



County of Fairfax, Virginia

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

May 10, 2010

Sunny Sarna, P.E.
Fairfax County Public Schools
Office of Design and Construction Services
8115 Gatehouse Road, Suite 3500
Falls Church, Virginia 22042-1203

Re: Interpretation for RZ 2000-SU-029 and FDP 2000-SU-029-2, Fairfax County School Board and Fairfax County Park Authority: Modular Classroom Addition at Powell Elementary School

Dear Mr. Sarna:

This is in response to your letter dated March 22, 2010, requesting an interpretation of the Conceptual/Final Development Plan (CDP/FDP), and proffers accepted by the Board of Supervisors in conjunction with the approval of RZ 2000-SU-029, and the development conditions approved by the Planning Commission pursuant to FDP 2000-SU-029-2. As I understand it, the question is whether the installation of a 12,000 square foot modular classroom addition in lieu of a permanent addition would be in substantial conformance with the CDP/FDP, proffers and development conditions. This determination is based on your letter, a copy of FDP 2000-SU-029-2, a copy of the approved development conditions, a sketch of the proposed modular building location and photographs submitted.

As I understand it, a 12,000 square foot modular classroom addition is proposed to be located within the footprint of the approved 25,000 square foot addition along the northeast side of the existing two-story school building approved for 100,000 square feet of gross floor area. You have stated that the modular addition would consist of ten separate classrooms, comprised of ten modular units, with an overall appearance of one structure rather than ten separate structures. You note that the approved FDP permits a maximum gross floor area of 125,000 square feet for the entire school site. You verbally stated that the modular addition would be employed until such time funding is available through the County's Capital Improvement Program to construct the approved two-story addition, totaling 25,000 square feet.

It is my determination that the modular classroom addition is in substantial conformance with the CDP/FDP, proffers and development conditions.

Sunny Sarna, P.E.

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This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you should have any questions regarding this interpretation, please feel free to contact Christopher M. DeManche at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director
Zoning Evaluation Division

RCC/O:\cdeman\Interpretations\Powell Elementary\Powell Elementary Letter.doc

Attachments: A/S

cc: Michael Frey, Supervisor, Sully District
John Litzenberger, Planning Commissioner, Sully District
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Ken Williams, Plan Control, Land Development Services, DPWES
Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
File: FDP 2000-SU-029-2, PI 1003 028, Imaging, Reading File



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Department of Facilities and Transportation Services
Office of Design and Construction Services
8115 Gatehouse Road, Suite 3500
Falls Church, Virginia 22042-1203

March 22, 2010

Ms. Regina C. Coyle, Director
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 800
Fairfax, Virginia 22035

RECEIVED
Department of Planning & Zoning

MAR 26 2010

Zoning Evaluation Division

Powell Elementary School

Dear Ms. Coyle:

This letter requests your determination that a modification to permit the installation of a modular classroom addition in lieu of a permanent addition at Powell Elementary School is minor, and in substantial conformance with the approved Final Development Plan ("FDP"), in accordance with Paragraph 10 of Section 16-402 of the Zoning Ordinance.

Background

On March 5, 2001, the Board of Supervisors approved RZ 2000-SU-029 to rezone approximately 160 acres from the R-1 and R-2 Districts to the PDH-8 District to permit development of the Centreville Farms community, consisting of, among other uses, up to 955 dwelling units. In association with this rezoning application, the Applicant, Pulte Home Corporation, proffered to dedicate approximately 17 acres to Fairfax County for an elementary school and approximately 11 acres to Fairfax County as an expansion of Arrowhead Park. These dedicated sites were not subject to the FDP associated with RZ 2000-SU-029. On May 3, 2001, subsequent to the Board of Supervisors' approval of RZ 2000-SU-029, the Planning Commission approved FDP 2000-SU-029-2 (the "Approved FDP") for the dedicated school and park sites mentioned above. Powell Elementary School was constructed as a 98,500-square-foot, two-story building on the dedicated 17-acre site and opened its doors to students in September 2003. The approved FDP and development conditions are included as **Exhibits 1 and 2**.

