APPLICATION ACCEPTED: September 22, 2010
PLANNING COMMISSION: February 24, 2011
BOARD OF SUPERVISORS: March 8, 2011 @3:30 p.m.

County of Fairfax, Virginia

February 9, 2011

STAFF REPORT

APPLICATION SEA 81-P-025

PROVIDENCE DISTRICT

APPLICANT:	Falls Church (E&A) LLC
PRESENT ZONING:	C-8, HC
PARCEL(S):	50-1 ((1)) 39D
ACREAGE:	3.87 acres
FAR/DENSITY:	0.29
OPEN SPACE:	15.02%
PLAN MAP:	Retail and Other
PROPOSAL:	Amend SE 81-P-025, previously approved for a drive-in financial institution, to permit a fast food restaurant.

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 81-P-025 subject to development conditions consistent with those found in Appendix 1 of this report.

Staff recommends approval of a waiver of the service drive requirement along Lee Highway in favor of the existing travel lane.

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.

Suzianne Zottl

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/

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 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.

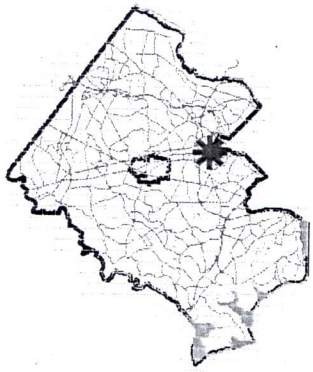
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

N:\SEA\SEA 81-P-025 Falls Church E&A\Staff Report_Cover.doc

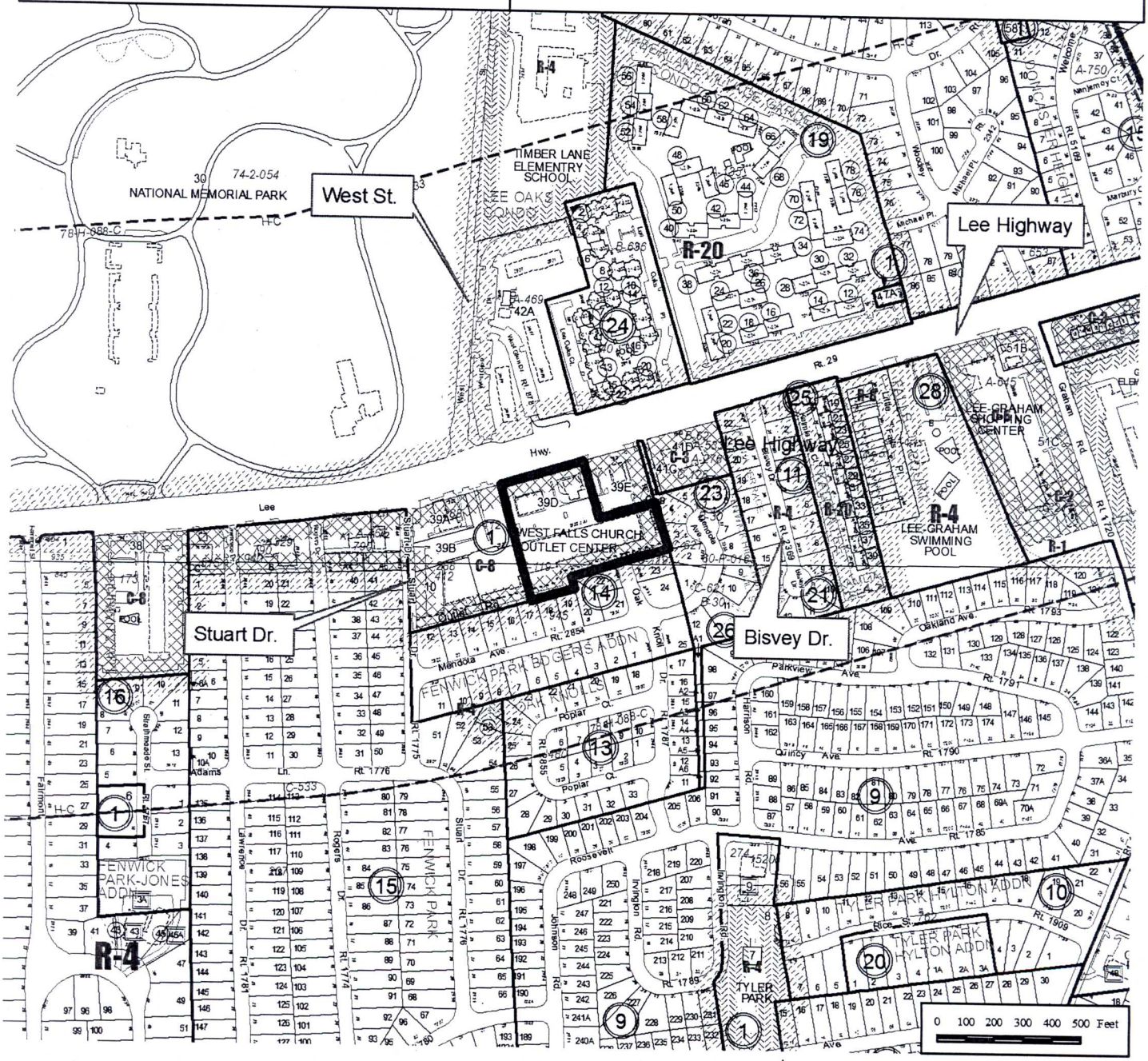
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception Amendment

SEA 81-P-025



Applicant:	FALLS CHURCH (E&A) LLC
Accepted:	09/22/2010
Proposed:	AMEND SE 81-P-025 PREVIOUSLY APPROVED FOR DRIVE IN FINANCIAL INSTITUTION TO PERMIT A FAST FOOD RESTURANT AND INCREASE IN LAND AREA
Area:	3.87 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect:	04-080404-0804
Art 9 Group and Use:	5-11 5-06
Located:	7393 B-D LEE HIGHWAY
Zoning:	C- 8
Plan Area:	1,
Overlay Dist:	HC
Map Ref Num:	050-1- /01/ /0039D



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ECHO HILL SHOPPING CENTER

SPECIAL EXCEPTION
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
1/5/11
PROFESSIONAL ENGINEER

VIKA REVISIONS
MAY 10, 2010
AUG 13, 2010
JAN 5, 2011

SHEET INDEX
1. EXISTING CONDITIONS
2. SPECIAL EXCEPTION PLAT PROPOSED STRIPING
3. NOTES AND DETAILS
4-6. OUTFALL ANALYSIS
7. STORMWATER MANAGEMENT & BMP (FROM 9045-MSP-02)
8. LANDSCAPE PLAN (FROM 9045-MSP-02)

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

DATE: APRIL, 2009
DES. SC | DWN. RMC
SCALE: 1"=30'
PROJECT/FILE NO. V7107
SHEET NO. 1

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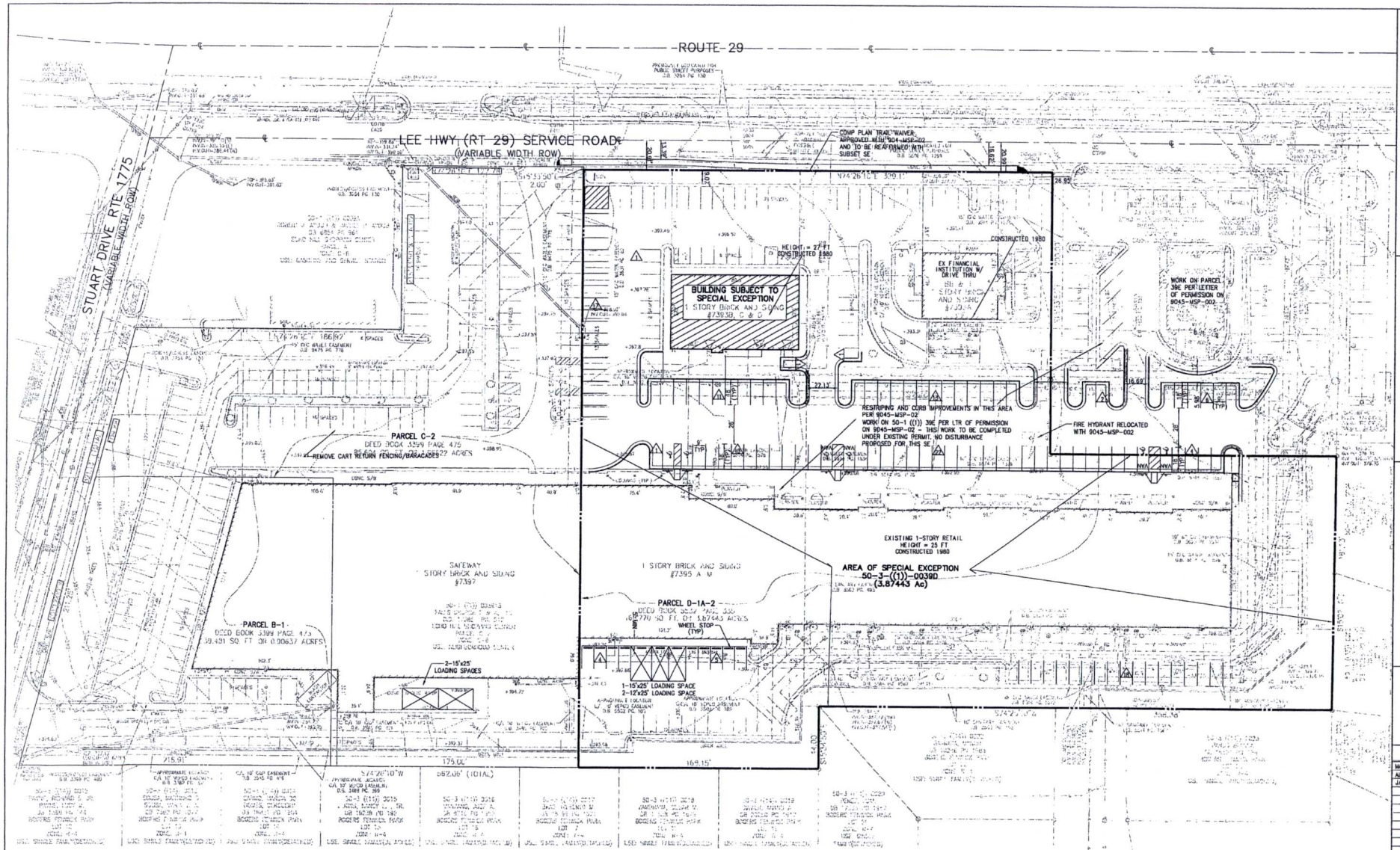

GENERAL NOTES:

1. THE SUBJECT OF THIS SPECIAL EXCEPTION IS TAX MAP #50-3-((1))-39D
2. THE PROPERTIES SHOWN HEREON ARE SHOWN ON FAIRFAX COUNTY TAX MAP 50-1 AS #'S 50-1-((1))-0039B, 50-1-((1))-00389, 50-1-((1))-0039E, AND TAX MAP 50-3 AS 50-3-((1))-0010 AND ARE ZONED C-8 (HIGHWAY COMMERCIAL).
3. THE SUBJECT PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF THE PARTIES SHOWN IN THE TABLE ON THIS SHEET.
4. THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 515525 0079 D, REVISED DATE OF MARCH 5, 1990.
5. TITLE REPORT FROM FIRSTAMERICAN MLE INSURANCE COMPANY COMMITMENT NO. NCS-153813W-ATL
6. THE HORIZONTAL DATUM IS REFERENCED TO RECORD NORTH BASED UPON A PLAT ENTITLED "ECHO HILL SHOPPING CENTER" AS RECORDED IN DEED BOOK 3254 AT PAGE 128 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA
7. THE VERTICAL DATUM HAS BEEN ESTABLISHED USING FAIRFAX COUNTY MANHOLE(S) SANITARY #050-3-350 (STUART DRIVE) TOP ELEV. =380.65' STORM (E.B. LEE HIGHWAY [SERVICE ROAD] APPROX. 191' E. C/L STUART DRIVE) TOP ELEV. =399.84'
8. NO SWM/WATER QUALITY PROPOSED AS NO DISTURBANCE OF EXISTING GROUND IS PROPOSED, NOR IS ANY INCREASE IN IMPERVIOUS SURFACE PROPOSED. SEE SHEETS 3 THRU 6 FROM 9045-MSP-02 FOR APPROVED SWM INFORMATION.

