



FAIRFAX COUNTY

APPLICATION FILED: January 22, 2001
PLANNING COMMISSION: April 19, 2001
BOARD OF SUPERVISORS: April 30, 2001 @ 3:30 PM

V I R G I N I A

April 4, 2001

STAFF REPORT

APPLICATION PCA/FDPA 85-P-111

PROVIDENCE DISTRICT

APPLICANT: Young Women's Christian Association (YWCA)
National Capital Area

ZONING: PDH-3

PARCEL(S): 39-4 ((35)) A

ACREAGE: 3.74 acres (YWCA facility site only)

FAR/DENSITY: 0.07 FAR (YWCA facility site only)

OPEN SPACE: 26% (YWCA facility site only)

PLAN MAP: Residential, 2 - 3 du/ac

PROPOSAL: The applicant is seeking to amend the previously approved proffers and final development plan in order to increase the number of children within the YWCA child care center from 60 to 84 children. No other changes are proposed.

STAFF RECOMMENDATIONS:

Staff recommends that PCA 85-P-111 be approved subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends that FDPA 85-P-111 be approved subject to the proposed development condition contained in Appendix 2 of the Staff Report and the Board's approval of PCA 85-P-111 and the Conceptual Development Plan.

It should be noted that it is not the intent of 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.

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.

PROFFERED CONDITION AMENDMENT /

FINAL DEVELOPMENT PLAN AMENDMENT

PCA 85-P-111

FDPA 85-P-111

PCA 85-P-111

FILED 01/22/01

YWCA NATIONAL CAPITAL AREA INC
PROFFERED CONDITION AMENDMENT
PROPOSED: PUBLIC BENEFIT ASSOCIATION

APPROX. 3.74 ACRES OF LAND; DISTRICT - PROVIDENCE
LOCATED: 522 FEET FRONTAGE ON WOLFTRAP ROAD AND TO
THE REAR CEDAR LANE TO THE S.W., AND
200 FEET WEST OF GALLOWS ROAD

ZONING: PDH- 3

OVERLAY DISTRICT(S):

MAP REF 039-4- /35/ / -A

FDPA 85-P-111

FILED 01/22/01

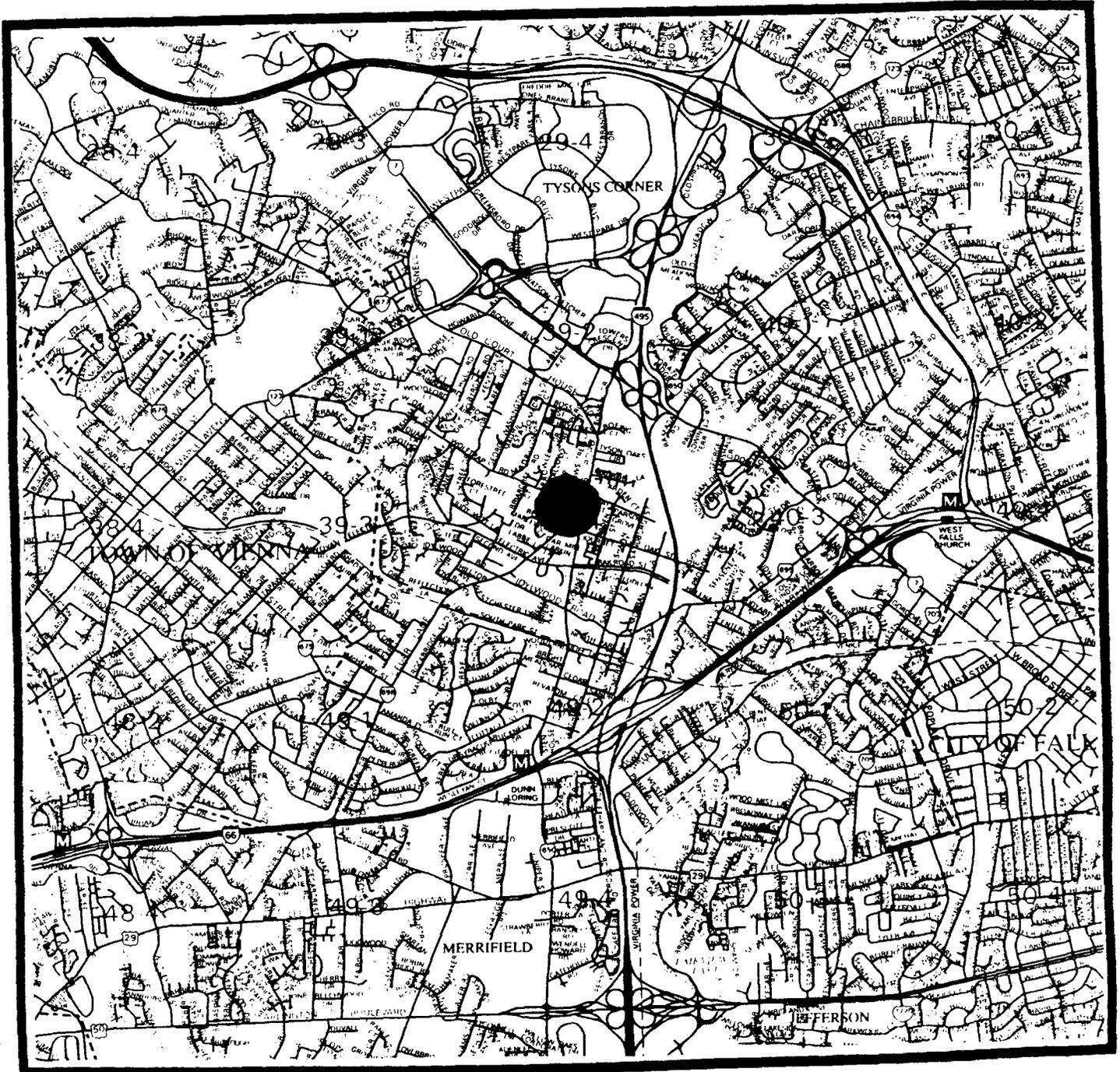
YWCA / NATIONAL CAPITAL AREA
FINAL DEVELOPMENT PLAN AMENDMENT
PROPOSED PUBLIC BENEFIT ASSOCIATION

