



APPLICATIONS ACCEPTED: February 9, 2012

PLANNING COMMISSION: June 28, 2012

BOARD OF SUPERVISORS: Not Scheduled

County of Fairfax, Virginia

June 14, 2012

STAFF REPORT

PCA/FDPA 92-H-015

DRANESVILLE DISTRICT
(formerly Hunter Mill)

APPLICANT: GBI Corporation

ZONING: PDH-20

PARCEL(S): 15-4 ((1)) 3E

ACREAGE: 40,075 sq. ft. for child care site
(24.87 acres for overall site)

FAR: 0.24 proposed for child care center
0.16 originally approved for child care center;
0.47 for overall site

OPEN SPACE: 44% proposed for child care site
(Note: Amount of open space for child care center site was not specified in the original FDP, 41% for overall site)

PLAN MAP: Mixed Use, 0.50-1.0 FAR

PROPOSAL: PCA-To amend the proffers to permit a decrease in the "landscaped buffer screen" around the perimeter of the property from 30' to 20'.
FDPA-To amend the previously approved child care center to allow an increase in square footage from 6,016 sq. ft. to 9,800 sq. ft.

Miriam Bader

Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-1290
www.fairfaxcounty.gov



STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 92-H-015, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 92-H-025, subject to the Board's approval of PCA 92-H-015 and to the development conditions contained in Appendix 2.

Staff recommends approval of a modification of the barrier requirement between the proposed child care center and the adjacent multi-family dwelling units located to the southeast.

Staff recommends approval of a modification of the peripheral parking lot landscaping requirement.

Staff recommends approval of a modification to the 10-year tree canopy requirement.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval 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.

It should be 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.

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 TTY 711 (Virginia Relay Center).

O:\mbader\PCA\Childcare, GBI, PCA-FDPA 92-H-015\Staff Report Materials\Draft Staff Report2, PCA FDPA 92-H-015.docx



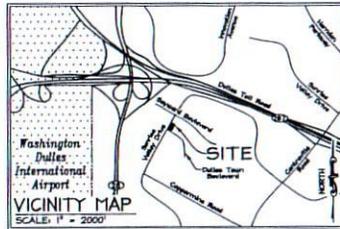
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT DULLES DAY CARE

