachment B). The Board of Supervisors (Board) may grant a waiver after taking into consideration possible impacts on public safety, the environment, and the burden placed on prospective property owners for maintenance. Underground stormwater management facilities located in residential developments allowed by the Board:

- shall be privately maintained;
- shall be disclosed as part of the chain of title to all future owners responsible for maintenance of the facilities;
- shall not be located in a County storm drainage easement; and,
- shall have a private maintenance agreement, in a form acceptable to the Director of the Department of Public Works and Environmental Services (DPWES), executed before the construction plan is approved.

The owner of Vinson Hall has requested a Special Exception Amendment to allow the expansion of the existing facilities to include approximately 100 new independent living apartments, offices, a common area for residents, and structured parking. Additional stormwater detention will be required to mitigate the proposed increase in impervious area. The site's existing dry pond will be expanded, however, further detention would be required to meet the Public Facilities Manual requirements. The property owner feels that the underground storage will be easier to maintain than a second pond especially given the relatively small volume which needs to be detained. Also, there is insufficient area on the site



to construct a second pond. Finally, the property owner feels that an underground facility would be a safer option for its elderly residents.

ANALYSIS

An analysis of the possible impacts on public safety, the environment, and the burden placed on the owners for maintenance is as follows.

Impacts on Public Safety – The underground facility is proposed to be located within the site on a paved access road at the rear of a proposed residential building. The apartments on the property will be age-restricted; any children on the property would be visitors.

If it is the intent of the Board to approve the waiver request, the property owner shall provide liability insurance in an amount acceptable to Fairfax County as a waiver condition. A typical liability insurance amount is \$1,000,000 against claims associated with underground facilities. The private maintenance agreement shall also hold Fairfax County harmless from any liability associated with the facilities. In addition, locking manholes and doors must be provided at each access point.

Impacts on the Environment – The surrounding areas are developed and the underground facility would outfall into an existing piped storm drainage system. The underground storage would be below an access road. Staff does not believe that there will be any adverse impact on the environment from the underground facilities.

Burden Placed on Property Owner for Maintenance and Future Replacement –

Underground storage facilities are normally required to be off-line. With an off-line design, should a facility become clogged, the storm drain system could continue to operate. When in-line facilities become clogged, the storm drain system's operations would cease. The storm drain system would back up and could overflow. Flooding may be possible depending on the intensity and duration of the storm event.

A minimum height of 72 inches for underground stormwater structures is generally required to facilitate maintenance (PFM 6-1306.3H). Accessibility to the underground facilities is a concern in that sufficient head room is necessary for maintenance purposes. In the recent past, the height of underground facilities has been modified as low as 60 inches. Since the current plat shows a 42-inch height and the waiver request shows a height as low as 36 inches, maintenance of this facility would be difficult. The modification of interior height would not be approved.

A retaining wall, as high as 15 feet in height, is less than 10 feet from the underground facility. This wall is proposed for the area between the access road and adjacent properties. The wall will complicate replacement of the underground facility when it becomes necessary.

If it is the intent of the Board to approve the waiver request, the property owner must execute a maintenance agreement prior to site plan approval. Staff recommends the property owner be required to establish a financial plan for the operation, inspection, and maintenance of the underground facilities. The property owner should be required to establish a fund for the annual maintenance. Staff recommends that the property owner provide an initial deposit in an escrow account in an amount equal to the estimated costs for the first 20 years of maintenance of the facility. The engineer has provided \$3,000 as an estimate of the annual maintenance cost for the facility; staff finds this estimate reasonable. Before site plan

approval, \$60,000 should be placed into escrow to fund 20 years of maintenance. About \$600 per new apartment would be escrowed. These monies would not be available to the owner until bond release.

The property owner should also be required, as a waiver condition, to address future replacement of the underground facilities as part of its private maintenance agreement with the County. In order to maximize the useful life of the underground facility, the property owner must be required to construct the underground facilities with reinforced concrete products only. A replacement cost fund, based on an estimated 50-year lifespan for concrete products, should be established. The replacement reserve fund must be separate from the annual maintenance fund to ensure the monies are available at the time replacement is necessary and have not been previously spent on maintenance activities. The engineer has estimated the construction cost of this facility to be \$29,600; staff finds this estimate reasonable. The owner would be expected to contribute about \$6/year per each new apartment to a fund the facility's replacement.

