



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FAIRFAX**  
4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



December 8, 1982

**STAFF REPORT**

APPLICATION NUMBER FDP 78-P-130-3  
and SE 82-P-103  
PROVIDENCE DISTRICT

**Applicant:** Sequoia Building Corporation

**Present Zoning:** PDC **Requested Zoning:** no change

**Proposed Use:** Single-Family **Acreage:** 33.76 acres

Attached and Multi-Family

**Subject Parcels:** 49-4 ((1)) pt. of 67 and 50-3 ((1)) 11

**Application Filed:** October 19, 1982

**Planning Commission Public Hearing :** December 16, 1982

**Board of Supervisors Public Hearing :** January 10, 1983

**Staff Recommendation:** The staff recommends that FDP 78-P-130-3 be approved subject to the conditions set forth at Appendix 1 of this report.

The staff also recommends that the Board modify the setback requirement of Sect. 2-415 subject to the conditions set forth at Appendices 1 and 2 of this report.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

CMM  
1647Z



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



December 8, 1982

STAFF REPORT

APPLICATION NUMBER SE 82-P-103

PROVIDENCE DISTRICT

Applicant: Sequoia Building Corporation

Subject Parcel: 49-4 ((1)) pt. of 67 and 50-3 ((1)) 11

Present Zoning: PDC Acreage: 33.76 acres

Proposed Use: Residential

Applicable Zoning Ordinance Provision: Sects. 9-601 and 7-707

Application Filed: November 3, 1982

Planning Commission Hearing Date: December 16, 1982

Board of Supervisors Hearing Date: January 10, 1982

Staff Recommendation: The staff recommends that SE 82-P-103 be approved subject to the conditions set forth at Appendix 2 of this report, Proposed Development Conditions.

CMM  
1647Z

# FINAL DEVELOPMENT PLAN

DP 78-P-130-3

Number: SE 32-P-103

District: Providence

Acres: 33.76

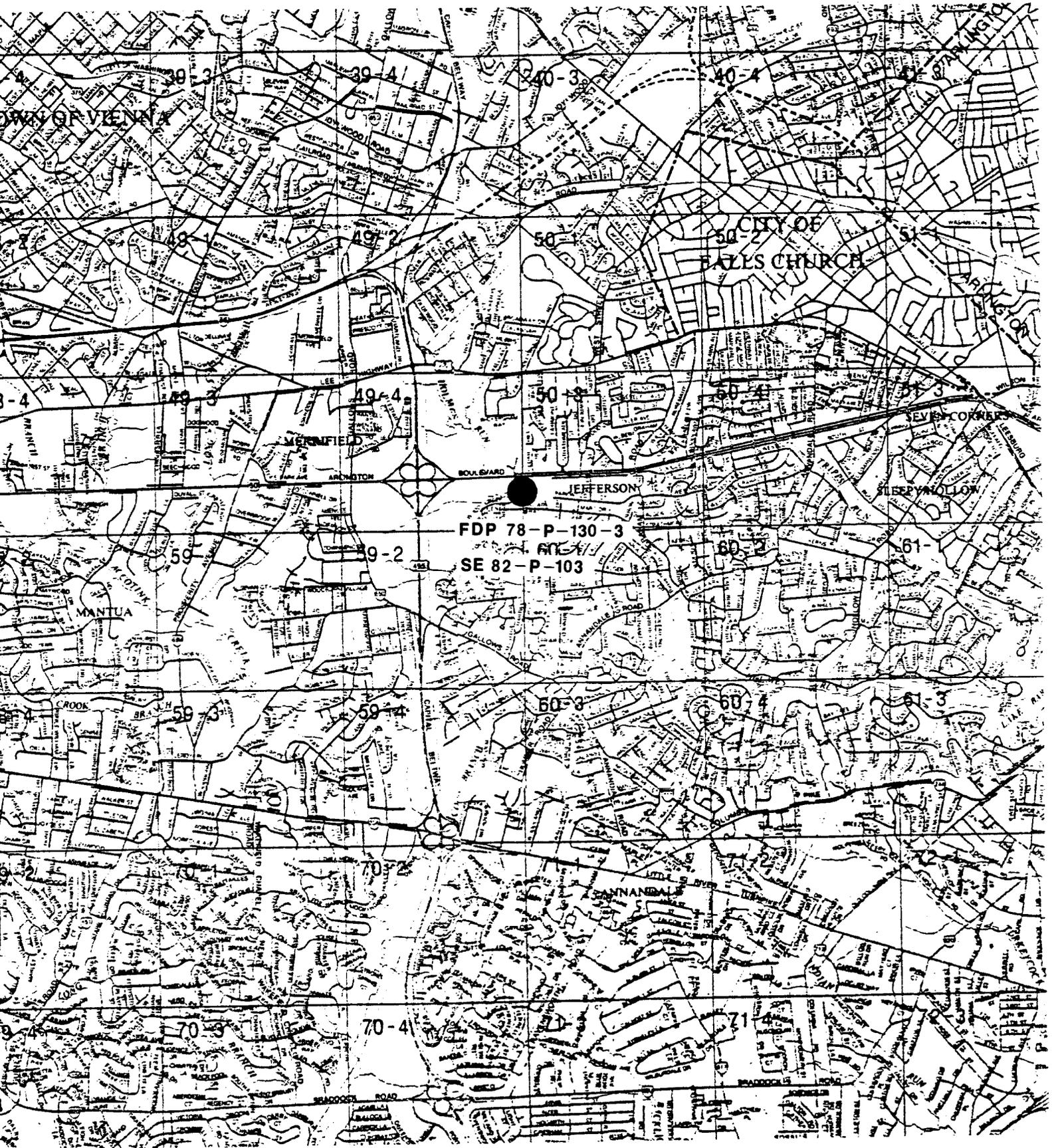
Section Sheet: 49-4 and 50-3

Existing Zoning: PDC

Subdivision: ((1)) ((1))

