



APPLICATION ACCEPTED: December 1, 2011  
PLANNING COMMISSION: May 31, 2012  
BOARD OF SUPERVISORS: June 5, 2012 @ 3:30 p.m.

## County of Fairfax, Virginia

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May 17, 2012

### STAFF REPORT

#### APPLICATION PRC C-377

#### HUNTER MILL DISTRICT

**APPLICANT:** Fairfax County Public Schools

**PRESENT ZONING:** PRC – Planned Residential Community

**PARCEL:** 27-1 ((3)) 2

**LOCATION:** 10824 Cross School Road

**ACREAGE:** 14.98 acres

**OPEN SPACE:** 75% (11.24 acres)

**PLAN MAP:** Public Facilities, Government, and Institutional:  
Elementary School

**PROPOSAL:** To construct a 25,679 square foot building addition to the existing school, two new student pick-up and drop-off areas, and other site modifications

#### STAFF RECOMMENDATIONS:

Staff recommends approval of PRC C-377, subject to the proposed development conditions set forth in Appendix 1.

Staff recommends a modification of the PFM's sidewalk requirement in favor of the proposed trail along Cross School Road as shown on the PRC Plan.

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

Nick Rogers

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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](http://www.fairfaxcounty.gov/dpz)



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

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 application does not interfere with, abrogate or annul any easements, 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.

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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Planned Residential Community

PRC-C-377



Applicant:  
Accepted:  
Proposed:  
Area:

FAIRFAX COUNTY PUBLIC SCHOOLS  
12/01/2011  
PUBLIC ELEMENTARY SCHOOL  
14.98 AC OF LAND;  
DISTRICT - HUNTER MILL  
ZIP - 20191

Located:

SOUTHEAST QUADRANT OF THE  
INTERSECTION OF SUNRISE VALLEY  
DRIVE AND CROSS SCHOOL ROAD  
PRC

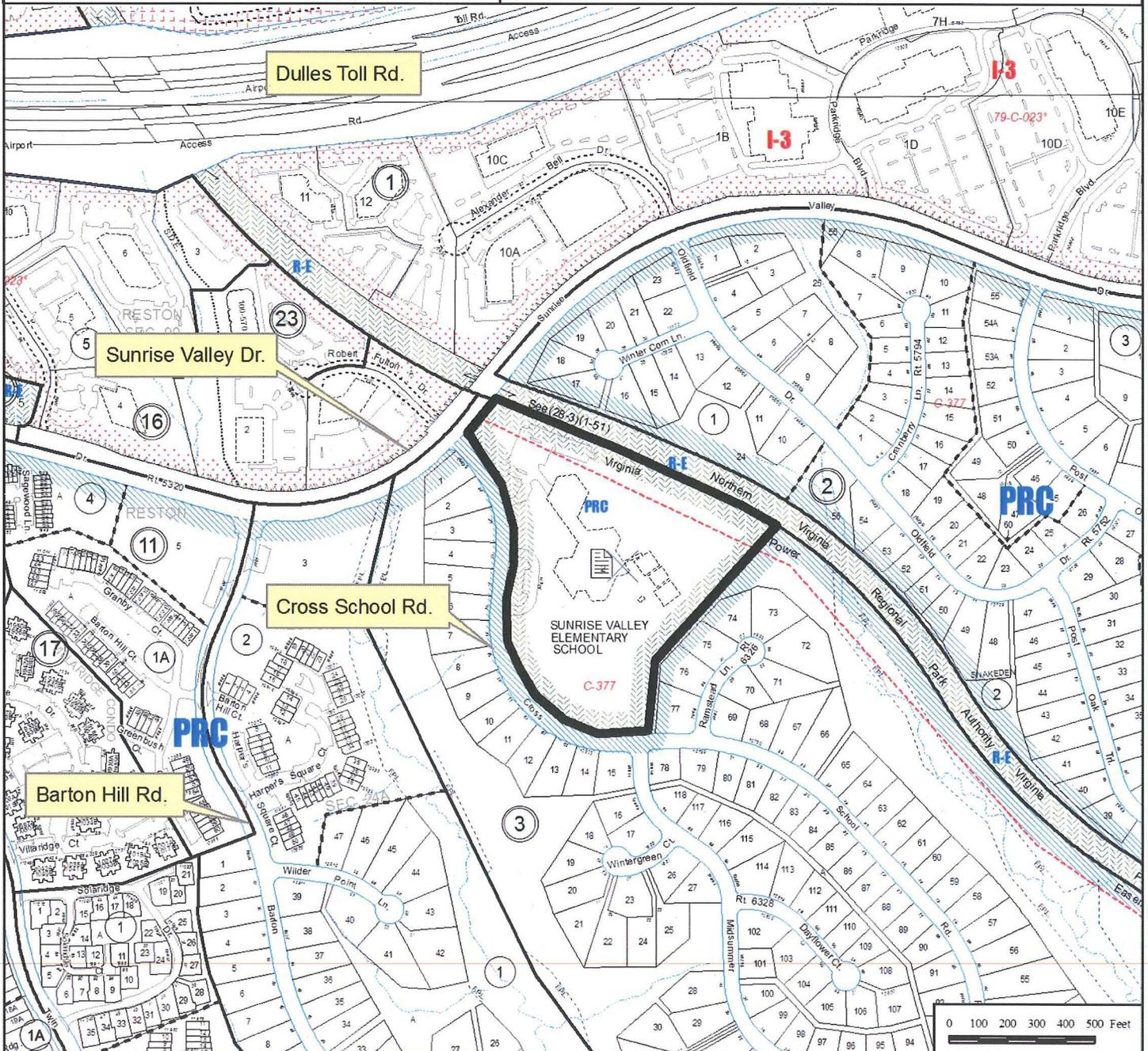
Zoning:

3

Plan Area:

Map Ref Num:

27-1/3/ /0002









**URBAN FOREST MANAGEMENT  
POLICY ON LANDSCAPE IMPLEMENTATION**  
January 1, 2009

This compilation of selected portions of the Public Facilities Manual is intended to summarize and clarify regulations pertaining to the implementation of landscape plans on development sites subject to review and inspection by the County, including any regulations governing the most common areas of noncompliance experienced by staff in the course of conducting landscape inspections, and a brief summary of the policy regarding seasonal landscape deferrals.

**Tree Species and Size**

1. Trees and shrubs that are planted shall be of the species and size specified in the approved plans. There shall be no deviations from the approved sizes specified except as approved by Fairfax County Urban Forest Management (UFM). (PFM 12-0705.1A)

2. All trees and shrubs shall meet the standards for sizes and quality specified in the American Association of Nurserymen's American Standard for Nursery Stock, (ANSI Z60.1-1995). See attachment #1. (PFM 12-0705.1B)

**Species Substitutions**

3. Species substitutions within the tree categories listed in Table 12.19 are generally accepted unless otherwise specified by professed conditions.

a. Plant Diversity - The use of substitutions shall not result in any species making up more than 10 percent of the total number of trees required to be planted on the site. (PFM 12-0514.1)

b. Authorization - A letter signed by the permittee shall be provided to UFM acknowledging any proposed substitutions to trees or shrubs shown on the approved plans. (PFM 12-0705.1C(2))

c. Substitutions Outside of Tree Category - Substitution of a tree shown on the approved plan from one tree category to another as listed in PFM Table 12.19, with a tree from a different category shall require a revision to the approved plan. (PFM 12-0503.1C(3))

d. Species Suitability - Substituted species must be suited to the post-development conditions of the planting location for which it is intended. (PFM 12-0503.1E)

e. Additional Tree Cover Credit - In cases where additional tree cover credit has been earned, substitutions shall be made in-kind or approved by the Urban Forest Management. Examples of additional credit include the following:

- Energy Conservation, PFM 12-0503.4B(2)
- Water Quality, PFM 12-0503.4C(3)
- Wildlife Benefits, PFM 12-0503.4B(4)
- Native Trees, PFM 12-0503.4E(5)

**Planting Locations**

4. Planting locations of all trees on the site shall be in substantial conformance with the approved plan. UFM acknowledges that not all trees can be optimally located as shown on the plan, and encourages input from Permittees and their landscape professionals regarding proposed improvements that might be implemented. Any substantive deviations from the approved plan that are made in the field must be approved by UFM and shall be in performance with the following:

a. Planting Area - At least the minimum site planting area shall be provided for each tree according to its projected 10-year tree cover area as found in Table 12.7. (PFM 12-0503.1B)

b. Environmental Considerations - Light, moisture, and other conditions affecting the health and viability of the tree at the field location shall be suitable for the species. (PFM 12-0503.1E)

c. Compacted Soil - If planting in areas that have been previously compacted, the soil shall be properly prepared (tiled and amended as needed based on soil samples) to a depth of 12 inches, prior to installation of landscape material. Soil within individual planting holes shall not be amended. (PFM 12-0705.3E)

d. Restrictive Barriers - Trees shall be planted no closer than four feet from any restrictive barrier. (PFM 12-0503.4E(5))

e. Spacing - Trees shall be spaced so that the outer limit of their projected 10-year tree cover area, as indicated in Table 12.19, does not significantly overlap; or as determined appropriate by UFM for site conditions and to promote long-term survival. (PFM 12-0503.4E(6))

f. Easements - Trees for tree cover credit shall not be planted within any existing or proposed public utility easement or within five feet of storm drainage easements that contain pipes. In addition, trees shall not be planted in an area that will interfere with existing or proposed utilities or with maintenance of the utility, as determined by the Director of DPWS. (PFM 12-0514.6B)

**Staking and Guying**

5. Staking and guying should only be implemented where site conditions warrant their use. Planted trees should be assessed individually and staking and guying installed only as required. Conditions where staking and guying may be necessary to ensure stability include: windy locations, steep slopes, or where vandalism may be a concern. All staking and guying material must be removed within one year of post installation. (PFM 12-0705.3C)

**Seasonal Landscape Deferrals**

6. A Seasonal Landscape Deferral may be granted when seasonal or weather-related conditions, such as excessively wet soil, extended periods of drought, or frozen ground, substantially reduce the survivability of the plant material, as determined by the Urban Forest Management. A request for a landscape deferral will be granted for landscaping required prior to the issuance of a RUP or Non-RUP when seasonal or weather-related conditions on the site plan do not preclude planting. Lack of species availability may justify the approval of a Seasonal Landscape Deferral when specific plant species are required by plans or conditions.

7. The party responsible for the placement of the performance bond and conservation deposit for the project shall act as the Applicant for this seasonal deferral. Seasonal Landscape Deferral request forms can be obtained from the Environmental and Facilities Inspections Division or the Urban Forest Management.

8. At the time of final inspection for release of performance bond and conservation deposit, all of the plant material is inspected. Plant material previously inspected, as part of the process to release any deferral deposit that may have existed, is not exempt from this final inspection. All plant material must be healthy and in good condition.

9. The landscaping and screening requirements of Article 13 or of any approved professed condition, special permit, special exception or variance must be completed prior to approval of any Resident(s) or Non-Resident Use Permit; provided, however, that completion of the requirements may be delayed when justification satisfactory to the Director is provided, such justification shall include an agreement and bond with surety satisfactory to the Director for completion in accordance with a firm schedule for timely completion. (2018-70-3) See Seasonal Landscape Deferrals above.

**TREE PROTECTION MEASURES:**

1. THE LIMITS OF CLEARING AND GRADING SHALL BE MARKED WITH A CONTINUOUS LINE OF FLAGGING PRIOR TO THE PRE-CONSTRUCTION MEETING.

2. CLEARING AND GRADING OF TREES DESIGNATED FOR REMOVAL SHALL FOLLOW PROCEDURES TO MINIMIZE IMPACT TO ROOT SYSTEMS. TRUNKS AND BRANCHES OF TREES DESIGNATED TO BE RETAINED, SITE CONTRACTOR SHALL EMPLOY MEANS, SKILLED LABOR, OR EQUIPMENT TO ACHIEVE SUCCESSFUL CLEARING WHILE MINIMIZING IMPACT TO REMAINING FOREST AND ADJACENT TREES.

3. TREES TO BE REMOVED OUTSIDE OR ADJACENT TO THE LID FOR THE SITE PLAN ARE TO BE CAREFULLY MARKED AND APPROVED BY THE LHM INSPECTOR PRIOR TO CLEARING. THE EXACT TREES WILL BE DETERMINED IN THE FIELD DUE TO VARIABILITIES OF CROWN SIZE, LEAN, SLOPES, AND ADJACENT TREES TO BE RETAINED. TREES TO REMAIN ROOT PRUNING WILL ALSO BE MARKED ACCORDINGLY.

4. REVIEW CLEARING AND EXCAVATING PROCEDURES AND STRATEGY ON SITE WITH CONSTRUCTION REPRESENTATIVE, CERTIFIED ARBORIST, OR LANDSCAPE ARCHITECT, AND LHM REVIEW ALL PROPOSED CONSTRUCTION TO DETERMINE ACCESS, STAGING, EQUIPMENT, AND OVERHEAD CLEARANCE ISSUES.

5. PRE-CONSTRUCTION MEETING TO INCLUDE REVIEW OF TREE PROTECTION MEASURES.

6. NO DEMOLITION OR SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PROTECTION AND PROTECTION MEASURES HAVE NOT BEEN COMPLETED AND APPROVED BY UFM.

7. ROOT PRUNING PRIOR TO TREE PROTECTION FENCING - PURPOSE OF THE ROOT PRUNING IS TO PROVIDE A MORE SUITABLE CUT SO AS TO NOT RIP OR TEAR ROOTS DURING EXCAVATIONS AND GRADING WITH STANDARD CONSTRUCTION EQUIPMENT. THE EXACT LOCATION AND DEPTH ALONG THE LID SHALL BE MARKED PRIOR TO THE PRE-CONSTRUCTION MEETING. MOTORIZED ROCK-SAW OR NARROW TRENCHER WITH SHARPENED BLADES IS THE PREFERRED STANDARD. ONCE THE TRENCH IS OPENED UP, APPROXIMATELY 4 INCH AND 24-30 DEEP, ALL EXPOSED ROOTS ON THE TREE SIDE WILL BE HAND PRUNED SO THAT THE CLEAN CUT ENDS CAN REGENERATE. BACKFILL ALL ROOT PRUNING TRENCHES AND MARK WITH FLAGS UNLESS OPEN TRENCH IS COORDINATED FOR USE IN TREE PROTECTION FENCE AND SILT FENCE INSTALLATION. TREE PROTECTION FENCING WILL BE MAINTAINED AND REPAIR BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.

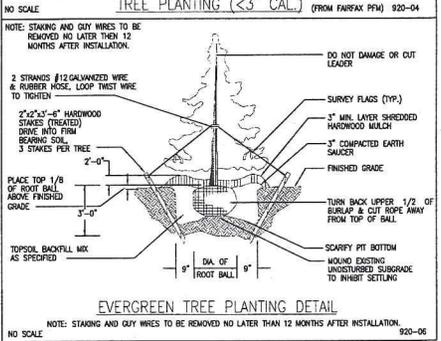
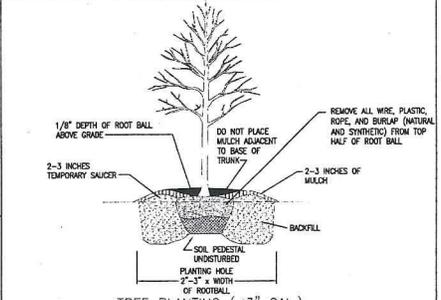
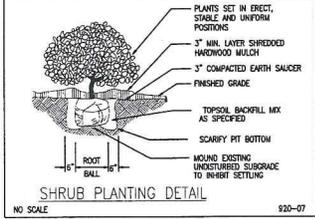
8. TREE PROTECTION FENCE - INSTALL 46 WELDED WIRE FABRIC ON 6 STEEL T-POSTS SPACING 16 IN. GROUND AT 10' - ATTACH TREE PROTECTION AREA SONG AT 30 SPACING. ATTACH MINIMUM 2 STRIPS GLOW-FLAGGING 2 LONG FOR EACH FENCE PANEL. INSTALL WITH ROOT PRUNING PRIOR TO CLEARING AND EXCAVATION. INSTALL AT 6-12 INSTITUTE CONSTRUCTION SIDE OF THE ROOT PRUNING LINE WITHIN THE ROOT PRUNING TRENCH. EXACT PLACEMENT OF FENCE WILL BE DETERMINED IN WALK THROUGH AT THE PRE-CONSTRUCTION MEETING.

9. SELECTIVE REMOVALS WITHIN TREE PRESERVATION AREAS - TREES DESIGNATED FOR SELECTIVE REMOVAL WILL BE TAKEN DOWN SECTORIALLY OR DIRECTIONALLY FELLED TO MINIMIZE DAMAGE TO ADJACENT TREE CANOPIES OR ROOT SYSTEMS. ALL WORK SHALL BE DONE BY HAND. MOTORIZED EQUIPMENT SHALL NOT ENTER TREE PRESERVATION AREAS WITHOUT PRIOR WRITTEN APPROVAL FROM UFM. STUMPS ARE TO BE LEFT AS LOW AS POSSIBLE IN WOODED, NATURAL AREAS.