Proposed Modification

Powell Elementary School is currently approaching its capacity and must expand in order to continue serving the surrounding community. The School Board proposes to accommodate the existing capacity concerns of Powell Elementary School by installing an approximately 12,000-square-foot modular classroom addition on the northeast side of the existing building. This addition will accommodate up to ten classrooms. It will consist of ten modular buildings that each measure approximately 66 feet wide by 180 feet long. Installation will occur on site and appear as one structure rather than ten separate modular buildings. The height, the gross floor area and the resulting setbacks associated with installation of the proposed modular classroom addition will not exceed what is shown on and allowed by the Approved FDP. The Approved FDP permits construction of this school as a two-story, 100,000-square-foot building

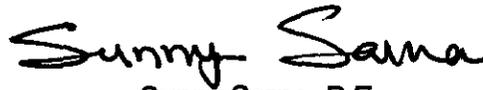
Ms. Regina C. Coyle
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March 22, 2010

with a 25,000-square-foot addition, for a total gross floor area of 125,000 square feet and a setback of 70 feet ± from the northeastern property boundary. The total gross floor area of Powell Elementary School as proposed with this addition will be approximately 110,500 square feet and result in a setback of approximately 78 feet from the northeastern property boundary. A depiction of the existing Powell Elementary School building and the proposed modular classroom addition, including existing and proposed setbacks from the northeastern property boundary, is included as Exhibit 3.

In order to provide this required additional capacity by the commencement of the 2010-2011 school year, installation of this addition must commence during the 2010 summer recess. The type of modular classroom addition proposed has been installed by the Applicant at other facilities in the County. Photographs of a similar modular addition are included as Exhibit 4. Installation of this modular classroom addition does not violate any of the development conditions approved with the Approved FDP, nor does it exceed the maximum permitted gross floor area, the maximum building heights or the minimum setbacks as depicted on the Approved FDP.

Please do not hesitate to contact me at (571) 423-2229, or Aaron Shriber at (703) 714-7465, should you have any questions about this interpretation request. We would appreciate an expedient review of this request so that our engineers may commence with submission of the requisite minor site plan as soon as possible.

Sincerely,


Sunny Sarna, P.E.

SS/cn
Enclosures

cc: The Honorable Michael R. Frey
Mr. Kevin Guinaw
Mr. Aaron Shriber

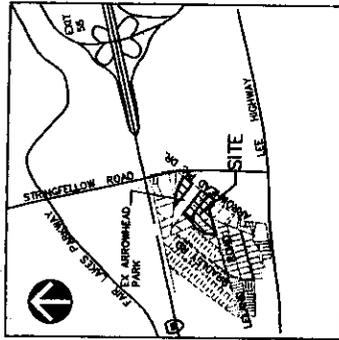
NORTHEAST CENTREVILLE ELEMENTARY AND ARROWHEAD PARK EXPANSION FINAL DEVELOPMENT PLAN

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

FDP-2000-SU-029-2

SHEET INDEX

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5. PARK SITE - FINAL DEVELOPMENT PLAN
6. PARK SITE - FINAL DEVELOPMENT PLAN - LANDSCAPE PLAN
7. CENTREVILLE PARKS - CONCEPTUAL / FINAL DEVELOPMENT PLAN (FOR INFORMATION)



VICINITY MAP
SCALE: 1" = 200'

APPLICANT/DEVELOPER
FAIRFAX COUNTY PARK AUTHORITY
PLANNING AND DEVELOPMENT DIVISION
12625 GOVERNMENT CENTER PARKWAY
SUITE 421
FAIRFAX, VIRGINIA 22035
CONTACT: JENNIFER P.E.
(703) 246-4741

APPLICANT/DEVELOPER
FAIRFAX COUNTY PUBLIC SCHOOLS
DEPARTMENT OF FACILITIES SERVICES
10640 PAIGE AVENUE
SUITE 100
FAIRFAX, VIRGINIA 22030
CONTACT: BERRY SALINA
(703) 246-3640