Lot: pt. 67 11

Applicant: Sequoia Building Corporation





# FINAL DEVELOPMENT PLAN

FDP 78-P-130-3

Number: SE 82-P-103

District: Providence District

Acreage: 33.76

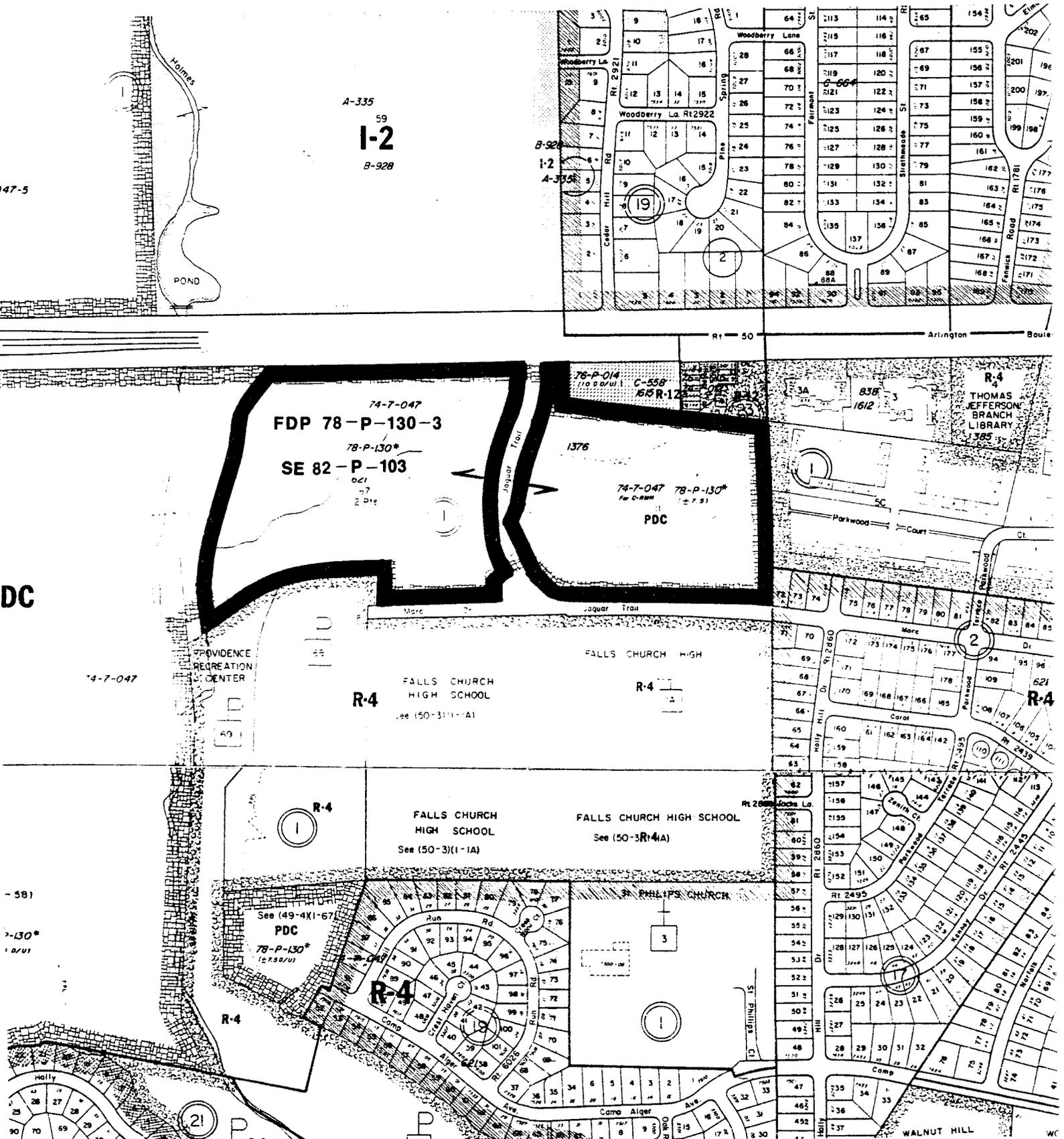
Section Sheet: 49-4 and 50-3

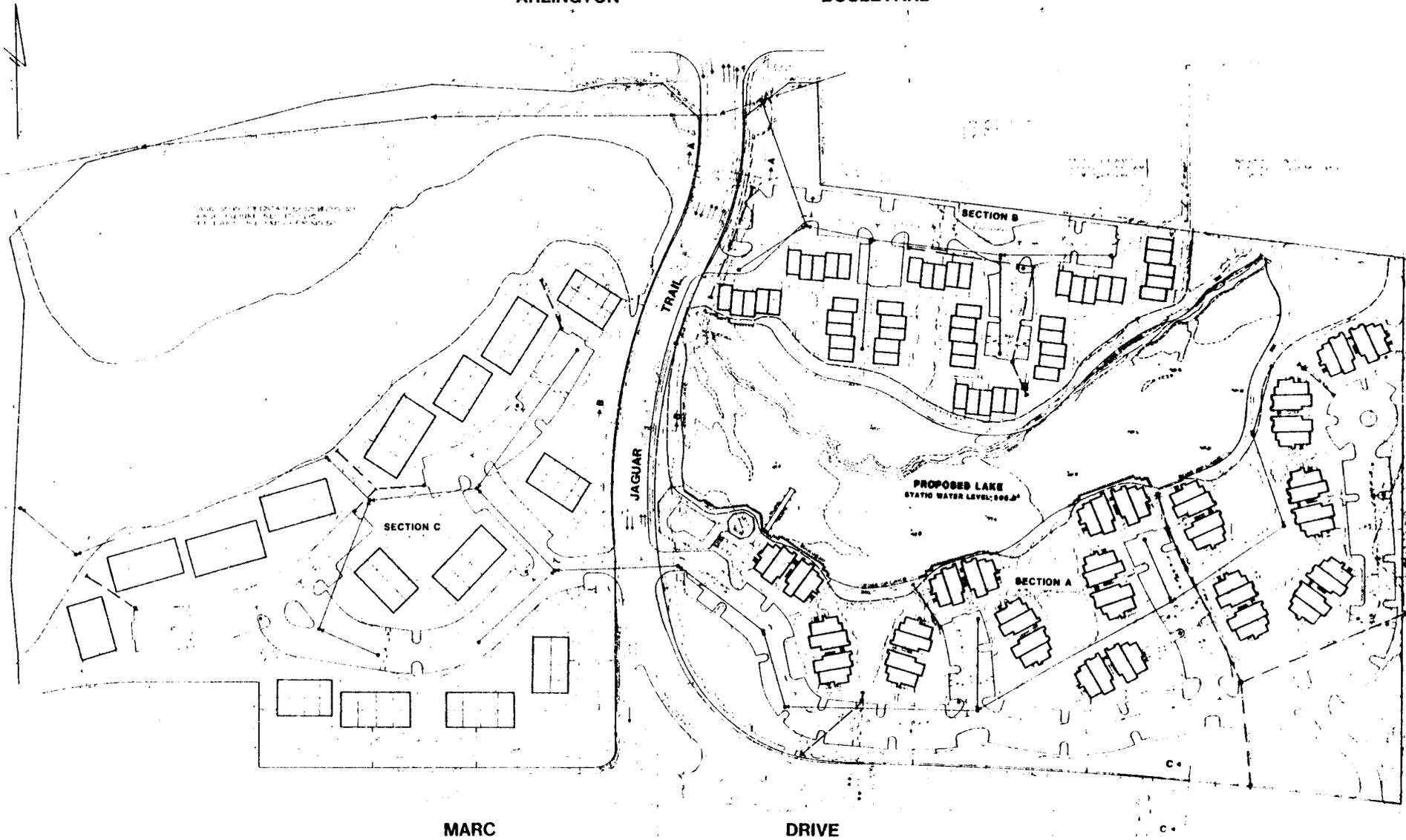
Existing Zoning: PDC

Subdivision: ((1)) ((1))

Lot: pt. 67 11

Applicant: Sequoia Building Corporation





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

DESCRIPTION OF THE APPLICATION

The applicant requests Final Development Plan (FDP) approval for a 13.5+- acre portion of the 197-acre Planned Development Commercial (PDC) District granted to Cadillac-Fairview, Inc. Four hundred dwelling units are proposed, of which three hundred and fifty would be multi-family and fifty would be townhouses.

The applicant also requests approval to establish some of these dwelling units on land which is presently located within a Floodplain Overlay District.

Descriptive materials submitted by the applicant appear at Appendix 4.

BACKGROUND INFORMATION

On May 18, 1981, the Board of Supervisors approved Rezoning Application RZ 78-P-130. The approval rezoned approximately 197 acres of land to the PDC District. With the approval of the PDC District a Conceptual Development Plan was also approved subject to development conditions. These conditions may be found at Appendix 5. The property which is the subject of the current application for approval of a Final Development Plan was designated on the Conceptual Development Plan for the uses presently proposed.

LOCATION AND CHARACTER OF THE AREA

The property is located on the south side of U.S. Route 50 and on both the east and west sides of Jaguar Trail. The site is bounded on the west by the Holmes Run stream valley, on the northwest by I-3 zoned research and development offices, on the northeast by developed and undeveloped R-12 zoned properties, on the east by developed R-20 zoned properties, and on the south by Falls Church High School and the Providence Recreation Center.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The subject property is located in Community Planning Sector J4 (Walnut Hill) of the Jefferson Planning District in Area I. On pages 138 and 139, under Option 4, Employment Center the fifth and sixth bullets under under the heading Land Use, reads:

- "o That portion of the quadrant east of Holmes Run, north and northwest of Falls Church High School is planned for residential development not to exceed 400 dwelling units. Residential uses in this area shall be limited to three stories in height. The vacant portion of the quadrant south of Falls Church High School is planned for residential development at 3 to 4 dwelling units per acre (single-family detached units are encouraged in this portion of the site).
- o Approximately 3 to 5 acres of parkland shall be provided (preferably contiguous to the Providence District Recreation Center) to serve the future residents of this site."

The adopted Area I Plan map indicates the subject property east of Jaguar Trail as planned for residential use at 8-12 dwelling units per acre and the subject property west of Jaguar Trail as planned for public park use.

TRANSPORTATION ANALYSIS

The transportation impact analysis appears at Appendix 6. This analysis indicates that the proposed land uses with the provision of the improvements shown on the Final Development Plan would be acceptable from a trip generation standpoint.

ENVIRONMENTAL SITE ANALYSIS

An environmental site analysis checklist may be found at Appendix 7. This site is characterized by several environmental features or constraints of note. First, much of the site qualifies as an Environmental Quality Corridor (EQC), given its stream valley, floodplain, and high quality woodland nature. That portion of the site on the west side of Jaguar Trail which is within the floodplain and its adjacent 15 percent slopes is a designated EQC; filling in this floodplain is not recommended. Dedication of the floodplain and its adjacent 15 percent slopes should serve the purposes for which the EQC was established. On the rest of the site, preservation of existing vegetation to the maximum extent feasible, is recommended.

Development is proposed in areas currently underlain largely by floodplain/alluvial and Glenville soils. The former is considered inappropriate for development due to wetness and bearing strength problems; the latter is characterized by a very high water table that generally makes basements inadvisable or would dictate special engineering to assure dryness of both foundations and basements. The applicant's proposal, however, would largely alter the topography through both filling and excavation. Because of this these concerns will be rendered inapplicable.

The zone of noise impact (65 dBA Ldn or greater) extends some 660 feet into the site from the centerline of Route 50, covering about half the site. Acoustical treatment in accordance with the commitments proffered pursuant to the rezoning of this property will be necessary to attenuate interior noise for these dwellings.

Trails comments can be found in the Detailed Analysis and checklist.

#### HYDRAULICS ANALYSIS

A full scale analysis of the applicant's proposal to construct a lake and fill in the floodplain is being conducted. Preliminary analysis of the proposal indicates that it is anticipated that the applicant should be able to design the facilities such that they can meet all County hydraulic and safety requirements (Appendix 8).