10. ONCE THE TREE PROTECTION FENCE IS INSTALLED THESE ACTIVITIES ARE NOT ALLOWED TO OCCUR WITHIN THE PROTECTED AREA WITHOUT PRIOR APPROVAL AND SPECIAL CONSIDERATION ARE MET:

- CONSTRUCTION PARKING
- MATERIALS STORAGE
- EQUIPMENT ACCESS
- CONSTRUCTION TRAILERS
- FUEL AND CHEMICAL STORAGE
- CONCRETE WASH-OUT
- STAGING AREAS
- SOIL STOCKPILES
- EXCAVATION ACCESS AND DAMPERS

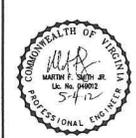
11. ANTICIPATED WORK POST CONSTRUCTION - REMOVAL AND DISPOSAL OF ALL TREE PROTECTION AND PROSON CONTROL DEVICES. REMEDIAL MEASURES FOR THE ABOVE TO INCLUDE BUT NOT LIMITED TO THE REMOVAL OF EXCESS SOILS BY HAND/ SET BY HAND, OR WITH SUPERSONIC AIRTOOLS, RADIAL MULCHING TO BREAK UP SILTATION/COMPACTION. REMEDIAL MEASURES SHALL BE COMPLETED BY THE NEXT GRADING SEASON UPON COMPLETION OF CONSTRUCTION.



ADTEK LANDSCAPE ARCHITECTS, P.C. 11000 GOLF COURSE DRIVE, SUITE 100, FARMERS BURTON, VA 22029

**ADTEK**  
LANDSCAPE ARCHITECTS, P.C.  
3251 Old Lee Highway, Suite 405  
Fairfax, Virginia 22030  
Phone: 703-891-4040 Fax: 703-891-4056  
www.adteklandscape.com

NO.	DATE	DESCRIPTION	ISSUE
1	5/4/12	RE-SUBMISSION	
2	4/6/12	RE-SUBMISSION	
3	2/2/12	RE-SUBMISSION	
4	1/17/12	PRE-PLAN SUBMISSION	



**SUNRISE VALLEY ELEMENTARY SCHOOL  
RENOVATION AND ADDITIONS**  
HUNTER MILL DISTRICT FAIRFAX COUNTY, VA

**LANDSCAPE NOTES AND DETAILS**

SCALE: 1" = 4'-0"

DATE: 2/7/12/2012

CHECKED BY: JCS

DRAWN BY: JCS

PROJECT NUMBER: 11050302

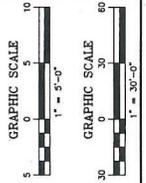
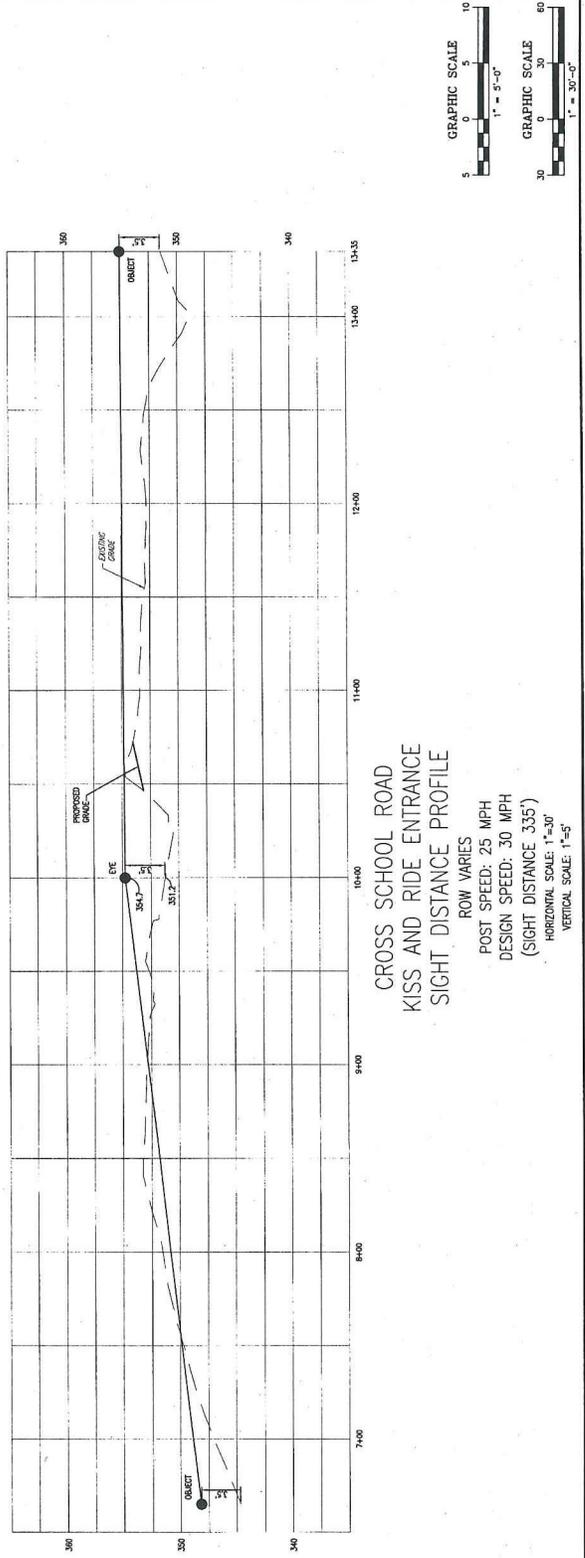
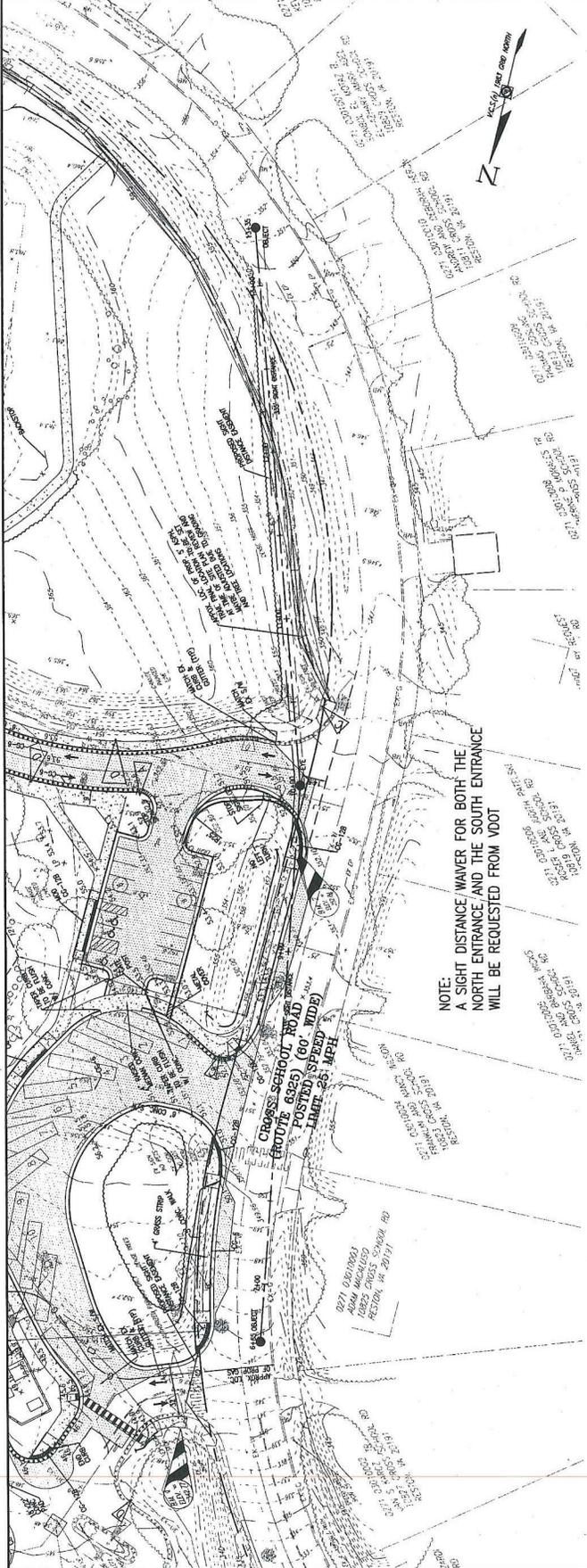
SHEET NUMBER: 10





NO.	DATE	DESCRIPTION
1/17/11	RE-SUBMISSION	PRELIMINARY
2/2/12	RE-SUBMISSION	REVISED
4/4/12	RE-SUBMISSION	REVISED
5/4/12	RE-SUBMISSION	REVISED

**ADTEK**  
 3251 Old Lee Highway, Suite 405  
 Fairfax, Virginia 22031  
 Phone: 703-991-4040 Fax: 703-991-4050  
 www.adtekengineers.com









PLAN APPROVAL INFORMATION		REQUIRED	NOT REQUIRED	COUNTY I.D. NUMBER	COMMENTS/SHEET NO.
RELATED INFORMATION					
1. CONCURRENT PROCESSING		0	0		
2. MODIFIED PROCESSING		0	0		
3. MAXIMUM DENSITY ADJUSTMENTS BASED ON Z.O. 2-308		0	0		
4. AFFORDABLE DWELLING UNITS		0	0		
5. P.F.A. DELINEATION		0	0		
6. FLOOD PLAIN STUDY		0	0		
7. DRAINAGE STUDY		0	0		
8. CHEAPSHAKE BAY ACT EXEMPTION		0	0		
9. WATER QUALITY IMPACT ASSESSMENT		0	0		
10. SOILS REPORT		0	0		
11. ONSITE EASEMENTS		0	0		
12. OFFSITE EASEMENTS		0	0		
13. NOTARIZED LETTERS OF PERMISSION		0	0		
14. ARCHITECTURAL REVIEW BOARD APPROVAL		0	0		
15. RETURN PLAN TO B.O.S. PRIOR TO APPR.		0	0		
16. RETURN PLAN TO P.C. PRIOR TO APPR.		0	0		
17. ADJACENT PROPERTY OWNER NOTICES		0	0		REQUESTED BY FGPS
18. OFFSITE UTILITY WORK NOTICES		0	0		
19. MAJOR UNDERGROUND UTILITY NOTICES		0	0		
20. REZONING/SPECIAL EXCEPTION/SPECIAL PERMIT APPROVAL		0	0		
21. B.O.S./B.Z.A. CLERK LETTER/RESOLUTION		0	0		
22. REZONING PROCEEDS CONDITIONS		0	0		
23. REZONING DEVELOPMENT PLAN		0	0		
24. B.Z.A. VARIANCE APPROVAL		0	0		
25. WETLANDS/WATERS OF THE U.S. PERMIT		0	0		DATE SENT TO AGC: PERMIT NO. PERMIT RECEIVED: PERMIT NO.
26. STATE REGULATED DAM PERMIT		0	0		DAM NAME: DAM NO. DATE CLMOR RECEIVED:
27. LOCATED IN DAM BREAK FLOODATION ZONE (STATE REGULATED DAMS)		0	0		
28. EXTRA PLAN SETS REQUIRED		0	0		
29. FEMA LETTER OF MAP REVISION		0	0		
30. VEGETATED ROOF NOTE		0	0		
31. OVERLAY DISTRICT INFORMATION		0	0		
32. TREE BANKING		0	0		
33. TREE FUND		0	0		
34. GREEN PROJECT CERTIFICATION FOR GREEN PRIORITY PLAN REVIEW		0	0		
MODIFICATIONS/WAIVERS		0	0		

**SOLID WASTE AND RECYCLING:** ALL PROPERTIES ARE REQUIRED TO RECYCLE. DESIGNS FOR ALL PROPERTIES MUST PROVIDE ADEQUATE CONTAINERS/STRUCTURES FOR THE SEPARATE MANAGEMENT OF RECYCLABLES AND TRASH.

**SINGLE-FAMILY DETACHED AND TOWNHOUSE DEVELOPMENTS**  
 I CERTIFY THAT THE SITE DEPICTED ON THIS PLAN IS CHECK APPLICABLE STATEMENT:  
 IN A SANITARY DISTRICT WHERE TRASH AND RECYCLING COLLECTION IS CONDUCTED BY FAIRFAX COUNTY AND THAT I HAVE INFORMED THE PROPERTY OWNER OF THIS CONDITION.  
 NOT IN A SANITARY DISTRICT AND TRASH AND RECYCLING COLLECTION WILL BE CONDUCTED BY A PRIVATE COMPANY.

**NON-RESIDENTIAL PROPERTIES, INCLUDING BUSINESSES, SCHOOLS AND INSTITUTIONS, AND MULTI-FAMILY PROPERTIES, INCLUDING CONDOMINIUMS AND APARTMENTS.**  
 I CERTIFY THAT ALL STEPS MUST BE COMPLETED:  
 I HAVE COMPLETED WASTE STREAM CALCULATION WORKSHEET FOR THIS PROPERTY.  
 I HAVE INDICATED ON THE PLAN THE LOCATION AND TYPE OF TRASH AND RECYCLING CONTAINERS AND STRUCTURES. SEE SHEET NUMBER IN BUILDING.  
 THE TRASH AND RECYCLING MANAGEMENT CONTAINERS/STRUCTURES ON THIS PLAN ARE ADEQUATE TO MEET THE MINIMUM REQUIREMENT AS DESCRIBED ON THE WASTE STREAM CALCULATION WORKSHEET.

**SANITARY SEWER INFORMATION**  
 WASTEWATER TREATMENT PLANT: BLUE PLANS  
 THIS SITE IS SUBJECT TO: SANITARY SEWER REIMBURSEMENT CHARGES.  
 THIS SITE IS SERVED BY ONSITE SEWAGE TREATMENT SYSTEM(S).

**STORMWATER INFORMATION**  
 HIGH DENSITY POLYETHYLENE (HDPE) USED ON THIS PROJECT: YES  NO   
 SWM FACILITIES (PROPOSED ONLY)

FACILITY ID NO.	FACILITY TYPE	PURPOSE	AREA TREATED (ACRES)	WATERSHED	RECEIVING WATERS	MAINTENANCE AGREEMENT Y/N	VAHUS CODE

**INFORMATION REGARDING ACTIVITIES IN A RESOURCE PROTECTION AREA**

ACTIVITY	YES/NO
CONSTRUCTION ACTIVITIES IN A RESOURCE PROTECTION AREA (IF YES, INDICATE TYPE BELOW)	NO
REDEVELOPMENT PRINCIPAL STRUCTURE	NO
REDEVELOPMENT ACCESSORY STRUCTURE	NO
PUBLIC ROADS	NO
PRIVATE ROADS	NO
DRIVEWAYS	NO
STORMWATER OUTFALL	NO
OTHER (INDICATE TYPE):	NO

**POTENTIAL FOR WETLANDS**

IS THE DISTURBED AREA LOCATED IN A WETLANDS AREA DEPICTED ON THE NATIONAL WETLANDS INVENTORY MAP? YES  NO

IS THE DISTURBED AREA LOCATED IN AN ESTIMATED WETLANDS AREA DEPICTED ON THE COUNTY POTENTIAL WETLAND AREA MAP? YES  NO

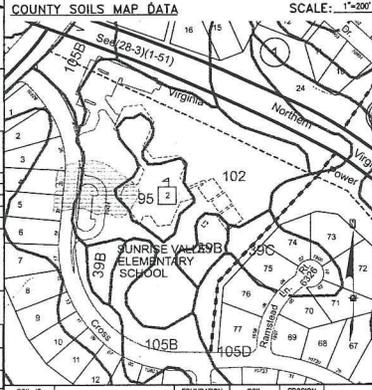
IF YES TO EITHER OF THE TWO QUESTIONS ABOVE, PROVIDE EVIDENCE OF APPROVED PERMIT OR VERIFICATION THAT NO PERMIT FROM THE ARMY CORPS OF ENGINEERS IS REQUIRED BEFORE PLAN IS APPROVED.

**NOTES AND CONDITIONS**

- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE COUNTY OF FAIRFAX.
- THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE FAIRFAX COUNTY CODE AND IN THE PUBLIC FACILITIES MANUAL AS AMENDED. FAILURE TO COMPLY WITH THE FAIRFAX COUNTY CODE, THE PUBLIC FACILITIES MANUAL, THE APPROVED PLANS, AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT AND PERMIT SHALL BE DEEMED A VIOLATION.
- WATER DISTRIBUTION NOTE: ALL FIRE PROTECTION SYSTEMS WHICH ARE INSTALLED IN COMPLIANCE WITH THESE PLANS AND COUNTY OF FAIRFAX ORDINANCES SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES. WHEN NECESSARY TO TEMPORARILY REDUCE OR DISCONTINUE THE PROTECTION IN ORDER TO MAKE TESTS, REPAIRS, ALTERATIONS OR ADDITIONS, NOTIFY THE FAIRFAX COUNTY PUBLIC SAFETY COMMUNICATIONS CENTER AT 703-691-2131.
- A PERMIT MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION, NORTHERN VIRGINIA DISTRICT, BEFORE ANY CONSTRUCTION IS STARTED ON ANY EXISTING STATE ROUTE. CONTACT THE VIRGINIA DEPARTMENT OF TRANSPORTATION THREE WORKING DAYS BEFORE EXCAVATION IN ANY STATE RIGHT OF WAY AT 703-363-2888.
- CONTRACTORS SHALL NOTIFY THE "MISS UTILITY" NOTIFICATION CENTER AT 1-800-552-7001 FOR ANY PROPOSED EXCAVATION, DEMOLITION, OR BLASTING AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION DEMOLITION OR BLASTING IN ACCORDANCE WITH THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT. IN ADDITION, NAMES AND TELEPHONE NUMBERS SHALL ALSO BE USED TO SERVE IN AN EMERGENCY CONDITION AS REQUIRED BY SECTION 63-2-2 OF THE FAIRFAX COUNTY CODE.
- FOR SITES PROPOSING LAND DISTURBING ACTIVITIES OF 2,500 SQUARE FEET OR MORE, THE CONSTRUCTION ACTIVITY OPERATOR MUST REGISTER WITH THE DEPARTMENT OF CONSERVATION AND RECREATION OF THE COMMONWEALTH OF VIRGINIA. THIS IS A REQUIREMENT OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
- THE COUNTY INSPECTOR SHALL BE NOTIFIED WHEN ANY IMPROVEMENTS PERTAINING TO HIS INSPECTION DUTIES, SPECIFIC REQUIREMENTS ARE:
  - THE COUNTY SITE INSPECTOR IS TO BE NOTIFIED AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION.
  - A MINIMUM OF 24 HOURS NOTICE IS REQUIRED WHEN REQUESTING RESIDENTIAL OR NON-RESIDENTIAL USE PERMITS.
  - A MINIMUM OF 48 HOURS NOTICE IS REQUIRED WHEN REQUESTING TESTS PERTAINING TO SANITARY SEWER ACCEPTANCE.

