

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
 February 12, 1990



STAFF REPORT ADDENDUM
 FDPA 80-P-073-3-2

BACKGROUND

The staff report for FDPA 80-P-073-2 was published on January 29, 1990. At that time staff identified two outstanding concerns associated with this application, the most prominent of which was failure to identify the location of the reduction in parking. It was staff's opinion that the parking reduction should occur in the area of the VEPCO easement based on the information obtained from Archaeological comments contained in Appendix 18 of the staff report and that area maintained as open space. In addition the proposed list of secondary Group 3 Institutional uses were not deemed appropriate due to the potential intensity of the proposed uses, traffic generated by the proposed uses and lack of accessory recreational facilities associated with some of the proposed uses such as convents, seminaries, boarding schools etc. However, it was staff's opinion that educational training centers and child care facilities would be appropriate uses for the site.

DISCUSSION

Subsequent to the publication of the staff report, the applicant has indicated that the proposed Group 3 Institutional uses shall be limited to educational training centers and child care facilities, with a child care center requiring a separate FDPA. Upon further review of this application, the County Archaeologist has determined that the area of the VEPCO easement has been heavily compromised by the installation of VEPCO transformer lines and by a Water Authority construction project. Therefore staff has revised development condition #4 to read as follows:

The County Archaeologist or his designated representative shall be permitted to conduct a thorough Phase II archaeological test on the Buildings B and D portion of the property. The applicant shall allow the excavation and removal of artifacts, reserving the right to retain any artifacts for an exhibit within one of its buildings.

The County Archaeologist will use his best efforts to complete the Phase II test by June 1, 1991, but all testing must be completed no later than September 1, 1991. The applicant may elect to conduct said testing prior to June 1, 1991 using an independent archaeological resource firm, approved by the Fairfax County Office of Comprehensive Planning, at the sole cost and expense of the Applicant. Completion of Phase II archaeological test on this parcel, by either the County Archaeologist or by an independent archaeological resource firm as approved by the County Archaeologist, shall satisfy all requirements of this condition. After September 1, 1991, the applicant shall notify the County Archaeologist a minimum of 10 days prior to any grading or disturbance of the site. The applicant shall permit the County Archaeologist to recover any artifacts that are exposed during construction, with the understanding that this action will not interfere with or delay construction.

CONCLUSION

In light of the previous staff report and the above discussion, staff believes that the outstanding concerns have been adequately addressed by the applicant. As the applicant has refined the proposed Group 3 Institutional Uses and the area of the VEPCO easement has been disturbed, staff recommends approval of this request.

RECOMMENDATION

Staff recommends that FDPA 80-P-073-3-2 be approved subject to the revised development conditions contained in Attachment 1 of this addendum.

TDH/21

PROPOSED DEVELOPMENT CONDITIONS

Revised February 12, 1990

FDPA 80-P-073-3-2

If it is the intent of the Planning Commission to approve FDPA 80-P-073-3-2 located at Tax Map 49-4 ((1)) pt. 56 for reduction in parking and clarification of the proposed principal and secondary uses as indicated on the Final Development Plan, development of the subject property shall be subject to the proffered conditions dated May 5, 1981 and accepted by the Board of Supervisors on May 18, 1981 with RZ 80-P-073 ;the proffers dated June 28, 1982, and accepted by the Board of Supervisors with FDP 80-P-073-1; the proffered development plan conditions dated February 2, 1982 and accepted by the Board February 23, 1983; and subject to the following conditions which incorporate those conditions approved by the Board of Supervisors on July 10, 1989 with FDPA 80-P-073-3-1:

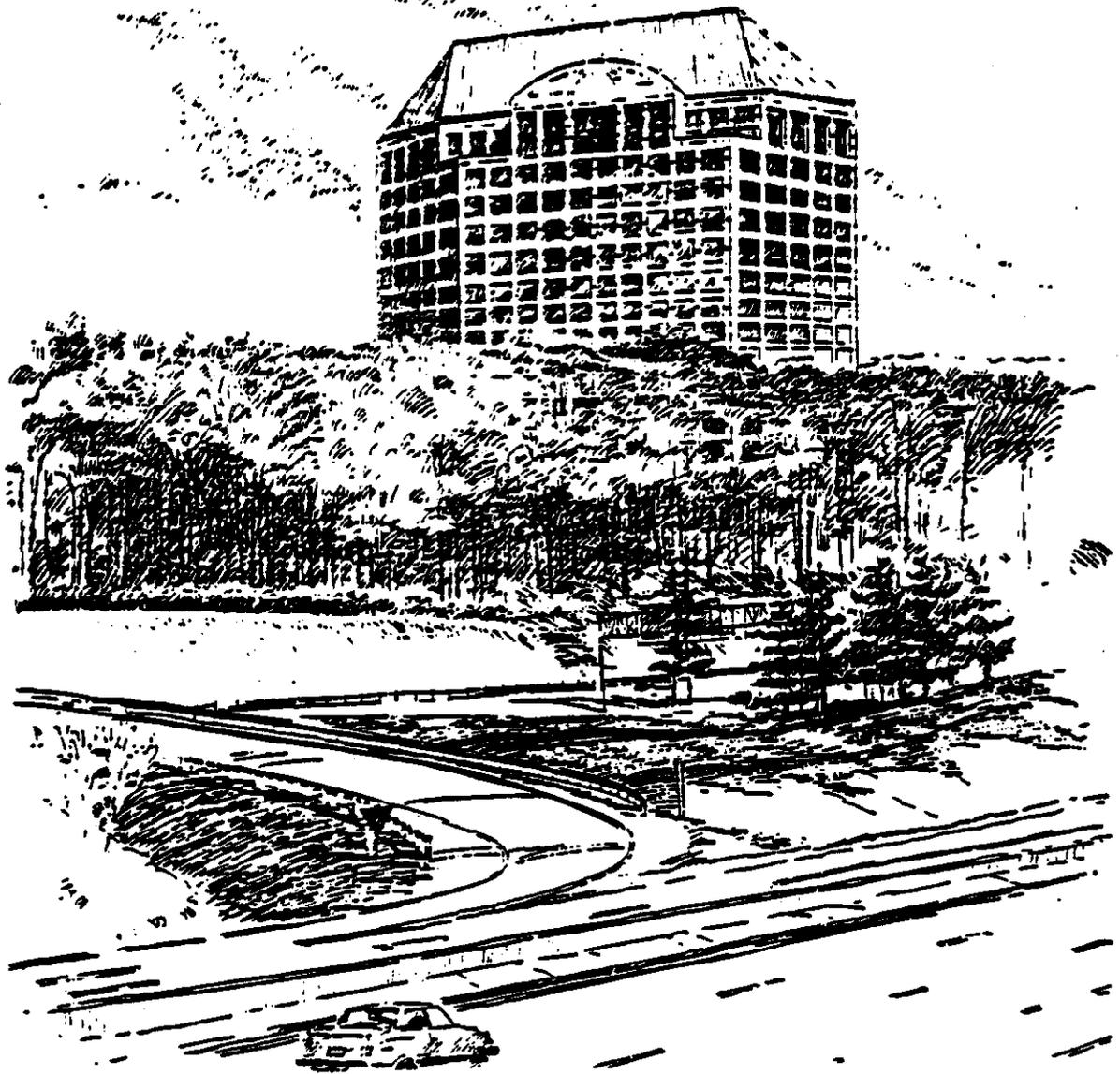
1. All proposed secondary uses as shown on the FDPA dated November 16, 1988 by Dewberry and Davis shall be designed primarily to serve the occupants of Buildings A-G and shall be conducted entirely within an enclosed building so as to allow no direct access to the uses from outside of the building. In addition there shall be no outside display of goods for sale.
2. No free-standing signs shall be permitted for fast food establishments. Signage shall be limited to building mounted signs as permitted by Article 12 of the Zoning Ordinance.
3. The hours of operation of the proposed eating establishment and/or quick service food stores shall be limited to Monday through Friday 6:00 A.M. to 8:00 P.M.
4. The County Archeologist or his designated representative(s) shall be permitted to conduct a thorough Phase II archeological test on the Buildings B D F, and G portion of the property. The applicant shall allow the excavation and removal of artifacts, reserving the right to retain any artifacts for a exhibit within one of its office buildings. The County Archaeologist will use his best efforts to complete the Phase II test by June 1, 1991, but all testing must be completed no later than September 1, 1991.

Applicant may elect to conduct said testing prior to June 1, 1991 using an independent archaeological resource firm, approved by the Fairfax County Office of Comprehensive Planning, at the sole cost and expense of the Applicant. Completion of Phase II archaeological test on this parcel, by either the County Archaeologist or an independent archaeological resource firm as approved by the County Archaeologist, shall satisfy all requirements of this condition. After September 1, 1991, the applicant shall notify the County Archaeologist a minimum of 10 days prior to any grading or disturbance of the site. The applicant shall permit the County Archaeologist to recover any artifacts that are exposed during construction, with the understanding that this action will not interfere with or delay construction.

5. It shall be proven to the satisfaction of DEM that the existing regional detention and water quality facility (Fairview Lake) will be capable of handling any additional pollutant loads associated with this proposed FDPA. If the existing pond is not capable of handling additional pollutants associated with this site, additional hydrocarbon removal measures shall be implemented. Possible hydrocarbon removal methods include the use of vegetated filter strips, infiltration trenches and other methods that promote infiltration, created by artificial wetland best management practices (BMPs), wet stormwater detention BMPs, extended dry BMPs and oil/grit separators. Where oil/grit separators are provided, they shall be designed in accord with the document Controlling Urban Runoff or as approved by the Department of Environmental Management. The oil/grit separator (s) shall be cleaned via vacuum pumping at least four times a year. The qualifications of the maintenance operator shall be reviewed and approved by the appropriate Fairfax County agency as determined by DEM. Oil/grit separator maintenance records shall be kept on site and shall be made available to County officials upon request.
6. All Group 3 Institutional Uses shall be limited to employee training centers and child care centers located within any of the buildings shown on the submitted final development plan. If a child care center is located on the site, it shall require a Final Development Plan Amendment.

7. Existing trees shall be retained and/or a landscaped earthen berm shall be provided to screen the parking garages which serve Buildings A, C, and F from the view of the townhouses north of the lake, as determined by the County Arborist.
8. A six (6) foot wide trail within a twelve (12) foot wide public access easement shall be provided along the entire edge of the lake on the commercial portion of the property. The trail shall be constructed of a permanent surface material as approved by the Director, DEM.
9. Steps shall be taken as necessary to assure compliance with Condition #8 of the Conceptual Development Plan as approved; specifically, heavy construction vehicles shall not access through adjacent, neighboring, and nearby residential subdivisions when entering or departing the property.
10. A geotechnical engineering study for the approval of the Director, DEM shall be provided if required at the time of site plan approval and its findings implemented in accordance with this study as determined by the Director, DEM.
11. Such erosion and sedimentation control measures as the Directors, Public Works and DEM, may consider necessary during the site plan review process shall be provided to protect downstream water quality.
12. Adequate fire and emergency truck access shall be provided to the proposed structures as required by the Fire Marshall at the time of site plan approval.

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



VIEW FROM CAPITOL BELTWAY
OVERPASS AT ROUTE 50