#### DEVELOPMENT PLAN ANALYSIS

The proposed Final Development Plan (FDP) has the following features:

- o Four hundred dwelling units of which three hundred and fifty would be multi-family and fifty would be attached (townhouses). The multi-family units (garden apartments) proposed would be three stories in height, with the exception that some of the waterfront buildings may have walk-out basements and thus four stories facing the water and three stories facing the parking lots. Conceptual sketches of the units proposed appear at Appendix 4.
- o A lake would be developed in that portion of the floodplain which is east of Jaguar Trail. The lake would measure approximately 4 acres in area and would have minimum depth of 4-5 feet.

The lake would serve three purposes. First, it would function as a stormwater management facility. Second, it would serve as an aesthetic asset to the site. And third, it would provide the fill material needed for the reclamation of certain floodplain areas to be developed with housing.

The lake would be constructed through the excavation of existing floodplain soils and the construction of a waterfall weir at Jaguar Trail. Jaguar Trail itself would serve as a dam. The gravel materials retrieved in the excavation would be utilized as fill material along the perimeter of the present floodplain.

The excavated material would be used to fill floodplain areas along the perimeter of the proposed lake and reclaim approximately 1.5 acres of floodplain land. This land would be used for the establishment of residential units along the perimeter of the lake. The Special Exception (SE 82-P-103) requests approval to establish the proposed residential uses within a Floodplain Overlay District.

The establishment of the proposed lake would also serve to reduce the forecasted 100-year flood elevation on the western site. Because of this the applicant also proposes to construct portions of the garden apartment buildings, on the western site, within the present limits of the Floodplain Overlay District. The Special Exception also requests approval of the establishment of these units within the Floodplain Overlay District.

The applicant's submission materials have not addressed the maintenance of the proposed lake nor its weir/dam. The maintenance of these facilities should be the strict responsibility of the applicant/owner of the property. Maintenance costs for the lake would not be expected to be high. In order to further minimize these costs the design of the lake is such that maintenance requirements are kept to a minimum.

Because the applicant proposes to use Jaguar Trail as the dam for the proposed lake, and because Jaguar Trail is proposed for improvements sufficient for acceptance for maintenance purposes by the VDH&T, final approval of the proposed dam should be subject to VDH&T approval. Though there have been discussions with the VDH&T regarding this matter, no approval has been granted the design. Should the VDH&T reject the proposed use of Jaguar Trail as a dam

for the lake, a modification of the lake design to permit the construction of a dam located east of the road may occur. The Code of Virginia provides that the maintenance of dams over which a road will pass, such as the one proposed by the applicant, be maintained by the owner of the land on which the dam is to exist. The Board of Supervisors is the owner of the land through which Jaguar Trail passess and on which the dam would exist. Though the right-of-way for the road will likely be conveyed to the VDH&T, the legal ownership of the land under the right-of-way would remain with the Board. Even should the VDH&T be amenable to the establishment of Jaguar Trail as a dam for the lake, it is not recommended that the Board assume the responsibility for maintenance of the proposed dam. For this reason the lake should be established by construction of a new dam. This dam should be located wholly outside of the expected right-of-way of Jaguar Trail as well as entirely within the applicant's property.

- o The FDP portrays two independent developments. The eastern portion of the proposed development would be served by a swimming pool and recreation building. The applicant has indicated that it is not their intent to make these facilities available to the tenants of the dwelling units located west of Jaguar Trail. And similarly, a swimming pool is proposed for the use of the tenants of the units located on the west side of Jaguar Trail.
- o Four vehicular entrances would serve the sites. Because the lake effectively bisects the eastern site, two entrances off Jaguar Trail are needed. One of these would serve the proposed townhouses exclusively, the other would serve the proposed garden apartments in conjunction with one entrance to these same units off Marc Drive. The garden apartments proposed on the west side of Jaguar Trail would have one entrance which would be located directly opposite the entrance to the garden apartments on the east side.
- o That portion of the site north of the proposed northern limits of the 100-year floodplain would be conveyed to the Board of Supervisors in accordance with the approved Conceptual Development Plan conditions. It is suggested that the portion of the floodplain located within the western site be retained in private ownership. This floodplain constitutes a lateral stream valley to the Holmes Run stream valley and is not, therefore, governed by Conceptual Development Plan condition A2 (Appendix 5).

The Fairfax County Park Authority cites their need to maintain a sign for the Providence Recreation Center as rationale for their request that the Board of Supervisors convey to the Authority sufficient land to establish said sign (Appendix 9). If the Board should favor this request, it would be free to do so after the conveyance of the instant land to the Board by the applicant/owner of this application.

- o The layout for the proposed garden apartments on the western site has been improved since the initial submissions. Building groups have been clustered and buffered from adjacent streets and structures have been relocated away from sensitive steep slopes adjacent to the floodplain.
- o The proposed layout of the townhouse portion of the development, much like the rest of the eastern portion of the development, is of good quality. It takes advantage of the water as an attractive feature and clusters the units in small groupings. The sole concern with the design of the townhouses involves the grouping closest to Jaguar Trail. The parking facilities for these units would be located across the main entrance driveway. Either these units should be relocated or their parking facilities should be located such that they are more proximate and do not interfere with the safety of the entrance. A resolution of this problem which would locate the proposed entrance closer to Arlington Boulevard would not be appropriate.
- o Trail facilities would be accommodated throughout the site. One trail would wrap around the proposed lake. Another would provide pedestrian access from the intersection of Jaguar Trail and Arlington Boulevard to the Holmes Run stream valley. And two trails would offer access along Jaguar Trail. Of this latter pair, the one proposed along the east side of Jaguar Trail would offer uninterrupted access to Falls Church High School from Arlington Boulevard whereas, the other would only extend along the west side of Jaguar Trail from Marc Drive to the proposed entrance to the garden apartments. In accordance with the recommendations of the Park Authority (Appendix 9) all intersections of these proposed trails with streets should be designed and constructed with curb cut ramps.

- o The Fairfax County Department of Housing and Community Development, in their letter at Appendix 9, indicate that they intend to improve the existing asphalt trail which presently connects Arlington Boulevard with Marc Drive along the eastern side of Jaguar Trail. Informal discussions with this Department indicate that the funds could be made available for the construction of a trail along the western side of Jaguar Trail from Arlington Boulevard to the proposed entrance to the garden apartments. In light of the applicant's proposal to provide an improved trail along the eastern side of Jaguar Trail, consideration should be given to the allocation of the public funds toward the construction of the western link-up. Trails along both sides of Jaguar Trail would be desirable to permit access from Arlington Boulevard to Marc Drive without necessitating a crossing of Jaguar Trail.
- o The application for FDP approval requests that the Board permit twenty-five (25) percent of the parking spaces on the sites to be designated for compact cars. This may be permitted pursuant to Par. 8E of Sect. 11-102 of the Zoning Ordinance. However, compact car parking space dimensions may be permitted only when twenty (20) square feet of landscaped area is to be provided for each space to be reduced. Though the development, as a whole, would have large portions of open space, the applicant has not shown how the required additional 40,000 square feet of landscaping would be provided. Prior to final site plan approval, the applicant should demonstrate where these additional 40,000 square feet of landscaping will be provided. An enforcement plan for the regulation of the usage of the compact spaces should be submitted for Board approval prior to any final approval of this request. Therefore, approval of this request should be deferred until such a plan is submitted by the applicant.
- o The application also requests a waiver of the 15 foot setback from a floodplain requirement of Sect. 2-415 of the Zoning Ordinance. Because the applicant proposes to construct an impoundment with a permanent water surface, a modification of this requirement would be appropriate.

Of the proffered conditions which were adopted by the Board of Supervisors numbers A2, A4, B1 and C1 apply to this portion of the PDC development. This Final Development Plan conforms with these conditions.

STAFF CONCLUSIONS AND RECOMMENDATIONConclusions

The development proposed, as depicted in the FDP and qualified by the conditions set forth at Appendix 1, would be in harmony with the policies embodied in the Comprehensive Plan and in conformance with the approved Conceptual Development Plan.

Subject to the conditions set forth at Appendix 2 of this report, the proposed establishment of residential uses within the Floodplain Overlay District would be in harmony with the policies embodied in the Comprehensive Plan.

Recommendation

The staff recommends that FDP 78-P-130-2 be approved subject to the conditions set forth at Appendix 1 of this report.

The staff recommends that SE 82-P-103 be approved subject to the conditions set forth at Appendix 2 of this report.