**FIRE MARSHAL NOTES**

AVAILABLE FIRE FLOW: 2700 (GAL./MIN.)  
 SOURCE OF FIRE FLOW INFO: FAIRFAX WATER  
 TYPE OF CONSTRUCTION - USBC  
 USE GROUP CLASSIFICATION - USBC  
 BUILDING HEIGHT: (FT.)  
 BUILDING TO BE FULLY SPRINKLERED YES  NO   
 IF YES, CHECK APPROPRIATE STANDARD: NFPA 13  NFPA 130  NFPA 13R   
 SEE PFM CHAPTER 9, PART 2 FOR FULL INFORMATION REQUIRED. THE FLOW REQUIREMENTS TO BE DETERMINED BY THE FIRE PREVENTION DIVISION. [SEE PUBLIC WATER AGENCY NOTES ON SHEET \_\_\_\_\_]



SOIL ID NUMBER	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
39B	GLENGLE Silt Loam	GOOD	GOOD	HIGH	I
39C	GLENGLE Silt Loam	GOOD	GOOD	HIGH	I
95	URBAN LAND	N/A	N/A	N/A	N/A
102	WHEATON LOAM	GOOD	FAR-S	HIGH	IV
105B	WHEATON - GLENGLE COMPLEX	GOOD	GOOD	HIGH	IV
105D	WHEATON - GLENGLE COMPLEX	GOOD	GOOD	HIGH	IV
105E	WHEATON - GLENGLE COMPLEX	GOOD	GOOD	HIGH	IV

IS THE SITE LOCATED WITHIN NATURALLY OCCURRING ASBESTOS SOILS? YES  NO

AREAS THAT MAY CONTAIN NATURALLY OCCURRING ASBESTOS SOILS ARE LOCATED ON THE ORANGE SOILS TAX MAP GRIDS ON THE COUNTY WEBSITE. SPECIAL PRECAUTIONS REGARDING THESE SOILS OR FILL ORIGINATING FROM THESE SOILS ARE REQUIRED BY THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS ENFORCED BY THE VIRGINIA DEPARTMENT OF LABOR AND INDUSTRY AND SPECIAL GUIDANCE HAS BEEN ISSUED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY.

PROFESSIONAL SEAL AND SIGNATURE

MARTIN F. SMITH JR.  
 Lic. No. 049012

DATE: 5-4-12

**DESIGNATED PLANS EXAMINER (DPE) CERTIFICATE**

1ST SUBMISSION REVIEWED & RECOMMENDED FOR SUBMISSION

2ND SUBMISSION REVIEWED & RECOMMENDED FOR APPROVAL

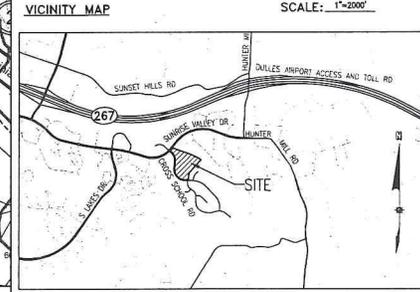
D.P.E. SIGNATURE & PRINTED NAME: DATE: REG. NO.:

**ZONING REQUIREMENTS**

1) ZONING	PRC	
2) AVERAGE LOT AREA	N/A (SQ. FT.)	
3) MIN. LOT AREA	N/A (SQ. FT.)	
4) MIN. LOT WIDTH	N/A (FT.)	
5) MAX. BUILDING HEIGHT	N/A (FT.)	
6) NUMBER OF FLOORS	N/A (Commercial/Industrial Only)	
7) MIN. VARY REQUIREMENTS:		
FRONT N/A (FT.)	SIDE N/A (FT.)	REAR N/A (FT.)
8) MAXIMUM FAR	N/A	
9) MAXIMUM DENSITY	N/A (DU./AC.)	
10) OPEN SPACE REQUIRED	N/A % N/A (SQ. FT.)	
11) ANGLE OF BULK PLANE: FRONT N/A SIDE N/A REAR N/A (DETAIL(S) ON SHEET _____)		
12) OVERLAY DISTRICT(S)	N/A	

**SITE PLAN (SP) TABULATIONS**

1) SITE AREA	14.88	(ACRES)	652,529	(SQ. FT.)
2) AREA OF STREET DEDICATION	N/A	(SQ. FT.)		
3) USE	PUBLIC ELEMENTARY SCHOOL			
4) NUMBER OF LOTS	N/A	(SQ. FT.)		
5) AREA OF LOTS	N/A	(SQ. FT.)		
6) DENSITY	N/A	(DU./AC.)		
7) EXISTING BUILDING GROSS FLOOR AREA	68,728	(SQ. FT.)		
8) PROPOSED BUILDING GROSS FLOOR AREA	13,258	(SQ. FT.)		
9) EXISTING BUILDING NET FLOOR AREA	N/A	(SQ. FT.)		
10) PROPOSED BUILDING NET FLOOR AREA	N/A	(SQ. FT.)		
11) TOTAL FLOOR AREA RATIO (FAR) FOR ENTIRE SITE	5.1287			
12) PROPOSED BUILDING HEIGHT	1	(FT.)		
13) PROPOSED NUMBER OF FLOORS	1			COMMERCIAL/INDUSTRIAL ONLY
14) TOTAL HANDICAPPED PARKING REQUIRED	5			
15) TOTAL HANDICAPPED PARKING PROVIDED	5			
16) TOTAL HANDICAPPED VAN SPACES REQUIRED	1			
17) TOTAL HANDICAPPED VAN SPACES PROVIDED	1			
18) TOTAL PARKING SPACES REQUIRED	110			
19) TOTAL PARKING SPACES PROVIDED	130			
20) LOADING SPACES REQUIRED	2			
21) LOADING SPACES PROVIDED	2			
22) OPEN SPACE PROVIDED	75	%	489,124	(SQ. FT.)



**TAX MAP REFERENCE NUMBER(S)**

MAP PAGE #	DOUBLE CIRCLE #	BLOCK (SINGLE CIRCLE #)	LOT/PARCEL(S) #
27-1	3	2	

**ENGINEER'S/SURVEYOR'S CERTIFICATE:**

THIS PROPERTY IS IN THE NAME OF FAIRFAX COUNTY SCHOOL BOARD

AS RECORDED IN DEED BOOK 5048 PAGE 59 OF THE LAND RECORDS OF FAIRFAX COUNTY, VA.

**OWNER INFORMATION**  
 { } CORPORATION  
 { } OWNER  
 { } TRUSTEE  
 { } AN PARTNERSHIP  
 { } AN INDIVIDUAL

FAIRFAX COUNTY SCHOOL BOARD  
 NAME: 703-246-3022  
 8115 OUTHOUSE RD FALLS CHURCH VA 22042  
 ADDRESS: PHONE:

**DEVELOPER INFORMATION**  
 { } DEVELOPER  
 { } CONTRACT OWNER  
 { } LESSEE  
 { } A CORPORATION  
 { } AN PARTNERSHIP  
 { } AN INDIVIDUAL

FAIRFAX COUNTY SCHOOL BOARD  
 NAME: 703-246-3022  
 8115 OUTHOUSE RD FALLS CHURCH VA 22042  
 ADDRESS: PHONE:

**WETLANDS PERMITS CERTIFICATION**  
 I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING WITH LAND DISTURBING ACTIVITIES.

SIGNATURE: OWNER/DEVELOPER NAME TITLE

**DATE** \_\_\_\_\_ **RECOMMEND APPROVAL (SIGNATURE & PRINTED NAME)**

STREETLIGHT REVIEW - DPWES

PUBLIC WATER AGENCY

SANITARY SEWER REVIEW - DPWES

GEOTECHNICAL REVIEW - DPWES

STORMWATER REVIEW - DPWES

URBAN FOREST MANAGEMENT REVIEW - DPWES

FAIRFAX COUNTY FIRE MARSHAL

FAIRFAX COUNTY HEALTH DEPARTMENT

VIRGINIA DEPARTMENT OF TRANSPORTATION

PLAN REVIEWER - DPWES

DIRECTOR, SITE PLAN REVIEW AND INSPECTIONS, L.S. - DPWES

**APPROVED**

DATE \_\_\_\_\_ BY \_\_\_\_\_ DIRECTOR, DEPT. OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

THIS PLAN SHALL EXPIRE WITHOUT NOTICE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE COUNTY CODE. REVISIONS DO NOT EXTEND THE APPROVAL PERIOD. THE APPROVAL PERIOD IS INDEPENDENT OF THE AGREEMENT EXPIRATION DATE.

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

**CERTIFICATE OF NO CHANGE** (FOR SUBMISSION OTHER THAN THE FIRST)

I HEREBY CERTIFY THAT NO CHANGES HAVE BEEN MADE THAT WOULD AFFECT PERMIT APPROVAL BY THE:

FIRE MARSHAL DATED: \_\_\_\_\_  
 WATER AUTHORITY DATED: \_\_\_\_\_  
 HEALTH DEPARTMENT DATED: \_\_\_\_\_  
 NOT DATED: \_\_\_\_\_  
 DPWES-SAN. SEWER DATED: \_\_\_\_\_  
 DPWES-STREETLIGHTS DATED: \_\_\_\_\_

**SHEET INDEX**

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES-1
3	EXISTING CONDITIONS PLAN
4	OVERALL SITE PLAN
5	SITE PLAN
6	SIGHT DISTANCE PROFILE 1
7	SIGHT DISTANCE PROFILE 2
8	IMP-SWM-REGULATE OUTFALL
9	LANDSCAPE PLAN
10	LANDSCAPE NOTES AND DETAILS
11	ARCH PLANS - FOR INFO ONLY-1
12	ARCH PLANS - FOR INFO ONLY-2

COUNTY NUMBER: \_\_\_\_\_ COUNTY ENGINEER / SURVEYOR: \_\_\_\_\_

RENOVATION AND ADDITIONS

SUNRISE VALLEY ELEMENTARY SCHOOL

PRC-C-337

REVISOR: 7/11

DATE: 5-4-12

FAIRFAX COUNTY, VIRGINIA





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

**DESCRIPTION OF THE APPLICATION**

The applicant, Fairfax County Public Schools (FCPS), has requested approval of a PRC plan associated with Rezoning (RZ) C-377. The applicant proposes to construct four additions to Sunrise Valley Elementary School:

- A 610 square foot administrative addition to the school's front entrance;
- A 1,081 square foot expansion of the school's cafeteria;
- A 5,042 square foot media center; and,
- An 18,946 square feet addition for 15 new classrooms.

The additional classroom space would facilitate the removal of the temporary classrooms being used by the school.

In addition to the building additions, the PRC plan proposed a number of site modifications. A new travel lane for school buses would be constructed for easier loading and unloading of students. The applicant would also like to add a pick-up and drop-off lane for parents who use their cars to drop off and/or pick up their students. Currently, parents use the visitor and employee parking for drop off and pick up, which is not designed for the substantial queuing of vehicles in the afternoons that extends into Cross School Road.

The applicant has proposed new sidewalks and a new six-foot wide asphalt trail along a portion of the site's Cross School Road frontage. Other new site features would include several modifications to manage the increased stormwater runoff that would result from the proposed improvements.

Copies of the proposed development conditions and the applicant's statement of justification are included in Appendices 1 and 2, respectively. A reduced copy of the applicants' PRC plan is included at the beginning of this staff report.

**LOCATION AND CHARACTER**

• *Site Features and Vicinity*

The subject property is located at 10824 Cross School Road, occupying the southeastern corner of Cross School Road's intersection with Sunrise Valley Drive in Reston. Cross School Road continues to the east, creating a loop with Midsummer Drive and does not connect to any other arterial or collector streets. Except for a small stretch of sidewalk on its north side from Sunrise Valley Drive to the employee parking lot entrance, there are no existing pedestrian facilities along Cross School Road.

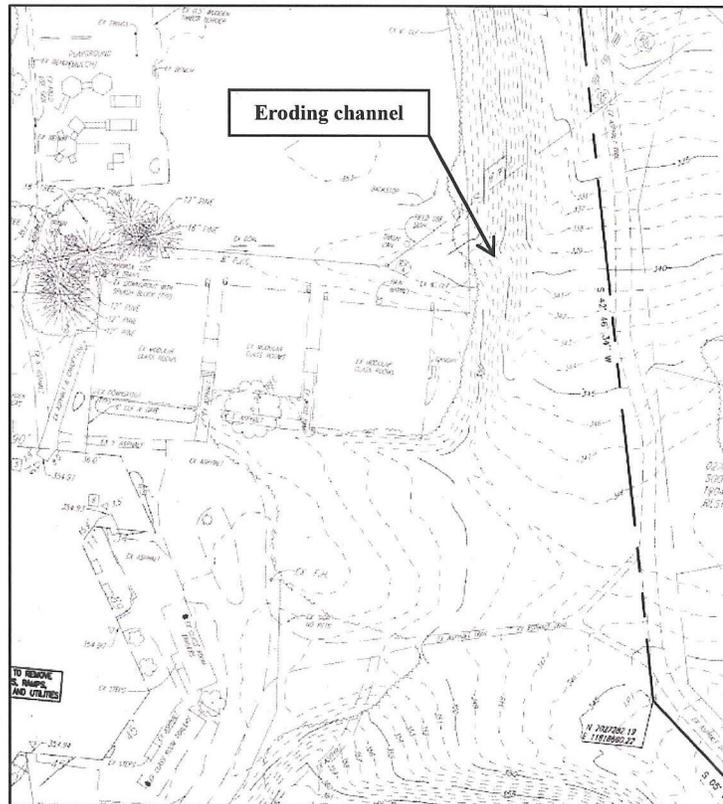
The school is bordered on the west, south, and east by single family detached dwellings. The Washington & Old Dominion Trail (W&OD), a 45 mile multi-use trail that travels along a defunct railroad bed, delineates a defined boundary between the school and the residences to the north. One trailhead to the W&OD is located at the site's northern entrance. The trail can also be accessed from Cross School Road via an asphalt trail that runs in the common space between the homes to the east and the school property.

- *School Building*

The main school building is 58,305 square feet and characterized by an angular, polygonal shape. In addition, the school uses 10,423 square feet of temporary classroom space located east of the main building and connected by a covered walkway. These classrooms were intended to be relocatable, but have served as an informal annex since their installation. The school also uses two 750 square foot temporary classroom trailers which are found adjacent to the school's southeastern façade.

- *Parking and Transportation*

The site is served by 95 parking spaces. The majority of the spaces are located in the northwestern corner of the property and are used by school employees and volunteers. There are eight spaces within the circular loop used by buses for the pick-up and drop-off of students. Buses using the circular loop park in a tight formation to enable all the buses to fit into the small space. Parents who drop off or pick up their students make use of the primary parking lot by picking up or dropping off the student once their vehicle enters the site, then circulate through back to Cross School Road and exit. During the school's peak travel hours just before school starts, the queue created by parents' cars backs up into Cross School Road and continues along the property's frontage eastward. Staff has also observed this queue forming during the afternoon up to 30 minutes before the school's final bell at 3:55 p.m.