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PROFFERED CONDITION AMENDMENT /

FINAL DEVELOPMENT PLAN AMENDMENT

PCA 85-P-111

FDPA 85-P-111

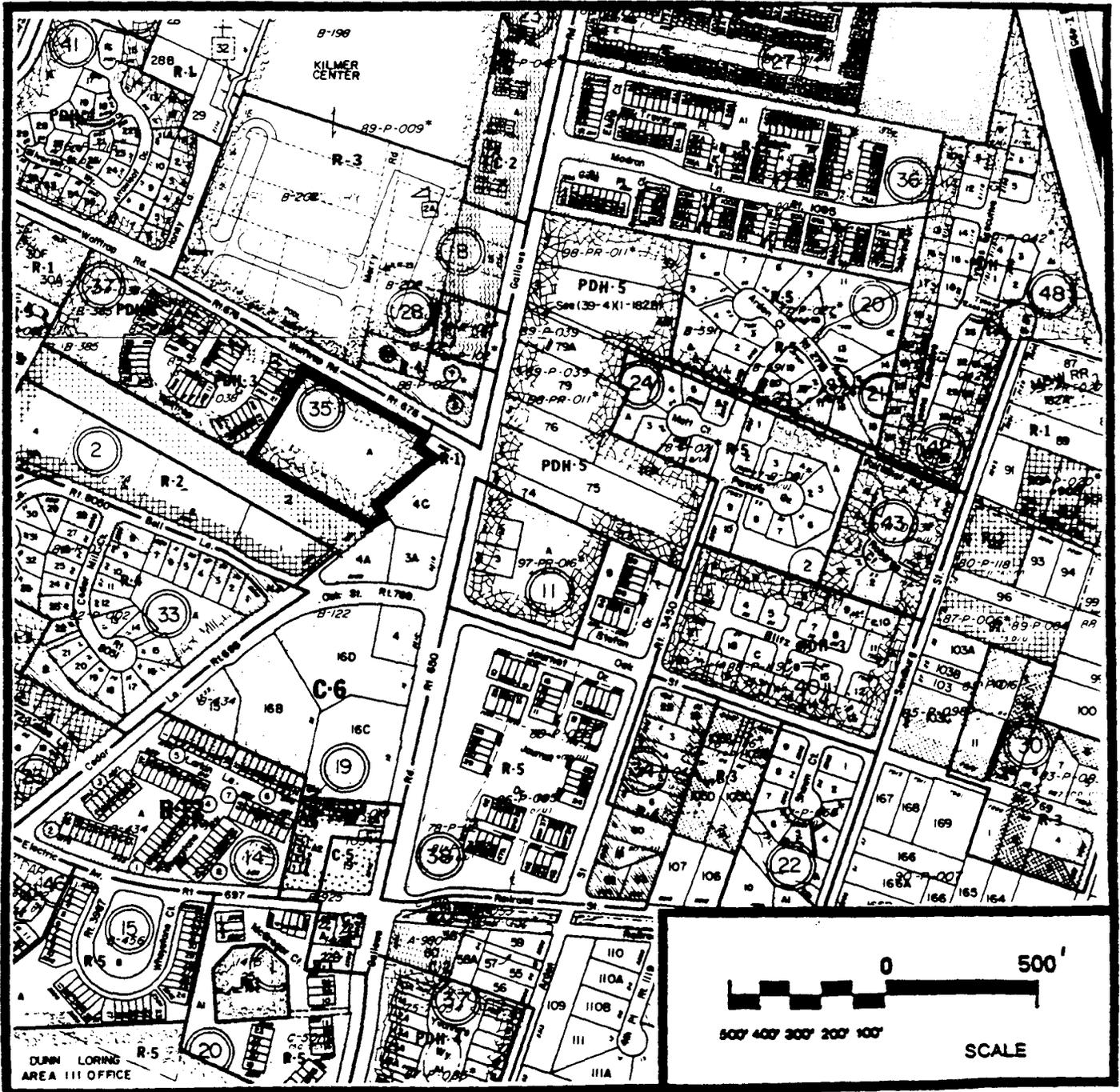
PCA 85-P-111
FILED 01/22/01

FDPA 85-P-111
FILED 01/22/01

YMCA NATIONAL CAPITAL AREA INC
PROFFERED CONDITION AMENDMENT
PROPOSED: PUBLIC BENEFIT ASSOCIATION
APPROX. 3.74 ACRES OF LAND: DISTRICT - PROVIDENCE
LOCATED: 522 FEET FRONTAGE ON WOLFTRAP ROAD AND TO
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ZONING: PDH-3
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MAP REF 039-4- /35/ / -A

MAP REF 039-4- /35/ / -A



DUNN LORING
AREA III OFFICE

SCALE

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

DESCRIPTION OF THE APPLICATION

The applicant is seeking approval to amend the proffers and the Conceptual/Final Development Plan (CDP/FDP) approved in conjunction with RZ 85-P-111 in order to increase the number of children within the Young Women's Christian Association (YWCA) child care center from 60 to 84 children. A note on the approved CDP/FDP currently limits the number of children to a maximum of 60. The YWCA facility is a public benefit association and is permitted in the PDH-3 District as a secondary use per Section 9-302 of the Zoning Ordinance. No physical expansion to the facility is proposed. The applicant reaffirms the previously-approved proffers, dated July 11, 1986.

LOCATION AND CHARACTER

The application property is 3.74 acres, located on the south side of Wolftrap Road, approximately 200 feet west of its intersection with Gallows Road.

The subject site is developed with a 12,000 square foot (SF), one-story building, which includes a child care center, indoor swimming pool, and administrative offices. A 4,500 SF outdoor play area is located on the east side of the facility. At one time, the YWCA facility contained a fitness center; however, this center was closed in September 2000. Currently, the room which housed the fitness center stands vacant and the applicant plans to convert this room into a classroom for the expanded child care center.