SPECIAL EXCEPTION (SE) NOTE:

THE ONLY PARCEL SUBJECT TO THE SPECIAL EXCEPTION WITH THIS APPLICATION IS 50-1 ((1)) 39D. HOWEVER, THE SUBJECT PARCELS IN THESE TABULATIONS CONSTITUTE A SINGLE SHOPPING CENTER AND SO FOR EASE OF REVIEW, OVERALL SHOPPING CENTER COMPLIANCE, ALL PARCELS HAVE BEEN TABULATED.

PROPERTY SERVED BY PUBLIC WATER AND SEWER

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NO.	DESCRIPTION	READY BY	APPROVED	DATE

REVISION APPROVED BY:
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McLEAN, VA GERMANTOWN, MD

ECHO HILL SHOPPING CENTER
SPECIAL EXCEPTION
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION PLAT
PROPOSED STRIPING

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
1/5/11
PROFESSIONAL ENGINEER

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MAY 10, 2010
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SHEET NO. 2

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AREA TABULATION:

	PARCEL D-1A-1 0.91827 ACRES	TM# 50-1 ((1)) 0039E	40,000 SF OR
	PARCEL B-1 ACRES	TM# 50-3 ((1)) 0010	39,481 SF OR 0.90657
SEE SE NOTE ON SHEET 2	PARCEL C-2 ACRES	TM# 50-1 ((1)) 0039B	85,664 SF OR 1.96522
	PARCEL D-1A-2 3.87443 ACRES	TM# 50-1 ((1)) 0039D	168,770 SF OR
	TOTAL AREA ACRES		293,915 SF OR 6.74622

ZONE TABULATION:

EXISTING ZONE C-8

	PARCEL D-1A-1	TM# 50-1 ((1)) 0039E	40,000 SF OR 0.91827 ACRES
SEE SE NOTE ON SHEET 2	PARCEL B-1	TM# 50-3 ((1)) 0010	39,481 SF OR 0.90657 ACRES
	PARCEL C-2	TM# 50-1 ((1)) 0039B	85,664 SF OR 1.96522 ACRES
	PARCEL D-1A-2		TM# 50-1 ((1)) 0039D 168,770 SF OR 3.87443 ACRES
	TOTAL AREA ZONE C-8		293,915 SF OR 6.74622 ACRES

PROPOSED ZONE C-8

	PARCEL D-1A-1	TM# 50-1 ((1)) 0039E	40,000 SF OR 0.91827 ACRES
SEE SE NOTE ON SHEET 2	PARCEL B-1	TM# 50-3 ((1)) 0010	39,481 SF OR 0.90657 ACRES
	PARCEL C-2	TM# 50-1 ((1)) 0039B	85,664 SF OR 1.96522 ACRES
	PARCEL D-1A-2		TM# 50-1 ((1)) 0039D 168,770 SF OR 3.87443 ACRES
	TOTAL AREA ZONE C-8		293,915 SF OR 6.74622 ACRES

OPEN SPACE:

EXISTING OPEN SPACE = 50,365 SF (PER 9045-MSP-002)*

PROPOSED OPEN SPACE = 50,365 SF*
REQUIRED OPEN SPACE (15%) = 50,087.25 SF*

*THESE VALUES BASED ON ENTIRE SHOPPING CENTER, INCLUDING 40,000 SF FROM PARCEL 50-1 ((1)) 39E, NOT INCLUDED IN SE BUT IN SHOPPING CENTER, AS WELL AS 85,664 SF IN PARCEL 50-1 ((1)) 39B AND 39,481 SF IN PARCEL 50-1 ((1)) 10, BOTH IN SHOPPING CENTER BUT NOT IN SE.

**PARKING TABULATIONS:

EXISTING PARKING SPACES = 350
INCLUDING 14 HDCP

PROPOSED PARKING SPACES = 445
INCLUDING 16 HDCP
INCLUDING 4 VAN

PARKING REQUIRED PER 9045-PKS-02 = 444 SPACES
HDCP REQUIRED FOR 445 SPACES = 9
VAN REQUIRED FOR 16 HDCP = 3

**INCLUDES SPACES ON 50-1 ((1)) 39B, 39E & 50-3 ((1)) 10 IN SHOPPING CENTER BUT NOT IN SE

AREA SUBJECT TO SPECIAL EXCEPTION

168,770 SF OR 3.87443 AC
(ALL OF 50-1 ((1)) 39D)

NOTE:

ALL LIGHTING AND SIGNAGE ON-SITE TO REMAIN - NO NEW PROPOSED - SEE PICTURES INCLUDED WITH APPLICATION.

NOTE:

TOPOGRAPHY SHOWN HEREON IS FIELD RUN

OWNERSHIP DATA

	TAX ID	OWNER	DEED BOOK	PAGE
***	50-1 ((1)) 39B	FALLS CHURCH E&A, LLC	17385	0512
ONLY PARCEL SUBJECT TO SE	50-1 ((1)) 39D	FALLS CHURCH E&A, LLC	17385	0512
***	50-1 ((1)) 39E	7391 LEE HIGHWAY LLC	17614	0664
***	50-3 ((1)) 10	FALLS CHURCH E&A, LLC	17385	0512

*** NOT INCLUDED IN SE

NOTE:

TO THE BEST OF OUR KNOWLEDGE AND BELIEF NO GRAVE SITES EXIST ON THIS PROPERTY.

NOTE:

NO EXISTING ESMTS GREATER THAN 25' EXIST ON-SITE

SE AREA TABS (SEE ****)

OPEN SPACE = 25,350 SF (15.02%)
PARKING = PARKED AS PART OF OVERALL SHOPPING CENTER - SEE PARKING TABS THIS SHEET
FAR = 49,215 / 168,770 = 0.29

****ALL DATA SHOWN IN THESE TABS SHALL NOT BE TAKEN TO CHANGE THE FACT THAT THIS PARCEL IS PART OF AN OVERALL SHOPPING CENTER AND THAT REQUIREMENTS ARE MET ON THE SHOPPING CENTER AS A WHOLE AS MOST RECENTLY DEMONSTRATED IN 9045-MSP-02 (87,824 SF OF GFA IN SAID MSP)

TRAIL WAIVER

County of Fairfax, Virginia

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

RECEIVED NOV 1 2 2009

NOV 2 - 2009

Stephen E. Crowell, P.E.
VIKA Incorporated
8180 Greensboro Drive, Suite 200
McLean, Virginia 22102

Subject: Echo Hill Shopping Center, Plan #9045-MSP-002-1, Tax Map #050-1-001-0039-D, Providence District

Reference: Trail Waiver #9045-WTL-001-1

Dear Mr. Crowell:

Your request to waive the requirement of Paragraph 2 of Section 17-201 of the Fairfax County Zoning Ordinance for the construction of a major paved trail along the subject site's entire frontage on Lee Highway (Route #29) is hereby approved.

This waiver shall automatically expire, without notice, twenty-four (24) months after the approval date of this letter, unless the subject construction plan has been approved.

If you have any questions or need additional information, please contact Lee Ratchford, Engineer III, Environmental and Site Review Division (ESRD) at 703-324-1720.

Sincerely,

Bruce G. Nassimbeni, Director
ESRD East

BGN/mw

cc: Sheng-Jieh Lau, County Trails Planner, Facilities Planning Branch, DPZ
Angela Kadar Rodeheaver, Chief, Site Analysis Section, FCDOT
Hani Pawaz, Chief Site Review Engineer, ESRD East, DPWES
Lee Ratchford, Engineer III, ESRD, DPWES
Waiver File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359

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METES & BOUNDS ■ CONSTRUCTION STAKE

ECHO HILL SHOPPING CENTER

SPECIAL EXCEPTION
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND DETAILS

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
1/5/11
PROFESSIONAL ENGINEER

VIKA REVISIONS

MAY 10, 2010
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JAN 5, 2011

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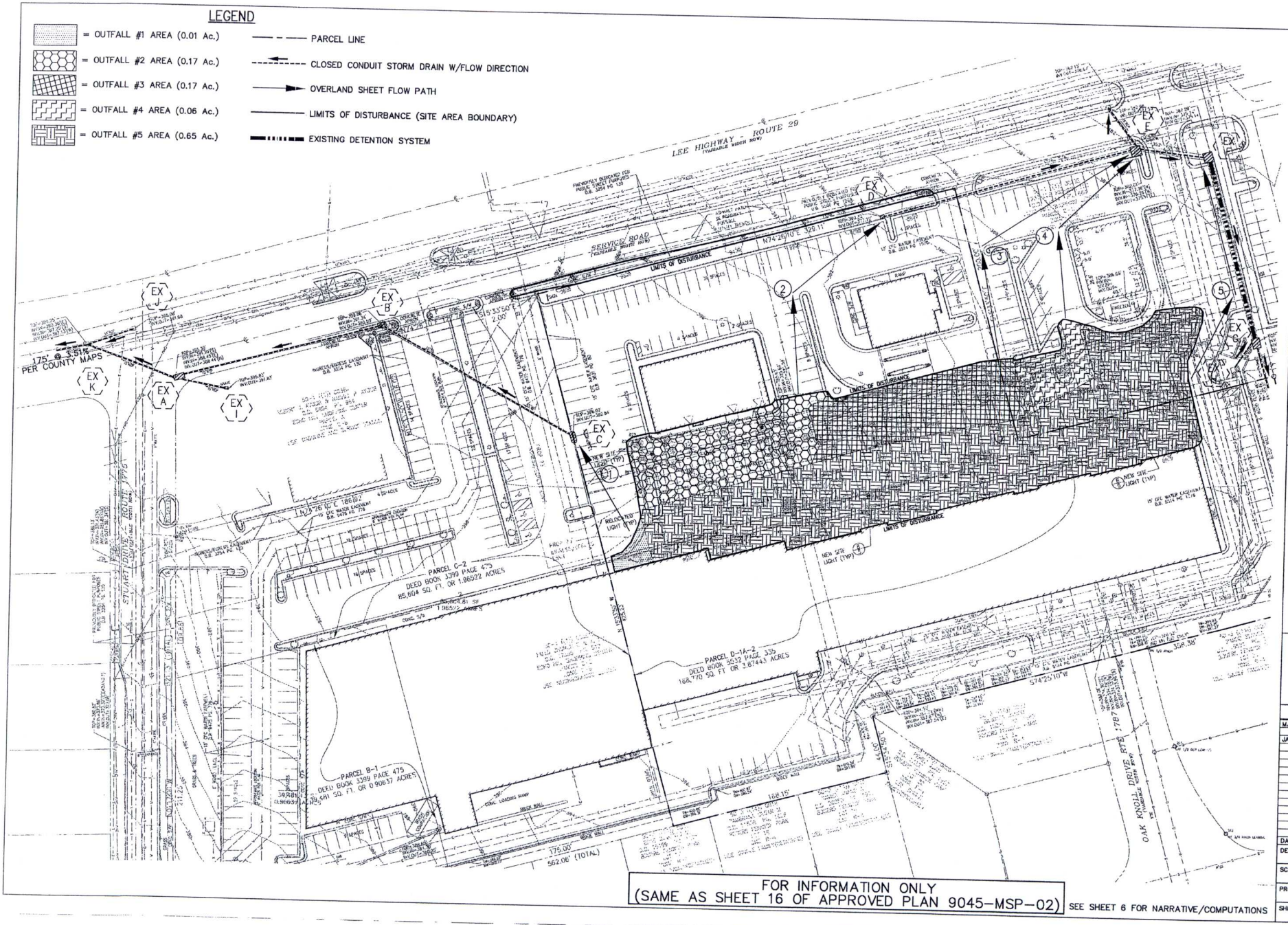