**Figure 1: The eroded channel associated with Outfall #3. The channel is identified on the excerpt from Sheet 3 that shows the site's existing conditions. (Source – Fairfax County DPZ Staff Site Visit – April 8, 2012)**

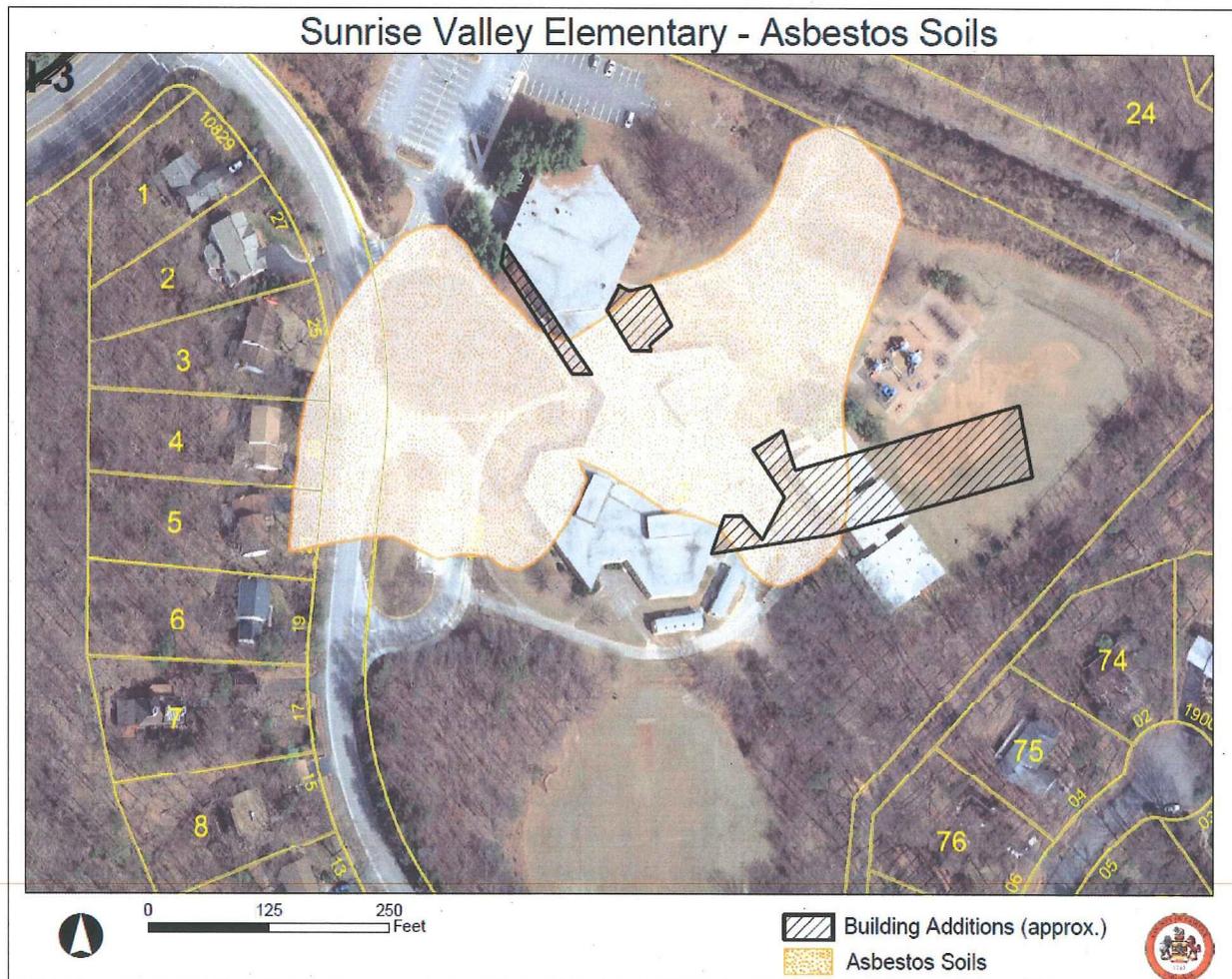
- *Recreation, Topography, and Soils*

A soccer field is located on a leveled plateau at the southern end of the site. Additional active recreation space is located to the rear of the school building. An asphalt sidewalk is located to the immediate south of the school and links the bus loop with the modular classrooms near the rear of the building.

Mature trees can be found grouped in several locations around the site. They are located between the employee parking and Sunrise Valley Drive, in front of the school, along the site's eastern property boundary, and around the soccer field plateau. The site is heavily wooded, and the school is well screened from Cross School Road by the existing tree canopy.

With respect to topography, the site slopes upward from its northwestern corner near Sunrise Valley Drive and gradually flattens to the school building. The property falls downward on its eastern edge, and there are steep slopes along the edges of the soccer field. Staff has identified an eroding channel located on this eastern edge, seen in greater detail with Figure 1. Cross School Road is at a slightly lower elevation than the subject property as it rounds the wooded portion of the site surrounding the soccer field.

The county's soils maps have identified the areas in and around the school as probable locations for naturally occurring asbestos containing soils. The soils map, showing the asbestos soils in orange, can be seen in Figure 2 below.



**Figure 2: The probable location of naturally occurring asbestos soils (Source – Fairfax County DPZ, Planning Division)**

## BACKGROUND

- *Rezoning and Development Plan*

The school property was a small component of what were originally two large tracts of mostly vacant land that were simultaneously rezoned from RE-2 to the RPC district with RZ-C-377 on September 10, 1973<sup>1</sup>. The subject properties consisted of an 88.46 acre parcel north of the W&OD Trail and an additional 221 acre parcel south of the trail. The larger parcel of land to the south was shown on the DP (Figure 3) to eventually include the following:

- A recreation area to the west;
- 127 single family lots of 10,000-60,000 square feet;
- A larger recreation area in the southern central portion of the parcel;
- A school site;
- 47 single family lots of 10,000-20,000 square feet to the west of the larger recreation area; and,
- A high density area designated for either 50 townhouses and 380 garden apartments or 760 medium- and/or high-rise apartments.

The school site shown on the DP is the current location of Sunrise Valley Elementary School, the subject property for this PRC Plan. There are no proffers associated with the subject property. No conditions or modifications were approved by the Board concurrent with the original rezoning.

At the time of the original rezoning residents along Hunter Mill Road remained concerned about higher density housing at the eastern periphery of the rezoning area, and Reston in general, and its impacts on the existing, low density residences. A compromise was reached to decrease the residential density along the eastern 47 acres from 2 dwelling units per acre to 1 unit per acre, reflecting the density allocation depicted on the DP and outlined in the above bullet points. This compromise delayed the adoption of the accompanying DP, but the BOS took final action to approve the DP on March 4, 1974.

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<sup>1</sup> The RE-2 district or One-Family Residential on 2 Acres was reclassified as R-E, or Residential Estate District and the RPC district, or Residential Planned Community, was reclassified as PRC, or Planned Residential Community District with the adoption of the current Zoning Ordinance in 1978.



- *School Construction, Capacity, and Projections*

The site plan associated with Sunrise Valley Elementary School was approved on January 4, 1979. According to the FCPS Capital Improvement Plan for 2013-2017, the main school building's construction was completed in 1979. The 10,423 square feet of temporary classroom space was constructed in 1981, based on DPZ records, shortly after the school opened and has remained in use since then. The two 750 square foot temporary classroom trailers were added in 2002.

Sunrise Valley Elementary School has a current enrollment of 622 students<sup>2</sup>. The school's existing capacity is 687, according to capacity and enrollment information generated by the FCPS Office of Facilities Planning Services shown in Appendix 11. The proposed PRC plan would increase the school's capacity to 784 students. The additional capacity provides the potential for a boundary or program change to relieve overcrowded schools nearby.

- *PRC Plan Review Authority*

On March 26, 2007, the Board of Supervisors adopted Zoning Ordinance Amendment ZO-07-397, which modified the PRC District provisions as they relate to the review and approval of PRC plans as detailed in Articles 6, 16, and 18. Prior to this approval, a PRC plan was submitted to and approved administratively by the Department of Public Works and Environmental Services (DPWES). With the adoption of the ZO-07-397, which became effective on March 27, 2007, PRC plans are now submitted to DPZ for review by the Zoning Evaluation Division (ZED), the Planning Commission, and the Board of Supervisors (BOS). This evaluation process requires public hearings before both the Planning Commission and the BOS, with final action on PRC plans by the BOS.

## DESCRIPTION OF THE PRC PLAN

- *New Construction*

The applicant has proposed to add 25,679 square feet to the existing 58,305 school building in a series of four additions. As outlined on Page 2 and shown below in Figure 3A, these include a 610 square foot administrative addition to the school's front entrance, a 1,081 square foot expansion of the school's cafeteria, a 5,042 square foot media center, and an 18,946 square feet addition for 15 new classrooms.

The building additions would allow the applicant to remove all of the modular classrooms, which have served as the unofficial annex since 1981<sup>3</sup>. The additions would match the one-story height of the existing rooflines and feature a brick veneer with an accent band that runs the length of the additions above aluminum framed windows.

In the event that enrollment figures outstrip the school's capacity, and temporary classroom space is needed again, the applicant has designated areas on the PRC plan where temporary trailers would be located. These areas are to the immediate northeast

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2 FCPS Capital Improvement Program: Fiscal Years 2013-2017, p. 67  
([http://www.fcps.edu/fts/planning/cip/cip2013-2017cd/CIP\\_2013-17\\_Final.pdf](http://www.fcps.edu/fts/planning/cip/cip2013-2017cd/CIP_2013-17_Final.pdf)).

and south of the classroom addition as well as on the basketball courts behind the existing building (Figure 5). Based on the school's increased capacity, the additional classrooms should remove the need for temporary trailers in the foreseeable future for Sunrise Valley Elementary School's attendance zone.

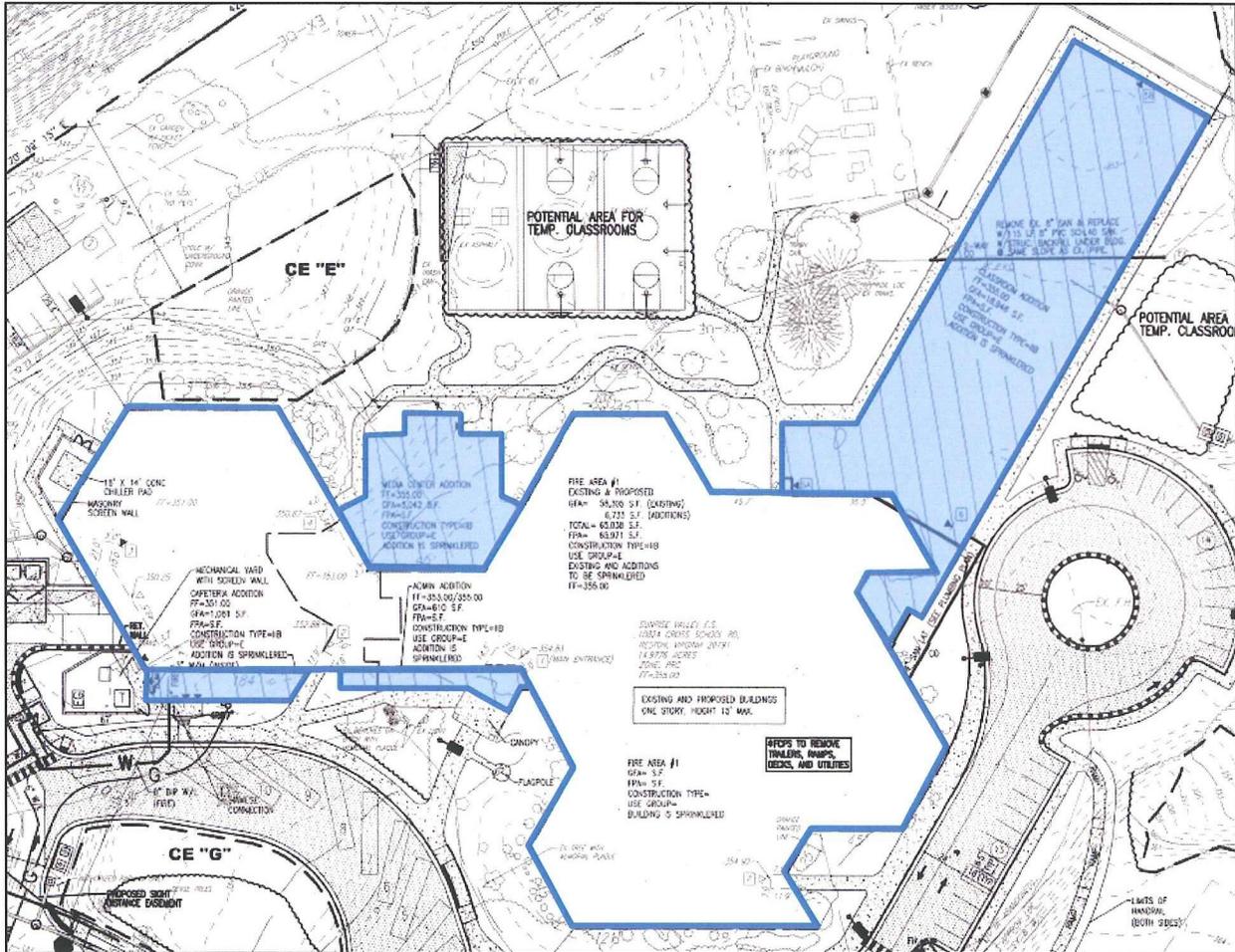


Figure 3A: The four building additions are shaded blue. The largest addition is to the upper right, which would be 15 new classrooms for the elementary school. (Source – Adtek Engineers, May 4, 2012)

- *Transportation and Parking*

Significant site modifications are proposed to address the existing transportation concerns experienced by the school relating to the loading and unloading of students. The applicant has taken a two-pronged approach by providing separate school bus and private vehicle facilities on site for pick up and drop off. For private vehicles, the applicant proposes to remove the existing asphalt sidewalk and construct a drive aisle with a cul-de-sac as seen in Figure 6. The cul-de-sac's turnaround would be near where the existing classroom annex is now located. This pick-up and drop-off lane begins with one lane at Cross School Road where the buses currently access the circular loop, and expands to two lanes at its turnaround, and tapers back to one lane. Private vehicles would pick up students after circling through the turnaround, then exit to Cross School Road. The buses would enter a new circular drive near the school's entrance (Figure 7), which would connect to the drive aisle serving the employee parking lot; buses would exit from the existing access point for the parking lot.

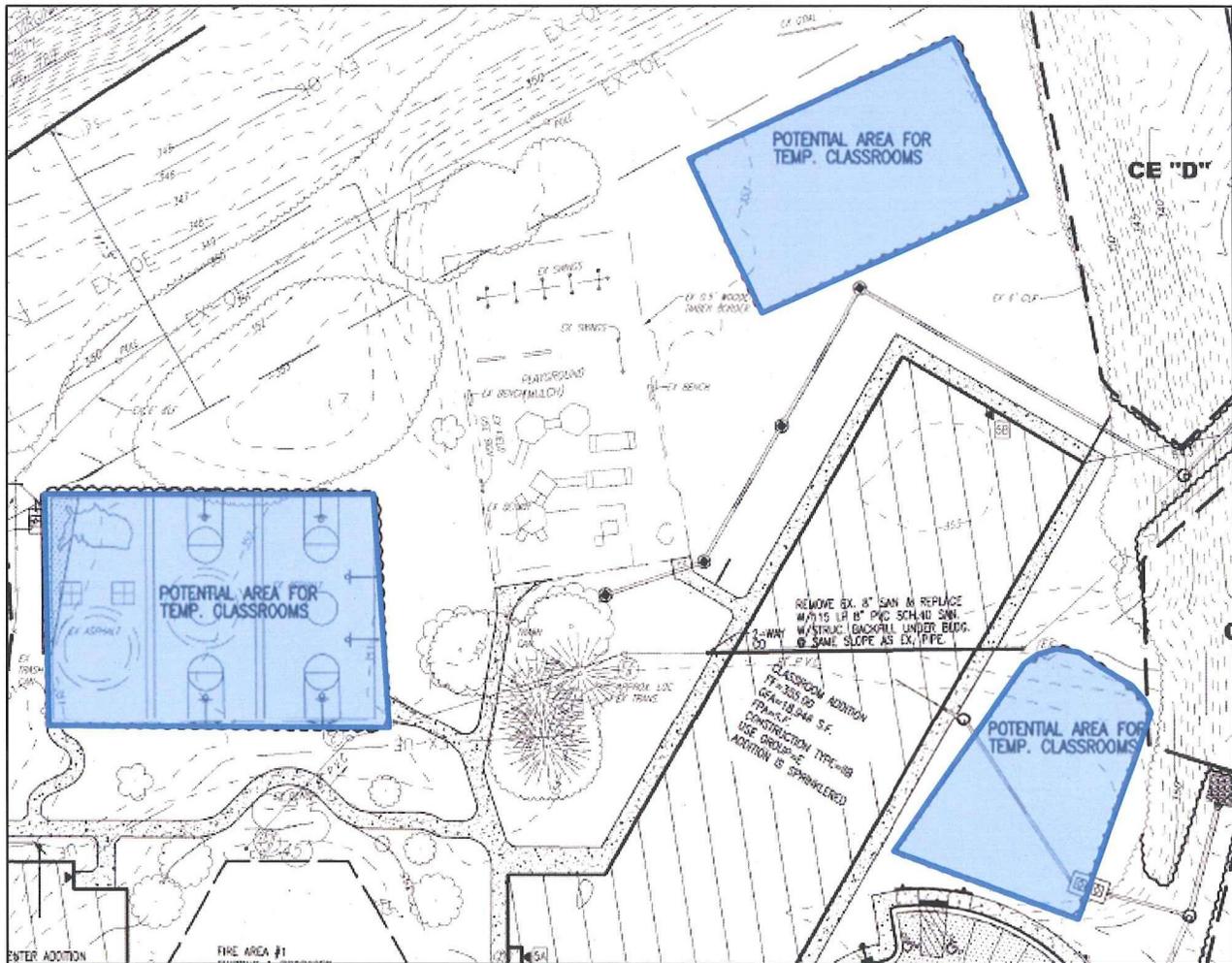


Figure 4: The three locations where temporary classroom trailers would be located if needed due to unforeseen enrollment increases, outlined in blue. (Source – Adtek Engineers, May 4, 2012)

The applicant has provided an additional 35 spaces of parking to increase the site’s total from 95 to 130 spaces. One row of 14 spaces can be found perpendicular to the pick-up and drop-off lane at the base of the hill leading up to the soccer field, and 13 more spaces are proposed to line the turnaround at the end of the kiss and ride. The former drive aisle for the circular bus loop would be converted to a small parking lot, with 10 new spaces in addition to the 10 existing spaces. Cars using this parking lot enter and exit from the pick-up and drop-off lane, as the access formerly used by buses to exit is shown to be removed. The applicant intends for this smaller lot to be used as employee and handicapped parking.