There is a 53-space parking lot located to the west of the building. This parking lot has a single entrance to Wolftrap Road. In addition, there is a circular driveway at the building's entrance along Wolftrap Road, which contains two (2) additional parking spaces designated for the disabled. There is an existing sidewalk along the site's Wolftrap Road frontage.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Kilmer Intermediate School; Dunn Loring Volunteer Fire Dept.	R-3; R-4	Public Facilities, Gov't & Institutional
South	Church (Christian Assembly)	R-2	Residential; 2-3 du/ac
East	Office	C-6	Retail and other
West	Residential, single-family attached (Couthouse Woods)	PDH-3	Residential, 2-3 du/ac

BACKGROUND (Appendix 5)

On May 17, 1972, the Board of Zoning Appeals approved Special Permit S-65-72 to permit a YWCA facility with a child care center on 9.90 acres. The approved special permit did not impose a limit on the number of children at the child care center. However, there was a development condition which required that a minimum of 52 parking spaces be provided at the YWCA facility.

On July 21, 1986, the Board of Supervisors approved RZ 85-P-111, subject to executed proffers dated July 11, 1986. This application rezoned 9.90 acres from the R-1 to the PDH-3 District to permit 37 single-family attached units at a density of 3.74 dwelling units per acre (du/ac) and to establish the YWCA as a secondary use (public benefit association) on 3.74 acres of the 9.90 acre site. Because the YWCA was designated as a secondary use on the CDP/FDP, special permit approval was no longer required. A note on the approved CDP/FDP limited the child care center to 60 children.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

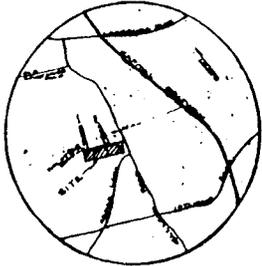
Plan Area: Vienna Planning District; Area II
Planning Sector: Spring Lake Community Planning Sector
Plan Map: Residential, 2 – 3 du/ac
Plan Text:

There is no specific Plan text in the LAND USE RECOMMENDATIONS section of the Spring Lake Community Planning Sector (V3) in the Vienna Planning District section of the 1991 Edition of the Area II volume of the Comprehensive Plan as amended through June 26, 1995, which relates to the subject property.

The Comprehensive Plan map shows that the property is planned for residential use at two (2) to three (3) dwelling units per acre.

ANALYSIS**Conceptual/ Final Development Plan** (Copy at front of staff report)

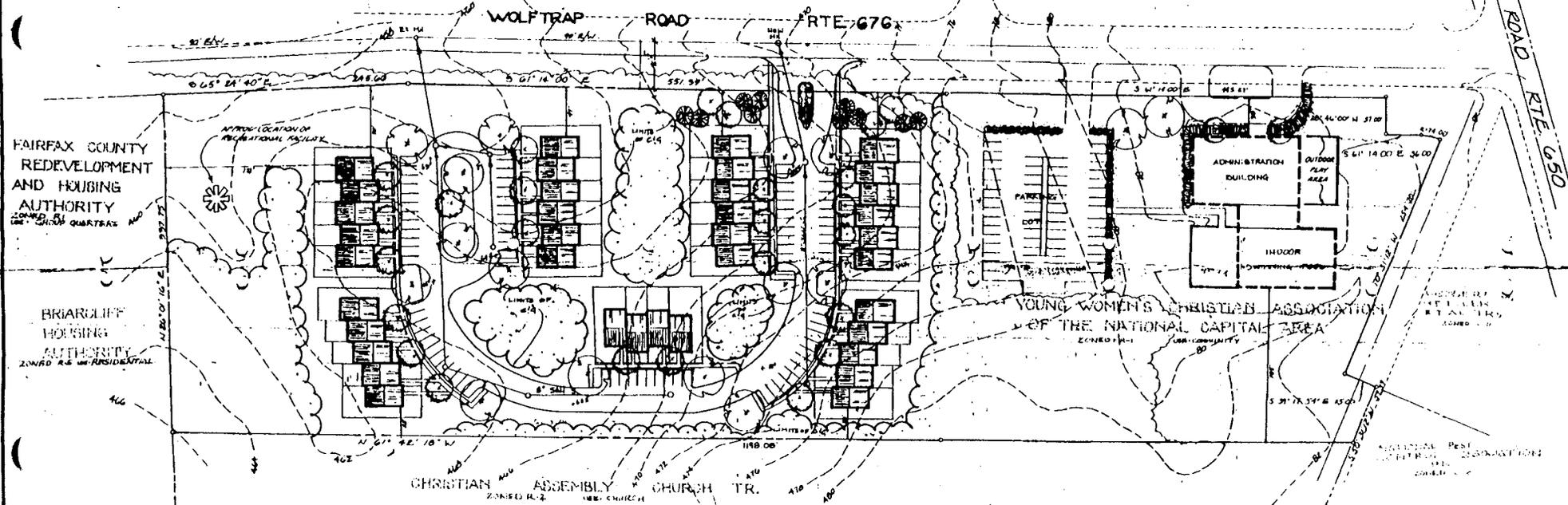
Title of CDP/FDP: YWCA/Wolftrap Road
Prepared By: Dewberry and Davis, LLC
Original and Revision Dates: April 15, 1986, as revised through June 24, 1986



VICINITY MAP
SCALE: 1" = 200'

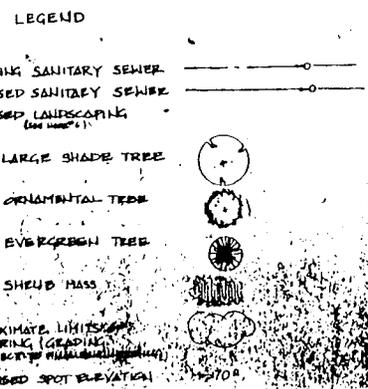
SCHOOL BOARD OF FAIRFAX COUNTY
KILMER INTERMEDIATE SCHOOL
ZONED R-1 USE: SCHOOL

- NOTES:
1. THE PROPERTY SHOWN IS THE SUBJECT OF THIS DEVELOPMENT PLAN IS LOCATED IN THE FAIRFAX COUNTY ZONING MAP AS R-1 (R-1).
 2. THE DEVELOPMENT PROGRAM IS AS SET FORTH IN THE CONCEPTUAL PLAN AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF SUPERVISORS OF THE FAIRFAX COUNTY DEPARTMENT OF PLANNING AND ZONING.
 3. THE LOCATION OF SANITARY SEWER HEADS IS BASED ON INFORMATION PROVIDED FROM THE MOST RECENT DEEDS OF RECORD. THE LOCATION OF SANITARY SEWER HEADS IS BASED ON THE LOCATION OF SANITARY SEWER HEADS AS SHOWN ON THE RECORDS OF THE FAIRFAX COUNTY DEPARTMENT OF PLANNING AND ZONING.
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FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
ZONED R-1
BRIARCLIFF HOUSING AUTHORITY
ZONED R-1