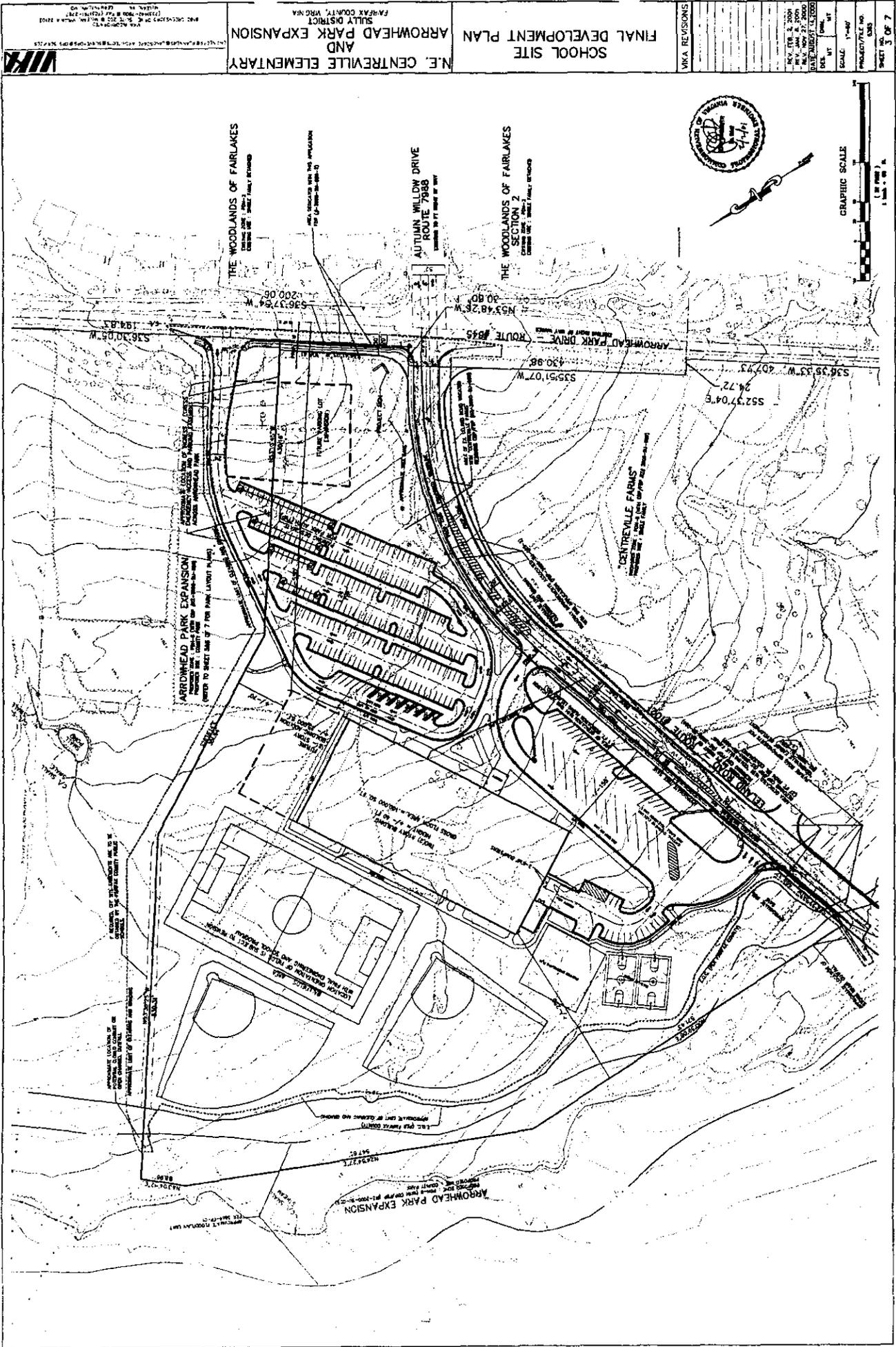
ENGINEER
VILA, INC.
8180 CRENSHAW DRIVE
SUITE 200
MCLEAN, VIRGINIA 22102
CONTACT: MS. JOHN AMARITTI, PE
(703) 442-7800