- *Service/Mechanical Features*

The PRC Plan shows a new 12 foot by 22 foot dumpster pad within a fenced enclosure and a gate. The dumpster pad is located to the eastern side of the loading area for the existing school building.

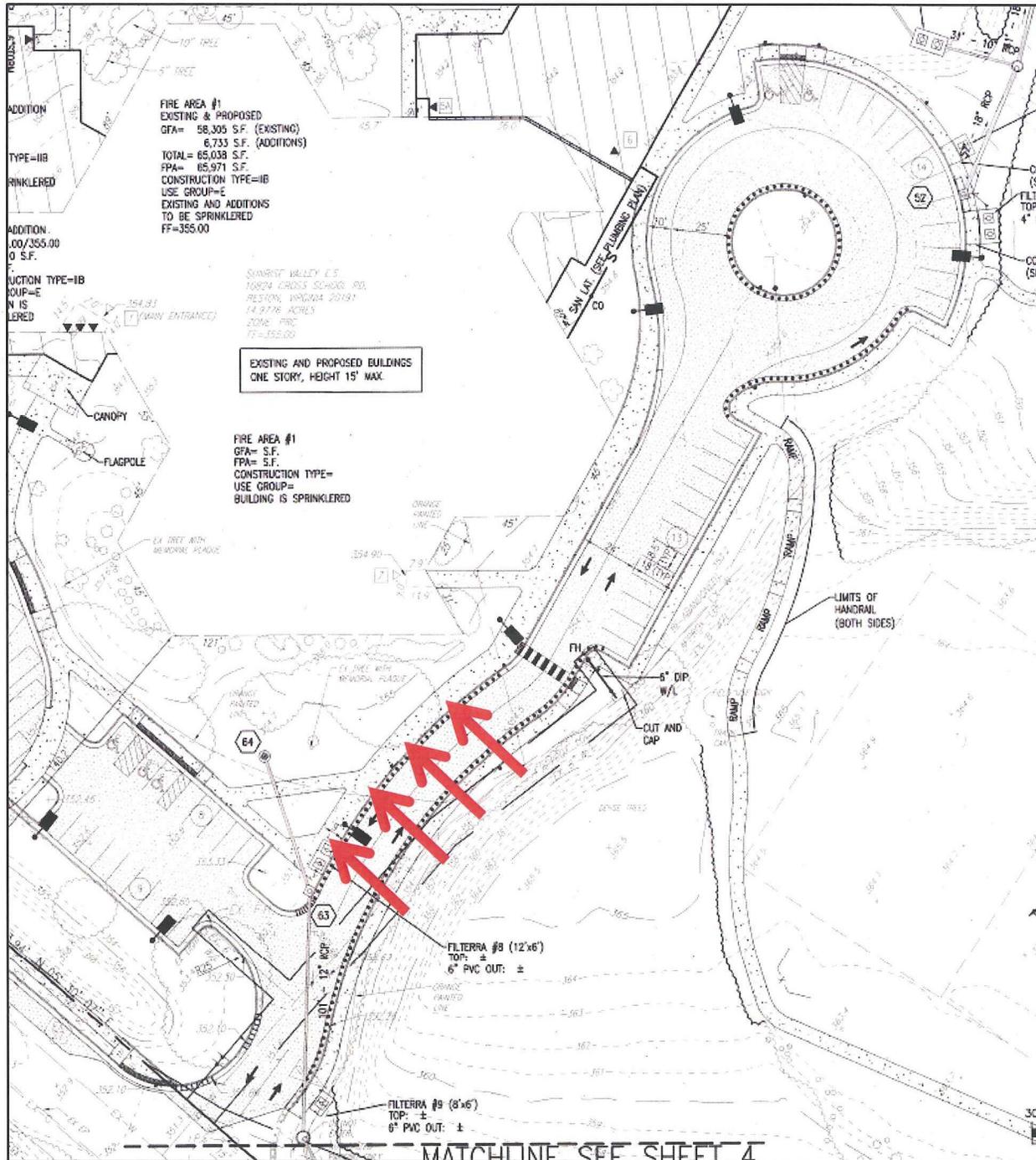
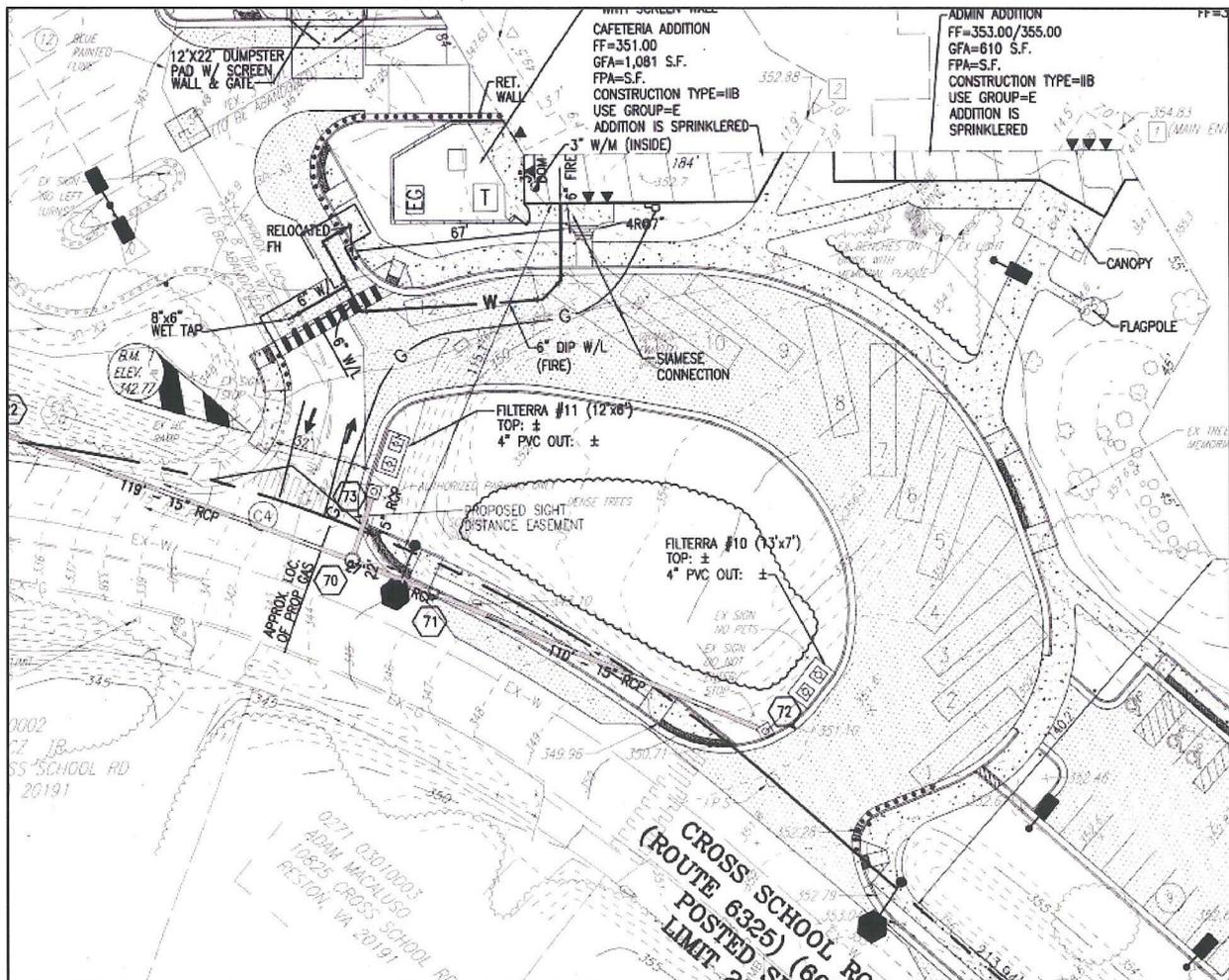


Figure 5: The new drive aisle for private vehicles dropping off or picking up children, with two lanes for extra stacking capacity at its turnaround. The sidewalk area where students would be picked up or dropped off has been identified above. (Source – Adtek Engineers, May 4, 2012)

The plan also shows a new 16 foot by 14 foot concrete chiller pad at the northern end of the school for the building’s new air conditioning unit, which would be 12 feet tall. The pad is enclosed by a 14-foot high masonry wall. According to the applicant, the new unit is unable to collocate with the existing unit nearby because both systems would need to operate for a period of overlapping time during the school’s renovation.



**Figure 6:** The new bus loop, which would be located outside the school’s main entrance and connect to the existing employee parking lot. Buses would enter the entrance to the right and exit out of the entrance on the left of the figure. (Source – Adtek Engineers, May 4, 2012)

A mechanical area is shown near the confluence of the employee parking area, the new bus loop, and the cafeteria addition. The yard would contain the building’s transformer and an electrical generator, which are currently located in that vicinity. According to the applicant, the transformer’s height is not known at this time because its design is to be handled by the power utility, not FCPS. The applicant anticipates the transformer would likely be six feet high. The screening wall enclosing the transformer, as well as an electrical generator of an undetermined height, would be eight feet high as shown on in Figure 8.

- *Pedestrian Amenities*

The applicant’s PRC plan shows new five-foot wide concrete sidewalks around the new bus loop and the new pick-up and drop-off lane. Sidewalks have also been added along the site’s frontage between the access points for the employee parking lot, bus entry, and pick-up and drop-off lane. A new sidewalk extends uphill from the perpendicular parking spaces along the pick-up and drop-off lane to the soccer field, connecting to a new five-foot wide asphalt trail that would provide a pedestrian link

along the remainder of the applicant's frontage. The asphalt trail is set back from the property line on more level ground, as opposed to near the property line which has more challenging topography up to the soccer field. A note on Sheet 4 of the PRC plan explains that the asphalt trail's location is approximate and would be set at the time of site plan review and "maybe adjusted due to grading and tree locations."

- *Stormwater Management and Landscaping*

To account for the increase in impervious area to the site, the applicant has included 11 Filterra devices, which are tree box filters that use a mixture of soils and other biomass to filter pollutants from stormwater and reduce the rate of discharge into nearby creeks and rivers. The applicant has also designated seven wooded areas on site to be preserved in conservation easements, which the county's Public Facilities Manual (PFM) allows applicants to use as credit toward meeting the 40% phosphorus removal requirement.

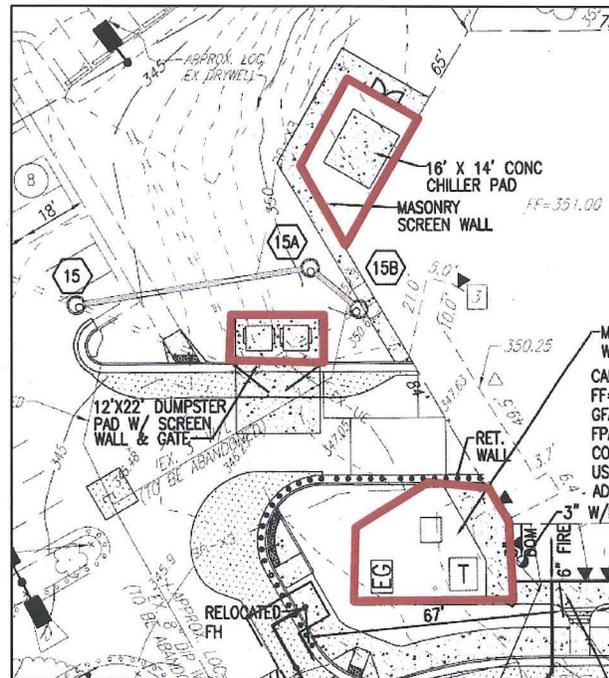


Figure 7: The locations of the chiller equipment, dumpster pad, and electrical units are outlined above in red. (Source – Adtek Engineers, May 4, 2012)

The loss of landscaping along the site's Cross School Road Frontage due to the transportation improvements would have visible impacts (Figure 9). The new bus loop will significantly reduce the stand of mature trees near the main entrance to the school. The applicant is showing a 4,209 square foot area of trees to be preserved in a new island, and 2,065 square feet of canopy preserved near the proposed entrance addition. The area between the preserved trees in the new island and the curb face ranges from approximately 10 to 35 feet, which provides ample soil volume and space for new tree planting. To augment the preserved trees, the applicant shows four Red maple trees that would add 1,000 square foot of tree canopy (Figure 10). The Red maples are accompanied by 15 Skip laurels and 8 Otto Luyken laurels, which are shrubs.

Additional trees would be removed to the immediate south of the new pick-up and drop-off lane to give motorists better sight distance for viewing oncoming cars travelling north on Cross School Road. In total, the applicant proposes to remove 63,766 square feet, or 1.46 acres, of mature tree canopy, mostly along Cross School Road. Approximately 218,662 square feet, or 5.02 acres, of the site's tree canopy would remain, with the majority of this canopy located on the site's periphery and around the soccer field.

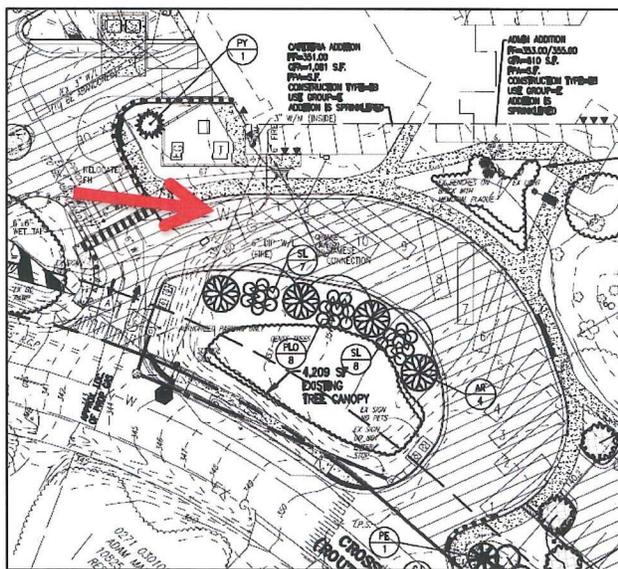


Figure 8: A view of the existing trees where the proposed bus loop would be located, looking east. The inset of the PRC plan shows the direction of the view (Source – Fairfax County DPZ Staff Site Visit – April 8, 2012)

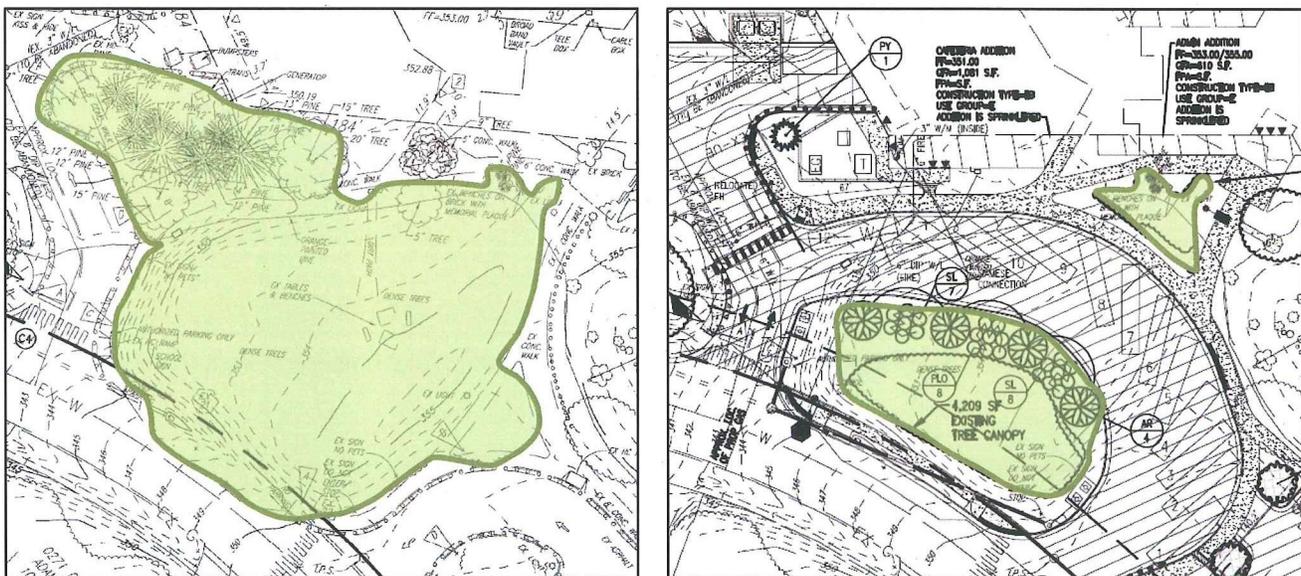
Sheet 9 of the PRC plan shows these landscaping calculations, and indicates that 6,675 new square feet (0.15 acres) of tree canopy would be added in total. This includes trees in the following locations:

- A. 2 Japanese zelkovas, 1 Yoshino cherry, and 2 Red maples bordering the primary employee parking lot;
- B. 2 Willow oaks near the basketball courts;
- C. 2 Red maples and assorted shrubs along the slope extending uphill from the perpendicular parking spaces along the pick-up and drop-off lane to the soccer field;
- D. 1 Yoshino cherry in the cul-de-sack of the pick-up and drop-off lane;
- E. 3 Yoshino cherries, 5 Japanese zelkovas, 3 Atlas cedars, 3 Japanese cryptomerias, 1 Shortleaf pine, 2 Eastern red cedars, and 3 American hollies near the small parking lot that was once the bus loop; and,
- F. The replanting of the bus island.