YOUNG WOMEN'S CHRISTIAN ASSOCIATION
OF THE NATIONAL CAPITAL AREA
ZONED R-1



PROPOSED DEVELOPMENT PROGRAM

EXISTING BUILDING	100,000 SQ. FT.
PROPOSED BUILDING	12,000 SQ. FT.
TOTAL TRACT AREA	2.997 AC.
NUMBER OF UNITS PROPOSED	22
PERMITTED UNITS	22
NOVA UNITS	22
TOTAL	22

PROPOSED DENSITY	7.34 DU/AC
OPEN SPACE REQUIRED	1,000 SQ. FT.
OPEN SPACE PROVIDED	1,000 SQ. FT.
NET OPEN SPACE PROVIDED	0.00 AC.
TOTAL OPEN SPACE PROVIDED	0.00 AC.
STAGING RATIO	0.00
TOTAL PARKING REQUIRED	0.00
TOTAL PARKING PROVIDED	0.00

YUCA (PUBLIC BENEFIT ASSOCIATION USE)

EXISTING YUCA BUILDING	12,000 SQ. FT.
(INCLUDES A 40 CAROL CARE CENTER)	
EXISTING PARKING	50 SPACES

APPROVED DEVELOPMENT PLAN

72 R-1-111

DATE: 10/1/11

SCALE: 1" = 200'

PROJECT: KILMER INTERMEDIATE SCHOOL

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 10/1/11

Description of Combined CDP/FDP

A waiver of submission requirements was approved to permit the applicant to submit the previously-approved CDP/FDP for this application. The only change requested under this application is to increase the number of children within the YWCA child care center from 60 to 84 children. A note on the approved FDP currently limits the number of children to a maximum of 60.

The combined Conceptual/Final Development Plan (CDP/FDP) consists of a single sheet. The CDP/FDP depicts 37 single-family attached units and the 12,000 SF YWCA facility.

The existing single-family attached units are located on the western two-thirds of the 9.90 acre site, subject to the original rezoning. There is a single access point into the residential development from Wolftrap Road. A recreational facility which serves the residences is depicted along the western property line. Parking is provided with parking spaces in front of the units. The proposed application does not propose any changes to the residential neighborhood.

The 12,000 SF YWCA facility is located in the northeastern quadrant of the site. A 4,500 SF outdoor play area is located on the east side of the facility. No physical changes are proposed to this facility.

There is a circular driveway in the front of the YWCA building entrance along Wolftrap Road, which contains two (2) accessible parking spaces. To the west of the building and the east of the single-family attached dwellings is a 53-space surface parking lot. An area of mature trees is located between the surface parking lot and the western property boundary which serves as a buffer between the residential development and the YWCA facility. No expansion of the parking lot is proposed. A sidewalk exists along Wolftrap Road.

Land Use Analysis (Appendix 6)

Because the applicant does not propose any physical changes to the existing facility, there are no land use issues. Staff finds that the increase of children at the YWCA child care center from 60 to 84 does not impact the surrounding neighborhood.

Transportation Analysis (Appendix 7)

The request for an increase in enrollment from 60 to 84 children will not create any significant additional traffic impact on the surrounding public street system. Staff requests that all previous transportation commitments be carried forward with this application. The applicant has agreed to this request through the reaffirmation of the original proffers.

Issue: Parking

The Zoning Ordinance requires a parking ratio of 0.19 space per child for a child care center which has a maximum daily enrollment of 99 children or less. For the pool, the Zoning Ordinance requires one (1) space per four (4) person lawfully permitted in the pool at one time, plus one (1) space per pool employee. As such, the total off-street parking requirement for the YWCA facility is 54 spaces.

Resolution:

Site visits reveal that a total of 55 off-street parking spaces are provided, which meets the Zoning Ordinance requirement. However, only the 53 parking spaces within the parking lot are depicted on the CDP/FDP. The two (2) spaces for the disabled, which are located on the circular driveway at the front of the building, are not shown. As such, staff proposes a development condition, which would require the applicant to provide 55 parking spaces. With the implementation of this development condition, this issue is resolved.

Environmental Analysis (Appendix 8)

There are no significant environmental concerns associated with this request.

Public Facilities Analysis

There are no other public facilities issues associated with this request.

ZONING ORDINANCE PROVISIONS (Appendix 9)

The YWCA facility is a public benefit association and is permitted in the PDH-3 District as a secondary use per Sections 6-103 and 9-302 of the Zoning Ordinance. The YWCA was established as a secondary use with the initial rezoning approval in 1986. Sect. 9-302 states that public benefit associations are permitted by right in the PDH District when represented on an approved development plan. As such, this use is not subject to any special permit or special exception requirements. Nevertheless, Par. 3 of Sect. 6-106 states that: *"when a [secondary] use presented in Sect. 6-103 as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles 8 [Special Permits] or 9 [Special Exceptions] shall be used as a guide."* A public benefit association is a Category 3 Use (quasi-public uses) and a child care center with a maximum daily enrollment of 99 children or less is a Group 3 Special Permit Use. Therefore, the proposed use will be reviewed for conformance with the Special Permit Standards for Child Care Centers and the Special Exception standards for all Category 3 Uses.

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

Section 9-304, Standards for all Category 3 Uses, requires that the use be subject to the lot size requirements, bulk regulations, and performance standards of the District in which located. At the time of the original rezoning, the YWCA facility was found to meet these requirements. Given that no physical expansion of the facility is proposed, staff believes this standard continues to be met. Furthermore, as noted in the Transportation Analysis, with the implementation of the staff proposed development condition, the parking requirement has been satisfied.