ENGINEER
GREENGORSE & OMARA, INC.
1211 WATLES MILL ROAD
SUITE 200
CONTACT: MR. JOHN GASTON, A.S.I.A.
(703) 352-5800

REV. FEBRUARY 3, 2001
REV. JANUARY 8, 2001
REV. NOVEMBER 27, 2000
AUGUST 14, 2000

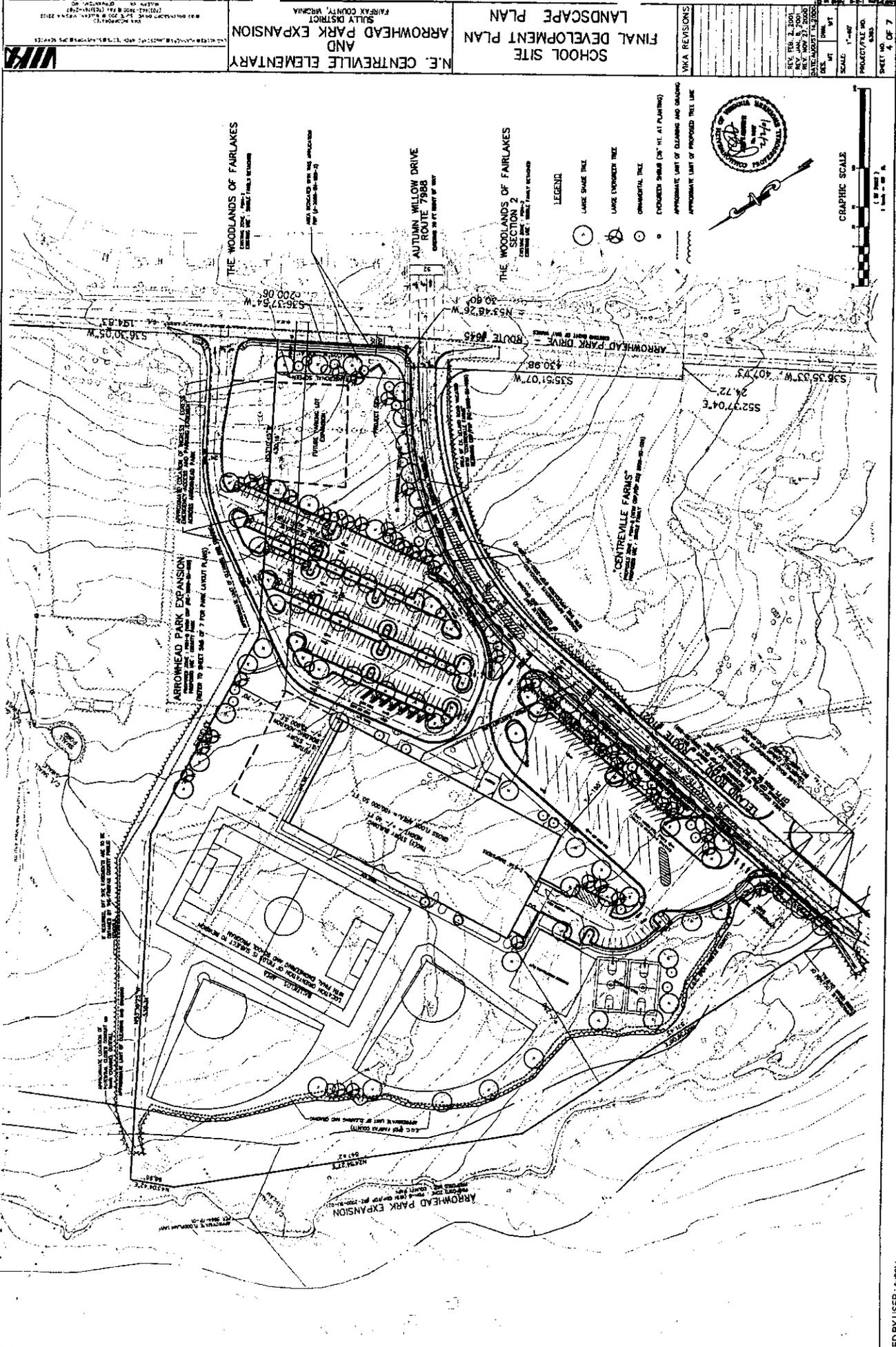
SHEET 1 OF 7