Staff further recommends that the minimum height of the underground facility be no less than 72 inches in height.

RECOMMENDATION

DPWES recommends that the Board approve the waiver to locate underground facilities in Vinson Hall, a residential area. If it is the intent of the Board to approve the waiver, DPWES recommends the approval be subject to Waiver #6713-WPFM-001-1 Conditions, Vinson Hall, dated September 24, 2009, as contained in Attachment A.

If you have any questions, or need further assistance, please contact me at 4-1720.

ATTACHED DOCUMENTS:

Attachment A – Waiver #6713-WPFM-001-1 Conditions, Vinson Hall, dated September 24, 2009

Attachment B – PFM Section 6-0303.8

cc: Robert A. Stalzer, Deputy County Executive
Jimmie D. Jenkins, Director, DPWES
James Patteson, Director, Land Development Services, DPWES
Steve Aitcheson, Director, Maintenance and Stormwater Management Division, DPWES
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File (6713-ZONA-001)
Waiver File

Waiver #6713-WPFM-001-1 Conditions

Vinson Hall
Special Exception Amendment Application #SEA 87-D-025
September 24, 2009

1. The underground facility shall be constructed in accordance with the development plan and these conditions as determined by the Director of the Department of Public Works and Environmental Services (DPWES).
2. To provide greater accessibility for maintenance purposes, the underground facility shall have a minimum diameter of 72 inches.
3. The underground facility shall be constructed of reinforced concrete products only and incorporate safety features, such as including locking manholes and doors, as determined by DPWES at the time of construction plan submission.
4. The underground facility shall be privately maintained and shall not be located in a County storm drain easement.
5. A private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the Land Records of the County. The private maintenance agreement shall be executed prior to final plan approval.

The private maintenance agreement shall address:

- County inspection and all other issues as may be necessary to insure that the facility is maintained by the property owner in good working condition acceptable to the County so as to control stormwater generated from the redevelopment of the site and to minimize the possibility of clogging events.
 - A condition that the property owner and its successors or assigns shall not petition the County to assume maintenance of or to replace the underground facility.
 - Establishment of a reserve fund for future replacement of the underground facility.
 - Establishment of procedures to follow to facilitate inspection by the County, i.e. advance notice procedure, whom to contact, who has the access keys, etc.
 - A condition that the property owner provide and continuously maintain liability insurance. The typical liability insurance amount is at least \$1,000,000 against claims associated with underground facility.
 - A statement that Fairfax County shall be held harmless from any liability associated with the facility.
6. Operation, inspection, and maintenance procedures associated with the underground facility shall be incorporated into the site construction plan and private maintenance agreement which insure safe operation, inspection, and maintenance of the facility.

7. A financial plan for the property owner to finance regular maintenance and full life-cycle replacement costs shall be established prior to site plan approval. A separate line item in the annual budget for operation, inspection, and maintenance shall be established. A reserve fund for future replacement of the underground facility shall also be established to receive annual deposits based on the initial construction costs and an estimated 50-year lifespan for concrete products.
8. Prior to final construction plan approval, the property owner shall escrow sufficient funds which will cover a 20-year maintenance cycle of the underground facility. These monies shall not be made available to owner until after final bond release.

Fairfax County Government
Public Facilities Manual
Chapter 6 – Storm Drainage

§6-0303.8 (24-88-PFM, 83-04-PFM) Underground detention facilities may not be used in residential developments, including rental townhouses, condominiums and apartments, unless specifically waived by the Board of Supervisors (Board) in conjunction with the approval of a rezoning, proffered condition amendment, special exception, or special exception amendment. In addition, after receiving input from the Director regarding a request by the property owner(s) to use underground detention in a residential development, the Board may grant a waiver if an application for rezoning, proffered condition amendment, special exception, and special exception amendment was approved prior to, June 8, 2004, and if an underground detention facility was a feature shown on an approved proffered development plan or on an approved special exception plat. Any decision by the Board to grant a waiver shall take into consideration possible impacts on public safety, the environment, and the burden placed on prospective owners for maintenance of the facilities. Any property owner(s) seeking a waiver shall provide for adequate funding for maintenance of the facilities where deemed appropriate by the Board. Underground detention facilities approved for use in residential developments by the Board shall be privately maintained, shall be disclosed as part of the chain of title to all future homeowners (e.g. individual members of a homeowners or condominium association) responsible for maintenance of the facilities, shall not be located in a County storm drainage easement, and a private maintenance agreement in a form acceptable to the Director must be executed before the construction plan is approved. Underground detention facilities may be used in commercial and industrial developments where private maintenance agreements are executed and the facilities are not located in a County storm drainage easement.