FOR INFORMATION ONLY
(SAME AS SHEET 16 OF APPROVED PLAN 9045-MSP-02)

SEE SHEET 6 FOR NARRATIVE/COMPUTATIONS

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MCLEAN, VA ■ GERMANTOWN, MD

ECHO HILL SHOPPING CENTER

SPECIAL EXCEPTION
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OUTFALL ANALYSIS

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
1/5/11
PROFESSIONAL ENGINEER

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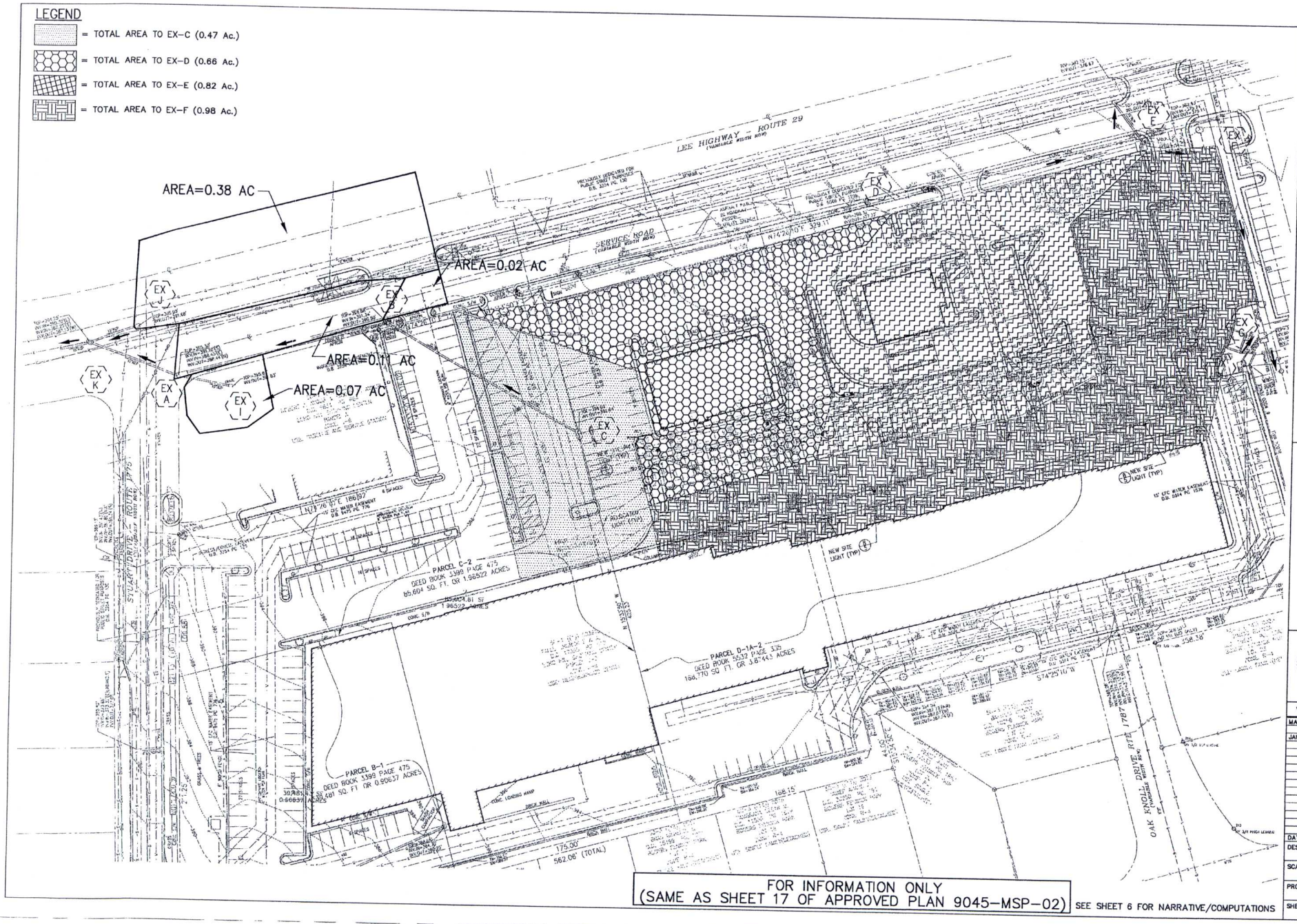

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ECHO HILL SHOPPING CENTER

SPECIAL EXCEPTION
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OUTFALL ANALYSIS

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SHEET NO. 5

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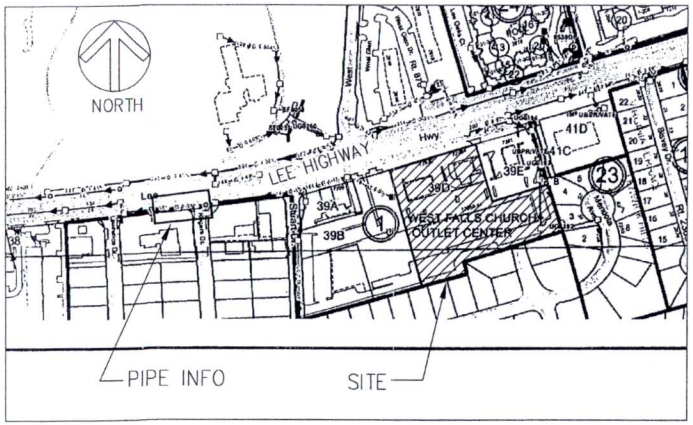
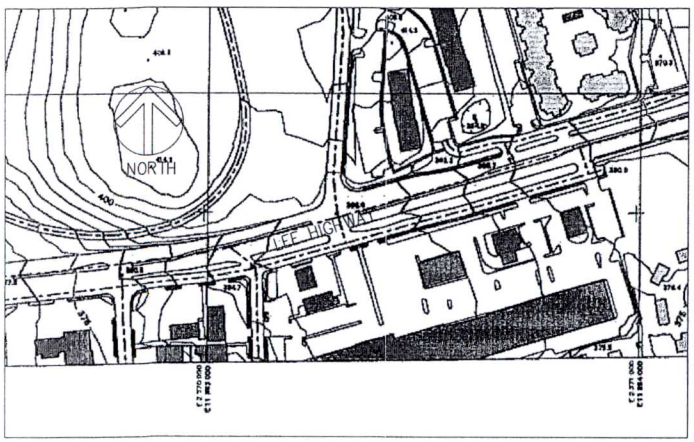


STORM SEWER PIPE EXHIBIT

N.T.S.



TOPOGRAPHY EXHIBIT

N.T.S.

ADEQUATE OUTFALL ANALYSIS:

THE SUBJECT SPECIAL EXCEPTION (SE) PROPOSES A REALLOCATIONOF USE WITHIN AN EXISTING BUILDING AND STRIPING IN AN EXISTING PARKING AREA. THE SE DOES NOT PROPOSE AN INCREASE IN THE TOTAL IMPERVIOUS AREA WITHIN THE SHOPPING CENTER. THE PURPOSE OF THIS SE IS TO INCREASE THE AMOUNT OF USE ALLOWED IN ONE OF THE OUTBUILDINGS.

THE "SITE AREA" FOR THE PURPOSES OF THE OUTFALL ANALYSIS WILL BE LIMITED TO THE AREA DISTURBED AS IS THE CASE FOR BOTH THE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE DESIGN. THEREFORE, AS SHOWN ON SHEET 3, THE TOTAL SITE AREA IS 46,131 SF. FROM THIS SITE AREA THERE WILL BE FIVE (5) OUTFALLS – AS SHOWN ON SHEET 3. ALL OF THESE OUTFALLS WILL BE IN THE FORM OF SHEET FLOW ACROSS THE EXISTING PARKING LOT. ALL FIVE (5) OF THE SITE OUTFALLS WILL CONVEY WATER AS SHEET FLOW TO EXISTING STORM DRAIN INLETS ALONG THE SHOPPING CENTER PERIMETER. THESE EXISTING INLETS (AS SHOWN ON SHEETS 3 AND 4) WILL ALLOW FLOW TO ENTER INTO AN EXISTING CLOSED CONDUIT SYSTEM WHICH WILL THEN CONVEY THE FLOW AWAY FROM THE SHOPPING CENTER. FOR EACH OUTFALL ANALYSIS, SECTION 6-0203.2A OF THE PFM WILL GOVERN AND THE EXTENT OF ANALYSIS WILL BE TO A POINT 150' DOWNSTREAM OF A 90% CONTRIBUTING DRAINAGE AREA CONFLUENCE POINT. SEE BELOW FOR AN ANALYSIS OF EACH OUTFALL:

OUTFALL #1 – THE AREA CONTRIBUTING TO FLOW AT THIS OUTFALL FROM THE SITE AREA IS 0.01 ACRES. FLOW WILL BE CONVEYED AS SHEET FLOW ACROSS THE EXISTING PARKING LOT TO AN EXISTING INLET LABELED AS EX-C. THE TOTAL DRAINAGE AREA TO EX-C IS 0.47 ACRES. AT EX-C, FLOW WILL ENTER AN EXISTING CLOSED CONDUIT SYSTEM. FROM EX-C, FLOW WILL BE CONVEYED IN A NORTH-WESTERLY DIRECTION TO AN EXISTING INLET ON THE PROJECT SIDE OF THE SERVICE ROAD FOR LEE HIGHWAY (EX-B). AT THIS POINT, FLOW WILL THEN BE CONVEYED IN A WESTERLY DIRECTION TO EX-A WHERE AN ADDITIONAL 0.07 ACRES WILL ENTER THE SYSTEM FROM AN EXISTING CLOSED CONDUIT SYSTEM CONVEYING FLOW FROM EX-I AND 0.11 ACRES WILL ENTER THE SYSTEM AS EX-A IS AN EXISTING INLET. THIS COMBINED FLOW WILL THEN BE CONVEYED NORTH-WESTERLY IN THE EXISTING CLOSED CONDUIT SYSTEM TO EX-K. AT EX-K, AN ADDITIONAL 0.38 ACRES WILL ENTER THE SYSTEM FROM AN EXISTING CLOSED CONDUIT SYSTEM CONVEYING FLOW FROM EX-J. BASED ON THE FAIRFAX COUNTY DIGITAL TAX MAP VIEWER, THE OUTLET PIPE FROM EXISTING K TO THE WEST IS 175' IN LENGTH AT A SLOPE OF 5.31%. THUS, AS EX-K CONSTITUTES A POINT OF 90% CONFLUENCE, AND THE OUTLET PIPE FROM EX-K IS 175' IN LENGTH, THE EXTENT OF REVIEW OCCURS WITHIN THE OUTLET PIPE FROM EX-K. REFER TO THE EXHIBITS ON THIS SHEET FOR THE EXCERPTS FROM THE DIGITAL MAP VIEWER (BOTH STORM DRAIN AND TOPOGRAPHY) USED TO SUPPLEMENT MSP BASE IN PREPARING THIS OUTFALL ANALYSIS. BASED ON THE COMPUTATIONS ON THIS SHEET, THE EXISTING CLOSED CONDUIT SYSTEM IS ADEQUATE FROM THE OUTFALL POINT TO THE EXTENT OF REVIEW.