The staff further recommends that the Board modify the setback requirement of Sect. 2-415 of the Zoning Ordinance subject to the conditions set forth at Appendices 1 and 2 of this report.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

APPENDICES:

1. Proposed Final Development Plan Conditions
2. Proposed Development Conditions
3. Applicant's Affidavit.
4. Applicant's Descriptive Materials
5. Conceptual Development Plan Conditions
6. Transportation Impact Analysis
7. Environmental Analysis Checklist
8. Hydraulic Analysis
9. Park Authority Comments
10. Department of Housing and Community Development Comment

## PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS

The staff recommends that the Board condition the approval of FDP 78-P-130-3 by requiring conformance with the following development conditions:

1. Development of the property will be performed in conformance with the adopted Conceptual Development Plan Conditions.
2. That portion of the western half of the site located north of the limits of the floodplain as shown on the Final Development Plan will be conveyed to the Fairfax County Board of Supervisors.
3. All trails proposed will conform with the guidelines set forth by the Fairfax County Park Authority in their memo dated November 10, 1982.
4. All construction of proposed improvements to Jaguar Trail shall be designed to the satisfaction of the DEM and the VDH&T.
5. In the event that the Board may grant a request to permit that parking spaces to be provided be designed for compact cars, the applicant shall demonstrate to the satisfaction of the Director of the Department of Environmental Management that their will be provided not less than 200 square feet of landscaped open space per compact car space within the proposed parking lots.
6. Maintenance of the lake and dam shall be the responsibility of the applicant/owner of the property.
7. Should the design of the dam prove unacceptable to the VDH&T, or the Director of the Department of Environmental Management, or the Department of Public Works, any alternative design shall have the approval of the Fairfax County Planning Commission prior to final site plan approval of any portion of the development.
8. The grouping of townhouses proposed to be located nearest Jaguar Trail, as shown on the Final Development Plan, will be redesigned such that pedestrian access to appurtenant parking spaces is available without a crossing of the entrance travel aisle and such that vehicles parking in these spaces do not interfere with the free flow of vehicles at the entrance to the development.

## PROPOSED DEVELOPMENT CONDITIONS

If it is the intent of the Board of Supervisors to approve SE 82-P-103 located as Tax Map 49-4 ((1)) pt. of 67 and 50-3 ((1)) 11 to permit the establishment of residential uses within a Floodplain Overlay District pursuant to Sects. 9-601 & 7-707 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for the location indicated in the application and is not transferable to other land.
2. This Special Exception is granted for the buildings and uses indicated on the plats submitted with the application only.
3. A floodplain study, submitted by the applicant/owner, shall demonstrate to the satisfaction of the Director of the DEM that its design will satisfy all applicable County hydraulic and safety requirements.
4. Any portions of the proposed dam or weir which are to be located within the possible future VDH&T right-of-way for Jaguar Trail must be designed and constructed to the satisfaction of the VDH&T.
5. The applicant/owner shall enter into a Hold Harmless agreement with Fairfax County prior to development of the proposed lake.

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

Under Section 9-014 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the effective date of the Special Exception unless the activity authorized has been established, or unless construction has commenced, or unless an extension is granted by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of granting the Special Exception. A request for extension should be justified in writing, and should be filed with the Zoning Administrator not less than thirty (30) days prior to the expiration date.

REZONING AFFIDAVIT

Appendix 3

I, RAY F. SMITH, JR.

do hereby make oath or affirmation that I am an applicant in Rezoning Application Number FDP-78-P-130-3 & SE 82-P-103 and that to the best of my knowledge and belief, the following information is true:

- 1. (a) That the following constitutes a listing of names and last known 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 having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Table with 3 columns: Name, Address, Relationship. Rows include Cadillac Fairview Res. Prop., Inc., Sequoia Village Associates, Ltd., Sequoia Building Corporation, Berkus Group, Johnson, Mirmiran & Thompson, P.C., Patton, Harris, Rust & Assoc., and Boothe, Prichard & Dudley.

- (b) That the following constitutes a listing of the shareholders of all corporations of the foregoing who own ten (10) per cent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Table with 3 columns: Name, Address, Relationship. Rows include Ray F. Smith, Jr., Mark W. Morgan, and Hubert N. Morgan.

- (c) That the following constitutes a listing of all partners, both general and limited, in any partnership of the foregoing:

Table with 3 columns: Name, Address, Relationship. Row includes 'See attached'.

- 2. That no member of the Fairfax County Board of Supervisors or Planning Commission owns or has any interest in the land to be rezoned or has any interest in the outcome of the decision. EXCEPT AS FOLLOWS: (If none, so state)

None

- 3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his immediate household and family, 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 outstanding bonds or shares of stock with a value in excess of fifty dollars (\$50), 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 fifty dollars (\$50) or more with any of those listed in Par. 1 above. EXCEPT AS FOLLOWS: (If none, so state)

None

WITNESS the following signature:

[Signature] Applicant

The above affidavit was subscribed and confirmed by oath or affirmation before me this \_\_\_ day of \_\_\_ 19\_\_ in the State of \_\_\_. My commission expires: \_\_\_ Notary Public

Berkus Group Architects

corporation officers: Barry A. Berkus  
George Szabo  
Gail Berkus

Johnson, Mirmiran & Thompson, P.C.

corporation officers: Charles P. Johnson  
R. Bruce Thompson  
Fred F. Mirmiran

Patton, Harris, Rust and Associates

J. L. Patton  
T. D. Rust  
C. R. Weber  
W. G. Harris, Jr.

BOOTHE, PRICHARD & DUDLEY

E. Waller Dudley  
Edgar Allen Prichard  
William W. Koontz  
F. Sheild McCandlish  
Carrington Williams  
John S. Stump  
Haynie S. Trotter  
Fred C. Alexander, Jr.  
R. Dennis McArver  
Richard R. G. Hobson  
Philip Tierney  
J. Jay Corson, IV  
Stanley M. Franklin  
Arthur P. Scibelli  
James Howe Brown, Jr.

Charles S. Perry  
Courtland L. Traver  
Terrence Ney  
Thomas L. Appler  
Thomas C. Brown, Jr.  
Michael T. Bradshaw  
Carson Lee Fifer, Jr.  
C. L. Dimos  
K. Stewart Evans, Jr.  
Edward F. Rodriguez, Jr.  
Minerva Wilson Andrews  
C. Torrence Armstrong  
James M. Lewis  
William H. Butterfield  
Grady C. Frank

\* \* \* \* \*

Michael Marino  
Stephen M. Colangelo  
Elizabeth L. Lewis  
Michael J. Gartlan  
Edward A. Cherry  
Joseph G. Howe, III  
Robert W. Wooldridge, Jr.  
Michael J. Giguere  
Waller T. Dudley  
Thomas C. Dabney  
Stephen W. Robinson  
Darragh J. Davis  
Mary Gayle Ashley

James B. Moloney  
Jocelyn W. Britten  
John G. Wass  
Thomas F. Farrell, II  
Janice Orfe  
Jane M. Roush  
Anne H. Hardock  
Ballowe, J. E.  
Anderson, John F.

SEQUOIA VILLAGE ASSOCIATES, LTD., a Limited Partnership

<u>Name</u>	<u>Address</u>
<u>General Partners</u>	
The Jaguar Corporation	Suite 2800 450 Park Avenue New York, New York 10022
Sequoia Associates #2 Limited Partnership	3949A University Drive Fairfax, Virginia 22030
<u>Limited Partners</u>	
Adelphi Securities, Ltd.	Suite 2800 New York, New York 10022
Sequoia Associates #3 Limited Partnership	3949A University Drive Fairfax, Virginia 22030

## Appendix 4

STATEMENT OF JUSTIFICATION  
SPECIAL EXCEPTION TO FILL IN A FLOOD PLAIN  
PURSUANT TO SECTION 9-606  
FAIRFAX COUNTY ZONING ORDINANCE

This special exception application is being submitted in conjunction with the filing of the final development plan for Sequoia Village, a portion of the former Chiles tract in the southeastern quadrant of Arlington Boulevard and the Beltway. Master planning for this area has long contemplated a lake within the boundaries of the presently defined limits of the 100-year flood plain, but various studies, especially those focusing on the costs of such a lake, have held little hope for its coming into being. This application allows Sequoia Building Corporation, the developer, to create a lake within the proposed development and to locate various features, such as a walkway, certain of the units, parking, recreational areas, and the like, in close proximity of the lake.

In general terms, the effect of the proposed "redevelopment" of the flood plain, which would technically fill in an area presently designated as a flood plain, but which in reality would relocate the line delimiting the flood plain, is an improvement in the storm characteristics of this flood plain. The lake will serve as a storm retention facility so that storm water carrying from this property will, at the minimum, equal the present day flow, but more likely will be less during storm peaks. The advantage of the lakes serving as a "BMP" would also be realized. In this regard, the water flowing off the site would be much cleaner than at present since various pollutants (siltation, heavy metals, and the like) will precipitate out of the water flow and not be carried down stream.

In response to those issues raised in Section 7-704(4), the following information is provided. The type and locations of proposed structures and use are shown on the attached plan which is also the final development plan of Sequoia Village. The uses include housing units, a pathway along the edge of the lake, parking areas, vegetation areas, open space and recreation areas. The flood plain area is labeled as a 100-year flood plain so that its technical "frequency of flooding" has been designated already. As to the nature of the flooding, since this area is a minor tributary area to the Holmes Run, the nature of past floodings have been minor. The proposed lake will reduce the potential damage of future floodings even more so. Access to the site will be provided from Jaguar Trail and from various internal streets and driving areas within the Sequoia Village development. The nature and extent of the proposed fill is shown on the final development plan and in the technical documents prepared by Johnson, Mirmiran and Thompson, P.C., Engineers, submitted herewith. The impact of this proposal on the flood plain is to improve the storm handling characteristics of this watershed. The potential of the proposal to cause increased flooding damage or

jeopardize human life is minimal; in fact, this proposal reduces the likelihood of flooding damage or jeopardy to human life.