Sect. 8-305, Additional Standards for Child Care Centers

Par. 2 of Sect. 8-305 provides additional standards for child care centers with an enrollment under 100 children. The first standard requires that the minimum lot area be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the outdoor play area at any one time. With an existing 4,500 SF outdoor play area no more than 45 children would be permitted to use the play area at any one time. Staff has proposed a development condition which limits the number of children in the play area to a maximum of 45 children at any one time. The second standard requires that child care centers with 76 to 99 children have direct access to an existing or programmed public collector street. Wolftrap Road is considered a collector street. Though it is currently not within the VDOT Secondary Road Systems, it is designed as and programmed to become a public street. The third standard requires that child care centers be located so as to permit the pick-up and delivery of all persons on the site. As noted, there is an existing circular driveway in the front of the YWCA building entrance along Wolftrap Road, which allows parents to drop off and pick up their children. Finally, as for the fourth standard, the operation of the child care center will be regulated by Chapter 30 of the County Code, as well as the Virginia Department of Social Services licensing requirements for child day centers. As noted above, all standards have been satisfied.

16-101 and 16-102, Planned Development Standards

These standards were addressed as part of the original approval of this planned development in 1986. The application seeks to increase the number of children at the child care center within the YWCA facility from 60 to 84. No physical changes to the site are proposed. In addition, the applicant proposes to reaffirm all previously-approved proffers. Staff finds that the proposed amendment does not affect the site's conformance with the General Standards and Design for all P-Districts contained in Sect. 16-101 and Sect. 16-102.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed proffers.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds that the proposed applications conform with the Comprehensive Plan and the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of PCA 85-P-111 and the Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1 of the Staff Report.

Staff recommends approval of FDPA 85-P-111, subject to the proposed development condition contained in Appendix 2 of the Staff Report and the Board's approval of PCA 85-P-111 and the Conceptual Development Plan.

It should be noted that it is not the intent of 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.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions
3. Affidavit
4. Statement of Justification
5. Approved Proffers for RZ 85-P-111
6. Plan Citations and Land Use Analysis
7. Transportation Analysis
8. Environmental Analysis
9. Applicable Zoning Ordinance Provisions
10. Glossary

PROFFERS

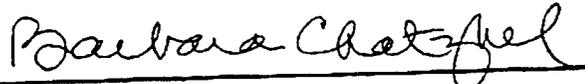
PCA 85-P-111

Young Women's Christian Association National Capital Area, Inc. April 4, 2001

Pursuant to Section 15-2.2303(A) of the 1950 Code of Virginia, as amended, the applicant, Young Women's Christian Association (YWCA) National Capital Area, Inc., proffers that subject to the Board of Supervisors approving a Proffered Condition Amendment, development of the subject property shall be in substantial conformance with the Conceptual/Final Development Plan as revised through June 24, 1986, prepared by Dewberry and Davis, and further qualified by and subject to the proffers dated July 11, 1986, except as follows:

1. Irrespective of any notes on the CDP/FDP, a maximum daily enrollment of 84 children shall be permitted at the child care center within the YWCA facility.
2. Irrespective of that shown on the CDP/FDP, there shall be at least 55 off-street parking spaces, consisting of 53 parking spaces within the parking lot and two (2) accessible spaces within the circular driveway.

Applicant/Agent
Young Women's Christian Association
National Capital Area, Inc.



Barbara Chatzkel

PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS

FDPA 85-P-111

April 4, 2001

If it is the intent of the Planning Commission to approve Final Development Plan Amendment Application FDPA 85-P-111 to amend the previously approved final development plan for Tax Map 39-4 ((35)) A, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Irrespective of any notes on the CDP/FDP, a maximum daily enrollment of 84 children shall be permitted at the child care center within the YWCA facility.
2. Irrespective of that shown on the CDP/FDP, there shall be at least 55 off-street parking spaces, consisting of 53 parking spaces within the parking lot and two (2) accessible spaces within the circular driveway.
3. Outdoor recreation periods for the child care center shall be staggered in order to provide the required usable outdoor recreation space for each child per Par. 2(A) of Sect. 8-305 of the Zoning Ordinance.

REZONING AFFIDAVIT

DATE: March 9, 2001
 (enter date affidavit is notarized)

I, Barbara Chatzkel, 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

2001-17a

in Application No(s): PCA 85-P-111/FDPA 85-P-111
 (enter County-assigned application number(s), e.g. RZ 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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
* <i>a/k/a/</i> YWCA National Capital Area	624 Ninth St., NW Washington, DC 20001	Applicant & Title Owner
Teresa Schwartz	624 Ninth St., NW Washington, DC 20001	President / Agent
Rubie Coles	624 Ninth St., NW Washington, DC 20001	Vice President / Agent
<i>Barbara Chatzkel</i>	<i>P.O. Box 86 Dunn Loring, VA 22027</i>	Agent
* <i>Young Women's Christian Association of the National Capital Area, Inc.</i>		

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

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

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

REZONING AFFIDAVIT

DATE: March 9, 2001
(enter date affidavit is notarized)

2001-17a

for Application No(s): PCA 85-P-111/FDPA 85-P-111
(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, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

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

Young Women's Christian Association of the National Capital Area, Inc., a/k/a YWCA
National Capital Area, 624 Ninth St., NW, Washington, DC 20001

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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 & last name)

NONE

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

Teresa Schwartz, President
Rubie Coles, Vice President
Patricia Brooks-Smith, Secretary
Barbara Chatzkel, Treasurer
See attached Board of Directors listing on attachment to Par 1(b)

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

** All listings which include partnerships or corporations 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 the stock. 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.