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Regina M. Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager
Park Planning Branch, PDD 

DATE: August 13, 2009

SUBJECT: SEA 87-D-025, Vinson Hall Corporation
Tax Map Number(s): 31-3((1))77A, 83

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated May 26, 2009, for the above referenced application. The Development Plan shows an addition of 253,841 square feet of floor area for living space and administrative offices in an assisted living facility. There will be no increase in the number of approved units or residents on the site, however an increase of 30 employees is proposed. This addition will be in two buildings on a 17.2-acre parcel to be zoned R-2.

COMPREHENSIVE PLAN CITATIONS

1. Resource Protection (The Policy Plan, Parks and Recreation Objectives 2 & 5, pp. 5-7)

“Objective 2: Protect appropriate land areas in a natural state to ensure preservation of significant and sensitive natural resources.”

“Policy g: Protect parklands from encroachments and minimize adverse human impacts to natural areas.”

“Objective 5: Ensure the long term protection, preservation and sustainability of park resources.”

“Policy a: Protect parklands from adverse impacts of off-site development and uses. Specifically, identify impacts from development proposals that may negatively affect parklands and private properties under protective easements and require mitigation and/or restoration measures, as appropriate.”

ANALYSIS AND RECOMMENDATIONS

Onsite Facilities:

The existing site features and proposed development provide limited leisure opportunities for the residents and visitors of Vinson Hall's facilities. As this facility serves to promote health and well-being of its residents, the addition of natural green spaces to the campus would be desirable to provide spaces for passive leisure, relaxation, and outdoor enjoyment. Site design should include walking paths with landscaped seating and picnic areas for use by individuals visiting friends or relatives residing in this community. Other features such as plazas, gathering places, healing gardens, flowerbeds, fountains, sculpture, and other special landscaping would greatly enhance the facility's environment while providing healthy options for residents, employees, and visitors.

Natural Resources Impact:

This development is in close proximity to Chesterbook School Site, owned and operated by the Fairfax County Park Authority (FCPA). Given the proximity of the applicant's property to parkland, FCPA requests that the applicant not use any plant species, including perennials and seed mixes, identified by the Virginia Department of Conservation & Recreation Division of Natural Heritage (DNH) as invasive. A list of invasive plant species for the state of Virginia can be found at the DNH website at http://www.dcr.virginia.gov/natural_heritage/invspinfo.shtml. Staff requests that all species included in the landscape design be native to minimize any unintentional dispersal of non-native invasive species onto parkland. For a list of native plant species, see the section on the DNH website titled *Native Plants for Conservation, Restoration, and Landscaping* at http://www.dcr.virginia.gov/natural_heritage/nativeplants.shtml.

SUMMARY OF RECOMMENDATIONS

The section summarizes the recommendations included in the preceding analysis section:

- Provide access to natural green spaces on the subject property to provide spaces for passive leisure, relaxation, and outdoor enjoyment.
- Site design should include walking paths, seating areas, healing gardens, or other landscape amenities for use by residents, staff, and visitors.
- Use only native plantings on the landscape plan.