It is our representation that this submission meets all the standards and use limitations applicable for such an application. In particular, the proposed project will not increase the water surface elevation of the base flood for this flood plain. The lowest elevation of the lowest floor of any proposed residential structure will not be less than 18 inches above the water surface elevation of the base flood as redefined pursuant to the final development plan. Adequately flood proofing, as defined in the Public Facilities Manual, will be established as required by Ordinance.

It should be noted that part of the design of the Sequoia Village contemplates the location of a walkway and various units within close proximity of the lake area. Therefore, the applicant is requesting, pursuant to Section 2-415 of the Zoning Ordinance, the approval of the location of dwellings closer than fifteen (15) feet to a permanent water surface of an appropriate designed impoundment.

Respectfully submitted,



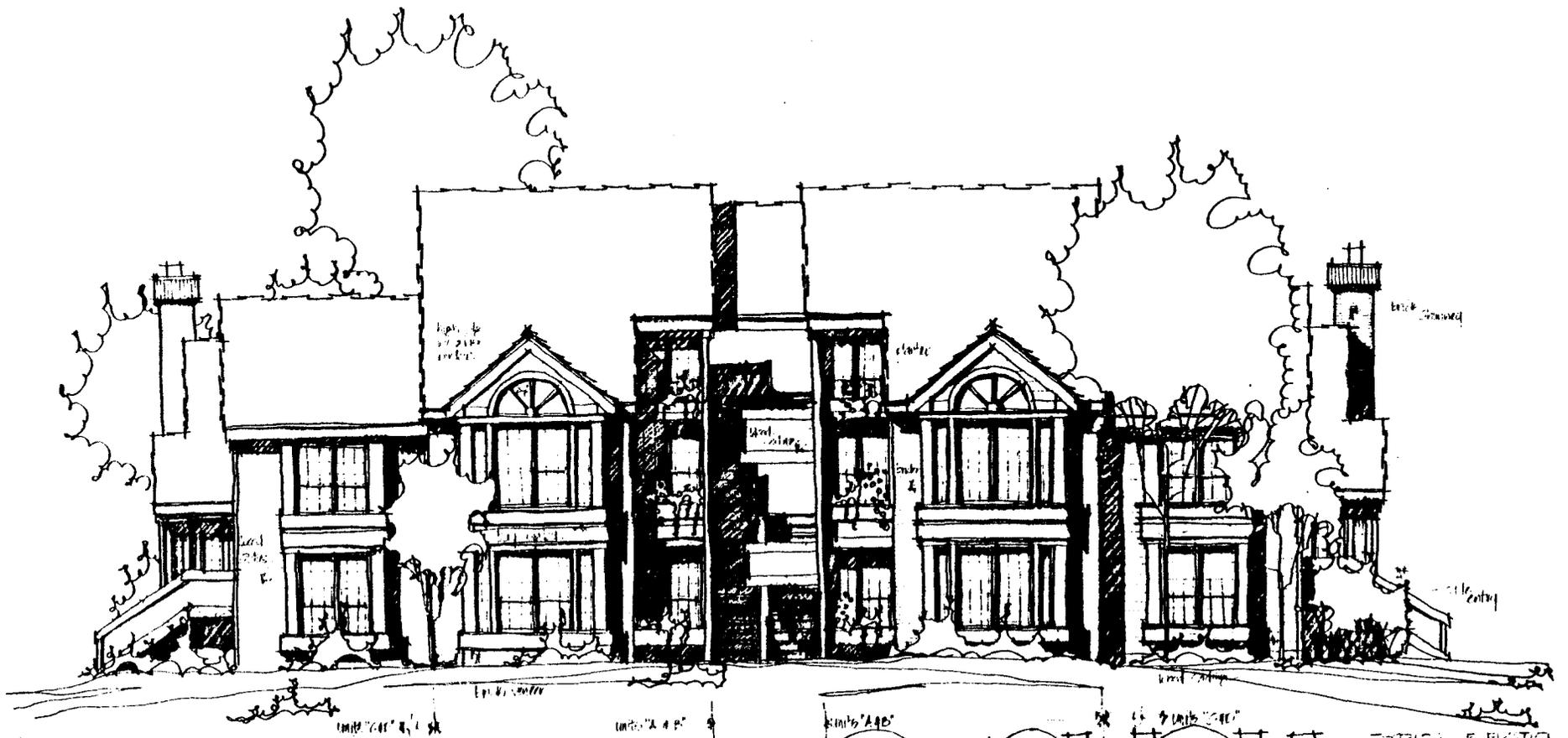
Carson Lee Fifer, Jr.  
Council for

Sequoia Building Corporation

October 28, 1982



# SEQUOIA VILLAGE



SEQUOIA  
VILLAGE

TYPICAL ELEVATION  
FACADE

PROFFERS

Recognizing his responsibility to the community and to the planning process, the applicant is making the commitments contained hereafter.

These commitments are presented as a "package", the economic impact of which has been carefully determined. Any substantive change in the development plan would necessarily result in a review of the "package" and any increase in any of the listed commitments or any additional commitments could not be made without a similar review.

The following commitments are intended as an integral part of the PDC submission and conceptual development plan and are binding on the applicant provided such PDC and conceptual development plan are approved. However, the location of buildings and of residential mix shown on illustrative plans shall be considered for illustrative purposes only and the specific location of buildings, residential unit mix and related development matters shall be determined at the time of final development plan approval pursuant to provisions of Fairfax County ordinances.

In addition to required approval or approval of modifications of Final Development Plan(s) pursuant to paragraph 4 of Section 16-402 of the Zoning Ordinance, such plan(s) shall be subject to public hearing and action by the Board of Supervisors in a manner prescribed by paragraph 7 of the above cited section.

These commitments shall be binding upon the applicant/owners only upon approval of the requested PDC zoning and the conceptual development plan submitted with Applications 78-P-130 and 80-P-073.

A. LAND USE

1. Subject development shall have no more than 2.25 million square feet of non-residential development on the area west of Holmes Run Stream Valley. At least 35% of the area west of the Holmes Run stream shall be provided as natural and landscaped open space. Underground or multilevel structured parking is encouraged to preserve the maximum amount of undisturbed open space. The non-residential development shall be an integrated business park consisting of no more than 1.9 million square feet of office space, 50,000 square feet of retail commercial space and 500 room hotel, and 250 residential units.

2. The Holmes Run Stream Valley shall be preserved as a stream valley park and dedicated to Fairfax County Board of Supervisors in accordance with the County's adopted stream valley policy.

3. Office building shall not exceed 15 stories in height and hotel/apartment buildings to the west of Holmes Run Stream Valley may exceed 15 stories but in no event shall they exceed 180 feet which is the equivalent height of a 15 story office building.

4. Applicant agrees that the portion of the quadrant east of Holmes Run, north and northwest of Falls Church High School, will be developed for residential units not to exceed 400 dwelling units. These units shall not exceed 3 stories in height. The vacant 10 acre portion of the quadrant south of Falls Church High School will be developed as single family detached units along the eastern property line with attached units adjoining the Fairfax County Park and Stream Valley to the north, west and south respectively as shown on schematic plan for this area.

5. Applicant shall dedicate to the Fairfax County Board of Supervisors land to serve future residents at the location adjacent to Arlington Boulevard and west of Jaguar Trail in that portion outside Stream Valley.

6. Applicant agrees that any retail commercial uses on the site will serve primarily the demand of the other non-residential uses on the site and will be integrated with the overall design and layout of the site.

7. A substantial open space buffer of no less than 250 feet, with 300 feet desirable, consisting of the existing tree cover and supplemented with additional landscaping will be provided along the southern perimeter of the site to eliminate any adverse visual impact upon the detached single family residences to the south of the site. If requested to do so by Fairfax County, this buffer shall be dedicated to the County and maintained in its natural state. However, it is understood that nothing herein shall preclude the installation of any utilities, storm water detention and/or siltation and erosion control devices in accord with Fairfax County Ordinances and Standards.

8. The height of all structures within 500 feet of the southern boundary of the site shall be limited to 6 stories so as to be visually unobtrusive to the stable low density residential communities to the south and east of the site. Applicant agrees to comply with the tapering of heights from the north to the south as shown on the Conceptual Development Plan.

9. The provision of lighting in buildings located within areas of the site abutting adjacent residences and communities shall be visually unobtrusive to and compatible with such residences and adjacent communities. As a general rule, parking lot lighting shall not exceed 13 feet in height.