A portion of the trees listed in Letter E above, along with eight Leatherleaf viburnums and eight Otto Luyken laurels, are proposed between the front lot line and the smaller, 20-space employee parking lot. This landscaping was included to satisfy the Zoning Ordinance’s transitional screening requirement.

### COMPREHENSIVE PLAN PROVISIONS

The Comprehensive Plan provides no site-specific guidance for the development of the Sunrise Valley Elementary School acreage. The Comprehensive Plan’s Land Use Map shows the site as remaining an elementary school.



**Figure 9: The left image shows the existing tree canopy coverage between the school’s main entrance and Cross School Road. The right image shows the remaining tree coverage with the proposed supplemental vegetation in the area of the proposed bus loop. (Source – Adtek Engineers, May 10, 2012)**

## **CONFORMANCE WITH THE DEVELOPMENT PLAN**

The development plan associated with RZ C-377 approved by the BOS in 1974 designated this parcel as a school site. As mentioned previously, no conditions or modifications were approved by the BOS with the rezoning's adoption in 1973. The proposed PRC plan conforms to the approved development plan for the original rezoning as there would be no change in the parcel's use.

## **ZONING ORDINANCE PROVISIONS**

The purpose and intent of the PRC District regulations are to permit a greater flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning. With every step of the planning, design and development within the PRC District, including the review of the PRC Plan, the applicant must demonstrate the achievement of the applicable objectives and regulations of the PRC district. Furthermore, all PRC plans shall be in accordance with the approved rezoning and development plan, any conditions or modifications that may have been previously approved by the Board, the design standards listed in Sect. 16-102, the applicable objectives and regulations of the PRC District and the submission requirements of Sect. 16-303 for PRC plans.

### **Bulk Regulations (6-307)**

The PRC District requires that the location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings, or the existing or prospective development of the neighborhood. The district does not impose minimum lot areas or widths, and there are no maximum limits to building height, floor area ratio, or percentage of lot coverage.

The proposed building additions shown on the PRC plan do not exceed the height of the existing school. With the addition of supplemental vegetation along the Cross School Road frontage of the site to supplement the existing tree canopy the additions will be well-screened from the nearby residences due to the existing tree canopy at the property's edges. The new structures shown on the PRC plan would not be detrimental to the existing adjacent dwellings or the development of the neighborhood.

### **PRC District Objectives (6-301)**

- 1. A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.*

Since the PRC plan proposes building additions and site modifications to an existing school, no housing types or commercial services are incorporated into the applicant's proposal. The additional classroom space provided by the proposed additions would allow FCPS to provide instruction solely within the school building and eliminate the immediate need for modular classroom trailers. In addition, the proposed kiss and ride lane would remove cars queuing for drop off and pick up from Cross School Road, enhancing the safety of motorists and pedestrians.

The proposed PRC plan would satisfy this objective.

2. *An orderly and creative arrangement of all land uses with respect to each other and to the entire community.*

#### Mechanical Screening

The dumpster pad, chiller equipment, and electrical units are all enclosed with masonry screen walls. The applicant has proposed a screening material that would complement the masonry work to be included in the building's new additions. These mechanical and service areas are highly visible site features for students, bus operators, employees, and passers-by along Cross School Road. Staff has included a development condition to ensure that the screen wall's height will exceed that of the mechanical equipment it is screening. This ensures that visual and noise impacts can be better mitigated by completely enclosing the school's mechanical functions.

With the implementation of the above development conditions, the proposed PRC plan would satisfy this objective.

3. *A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.*

The applicant's proposal separates pedestrian and vehicular traffic and includes facilities for automobiles and pedestrian walkways.

#### Sight Distance

Staff from the Fairfax County Department of Transportation (FCDOT) identified concern with the safety of motorists exiting both the employee/bus access and the kiss and ride access points. Between these access points, Cross School Road crowns and creates difficulty in achieving proper sight distance for oncoming vehicles. The issue is not of critical concern for the buses leaving the school, as their relatively higher elevation allows the operator to see cars coming from over the road's crown. While the volume would be low due to the limited number of residences to the south, staff was particularly concerned with cars or vehicles or automobiles turning left on to Cross School Road and employees turning right during peak loading and unloading times.

The lack of adequate sight distance required the applicant to submit a sight distance waiver to the Virginia Department of Transportation (VDOT) to allow the location of the proposed access points. It should be noted that the approval of a sight distance waiver could include conditions such as providing a traffic monitor or caution signs, restricting turning movements at specific entrances, and/or road improvements to cross school road as determined by VDOT. At the time of this report's writing, VDOT had not rendered a decision on the sight distance waiver.

Staff is comfortable with the review of the sight distance waiver following a concurrent time frame with the PRC plan's review. In the event that the sight distance waiver is granted, the applicant will be required to comply with any conditions of said waiver. If the waiver request is denied and the applicant cannot satisfy the requirement in a manner that is in substantial conformance with the approved plan. Approval of a PRC plan amendment will be required. A development condition that outlines this direction to resolve the sight distance issue has been included in Appendix 1.

#### Parking along Pick-Up and Drop-Off Lane

Staff identified concerns with on-site circulation, specifically, the applicant's placement of additional parking spaces along the pick-up and drop-off lane. Motorists who use these spaces would have to back out into the kiss and ride's drive aisle, creating the potential for conflicts during peak drop-off and pick-up times. In addition, the afternoon queue for parents waiting to pick up their student would effectively trap motorists who wish to leave the school grounds until the queue has cleared sufficiently at the end of the school day.

The applicant was reluctant to relocate the parking, citing the need to have parking near the new classroom addition for parents who are dropping off or picking up their student from the School Age Child Care Program (SACC), a before/after school child care program that also operates during school vacations in most Fairfax County schools<sup>4</sup>. To avoid the conflicts mentioned above, staff has proposed a development condition that would require the applicant to designate these spaces for use only by employees or parents with students in the SACC program during the hours of concern.

#### Asphalt Trail

By keeping the school bus traffic separate from the parents' loading and unloading, the applicant would have a safe, integrated system for pupil transportation. The inclusion of the new sidewalks and the asphalt trail along Cross School Road also gives pedestrians a safer option for accessing the site.

The applicant did not provide a final engineered alignment for the asphalt trail on the PRC plan. Staff is comfortable with this approach, as the most appropriate stage of the development process for the alignment to be finalized is during site plan review. However, staff would like to ensure that the applicant provides an alignment that does not meander into a secluded area, and that pedestrians can be seen from the right-of-way and walk as close to Cross School Road as possible. There may be mature trees along the proposed alignment that would

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4 "School Age Child Care Program". Fairfax County Office for Children. (<http://www.fairfaxcounty.gov/ofc/Sacc.htm>). Accessed on April 30, 2012.

need to be removed for the new trail, and the trail's final alignment should be design to minimize this loss as much as possible. To achieve this objective during the site plan review process, staff has proposed a development condition to include review and approval of the trail's final alignment, subject to a field visit with the applicant, and the Urban Forest Management Division (UFMD) of DPWES.

With the implementation of the above development conditions, the proposed PRC plan would satisfy this objective.

*4. The provision of cultural, educational, medical, and recreational facilities for all segments of the community.*

As a standard condition with all PRC plan reviews, staff supports the applicant's coordination with the Institute for Public Art – Reston (IPAR) to ascertain whether Sunrise Valley Elementary School would be a candidate site for public art.

With the implementation of this condition, the proposed PRC plan would satisfy this objective.

*5. The location of structures to take maximum advantage of the natural and manmade environment.*

Asbestos Soils

The environmental analysis included as Appendix 4 discovered asbestos-containing soils on the school site in the areas where the proposed building additions would be located. FCPS's construction guidelines contain standard operating procedures for when asbestos soils are found during a school construction project. To provide additional safeguards in the event that asbestos soils are unearthed, staff has included a development condition containing similar safety protocols to follow.

Green Building Design

To identify opportunities for greater energy efficiencies with the proposed building additions, staff requested information on how the applicant would encourage green building design in new construction (Appendix 4). School Board Policy 8542 contains similar language that prescribes general policies for reduction in water use, carbon reduction, improvement of indoor and outdoor air quality, and recycling participation.

Staff encouraged the applicant to pursue green building certifications, such as Leadership in Energy and Environmental Design, or LEED, which would ensure that the proposed structures are maximizing the natural and manmade environment as outlined in Objective 5. The applicant is not pursuing certification, but did provide staff with a number of green building strategies that would be incorporated with the proposed PRC plan. Staff is comfortable with the strategies provided, and has included a condition that lists these strategies in exhibit form in the proposed development conditions.

Landscaping

Despite the efforts to include new landscaping in targeted areas on the site, the applicant should take additional steps to take maximum advantage of the natural and manmade environment.

The analysis provided by UFMD in Appendix 9 identified several large oak trees of 20-24 inch diameter within the area that would be designated for preservation inside the proposed bus loop. Because these trees were not specifically identified on the PRC plan, it is uncertain if these trees would survive the construction of the bus loop. Staff recommends that the applicant identify these trees and preserve them by locating the limits of clearing and grading beyond their drip lines to avoid adverse impacts to the underlying root matrix, subject to the review and approval of UFMD. This is included as a proposed development condition in Appendix 1.

The applicant's proposal exceeds the Zoning Ordinance's requirement for parking by 55 spaces. Staff identified the 17-space parking lot along School Cross Road that was formerly a part of the bus loop as a preferred location for new landscaping to offset the loss in trees from the new bus loop construction. The applicant has chosen to keep the 17 parking spaces, citing an undocumented future need. Parking is discussed in greater detail on Page 21.

Staff has included a development condition which would require the applicant to reduce the size of this smaller parking lot along School Cross Road by eliminating the nine spaces that Parallel School Cross Road and replace the area with supplemental trees and shrubs in coordination with UFMD. The additional trees would augment the proposed transitional screening and buffering to the existing residences immediately across the street and reduce the deficit in lost trees as a result of the transportation improvements made to the site.

With the implementation of the above conditions, the proposed PRC plan would satisfy this objective.

*6. The provision of adequate and well-designed open space for the use of all residents.*

Sunrise Valley Elementary School is served by active recreation uses in the form of the W&OD trail, the existing asphalt trail that connects Cross School Road with the W&OD, the soccer field, and the play courts behind the building. Based on the recommendation of the Fairfax County Park Authority (Appendix 5), a development condition has been added so that the applicant will coordinate with the Northern Virginia Regional Park Authority, which owns and operates the W&OD, on plans and construction activities that would affect the trail. The PRC plan would add additional pedestrian connections to these amenities, but would not impact them adversely.

With the implementation of this condition, the proposed PRC plan would satisfy this objective.

*The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.*

The school is served by adequate fire protection, sanitary sewer, and water service as described in Appendices 6-8. Based on the projections detailed on Page 6, the increased capacity of the school is planned to easily accommodate the proposed enrollment increases for the Sunrise Valley Elementary school attendance area.

#### Temporary Classroom Trailers

In the event that enrollment figures increase above the school's capacity, and temporary classroom trailers are needed again to add classroom space, the applicant has designated areas on the PRC plan where temporary trailers would be located so that they may avoid recreation areas and negative visual impacts on the nearby residences. Staff encouraged the applicant to plan for this in an effort to avoid an unnecessary amendment to the PRC plan in the future.

However, the applicant has designated the basketball courts as a potential location for the trailers. This reduces the active recreation space on the site and could create a visual impediment for school staff that are monitoring children during recess. Staff has included a development condition that would permit temporary trailers within the other two areas shown on the PRC plan, or in another location if necessary to meet the Americans with Disabilities Act (ADA) requirements.

If FCPS would need trailers in another area, the applicant could request an administrative interpretation of the PRC plan to determine whether an alternative location was in substantial conformance with the approved PRC plan.

#### Stormwater Management

Overall, the PRC plan submitted by the applicant would prevent substantial injury to the use and value of the existing surrounding development. Staff is concerned about the stormwater outfall identified as Outfall #3 on Sheet 8. Outfall #3 is located along the property's southeastern boundary near the asphalt trail that links the W&OD Trail with Cross School Road and the residences along Ramstead Lane (Figure 7). This outfall already has eroded, as seen in Figure 1.

The applicant has specified that Outfall #3 would be stabilized by reinforcing the channel with a two-foot wide, one-foot deep trapezoidal ditch lined with rip rap stones. The ditch would be approximately 340 feet in length and run the length of the channel until it reaches a Fairfax County-mapped floodplain.

The applicant could also address this concern by providing on-site detention in some form, but the applicant's preference would be to obtain a waiver of the on-site detention requirement and provide the off-site channel reinforcement.

Staff is comfortable with the applicant's off-site approach, subject to final review and approval by DPWES during site plan review (Appendix 10). If after final engineering it is determined that the reinforced ditch would not comply with the PFM's requirements, the applicant should provide on-site detention and show how the channel would be proportionally improved without any adverse downstream effects. Staff has included a condition which addresses the applicant's design and this contingency

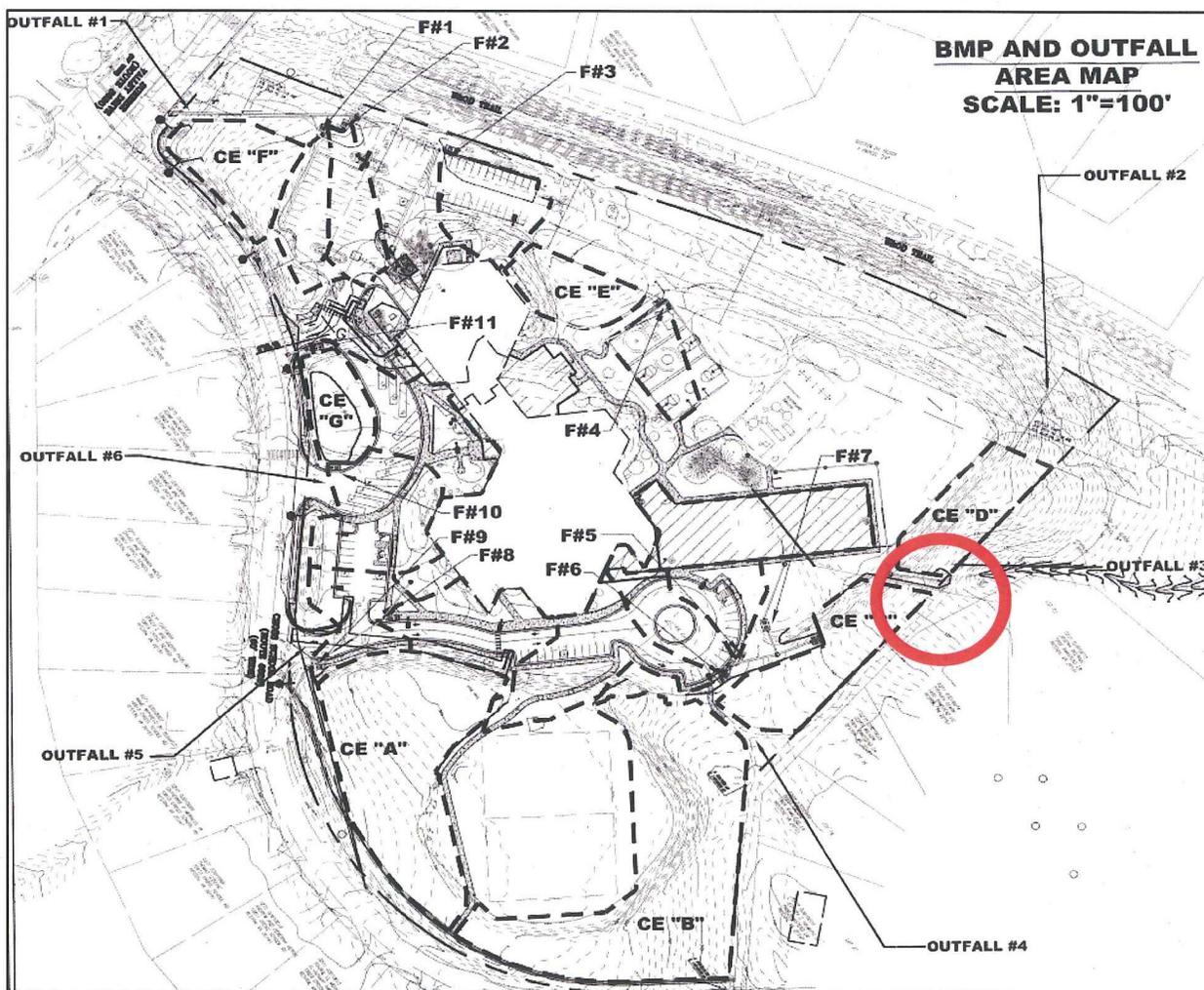


Figure 10: Outfall #3 shown from Sheet 8 of the PRC plan is identified by the circle. (Source – Adtek Engineers, May 4, 2012)

With the implementation of this condition, the proposed PRC plan would satisfy this objective.

