

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: September 29, 1999

TO: Planning Commission

FROM: Elaine Jensen, *Edelman* Staff Coordinator
Zoning Evaluation Division, DPZ

SUBJECT: Revised Development Conditions and SEA Plat

REFERENCE: SEA 82-P-032-3
Washington Metropolitan Area Transit Authority

Attached are revised development conditions dated September 14, 1999, and a reduction of the revised Special Exception Amendment (SEA) Plat dated September 1999. These revisions are not substantive in nature and do not affect staff's recommendation for approval.

Development Condition 3 is revised to reference the SEA Plat dated September 1999.

Development Condition 6 is revised to require "the intent" of a Transitional Landscape Screening Yard 1. The exact number of trees per category as required by the Public Facilities Manual is not provided, but the area between the parking structure and the Metro Access Road will have the general appearance of a Transitional Landscape Screening Yard 1.

The revised SEA Plat shows a more detailed landscaping plan, a redesigned plaza layout on the northeast side of the parking structure, and the correct FAR for the site (less than 0.001 FAR) (the FAR is correct in the staff report). The plans are redated to September 1999. Staff supports the landscaping plan which shows a more accurate representation of the plant material proposed for the site. Staff also supports the redesigned plaza layout which provides a more directional plaza design, reduces the amount of impervious surfacing, and provides additional plant material.

In addition, a waiver of the dedication along Vaden Drive is requested. The proposed parking structure has an entrance on this existing street, and WMATA prefers to continue to maintain the frontage. Staff from VDOT and DOT have stated that they have no objections to this. Staff supports this requested waiver.