



APPLICATION ACCEPTED: August 21, 2009
PLANNING COMMISSION: January 21, 2010
BOARD OF SUPERVISORS: January 26, 2010 @ 3:30 pm

County of Fairfax, Virginia

January 6, 2010

STAFF REPORT

APPLICATION SEA 85-L-022-03

MASON DISTRICT

APPLICANT:	Public Broadcasting Service
ZONING:	I-5
PARCEL(S):	81-1 ((9)) A
ACREAGE:	4.31 acres
FAR:	0.18
OPEN SPACE:	50%
PLAN MAP:	Industrial
SE CATEGORY:	Category 1: Light Public Utility Use
PROPOSAL:	Amend SE 85-L-022, previously approved for radio, television, and microwave facility and satellite earth station to a permit building addition and site modifications.

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 85-L-022-03, subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a modification of the transitional screening and barrier requirements along the southern boundary in favor of that shown on the SEA Plat.

Christopher M. DeManche

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



Staff recommends approval of a modification of the loading space requirement.

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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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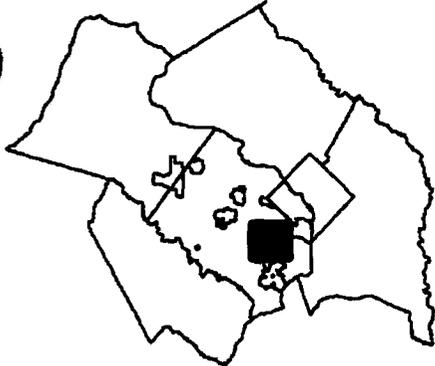
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception Amendment

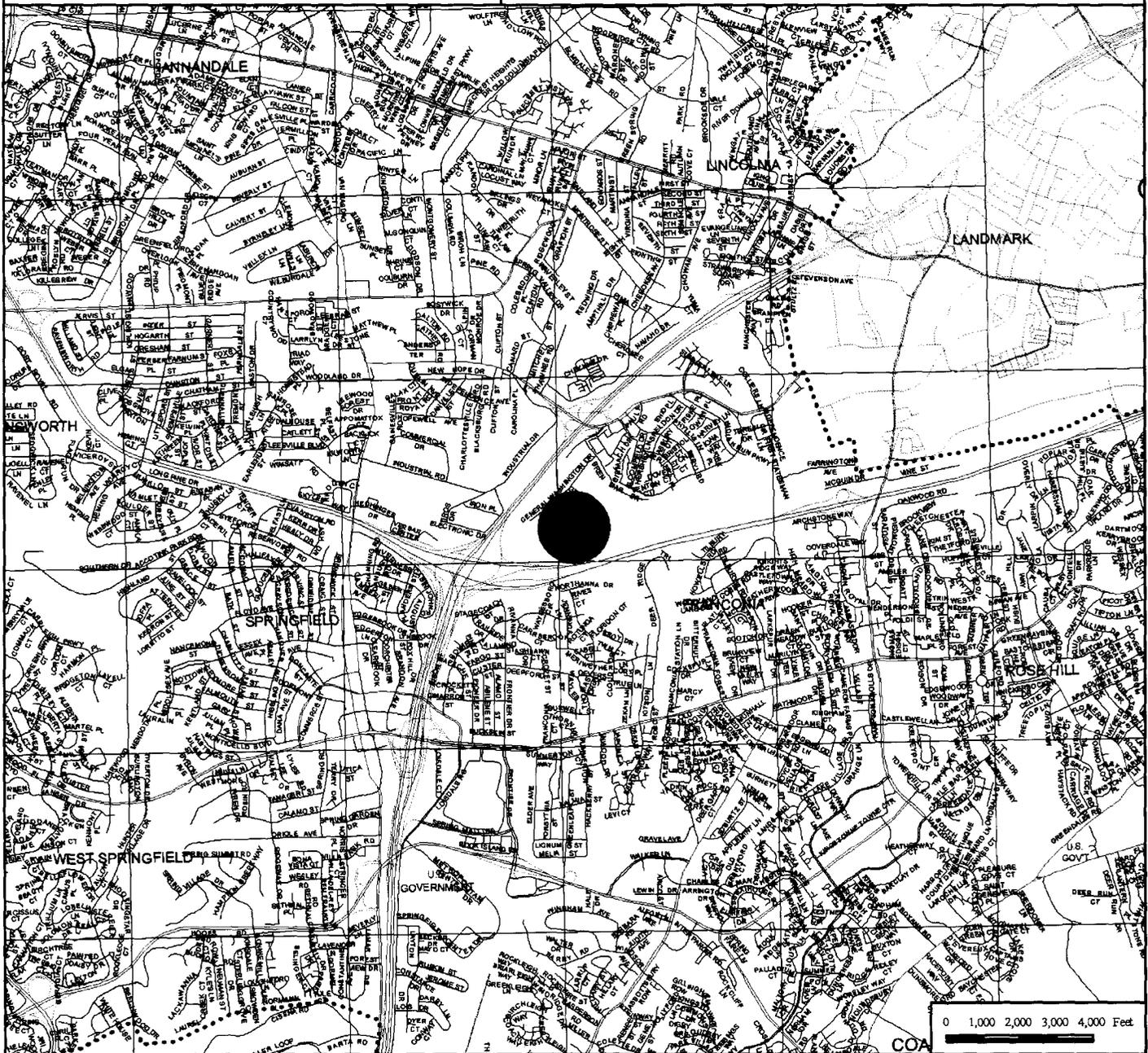
SEA 85-L-022-03

Applicant:
Accepted:
Proposed:

PUBLIC BROADCASTING SERVICE
08/21/2009
AMEND SE 85-L-022 PREVIOUSLY APPROVED
FOR MICROWAVE FACILITIES AND
SATELLITE EARTH STATION TO PERMIT
BUILDING ADDITION AND SITE MODIFICATIONS



Area: 4.31 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: 05-0504
Art 9 Group and Use: 1-03
Located: 6455 STEPHENSON WAY
Zoning: I-5
Plan Area: 1,
Overlay Dist:
Map Ref Num: 081-1- /09/ / A

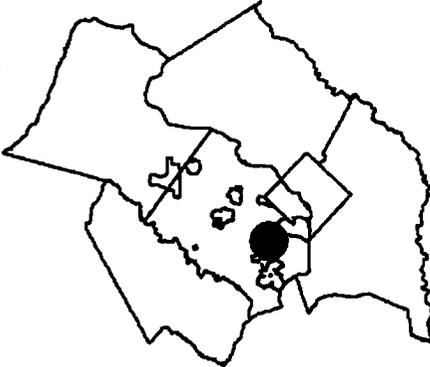


Special Exception Amendment

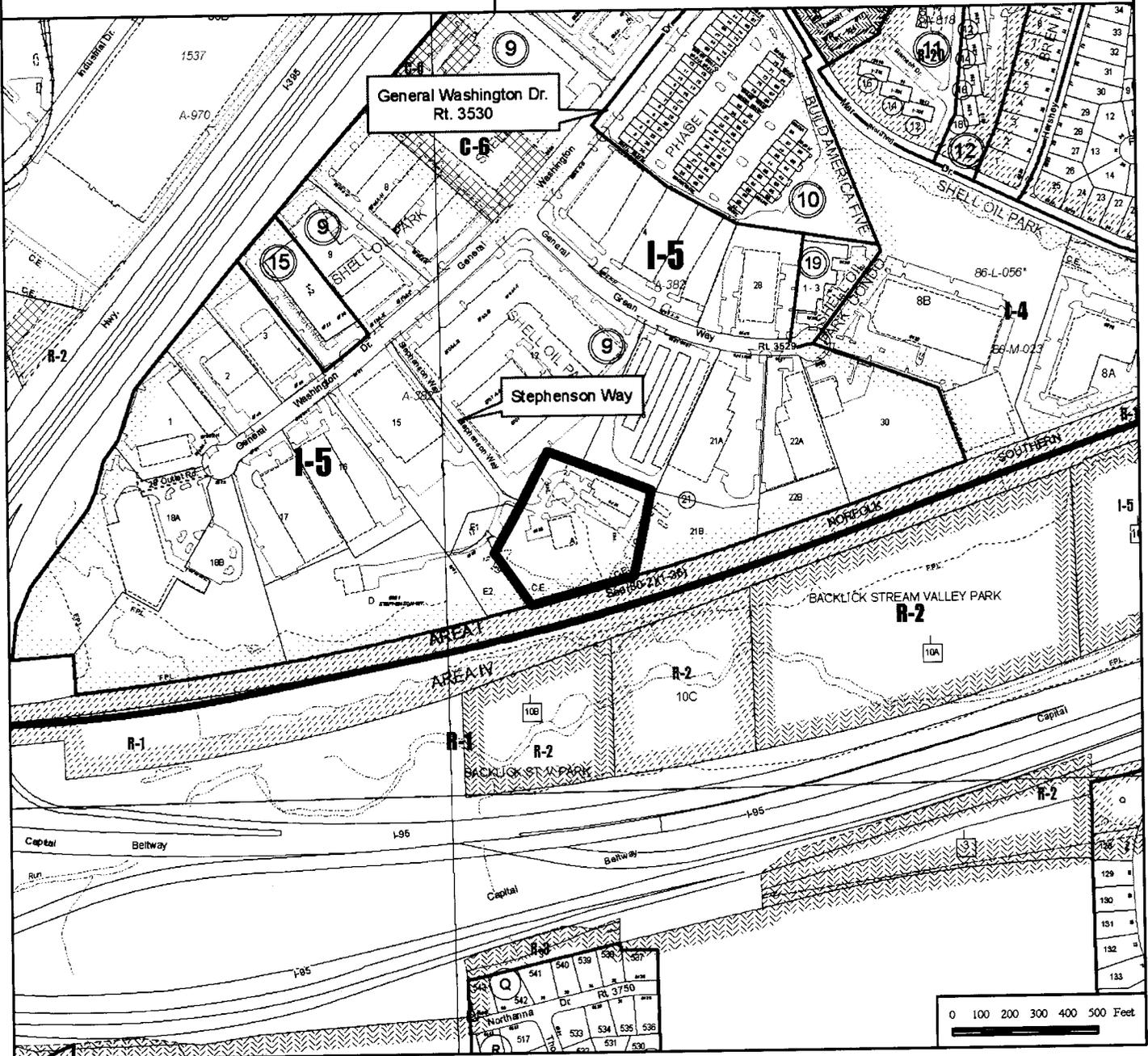
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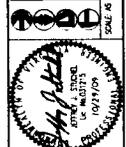


PBS

SPECIAL EXCEPTION AMENDMENT PLAT

6455 STEPHENSON WAY
MASON DISTRICT - FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
 INCORPORATED
 CIVIL ENGINEERS, LAND SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22048
 (703) 532-9900 FAX (703) 532-5307
 WWW.WLPHINC.COM
 DATE: 1/26/09 REV: 1/16/09 07/09
 REV: 5/27/09 02/10/09
 SCALE: AS NOTED