PCA-FDPA 92-H-015
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT

DEVELOPMENT PLAN NOTES

- THIS PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP IS-4 ((1)) AS PARCEL 36. THE PROPERTY IS ZONED PM-20. THE PURPOSE OF THIS APPLICATION IS TO ENLARGE THE BUILDING FROM 4,204 S.F. (PER THE APPROVED RE-2-H-015 UP TO 4000 S.F. AND INCREASE THE BUILDING FROM ONE STORY TO TWO STORIES.
- OWNERS: ROCKS DULLES TOWN CENTER LIMITED, L.C.
1960 GALLOWS ROAD
VIENNA, VIRGINIA 22182
- DEVELOPER: GBI CORPORATION
6408 GROVEDALE DRIVE, SUITE 202
ALEXANDRIA, VIRGINIA 22310
- LEGAL DESCRIPTION: TR 15-4 ((1)) 36 DULLES TOWN CENTER, PCL 1B, DEED BOOK 09695 PAGE 0762.
- THE BOUNDARY SURVEY WAS PERFORMED BY CHRISTOPHER CONSULTANTS BETWEEN THE DATES OF 10/27/11 AND 10/27/11.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF ONE (1) FOOT FROM A FIELD SURVEY PREPARED BY CHRISTOPHER CONSULTANTS BETWEEN THE DATES OF 10/27/11 AND 10/27/11.
- THERE IS NO RESOURCE PROTECTION AREA (RPA) ON THE SITE PER THE FAIRFAX COUNTY GIS.
- THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGIC SURVEY, OR FAIRFAX COUNTY ON THE SITE.
- THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.P.A. MAP COMMUNITY PANEL NUMBER 5109/00/02E, DATED SEPTEMBER 17, 2010, ZONE X, AN AREA DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE. ANY PETROLEUM PRODUCTS UTILIZED, STORED, TREATED AND/OR DISPOSED OF SHALL COMPLY WITH FEDERAL AND STATE REGULATIONS.
- THE BUILDING FOOTPRINT AND THE LOCATION OF SITE FEATURES REPRESENTED HEREON ARE APPROXIMATE. THE BUILDING FOOTPRINT MAY BE INCREASED OR DECREASED, AND SITE FEATURES SUCH AS THE DUMPSTER, FENCES AND PARKING SPACES MAY BE RELOCATED, SO LONG AS THE MINIMUM OPEN SPACE SHOWN IN THE TABULATIONS IS PROVIDED AND THE AMOUNT OF LANDSCAPING AND MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DECREASED.
- LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 13 OF THE ZONING ORDINANCE, UNLESS OTHERWISE NOTED. IT SHOULD BE NOTED THAT LANDSCAPING SHOWN IS PRELIMINARY AND IS REPRESENTATIVE OF THE TYPE AND EXTENT OF LANDSCAPING TO BE PROVIDED.
- THE LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN.
- STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) FOR THE SITE HAS BEEN PROVIDED WITH THE DULLES TOWN CENTER PHASE I PLAN (9203-SP-00) IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES. NO ADDITIONAL TREATMENT ARE PROPOSED.
- A FINAL SOILS/GEOLOGICAL REPORT WILL BE REQUIRED AND PROVIDED UNDER SEPARATE COVER UPON FINAL SITE PLAN SUBMISSION AND WILL BE IMPLEMENTED AS APPROVED.
- NO ADVERSE EFFECTS ON NEIGHBORING PROPERTIES ARE ANTICIPATED. A LANDSCAPE BUFFER OF VARYING WIDTH WILL BE PROVIDED ALONG THE PERIMETER OF THE PROPERTY.
- OTHER THAN THE EXISTING TREES ON THE PROPERTY, THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO THE PROVISIONS OF ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE NOTED.
- ALL IMPROVEMENTS SHALL CONFORM WITH THE ADOPTED COMPREHENSIVE PLAN OF THE COUNTY.
- NO SPECIAL PERMITS ARE PROPOSED WITH THIS DEVELOPMENT.
- ONCE THE FINAL SITE PLAN HAS BEEN APPROVED AND ALL APPLICABLE PERMITS ARE IN PLACE THE DEVELOPMENT SCHEDULE WILL BE DETERMINED.
- THERE ARE NO ANTICIPATED PUBLIC IMPROVEMENTS WITH THIS PLAN.
- THERE ARE NO PLANNED TRAILS REQUIRED ON OR ADJACENT TO THIS PROPERTY BY THE ADOPTED COMPREHENSIVE PLAN.
- THERE ARE NO KNOWN EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE ON THE PROPERTY.
- ALL SIGNS PROVIDED WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 12 OF THE ZONING ORDINANCE.
- THE PROPOSED CHILD CARE CENTER WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE AND PARKING SHALL BE PROVIDED AS SURFACE SPACES. THE NUMBER OF PARKING SPACES SHOWN HEREON MAY BE INCREASED OR DECREASED SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATIONS AND THE AMOUNT OF LANDSCAPING ARE NOT DECREASED, AND THE MINIMUM NUMBER OF SPACES REQUIRED BY ARTICLE 11 IS PROVIDED.