FCPA Reviewer: Andy Galusha
DPZ Coordinator: William O'Donnell

Copy: Cindy Walsh, Director, Resource Management Division
Chron Binder
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: September 30, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Eric Fisher, GIS Analyst III
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Special Exception
Amendment Application SEA 85-D-025

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #401, McLean
2. After construction programmed _____ this property will be serviced by the fire station _____
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is _____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

Proudly Protecting and
Serving Our Community

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov





County of Fairfax, Virginia

MEMORANDUM

DATE: July 17, 2009

TO: Staff Coordinator
Zoning Evaluation Division
Department of Planning & Zoning

FROM: Lana Tran (Tel: 703 324-5008)
Wastewater Planning & Monitoring Division
Department of Public Works & Environmental Services

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. SEA87-D-025
Tax Map No. 031-3/01/0077A, 0083

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

- The application property is located in the Little Pimmit Run (G-2) watershed. It would be sewered into the Blue Plains Treatment plant.
- Based upon current and committed flow, there is excess capacity in the Blue Plains Treatment plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8" inch line located on the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

<u>Sewer Network</u>	<u>Existing Use + Application</u>		<u>Existing Use + Application Previous Rezonings</u>		<u>Existing Use + Application + Comp Plan</u>	
	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>
Collector	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>
Submain	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>
Main/Trunk	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>
Interceptor	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>
Outfall	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>

- Other pertinent information or comments:

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035-0052
Phone: 703-324-5030, Fax: 703-324-3946



9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. 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.
4. 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.
5. 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.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. 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.
8. 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.

9-304 Standards for all Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. 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.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. 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.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-306 Additional Standards for Independent Living Facilities

- 1. Housing and general care shall be provided only for persons who are sixty-two (62) years of age or over, couples where either the husband or wife is sixty-two (62) years of age or over and/or persons with handicaps, as defined in the Federal Fair Housing Act Amendments of 1988, who are eighteen (18) years of age or older and with a spouse and/or caregiver, if any.**
- 2. The Board specifically shall find that applications under this Section adequately and satisfactorily take into account the needs of elderly persons and/or persons with handicaps for transportation, shopping, health, recreational and other similar such facilities and shall impose such reasonable conditions upon any exception granted as may be necessary or expedient to insure provisions of such facilities.**
- 3. The Board shall find that such development shall be compatible with the surrounding neighborhood, shall not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use and shall not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.**
- 4. To assist in assessing whether the overall intensity of the proposed use is consistent with the scale of the surrounding neighborhood, the total gross floor area, including the dwelling unit area and all non-dwelling unit areas, the floor area ratio and the number of dwelling units shall be shown on the plat submitted with the application.**
- 5. No such use shall be established except on a parcel of land fronting on, and with direct access to, a collector street or major thoroughfare.**
- 6. The density of such use shall be based upon the density of the land use recommendation set forth in the adopted comprehensive plan and as further modified by the corresponding multiplier and open space requirements set forth in the schedule provided below. Where the adopted comprehensive plan does not specify a density range in terms of dwelling units per acre, the density range shall be determined in accordance with Sect. 2-804. A minimum of fifteen (15) percent of the total number of dwelling units shall be Affordable Dwelling Units (ADUs). When 100 percent of the dwelling units are ADUs, the total number of units should be calculated using the high end of the residential density range as set forth in the adopted comprehensive plan plus the addition of a twenty (20) percent density bonus. All ADUs shall be administered in accordance with the provisions of Part 8 of Article 2.**
- 7. Independent living facilities may include assisted living facilities and skilled nursing facilities designed solely for the residents as an accessory use.**
- 8. All facilities of the development shall be solely for the use of the residents, employees and invited guests, but not for the general public.**

9. In residential districts, the maximum building height shall be 50 feet and in commercial districts the maximum building height shall be as set forth in the district in which located, except that in all cases greater heights may be approved by the Board.

10. The minimum front, side and rear yard requirements shall be as follows, except greater yards may be required by the Board:

A. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for 0.2 to 8 dwelling units per acre - 50 feet.

B. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for a residential use having a density greater than 8 dwelling units per acre or any commercial, office or industrial use - 30 feet.

11. Transitional screening shall be provided in accordance with the provisions of Article 13, and for the purpose of that Article, an independent living facility shall be deemed a multiple family dwelling.

12. The provisions of Par. 6 above shall not be applicable to proffered rezoning and approved special exception applications or amendments thereto approved prior to May 20, 2003 or for special exception applications approved prior to May 20, 2003 for which a request for additional time to commence construction is subsequently requested in accordance with Sect. 9-015. Additionally, Par. 6 above shall not be applicable, unless requested by the applicant to rezoning and special exception amendment applications filed on or after May 20, 2003, which propose no increase in density over the previously approved density.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		