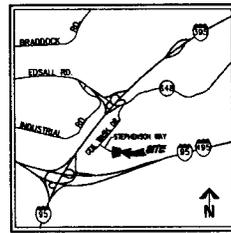
NOTES

- APPLICANT/OWNER: PUBLIC BROADCASTING SERVICE, 8155 STEPHENSON WAY, ALEXANDRIA, VIRGINIA 22312
- THE PROPERTY IS DESIGNATED AS FAIRFAX COUNTY TAX ASSESSMENT MAP PARCEL NUMBER 081-1-09-A, AND IS ZONED I-5.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A COMBINATION OF FIELD RUN TOPOGRAPHY AND AVAILABLE RECORDED INFORMATION. THE CONTOUR INTERVAL IS TWO FEET.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE SHOWN ON THE PLAT.
- THE TOTAL AREA OF THE PROPERTY IS 187,957 SQUARE FEET OR 4.31 ACRES.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- BASED ON AVAILABLE MAPS AND RECORDS, THERE ARE NO KNOWN BURIAL SITES ON THIS PROPERTY.
- THERE ARE NO TRAIL RECOMMENDATIONS FOR THIS SITE IN THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
- EXISTING SATELLITE OPERATIONS CENTER (SOC) BUILT IN 1977 WILL REMAIN. THE EXISTING OFFICE BUILDING, BUILT IN 2005 WILL REMAIN.
- PER FAIRFAX COUNTY MAPS, THERE IS NO RPA ON THE SUBJECT PROPERTY.
- PER FEMA FIRM MAP, 515525010 D, DATED MARCH 5, 1990, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
- CONSERVATION EASEMENTS/WATER QUALITY MANAGEMENT AREAS, AS SHOWN ON SHEET 2, WERE RECORDED AS PART OF 17901-SF-001-2.
- THERE IS NO NEW SEWAGE PROPOSED WITH THIS APPLICATION.
- ACCESS TO THE SITE IS VIA A PRIVATE DRIVE. THEREFORE, THE SPECIAL EXCEPTION PLAT SUBMISSION REQUIREMENT TO SHOW THE DELINEATION OF THE EXISTING CENTERLINE OF ALL STREETS ADJUTING THE PROPERTY, INCLUDING DIMENSIONS FROM THE EXISTING CENTERLINE TO THE EDGE OF THE PAVEMENT AND TO THE EDGE OF THE RIGHT OF WAY ARE NOT APPLICABLE.
- PROPOSED BUILDING ADDITION TO INCLUDE ROOF TOP EQUIPMENT. ROOF TOP EQUIPMENT IS APPROXIMATELY 5.5' X 7.5' AND APPROXIMATELY 9' IN HEIGHT FROM TOP OF ROOF.

WAIVERS/MODIFICATIONS REQUESTED

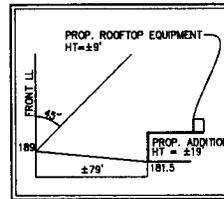
- A MODIFICATION OF THE LOADING REQUIREMENT IS REQUESTED.
- A REAFFIRMATION OF THE MODIFICATION OF THE TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENT ALONG THE SOUTHERN BOUNDARY (APPROVED UNDER SF-85-(1-022) IS REQUESTED.

VICINITY MAP



SCALE: 1"=2000'

BULK PLANE DETAIL
PROPOSED BUILDING ADDITION



SCALE: 1"=40'

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

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

- Special Permits (9-011.2) & 2L
- Cluster Subdivisions (9-011.1G & 1H)
- Development Plans PRC District (16-302.2 & 4L)
- FDP Districts (except PRC) 914-902.1F & 1Q)
- Special Exceptions (9-011.2J & 2L)
- Commercial Redevelopment Districts (9-022.2A (12)(b)(4))
- PRC Plan (16-303.1E & 1G)
- Amendments (18-202.10F & 10I)

- Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading encompasses the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 3.7A.
- Provide:

Facility Name/Type & No.	On-Site area served (acres)	Off-Site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft.)
SEE SHEET 3.7A FOR DETAILED INFORMATION						
						Totals:
- Outlet drainage channels, outfalls and pipe systems are shown on Sheet 8.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 3.7.
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 5.
- A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 7.
- A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 feet from the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 3.8.
- A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 3A.
- Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1, 2.
- A submission waiver is requested for N/A.
- Stormwater management is not required because N/A.

ZONING TABULATION

I-5, GENERAL INDUSTRIAL DISTRICT

	REQUIRED	PROVIDED
MIN. LOT AREA	20,000 SF	187,957 SF
MIN. LOT WIDTH	100 FT	4400 FT
MAX. BLDG. HT.	75 FT	241 FT (EX. OFFICE BUILDING)
		617 FT (EX. 1-STORY BUILDING)
		619 FT (PROP. BUILDING ADDITION)
MIN. YARD REQUIREMENTS		
FRONT	45' ABP, 40 FT	679 FT
SIDE	NONE REQUIRED	N/A
REAR	NONE REQUIRED	N/A
MAX. FAR	0.50	0.18
OPEN SPACE	15%	±50%

PARKING TABULATION

PARKING PROVIDED:	83 SPACES
PARKING REQUIRED:	91 SPACES
EXISTING OFFICE	22,771 SF OF GFA @ 3.8 SPACES/1,000 SF OF GFA = 82 SPACES
EXISTING SATELLITE OPERATIONS CENTER (SOC) PLUS PROPOSED ADDITION	8 EMPLOYEES @ 1.50/EMPLOYEE (SEE NOTE BELOW)
1 COMPANY CAR (IN ACCORDANCE WITH 11-105-1 AND SEA APPROVAL)	= 8 SPACES
TOTAL:	91 SPACES
(NOTE: THE PROPOSED ADDITION TO SOC WILL NOT RESULT IN AN INCREASE IN THE NUMBER OF EMPLOYEES, THEREFORE NO ADDITIONAL PARKING IS REQUIRED.)	
LOADING PROVIDED:	1 SPACE (SEE NOTE BELOW)
LOADING REQUIRED:	2 SPACES
LOADING STANDARD C = 1 SPACE FOR FIRST 10,000 SF OF GFA PLUS 1 SPACE FOR EACH ADDITIONAL 20,000 SF = 2 LOADING SPACES	
(NOTE: A MODIFICATION OF THE LOADING REQUIREMENT IS REQUESTED.)	

BUILDING AREA TABULATION

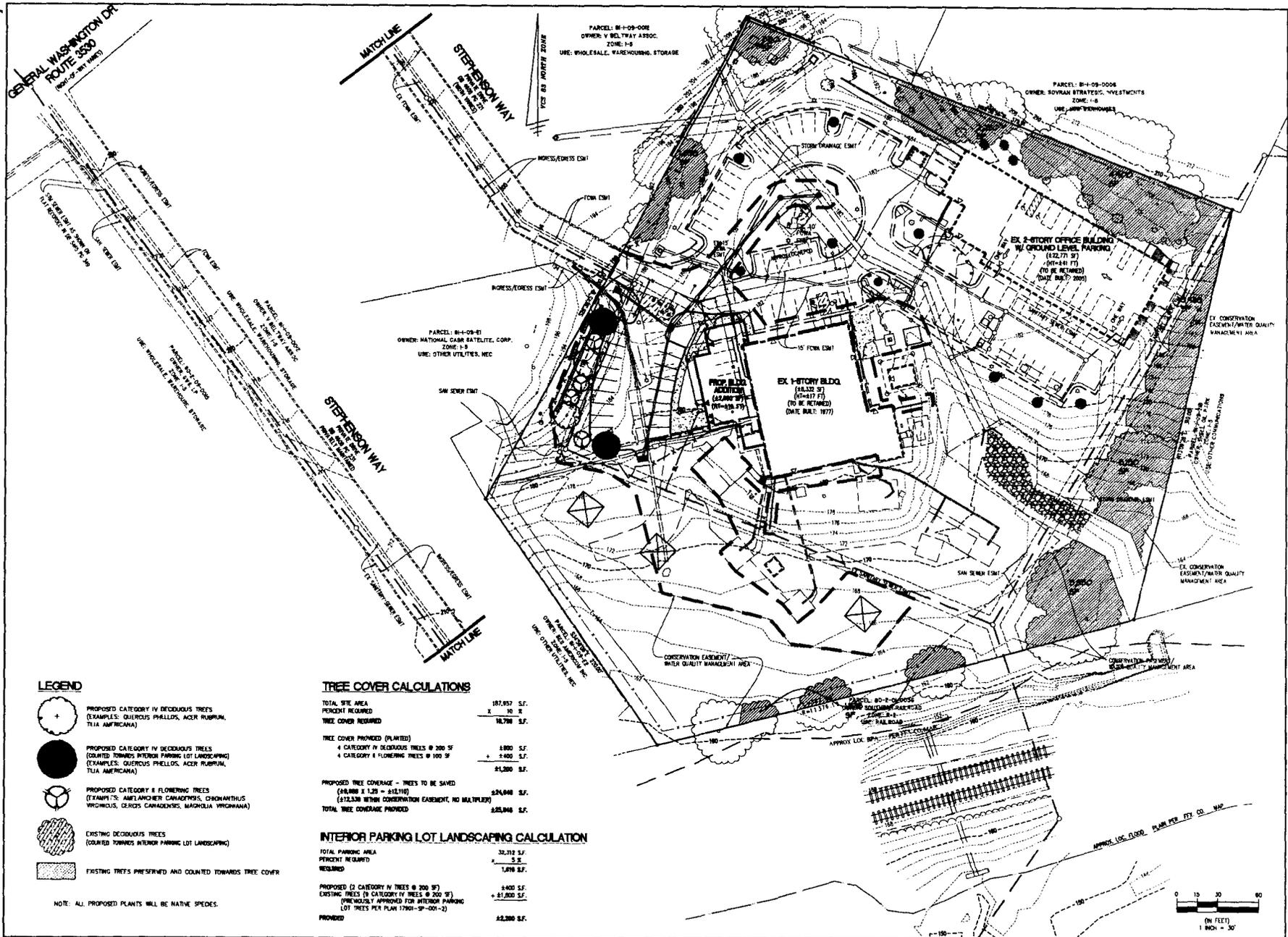
EXISTING OFFICE BUILDING	22,771 SF
EXISTING SOC BUILDING	68,332 SF
PROPOSED ADDITION TO SOC	2,800 SF
TOTAL BUILDING AREA:	94,003 SF
SITE AREA:	187,957 SF
PROPOSED FAR:	0.18

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS PLAN/EXISTING VEGETATION MAP
- SPECIAL EXCEPTION AMENDMENT PLAT
- CONCEPTUAL LANDSCAPE PLAN
- TREE INVENTORY AND PRESERVATION PLAN
- TREE INVENTORY AND PRESERVATION PLAN
- PRELIMINARY STORMWATER MANAGEMENT PLAN
- OUTFALL COMPUTATIONS AND NARRATIVES (PER APPROVED SITE PLAN #17901-SP-001-2)
- ILLUSTRATIVE ELEVATIONS

COVER SHEET

PBS
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



LEGEND

-  PROPOSED CATEGORY IV DECIDUOUS TREES (EXAMPLES: QUERCUS PHAEOLUS, ACER PLUMBIN, TILIA AMERICANA)
-  PROPOSED CATEGORY IV DECIDUOUS TREES (PLANTED TOWARDS INTERIOR PARKING LOT LANDSCAPING) (EXAMPLES: QUERCUS PHAEOLUS, ACER PLUMBIN, TILIA AMERICANA)
-  PROPOSED CATEGORY II FLOWERING TREES (EXAMPLES: AMELANCHIER CANADENSIS, CORYNANTHUS VIRGINICUS, CERCIS CANADENSIS, MAGNOLIA VIRGINIANA)
-  EXISTING DECIDUOUS TREES (COURTESY TOWARDS INTERIOR PARKING LOT LANDSCAPING)
-  EXISTING TREES PRESERVED AND COULATED TOWARDS TREE COVER

NOTE: ALL PROPOSED PLANTS WILL BE NATIVE SPECIES.

TREE COVER CALCULATIONS

TOTAL SITE AREA	187,857 S.F.
PERCENT REQUIRED	10 %
TREE COVER REQUIRED	18,786 S.F.
TREE COVER PROVIDED (PLANTED)	
4 CATEGORY IV DECIDUOUS TREES @ 200 SF	1,800 S.F.
4 CATEGORY II FLOWERING TREES @ 100 SF	4,000 S.F.
	5,800 S.F.
PROPOSED TREE COVERAGE - TREES TO BE SAVED	
(48,000 x 1.25 = 61,210)	61,210 S.F.
(672,838 WITHIN CONSERVATION EASEMENT, NO MULTIPLE)	672,838 S.F.
TOTAL TREE COVERAGE PROVIDED	734,048 S.F.