10. Applicant shall provide internal recreation facilities in accordance with the provisions of Section 6-209 (2) of the Fairfax County Zoning Ordinance. Type and location of such will

be specified on final development plan. Any recreational facilities constructed within areas to be dedicated to the Park Authority shall be subject to the approval of the Park Authority. Applicant will provide a trail connection between southeast and northeast quadrants.

## B. TRANSPORTATION

1. Primary residential vehicular access to the tract from Route 50 will be via Jaguar Trail and Camp Alger Avenue. Non-residential access will be provided directly from Route 50 by means of a new interchange located generally west of the Holmes Run Stream Valley. (As shown on applicant's submission)

2. Access to the office-hotel-retail portion of the tract will be provided by a new Route 50 grade separated interchange east of the existing I-495-50 interchange and generally west of Holmes Run Stream Valley. (See Exhibit 1 as subsequently amended) Construction of all transportation improvements on Exhibit 1 shall be the responsibility of the owners of the northeast and southeast quadrants of Route 50 and 495 and said improvements shall be dedicated as public facilities.

3. Applicant agrees to abide by existing covenants which prohibit vehicular access from areas west of Holmes Run to residential neighborhoods south and east of the site. Existing covenants do not preclude proposed construction for the new Route 50 interchange ramps.

4. Applicant agrees to improve a portion of Jaguar Trail and Marc Drive adjacent to the site as well as the intersection of Jaguar and Route 50 in order to accommodate the traffic generated by the residential development of that portion east of Holmes Run Stream Valley in the manner shown on Exhibit 1 as subsequently amended and in accordance with the Fairfax County and VDH&T standards.

5. In the event that the applicant is unable to obtain easements or rights of way necessary for the proposed transportation improvements, the applicant agrees to bear the expense of condemnation for said easements or rights of way which Fairfax County will undertake promptly at the request of the applicant.

6. Applicant agrees that all vehicular access improvements shall meet with the approval of Fairfax County and the Virginia Department of Highways and Transportation (VDH&T); with Federal Highway Administration approval as necessary as well for the new Route 50 interchange and associated I-495 improvements.

7. Applicant agrees to aggressively encourage ridesharing by office building tenants to reduce traffic generated by site development during peak traffic periods by phasing the implementation of the transportation control strategies listed below at appropriate stages in the development of the site; and maintaining these strategies until the applicant provides evidence to the Board of Supervisors that there is no further need. Where appropriate, applicant agrees to work with other area employers (i.e., Mobil, AAA and employers on northeast quadrant) in implementation of this ridesharing.

- ° Establish a formal carpool/vanpool program for Fairview Park employees which will be operational under the direction of the transportation coordinator no later than when 500,000 square feet of commercial space is occupied in either or both tracts provided by and at the expense of the occupants of the commercial uses.
- ° With technical assistance from Washington COG, provide matching service for carpooling and vanpooling candidates.
- ° Developer shall fully fund a position of "transportation coordinator" with appropriate private staff support.
- ° Designate convenient spaces as preferred parking for carpools/vanpools.
- ° Institute a pay parking policy with incentives for ridesharing participants and to reduce concentration of peak-hour traffic.

8. Applicant agrees to aggressively encourage mass transit usage including construction of bus shelters and pedestrian walkways linking adjacent communities to more convenient bus shelters.

9. In the event that WMATA does not operate direct feeder bus service to and between Fairview Park and the Dunn Loring Metro station, the applicant agrees to implement a peak-hour shuttle bus service to the Dunn Loring Metro station in coordination with other major developments in the immediate area.

10. A traffic analysis shall be conducted under the direction of the transportation coordinator at applicant's expense to determine the magnitude of total peak-hour office trips generated by this development. Said analysis shall occur:

- a. Within six (6) months after at least 2.4 million square feet of the total of 3.6 million square feet of office use is completed.
- b. Six (6) months after completion of full development of 3.6 million square feet of office use.

If the total peak-hour trips generated by commercial development by the subject property and the companion tract exceed either 3,300 inbound A.M. trips or 2,971 outbound P.M. trips and these excess trips create a significant change in the peak-hour level of service from that which would be computed in the absence of such trips at either the new interchange on Route 50 or at the northeast tract connection to Routes 29-211, additional transportation strategies shall be developed to reduce the peak-hour effect of the incremental trips to a level commensurate with the above allowable AM and PM peak hour trips.

If the total peak-hour generated trips after occupancy of 2.4 million square feet of commercial uses exceed 75% of either 3,300 inbound A.M. trips or 75% of 2,971 outbound P.M. trips, issuance of building permits for commercial uses in excess of 3.0 million square feet may be deferred by the Board of Supervisors for a period not to exceed two years to allow development and implementation of additional transportation strategies designed to assure that at the time of occupancy of the total of 3.6 million square feet of commercial use the peak-hour traffic generated by the subject property and the companion tract shall not exceed the above projections.

In order to agree impartially on the degree of the incremental impact (if any) and the most practical strategies for implementation (if required) traffic recommendations developed by the transportation coordinator shall be submitted to the Board of Supervisors. If the Board of Supervisors does not agree with the traffic analysis, the Board of Supervisors shall submit said analysis for review to an arbitration board. Said arbitration board shall consist of the following members:

- (1) One representative transportation consultant appointed and funded by Fairview Park developer.
- (2) One representative transportation consultant appointed and funded by developer of northeast quadrant.
- (3) One representative transportation engineer appointed by Fairfax County Board of Supervisors.
- (4) One representative transportation engineer appointed by VDH&T.

If the said arbitration board cannot reach a consensus opinion on the said analysis, a fifth traffic consultant shall be

appointed by the four traffic consultants selected pursuant to the above procedure. The decision of the fifth transportation consultant concerning the accuracy of said analysis shall be binding upon all parties. Compensation of the fifth traffic consultant shall be paid equally by developers of northeast and southeast quadrant unless otherwise determined by the Fairfax Board of Supervisors.

Upon approval of the arbitration board, appropriate transportation strategies shall be instituted by applicant as soon as practical. If the peak-hour traffic levels are under the allowable limits, no action shall be taken.

In the event that revised strategies shall be required as described, additional monitoring and/or analysis shall be conducted by applicant to determine the adequacy of the revised strategies and the results submitted to the Board of Supervisors of Fairfax County for review and additional procedures in accord with the provisions of this proffer shall be undertaken by applicant if requested by the Board of Supervisors.

In the event additional monitoring and/or analysis and/or revised strategies shall be required from time to time in accordance with this provision, the cost of the revised strategies and the additional monitoring and/or analysis shall be paid by the developers of the subject property and the companion property and/or occupants of the commercial uses.

11. Construction of substantially all the foregoing transportation improvements including the overpass and associated ramps shall be completed prior to first occupancy of the commercial portions of the development. However, with the concurrence of the County and VDH&T, certain portions of the improvements, such as the additions to the I-495 CD lanes may be deferred until a later phase of development. The issuance of building permits for commercial structures shall be dependent upon receipt by appropriate governmental authority of assurance that the grade separation at US Route 50 and associated ramps shall be available for use prior to the date of first occupancy of the commercial facilities.

C. ENVIRONMENT

1. Holmes Run Stream Valley Shall be preserved as a stream valley park in accordance with the County's adopted stream valley policy. However, the applicant shall have the right to construct and provide for utilities, storm water detention facility, siltation and erosion devices, interchange ramps, recreational facilities and such other improvements including but not limited to selective clearing necessary for improvements of the stream channel and/or sound forest management practices. Applicant shall dedicate said land to the County.

2. Applicant agrees to provide non-vehicular access to and through the Holmes Run Stream Valley as shown on the conceptual development plan.

3. Applicant agrees that a portion of the existing tree cover (not less than 25 feet of natural tree cover and/or landscaped open space) shall be preserved as a natural open space, screen and buffer along the periphery with I-495 and Route 50, while permitting points of visibility at selected intervals.

4. The applicant agrees to provide stormwater detention facilities which are designed in accord with the requirements and objectives of Fairfax County for the Upper Holmes Run watershed. More specifically, the applicant shall provide for detention/retention which will control peak discharge for the post-development state in excess of that which is calculated for the pre-development condition. This commitment shall be accomplished by the provision of detention reservoirs located in the northeastern and northwestern tributaries of the Holmes Run which traverse this property, more specifically identified by the Fairfax County Department of Public Works as detention reservoir sites DR 494-4 and DR 503-1. These reservoirs shall be designed for the 25-year and 2-year frequency storms of one-hour durations and generally will be in substantial conformance with the following design characteristics for each of the two reservoirs.

DR 494-4

Q25 In = 548 cfs  
Q25 Out = 85 cfs

$t_p$  In = 15 minutes  
 $t_p$  Out = 70 minutes

25-Year Storage Volume Required = 21 acre feet

Q2 Out = 26 cfs

$t_p$  Out = 135 minutes

2-Year Storage Volume Required = 13 acre feet

DR 503-1

Q25 In = 782 cfs

$t_p$  In = 20 minutes

Q25 Out = 595 cfs

$t_p$  Out = 25 minutes

25-Year Storage Volume Required = 5 acre feet

Q2 Out = 356 cfs

$t_p$  Out = 25 minutes

2-Year Storage Volume Required = 1.6 acre feet

It shall be understood that provision of these storm water detention facilities will require the modification of the two aforementioned tributaries. Furthermore, whereas the applicant intends to maximize the preservation of the open space buffer, more specifically described as condition A-7, the applicant will minimize the provision of storm water detention facilities in the southwestern tributary which traverses the subject site, however the applicant shall provide for those siltation and erosion control devices including temporary siltation ponds which may be requested or required in accord with the Fairfax County Public Facilities Manual.

