

DEVELOPMENT CONDITIONS

SE 2011-HM-018

February 17, 2012

The Board of Supervisors approved SE 2011-HM-018 located at Tax Map 29-3 ((20)) 9 & 9B pt. (8620 Westwood Center Drive), for use as a college/university within the existing office building pursuant to Sect. 5-404 of the Fairfax County Zoning Ordinance. The Board's approval was subject to conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Minor Site Plan prepared by Newman Architecture, approved on November 1, 2011, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A plan showing the current parking configuration, driveways, walkways, travel aisles, and schedule showing the number of parking spaces provided shall be submitted to DPWES for review and approval, prior to the issuance of a Non-Residential Use Permit (Non-RUP) for the college/university use. This plan shall serve as the parking redesignation plan for the proposed use as required by the Zoning Ordinance.
5. All parking shall be provided on-site. The applicant shall provide on-site directional signage that identifies the location of parking spaces that serve the college/university use.
6. There shall be no dormitories or dedicated eating establishments associated with the use on the subject property. However, a quick service food store may be permitted as an accessory use within the building.
7. Class sessions for the College/University use shall not exceed 7:00 a.m. to 11:00 p.m. on weekdays and 7:00 a.m. to 5:00 p.m. on weekends.
8. There shall be a minimum of 30 minutes between the conclusion of one class session and the beginning of the next class session.

9. The total maximum daily enrollment on site at any one time shall not exceed 374 students and 56 employees. Classes held on site between 7:00 a.m. and 11:00 a.m. on Monday through Friday shall be limited to a maximum daily enrollment of 132 students and 44 employees.
10. The applicant shall implement and administer a Transportation Demand Management program (the "TDM Program") as described here. The objective of this TDM Program shall be to reduce the number of automobile trips generated by students and employees coming to the subject property by encouraging the use of transit (Metrorail and/or bus), other high-occupancy vehicle commuting modes, walking, and biking.
 - a. An individual shall be designated to act as the Program Manager ("PM") for the college/university, whose responsibility shall be to implement the TDM strategies. The duties of the PM may be part of other duties assigned to the individual(s). The PM shall participate in available Tysons area wide TDM program activities and transportation improvement endeavors provided by Fairfax County and the various stakeholders in the Tysons area.
 - b. Mass transit use and other non-single occupancy vehicle modes of travel such as carpooling and biking shall be promoted among students, faculty, and visitors as follows:
 - i. Information Dissemination: Information related to the availability of public transportation services and biking shall be made readily available to the students and employees in a prominent location at the college/university and/or on the college/university's website. The transit information/literature shall include, at a minimum but not be limited to, information related to Metrobus, Fairfax Connector, Metrorail and other transit options. Biking literature shall include informational booklets and other materials available from Fairfax County Department of Transportation (FCDOT) and other sources.
 - ii. Bicycle Parking: Bicycle racks shall be provided on site to accommodate parking for bicycles. The type of bicycle racks installed shall be in accordance with the street furniture recommendations of the Tysons Corner Urban Center Urban Design guidelines.
 - iii. Car Sharing/Pooling and Bus Group Information: The formation of transit groups, carpools, vanpools, and ride shares shall be promoted by methods such as a bulletin board, website, or other methods.

- iv. Transit Incentives: Once the Tysons West Metrorail Station becomes operational, the PM shall institute transit incentives which may include, among other programs, the provision of pre-loaded smart trip cards to employees and students and/or the establishment of a transit reimbursement program for employees.

11. The applicant shall ensure that the trail segment that traverses the western portion of the property is maintained free of any debris and overgrown vegetation.

12. The applicant shall enclose the dumpster with a board on board fence or a chain link fence with slats a maximum of six feet in height.

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 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 Non-RUP for the college/university use. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.