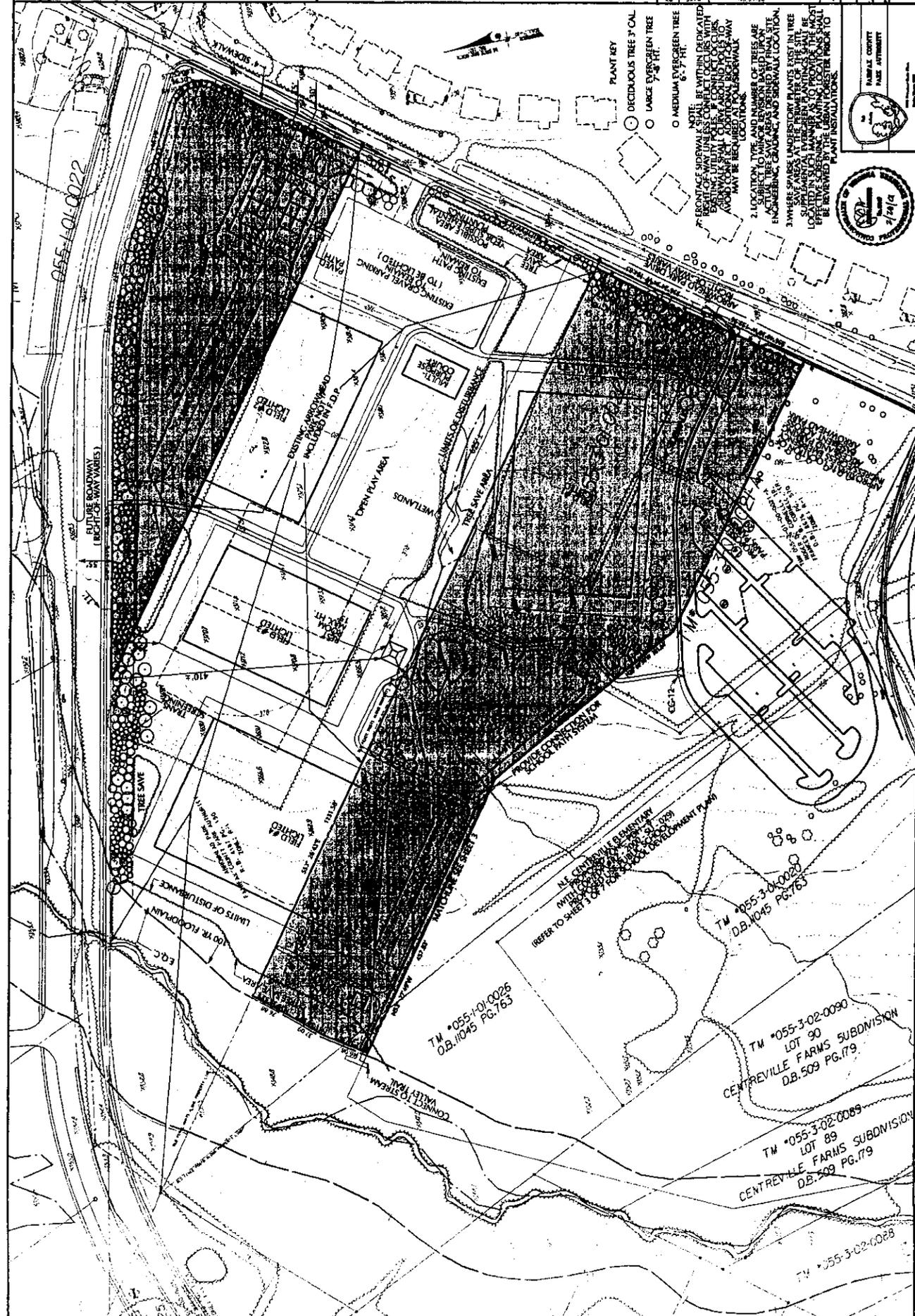


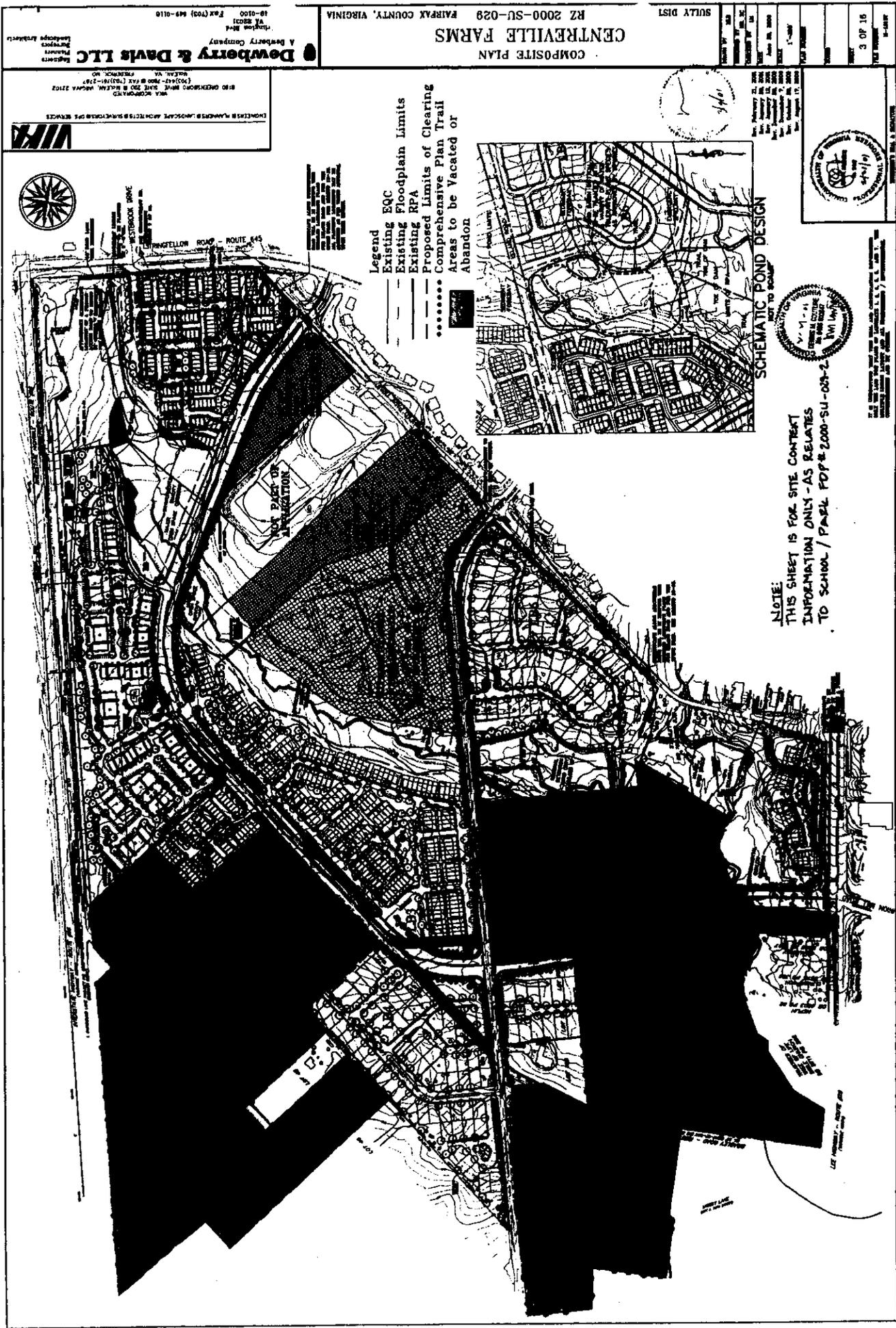
SCHOOL SITE FINAL DEVELOPMENT PLAN
AND
ARROWHEAD PARK EXPANSION

N.E. CENTREVILLE ELEMENTARY
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

VIR
 VIRGINIA REGISTERED PROFESSIONAL ENGINEER
 NO. 100-000000-0000
 DATE: 11/11/00
 SCALE: 1"=40'







- Legend**
- Existing EQC
 - Existing Floodplain Limits
 - Existing RPA
 - Proposed Limits of Clearing
 - Comprehensive Plan Trail
 - Areas to be Vacated or Abandon