5. Applicant will comply with all Federal, state and local air and noise laws, ordinances and regulations applicable to development of this site.

6. Fairfax County identifies the subject property as an area of potential adverse noise impact resulting from adjacent highway uses.

In order to mitigate the adverse impact, if any of highway noise, residential units constructed on the subject property shall have the following acoustical attributes:

- a. Roofs and exterior walls shall be designed to have a laboratory sound transmission class (STC) of at least 39.
- b. Doors and windows shall be designed to have a laboratory sound transmission class (STC) of at least 28.
- c. Adequate sealing and caulking between surfaces shall be accomplished.

No structures for either commercial or residential use shall be erected within the 75 dba Ldn noise zone, such zone is more particularly shown on plat prepared by the Fairfax County staff and is attached to the Staff Report, being further that area within 400 feet of the centerline of I-495.



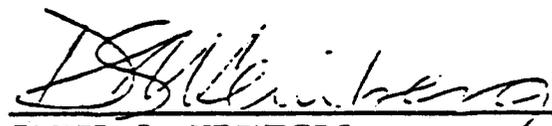
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WILLIAM H. PLANK, President  
WHP, Inc., Partner, Fox Chase Joint  
Venture



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P. REED WILLS, President  
Wills Investment, Inc., Partner,  
Fox Chase Joint Venture



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DAVID S. WEINBERG,  
Executive Vice President  
C.F. Properties (Virginia), Inc.

5/11/81

PROPOSED INTERCHANGE IMPROVEMENTS  
(SEE SEPARATE STUDY)

ARLINGTON BLVD

400 PD

RT 20

HOTEL/RETAIL/APARTMENTS  
OR OFFICE  
(NOT TO EXCEED 15 STORIES)

10000 VILLAS  
(OPTIONAL)

(MAY INCLUDE GARDEN  
APT. STACKED TOWNHOUSE  
/ 100% TOWNHOUSES NOT TO  
EXCEED 3-6 STORIES)

OFFICE  
HI-RISE  
(NOT TO EXCEED  
15 STORIES)

OFFICE  
and/or HOTEL/RETAIL  
APARTMENTS  
HI-RISE  
(NOT TO EXCEED  
15 STORIES)

OFFICE  
and HOTEL/RETAIL  
APARTMENTS  
(NOT TO EXCEED  
8-16 STORIES)

MID-RISE  
(NOT TO EXCEED  
8 STORIES)

MID-RISE  
(NOT TO EXCEED  
8 STORIES)

OFFICE and APARTMENTS  
LOW & MID-RISE  
(NOT TO EXCEED 8 STORIES)

PCPA

FCH'S

MARCO SPA

SINGLE FAMILY  
ATTACHED  
(TOWNHOUSES)

340 DU

HOLMES-RUN STREAM  
VALLEY PARK

CAPITAL BELTWAY J 1485

1.9 MM OFFICE  
585K RETAIL  
500K HOTEL  
250 DU

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

TO: Sidney R. Steele, Division Director  
Zoning Evaluation Division, OCP DATE November 29, 1982

FROM: Robert L. Moore *RLM*  
Office of Transportation

FILE NO: 3-4, 3-5

SUBJECT: Transportation Impact

REFERENCE: FDP78-P-130-3, Sequoia Building Corp., 49-4 and 50-3  
SE82-P-103

IMPACT ANALYSISCompatibility with the Adopted Plan

The transportation aspects of this application are consistent with the recommendations of the Countywide Plan and with the conceptual plan approved at the time of rezoning.

Traffic Impact

The volume of traffic anticipated from the proposed development would fall within the traffic generation possible for development in conformance with the proffers made at the time of rezoning. The proffers specified that the number of dwellings would not exceed 400, but did not address housing type mix. Under these conditions, any of a number of housing type mixes would be consistent with the proffers. Mixes with a high percentage of either apartments or of townhouses would be acceptable.

The housing mix proposed is 350 garden apartments and 50 townhouses. This mix would yield an estimated trip generation volume of about 2,535 vpd. Since garden apartments generate about 25 percent fewer trips per unit per day than townhouses, this volume would fall well within the amount of traffic possible under development allowed by the proffers.

DESIGN CONSIDERATIONS

The site has frontage on Arlington Boulevard, Jaguar Trail, and Marc Drive. However, direct vehicular access is proposed only to Jaguar Trail and Marc Drive. This access proposal is consistent with the approved conceptual plan and is a design feature that should be retained.

The applicant has proposed the widening of Jaguar Trail and of Marc Drive east of Jaguar Trail to four lane undivided roads in accordance with current VDH&T standards. In addition, a fifth lane is proposed on the Jaguar Trail approach to the Arlington Boulevard intersection. These additional lanes should adequately handle the increase in traffic and turning movements expected as a result of this development.

FDP78-P-130-3  
SE82-P-103

-2-

November 29, 1982

SUMMARY

The traffic impacts associated with the proposed development are well within the impacts that could be anticipated from development possible under the proffers. These impacts would be adequately ameliorated by the transportation improvements indicated on the final development plan submitted. Therefore, this Office would have no objection to the approval of the application.

RLM/JCH/thp

Project Number: FDP-78-P-130-3 Location: 49-4,50-3

Existing Zoning: ODC Proposed Zoning and/or Use: 400 D.U. Acreage: 33.76

Site Features	Presence		Comments
	yes	no	
A. Geology: Coastal Plain, Piedmont, Triassic			A. Piedmont province. Possibly shallow bedrock, 10-50'. Stream Valley alluvium may provide sand and gravel resource.
1. shallow bedrock . . . . .	x		
2. groundwater resource . . . . .		x	
3. mineral resources . . . . .	x		B. Scattered steep slopes: one area around northernmost garden apartment west of Jaguar Trail; slopes of knoll reach 25%.
B. Topography:			
1. steep slopes (≥15%) . . . . .	x		
2. irregular landform . . . . .		x	C. Holmes Run tributary traverses site, east to west. Headwaters area. Floodplain proximity of proposed units along lake.
C. Hydrology:			
1. water features . . . . .	x		
2. critical location in watershed	x		D. Floodplain soils on about northern 1/2 of site - inappropriate for development. Glenville soils below floodplain to south - very wet. Fairfax silt loam, undulating phase, on rest of site.
3. water supply watershed . . . . .		x	
D. Soils:			E. Public parkland planned along Holmes Run tributary west of Jaguar Trail. Quality mixed hardwoods, some Virginia pine. Good to excellent habitat. EQC.
1. marine clays . . . . .		x	
2. shrink-swell clays . . . . .		x	
3. highly erodible soils . . . . .	x		
4. high water table soils . . . . .	x		
5. soils with low bearing strength . . . . .		x	
6. poor infiltration soils . . . . .	x		E. Vegetation, Wildlife & Open Space:
1. quality vegetation . . . . .	x		
2. wildlife habitat . . . . .	x		
3. adopted EQC . . . . .	x		

Environmental Quality	Problems		Comments
	yes	no	
F. Noise:			F. 1995 estimated highway noise contours: <ul style="list-style-type: none"> <li>• 70 dBA Ldn contour lies approximately 210' from Rt. 50 centerline;</li> <li>• 65 dBA Ldn contour lies approximately 660' from Rt. 50 centerline. Acoustical treatment, per proffers, required.</li> </ul>
1. airport noise . . . . .		x	
2. highway noise . . . . .	x		
3. railroad noise . . . . .		x	
4. other types of noise . . . . .		x	G. Lake proposed to serve as proffered stormwater management. No runoff should be discharged directly to Holmes Run.
G. Water:			
1. point source pollution . . . . .		x	
2. non-point source pollution	x		H. Mobile source pollution possible absent good traffic movement.
H. Air:			
1. mobile source pollution . . . . .	x		
2. stationary source pollution . . . . .		x	I. Design of garden apartment area west of Jaguar lacks any grouping elements and isolates one unit entirely within road/parking area.
I. Aesthetics: For example: internal views, views from site, views of site from adjacent development . . . . .	x		
J. Other: . . . . .	x		
Trails: Locating the major through-trail on the west side of Jaguar Trail would			

## DETAILED ENVIRONMENTAL SITE ANALYSIS

General Description: This 34 acre site, segmented by Jaguar Trail, is characterized by rolling topography and the wide, flat floodplain of a Holmes Run tributary. The only steep slopes of import on this tract occur near the far eastern boundary and the site of the northernmost garden apartment building to the west of Jaguar Trail. Completely wooded in mixed hardwoods and some Virginia pine, the area currently provides good to excellent habitat for small mammals and birds. Its western half is designated as public parkland by the Comprehensive Plan due to these special EQC characteristics.