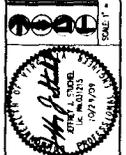
INTERIOR PARKING LOT LANDSCAPING CALCULATION

TOTAL PARKING AREA	32,712 S.F.
PERCENT REQUIRED	5 %
REQUIRED	1,636 S.F.
PROPOSED (2 CATEGORY IV TREES @ 200 SF)	4,000 S.F.
EXISTING TREES (9 CATEGORY IV TREES @ 200 SF)	1,800 S.F.
(WHICH IS APPROVED FOR INTERIOR PARKING LOT TREES PER PLAN 17901-SI-001-2)	1,800 S.F.
PROVIDED	5,800 S.F.

CONCEPTUAL LANDSCAPE PLAN

PBS
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS, LAND SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
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REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

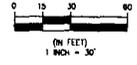


Table 12.12 10-year Tree Canopy Calculation Worksheet			
Step	Totals	Reference	
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.3 SHEET 3	see § 12-0507.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	187,857	§ 12-0510.1(A)
B2	Subtract area dedicated to parks, road frontages, and	0	§ 12-0510.1(B)
B3	Subtract area of exemptions =	0	§ 12-0510.1(C)(1) through § 12-0510.1(C)(6)
B4	Adjusted gross site area (B1 - B2) =	187,857	
B5	Identify site's zoning and/or use		
B6	Percentage of 10-year tree canopy required =	10%	§ 12-509.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B5) =	18,786	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	22,951	SEE TABLE 12.3 THIS SHEET
C2	Total canopy area meeting standards of § 12-509 =	24,648	
C3	C2 x 1.25 =	30,810	§ 12-0509.3(B)
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0	
C5	C4 x 1.5 =	0	§ 12-0509.3(B)(1)
C6	Total of canopy area provided by "Historic," "Memorial," "Specimen," or "Street" trees =	0	
C7	C6 x 1.5 to 3.0 =	0	§ 12-0509.3(B)(7)
C8	Canopy area of trees within Runarson Preservation Areas (CONSERVATION EASEMENT) and 100-year floodplains =	12,538	
C9	C8 x 1.0 =	12,538	§ 12-0509.3(C)(1)
C10	Total of C3, C5, C7 and C9 =	24,648	If area of C10 is less than B7 remainder of requirement must be met through tree planting - see 80.D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (C10) =	0	
D2	Area of canopy planned for air quality benefits =		
D3	x 1.3 =		§ 12-0509.4B(1)
D4	Area of canopy planned for energy conservation =		§ 12-0509.4B(2)
D5	x 1.3 =		
D6	Area of canopy planned for water quality benefits =		§ 12-0509.4B(3)
D7	x 1.25 =		
D8	Area of canopy planned for wildlife benefits =		§ 12-0509.4B(4)
D9	x 1.3 =		
D10	Area of canopy provided by native trees =		§ 12-0509.4B(5)
D11	x 1.3 =		
D12	Area of canopy provided by improved cultivars and varieties =		§ 12-0509.4B(6)
D13	x 1.25 =		§ 12-0509.4B(7)
D14	Area of canopy provided through tree seedlings =		§ 12-0509.4B(8)
D15	x 1.0 =		
D16	Area of canopy provided through native shrubs or woody seedlings =		§ 12-0509.4B(9)
D17	Percentage of D14 represented by D15 =		Must not exceed 33% of D14
D18	Total of canopy area provided through tree planting =	21,200	(NOT REQUIRED)
D19	Is an off-site planting relief requested?	NO	Yes or No
D20	Tree Bank or Tree Fund?	NONE	§ 12-0511
D21	Canopy area requested to be provided through off-site banking or tree fund =	NONE	
D22	Amount to be deposited into the Tree Preservation and Planting Fund =	NONE	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	24,648	
E2	Total of canopy area provided through tree planting (D17) =	21,200	
E3	Total of canopy area provided through wildlife banking (D19) =	0	
E4	Total of 10-year Tree Canopy Provided =	24,648	Total of E1 through E3. Area should meet or exceed area to be

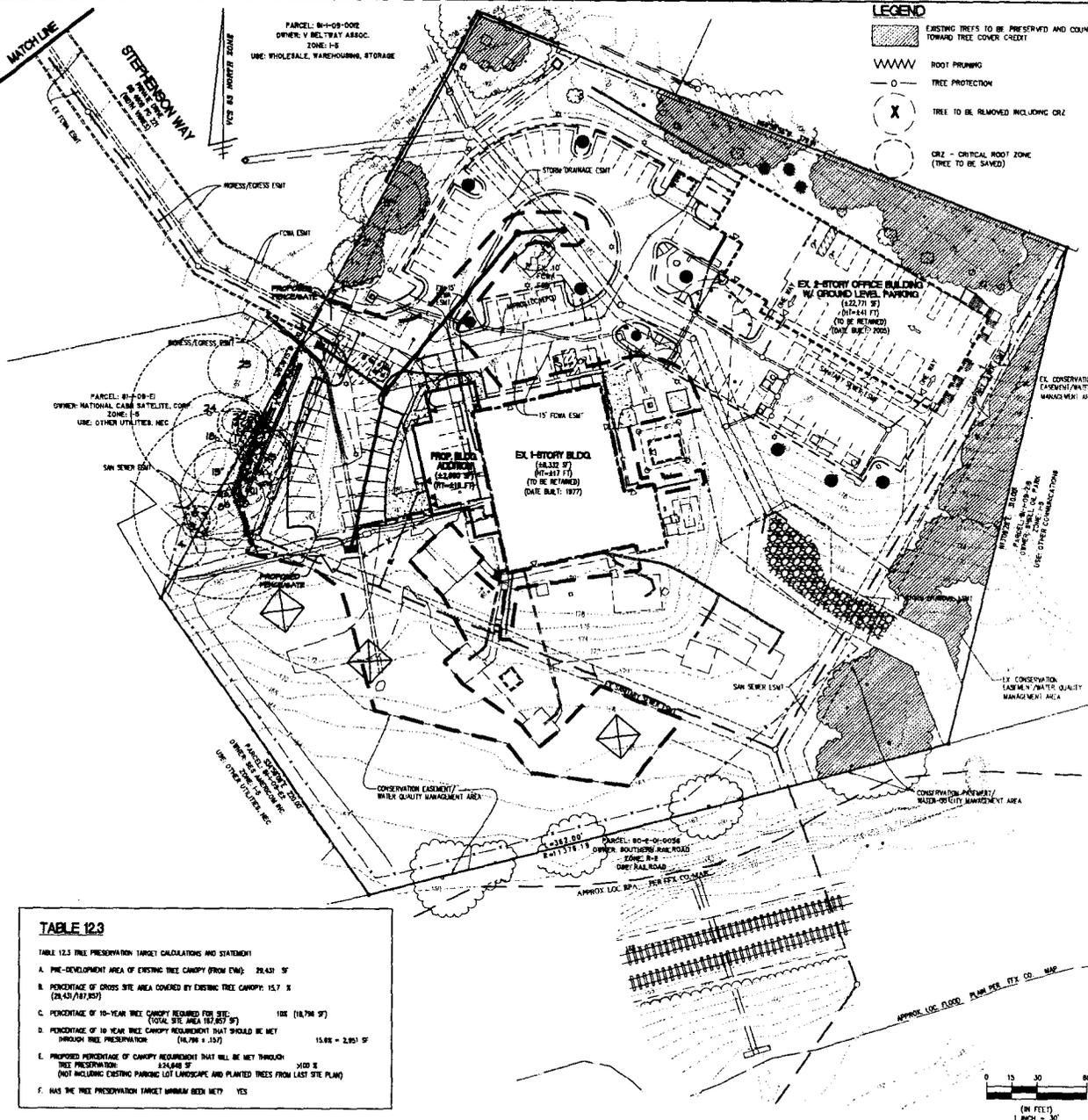


TABLE 12.3

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

- PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM E1): 26,431 SF
- PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: 15.7 % (26,431/187,857)
- PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 10% (18,786 SF) (TOTAL SITE AREA 187,857 SF)
- PERCENTAGE OF 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: 15.8% (2,951 SF) (18,786 + 137)
- PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 24,648 SF (NOT INCLUDING EXISTING PARKING LOT LANDSCAPE AND PLANTED TREES FROM LAST SITE PLAN)
- HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? YES

LEGEND

- EXISTING TREES TO BE PRESERVED AND COUNTED TOWARD TREE COVER CREDIT
- ROOT PRUNING
- TREE PROTECTION
- TREE TO BE REMOVED INCLUDING CRZ
- CRZ - CRITICAL ROOT ZONE (TREE TO BE SAVED)

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 (703) 552-2000 FAX (703) 552-2001 WWW.WLP-INC.COM

DATE: 10/28/2014 10:27:08 AM
 DRAWN BY: [Signature]
 SCALE: 1" = 30'

REVISION APPROVED BY:

NO.	DESCRIPTION	DATE	BY	DATE	APPROVED	DATE

TREE INVENTORY AND PRESERVATION PLAN

PBS
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

FILE NO. 14-11 JOB NO. 14-11 JOB NO. 14-11 CADD DWG. FILE 2400/00/0000000000

SHEET 3 OF 14

OVERALL SITE DRAINAGE SUMMARY

- I. PRE-DEVELOPMENT:**
- A. TOTAL AREA = 4.31 AC.
- CONTRIBUTING AREAS:
- 1.47 AC @ 0.80 (IMPERVIOUS AREA ON-SITE)
 - 0.28 AC @ 0.80 (GRAVEL AREA ON-SITE)
 - 2.56 AC @ 0.30 (OPEN AREA ON-SITE)
 - 4.31 AC

- B. WEIGHTED "C":**
- $$\frac{(1.47)(0.80) + (0.28)(0.80) + (2.56)(0.30)}{4.31} = 0.52$$
- C. TIME OF CONCENTRATION = 5 MIN.**
- D. RUNOFF:**
- Q2 = (0.52)(5.45)(4.31) = 12.21 CFS
- Q10 = (0.52)(7.27)(4.31) = 16.29 CFS

- II. POST-DEVELOPMENT:**
- A. CONTRIBUTING AREAS:
- 1.54 AC @ 0.80 (IMPERVIOUS AREA ON-SITE)
 - 0.27 AC @ 0.80 (GRAVEL AREA ON-SITE)
 - 2.50 AC @ 0.30 (GREEN AREA ON-SITE)
 - 4.31 AC

- B. WEIGHTED "C":**
- $$\frac{(1.54)(0.80) + (0.27)(0.80) + (2.50)(0.30)}{4.31} = 0.53$$
- C. RUNOFF:**
- Q2 = (0.53)(5.45)(4.31) = 12.45 CFS
- Q10 = (0.53)(7.27)(4.31) = 16.81 CFS

- III. POST-DEVELOPMENT (ONSITE UNDETAINED):**
- A. CONTRIBUTING AREAS:
- 0.74 AC @ 0.80 (IMPERVIOUS AREA ON-SITE)
 - 0.27 AC @ 0.80 (GRAVEL AREA ON-SITE)
 - 2.34 AC @ 0.30 (GREEN AREA ON-SITE)
 - 3.35 AC

- B. WEIGHTED "C":**
- $$\frac{(0.74)(0.80) + (0.27)(0.80) + (2.34)(0.30)}{3.35} = 0.46$$
- C. RUNOFF:**
- Q2 = (0.46)(5.45)(3.35) = 8.40 CFS
- Q10 = (0.46)(7.27)(3.35) = 11.20 CFS

- IV. POST-DEVELOPMENT (ONSITE DETAINED):**
- A. CONTRIBUTING AREAS:
- 0.80 AC @ 0.80 (IMPERVIOUS AREA ON-SITE)
 - 0.16 AC @ 0.30 (GREEN AREA ON-SITE)
 - 0.96 AC

- B. WEIGHTED "C":**
- $$\frac{(0.80)(0.80) + (0.16)(0.30)}{0.96} = 0.80$$
- C. RUNOFF:**
- Q2 = (0.80)(5.45)(0.96) = 4.19 CFS
- Q10 = (0.80)(7.27)(0.96) = 5.56 CFS

- V. ALLOWABLE RELEASE FROM DETENTION:**
- GALLOW = OPRE - QPOST UNDETAINED
- Q2 = 12.21 - 8.40 = 3.81 CFS
- Q10 = 16.29 - 11.20 = 5.09 CFS
- VI. COMPLIANCE:**
- Q2 RELEASE FROM DETENTION = 1.62 CFS
- Q10 RELEASE FROM DETENTION = 2.81 CFS
- 1.62 CFS < 2.81 CFS, O.K.
- 5.09 CFS < 5.56 CFS, O.K.