Re-zoning Attachment to Par. 1(b)

DATE: March 9, 2001
(enter date affidavit is notarized)

for Application No(s): PCA 85-P-111/FDPA 85-P-111
(enter County-assigned application number(s))

2001-17a

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

- Beatrice Adderley-Kelly, R.N., Ph.D. Thelma Bates Patricia Brooks-Smith
Barbara Chatzkel Sicilia Chinn Rubie Coles
Clare M. Dolan Eileen Harrington May Jung, M.D., M.P.H.
Lilian Alejandra Meza Claudia McKoin Kathy Milligan
Helen Norton Carolyn Peoples Veiga Teresa Schwartz
Carol Tait Angela F. Williams

REZONING AFFIDAVIT

DATE: March 9, 2001
(enter date affidavit is notarized)

for Application No(s): PCA 85-P-111/FDPA 85-P-111
(enter County-assigned application number(s))

2001-17a

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 & number, street, city, state & zip code)
NOT APPLICABLE

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

NAMES AND TITLES OF THE PARTNERS (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)
NONE

Two columns of horizontal lines for listing partner names and titles.

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

** All listings which include partnerships or corporations 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 the stock. 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.

REZONING AFFIDAVIT

DATE: March 9, 2001
(enter date affidavit is notarized)

2001-17a

for Application No(s): PCA 85-P-111/FDPA 85-P-111
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or 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 line below.)

NONE

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

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or 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 \$200 or more, with any of those listed in Par. 1 above.

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

NONE

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

4. That the information contained in this affidavit is complete 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 [] Applicant's Authorized Agent
Barbara Chatzkel

BARBARA CHATZKEL, TREASURER

(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 9 day of March, 2001, in the State/Comm. of Virginia, County/City of Fairfax.

Jicki Jeff Anderson
Notary Public

My commission expires: February 28, 2003

ITEM #8

**Justification for the Rezoning Application
For the YWCA of the National Capital Area from PDH-3 to PDH-3
Increase from 60 to 84 students in licensed daycare facility**

RECEIVED
PLANNING AND ZONING
DIVISION
DEC 7 - 2000
PLANNING EVALUATION DIVISION

History

The Child Development Center (CDC) at the Northern Virginia (NOVA) Center of the YWCA of the National Capital Area has been in operation since 1984. Located at 8101 Wolftrap Road in the Dunn Loring/Tysons Corner area of Vienna, the CDC currently provides top-quality day care to 60 children, Monday through Friday from 7:00 am until 6:00 pm.

The current enrollment at the center is 8 infants, 12 toddlers, and 39 pre-schoolers.

We are very proud that in October 2000, the NOVA CDC received National Association for the Education of Young Children (NAEYC) accreditation. This nationally recognized accreditation reflects the high quality day care that our center provides. Only 11 other centers in Fairfax County have earned this prestigious certification.

The NOVA CDC is one of four child development centers that the YWCA operates – other locations are one in downtown Washington, DC, and two in McLean, Virginia. Childcare is one of many programs that the YWCA of the National Capital Area provides to metropolitan Washington, DC women in fulfillment of our mission to create opportunities for women's growth, leadership, and power in order to attain peace, justice, freedom and dignity for all people and to eliminate racism.

The Center charges market rates for day care. The last tuition increase of 15 percent was effective July 1, 2000. Even given this recent significant tuition increase, the Center is running at a significant loss. The purpose of this application is to increase our enrollment from 60 students to 84 students. Based on our financial projections, at 84 students, the Center will be self-supporting.

Without the ability to increase enrollment to make the center self-supporting, the Board of Directors plans to close the Center in June 2000. While this is not the desire of the board, the YWCA cannot continue to run a center that is not self-supporting. Given the severe shortage of quality daycare in Fairfax County, we believe that this request will serve the needs of the County, the YWCA, and the children of Fairfax County.

Previous Zoning Actions

In 1986, the YWCA sold a parcel of land for the construction of a townhouse development, Claridge Court. At the conclusion of the sale of the parcel for the townhouse development, the County Zoning Commission approved a Conceptual Development Plan (CDP), RZ-85-P-111, which placed the following restrictions on the YWCA:

1. 60 children
2. The YWCA may expand their facility in the future subject to receiving the appropriate approvals.

We did not appeal the decision at the time because we had no immediate plans to expand the Child Development Center and the notes limiting the size of the center to 60 children posed no problem.

Today, childcare needs and the economics of operating a center are different. The purpose of this application is to modify the notes #10 and #11 on the Conceptual Development Plan (CDP) to permit the expansion of the Child Development Center from 60 to 84 students.

Current Request and Rationale

This justification requests a waiver of the submission requirements to use the previously approved Conceptual Development Plan (CDP) and FDPA for this submission requesting approval to expand the existing Child Development Center from 60 to 84 children. This filing is a partial PCA since the request only includes the YWCA operation and does not include the townhouse development covered in the previous PCA.

Our request is to modify notes #10 and #11 of the Conceptual Development Plan (CDP) to increase our enrollment to 84 children.

Physical Plant Description

The YWCA of the National Capital Area is the owner of the building and land under discussion and we are the applicant requesting the increase in the number of students in the Child Development Center.

The current YWCA building footprint, landscaping, and parking do not change as a result of this request to increase the number of child development center students. In September 2000, the YWCA closed the fitness room that had been operated in the center in anticipation of expanding the number of child development center students. The space previously occupied by the fitness room will be converted to a classroom that will accommodate 24 additional

students. Our outside play space will accommodate the increased number of students with no modification. The play yard is approximately 4500 square feet. The licensing requirement for childcare is 75 square feet per child, which will permit 60 children to play outside at any one time. When we expand to 84 students, 24 of whom will be infants who do not use outside play space. No exterior or structural renovations are required, and childcare licensing preliminarily approved the use of the room on September 1, 2000.

The facility maintains adequate parking for all activities occurring at the Center. The zoning ordinance requires .19 parking spaces per child in a childcare environment, which equates to 16 spaces for 84 students. Our off-street parking lot has 53 parking spaces, significantly more than is required.

There will be no impact on transportation flow or to the road network. By closing the fitness room, the number of daily adult members has decreased which will offset the 24 additional students.

Planning for Expansion to 84 Students

In preparation for the expansion to 84 students, we have taken the following steps:

1. Inspection by the Fire Marshall in September which preliminarily approved the room upon receipt of a new occupancy permit, and
2. Inspection by Childcare Licensing which preliminarily approved the room upon receipt of a new occupancy permit.

All these actions indicate that the current physical plant will accommodate the increase in students in a manner consistent with safe and high-quality childcare.

In conclusion, we request approval to expand the Child Development Center at the YWCA of the National Capital Area, located at 8101 Wolftrap Road, Vienna, from 60 to 84 students.