OUTFALL #2 – THE SITE AREA CONTRIBUTING TO FLOW AT THIS OUTFALL IS 0.17 ACRES. FLOW WILL BE CONVEYED AS SHEET FLOW ACROSS THE EXISTING PARKING LOT TO AN INLET NORTH-EAST OF THE OUTFALL AREA ON THE PROJECT SIDE OF THE ISLAND ADJACENT TO THE LEE HIGHWAY SERVICE DRIVE – MARKED AS EX-D ON THE OUTFALL ANALYSIS MAPS. THE TOTAL AREA CONTRIBUTING TO FLOW AT THIS INLET WILL BE 0.66 ACRES. ONCE FLOW IS COLLECTED IN THIS INLET IT WILL BE CONVEYED VIA EXISTING CLOSED CONDUIT TO THE EAST. AT STRUCTURE EX-E (FURTHER DISCUSSION BELOW) THEEXISTING CLOSED CONDUIT SYSTEM IS DIRECTED SOUTH-EAST INTO AN EXISTING DETENTION SYSTEM (EX-F TO EX-G). AT STRUCTURE EX-E, ADDITIONAL FLOW FROM OVERLAND DRAINAGE WILL ENTER THE CLOSED CONDUIT SYSTEM FROM 0.82 ACRES – THUS EXCEEDING THE 90% CONFLUENCE REQUIREMENT. THEREFORE, THE EXTENT OF ANALYSIS IS 150' DOWNSTREAM OF EX-E, WHICH OCCURS WITHIN THE AFOREMENTIONED DETENTION STRUCTURE. AS IS SHOWN ON THIS SHEET, THE EXISTING CLOSED CONDUIT SYSTEM IS SUFFICIENTLY SIZED TO CONVEY THE FLOWS FROM THE SITE OUTFALL TO THE EXTENT OF ANALYSIS. FURTHERMORE, THE PROPOSED CONDITION IN THE MSP PROVIDES LESS IMPERVIOUS SURFACE THAN THE EXISTING CONDITION, FOR WHICH THE DETENTION SYSTEM WAS DESIGNED AND CURRENTLY DETAINS. THEREFORE, THE EXISTING DETENTION SYSTEM IS ADEQUATE TO ACCOMODATE RUNOFF FROM THIS SITE OUTFALL.

OUTFALL #3 – THE SITE AREA CONTRIBUTING TO FLOW AT THIS OUTFALL IS 0.17 ACRES. FLOW FROM THIS OUTFALL WILL BE CONVEYED AS SHEET FLOW ACROSS THE EXISTING PARKING LOT TO AN EXISTING INLET LABELED AS EX-E ON THE ANALYSIS MAPS. THE TOTAL AREA CONTRIBUTING TO FLOW AT EX-E IS 0.82 ACRES. AT EX-E, FLOW WILL ENTER INTO THE EXISTING CLOSED CONDUIT SYSTEM DESCRIBED FOR OUTFALL #2 AND BE CONVEYED TO THE EXISTING DETENTION SYSTEM (EX-F TO EX-G). AT THE POINT WHERE THE FLOW ENTERS THE EXISTING DETENTION SYSTEM, IT WILL BE AT A CONFLUENCE WITH THE TOTAL DRAINAGE AREA TO THE DETNETION FACILITY, WHICH PER FAIRFAX COUNTY PLAN #3381-SP-01 IS 4.82 ACRES. THEREFORE, AT THE POINT WHERE THE SITE OUTFALL FLOW ENTERS THE EXISTING DETNETION SYSTEM (EX-F), THE 90% CONFLUECNE REQUIREMENT HAS BEEN MET. THE 150' DOWNSTREAM EXTENT OCCURES WITHIN THE DETENTION PIPE. AS IS SHOWN IN THE COMPUTATIONS ON THIS SHEET, AND PER THE DETERMINATION IN THE OUTFALL #2 ANALYSIS REGARDING THE ADEQUACY OF HTE DETNETION SYSTEM, THE EXISTING CLOSED CONDUIT SYSTEM AND DETENTION SYSTEM ARE ADEQUATELY SIZED FOR RUNOFF FROM OUTFALL #3.

OUTFALL #4 – THE SITE AREA CONTRIBUTING TO THIS OUTFALL IS 0.06 ACRES. FLOW FROM OUTFALL #4 WILL BE CONVEYED OVERLAND AS SHEET FLOW ACROSS THE EXISTING PARKING LOT TO STRUCTURE EX-E. AT THIS POINT, FLOW WILL ENTER THE EXISTING CLOSED CONDUIT SYSTEM AS REFERENCED IN THE OUTFALL #3 ANALYSIS. FROM THIS POINT, THE ANALYSIS AND DETERMINATION FOR OUTFALL #3 ALSO APPLIES FOR OUTFALL #4.

OUTFALL #5 – THE SITE AREA CONTRIBUTING TO THIS OUTFALL IS 0.65 ACRES. FROM THIS OUTFALL POINT, FLOW WILL BE CONVEYED VIA OVERLAND SHEET FLOW ACROSS THE EXISTING PARKING LOT TO AN INLET LABELED AS STRUCTURE EX-F (THE UPSTREAM END OF THE ABOVE REFERENCED DETENTION SYSTEM). THE TOTAL AREA CONTRIBUTING TO FLOW AT EX-F IS 0.98 ACRES. AT THIS POINT THE OUTFALL FLOWS WILL ENTER THE EXISTING CLOSED CONDUIT SYSTEM DIRECTLY INTO THE EXISTING DETENTION SYSTEM. AS DESCRIBED FOR OUTFALL #3, THE TOTAL AREA TO THE DETENTION SYSTEM IS 4.82 ACRES. THUS, THIS POINT SATISFIES THE REQUIREMENT FOR A 90% CONFLUENCE, AND THE 150' DOWNSTREAM EXTENT OCCURS WITHIN THE DETENTION SYSTEM. AS DESCRIBED ABOVE FOR OUTFALL #2, THE EXISTING DETNETION SYSTEM IS ADEQUATELY SIZED TO HANDLE FLOWS FROM THE PROPSOED SE SITE CONDITIONS.

BASED ON THE ABOVE ANALYSIS AND THE COMPUTATIONS/EXHIBITS CONTAINED ON THE OUTFALL ANALYSIS SHEETS OF THIS SE, IT IS THE OPINION OF VIKA, INC. THAT THE OUTFALLS DESCRIBED ABOVE (EXISTING CLOSED CONDUIT SYSTEMS) CONSTITUTE ADEQUATE OUTFALLS AS DEFINED IN THE PUBLIC FACILITIES MANUAL.

STORMWATER COMPUTATIONS FOR OUTFALL ANALYSIS

X:\DATA\7000-9000\v7107c\SWM\OUTFALL COMPS.XLS]STORM — ECHO HILL SHOPPING CENTER MSP — 29-Jul-09

FROM	TO	INC. AREA ACRES	TOTAL AREA ACRES	C	A*C	ACUM. A*C	Tc MIN	I 10 YR IN/HR	Q CFS	MIN SLOPE %	ACT SLOPE %	n	PIPE SIZE IN	F.F. VEL FPS	ACT VEL FPS	LENGTH FEET	TIME IN PIPE MIN-SEC	Q CAPACITY CFS
EX-C	EX-B	0.47	0.47	0.87	0.41	0.41	5.00	7.27	2.97	0.21	0.89	0.013	15	4.97	4.92	169.00	0.57	6.09
EX-B	EX-A	0.02	0.49	0.90	0.02	0.43	5.57	7.09	3.02	0.22	1.30	0.013	15	6.00	5.63	162.00	0.48	7.37
EX-I	EX-A	0.07	0.07	0.90	0.90	0.90	5.00	7.27	6.55	1.03	2.00	0.013	15	7.44	8.08	35.00	0.07	9.14
EX-A	EX-K	0.11	0.67	0.87	0.10	1.42	6.05	6.91	9.83	2.31	5.20	0.013	15	12.00	12.84	72.00	0.09	14.73
EX-J	EX-K	0.38	0.38	0.85	0.32	0.32	5.00	7.27	2.35	0.13	3.94	0.013	15	10.45	7.88	36.00	0.08	12.82
EX-K	OUTFALL	0.00	1.05	0.00	0.00	1.75	6.15	6.87	12.00	3.45	5.31	0.013	15	12.13	13.44	175.00	0.22	14.89
EX-E	EX-F	0.82	0.82	0.80	0.66	0.66	5.00	7.27	4.77	0.00	0.25	0.013	48	5.72	3.21	51.00	0.26	71.82
EX-F	EX-G	0.98	4.82	0.80	0.78	1.44	5.26	7.18	10.35	0.01	0.33	0.013	48	6.57	4.47	150.00	0.56	82.52

FOR INFORMATION ONLY
(SAME AS SHEET 18 OF APPROVED PLAN 9045-MSP-02)

VIKA
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(703)442-7800 ■ FAX (703)761-2787
WALDAK, VA GERMANTOWN, MD

ECHO HILL SHOPPING CENTER
SPECIAL EXCEPTION
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OUTFALL ANALYSIS

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
1/5/11
PROFESSIONAL ENGINEER

VIKA REVISIONS
MAY 10, 2010
JAN. 5, 2011

DATE: APRIL, 2009
DES. SEC | DWN. SEC
SCALE: AS SHOWN
PROJECT/FILE NO. V7107
SHEET NO. 6

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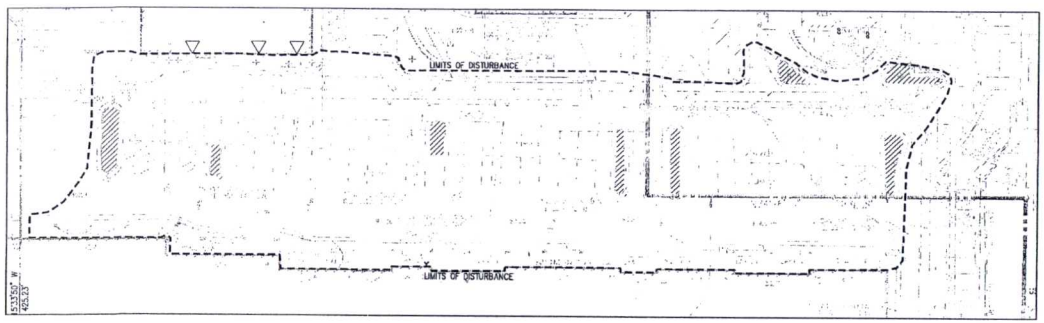
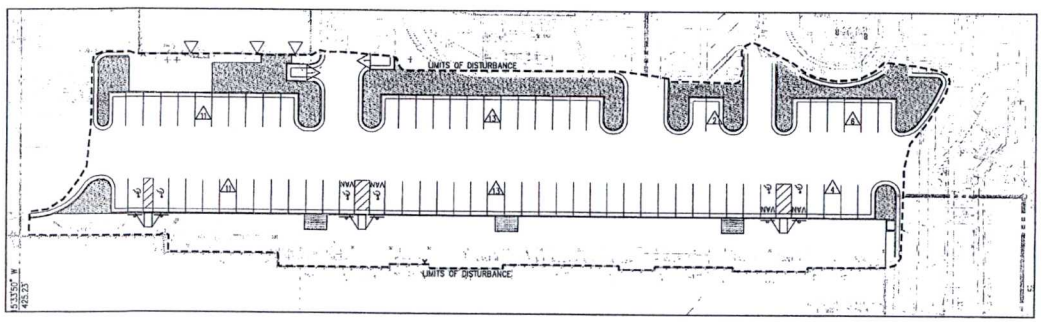


C-FACTOR=[(1,619x0.3)+(44,512x0.9)]/46,131=0.88

EXISTING CONDITION

EXISTING PERVIOUS AREA = 1,204 S.F.