SWM NARRATIVE:

THE PROPOSED DEVELOPMENT RESULTS IN A TOTAL INCREASE IN IMPERVIOUS AREA OF 0.07 AC THEREFORE STORM WATER DETENTION IS REQUIRED. THE REQUIRED DETENTION WILL BE PROVIDED BY AN EXISTING ON-SITE UNDERGROUND STRUCTURE. 2.75 AC OF THE SITE SHEET FLOWS UNDETAINED TO THE SOUTH OF THE SITE THROUGH A WATER QUALITY MANAGEMENT AREA. 0.38 AC OF THE SITE FLOWS UNDETAINED THROUGH A BIORETENTION FILTER AND THEN THROUGH STORM SEWER UNTIL IT OUTFALLS TO A RIP-RAP LEACH CHANNEL. IN THE SOUTHWESTERN PART OF THE SITE AN ADDITIONAL 0.22 AC OF THE SITE FLOWS UNDETAINED THROUGH THE SAME STORM SEWER AND OUTFALLS TO THE SAME RIP-RAP LEACH CHANNEL AS THE BIORETENTION FILTER. 0.86 AC OF THE SITE IS DETAINED IN THE EXISTING UNDERGROUND STRUCTURE. THE ALLOWABLE RELEASES FOR THIS STRUCTURE ARE EQUAL TO THE PRE-DEVELOPMENT FLOWS - THE UNDETAINED FLOWS. THE 2-YEAR ALLOWABLE RELEASE IS 3.81 CFS AND THE 10-YEAR ALLOWABLE RELEASE IS 5.09 CFS. THE FLOWS FROM THE SITE WERE ROUTED THROUGH THE EXISTING STRUCTURE USING AS-BUILT INFORMATION FOR THE SITE AND INVERTS. THE ACTUAL 2 AND 10 YEAR RELEASES ARE 1.62 CFS AND 2.81 CFS, RESPECTIVELY. SINCE THE ACTUAL RELEASES ARE LESS THAN THE ALLOWABLE RELEASES, THE STORM WATER MANAGEMENT REQUIREMENTS FOR THE PROPOSED SITE ARE MET THROUGH THE EXISTING DETENTION STRUCTURE. ADDITIONALLY, THE APPLICANT RESERVES THE RIGHT TO ADD/EXPAND ADDITIONAL SWM FACILITIES WITHIN THE SITE TO MEET FUTURE SWM/BMP REQUIREMENTS PROVIDED MINIMUM OPEN SPACE AND TREE COVER REQUIREMENTS ARE MET. APPROXIMATE FOOTPRINT OF SUCH FUTURE FACILITIES ARE 450 X 1100' AND 225 X 280' WOULD BE LOCATED PRIMARILY UNDER PARKING AREAS.

ADEQUATE OUTFALL NARRATIVE:

STORMWATER RUNOFF LEAVES THIS SITE IN THREE WAYS:

- 1) UNDETAINED THROUGH EXISTING WATER QUALITY MANAGEMENT AREAS
- 2) UNDETAINED THROUGH THE EXISTING RAIN GARDEN
- 3) DETAINED THROUGH THE EXISTING UNDERGROUND STRUCTURE

THE EXISTING UNDERGROUND STRUCTURE DETAINS THE STORMWATER RUNOFF TO PRE-DEVELOPMENT RATES AS SHOWN IN THE COMPUTATIONS ABOVE ON THIS SHEET. STORMWATER FROM THE RAIN GARDEN AND THE EXISTING UNDERGROUND STRUCTURE FLOW THROUGH AN EXISTING ON-SITE CHANNEL WITH RIP-RAP. THE RIP-RAP CHANNEL AND STORM BASIN WERE ADDED FOR THE LAST SITE PLAN FROM 1997-SP-001-2. THE REMAINING UNDETAINED STORMWATER FLOWS TO THE SOUTH THROUGH THE EXISTING WATER QUALITY MANAGEMENT AREAS AND EVENTUALLY JOINS THE EXISTING CHANNEL. ALL STORMWATER DISCHARGES OUTFALL TO A DESIGNATED AREA THAT IS PARALLEL TO THE ROADWAY TRACKS. SEE SHEET # FOR APPROVED OUTFALL COMPUTATIONS AND NARRATIVES FROM APPROVED SITE PLAN #17901-SP-001-2.

Hydrograph Report

Hydrograph hydrograph by infiltration v2.2
Friday, May 29, 2009

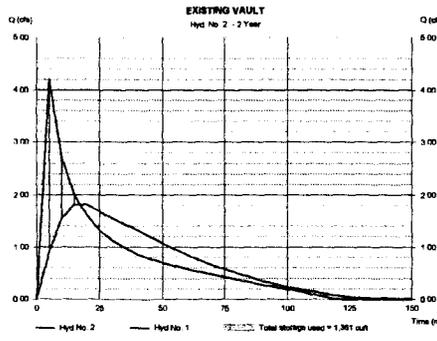
Hyd. No. 2

EXISTING VAULT

Hydrograph type = Reservoir
Storm frequency = 2 yrs
Time interval = 5 min
Inflow hyd. No. = 1- TO DETENTION
Reservoir name = EXISTING VAULT

Peak discharge = 1.818 cfs
Time to peak = 15 min
Hyd. volume = 6.173 cu ft
Max. Elevation = 170.05 ft
Max. Storage = 1,361 cu ft

Storage Infiltration method used



Pond Report

Hydrograph hydrograph by infiltration v2.2
Friday, May 29, 2009

Hyd. No. 2 - EXISTING VAULT

Pond Data

Comments: Un-detained central basin. Average and area method used for volume calculation. Beginning elevation = 168.40'

Stage / Storage Table	Storage (cu ft)	Outflow area (sq ft)	Inlet Storage (cu ft)	Total Storage (cu ft)
0.00	100.00	300	0	100
1.00	92.00	300	0	92
2.00	84.00	300	0	84
3.00	76.00	300	0	76
4.00	68.00	300	0	68
5.00	60.00	300	0	60
6.00	52.00	300	0	52

Outlet / Orifice Structures	[A]	[B]	[C]	[P] (ft)	Flow Structures	[A]	[B]	[C]	[P]
Flow (ft)	15.00	0.00	3.00	0.00	Clear Lm (ft)	0.00	0.00	0.00	0.00
Flow (ft)	10.00	0.00	2.00	0.00	Clear (ft)	0.00	0.00	0.00	0.00
Max. Height	1	1	1	0	Wave Crest	0.33	3.33	3.33	3.33
Flow (ft)	100.00	100.00	100.00	0.00	Wave Type	Rect	Rect	Rect	Rect
Length (ft)	75.00	0.00	0.00	0.00	WaveAngle	Yes	No	No	No
Flow (ft)	1.20	0.00	0.00	0.00	Wave (ft)	0.00	0.00	0.00	0.00
Wavelet	0.01	0.01	0.01	0.01	Wave (ft)	0.00	0.00	0.00	0.00
Orifice Count	0.00	0.00	0.00	0.00	Top Elev (ft)	0.00	0.00	0.00	0.00
Bottom Elevation	0.00	Yes	No	No					

Hydrograph Report

Hydrograph hydrograph by infiltration v2.2
Friday, May 29, 2009

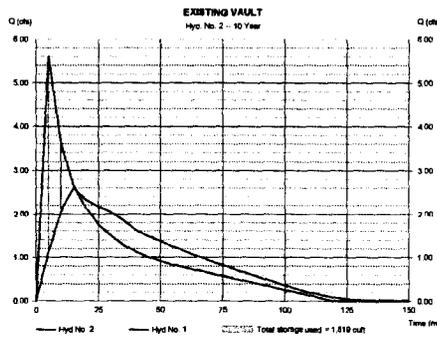
Hyd. No. 2

EXISTING VAULT

Hydrograph type = Reservoir
Storm frequency = 10 yrs
Time interval = 5 min
Inflow hyd. No. = 1- TO DETENTION
Reservoir name = EXISTING VAULT

Peak discharge = 2.807 cfs
Time to peak = 15 min
Hyd. volume = 8.213 cu ft
Max. Elevation = 171.18 ft
Max. Storage = 1,819 cu ft

Storage Infiltration method used



BMP FACILITY DESIGN CALCULATIONS

PART 1. LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

SUBAREA DESIGNATION AND DESCRIPTION	"C"	ACRES
(1)	(2)	(3)
A1 ON-SITE DRAINAGE AREA TO BIORETENTION	0.54	0.38
A2 OFF-SITE DRAINAGE AREA TO BIORETENTION	0.30	0.16
A3 OFF-SITE DRAINAGE AREA TO STORMFILTER	0.80	0.96
A4 WATER QUALITY MANAGEMENT AREA	0.30	0.73
A5 ON-SITE UNCONTROLLED	0.49	2.24
TOTAL SUBAREA AREA:		4.31 ACRES

PART 2. COMPLETE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE (B) WEIGHTED AVERAGE "C" FACTOR = 0.53

(SEE OVERALL SITE DRAINAGE SUMMARY, THIS SHEET)

PART 3 - COMPLETE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION	BMP TYPE	EFFICIENCY E% (1)	AREA RATIO (2)	"C" FACTOR (3)	PRODUCT (4)
(1)	(2)	(3)	(4)	(5)	(6)
A1	ONSITE TO BIORETENTION	85	0.38/4.31	0.54/0.53	5.84
A2	OFFSITE TO BIORETENTION	65	0.16/4.31	0.30/0.53	1.37
A3	ONSITE TO STORM FILTER	50	0.96/4.31	0.80/0.53	16.81
A4	WATER QUALITY MANAGEMENT AREA	100	0.73/4.31	1.00	16.94
MANAGEMENT AREA					40.96

PART 4. DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT (B) 50%

- * WATER SUPPLY OVERLAY DISTRICT (OCCOQUAN WATERSHED) = 50 %
- * CHESAPEAKE BAY PRESERVATION AREA (NEW DEVELOPMENT) = 40 %
- * CHESAPEAKE BAY PRESERVATION AREA (PREDEVELOPMENT) = [1-0.9 * ((TYPE/7)POST)] * 100 = [1-0.9 * (0.34/0.30)] * 100 = 15%