WAIVERS AND MODIFICATIONS

- A MODIFICATION IS BEING REQUESTED FOR THE "BARRIER H" TRANSITIONAL SCREENING REQUIREMENT (ZONING ORDINANCE SECTION 13-205.5) ALONG THE EASTERN PROPERTY LINE BETWEEN THE PROPOSED CHILD CARE CENTER AND THE ADJACENT MULTIPLE FAMILY DWELLINGS. THE REQUIREMENT IS ONE ROW OF TREES AVERAGING 50 FEET ON CENTERS. WE ARE PROVIDING MORE TREES THAN THE REQUIREMENT BY INCLUDING 7 TREES AVERAGING 15 FEET ON CENTERS ALONG THE EASTERN PROPERTY LINE ADJACENT TO THE PROPOSED PLAY AREA AT THE REAR PORTION OF THE PROPERTY, AND ANOTHER 8 TREES BETWEEN THE PROPOSED SIDEWALK AND THE EASTERN PROPERTY LINE AT THE FRONT PORTION OF THE PROPERTY.
- A WAIVER IS BEING REQUESTED FOR THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT (ZONING ORDINANCE SECTION 13-205.3.B) WHERE THE PARKING LOT ADJUTS THE RIGHT OF WAY OF SUNRISE VALLEY DRIVE AND DULLES TOWN BOULEVARD. THE REQUIREMENT IS FOR A 10 FOOT WIDE LANDSCAPE STRIP LOCATED BETWEEN THE PARKING LOT AND THE PROPERTY LINE THAT CONTAINS AT LEAST ONE TREE FOR EACH FORTY FEET. DUE TO SITE EASEMENT CONSTRAINTS, EXISTING TREE COVER CANNOT BE COUNTED IN THESE AREAS, EVEN THOUGH ELEVEN EXISTING TREES SHALL BE PRESERVED IN THE LANDSCAPE STRIP LOCATED BETWEEN THE PARKING LOT AND THE PROPERTY LINE. TREES CANNOT BE PLANTED WITHIN THE EASEMENT AREAS EITHER, SO ON-SITE SHRUBS/GROUNDCOVER IS PROPOSED TO BE PLANTED WITHIN THE EASEMENT AREAS, SUBJECT TO COUNTY APPROVAL DURING THE SITE PLAN PROCESS.
- A MODIFICATION IS BEING REQUESTED FOR THE 10-YEAR TREE CANOPY REQUIREMENT (PUBLIC FACILITIES MANUAL SECTION 12-0613.2). TEN PERCENT TREE CANOPY IS REQUIRED FOR THIS PM-20 ZONING DISTRICT. DUE TO SITE EASEMENT CONSTRAINTS, EXISTING TREE CANOPY CANNOT BE COUNTED AND TREES CANNOT BE PLANTED IN THE AREA OF THE SITE THAT CONTAINS EXISTING EASEMENTS. HOWEVER, 17 TREES ARE PROPOSED TO BE PLANTED ELSEWHERE ON THE SITE (OUTSIDE OF EASEMENTS) FOR A TOTAL OF 8% TREE COVERAGE. IN ADDITION, THIS PROPOSED TREE COVERAGE WILL BE SUPPLEMENTED WITH SHRUBS/GROUNDCOVER PLANTING WITHIN THE EASEMENT AREAS ON-SITE (SUBJECT TO COUNTY APPROVAL DURING THE SITE PLAN PROCESS).

APPLICANT:

MR. FRANK GORDON, PRESIDENT
GBI CORPORATION
6408 GROVEDALE DRIVE, SUITE 202
ALEXANDRIA, VIRGINIA 22310

PREPARED BY:

christopher consultants, ltd.
9417 Innovation drive
manassas, va 20110
703-393-9887
703-393-9076 (fax)

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS & VEGETATION MAP AND TREE PRESERVATION PLAN
- CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
- LANDSCAPE PLAN
- SWM/BMP PLAN

1ST SUBMISSION - DECEMBER 2, 2011
2ND SUBMISSION - FEBRUARY 7, 2012
3RD SUBMISSION - APRIL 2, 2012
4TH SUBMISSION - MAY 15, 2012

christopher consultants
engineering · surveying · land planning
703.393.9887 · fax 703.393.9076
10110



COVER SHEET

DULLES DAY CARE
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
DRANESVILLE DISTRICT
FAIRFAX COUNTY VIRGINIA

PROJECT NO. 110202.00
SCALE: AS SHOWN
DATE: DECEMBER 1, 2011
DESIGN: PEF
DRAWN: PEF
CHECKED: HT
SHEET No.

1 of 5
PWC-3623

EVM DESIGNATION COVER TYPE SUMMARY TABLE

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	DESCRIPTION
A	DEVELOPED LAND	NONE	N/A	0.53	GRAVEL PARKING LOT
B	LANDSCAPED TREE CANOPY	OAK, MAPLE, DOGWOOD, ARBORVITAE, SYCAMORE, PINE, ASH	YOUNG FOREST	0.3%	FOREST ESTABLISHED THROUGH THE PLANTING OF NURSERY STOCK TREES, ALL OF GOOD HEALTH

TOTAL SITE ACREAGE: 0.92 AC.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

DATE	REVISION
02-16-12	ADDRESS COUNTY COMMENTS DATED APRIL 6, 2012

LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- EXISTING ON-SITE TREES TO REMAIN (THOSE TREES ARE NOT COVERED TOWARDS THE TREE PRESERVATION CALCULATIONS)
- LIMITS OF EVM DESIGNATION