**Planned Development District Design Standards (16-102)**

1. *In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.*

The proposed building additions and site modifications would be surrounded by property zoned PRC on all sides. The applicant is not proposing to exceed the height of the existing school, and the addition will be constructed of similar materials. These complementary features would satisfy Design Standard 1.

2. *Other than those regulations specifically set forth in Article 6 for a particular P-district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.*

The applicant estimates that the additions to the school would increase the existing staff members to 106. No justification has been included for this increase. According to the Sunrise Valley Elementary School and FCPS websites, the current staff level is 71. This includes administrators, teachers, specialists, and assistants. Given the fact that no additions to the current attendance zone are proposed, and that the enrollment is only projected to increase 2% over the next five years, staff questions using an employee count of 106 to determine the required amount of parking without further justification from the applicant.

Article 11 of the Zoning Ordinance requires elementary schools to provide an amount of parking based on a review by the Director of DPWES of each proposal including such factors as the occupancy load of all classroom facilities, auditoriums and stadiums, proposed special education programs, and student-teacher ratios, and the availability of areas on site that can be used for auxiliary parking in times of peak demand; but in no instance less than one space per faculty and staff member and other full-time employee, plus four spaces for visitors. Using this minimum requirement, the proposed school would be required to have 75 spaces using the figures from the two websites, and 110 spaces using the figures from the applicant's submission.

Staff considers the 130 parking spaces proposed to be excessive. This assertion is based on the employee numbers outlined above and the existing 95 parking spaces that already exceed the Zoning Ordinance's minimum requirement. The proposed parking spaces have been placed in inconvenient locations that would

create conflicts with parents dropping off and picking up students. Moreover, the 17-space parking lot near the front of the school occupies a primary location where landscaping could be used to reforest the tree canopy lost from the bus loop construction, and bolster the transitional screening to the west provided by the applicant.

As discussed on Page 18, the applicant should reduce the amount of parking provided on site, particularly along the Cross School Road frontage, in favor of increasing the screening and buffering to the adjacent residential community. Staff has included a development condition that would reduce the total amount of parking by removing at least 9 of the spaces from the small parking lot that formerly served as the bus loop. The applicant would be required to scarify and replant this area as landscaped open space subject to the review and approval of UFMD. With this condition, Design Standard 2 would be met. To more fully satisfy this standard this small parking area (17 spaces) would be removed entirely and replaced with landscaping.

3. *Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.*

This standard has been satisfied, as previously discussed in PRC District Objective 3 and General Standard 6.

### **PRC Plan Submission Requirements**

The PRC plan was accepted for review on December 1, 2011. Staff determined at that time that the applicant had met the minimum submission requirements to be accepted for processing.

### **CONCLUSIONS**

The applicant's proposal would address the existing needs of the school related to school capacity and the loading and unloading of students, particularly in parents' personal vehicles. Staff is supportive of these efforts, but a number of issues were identified by staff related to transportation, urban forest management, and stormwater detention as inadequately addressed by the applicant's PRC submission.

Staff maintains that these concerns can be adequately addressed through the adoption of development conditions, which replace a portion of the mature tree canopy lost to the transportation improvements. The conditions will give DPWES's Environmental and Site Review Division the oversight to properly handle the increase in impervious surface so that nearby streams and properties will not be adversely impacted.

The development conditions, upon approval, would make the proposed PRC plan harmonious with all applicable provisions of the Zoning Ordinance.

In addition the conditions ensure outfall improvements will occur and mitigate the adverse impacts associated with the increase.

## **STAFF RECOMMENDATION**

Staff recommends approval of PRC C-377, subject to development conditions set forth in Appendix 1.

Staff recommends a modification of the PFM's sidewalk requirement in favor of the proposed trail along Cross School Road as shown on the PRC Plan.

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

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 application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application

## **APPENDICES**

1. Proposed Development Conditions
  - a. Exhibit A – Green Building Strategies
2. Applicant's Statement of Justification
3. Transportation Analysis
4. Environmental Analysis
5. Fairfax County Park Authority Analysis
6. Fire and Rescue Department Analysis
7. Sanitary Sewer Analysis
8. Fairfax County Water Authority Analysis
9. Urban Forest Management Division Analysis
10. Stormwater Management Analysis
11. Fairfax County Public Schools Memo
12. Glossary of Terms

**PROPOSED DEVELOPMENT CONDITIONS****PRC C-377****May 17, 2012**

If it is the intent of the Board of Supervisors to approve PRC C-377 located at 10824 Cross School Road, Tax Map 27-1 ((3)) 2, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "Sunrise Valley Elementary School - Renovations and Additions" prepared by Adtek Engineers, consisting of 12 sheets, and dated February 21, 2012 as revised through April 5, 2012. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
2. The limits of clearing and grading shall be in substantial conformance with the limits of clearing and grading shown on the PRC Plan, subject to modification for the installation of utilities and/or trails in the least disruptive manner as determined necessary by DPWES.
3. The 27 parking spaces located along the kiss and ride lane shall be reserved for employee parking and loading and unloading activities associated with the School Age Child Care Program (SACC). The applicant shall clearly identify the reserved spaces with signs, striping, or another acceptable manner prior to the issuance of a Non-Residential Use Permit (Non-RUP).
4. Prior to final site plan approval, the applicant shall submit sight distance waivers to VDOT for the northernmost and southernmost access points to Cross School Road as applicable. If approved by VDOT, the applicant shall implement any conditions of such waiver. If the sight distance waivers are not approved, the applicant shall satisfy the applicable sight distance requirements as determined by VDOT.
5. The final alignment for the asphalt trail along Cross School Road shall be field located in consultation with FCDOT, UFMD and the Hunter Mill District Supervisor's Office to select an alignment that creates the least impact on mature, healthy trees and to ensure pedestrian visibility from the Cross School Road right-of-way, subject to the review and approval of VDOT and UFMD.
6. The applicant shall incorporate public art into the development following consultation with the Initiative for Public Art – Reston (IPAR). The applicant shall coordinate with IPAR to obtain its recommendations on the type and location of public art to be provided on site. The applicant shall make the final selection of the public art features and their location based on recommendations from IPAR and shall incorporate such features into the development prior to issuance of a Non-RUP.

7. If at the time of site plan review, DPWES determines that a potential health risk exists due to the presence and/or disturbance of asbestos-containing rock on the Property, the Applicant shall:
  - a) Take appropriate measures as determined by the Fairfax County Health Department to alert all construction personnel as to the potential health risks; and,
  - b) Commit appropriate construction techniques as determined by DPWES in coordination with the Fairfax County Health Department, to minimize this risk. Such techniques may include, but shall not be limited to, dust suppression during all blasting and drilling activities and covered transportation of removed materials presenting this risk, and appropriate disposal.
8. The applicant shall demonstrate to DPWES prior to building permit approval that the Architectural and M/E/P strategies listed in Exhibit A shall be incorporated into the design of the school building additions.
9. The applicant shall notify the Northern Virginia Regional Park Authority (NVRPA), which owns and operates the Washington and Old Dominion Trail adjacent to the subject property, of plans and construction activities that may impact the use of their facility prior to final site plan approval. The applicant shall assign a FCPS employee or designee to act as a contact for information about the project. The contact information for the FCPS employee or designee shall be provided to the NVRPA and the Hunter Mill District Office.
10. Irrespective of the potential areas for classroom trailers shown on the PRC plan, should temporary classroom trailers be needed due to unforeseen enrollment increases, the trailers shall not be located within the area identified as the two basketball courts and the adjacent asphalt play area. The applicant may modify the location of the classroom trailers if necessary to meet Americans with Disabilities Act (ADA) requirements.
11. The applicant shall limit the number of parking spaces in the small parking area along Cross School Road to a maximum of 8 in order to increase the width of screening.
12. Prior to the issuance of a Non-RUP, the applicant shall scarify any existing asphalt or other hard surface material and convert the row of 9 parking spaces along Cross School Road to landscaped open space. The number, location, and species of plantings shall be subject to the review and approval of UFMD.
13. The applicant shall provide adequate outfall protection for Outfall #3 as specified in the Outfall Narrative on Sheet 8 of the PRC Plan in accordance with the PFM as determined by DPWES at the time of site plan review. In addition the applicant shall show the extent of the ditch that is eroded and provide a typical section and plan view of the stabilization at the time of Site Plan Review. The ditch associated with this outfall shall be stabilized with non-erosive bed and bank reinforcement. In lieu of outfall protection, the applicant may instead provide on-site detention of stormwater and demonstrate a proportional improvement and no adverse impact to the downstream drainage, subject to review and approval of DPWES.

14. Mechanical equipment located on the ground shall be fully enclosed with a masonry wall or other similar material. The height of the masonry wall shall be a minimum of one foot higher than the maximum height of the enclosed equipment.

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.

## EXHIBIT A

**Response:** Fairfax County Public Schools has in place several policies and/or regulations relating to sustainability and environmental stewardship. These guidelines are covered in School Board Policy 8542 – Environmental Stewardship, School Board Regulation 8542 – Energy Conservation Measures and School Board Regulation 8541 – Recycling Requirements for all FCPS Facilities. While no specific certifications are being sought for this facility, sustainable/green techniques are being implemented in the design for the project. Some specific efforts for the Sunrise Valley School project include, but are not limited to, the following:

### Site/Civil

1. 9 proposed water quality structures (FILTERRA's) treating 2.2+/- acres of pavement/roof areas.
2. 4.0+/- acres of site existing tree area to be placed in Conservation Easements for water quality credit.
3. The existing site has approx. 6.5 acres of tree cover. The County tree cover requirement is 1.5 acres. The proposed plan will provide 18 new trees to supplement the site screening.
4. Site parking lights will be LED.

### Architectural

1. Construction waste management program minimizing the amount of non-hazardous construction waste disposal into landfills, and salvaging as much non-hazardous waste as possible for shipment to recycling collection centers.
2. Specifying certain construction materials with known recycle content when possible (i.e. Gypsum board, acoustical ceilings etc.).
3. Specifying Paints and adhesives with low VOC contents and meeting OTC Regulations in compliance with the Federal Clean Air Act.
4. Providing upgraded building envelop including new insulated glazing, new heat reflective surfaced roofing with improved insulation.

### M/E/P

1. The specification of high efficiency urinals and water closets with low flow requirements (1.3-1.6 GPF)
2. The use of new higher efficiency heating and cooling systems
3. The use of new energy efficient lighting and lamps throughout the building with occupancy sensors.
4. The use of a digitally control Building Automation System.

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Department of Planning & Zoning

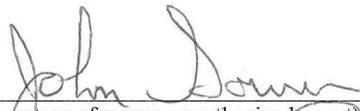
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Zoning Evaluation Division

**SUNRISE VALLEY STATEMENT OF JUSTIFICATION**

The proposed scope of work involves renovation of the existing school which was built in the 1980's, constructing several small additions (administration suite, main entrance and cafeteria) at the front of the school to meet program requirements and at the rear of the school a library addition and a large single story classroom addition (the classroom addition will replace the existing modular classroom structure). The height and materials of the additions will be constructed to match and/or complement existing materials.

In addition to the building construction, site upgrades will include an expanded bus drop off area, which will be separated from the kiss and ride traffic, a new kiss and ride access (parking along the new kiss and ride drop off is intended for staff use and therefore will have little impact to Kiss and Ride traffic), additional curb and sidewalk along Cross School Road, an onsite 5' asphalt trail connecting the sidewalk from the kiss and ride entrance to the south east corner of the site, additional parking and a new ADA access to the upper play fields. Stormwater management will be provided to meet the County ordinances and new landscaping will be provided per code requirements.

  
\_\_\_\_\_  
(signature of owner or authorized agent)

4/5/2012  
\_\_\_\_\_  
(date)

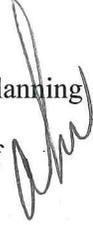


# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** April 10, 2012

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division  
Department of Comprehensive Planning

**FROM:** Angela Kadar Rodeheaver, Chief   
Site Analysis Section  
Department of Transportation

**FILE:** 3-4 (RZ C-377)

**SUBJECT:** Transportation Impact

**REFERENCE:** PRC C-377; Fairfax County Public Schools (Sunrise Valley School)  
Traffic Zone: 1721  
Land Identification Map: 27-1 ((03)) 2

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plan with Professional Engineer stamp dated April 5, 2012.

The applicant proposes a renovation of the existing school including proposed construction of several small additions.

In addition to the building construction site upgrades, included, will be an expanded bus drop-off area, a new kiss-n-ride and additional parking.

This department has reviewed the subject application and offers the following:

- The applicant, on a newly proposed plan, has demonstrated a separation of bus pick-up/ drop-off from the vehicular pick-up/ drop-off. This separation is a huge benefit for safety as it decreases the conflicts between buses, vehicles and pedestrians as compared with the original site proposal.
- In lieu of a sidewalk along Cross School Road from the new kiss-n-ride access to the southern portion of the property, the applicant proposes a six-foot wide asphalt trail. The applicant should submit a waiver to FCDOT for this alternative to a sidewalk.
- The applicant should submit sight distance waivers to VDOT for the most northern and most southern access to Cross School Road. All waivers should be submitted and reviewed before the application goes to public hearing. If VDOT approves the sight distance waivers it is anticipated that traffic monitors, caution signs, flashing beacon signs and traffic controls may be needed to complement the sight distance profile.

AKR/ak cc: Michele Brickner, Director, Design Review, DPW & ES

Fairfax County Department of Transportation  
4050 Legato Road, Suite 400  
Fairfax, Virginia 22033-2898  
Phone: (703) 877-5600 TTY: 771  
Fax: (703) 877 5723  
[www.fairfaxcounty.gov/fcdot](http://www.fairfaxcounty.gov/fcdot)





# County of Fairfax, Virginia

## MEMORANDUM

DATE: March 19, 2012

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

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

**SUBJECT:** **Environmental Assessment:**  
PRC-C-377, Sunrise Valley Elementary

The memorandum, prepared by Scott Brown, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the PRC plan dated November 15, 2011 and revised through February 21, 2012. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

### DESCRIPTION OF THE APPLICATION

The applicant, Fairfax County Public Schools, requests a PRC Plan approval to permit a renovation and additions to Sunrise Valley Elementary School in Reston. Also included in the proposed development is the construction of an expanded bus drop off area, a new kiss-and-ride access, additional parking, and an ADA access trail to the upper play field.

The existing school building is 58,305 square feet plus an additional 10,423 square feet of modular classrooms. The proposal includes adding 18,946 sf of classroom space and another 6,733 sf for the cafeteria, media center, and administration space for a total of 25,679 sf of additional floor area. The modular classrooms will be removed, giving the project a total net increase in floor area of 15,256 sf.

### COMPREHENSIVE PLAN CITATIONS:

#### Environment

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

Department of Planning and Zoning  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5509  
Phone 703-324-1380  
Fax 703-324-3056  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 8-9.

**“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . .**

Policy k: For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives: The concentration of growth in mixed-use, transit-oriented centers in a manner that will optimize the use of transit and non-motorized trips and minimize vehicular trips and traffic congestion.

- Minimize the amount of impervious surface created. Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas.
- Encourage cluster development when designed to maximize protection of ecologically valuable land. Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas.
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes.
- Encourage the use of open ditch road sections and minimize subdivision street lengths, widths, use of curb and gutter sections, and overall impervious cover within cul-de-sacs, consistent with County and State requirements.
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.

- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.
- Encourage shared parking between adjacent land uses where permitted.
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . .”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 12.

**“Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils. . .”**

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18.

**“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a. Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices...

Policy c. Use open space/conservation easements as appropriate to preserve woodlands, monarch trees, and/or rare or otherwise significant stands of trees, as identified by the county.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 19-21.

**“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:

- 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. . . .

Policy d. . . Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system . . .”

## ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

### Asbestos Soils

A large area of the subject property consists of asbestos-containing soils. The footprints of the proposed building additions overlap with the asbestos-containing areas of the site. Planning staff recommends development conditions addressing health and safety precautions that will be taken to provide adequate protection from any asbestos that may be encountered during construction.

### Water Quality/Quantity

The subject property is located in the Difficult Run watershed. A tributary branch of The Glade stream is located on the opposite side of Cross School Road, behind the houses that front along the road. There are no Resource Protection Area/Environmental Quality Corridor (RPA/EQC) areas within the property boundaries.

Under the proposed development, the impervious area will increase by 21%, from 3.75 acres to 4.53 acres (an additional 0.78 acre). This is more than the allowed increase for redevelopment, so the applicant will have to achieve 40% phosphorous removal. The applicant intends to meet this requirement through the addition of nine water quality inlets (filteras) and six conservation easements. These controls will be subject to review and approval by the Department of Public Works and Environmental Services.