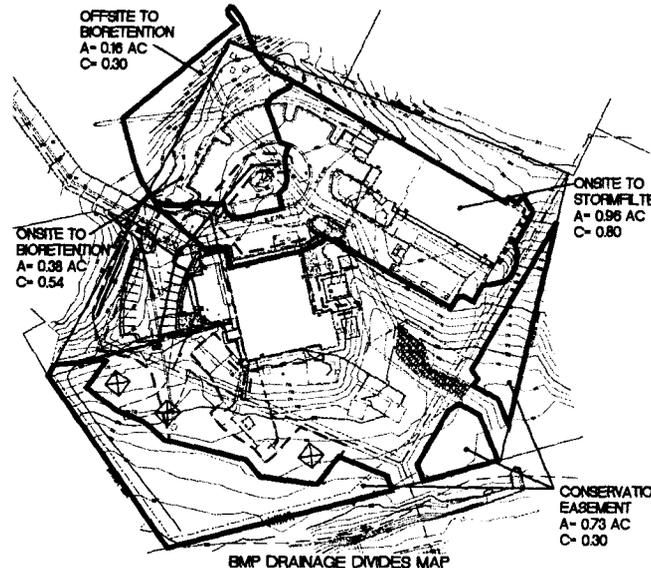
(B) IF LINE 3(A) 40.96% > LINE 4(A) 40%, THEN PHOSPHORUS REMOVAL IS SATISFIED

BMP NARRATIVE:

THERE IS A COMBINATION OF EXISTING BMP PRACTICES ON THIS SITE INCLUDING A BIORETENTION AREA, A STORM FILTER AND A WATER QUALITY MANAGEMENT AREA. THE IMPROVED PHOSPHORUS REMOVAL REQUIREMENT FOR THIS SITE IS 40.9%. THE BIORETENTION AREA CAPTURES 0.16 AC OFF-SITE AND 0.38 AC ON-SITE AT C FACTORS OF 0.30 AND 0.54 RESPECTIVELY. THE STORMFILTER CAPTURES 0.96 AC WITH A C FACTOR OF 0.80. THERE IS AN EXISTING WATER QUALITY MANAGEMENT AREA IN A CONSERVATION EASEMENT THAT TOTALS 0.73 AC WITH A C FACTOR OF 0.30. THE TOTAL PHOSPHORUS REMOVAL OBTAINED USING THESE METHODS IS 40.9% WHICH IS GREATER THAN THE REQUIRED 40%. THEREFORE THE SWP REQUIREMENT FOR THE SITE IS MET. ALL BMP FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED. IF AT TIME OF SITE PLAN IT IS DETERMINED THAT THE EXISTING BMP FACILITIES ARE NOT ADEQUATE, THE DESIGNER RESERVES THE RIGHT TO PROPOSE WATER QUALITY FACILITIES SUCH AS TREE BOX FILTERS, RAIN GARDENS, ROOF DRAIN FILTERS, ETC TO ACHIEVE THE REQUIRED PHOSPHORUS REMOVAL RATE.

OFFSITE TO BIORETENTION

A= 0.16 AC
C= 0.30



BMP DRAINAGE DIVIDES MAP

SCALE: 1" = 60'

PRELIMINARY STORMWATER MANAGEMENT PLAN

REVISION APPROVED BY:

DATE	APPROVED
DATE	BY

PBS
MASON DISTRICT

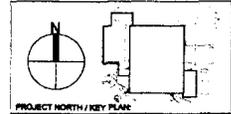
WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-5500 FAX (703) 532-5501
WWW.WLPJMC.COM
DATE: 07/06/09, REV: 01/09/09, 07/10/09
REV: 02/07/09, 07/09/09

FAIRFAX COUNTY, VIRGINIA

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S.O.C. 1 ADDITION AND RENOVATIONS



REVISIONS

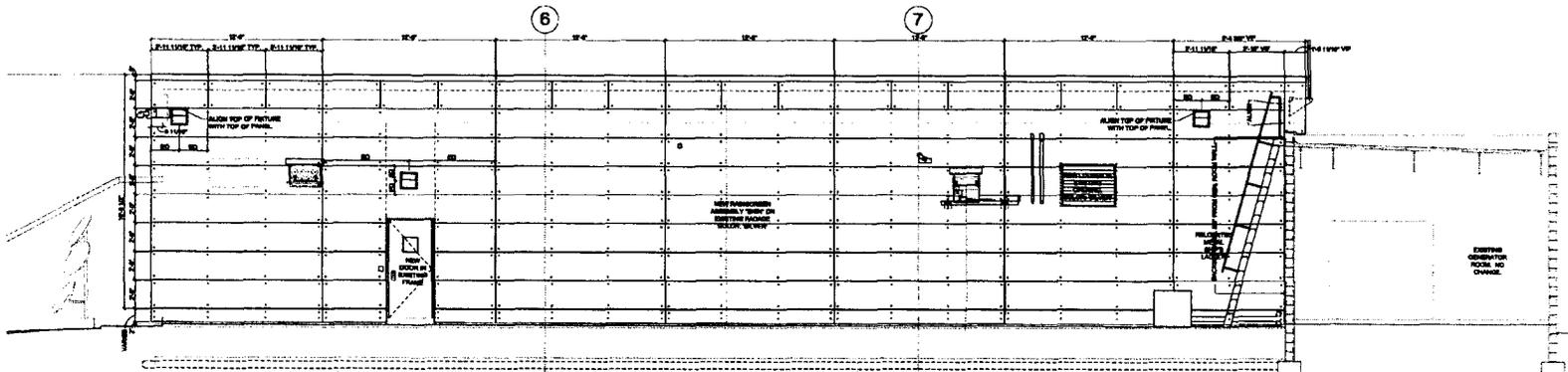
NO.	DESCRIPTION	DATE

S.E.A. ILLUSTRATIVE

SOUTH ELEVATION DETAILS

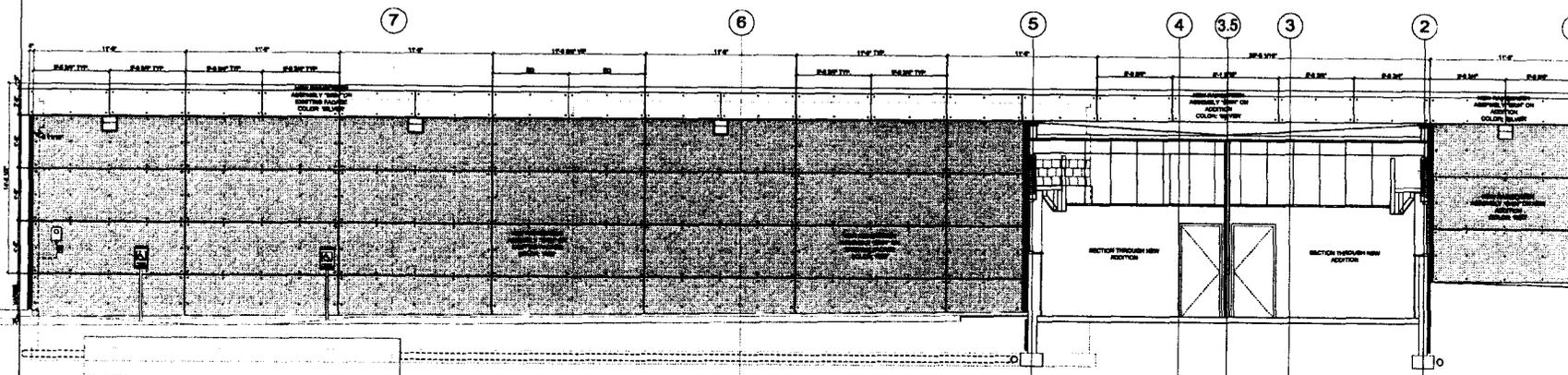
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DATE: 18 OCT 2008	SHEET No.
SCALE: 1/4" = 1'-0"	A-401
DRAWN BY: DLK	
CHECKED BY: MM	



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

ILLUSTRATIVE ELEVATIONS



1 NORTH ELEVATION
SCALE: 3/8" = 1'-0"

ILLUSTRATIVE ELEVATIONS

PROJECT
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ARCH SEAL

CLIENT
SATELLITE OPERATIONS CENTER
 8455 Stephenson Way
 Alexandria, VA 22312
 PH: (703) 738-0474
 FX: (671) 436-4292

PROJECT
**S.O.C. 1
 ADDITION AND
 RENOVATIONS**

DRAWING/WORK KEY:
 EXISTING WORK _____
 DEMOLITION WORK _____
 NEW WORK _____

PROJECT NORTH / KEY PLAN:

REVISIONS

NO.	DATE	DESCRIPTION

ISSUE:

S.E.A. ILLUSTRATIVE

NORTH ELEVATION DETAILS

SHEET TITLE
 S & A PROJECT NUMBER: 832

DATE: 18 OCT 2009 SHEET No. _____
 SCALE: 3/8" = 1'-0"
 DRAWN BY: DJL
 CHECKED BY: MM

A-403

1000 Lakeside Drive
 Chesapeake, VA 23030
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 WWW.SATELLITEOPERATIONS.COM

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ARCHITECT

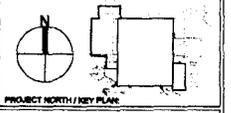
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CLIENT

**S.O.C. 1
ADDITION AND RENOVATIONS**

DESIGNER: _____
 CHECKED: _____
 DATE: _____
 DRAWINGWORK KEY:



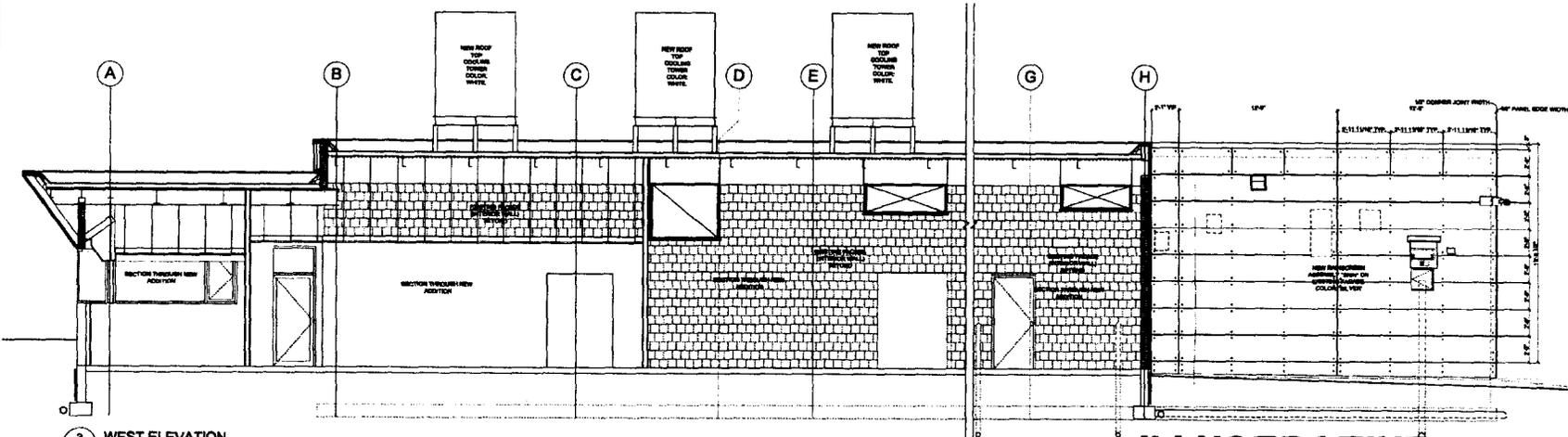
REVISIONS

NO.	DESCRIPTION	DATE

**S.E.A.
ILLUSTRATIVE**

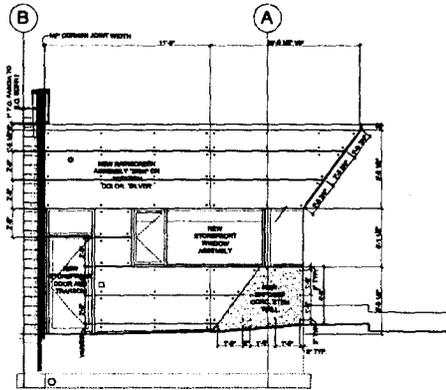
**WEST ELEVATION
DETAILS**

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S & A PROJECT NUMBER - 632	
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DRAWN BY: DLK	
CHECKED BY: MW	A-404