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CROWN RADIUS (FEET)	CRITICAL ROOT ZONE RADIUS (FEET)	CONDICTION RATING	COMMENTS
451	QUERCUS FALCATA	PIN OAK	12	7	12	NC 5	TO REMAIN
460	QUERCUS FALCATA	PIN OAK	12	6	12	NC 5	TO BE REMOVED
461	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO BE REMOVED
462	QUERCUS FALCATA	PIN OAK	18	6	18	NC 5	TO BE REMOVED
463	QUERCUS FALCATA	PIN OAK	18	6	18	NC 5	TO BE REMOVED
464	QUERCUS FALCATA	PIN OAK	18	6	18	NC 5	TO BE REMOVED
465	QUERCUS FALCATA	PIN OAK	12	10	12	NC 5	TO BE REMOVED
500	CUPRESSUS LITLANDII	LELAND CYPRESS	12	12	12	NA 4	TO REMAIN
514	QUERCUS FALCATA	PIN OAK	15	12	15	NC 5	TO REMAIN
517	QUERCUS FALCATA	PIN OAK	21	15	21	NC 6	TO REMAIN
519	QUERCUS FALCATA	PIN OAK	12	9	12	NC 5	TO REMAIN
520	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
521	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
522	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
523	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
524	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
525	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
526	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
527	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
528	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
529	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
530	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
531	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
532	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
533	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
534	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
535	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
536	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
537	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
538	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
539	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
540	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
541	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
542	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
543	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
544	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
545	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
546	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
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561	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
562	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
563	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
564	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
565	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
566	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
567	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
568	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
569	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN
570	CUPRESSUS LITLANDII	LELAND CYPRESS	15	6	15	NA 4	TO REMAIN

CRITICAL ROOT ZONE HAS DETERMINED BY USING THIS FORMULA:
1 FOOT OF CRITICAL ROOT ZONE RADIUS FOR EACH 1 INCH OF TRUNK DIAMETER

TREE PRESERVATION TARGET DEVIATION REQUEST

christopher consultants
ADDRESS: 12055 GOVERNMENT PARKWAY SUITE 500 FAIRFAX, VA 22035-5603

May 15, 2012

Mr. Michael Krapp
Director of Urban Forestry
Department of Public Works and Environmental Services
Fairfax County
12055 Government Center Parkway
Suite 500
Fairfax, VA 22035-5603

RE: Dulles Day Care
PCAF/DPA 82-H-016
and Project #11082.002.01

Dear Mr. Krapp:

A deviation is being requested from the Tree Preservation Target as per Section 12.0508.3 of the Fairfax County Public Facilities Manual (PFM). Due to site assessment constraints, existing tree canopy cannot be counted and new canopy to be planted in the area of the site that contains existing easements. As per PFM Section 12.0508.3A(3), trees located in easements cannot be guaranteed survival a minimum of two years. Seventeen trees, however, are proposed to be planted elsewhere on the site (outside of easements) for a total of 40% tree coverage. In addition, this proposed tree coverage will be supplemented with shrubs/groundcover planting within the easement areas on-site (subject to County approval during the site plan process). Since the 40% proposed tree coverage does not meet the required 10% tree canopy requirement for the PFM 20 zoning district, a modification of this requirement is being requested, to not preclude development of this allowable use (PFM 12.0508.3A(1)). This modification is required in order to address the 10-year tree canopy requirements.

Very truly yours,
Lindsay Burleigh, Certified Arborist
Lindsay Burleigh, Certified Arborist
Landscape Designer

cc: Frank Gordon
Lynne Strubel

- NOTES:**
1. THE TREE PRESERVATION SCHEDULE ON THIS SHEET LISTS ALL TREES 12" CALIPER OR GREATER, AS PER PFM SECTION 12.0507.3.
 2. ALL OFF-SITE TREES ARE TO REMAIN AND ARE CURRENTLY IN GOOD CONDITION AS PER THE FAIRFAX COUNTY PFM SECTION 12.0400.
 3. ALL EXISTING ON-SITE TREES ARE LOCATED IN EASEMENTS AND CANNOT BE COVERED TOWARDS MEETING THE 10-YEAR TREE COVER CALCULATIONS (PFM SEC. 12.0510.4E(3), 12.0510.4E(4) & 12.0510.4D). SEE DEVIATION LETTER ON THIS SHEET.

TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A) PRE-DEVELOPMENT AREA OF EXISTING ON-SITE TREE CANOPY *	±0,331 SF
B) PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY *	±1%
C) PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE * (10% OF GROSS SITE AREA)	4,008 SF
D) PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION (21% OF C)	842 SF
E) PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION *	0 SF

* SEE DEVIATION LETTER ON THIS SHEET.

THIS SHEET IS FOR EVM & TREE PRESERVATION PURPOSES ONLY!

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703.333.0887 fax 703.333.0278

EXISTING CONDITIONS
& VEGETATION MAP
& TREE PRESERVATION
PLAN

DULLES DAY CARE
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
DRAVESVILLE DISTRICT
FAIRFAX COUNTY VIRGINIA

PROJECT NO: 11082.00
SCALE: 1"=20'
DATE: DECEMBER 1, 2010
DESIGN: JF1
DRAWN: JF1
CHECKED: TTT
SHEET NO: 2 of 5
PWC-3623

DATE	REVISION
02/07/12	LABELED THE MAXIMUM FENCE HEIGHT PER COUNTY REQUEST.
05-15-12	ADDRESS COUNTY COMMENTS DATED APRIL 16, 2012

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

EXISTING TREES

-  EXISTING DECIDUOUS TREE
-  EXISTING EVERGREEN TREE
-  EXISTING ON-SITE TREES TO REMAIN (THESE TREES ARE NOT COUNTED TOWARDS THE TREE PRESERVATION CALCULATIONS)

PROPOSED TREE PLANTING

-  3 - 3' CALIPER CATEGORY IV DECIDUOUS TREE (250 SF) INTERIOR PARKING LOT TREES
-  3 - 2' CALIPER CATEGORY IV DECIDUOUS TREE (150 SF) TRANSITIONAL BUFFER 'H'
-  7 - 6' HEIGHT CATEGORY II EVERGREEN TREE (75 SF) TRANSITIONAL BUFFER 'H'
-  4 - 6' HEIGHT CATEGORY I EVERGREEN TREE (40 SF) TRANSITIONAL BUFFER 'H'

10-YEAR TREE COVER TABULATIONS	
GROSS SITE AREA (GSA)	40,075 SF
TREE COVER REQUIRED (10%)	4,008 SF
PROVIDED TREE PRESERVATION (±0%)	0 SF
PROVIDED TREE PLANTING (±5%)	1,055 SF
TOTAL PROVIDED TREE COVER (±5%)	1,055 SF

(MODIFICATION REQUESTED, SEE SHEET 1)