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
 FAIRFAX, VIRGINIA 22030



August 1, 1986

Francis A. McDermott, Esquire
 Hazel, Beckhorn and Hanes
 Post Office Box 547
 Fairfax, Virginia 22030

Re: Rezoning Application
 Number RZ 85-P-111

Dear Mr. McDermott:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 21, 1986, granting, as proffered, Rezoning Application RZ 85-P-111 in the name of YWCA-National Capital Area, Incorporated, to rezone certain property in the Providence District from the R-1 District to the PDH-3 District on subject parcels 39-4 ((1)) 1 consisting of approximately 9.89 acres.

The Board also approved the Conceptual Development Plan, subject to signed proffered conditions dated July 11, 1986, and waived the minimum length for private streets.

Very truly yours,

Ethel Wilcox Register, Clerk
 Clerk to the Board of Supervisors

EWR:ns

cc: Lurty C. Houff Jr., Director
 Real Estate Division
 Gilbert R. Knowlton, Deputy
 Zoning Administrator
 Richard D. Faubion, Director
 Zoning Evaluation Division
 Fred R. Beales, Supervisor
 Base Property Mapping/Overlay

Young Women's Christian Association
of the National Capital Area, Inc.
RZ 85-P-111.
Tax Map Parcel 39-4-((1))-1

PROFFER

June 3, 1986

Revised June 9, 1986

Revised June 11, 1986

Revised June 19, 1986

Revised July 11, 1986

The undersigned hereby proffers that in the event the Board of Supervisors of Fairfax County, pursuant to the hearing scheduled for June 23, 1986, shall rezone the 9.897 acres which are the subject of Rezoning Application 85-P-111 to the PDH-3 District to permit 37 single family attached units and a community use, development of subject property shall be in general conformance with the Conceptual/Final Development Plan as revised through May 30, 1986, prepared by Dewberry and Davis, and further qualified by and subject to the following terms and conditions:

1. If requested by the Board of Supervisors or the Department of Environmental Management ("DEM") and approved by the Virginia Department of Highways and Transportation ("VDH&T") at the time of final site plan approval, applicant or assigns shall (i) dedicate 45 feet of right-of-way from the existing centerline of Wolftrap Road along subject property frontage; and (ii) make provision to construct one-half section of the appropriate section for a two lane roadway (i.e., one lane of pavement with curb, gutter and sidewalk) along subject property's Wolftrap Road frontage. As an alternative to the roadway improvement referenced in (ii) above, if requested by, and at the sole discretion of the Board of Supervisors and/or DEM, and if approved by VDH&T, applicant or assigns will make a cash contribution, in an amount equal to the cost of constructing the improvement committed in (ii) above, to the County or VDH&T for the construction of improvements to Wolftrap Road between subject property's western boundary and Gallows Road.

2. Approximately 34% of the site, generally as shown on the referenced Plan, shall be reserved for open space. This open space shall be dedicated to a homeowners association and, except as further qualified by this proffer statement and/or the Conceptual/Final Development Plan, shall be left undisturbed.

3. Limits of clearing and grading shall be generally as depicted on the Conceptual/Final Development Plan and coordinated with the County Arborist to protect clusters of quality vegetation on site. The right is specifically reserved to the applicant or assigns, in coordination with the County Arborist and/or DEM, to locate and/or construct within said undisturbed areas pedestrian trails, tot lots, or other recreational facilities, storm water detention facilities and/or other utilities including storm, sanitary sewer, and water lines. In the event the referenced undisturbed areas are utilized for said facilities/utilities, applicant or assigns shall replant/landscape said areas with comparable indigenous vegetation.

4. Applicant or assigns shall provide developed recreational facilities (i.e., multi-use courts, trails and/or tot lots) which equal or exceed Section 6-110 of the Zoning Ordinance.

5. All residential dwellings will meet the energy conservation guidelines as outlined in the Virginia Home Builders E-7 Program.

6. The residential dwellings constructed on subject property shall be compatible in architectural design and/or quality, to those in the Tysons Manor and Wheystone communities.

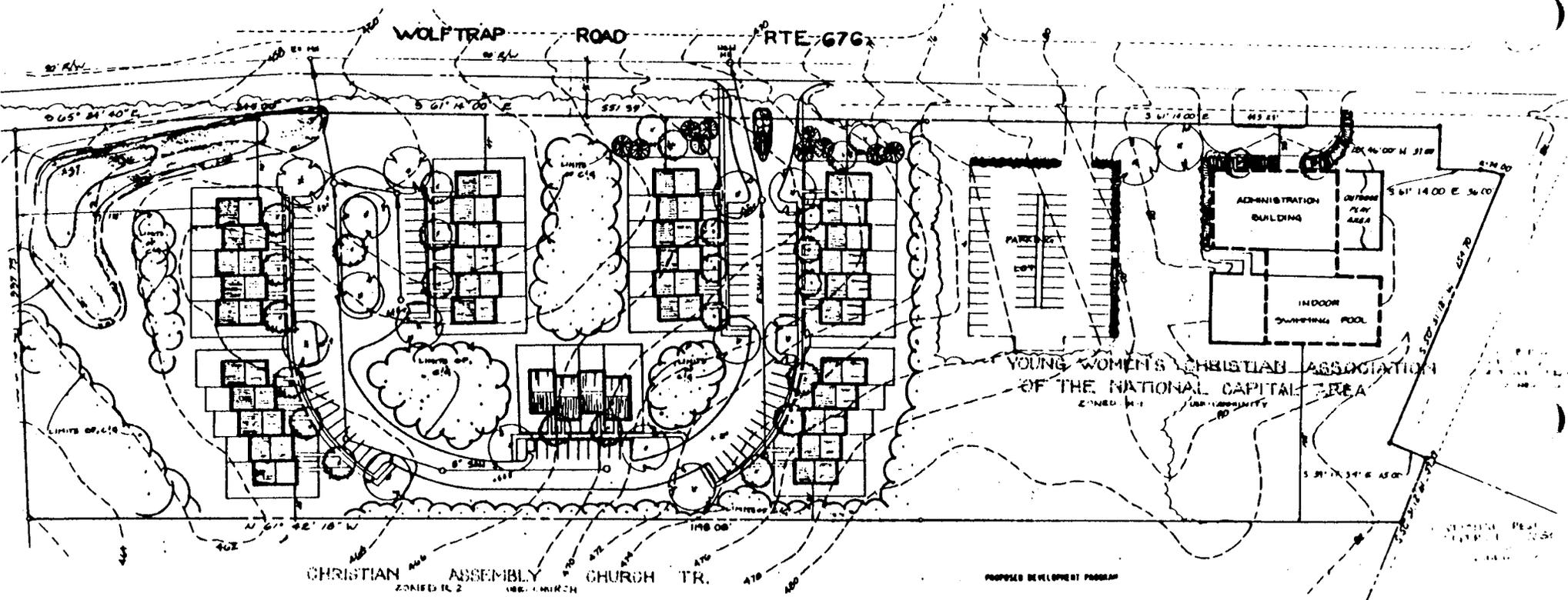
7. Applicant or assigns shall initiate discussions with the appropriate public agencies and with the owners of each parcel along this portion of Wolftrap Road regarding taking action necessary to accomplish the acceptance, by VDH&T, of Wolftrap Road into the state secondary road system.