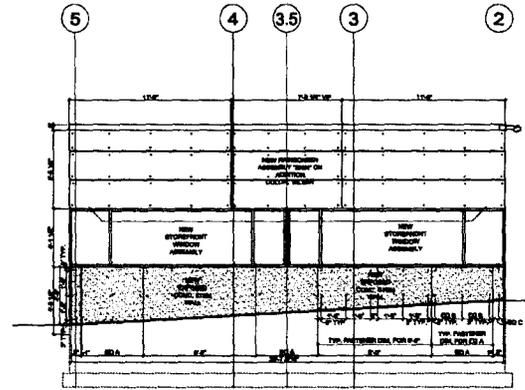


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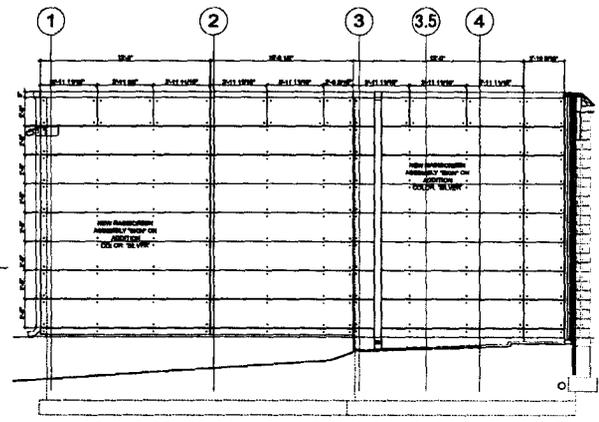
**ILLUSTRATIVE
ELEVATIONS**



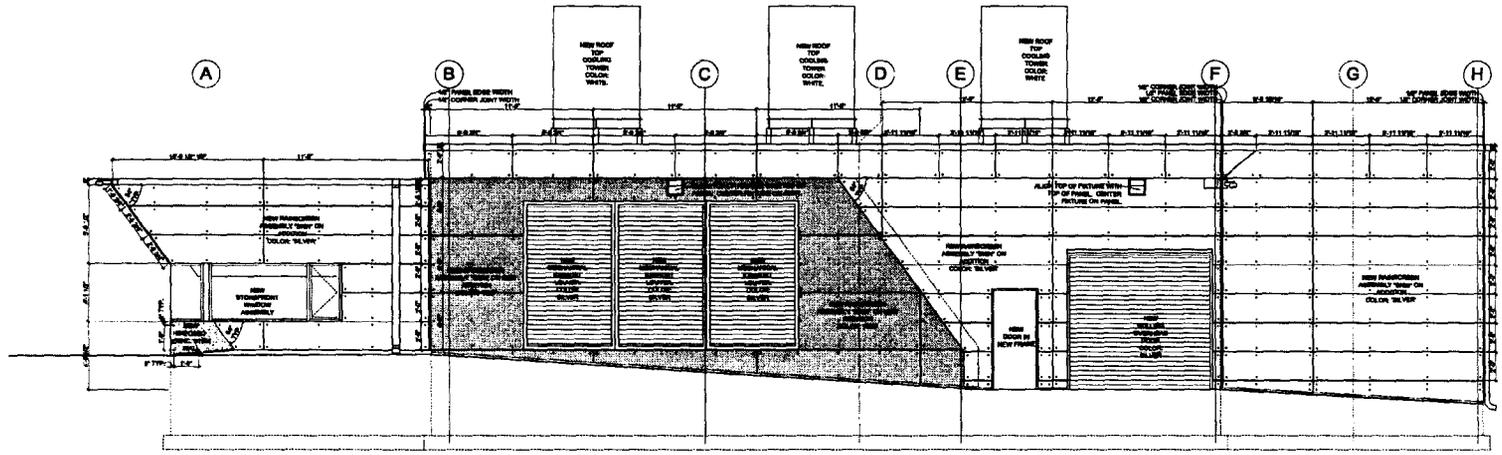
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SCALE: 1/4" = 1'-0"



2 ADDITION- NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 ADDITION- SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 ADDITION- WEST ELEVATION
SCALE: 1/4" = 1'-0"

ILLUSTRATIVE ELEVATIONS

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FX: (703) 434-4292

**S.O.C. 1
ADDITION AND RENOVATIONS**

S.E.A. ILLUSTRATIVE

ADDITION ELEVATION DETAILS

BHEET TITLE: S.E.A. PROJECT NUMBER - 652
DATE: 18 OCT 2008
SCALE: 1/4" = 1'-0"
DRAWN BY: DLK
CHECKED BY: MM

SHEET No. A-405

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

DESCRIPTION OF THE APPLICATION

- Proposal:** The applicant, Public Broadcasting Service, requests approval to construct a 2,900 square foot addition to the existing satellite operations center, in order to provide additional space for updated mechanical equipment, including HVAC systems. The building addition will include roof-top equipment that is part of the new operating system. Associated site modifications, including a new parking area adjacent to the building addition and supplemental landscaping are included in the proposal, but no additional antennae or satellite facilities are proposed.
- Size:** 4.31 acres
Existing Office Building: 22,771 SF
Existing Satellite Operations Center: 8,332 SF
Proposed Addition (satellite operations center): 2,900 SF
- Waivers/Modifications:** Modification of the transitional screening and barrier requirements along the southern boundary in favor of that shown on the SEA Plat.
- Modification of the loading space requirement.

LOCATION AND CHARACTER

Site Description:

The 4.31 acre site is located at the terminus of Stephenson Way, in the Shell Oil Park. The site is developed with a two-story office building and a one-story satellite operations center for the Public Broadcasting Service. Towers, satellites, and antennas are located along the southern and western boundaries of the property. The site includes mature landscaping, particularly along the southern boundary of the property that abuts railroad right-of-way. Surrounding properties consist of existing industrial and office uses.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North, East & West	Industrial/Office (Shell Oil Park)	I-5	Industrial
South	Southern Railroad Right-of-Way	R-1	-----

BACKGROUND

Application	Use	PC/BOS Action	Date of Action
	Site constructed as a Microwave Facility and Satellite Earth Station	None	1977
456-L85-13	Expand Satellite Earth Station Facility	PC Approved	5/3/1985
SE 85-L-022	Radio, Television, and Microwave Facilities and Satellite Earth Station	BOS Approved, With conditions	7/22/1985
SEA 85-L-022	Radio, Television, and Microwave Facilities and Satellite Earth Station (Additional antenna)	BOS Approved, with conditions	11/16/1992
FS-M-00-78	Co-locate telecommunication facility at site	PC Approved	9/28/2000
SEA 85-L-022-2	Additional building to site (Office Building) and site modifications	BOS Approved, with conditions*	8/2/2004

* Approved development conditions and the SEA Plat associated with the most current SEA may be found in Appendix 5.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area: Area I

Planning District: Lincolnia

Plan Map: Industrial

Supervisor District: Mason

No parcel specific text for this site; relevant excerpts from the Plan may be found in Appendix 4.

ANALYSIS

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

Title of SE Plat: PBS Special Exception Amendment Plat

Prepared By: Walter L. Phillips, Inc.

Original and Revision Dates: June 2, 2009 as revised through October 29, 2009.

The Special Exception Amendment Plat consists of fourteen (14) sheets showing the following information:

Public Broadcasting Service SEA Plat		
Sheet #	Title	Description of Sheet
1	Cover Sheet	Cover Sheet providing sheet index, project notes, vicinity map and site tabulations (zoning, parking and building area).
2	Existing Conditions/Vegetation Map	Details of existing on-site vegetation with summary table.
3	SEA Plat	Site details of proposed building addition and modifications.
4	Conceptual Landscape Plan	Details of vegetation for proposed building addition/parking area.
5	Tree Inventory and Preservation	Details of tree inventory and preservation plan with tree canopy calculation worksheet.
6	Tree Inventory Preservation	Details of on-site tree inventory (table format)
7	Preliminary Stormwater Management Plan	Details on site stormwater management plan with site drainage summary details, SWM narrative, outfall narrative and BMP narrative.
8	Outfall Computations and Narratives	Details of site outfall narratives (10 year and 100 year storms)
9-14	Illustrative Elevations	Proposed building elevations for SOC building addition.

Land Use/Environmental Analysis (Department of Planning and Zoning)

No land use or environmental issues were identified with this application.

Transportation Analysis (Fairfax County Department of Transportation)

No transportation issues were identified with this application.

ZONING ORDINANCE PROVISIONS

Waiver/Modification:

- *Modification of the transitional screening requirement*

The applicant seeks reaffirmation of a modification of the transitional screening requirement along the southern boundary. The modification was previously approved as part of SEA 85-L-022-02. The southern boundary is improved with mature landscaping that abuts the Southern Railroad right-of-way. Staff believes the reaffirmation of the requested modification is appropriate.

- *Modification of the barrier requirement*

The applicant seeks reaffirmation of a modification of the barrier requirement along the southern boundary. The modification was previously approved as part of SEA 85-L-022-02. The southern boundary is improved with an existing eight foot high chain link fence. Staff believes the reaffirmation of the requested modification is appropriate.

- Modification of the loading space requirement

The applicant has requested a modification of the loading space requirement, to allow for only one loading space on the subject property. The Zoning Ordinance, pursuant to Section 11-203, requires One (1) space for the first 10,000 square feet of gross floor area for office uses, plus one (1) space for each additional 20,000 square feet. The site is improved with a two-story office building (22,771 SF) and one story satellite operations center (8,332 SF). The proposed 2,900 square foot addition to the satellite operations center is proposed to house updated mechanical equipment, and will not result in an increase in the number of employees on-site. A loading space is currently provided for site deliveries on the western side of the two-story office building and will be retained. Staff believes the requested modification is appropriate.

Special Exception Requirements (Appendix 6)

General Special Exception Standards (Sect. 9-006)

Paragraphs 1 through 3 of the General Standards require that the proposed use be in harmony with the adopted Comprehensive Plan and the general purpose and intent of the applicable zoning district regulations, and that the proposed use not adversely affect the use, development or value of the neighboring properties. The proposed addition is limited to 2,900 square feet in area and would result in minor modifications to the existing site which is well screened. Staff believes the proposal is in harmony with the Comprehensive Plan and the intent of the Zoning Ordinance.

General Standard #4 requires that pedestrian and vehicular traffic associated with the site be neither hazardous nor conflict with existing or anticipated traffic in the neighborhood. There are no traffic impacts anticipated with this application. Staff believes this standard has been satisfied. The site is located at the terminus of Stephenson Way. The proposed 2,900 square foot building addition will not result in an increase in employees on site, or result in increased traffic demand for the development.

General Standard #5 requires compliance with Article 13 which contains the screening and barrier provisions of the Zoning Ordinance. There are no requirements for transitional screening or barriers on three sides of the property, which are surrounded by like-zoned property. The southern boundary abuts a railroad right-of-way zoned R-2. This boundary is heavily vegetated and the applicant has requested reaffirmation for modifications of the transitional screening and barrier requirements, previously approved by SEA 85-L-022-02. Staff believes this standard has been satisfied.

Paragraphs 6 through 8 address requirements for signage, open space, parking, drainage and other facilities necessary to serve the site. Staff believes that these standards have been adequately addressed by the proposed SEA plat and development conditions.

Category 1 Standards (Sect. 9-104)

This application is not subject to the bulk requirements of the I-5 Zoning District. No land or buildings are proposed for the storage of materials or equipment, the repair or servicing of vehicles or equipment, or the parking of vehicles except those needed by employees connected with the operation of the immediate facility. The proposed building addition and site modifications shall be subject to the provisions of Article 17, Site Plans. Staff believes these standards have been addressed.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Based on the above analysis, the proposed 2,900 square foot building addition, associated roof-top equipment and site modifications are in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance regulations. The proposed addition will not result in an increase in the number of employees on the subject property, and is not anticipated to cause a negative impact on surrounding uses. The site provides adequate buffering, parking and vehicular circulation for all existing uses.