PER SWM/BMP NARRATIVES "SITE AREA" DEFINED AS AREA WITHIN LIMITS OF DISTURBANCE=46,131 S.F.



PROPOSED CONDITION

PROPOSED PERVIOUS AREA = 5,841 S.F.

SWM FACILITY WAIVER REQUEST PURSUANT TO LTI #21-88

BASED ON A DETAILED DRAINAGE STUDY PREPARED IN CONJUNCTION WITH APPROVED MINOR SITE PLAN 9045-MSP-02, THERE IS AN EXISTING SWM FACILITY WHICH SERVES THE SUBJECT PROPERTY.

THERE WILL BE NO INCREASE IN IMPERVIOUS AREA OR STORMWATER RUNOFF FROM THE APPROVED MINOR SITE PLAN DUE TO THE PROPOSED SPECIAL EXCEPTION FOR USE REQUESTED IN THIS APPLICATION.

ADDITIONALLY, IT IS THE OPINION OF VIKA, INC. THAT THE PROPOSED SPECIAL EXCEPTION FOR USE REQUESTED IN THIS APPLICATION WILL HAVE NO ADVERSE IMPACT ON DOWNSTREAM PROPERTIES AS IT RELATES TO STORMWATER RUNOFF.

BMP NARRATIVE FOR SPECIAL EXCEPTION

PER SECTION 118-3-2(1) OF THE FAIRFAX COUNTY CODE,

"For any development or redevelopment, stormwater runoff shall be controlled by the use of best management practices (BMPs) as follows:...

(3) For redevelopment of any property not currently served by one or more BMPs, the total phosphorus runoff pollution load from the property shall be reduced by at least ten percent from the phosphorus runoff pollution load prior to redevelopment.

(4) For redevelopment of any property that is currently and adequately served by one or more BMPs, the projected phosphorus runoff pollution load after redevelopment shall not exceed the existing phosphorus runoff pollution load."

PER THE BEST MANAGEMENT PRACTICES NARRATIVE AND COMPUTATIONS FROM 9045-MSP-02 (THIS SHEET) THE REQUIRED PHOSPHOROUS REMOVAL TO COMPLY WITH THE PUBLIC FACILITIES MANUAL (AND THEREBY THE CODE OF THE COUNTY OF FAIRFAX) WAS PROVIDED WITH THE REFERENCED MINOR SITE PLAN. FURTHERMORE, THE SUBJECT SPECIAL EXCEPTION PROPOSES NO INCREASE IN IMPERVIOUS AREA AND THEREFORE NO INCREASE IN ANTICIPATED PHOSPHOROUS LOADING FROM SAID MINOR SITE PLAN – THEREFORE THE SUBJECT SE IS IN COMPLAINCE WITH THE AFOREMENTIONED SECTION OF THE COUNTY CODE.

STORMWATER MANAGEMENT (SWM) NARRATIVE:

THE RUNOFF GENERATED FROM THE SUBJECT SITE WAS DECREASED IN THE POST DEVELOPED CONDITION PER 9045-MSP-002 AND WILL NOT BE INCREASED WITH THIS SPECIAL EXCEPTION.. AS SHOWN ON THE EXHIBITS ON THIS SHEET, THERE WAS MORE PERVIOUS AREA PER 9045-MSP-02.

AS SHOWN ON THE OUTFALL ANALYSIS SHEET, RUNOFF FROM THE SE SITE WILL BE COLLECTED IN EXISTING INLETS AND CONVEYED VIA EXISTING CLOSED CONDUITS TO AN EXISTING UNDERGROUND DETENTION STRUCTURE ON THE ADJACENT PROPERTY. BECAUSE THE EXISTING DETENTION SYSTEM IS ADEQUATELY DESIGNED FOR THE SITE AS IT EXISTS AND NO INCREASE IN IMPERVIOUS AREA IS PROPOSED, THE EXISTING FACILITY WILL CONTINUE TO BE ADEQUATE.

BEST MANAGEMENT PRACTICE (BMP) NARRATIVE (FROM 9045-MSP-02):

PER SECTION 6-0401.2D OF THE PFM, THE PROPOSED MINOR SITE PLAN (MSP) CONSTITUTES A REDEVELOPMENT. THEREFORE, THE REQUIRED PHOSPHOROUS REMOVAL EFFICIENCY OF THE MSP IS COMPUTED BY THE EQUATION IN SECTION 6-0401.2B OF THE PFM:

REMOVAL REQ'D=1-([% IMP. PRE./% IMP. POST] x 0.9) x 100

THE SITE AREA FOR THE PURPOSES OF BMP CALCULATIONS IS TO BE DEFINED AS THE DISTURBED AREA FOR THIS MSP. THIS IS 46,131 S.F.

THE AMOUNT OF PERVIOUS SURFACE IN THE EXISTING CONDITION IS 1,204 S.F. AND THE AMOUNT OF PERVIOUS SURFACE IN THE PROPOSED CONDITION IS 5,841 S.F. (SEE EXHIBITS ON THIS SHEET).

THE PERCENT IMPERVIOUS SURFACE VALUES ARE THEN:
% IMP. PRE = 44,927 / 46,131 = 97.4%
% IMP. POST = 40,290 / 46,131 = 87.3%
THE REQUIRED PHOSPHOROUS REMOVAL RATE IS THEN:
REMOVAL REQ'D = 1-([97.4 / 87.3] x 0.9) = -0.4%

THEREFORE, THE BMP REQUIREMENTS FOR THE SITE AREA MET ENTIRELY THROUGH IMPERVIOUS SURFACE REMOVAL AS IS EVIDENCED BY THE NEGATIVE REMOVAL EFFICIENCY COMPUTED ABOVE.

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 (8-011 2J & 2L)
Cluster Subdivision (8-615 1G & 1N)
Development Plans PRC District (16-302 2 & 4L)
FDP P Districts (except PRC) (18-302 1F & 1Q)
Special Exceptions (8-011 2J & 2L)
Commercial Revitalization Districts (8-622 2A (12) & (14))
PRC Plan (16-103 1E & 1Q)
Amendments (18-202 10F & 10I)

☑ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate 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 N/A.

☑ 3. Provided:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Drainage Volume (cf)	If pond, dam height (ft)
N/A	N/A	N/A	N/A	N/A	N/A	N/A
					Totals	

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 1
Pond inlet and outlet pipe systems are shown on Sheet N/A.

☑ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A.
Type of maintenance access road surface noted on the plat is N/A (asphalt, gravel, grass, etc.).

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 8

☑ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 4

☑ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 4 & 5

☑ 9. A description of how the outfall requirements, including controlling drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 4 & 5

☑ 10. 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

☑ 11. A submission waiver is requested for SWM PER LTI #21-88

☑ 12. Stormwater management is not required because THERE IS AN EXISTING FACILITY AND IMPERVIOUS AREA IS UNCHANGED

NOTE:
NO DISTURBANCE PROPOSED WITH THIS SE – AS SUCH NO REQUIREMENT SUBORDINATE TO THE 2,500 SQUARE FOOT DISTURBANCE TRIGGER APPLIES.

NEW INFORMATION FOR SE IS BOXED ABOVE

FOR INFORMATION ONLY
(SAME AS SHEET 14 OF APPROVED PLAN 9045-MSP-02)
WITH UPDATED FORMS AND NARRATIVE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA
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(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA ■ GAITHERSBURG, MD

ECHO HILL SHOPPING CENTER
SPECIAL EXCEPTION
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT

COMMONWEALTH OF VIRGINIA
STEPHEN E CROWELL
Lic. No. 045781
1/5/11
PROFESSIONAL ENGINEER

VIKA REVISIONS
MAY 10, 2010
AUG 13, 2010
JAN 5, 2011

DATE: APRIL, 2009
DES. SC | DWN. RMC
SCALE: 1"=30'
PROJECT/FILE NO. V7107
SHEET NO. 7

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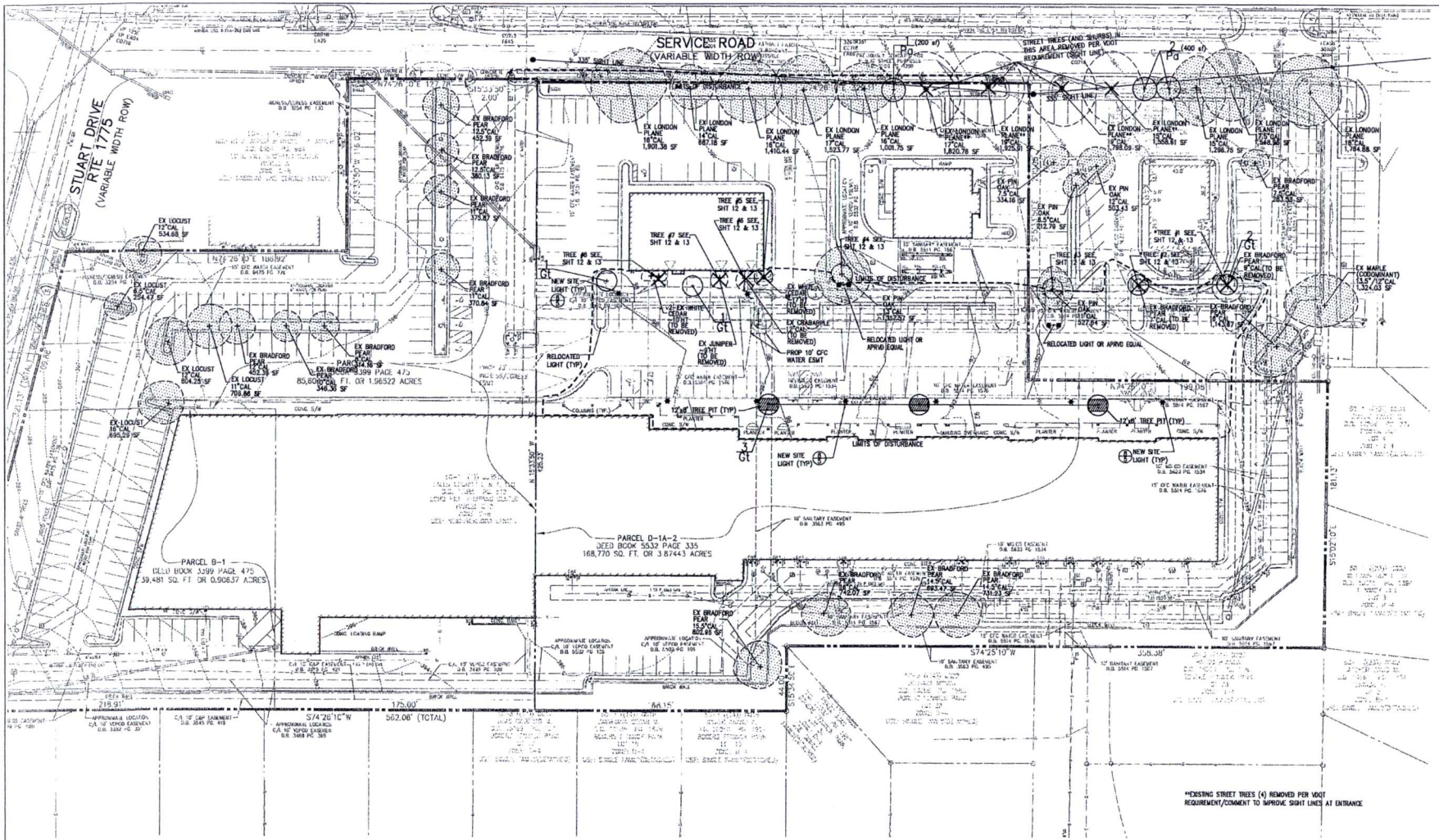

**EXISTING STREET TREES (4) REMOVED PER VDOT REQUIREMENT/COMMENT TO IMPROVE SIGHT LINES AT ENTRANCE

NOTE:
REFER TO SHEETS 12 AND 13 FOR LANDSCAPE NARRATIVE AND PICTURES/DETAILS-TREE NUMBERS ON THIS SHEET CORRESPOND TO THE PICTURES/TABLE ON SHEETS 12 AND 13.