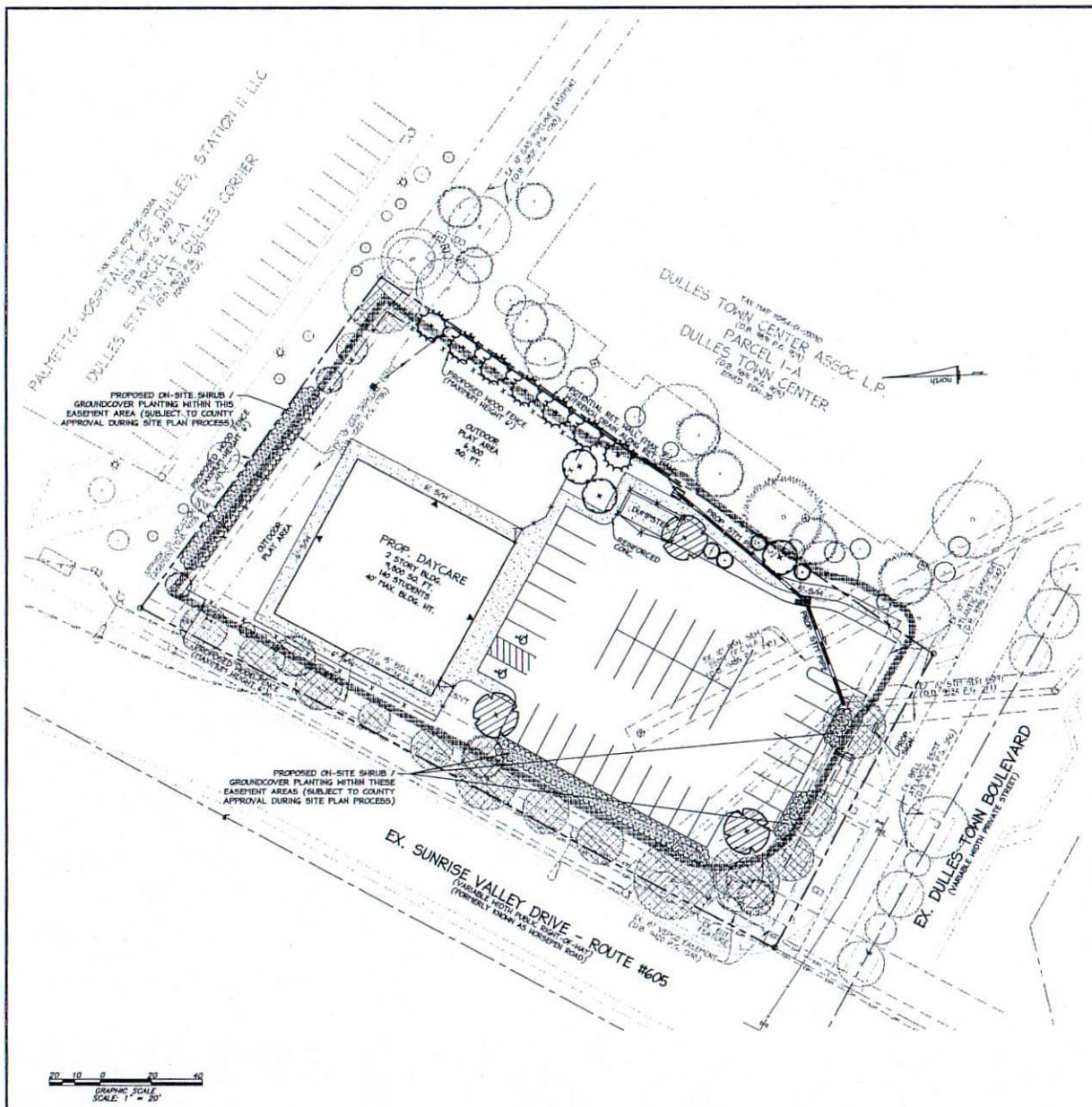
INTERIOR PARKING LOT TABULATIONS	
PARKING LOT AREA	±13,100 SF
INTERIOR PARKING LOT TREE COVER REQUIRED (5%)	656 SF
INTERIOR PARKING LOT TREE COVER PROVIDED (±5%)	750 SF

PERIPHERAL PARKING LOT TABULATIONS	
PERIPHERAL PARKING LOT TREE COVER REQUIRED FOR ±153 LF, 4 TREES	- TEN FOOT WIDE LANDSCAPE STRIP (PROP. LINE ABUTS ST. ROW)
	- ONE TREE PER 40 FEET
PERIPHERAL PARKING LOT TREE COVER PROVIDED: 0 TREES	(HAVER REQUESTED, SEE SHEET 1)

TRANSITIONAL SCREENING & BARRIER TYPE 'H' TABULATIONS	
TRANSITIONAL BUFFER 'H' REQUIRED FOR ±234 LF, 5 TREES	- ONE ROW OF SIX FOOT TREES PER 50 FEET
TRANSITIONAL BUFFER 'H' TREE COVER PROVIDED: 15 TREES	(MODIFICATION REQUESTED, SEE SHEET 1)

PROPOSED TREE SPECIES	
PROPOSED TREE SPECIES SHALL INCLUDE BUT NOT BE LIMITED TO AMERICAN LINDEN, JAPANESE TELKOKYA, LONDON PLANE TREE, JAPANESE CRYPTOMERIA, LEYLAND CYPRESS, CALIFORNIA CHINESE JUNIPER AND EASTERN RED CEDAR. THESE SPECIES ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AT THE TIME OF THE SITE PLAN PROCESS AND FINAL ENGINEERING.	

NOTES:
1. ALL OFF-SITE TREES ARE TO BE PRESERVED.



christopher consultants
engineering - surveying - land planning
10300 BURNING TREE DRIVE, SUITE 200
FAIRFAX, VA 22031
703.353.9807 FAX 703.353.0078



LANDSCAPE PLAN

DULLES DAY CARE
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
DRANESVILLE DISTRICT
FAIRFAX COUNTY VIRGINIA

PROJECT NO.	HB202.00
SCALE:	1" = 20'
DATE:	DECEMBER 1, 2011
DESIGN:	J1
DRAWN:	J1
CHECKED:	HT
SHEET NO.	