Recommendations

Staff recommends approval of SEA 85-L-022-03, subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a modification of the transitional screening and barrier requirements along the southern boundary in favor of that shown on the SEA Plat.

Staff recommends approval of a modification of the loading space requirement.

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.

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

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Comprehensive Plan Provisions
5. Approved Conditions & Plat (SEA 85-L-022-02)
6. Applicable Zoning Ordinance Provisions
7. Glossary

PROPOSED DEVELOPMENT CONDITIONS**SEA 85-L-022-03****January 6, 2010**

If it is the intent of the Board of Supervisors to approve SEA 85-L-022-03 located at Tax Map 81-1 ((9)) A, previously approved for radio, television broadcasting facilities, microwave facility and satellite earth station, to permit a building addition and site modifications, pursuant to Sect. 5-504 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions which supersede all previous development conditions; conditions carried forward unchanged from previous approvals are marked with an asterisk (*):

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment 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 the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Amendment plat entitled "PBS Special Exception Amendment Plat" prepared by Walter L. Phillips, Inc. and dated June 2, 2009 as revised through October 29, 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. Satellite dishes shall be permitted as depicted on the SEA plat. The tower structure shall not exceed 200 feet in height, excluding the lightning rod.*
5. The final location of antennae is subject to minor modification. Any change in the location of the existing and proposed satellite dish antennae shall be reviewed and approved by the Technology Infrastructure Division of the Fairfax County Department of Information Technology.*
6. All satellite dish antennae on the site shall be enclosed within a fenced area. The fence area shall be posted with RF radiation hazard warning signs as determined appropriate by the Technology Infrastructure Division of the Fairfax County Department of Information Technology.*
7. Typical non-specialized fixtures within the new building addition, such as ceiling fans, ventilation fans (including kitchen and bathroom fans), light fixtures, exit signs, programmable thermostats, windows and doors, skylights, computers, monitors, printers, lap tops, fax machines, copiers, mailing machines, scanners, kitchen appliances and other such equipment shall be ENERGY STAR qualified. Best efforts shall be used to incorporate energy star qualified equipment into specialized broadcast facilities and electrical equipment. Prior to issuance of the Non-RUP, the

Applicant shall submit to the Environmental and Development Review Branch of DPZ, certification of compliance with this commitment for all of the fixtures identified herein. Records of compliance shall be maintained for review and inspection by County staff.

8. Architectural elevations, including materials for the building addition, shall be in substantial conformance with those shown on the SEA plat, except as modified by these conditions. The proposed building addition and associated roof-top equipment shall be of a color that matches the existing satellite operations center.
9. All existing and proposed vegetation identified on the SEA plat shall be maintained in good condition and replaced as necessary.
10. Stormwater Management (SWM) and Best Management Practices (BMP) shall be provided as deemed appropriate by DPWES, in substantial conformance with the SEA plat.*

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.*

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special exception amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The 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 AFFIDAVITDATE: June 5, 2009
(enter date affidavit is notarized)I, Lynne J. Strobel, attorney/agent, 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

105733

in Application No.(s): SEA 85-L-022-03
(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)
Public Broadcasting Service Agents: Alan G. Haskel Wilbert H. Hull Stephen R. Francis Gena L. Ashe	6455 Stephenson Way Alexandria, Virginia 22312	Applicant/Title Owner of Tax Map 81-1 ((9)) A
Walter L. Phillips, Incorporated Agents: Jenifer L.T. Hornback Monica R. Westgate Jeffrey J. Stuchel	207 Park Avenue Falls Church, Virginia 22046	Engineer/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: June 5, 2009
 (enter date affidavit is notarized)

105733

for Application No. (s): SEA 85-h-022-03
 (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)
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci William F. Johnson	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Kara M. W. Bowyer Megan C. Shilling Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/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

DATE: June 5, 2009
(enter date affidavit is notarized)

105733

for Application No. (s): SEA 85-L-022-03
(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) Public Broadcasting Service
6455 Stephenson Way
Alexandria, Virginia 22312

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)

A private, nonprofit corporation, founded in 1969, whose members are America's public TV stations.

(check if applicable) [X] 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: June 5, 2009
(enter date affidavit is notarized)

105733

for Application No. (s): Sta A 85-L-022-03
(enter County-assigned application number (s))

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

Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, VA 22046

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)

Brian G. Baillargeon
Jeffrey J. Stuchel

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

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)

M.J. Wells & Associates, Inc. Employee
Stock Ownership Trust. All employees are
eligible plan participants; however, no one
employee owns more than 10% of any class
of stock.

(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: June 5, 2009
(enter date affidavit is notarized)

105733

for Application No. (s): SEA 85-L-022-03
(enter County-assigned application number (s))

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

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)

David J. Bomgardner, E. Andrew Burcher,	Bryan H. Guidash, Michael D. Lubeley,
Thomas J. Colucci, Peter M. Dolan, Jr.,	J. Randall Minchew,
Jay du Von, Jerry K. Emrich,	M. Catharine Puskar, John E. Rinaldi,
William A. Fogarty, John H. Foote,	Lynne J. Strobel, Garth M. Wainman,
H. Mark Goetzman,	Nan E. Walsh, Martin D. Walsh

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: June 5, 2009
(enter date affidavit is notarized)

105733

for Application No. (s): SEA 85-1-022-03
(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)
None

(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)

(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 AFFIDAVIT

DATE: June 5, 2009
(enter date affidavit is notarized)

105733

for Application No. (s): SEA 85-L-022-03
(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:

[x] 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.

Application No.(s): SEA 85-L-022-03
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 5, 2009
(enter date affidavit is notarized)

105733

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:

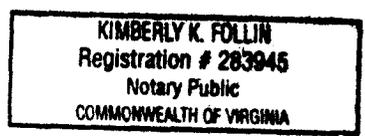
(check one) Lynne J. Strobel
[] Applicant [x] Applicant's Authorized Agent

Lynne J. Strobel
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 5 day of June, 2009, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary/Public

My commission expires: 11/30/2009





Lynne J. Strobel
 (703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com

**WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC**

Revised
 October 15, 2009

RECEIVED
 Department of Planning & Zoning

OCT 19 2009

Zoning Evaluation Division

Via E-mail and U.S. Mail

Regina C. Coyle, Director
 Fairfax County Department of Planning & Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, Virginia 22035

Re: Proposed Special Exception Amendment Application (SEA 85-L-002-3)
 Fairfax County Tax Map Reference: 81-1 ((9)) A
 Applicant: Public Broadcasting Service

Dear Ms. Coyle:

Please accept this letter as a statement of justification for a special exception amendment application to permit a building addition and site modifications.

The Applicant is the owner of approximately 4.31 acres located in the Mason Magisterial District that are identified among the Fairfax County tax map records as 81-1 ((9)) A (the "Subject Property"). The Subject Property is located at the terminus of Stephenson Way near its intersection with George Washington Drive, and zoned to the I-5 District. Surrounding properties are zoned to the I-5 District and developed with general business and industrial uses.

Existing uses on the Subject Property consist of a two story office building and a satellite operations center that includes radio and television broadcasting facilities, microwave facilities and a satellite earth station. The Applicant is not proposing to modify its use of the Subject Property, but to improve its facilities. The Applicant proposes to construct a building addition adjacent to the satellite operations center containing approximately 2,900 square feet to provide space for updated mechanical equipment. The proposed addition will result in a total of 35,803 square feet of development on the Subject Property or an FAR of .19, which is well below the .5 FAR permitted in the I-5 District.

The Applicant is a public television and online broadcasting organization that transmits programming nationwide. The Applicant has maintained facilities on the Subject Property since the initial construction of its satellite operations center in 1977. The original improvements were first modified in 1985 with the approval of SE 85-L-022 by the Board of Supervisors to permit expansion of existing facilities. This approval was subsequently amended in 1992 and 2004 in

the Applicant's continuous effort to update facilities to ensure continued quality transmissions. The Applicant proposes a building addition to provide space for updated mechanical equipment, including HVAC systems. The building addition will include rooftop equipment that is part of the new operating system. Existing mechanical systems are outdated and necessitate constant repair, which has resulted in a continuous struggle for the Applicant to provide uninterrupted broadcasting service. The proposed addition will not result in an increase in the number of employees and, therefore, no additional parking is necessitated. Further, the small amount of square footage proposed is well within the amount of floor area permitted under the existing zoning.

The Subject Property is located within Land Unit E of the Beltway South Industrial Area Bren Mar Park Community Planning Sector of the Lincolnia Planning District in the Area I Comprehensive Plan (the "Plan"). The Plan acknowledges that present uses within Land Unit E include light industrial, office and retail uses. The Plan recommends that industrial uses and retail uses, which are compatible with the area's character, are planned for intensities up to a .5 FAR. The Plan further places certain limitations on additional office uses within the land unit. The Applicant's proposal is for an addition to an existing satellite operation center. The addition will not include offices and is strictly to allow for the installation of new mechanical equipment that is necessary to maintain the Applicant's existing facilities. The FAR proposed is well below that recommended by the Plan and, therefore, the Applicant's proposal is consistent with the Plan's recommendations for use and intensity.

In accordance with Section 9-011 of the Fairfax County Zoning Ordinance (the "Ordinance"), please accept the following information regarding the proposed special exception amendment application:

- The type of operation is a satellite operations center with supporting offices. Existing facilities include radio and television broadcasting facilities; microwave facilities; and a satellite earth station. There are no modifications proposed to the use of the existing satellite operations center, but only an addition to permit the installation of updated mechanical equipment. No additional parking is required and no modifications are proposed to the office use.
- The satellite operations center is operational twenty-four (24) hours a day. The office building typically maintains operating hours of 8:00 a.m. to 8:00 p.m., Monday through Friday.
- The number of employees at the satellite operations center is eight (8). The office building has approximately 65 employees. Occasional visitors come to the Subject Property.

- The Applicant provides broadcast services to PBS member stations nationwide, as well as the territories of Guam, American Samoa, the Virginia Islands and Puerto Rico.
- As the Applicant is not adding employees or additional office space to the Subject Property, there will be very little, if any, change to the total number of vehicle trips per day. Based on ITE, 8th edition, Trip Generation Rates, during the a.m. peak hour, when employees are arriving at the Subject Property, the number of vehicle trips will be approximately 95. During the p.m. peak hour, when employees are leaving the Subject Property, the number of vehicle trips will be approximately 199. The average number of daily trips to the Subject Property will be approximately 710. All employees arrive at the Subject Property by private vehicle.
- The existing satellite operations center was constructed in 1977. The building is constructed of masonry materials with a flat roof that includes rooftop mechanical equipment. A number of satellite dishes, antennae, and other broadcasting equipment is located adjacent to and on top of the satellite operations center. The proposed addition will be connected to the satellite operations center and will be constructed of building materials that are similar to the existing building. The existing office building is constructed of masonry materials with standard windows and a flat roof.
- The Applicant is unaware of any hazardous or toxic substances on the Subject Property.
- The proposed development complies with all adopted standards, ordinances and regulations except as follows:
 - A modification of the loading space requirement is requested. The number of loading spaces required by the Ordinance is not necessary for the Applicant's type of operation.
 - A reaffirmation of a modification of transitional screening and barrier requirements along the southern boundary is requested. Existing conditions have not changed and a modification is warranted.

The Applicant is proposing a building addition that will contribute to its successful broadcasting operations. Public broadcasting is a valuable community asset, and the Applicant's proposal will ensure continued uninterrupted service by allowing for the installation of updated mechanical equipment. The proposed addition of 2,900 square feet will be compatible with the existing improvements, and the surrounding area. I understand that a 2232 Review will not be

October 15, 2009

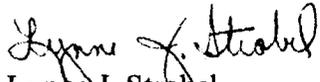
Page 4

required with this proposal as a determination has been made that the modifications are incidental to the use and within the general scope of the facility described under 2232-M04-10.