*EXISTING TREES #1 & #2 TO BE REMOVED & REPLACED.

FOR INFORMATION ONLY
(SAME AS SHEET 11 OF APPROVED PLAN 9045-MSP-02)

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY.

Table 12.13 Interior Parking Lot Landscaping Calculations

		Remarks
Area to be counted (SF) =	170,123	SF
Interior Landscaping Required (5%) =	8506.15	SF
Total Shade tree Canopy Provided		
Existing Tree Canopy to be Preserved=	25,239	SF (SEE SHT 11)
(7 trees) 150 ft² ea. & (3 Tree) 200 ft² ea.	1,650	SF (SEE SHT 11 & 13)
Total Area Required (SF) =	8,506	5%
Total Area Provided (SF)=	26,889	16%

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

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McLEAN, VA COLUMBIA, MD

ECHO HILL SHOPPING CENTER
SPECIAL EXCEPTION
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE PLAN

COMMONWEALTH OF VIRGINIA
STEPHENE CROWELL
Lic. No. 045781
1/5/11
PROFESSIONAL ENGINEER

VIKA REVISIONS
MAY 10, 2010
AUG 13, 2010
JAN 5, 2011

DATE: APRIL, 2009
DES. SC DWN. RMC
SCALE: 1"=30'
PROJECT/FILE NO. V7107
SHEET NO. 8

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

DESCRIPTION OF THE APPLICATION

This application is a request to amend SE 81-P-025, previously approved for drive-in financial institution, to permit a fast food restaurant to exceed 35% of the building in which it is located, in a portion of a shopping center. The site is part of the Echo Hills Shopping Center, which has recently undergone façade upgrades and other improvements. Due to increased interest in the property, the applicant, Falls Church (E&A) LLC, has requested this amendment in order to lease the space to an interested tenant who wants to open a bagel shop.

The building itself, the subject of this Special Exception Amendment, is a freestanding retail building with three retail spaces totaling 4,623 square feet. The building currently houses a 1,961 square foot Laundromat, a 1,336 square foot Vocelli Pizza, and a vacant space that was previously a 1,326 square foot Dunkin Donuts.

A fast food restaurant is a special exception use in the C-8 Zone unless it is less than 1,500 square feet and does not occupy more than 35% of the building in which it is located. In this case, the Vocelli Pizza and the Dunkin' Donuts were by-right uses because they met those criteria. The applicant's proposed building use breakdown requires special exception approval to exceed the 1,500 square foot and/or 35% maximum requirement.

No new construction is proposed with this application; all changes are internal to the building. The applicant requests no changes other than that described above.

The applicant's Affidavit and Statement of Justification can be found in Appendices 2 and 3, respectively.

LOCATION AND CHARACTER

The subject property is located on the south side of Lee Highway (Route 29) and is part of the Echo Hills Shopping Center (or West Falls Church Outlet Center), a retail development that contains in-line retailers as well as freestanding buildings.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North (across Lee Highway)	Residential; Multi-Family	R-20	16-20 du/ac
South	Residential; Single Family Detached	R-4	3-4 du/ac
East	Retail	C-8	Retail and Other
West	Retail	C-8	Retail and Other

BACKGROUND

SEA 81-P-025 was approved by the Board of Supervisors on May 11, 1981, and granted approval for a drive-through financial institution to be placed on the property (previously known as Tax Map 50-1 ((1)) 39C part). The shopping center pad sites were later subdivided and this part of the property is now known as 50-1 ((1)) 39D. As part of this Special Exception Amendment, the financial institution approval will be consolidated with this Special Exception for a fast food restaurant, and the same development conditions will apply to both uses.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area I
Planning District:	Jefferson
Planning Sector:	Pine Spring Community Planning Sector
Plan Map:	Retail and Other

In the Area I volume of the Comprehensive Plan, 2007 Edition, Jefferson Planning District, as amended through March 9, 2010, Land Use Recommendations, on page 51, the plan states:

6. The parcels fronting on the south side of Route 29 between Stuart Street and Lawrence Drive (West Falls Church Outlet Center) are planned for community-serving retail use up to .35 FAR.

ANALYSIS

Special Exception Amendment Plat (Copy at Front of Staff Report)

Title of SEA Plat:	Echo Hill Shopping Center Special Exception
Prepared By:	Vika Incorporated
Original and Revision Dates:	May 20, 2010 as revised through January 5, 2011

The sheet index is found on Sheet 1 of the Plans, which are attached to the front of this report for reference.

The SE Plat contains metes and bounds for the site area and has notes and calculations demonstrating how the shopping center meets all requirements, including bulk regulations and stormwater management.

Environmental Analysis (Department of Planning and Zoning) (Appendix 5)

The Policy Plan guidance supports the use of green building measures in buildings throughout Fairfax County. As this building is not being substantially renovated, it is not eligible to pursue a green building certification rating, such as LEED or its equivalent. Therefore, staff strongly encourages the applicant to consider ways that green building practices may be incorporated into the existing building and its change of use. The applicant is also encouraged to consider site-wide green building measures that may be included throughout the entire shopping center beyond the scope of this application.

This issue has been discussed with the applicant, and the applicant is willing to agree to development conditions for green building elements as suggested by staff.

Stormwater Analysis (Department of Public Works and Environmental Services) (Appendix 6)

Issue: Stormwater Detention
There is an approved minor site plan for the shopping center renovation, which demonstrates a decrease in impervious areas and stormwater runoff from the site as was approved under the previous SE. The Abbreviated Stormwater Detention Waiver Procedure outlined in the Letter to Industry #21-88 shall be used to demonstrate that there would be no adverse effects downstream after development.

Resolution: The applicant has submitted the waiver as requested. This issue is addressed.

Issue: Water Quality Controls
Water quality controls are required for this redevelopment per Chesapeake Bay Preservation Ordinance 118-3-2(f).

Resolution: The applicant has provided further details and computations as part of the SEA Plat, which describes how water quality requirements are met. This issue is addressed.

Transportation Analysis (Fairfax County Department of Transportation) (Appendix 7)

The Fairfax County Department of Transportation has no issues with this application.

ZONING ORDINANCE PROVISIONS

Special Exception Requirements (Appendix 6)

General Special Exception Standards (Sect. 9-006)
Standards for All Category 5 Uses (Sect. 9-503)

Additional Standards for Automobile-Oriented Uses...Drive-In Financial Institutions, Drive-Through Pharmacies, Fast Food Restaurants.... (Sect. 9-505)

Overlay District Requirements

Highway Corridor (HC) (Sect. 7-600)

The standards listed above were reviewed with SE 81-P-025. The previous evaluation of the criteria still applies to this application, as no changes to site layout or intensity are proposed with this application. Staff believes these standards continue to be met.

Summary of Zoning Ordinance Provisions

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

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

In staff's opinion, with the adoption of the proposed development conditions, this Special Exception Amendment is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends that the Board of Supervisors approve SEA 81-P-025, subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a waiver of the service drive requirement along Lee Highway in favor of the existing travel lane.

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.

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

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. Clerk's Letter and Plat for SE 81-P-025
5. Environmental Analysis
6. Stormwater Management Analysis
7. Transportation Analysis
8. Applicable Zoning Ordinance Provisions
9. Glossary of Terms

APPENDIX 1

PROPOSED DEVELOPMENT CONDITIONS

SEA 81-P-025

February 9, 2011

If it is the intent of the Board of Supervisors to approve SEA 81-P-025 located at Tax Maps 50-1 ((1)) 39D (7393-B-D Lee Highway) to amend SE 81-P-025 previously approved for a drive-in financial institution, to permit a fast food restaurant to occupy more than 35% of the building in which it is located, pursuant to Sect. 4-805 and 9-503 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions shall supersede previous development conditions for the area subject to this application. Conditions which are substantively the same and which have been carried forward from the previous application are indicated 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 for only the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Amendment Plat approved with this application, as qualified by these development conditions which supersede all previous special exception conditions.*

3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat entitled "Echo Hills Shopping Center Special Exception," and prepared by VIKA Incorporated, dated May 10, 2010, as revised through January 5, 2011, and these conditions.

4. A copy of the Special Exception Amendment shall be posted in a conspicuous place along with the non-Residential Use Permit (non-RUP) on the property of the use and be made available to all departments of the County of Fairfax during the hours of operated of the permitted use.*

5. Two drive-in windows for the financial institution shall be operational at all times.*

6. All signage shall be in conformance with Article 12 of the Zoning Ordinance.

7. No outdoor storage or display of goods for sale or rent shall be permitted.

8. Green building practices shall be incorporated into the existing retail/fast food building by the applicant. Such practices shall include the use of Energy Star appliances, to the extent available, faucets with low-flow aerators, and low wattage light bulbs. The use of low-flow toilets and an Energy Management System shall also be considered by the applicant. Prior to the issuance of a Non-Residential Use Permit, the Applicant shall provide a list of green building practices that have been used to the Department of Planning and Zoning.