NOTE:
 THIS SHEET IS FOR SITE CONTEXT
 INFORMATION ONLY - AS RELATES
 TO SCHOOL / PASEL FOP # 2000-SU-029-2



STATE OF VIRGINIA
 PROFESSIONAL ENGINEER
 No. 14149
 11/1/11

Dewberry & Davis LLC
 A Dewberry Company
 1800 KENNEDY DRIVE, SUITE 2000, FALLS CHURCH, VIRGINIA 22044
 PHONE: (703) 441-1100 FAX: (703) 441-0110

COMPOSITE PLAN
CENTREVILLE FARMS
 RZ 2000-SU-029 FAIRFAX COUNTY, VIRGINIA

SHEET NO.	3 OF 16
DATE	11/1/11
PROJECT	FAIRFAX COUNTY, VIRGINIA
DISTRICT	SUITY DIST

APPENDIX 1

APPROVED DEVELOPMENT CONDITIONS**FDP 2000-SU-029-2****May 3, 2001**

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2000-SU-029-2 located at 55-1 ((1)) 23 pt., 26 pt.; 55-3 ((1)) 20, 21 pt., 21A, 22A, 23 pt.; 55-3 ((2)) 88 pt., 89 pt., 90 pt., for an elementary school and community park, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the subject property shall be in substantial conformance with the Final Development Plan, prepared by Vika Incorporated and Greenhome and O'Mara, Inc., dated August 16, 2000, as revised through February 2, 2001, consisting of 7 sheets. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.
2. Frontage improvements to include curb, gutter and sidewalk with face of curb set at 15 feet from centerline of Arrowhead Park Drive shall be constructed along the full extent of the Park frontage on Arrowhead Park Drive.
3. To reduce the impacts that the proposed school and park development may have on the existing stream upstream of the regional pond, the site shall be designed to discharge the runoff from the park playing fields and school site into the regional stormwater management system via a storm sewer system designed to accommodate approximately 60% of the developed park acreage.
4. Minor selective clearing, utilizing only hand held machinery, shall be permitted within the limits of clearing and grading associated with the aquatic garden to permit expansion and upgrading of the existing pond as an environmental and educational feature of the park as well as to permit installation of picnic facilities. The extent of the proposed selective clearing shall be coordinated with the Urban Forester.
5. Lighting on the playing surface of the four athletic fields shall not exceed an average horizontal illumination level of 30 footcandles (fc) and shall be installed consistent with the photometric plan attached to these conditions as Attachment A. This includes the provision of fully shielded light fixtures that are appropriately focused and positioned and include rear shielding and house-side shielding of lights along Centreville Farms Road and Arrowhead Park Drive in order to reduce glare and light trespass, particularly for the upper levels of adjacent residences. In no event shall the lighting for the site exceed the Zoning Ordinance standard that glare shall not cause illumination in Residential districts in excess of .5 fc

FDP 2000-SU-029

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6. All lighting including the tennis court lights, parking lot lighting and security lighting for the school building shall be shielded and/or feature full cut-off fixtures.
7. Field and Tennis Court lighting shall be turned off at 10:30 PM. Only those fields scheduled for use shall be lighted. All other lights except security lighting shall be turned off at 11:00 PM.
8. In addition to the landscaping and tree save shown on the FDP along the Centreville Farms Road and Arrowhead Park Drive frontages of the Community Park and along the school's frontage on Arrowhead Park Drive, supplemental evergreen landscaping shall be provided, as determined appropriate by the Urban Forester, to ensure an effective year round screen of the site. The amount and depth of plantings shall be equivalent to achieve transitional screening 2.
9. The supplemental landscaping shown along the Leland Road frontage of the school site shall incorporate the streetscaping elements proffered in conjunction with RZ 2000-SU-029, as approved by the Urban Forester.
10. A tree preservation plan shall be implemented, as approved by the Urban Forester, for the purposes of maximizing the preservation of trees throughout the site. The tree preservation plan shall be submitted to the Urban Forester for review and approval as part of the site plan submission. This plan shall be implemented prior to any grading activities. Tree save areas shall be flagged in the field with orange fencing, a minimum of four (4) feet high or equivalent, and shall be installed and maintained. Tree save fencing on-site shall remain in place during all phases of construction, and shall be made clearly visible to all construction personnel. Adjustments may be made to the location of this fencing as necessary, as determined by the Urban Forester.