Certain other environmental features and concerns are as follows:

- o A Holmes Run tributary traverses the site in an east-west direction. This area serves as the Holmes Run headwaters.
- o The entire tract is underlain by possibly shallow bedrock -- i.e., within 10-50 feet of the surface. Sand and gravel may be found under the alluvial surface materials.
- o Floodplain soils comprise most of the middle one-third of the site; Glenville silt loams occur to the north and south adjacent to this alluvium. The southernmost part of the site has Fairfax silt loam, which is generally a good soil for building support and drainage. The former two soil groups are rated poor and moderate, respectively, for building purposes. Glenville soils have high seasonal water tables that may adversely affect foundations and basements absent special engineering to ensure dryness. These soils can be erodible when they occur on steep slopes (see above).
- o Development of the proposed lake and development of dwelling units both east and west of Jaguar Trail will require fill in the existing floodplain. Such activity in general alters stream profiles and hydrographs, changes or eliminates the county's most ecologically sensitive land/habitat, contributes to erosion and sedimentation problems, and may affect stream pollutant loadings and other water quality parameters.
- o Highway noise from Arlington Boulevard (Route 50) will impact this site. 1995 estimated noise contours are as follows: zone of noise impact (65 dBA Ldn or greater) extends some 660 feet into the site from the Route 50 centerline; the 70 dBA Ldn or greater contour lies at approximately 210 feet from the Route 50 centerline.
- o Pedestrian/vehicular conflicts are created by the recreational facilities and Jaguar Trail trail locations. With the on-site recreational facilities all being located on the east side of Jaguar Trail, residents of the western

side of the development will be forced to cross the road twice each time they use facilities. Second, the trail location on the eastern side of Jaguar Trail likewise necessitates road crossings for users of Recreation Center or High School facilities as they come south from Route 50.

### Recommendations

- o As proffered, stormwater management and detention for the entire site is appropriate. No discharges should be made directly to the stream.
- o Development of this site, especially to the east of Jaguar Trail, will be severely disruptive of the Holmes Run tributary. Lake construction and site preparation generally should follow strict erosion and sedimentation control practices.
- o Existing vegetation on this site should be retained wherever practicable. High quality woodlands can serve as attractive and useful environmental design features when preserved in sizable areas, and will enhance the EQC to be preserved along the stream.
- o Development upon floodplain and Glenville soils should be accompanied by appropriate engineering to mitigate any wetness or stability problems.
- o If floodplains are ultimately filled or altered, stabilization with supplemental planting should be undertaken to mitigate adverse impacts along the margin of that floodplain. While floodplain alteration to the east of Jaguar Trail may be justified by provision of imaginative stormwater management, no similar justification exists for fill/alteration on the western portion of that tract (see below regarding northernmost garden apartment).
- o Noise mitigation, as proffered, is appropriate in order to reduce the adverse health and welfare impacts that could accrue due to highway noise. Acoustical treatment of units to achieve preferred interior noise levels is recommended.
- o The pool, while centrally located on the entire site is poorly located from a site design standpoint. Relocation away from Jaguar Trail and a parking lot is recommended. Site design for the garden apartments to the west of Jaguar Trail is also not ideal, and a more efficient use of the land would group or cluster some of those units not proximate to the floodplain. Such clustering might relocate, for example, the isolated building surrounded by a parking area and Jaguar Trail, or might alter the linear nature of the southernmost garden apartment buildings.
- o The northernmost garden apartment should be relocated off of the very steep-sloped area it currently occupies. According to the County's EQC formula, this building is located in an area well within the EQC (for steep slopes adjacent to a floodplain, EQC = 4 x per cent slope + 50 feet from stream centerline).

- o Separate recreational facilities in the western part of this site would reduce or eliminate pedestrian/vehicular conflict potential that may be exacerbated by sight distance limitations due to proximity to the curve of Jaguar Trail. Locating the trail on the western side of the road would also help to eliminate unnecessary crossings of Jaguar Trail.

*Carlos*

FAIRFAX COUNTY, VIRGINIA

Appendix 8

MEMORANDUM

TO: Sidney R. Steele, Chief  
Zoning Evaluation Division, OCP.                      DATE: November 29, 1982

FROM: Stuart T. Terrett, Director  
Division of Design Review, DEM

FILE NO:

SUBJECT: SE 82-P-103, Sequoia Building Corporation  
Application to Cut and Fill and otherwise Re-establish the  
Flood Plain Overlay District Line; Providence District    Tax Map: 50-3-((1))-11.

REFERENCE:

RECOMMENDATION: This Division would have no objection to the approval of this Special Exception subject to approval of a flood plain study showing hydraulic conformance to the ordinance requirements and an as-built plan at the completion of the work.

DISCUSSION: The applicant's engineer has met with my staff and is at work presently on a flood plain study to submit to this Division. It is our understanding that they intend to deepen the existing flood plain so as to create a permanent water surface lake and that this will provide retention benefits in accordance with regional storm water management requirements by the Department of Public Works Master Drainage Plan for this area. It is to be noted in this regard that a permanent water surface impoundment will also have beneficial water quality benefits for all downstream recipients of runoff from this watershed.

It is anticipated that the applicant should be able to so design this facility that they can readily meet all the County hydraulic and safety requirements.

Regarding the approval of the location of swellings closer than fifteen (15) feet to a permanent watersurface of an appropriately designed impoundment, we note from Section 2-415 of the Zoning Ordinance that this may be approved at the Staff level. Accordingly we agree to the concept proposed in the Development Plan with final approval subject to final design details.

Subject to final approval of said flood plain study, this Division would have no objection to the approval of this Special Exception.

STT:JTM:pl

- cc: Oscar Hendrickson, Site Review Branch
- cc: Carl Seal, Permits Branch
- cc: Larry Johnson, County Soil Scientist
- cc: Ron Thompson, Department of Public Works
- cc: John Koenig, Department of Public Works
- cc: David Stroh, Office of Comprehensive Planning
- cc: Bonds and Agreements Branch
- cc: Central Files



# Fairfax County Park Authority

## M E M O R A N D U M

**To:** Sidney R. Steele, for Staff Coordinators  
Director, Zoning Evaluation Division - OCP

**Date:** November 10, 1982

**From:** Dorothea L. Stefen, Assistant Superintendent  
Division of Land Acquisition - FCPA

**Subject:** FDP-78-P-130-3  
Loc: 49-4, 50-3

The Fairfax County Park Authority, at their meeting of November 9, 1982, considered the above referenced Final Development Plan and made the following Recommendations:

- In accordance with Proffer #2 and Proffer #5, the land west of Jaguar Trail, including the lateral and its 100 year floodplain associated with Holmes Run and the land north of the floodplain should be dedicated to the Fairfax County Board of Supervisors. It is requested that the Board recognize the Park Authority's need to maintain the Providence Recreation Center sign on this land and that they deed the area at the northeast corner of Route 50 and Jaguar Trail to the Authority. It is stressed that the Authority requires exclusive signage and that no other signs should be placed in this area prior to dedication to the Board.

- Proffer #10 indicates that recreational facilities (including trails) constructed within areas to be dedicated to the Park Authority shall be subject to approval of the Authority. Since other portions of the Proffers refer only to dedication to the Board of Supervisors and not to the Authority, it is suggested that this be clarified by adding "or the Board of Supervisors" in the third sentence of Proffer #10 between the word "Authority" and the word "shall".

- The public trail location as shown is acceptable. It should connect with the proposed trail system to be provided throughout the area of the rezoning.

- The developer should arrange for the provision of pedestrian crosswalks including curb-cut ramps at:

1. Jaguar Trail and Route 50.
2. The entrance to the northern-most units east of Jaguar Trail.
3. The entrance to the southern-most units both east and west of Jaguar Trail, and
4. The southern point of sidewalk provided on the west side of Jaguar Trail.

- Countywide Trail Planner may have additional comments regarding trail type, width and location.

CC: Ed Spann - OCP  
Oscar Hendrickson - DEM

**FAIRFAX COUNTY, VIRGINIA**

Appendix 10

**MEMORANDUM**

**TO:** Carlos Montenegro, Staff Coordinator      **DATE** November 12, 1982  
Zoning Evaluation Branch, OCP

**FROM:** Don Sotirchos, Community Project Supervisor   
Department of Housing and Community Development

**FILE NO:** 1130; 1189.082

**SUBJECT:** Jaguar Trail Pedestrian Access Improvements

**REFERENCE:** Memo of 10-26-82 (Rezoning Application FDP 78-P-130-3)

The Department of Housing and Community Development is planning to improve the existing asphalt path on the east side of Jaguar Trail. The improvements will make pedestrian access safer for the high school population as well as the users of the adjacent recreation center.

Development plans for the referenced project do not interfere in any way with our plans. Therefore, please be informed that we are proceeding accordingly, in order to implement the site improvements by Spring of 1983.

SDS:jk