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY!

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

DESCRIPTION OF THE APPLICATION

The applicant, GBI Corporation, requests a Proffered Condition Amendment (PCA) and concurrent Final Development Plan Amendment (FDPA) for a previously approved child care center. The FDPA is to allow the expansion of an approved one-story child care building of 6,016 square feet to a two-story building of 9,800 square feet. The applicant is proposing to add a second story in order to minimize the building footprint and provide additional square footage to address new State requirements. Also, the applicant is seeking a PCA in order to decrease the proffered "landscaped buffer screen" around the perimeter of the property from 30' to 20'.

WAIVERS & MODIFICATIONS REQUESTED:

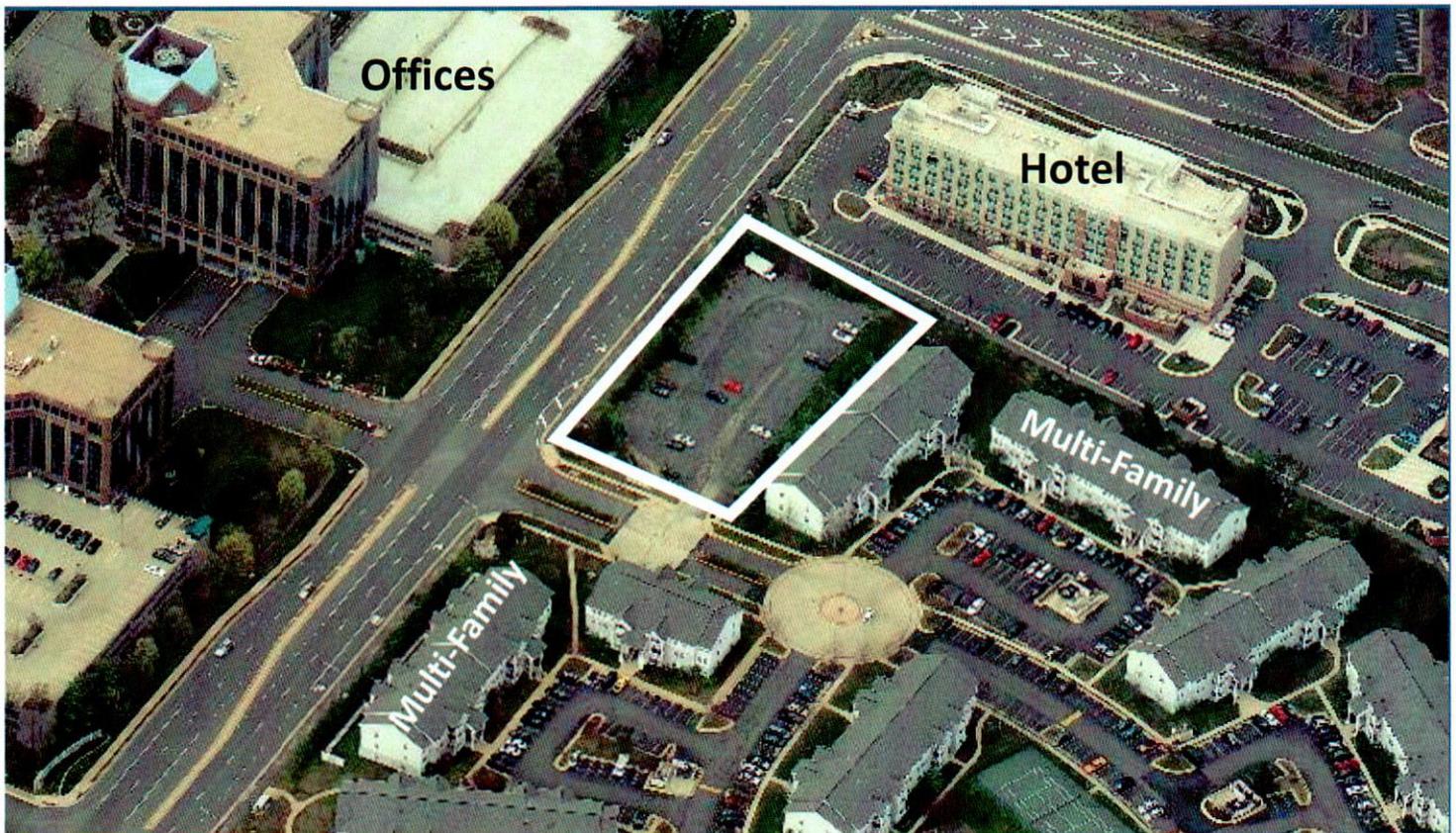
- Modification of the barrier requirement between the proposed child care center and the adjacent multi-family dwelling units located to the southeast.
- Modification of the peripheral parking lot landscaping requirement.
- Modification of the 10-year tree canopy requirement.