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 shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as evidenced by the issuance of a new Non-Residential Use Permit. The Board of Supervisors may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 27, 2010
(enter date affidavit is notarized)

I, Mark A. Drogalis, 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

in Application No.(s): SEA 81-P-025 (09855)
(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)
Falls Church (E&A), LLC	1221 Main Street, Suite 1000, Columbia, SC 29201	Applicant/Title Owner
Edens & Avant Investments Limited Partnership	Same as Applicant/Title Owner	Agent for Applicant/Title Owner
Mark A. Drogalis, Esq.	Same as Applicant/Title Owner	Attoney/Agent for Applicant/Title Owner
Steven F. Teets, L.5.	7200 Wisconsin Avenue, Suite 400, Bethesda, MD 20814	Agent
Bradford M. Dumont	7200 Wisconsin Avenue, Suite 400, Bethesda, MD 20814	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 AFFIDAVIT

DATE: April 27, 2010
(enter date affidavit is notarized)

for Application No. (s): SEA 81-P-025
(enter County-assigned application number(s))

109855

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)

Falls Church (E&A), LLC
c/o Edens & Avant Investments Limited Partnership
1221 Main Street, Suite 1000
Columbia, SC 29201

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)

Edens & Avant Investments Limited Partnership, sole member of Applicant/Title Owner

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 27, 2010
(enter date affidavit is notarized)

109855

for Application No. (s): SEA 81-P-025
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

Edens & Avant Investments Limited Partnership
1221 Main Street, Suite 1000
Columbia, SC 29201

(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**)

General Partner	Edens & Avant Administrative LLC	This LLC does not own 10% or more of the Applicant/Title Owner
Limited Partners	E&A Northeast Holdings, LLC ("Holdings")	Neither Holdings nor Affiliates (nor any individuals, partners, or members having a beneficial interest in Holdings and/or Affiliates, respectively) holds a 10% or greater interest in Applicant/Title Owner.
	E&A Affiliates, LP ("Affiliates")	
	Edens & Avant Properties Trust ✓	

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

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

Special Exception Attachment to Par. 1(c)

DATE: April 27, 2010
(enter date affidavit is notarized)

109855

for Application No. (s): SEA 81-P-025
(enter County-assigned application number (s))

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

Edens & Avant Properties Trust
c/o Edens & Avant Investments Limited Partnership
1221 Main Street, Suite 1000
Columbia, SC 29201

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

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

Trustees:	There are eight (8) named individuals who are trustees of the Trust, none of whom hold a 10% or greater interest in Applicant/Title Owner.	
Beneficiaries:	State Treasurer of the State of Michigan Retirement System, State Employees' Retirement System, Michigan Judges' Retirement System ("SMRS")	SMRS holds a 33.274% interest in Applicant/Title Owner; however, no one individual pension beneficiary has greater than a 10% interst in Applicant/Title Owner.
	New York State Teachers' Retirement System ("NYSTRS")	NYSTRS holds a 32.783% interest in Applicant/Title Owner; however, no one individual pension beneficiary has greater than a 10% interest in Applicant/Title Owner.
	E&A Retail Investments LLC ("Retail"). The sole member of Retail is JP Morgan Chase Bank, as Trustee under Amended & Restated Trust dated November 13, 2001, as amended, for its Commingled Pension Trust fund (Strategic Property) (the "JP Morgan Trust")	Retail holds a 33.942% interest in Applicant/Title Owner; however, no individual beneficiary of the JP Morgan Trust has a greater than 10% interest in Applicant/Title Owner.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 27, 2010
(enter date affidavit is notarized)

109855

for Application No. (s): SEA 81-P-025
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

Application No.(s): SEA 81-P-025

(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 27, 2010 109855

(enter date affidavit is notarized)

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: Mark A. Drogalis

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

Mark A. Drogalis, Esq., Attorney/Agent for Applicant/Title Owner

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

Subscribed and sworn to before me this 27th day of April 20 10, in the State/Comm. of South Carolina, County/City of Richland/Columbia.

Jacquelyn L. McLanahan

Notary Public

My commission expires: 1/28/14

West Falls Church Outlet Center
Aka **Echo Hill Shopping Center**
Falls Church (E&A) LLC

SPECIAL EXCEPTION (CATEGORY 5)

This Category 5 Special Exception is being requested by Falls Church (E&A) LLC, owner of the property.

Falls Church (E&A) LLC is currently working on a substantial upgrade to the eastern half of this center. A façade upgrade is being constructed in accordance with Building Plan Q-09-3234. A minor Site Plan has been prepared and approved (9045-MSP-02) to revise a portion of the parking area that results in no net loss of parking but provides a much enhanced pedestrian corridor along the building which will also boast upgraded Landscape and hardscape features.

As a result of these upgrades, there has been an increased interest in the leasing of the center. One key element of the leasing, is interest in a Fast Food establishment in the free standing retail building that is located alongside The BB&T bank. Fast Food is a Special Exception Use in the C-8 Zone unless it is less than 1,500 s.f. and does not occupy more than 35% of the building in which it is located.

With that, we humbly request a Special Exception for a portion of a Shopping Center located along Lee Highway in the Providence District of Fairfax County, VA., and known as West Falls Church Outlet Center and is designated as Tax Map Parcels 50-1 ((1)) 39B, 39D and 50-3 ((1)) 10. This SE relates to the aforesaid free standing building along Route 29 in Tax Parcel 50-1 ((1)) 39D and it is the intent of this application to limit the SE to only 50-1 ((1)) 39D.

The Free Standing Retail Building consisting of three retail spaces totaling 4,623 s.f. is the specific building in this SE application. This building currently houses a 1,961 s.f. Laundromat, a 1,336 s.f. Vocelli Pizza and a vacant space, that was most recently a 1,326 square foot Dunkin Donuts. Since the Vocelli and Dunkin were less than 1,500 s.f and also less than the 35% requirement, both of these Fast Food establishments were by-right uses.

We propose a Special Exception to allow for a potential Fast Food use that would exceed the 1,500 s.f. total and/or the 35% of the building requirement. There is NO new construction of Floor Area proposed with this application or any new impervious site area, thus not requiring an Archaeological Survey. This Special exception will cover Fast food uses that their type of operation, hours of operation, estimated patrons and employees are shown on the attached. This center generally serves an area west to Merrifield, south to Route 50 and northeast to include the City of Falls Church up to Route 66 and Route 7.

RECEIVED
Department of Planning & Zoning
SEP 16 2010
Zoning Evaluation Division

The initial occupant is a proposed Bagelry which will operate from 6am to 6pm with a maximum employee total of six at any one time.

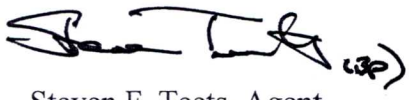
There are no hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; the Virginia Department of Environmental Quality Hazardous Waste Management or petroleum products as defined in Title 40, Code of Federal Regulations Part 280.

This plan is compliance with the Zoning Ordinance requirements for a Category 5 Special Exception.

In addition, we would also request that the same approved Drive-In Bank Facility, as approved in Special Exception 81-P-025 be reaffirmed and made part of this Special Exception. The Bank exists as approved in the Special Exception and will continue to operate in that capacity.

We feel this Special Exception is a minor matter and will cause no detriment to any neighbor or Fairfax County resident. It offers flexibility to the Center to offer the best businesses the size and location they need to succeed. Certainly, if this square footage was put into the lager inline building, then a Special Exception would not be required. We feel the addition of this use, in the free standing structure, will provide a more vibrant retail experience across the entire site and be a positive addition to the neighborhood and County. We look forward to a quick and clean approval.

Sincerely,
Falls Church, (E&A) LLC



Steven F. Teets, Agent

Special Exception Item	Fast Food	Drive Thru Bank
Type of Operation	Fast Food	Drive thru Financial Institution
Hours of Operation	M-F 6am to 7pm S-S 6am to 6pm	Lobby M-F 9am to 6pm Sat 9am to 1pm Sun Closed Drive-up M-F 9am to 7pm Sat 9am to 1pm Sun Closed
Patrons (hourly peak)	AM Peak 60	PM Peak (Lobby) 83 PM Peak (Drive-thru) 59
Employees	6 max	6 max

Traffic Impacts have been verified by Office of Transportation to NOT need a VDOT 527.

APPENDIX 4

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

May 12, 1981

Mr. Walter L. Phillips, Jr.
207 Park Avenue
Falls Church, Virginia 22046

Re: Special Exception
Number 81-P-025

Dear Mr. Phillips:

At a regular meeting of the Board of Supervisors held on May 11, 1981, the Board approved Special Exception No. 81-P-025 in the name of First Virginia Bank, located as Tax Map 50-1 ((1)) Part 39-C for use as a drive-in bank facility pursuant to Sections 4-804 and 7-607 of the Fairfax County Zoning Ordinance, 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 building and uses indicated on the plats submitted with the application only.

3. A copy of this Special Exception SHALL BE POSTED in a conspicuous place along with the Non-Residential Use Permit on the property of the use and be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.

4. A site plan will be submitted for approval in accordance with the provisions of Article 17 unless waived by the Director, Department of Environmental Management.

5. Two drive-in window facilities shall be operational at all times.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible

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

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

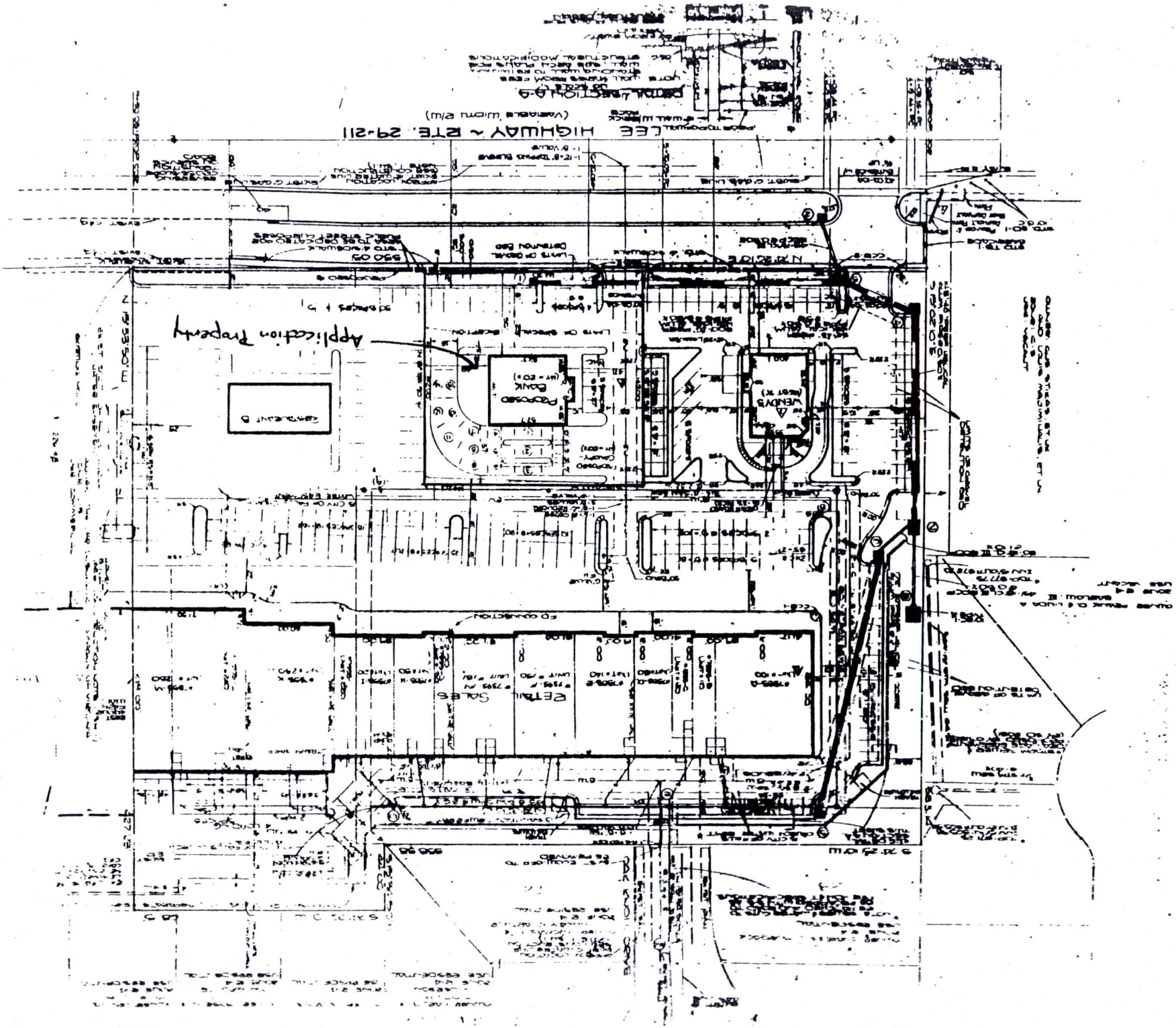
If you have any questions concerning this Special Exception, please call me.