Should you have any questions regarding the above, or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. Please note that the Board of Supervisors directed the expeditious processing of this application at its hearing held on April 27, 2009. I have attached a copy of a portion of the Board Summary that describes the Board's action for your convenient reference. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.


Lynne J. Strobel

LJS:kae

Attachment

cc: Kris Abrahamson
Alan Haskel
Gena Ashe
Jeni Hornback
William Johnson
Martin D. Walsh

{A0177991.DOC / 1 Revised Statement of Justification 006435 000003}

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition AREA I Lincolnia Planning District, as amended through 1-26-2009, page 33, the Plan states:

The southwestern part of Bren Mar Park is developed as the Shell Oil Park and is planned primarily for industrial uses which minimize transportation impacts on Edsall Road. The Shell Oil Park comprises Land Unit E of the Beltway South Industrial Area (Figure 18). Present uses within this land unit include light industrial, office and retail uses. Industrial uses and retail uses, which are compatible with the area's industrial character, such as large furniture stores, are planned for intensities up to 0.50 FAR. Additional office use should be limited within the area due to the area's single point of access to Edsall Road. Any future development or use of existing buildings should: 1) retain an industrial scale and character; 2) have relatively low trip generation characteristics; 3) maintain adequate vehicular access and safety within this area; and 4) future development should be designed in a manner that inhibits cut-through traffic in the adjacent residential community. If future development is located adjacent to residential areas, substantial screening and buffering should be provided to minimize any visual impacts. As an option, higher intensities up to 0.60 FAR may be appropriate for consideration if the development improves or maintains adequate vehicular access, circulation and safety within the area, and provides adequate parking on-site.



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903

V I R G I N I A

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm
Email: clerktothebos@fairfaxcounty.gov

August 25, 2004

William C. Thomas, Jr., Esquire
Fagelson, Schonberger, Payne & Deichmeister P.C.
11320 Random Hills Road, Suite 325
Fairfax, Virginia 22030

RE: Special Exception Amendment Application Number SEA 85-L-022-02

Dear Mr. Thomas:

At a regular meeting of the Board of Supervisors held on August 2, 2004, the Board approved Special Exception Amendment Application Number SEA 85-L-022-02 in the name of Public Broadcasting Company located at 6455 Stephenson Way, (Tax Map 81-1 ((9)) A), previously approved for radio, television, microwave facility and satellite earth station, to permit building additions and site modifications, pursuant to Section 5-504 of the Fairfax County Zoning Ordinance by requiring conformance with the following development conditions, **which supersede all previous development conditions (conditions carried forward unchanged from previous approval are marked with an asterisk *)**:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land. *
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment 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 the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "PBS" prepared by Walter L. Phillips, Inc., and dated March 5, 2004 as revised through July 19, 2004. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

4. The number of telecommunication antenna and dishes on-site shall be as depicted on the Special Exception Amendment Plat. This shall not restrict by-right telecommunications uses (such as direct TV receivers). The tower structure shall not exceed 200 feet in height.
5. The final location of antennae is subject to minor modification. Any change in the location of the existing and proposed satellite dish antennae shall be reviewed and approved by the Technology Infrastructure Division of the Fairfax County Department of Information Technology. *
6. All satellite dish antennae on the site shall be enclosed within a fenced area. The fence area shall be posted with RF radiation hazard warning signs as determined appropriate by the Technology Infrastructure Division of the Fairfax County Department of Information Technology. *
7. Landscaping shall be provided in substantial conformance with the Special Exception Amendment Plat, and as deemed appropriate by the Urban Forestry Division.
8. The limits of clearing and grading shown on the Special Exception Amendment Plat in that area generally north and east of the existing building and parking shall be strictly adhered to. Within that area protected by the limits of clearing and grading shown on the Special Exception Amendment Plat in that area generally south and west of the existing building and parking, disturbances for the purpose of locating antenna/dish pad and Stormwater Management (SWM) facilities shall be allowed, so long as such disturbance is minimized as determined by the Urban Forestry Division. Additional landscaping may be provided in the area protected by the limits of clearing and grading if deemed appropriate by the Urban Forestry Division.
9. Stormwater Management (SWM) and Best Management Practices (BMP) shall be provided as deemed appropriate by DPWES, in substantial conformance with the Special Exception Amendment Plat.

The Board also modified the transitional screening and barrier requirements to the south in favor of that shown on the Special Exception Amendment Plat.

SEA 85-L-022-02

August 25, 2004

- 3 -

If you have questions regarding the expiration of this Special Exception Amendment or filing a request for additional time, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Patti M. Hicks

Deputy Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly
Supervisor Penny Gross, Mason District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Michael R. Congleton, Deputy Zoning Enforcement Branch
Leslie B. Johnson, Deputy Zoning Administrator for Zoning Permit Review Branch
Audrey Clark, Director, BPRD, DPWES
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.,
Charles Strunk, Project Planning Section, Department of Transportation
Michelle A. Brickner, Director, Site Development Services, DPWES
DPWES – Bonds & Agreements
DPWES - Environment & Facilities Review Division
Department of Highways, VDOT
Land Acq. & Planning Div., Park Authority
District Planning Commissioner
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

GENERAL WASHINGTON DRIVE
ROUTE 550
100' WIDE

STEVENSON WAY

OWNER: NATIONAL CABLE
SATELLITE CORP.
PARCEL: E1
ZONE: I-5
USE: RESOURCE USES

OWNER: V BELTWAY
ASSOCIATES, LLC
LOT: 12
ZONE: I-5
USE: INDUSTRIAL

OWNER: SOVRAN STRATEGIC
INVESTMENTS LP
LOT: 6
ZONE: I-5
USE: INDUSTRIAL

OWNER: ATC TELEPORTS INC
LOT: 21
ZONE: I-5
USE: RESOURCE AREAS/ UNDEVELOPED AREAS

OWNER: ATC TELEPORTS INC.
PARCEL: E2
ZONE: I-5
UTILITIES
(OPERATING FACILITIES AND OFFICES)

LEGEND

- UNIMPROVED SMALL ANTENNA PAD
- ANTENNA PAD WITH CABLE
- ANTENNA PAD WITH UTILITY
- ANTENNA PAD WITH OTHER USE

NOTE: THE LOCATION OF ALL ANTENNA PADS IS SHOWN ON THIS MAP. THE LOCATION OF ALL ANTENNA PADS IS SHOWN ON THIS MAP. THE LOCATION OF ALL ANTENNA PADS IS SHOWN ON THIS MAP.

SHEET INDEX

1. SITE PLAN
2. SITE PLAN
3. SITE PLAN

PARKING TABULATION

NO.	DESCRIPTION	NO.	DESCRIPTION
1	EXISTING	10	EXISTING
2	NEW	11	NEW
3	TOTAL	20	TOTAL

TREE LEGEND

- TREE TO BE PRESERVED
- TREE TO BE REMOVED
- TREE TO BE PLANTED

TREE COVER CALCULATOR

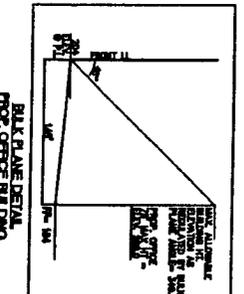
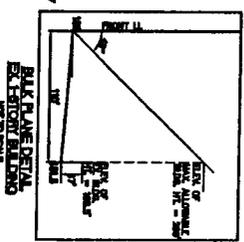
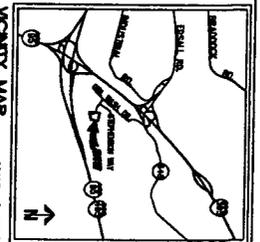
AREA	PERCENT TREE COVER	TOTAL TREE COVER
1	10%	10%
2	20%	20%
3	30%	30%
4	40%	40%
5	50%	50%
6	60%	60%
7	70%	70%
8	80%	80%
9	90%	90%
10	100%	100%

NOTES

1. THE PROPERTY IS LOCATED IN FAIRFAX COUNTY, VA, ZONE I-5, PARCEL NUMBER 00-1-00-00-00-00.
2. THE PROPERTY IS IN THE NAME OF PUBLIC INFRASTRUCTURE SERVICE, AS RECORDED IN DEED BOOK 4048 AT PAGE 234.
3. THE ZONING AND SPECIAL EXCEPTION INFORMATION IS BASED ON THE ZONING INFORMATION. THE CONTAINER INTERVAL IS TWO FEET.
4. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ALL UTILITIES SHOWN ON THE PLAN ARE AS SHOWN ON THE PLAN.
5. THE TOTAL AREA OF THE PROPERTY IS 10.00 ACRES.
6. THE PROPERTY IS BOUND BY PUBLIC HIGHWAY AND STATE.
7. BASED ON AVAILABLE DATA AND RECORDS, THERE ARE NO KNOWN SMALL SITES ON THE PROPERTY.
8. THERE ARE NO TITLE ENCUMBRANCES FOR THE SITE IN THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
9. ENVIRONMENTAL MANAGEMENT (EM) AND WATER QUALITY RECORDS (WQ) SHOW THAT THE PROPERTY IS IN A SENSITIVE ENVIRONMENT. ALTHOUGH THERE IS NO RECORD OF A PREVIOUS EM OR WQ VIOLATION, THE PROPERTY SHOULD BE MONITORED AT THE END OF THE PROJECT AND REPORTED TO THE LOCAL HEALTH DEPARTMENT.
10. THE PROPERTY IS IN A SENSITIVE ENVIRONMENT AND SHOULD BE MONITORED AT THE END OF THE PROJECT AND REPORTED TO THE LOCAL HEALTH DEPARTMENT.
11. APPROVED AS PART OF THE DEVELOPMENT OF THE PROPERTY, THE APPLICANT RESERVES THE RIGHT TO LOCATE THE UTILITIES AND SPECIAL EXCEPTION INFORMATION IS BASED ON THE ZONING INFORMATION. THE CONTAINER INTERVAL IS TWO FEET.
12. ANY ADJUSTMENTS TO THE LIMITS OF SETBACKS AND DISTANCES, AND FIELD OF VISION, SHOULD BE SUBMITTED TO THE LOCAL HEALTH DEPARTMENT FOR REVIEW AND APPROVAL.
13. SETBACKS FROM THE STREET SHALL BE MAINTAINED AS SHOWN ON THE PLAN AT ALL TIMES.
14. THE FAIRFAX COUNTY POLICE DEPARTMENT SHALL BE NOTIFIED AT THE END OF THE PROJECT AND REPORTED TO THE LOCAL HEALTH DEPARTMENT.

ZONING TABULATION

NO.	DESCRIPTION	NO.	DESCRIPTION
1	EXISTING	10	EXISTING
2	NEW	11	NEW
3	TOTAL	20	TOTAL



SPECIAL EXCEPTION AMENDMENT

PBS
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	REV. BY	APPROV. DATE



WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
PARK AVENUE FALLS CHURCH VIRGINIA 22048
703-552-0800 FAX 703-552-1001 WWW.WLPHINC.COM
DATE: 1/14/14 SCALE: 1/4"=1'-0"

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.

9-104 Standards for all Category 1 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 1 special exception uses shall satisfy the following standards:

1. Category 1 special exception uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located.
2. No land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.
3. If the proposed location of a Category 1 use is in an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the proposed location; except that in the case of electric transformer stations and telecommunication central offices, there shall be a finding that there is no alternative site available in a C or I district within a distance of one (1) mile, unless there is a substantial showing that it is impossible for satisfactory service to be rendered from an available location in such C or I district.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

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
DUI/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		