8. Applicant or assigns shall disclose, in the contract of sale with the original purchaser of each unit constructed on subject property, that each owner may be required to participate in the cost of snow removal from and/or maintenance of Wolftrap Road, if Wolftrap Road is not accepted into the state secondary road system.

YOUNG WOMEN'S CHRISTIAN ASSOCIATION
OF THE NATIONAL CAPITAL AREA, INC.

By Shirley A. Henderson, President

WOLFTRAP ROAD RTE 676



CHRISTIAN ASSEMBLY CHURCH TR.
ZONED R-2 (SEC. CHURCH)

POPPLED DEVELOPMENT PROGRAM

ADMINISTRATION BUILDING

INDOOR SWIMMING POOL

YOUNG WOMEN'S CHRISTIAN ASSOCIATION
OF THE NATIONAL CAPITAL AREA

OUTDOOR PLAY AREA

PARKING

30' R/W

0 65° 24' 40" E

5 01' 14" 00" E

55' 59"

5 01' 14" 00" E

45' 21"

5 01' 14" 00" E

81' 14" 00" E

20' 46" 00" N 31' 00"

81' 14" 00"

5 01' 14" 00" E 36' 00"

237.7'

LIMITS OF C/D

N 67° 42' 18" W

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FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment and Development Review Branch, DPZ

SUBJECT: LAND USE ANALYSIS: PCA 85-P-111
(YWCA)

DATE: 26 March 2001

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of this application. The proposed use, intensity and site design are evaluated in terms of the relevant Plan recommendations and policies.

DESCRIPTION OF THE APPLICATION:

<i>Date of Development Plan</i>	January 18, 2001
<i>Request</i>	Increase child care facility enrollment from 60 to 84
<i>FAR</i>	No change
<i>Land Area</i>	3.74 acres

CHARACTER and PLANNED USE OF THE ADJACENT AREA:

Direction of Adjacent Land	Existing Use	Existing DU/AC or FAR	Average Lot Size (sq. ft.)	Planned Use, FAR or DU/AC	Zoning
NORTH	Public facilities (school, fire and rescue)	N/a	N/a	Public facilities	R-3, R-4
SOUTH	vacant	unknown	N/a	Residential, 2-3	R-2
EAST	Office	.42	N/a	Retail commercial	C-6
WEST	Townhouse residential	3.7	N/a	Residential, 2-3	PDH-3

COMPREHENSIVE PLAN ANALYSIS:

Plan Map:

The subject property is planned for residential use at a density of 2-3 dwelling units per acre, according to the Comprehensive Plan map.

Analysis:

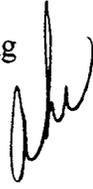
The application does not propose any physical changes to the existing facility. There are no land use issues.

BGD: SEM

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver, Chief 
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 85-P-111)

SUBJECT: Transportation Impact

REFERENCE: PCA 85-P-111, FDPA 85-P-111; YMCA National Capital Area INC.
Traffic Zone: 1534
Land Identification Map: 39-4 ((35)) A

DATE: March 20, 2001

Transmitted herewith are comments of the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this Department stamp dated January 18, 2000.

The referenced application is for an increase in child care center enrollement to 84 children. It is anticipated the child care center will generate 376 VPD/67 VPH trips based on Trip Generation, Sixth Edition: Institute of Transportation Engineers, 1997 (ITE land use code 565).

The proposed application would not create any significant additional impact on the surrounding public street system. Therefore, this Department would not object to approval of this application.

AKR/MGC:mgc

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

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

CHARLES D. NOTTINGHAM
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

March 21, 2001

Barbara A. Byron
Director, Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5503

Subject: YWCA – National Capital Area
YWCA / Wolftrap Road
Fairfax County Application Numbers PCA 85-P-111/FDPA 85-P-111
Tax Map Number 39-4 ((35)) Parcel A

Dear Ms. Byron:

We have reviewed the above noted application. The applicant seeks to increase the enrollment of the day care facility from 60 students to 84 students. No new construction is proposed with this application. The impact to traffic will be little to none as the expansion of the day care is planning to occupy space previously used by the fitness room. The decrease in the number of adult members who previously used the fitness room will help to offset the small amount of additional traffic created by the expansion of the student enrollment.

We have no objection to the approval of this application.

Should you have any questions, please give me a call at (703) 383-2061.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Bassett'.

John Bassett, P. E.
Transportation Engineer

Cc: Angela K. Rodeheaver
D. A. Purvis

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: PCA 85-P-111
YWCA

DATE: 26 March 2001

Irish Grandfield prepared this memorandum. This application is for a Proffer Condition Amendment to increase the enrollment at an existing daycare facility in Dunn Loring. There are no significant environmental concerns based on the Comprehensive Plan.

BGD:JPG

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS**16-101 General Standards**

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
2. Other than those regulations specifically set forth in Article 6 for a particular P district,

the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

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 in the zoning district if the site were developed as a conventional subdivision. See 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	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
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	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		