Very truly yours,

Ethel Wilcox Register
Clerk to the Board

EWR/mg

cc: Mr. Patteson
Mr. Knowlton
Mr. Covington
Mr. Davis


Application Property

County of Fairfax, Virginia

MEMORANDUM

DATE: December 10, 2010

TO: Barbara C. Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Environmental Assessment:** SEA 80-P-025 Echo Hills Shopping Center

This memorandum, prepared by Maya Dhavale, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development based on the revised Special Exception (SE) development plan dated August 13, 2010.

Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

COMPREHENSIVE PLAN CITATIONS

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, on pages 19-20, the Plan states:

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

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

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

- Environmentally-sensitive siting and construction of development.

- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).

- Optimization of energy performance of structures/energy-efficient design.

- Use of renewable energy resources.

- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.

- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.

- Reuse of existing building materials for redevelopment projects.

- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.

- Use of recycled and rapidly renewable building materials.

- Use of building materials and products that originate from nearby sources.

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency

measures that identifies both the benefits of these measures and their associated maintenance needs."

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

The property is an existing shopping center which is undergoing a substantial redevelopment, including a façade upgrade and parking revisions, in the eastern portion of the property. The application is for a fast food use that exceeds the 1,500 square foot total and/or 35% of the building requirement in one of the existing buildings. There is no new construction associated with this application in the existing building, or additional impervious area.

Green Building: The Policy Plan guidance supports the use of green building measures in buildings throughout Fairfax County. As this building is not being substantially renovated, it is not eligible to pursue a green building certification rating, such as LEED or its equivalent. Therefore, staff strongly encourages the applicant to consider ways that green building practices may be incorporated into the existing building and its change of use. The applicant is also encouraged to consider site-wide green building measures that may be included throughout the entire shopping center beyond the scope of this application.

PGN: MPD

County of Fairfax, Virginia

MEMORANDUM

DATE: NOV 3 - 2010

TO: Suzie Zottl, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: ES Elfatih Salim, Senior Engineer III
Stormwater and Geotechnical Section
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Amendment Application #SEA 80-P-025; Echo Hill Shopping Center; Special Exception plat dated August 13, 2010; Cameron Run Watershed; LDS Project #009045-ZONA-001-1; Tax Map #050-1-01-00-0039-D; Providence District

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

Chesapeake Bay Preservation Ordinance (CBPO)
There are no Resource Protection Areas on this site.

Floodplain
There are no regulated minor floodplains on the property.

Downstream Drainage Complaints
There are no downstream drainage complaints on file.

Stormwater Detention
The applicant claims a decrease in impervious areas and stormwater runoff from the site. The Abbreviated Stormwater Detention Waiver Procedure outlined in the Letter to Industry #21-88 (copy attached) shall be used to demonstrate that there would be no adverse downstream effects after development.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359

Water Quality Control

In contrary to the applicant's statement on the Best Management Practices (BMP) Narrative on Sheet #7 of the Special Exception plat, water quality control is required for this redevelopment per Chesapeake Bay Preservation Ordinance § 118-3-2(f) .

Site Outfall

An outfall narrative for five stormwater outfalls is shown on the special exception plat. All five outfalls drain the site as sheet flow through existing parking lots to adequate storm sewer systems.

Please contact me at 703-324-1720 or elfatih.salim@fairfaxcounty.gov if you require additional information.

ES/tg

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Jeremiah Stonefield, Chief, Stormwater and Geotechnical Section, ESRD, DPWES
Hani Fawaz, Chief Site Review Engineer, ESRD, DPWES
Zoning Application File

County of Fairfax, Virginia

MEMORANDUM

DATE: November 19, 2010

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

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

FILE: 3-5 (SE 8(-P-025)

SUBJECT: Transportation Impact

REFERENCE: SEA 8(-P-025 –Falls Church (E&A) LLC, Echo Hill Shopping Center
Traffic Zone: 1431
Land Identification Map: 50-1 ((1)) 39D

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on a plat made available to this office dated April 2009, and revised through August 13, 2010. The applicant proposes a fast food use that would exceed the 1,500 square feet total and /or the 35% of the building requirement. The initial occupant is a proposed Bagelry which will operate from 6 a.m. to 6 p.m. with a maximum employee total of six at any one time. The applicant also wishes to reaffirm the approved special exeption use of the drive-in bank facility.

This department has no transportation issues with this application.

AKR/LAH/lah

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot

FCDOT
Serving Fairfax County for 25 Years and More

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.

9-503 Standards for all Category 5 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-505 Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Financial Institutions, Drive-Through Pharmacies, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Stations/Mini-Marts

1. In all districts where permitted by special exception:

A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.

B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.

D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.

E. For a drive-through pharmacy, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer that five (5) feet to any lot line.

4. In the C-7, C-8 and C-9 Districts, in addition to Par. 1 above:

A. In the C-7 or C-9 District, there shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.

B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than four (4) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

C. The outdoor area devoted to any use such as vehicle or tool rental shall be limited to the area so designated on an approved special exception plat.

4-805 Use Limitations

1. Fast food restaurants, automobile-oriented uses, drive-in financial institutions, quick-service food stores and vehicle light service establishments shall be permitted by right in accordance with the following:

A. Fast food restaurants without any drive-through facilities shall be permitted by right:
(1) When located in a shopping center, and the fast food restaurant does not occupy (a) more than 1500 square feet of gross floor area and (b) more than thirty-five (35) percent of the gross floor area of the building in which located; or
(2) When located in a shopping center of 25,000 square feet or more of gross floor area, the fast food restaurant may occupy more than 1500 square feet but not to exceed 2500 square feet of gross floor area, provided that the fast food restaurant does not occupy more than twenty-five (25) percent of the gross floor area of the building in which located.

B. Fast food restaurants, other than those permitted under Par. 1A above, automobile-oriented uses, drive-in financial institutions, and quick-service food stores shall be permitted by right when:
(1) Such use is located within a building of a shopping center, which building contains at least six (6) other uses which are not fast food restaurants other than those permitted by Par. 1A above, automobile-oriented uses, drive-in financial institutions, or quick-service food stores; and
(2) All uses within that building are connected by party walls or partitions to form one continuous structure.
C. Vehicle light service establishments shall be permitted by right when located within the main structure of a regional shopping center.
D. For all of the above, the shopping center and the building in which such automobile-oriented use, drive-in financial institution, fast food restaurant, quick-service food store or vehicle light service establishment is located shall be subject to an approved unified site plan. In addition, vehicular access to the use shall be provided only via the internal circulation system of the shopping center.
Automobile-oriented uses, drive-in financial institutions, fast food restaurants, quick-service food stores and vehicle light service establishments which do not meet the limitations set forth above may be allowed by special exception in accordance with the provisions of Article 9.
2. Outdoor storage and display areas shall be permitted only on the same lot with and ancillary to a permitted, special permit or special exception use.

3. Except for 250 square feet of accessory outdoor storage and display in accordance with Sect. 17-104, the outdoor area devoted to storage, loading and display of goods shall be limited to that area so designated on an approved site plan. For all uses the outdoor storage and display of goods shall be subject to Sect. 2-504 and shall be limited to goods that are customarily used outside such as fertilizers, peat moss, shrubbery and mulch; provided, however, that this shall not be deemed to preclude outdoor storage by a contractor's office and shop or the outdoor storage or display of goods permitted to be sold at a service station or service station/mini-mart.
4. All outdoor storage and loading areas shall be enclosed by screening and all refuse shall be contained in completely enclosed facilities.
5. The outdoor storage or parking of construction equipment, construction vehicles, construction machinery or vehicles such as solid waste collection vehicles, dump trucks, cement mixers, tractors and/or trailers of tractor-trailer trucks shall not be permitted.

6. Any establishment involved with the sale or storage of fuel for sale shall be permitted only if the fuel is stored underground.
7. All uses shall comply with the performance standards set forth in Article 14.

8. Except where expressly waived by the Director because of existing physical constraints, site configuration or safety considerations which would preclude strict compliance:
A. On a corner lot, no curb cut shall be located closer than sixty (60) feet to the curb line extended of the intersecting street.
B. No curb cut, except on a service drive, shall be located closer than twenty (20) feet to a side or rear lot line, unless a common curb cut serves adjacent uses, and in no instance shall the distance between separate curb cuts serving adjacent land uses be less than forty (40) feet.
C. Except where frontage is on a service drive, a freestanding use shall have no more than two (2) curb cuts on any single right-of-way, and such curb cuts shall have a minimum distance of forty (40) feet between them.
9. Kennels and veterinary hospitals shall be permitted by right when located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.
10. Offices shall be permitted only subject to the following:
A. The total gross floor area devoted to office shall not exceed fifty (50) percent of the maximum floor area permitted on the lot in accordance with the maximum floor area ratio for the district; provided that an increase in office use up to seventy-five (75) percent may be permitted by the Board in accordance with the provisions of Sect. 9-515.

11. Quasi-public athletic fields and related facilities shall be permitted by right in accordance with the following:
A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide; and
G. There shall be a sign which identifies the athletic field as an interim use of the site. No such sign shall exceed thirty-two (32) square feet in area or be less than ten (10) square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet to any street line.
12. Drive-through pharmacies shall be permitted by right (a) when located on a lot which is not abutting or not across a local or collector street from residentially zoned land, which land is either developed with dwellings or vacant; (b) when the lot is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking; and (c) when there are adequate parking and stacking spaces for the use which are provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. Drive-through pharmacies which do not meet these limitations may be allowed by special exception in accordance with the provisions of Article 9. In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.
13. Except in Commercial Revitalization Districts, vehicle transportation service establishments shall be permitted by right in accordance with the following:

A. The total number of company vehicles permitted on site at any given time shall not exceed five (5).
B. There shall be no maintenance of refueling or vehicles on site.
C. Notwithstanding the provisions of Par. 15 of the Transitional Screening and Barrier Matrix, the use shall be subject to the provisions of Par. 9 of the Matrix.
Vehicle transportation service establishments which are located within a Commercial Revitalization District may be allowed by special exception in accordance with the provisions of Sect. 9-622.
14. New vehicle storage shall be permitted by right in accordance with the following:
A. When located within a parking structure that is accessory to another use, and provided that the spaces devoted to a new vehicle storage are in excess of the minimum number of off-street parking spaces required in accordance with Article 11 for the use to which the structure is accessory. The owner shall submit a parking tabulation in accordance with Article 17 that demonstrates that such excess parking spaces are available for new vehicle storage.
B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.
C. There shall be no signs identifying the use and/or the associated vehicle, sale, rental and ancillary service establishment.
D. Notwithstanding the provisions of Article 13, transitional screening shall not be required.
15. Retail sales establishments-large shall be permitted by right in accordance with the following:
When such use is located within a building that contains a minimum of 1,000,000 square feet of gross floor area with at least six (6) principal uses all of which are connected by party walls, partitions or similar structural members to form one continuous structure.
Retail sales establishments that do not meet the limitations set forth above may be allowed by special exception in accordance with the provisions of Article 9.

APPENDIX 9

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