A large amount of this new impervious area resulting in additional stormwater runoff will be generated from the construction of the proposed kiss-and-ride turnaround and additional parking. Planning staff suggests the applicant consider alternative designs and locations for the turnaround and parking that require less impervious area additions. Grasspave/grasscrete or similar pervious alternatives are also suggested as a strategy for the turnaround and parking areas to reduce new impervious paving and related stormwater runoff.

### Green Building Design

Objective 13 of the Policy Plan on the Environment encourages green building design in new construction and redevelopment. The applicant, Fairfax County Public Schools (FCPS) has stated they will not pursue any specific green building certifications (such as LEED), but will implement various sustainable/green techniques in the design for the project.

School Board Policy 8542 provides general policies for schools for reduction in water use and carbon reduction, improvement of indoor and outdoor air quality, and participating in recycling; but there are no specific measurable objectives or strategies for achievement.

Staff requested that the applicant to indicate what green building practices they intend to incorporate into the new improvements for Sunrise Valley Elementary in order to advance the County's policy.

Resolution: In the February 21<sup>st</sup> resubmission, the applicant provided a document indicating the specific strategies they would be incorporating into the project. These strategies are detailed below as an excerpt from the resubmission letter:

"...Some specific efforts for the Sunrise Valley School project include, but are not limited to the following:

#### Site/Civil

1. 9 proposed water quality structures (Filterras) treating 2.2+/- acres of pavement/roof areas.
2. 4.0+/- acres of site existing tree area to be placed in Conservation Easements for water quality credit.
3. The existing site has approx. 6.5 acres. The proposed plan will provide 18 new trees to supplement the site screening.
4. Site parking lights will be LED.

#### Architectural

1. Construction waste management program minimizing the amount of non-hazardous construction waste disposal into landfills, and salvaging as much non-hazardous waste as possible for shipment to recycling collection centers.
2. Specifying certain construction materials with known recycle content when possible (i.e. Gypsum board, acoustical ceilings, etc.).
3. Specifying Paints and adhesives with low VOC contents and meeting OTC Regulations in compliance with the Federal Clean Air Act.
4. Providing upgraded building envelope including new insulated glazing, new heat reflective surfaced roofing with improved insulation.

#### M/E/P

1. The specification of high efficiency urinals and water closets with low-flow requirements (1.3-1.6 gpf).
2. The use of new higher-efficiency heating and cooling systems.
3. The use of new energy-efficient lighting and lamps throughout the building with occupancy sensors.
4. The use of a digitally controlled Building Automation System."

#### **Tree Preservation**

From the site plan it appears that the proposed ADA trail would impact the existing tree canopy, and this was noted as a concern at prestaffing. However, from information provided by the applicant and observations during a site visit, it appears there will be no impacts, and there are no anticipated impacts to the existing tree canopy on the property. As a precaution, Planning staff encourages the applicant to provide protective measures during the construction where any construction activities may be adjacent to existing trees.

Transportation recommendations include adding a sidewalk along Cross School Road to provide adequate pedestrian access to the school. There would likely be unavoidable impacts to the existing tree canopy along Cross School from the bus entrance around to the southeast corner of the property in order to provide a sidewalk at this location. The applicant should work with Urban Forestry and Transportation to provide the necessary pedestrian access with the least possible tree removal.

### **COUNTYWIDE TRAILS PLAN**

The Countywide Trails Plan indicates a major paved trail along Sunrise Valley Drive and a regional trail located on the north side of the property. The Washington & Old Dominion Trail (W&OD) is an existing regional trail runs along the north side of the subject property. Access to this trail is provided from the parking lot at the northeast portion of the property, and there is an existing paved trail along the west side of Sunrise Valley Dr. There are no planned trails along Cross School Road.

PGN/STB



# FAIRFAX COUNTY PARK AUTHORITY



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

APPENDIX 5

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sandy Stallman, Manager *SS*  
Park Planning Branch, PDD

**DATE:** January 17, 2011

**SUBJECT:** PRC C-377, Sunrise Valley Elementary School  
Tax Map Number: 27-1 ((3)) 2

The Park Authority staff has reviewed the above referenced plan, dated November 15, 2011. The site is located within the UP5 Reston Community Planning Sector of the Upper Potomac Planning District and is just south of the Reston Herndon Suburban Center, which is the subject of a current land use special study. The subject site is also adjacent to the Washington and Old Dominion Trail, owned and operated by the Northern Virginia Regional Park Authority. The application proposes additions and improvements to an existing elementary school site.

Based on review of this application, staff has determined that this application bears no adverse impact on the land or resources of the Park Authority. However, staff recommends that the applicant notify the Northern Virginia Regional Park Authority, owner and operator of the Washington and Old Dominion Trail directly adjacent to and north of the subject site, of plans and construction activities that may impact the use of their facility.

FCPA Reviewer: Anna Bentley  
DPZ Coordinator: Kelli Goddard-Sobers

Copy: Cindy Walsh, Director, Resource Management Division  
Andrea L. Dorlester, Planner IV, Park Planning Branch  
Chron Binder  
File Copy



## County of Fairfax, Virginia

## MEMORANDUM

DATE: December 16, 2011

**TO:** Barbara C. Berlin, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Eric Fisher, GIS Analyst III  
Information Technology Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Planned Residential  
Community Application PRC-C-377

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #425, Reston
2. After construction programmed \_\_\_(n/a)\_\_\_ this property will be serviced by the fire station \_\_\_\_\_(n/a)\_\_\_\_\_





## County of Fairfax, Virginia

## MEMORANDUM

**DATE:** December 12, 2011

**TO:** Kelli Goddard-Sobers  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Gilbert Osei-Kwadwo, P.E. *gok*  
Engineering Analysis and Planning Branch

**SUBJECT:** Sanitary Sewer Analysis Report

**REF:** Application No. PRC-C-377  
Tax Map No. 027-1-((03)) - -0002

The proposed renovations and additions to the existing school for the referenced Planned Residential Community (PRC) application will not have any adverse impact on the use of any existing sanitary sewer facility.

FAIRFAX COUNTY  
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

Department of Public Works and Environmental Services  
Wastewater Planning & Monitoring Division  
12000 Government Center Parkway, Suite 358  
Fairfax, VA 22035  
Phone: 703-324-5030, Fax: 703-803-3297  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)





FAIRFAX COUNTY WATER AUTHORITY  
8560 Arlington Boulevard, Fairfax, Virginia 22031  
www.fairfaxwater.org

PLANNING & ENGINEERING  
DIVISION

Jamie Bain Hedges, P.E.  
Director  
(703) 289-6325  
Fax (703) 289-6382

December 21, 2011

Ms. Barbara Berlin, Director  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5505

Re: PRC-C-377  
Sunrise Valley Elementary  
Tax Map: 27-1

Dear Ms. Berlin:

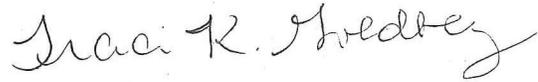
The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 8-inch and 6-inch water mains located at the property. See the enclosed Generalized Development Plan and water system map for comments.
3. In accordance with Fairfax Water policy (copy enclosed) all developer proposed relocations of Fairfax Water transmission mains greater than 16-inches in diameter require the approval of the Fairfax Water Board. If it is determined that the proposed construction requires a relocation of Fairfax Water's 24-inch water main in Sunrise Valley Drive, the applicant must submit a letter to the attention of Ms. Jamie Bain Hedges, P.E., Director, Planning and Engineering, requesting permission to relocate the existing transmission main. Submission of such a request, if necessary, is recommended as soon as possible to avoid subsequent project delays or rework. Relocation of the transmission main, if approved, will be at the owner's expense. After staff review, the request will be forwarded to the Board for consideration.

4. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

A handwritten signature in cursive script that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.  
Manager, Planning Department

Enclosure

cc: John Souser, Adtek Engineers



# County of Fairfax, Virginia

## MEMORANDUM

April 17, 2012

**TO:** Nicholas Rogers, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Hugh Whitehead, Urban Forester II *HW*  
Forest Conservation Branch, DPWES

**SUBJECT:** Sunrise Valley Elementary Renovations & Additions, PRC C-377

I have reviewed the above referenced PRC plan, stamped as received by the Zoning Evaluation Division (ZED) on April 6, 2012. The following comments are based on this review and a site visit conducted on April 16, 2012.

1. **Comment:** An area of dense trees is indicated for preservation in an island inside the proposed bus loop. Several 20 to 24-in. dia. oaks are included in this area. The survivability of these large trees is unclear. As they are not shown on the plan, their proximity to the limits of clearing and grading and the extent to which they will be impacted is not known.

**Recommendation:** For greater clarity regarding the potential to preserve trees in the area inside the proposed bus loop, the location of trees 12 inches in diameter and larger in this area should be shown on the plan.

2. **Comment:** In a meeting with the Applicant on March 26, 2012, when a separate bus loop was discussed, the submitting engineer stated that if the bus loop was proposed in the location of the dense stand of trees, as is the case in this plan submission, landscaping would be provided to the extent possible to replace trees that would have to be cleared for construction of the separate bus loop. This submission shows no new planting in the cleared area between the bus loop and the area of trees indicated for preservation.

**Recommendation:** The plan should show landscaping in the cleared area of the island inside the bus loop to replace trees to the extent possible that would be cleared for construction of the bus loop. This planting would also contribute to transitional screening that would be required in this area, as the existing vegetation that had previously satisfied this requirement is shown to be removed. If for any reason replacement planting is not possible in this area, it appears that other open areas of the site have potential for tree planting to replace tree canopy removed for this renovation and to mitigate erosion on steep

Department of Public Works and Environmental Services  
Land Development Services, Urban Forest Management Division  
12055 Government Center Parkway, Suite 518  
Fairfax, Virginia 22035-5503  
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)





# County of Fairfax, Virginia

## MEMORANDUM

DATE: May 8, 2012

TO: Nick Rogers, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

FROM: Sharad Regmi, P.E., Stormwater Engineer   
Site Development and Inspections Division  
Department of Public Works and Environmental Services

SUBJECT: PRC Application # PRC-C-377, Sunrise Valley Elementary School, PRC plan dated May 4, 2012, Tax Map # 27-1-03-0002, Hunter Mill District

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

### Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls are required for this development (PFM 6-0401.2A) project (PFM 6-0401.1, CBPO 118-3-2(f) (2)). Applicant intends to provide the water quality controls with eleven Filterrass and conservation easements to meet the 40% phosphorus removal requirement.

### Floodplain

There are no regulated floodplains on the property.

### Downstream Drainage Complaints

There are downstream drainage complaints on file. Flooding/erosion complaints have been received from the property owner at 10829 Cross School Road in 1996, 1997, and 2000. There is also a flooding complaint registered for 1900 Ramstead Lane, Tax Map #027-1-03-01-0073 with Maintenance and Stormwater Management Division (MSMD). More information on this complaint is available from the Maintenance & Stormwater Management Division (703-877-2800).



Nick Rogers, Staff Coordinator  
PRC Plan # PRC-C-377, Sunrise Valley Elementary School  
May 8, 2012  
Page 2 of 2

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). The proposed increase in the impervious area is 26%. The outfalls need to be adequate. Outfall from the proposed kiss-n-ride/parking area is (outfall # 3) is not adequate. Applicant has proposed to stabilize the ditch from the outfall 3. Applicant needs to provide engineering design of the ditch stabilization on site plan. Detention waiver cannot be approved if the outfall is not adequate. Applicant needs either provide "non-erosive" bed and bank or provide on-site detention and demonstrate a proportional improvement & no adverse impact to the downstream drainage system as per PFM 6-0203.4A.

Site Outfall

An outfall narrative has been provided. Applicant is proposing to stabilize the ditch from outfall 3.

Please contact me at 703-324-1720 if you require additional information.

SR/

cc: Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES  
Shahab Baig, SDID, DPWES  
Zoning Application File



FAIRFAX COUNTY  
PUBLIC SCHOOLS

Department of Facilities and Transportation Services

Office of Facilities Planning Services  
8115 Gatehouse Road, Suite 3300  
Falls Church, Virginia 22042

May 15, 2012

**TO:** Barbara Berlin, Director  
Fairfax County Department of Planning & Zoning  
Zoning Evaluation Division

**FROM:** Denise M. James, Director *DMJ*  
Office of Facilities Planning Services

**SUBJECT:** PRC-C-377, Sunrise Valley Elementary

**ACREAGE:** 14.97 acres

**TAX MAP:** 27-1 ((3)) 2

This application proposes a renovation and upgrades to Sunrise Valley Elementary to include constructing several small editions (administration suite, main entrance and cafeteria) at the front of the school to meet program requirements and at the rear of the school a library addition and a large single story classroom addition to replace the existing modular classroom structure. Site upgrades will include an expanded bus drop off area, a new kiss and ride access, additional parking and a new ADA access to the upper play fields.

Planning and construction funding was approved as part of the 2011 School Bond Referendum and the renovation is contained in the approved FCPS Capital Improvement Program. The application does not propose any new residential units and therefore no new students will be generated from this application.

The application is within the Sunrise Valley Elementary, Langston Hughes Middle, and South Lakes High school attendance areas. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity	Enrollment (9/30/11)	2012-2013 Projected Enrollment	Capacity Balance 2012-2013	2017-18 Projected Enrollment	Capacity Balance 2017-18
Sunrise Valley ES	687/784*	622	607	80	622	162
Hughes MS	1050	921	1025	25	1246	-196
South Lakes HS	2131	2281	2393	-262	2983	-852

Capacity and enrollment are based on the FCPS FY 2013-17 CIP and spring enrollment update.

\* Upon completion of the proposed renovation at Sunrise Valley Elementary, capacity at the school is expected to increase.

As the chart above shows, the renovation to Sunrise Valley Elementary will increase the capacity at the school and will provide much needed upgrades to the school. The additional capacity will also provide the potential for a boundary or program change to relieve overcrowded schools nearby.

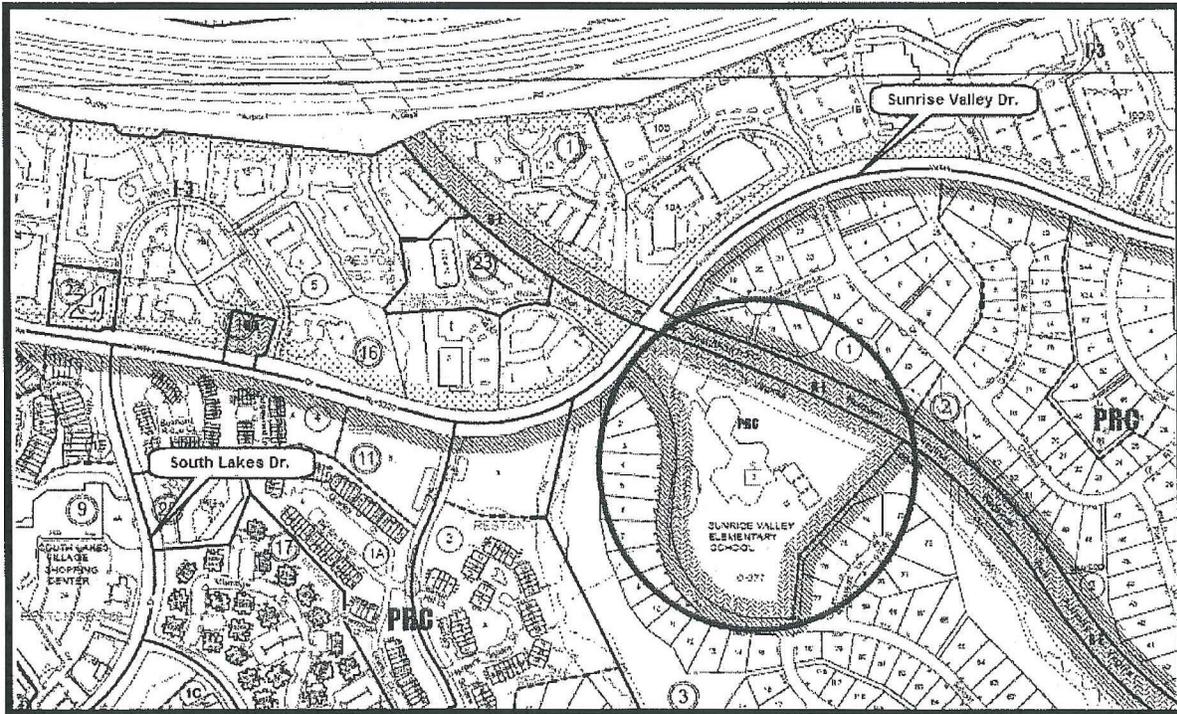
DMJ/mat

Attachment: Locator Map

cc: Pat Hynes, School Board Member, District  
Ilryong Moon, School Board Member, At-Large

Ryan McElveen, School Board Member, At-Large  
Ted Velkoff, School Board Member, At-Large  
Dean Tistadt, Chief Operating Officer  
Fabio Zuluaga, Cluster VIII, Assistant Superintendent  
Elizabeth English, Principal, Sunrise Valley Elementary School  
Aimee Monticchio, Principal, Hughes Middle School  
Bruce Butler, Principal, South Lakes High School  
Kevin Sneed, Director, Design and Construction Services

Fairfax County Public Schools  
Office of Facilities Planning Services



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