LOCATION AND CHARACTER

The subject property is a 40,075 sf portion of the Dulles Town Center development (RZ 92-H-015) and is located in the northeast quadrant of the intersection of Sunrise Valley Drive (Route 605) and Dulles Town Boulevard and is zoned PDH-20. (This property was recently redistricted from the Hunter Mill Magisterial District to the Dranesville Magisterial District).

The property currently has no structures located on it but is used as a gravel parking lot. To the immediate north-northeast along Sunrise Valley Drive is a newly built Sheraton Hotel, with the hotel's rear surface parking lot abutting the subject property. Adjacent to the east property line and to the south across Dulles Town Boulevard are multi-family residential buildings that were approved as part of the same rezoning (RZ-92-H-015). Across Sunrise Valley Drive are two high-rise office buildings at the southwest and northwest corners of the Sunrise Valley Drive/Dulles Town Boulevard intersection. See the following table and aerial photo for further clarification.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North/ Northeast	Hotel (Sheraton)	PDC	Mixed Use
South	Multi-family	PDH-20	Mixed Use
East	Multi-family	PDH-20	Mixed Use
West	Offices	PDC	Mixed Use



BACKGROUND

- On August 25, 1975, the Board of Supervisors approved RZ C-698, which permitted the rezoning of 38.48 acres from the RE-1 to the PDC District to allow the development of the property with up to 784,000 square feet of office and hotel development at an overall FAR of 0.47. The property was disaggregated into two portions. The northern portion (Parcel 13) included 13.48 acres and was approved for development with two hotels and a service station totaling 324,000 square feet, or an FAR of approximately 0.55; the southern portion (Parcels 3, 5 and 9) included 24.71 acres and was approved for up to 460,000 square feet of office development, or an FAR of 0.43. Proffer commitments were made by the applicant to provide funds for a fire station, improvements to Horse Pen Road and Centreville Road, signalization, shuttle bus service to both Dulles and National Airports, and right-of-way for the radius realignment of Horse Pen Road (see Appendix 5, Previous Proffers, Conditions and Development Plans).
- On August 2, 1993, the Board of Supervisors approved RZ 92-H-015, which permitted the rezoning of 24.88 acres from the R-1 and PDC Districts to the PDH-20 District for the development of 451 multi-family residential dwelling units, which have since been constructed and a 6,016 square foot child care center on the subject property (which remains vacant). This rezoning was subject to proffers, development conditions and a development plan (see Appendix 5).

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area:	Area III
Planning District:	Dulles Suburban Center, Land Unit A
Plan Map:	Mixed Use
Plan Text:	

In the Area III volume of the Fairfax County Comprehensive Plan, 2011 Edition, Dulles Suburban Center, as amended through March 6, 2012, Land Unit Recommendations, Land Unit A, pages 55-58, the plan states (in part):

"This land unit is planned for a complementary mix of land uses including office, hotel and support retail at .50-1.0 FAR, except as may be described in "Other Recommendations." Optional residential uses should be considered as part of mixed-use projects or in accordance with the site-specific and other recommendations set forth below. A cohesive mixture of residential and non-residential uses should provide convenience to those who live and work in the area. Development in this land unit should provide for the incorporation of possible future transit related facilities and pedestrian access to transit."

"It is important that mixed-use projects that include residential use be phased to ensure the development of both the residential and non-residential components. This phasing requires that the residential and non-residential components be developed at the same time or that a substantial portion of the non-residential development be in place prior to residential development. All residential components should be of sufficient size to create a viable residential community and to ensure that a high quality living environment can be created through the provision of a well-designed project with active recreation and other site amenities."

Additional relevant plan text can be found in Appendix 6.

ANALYSIS

Final Development Plan Amendment (Copy at front of staff report)

Title of FDPA:	Dulles Day Care
Prepared By:	Christopher Consultants
Original and Revision Dates:	December 1, 2011 as revised through May 15, 2012

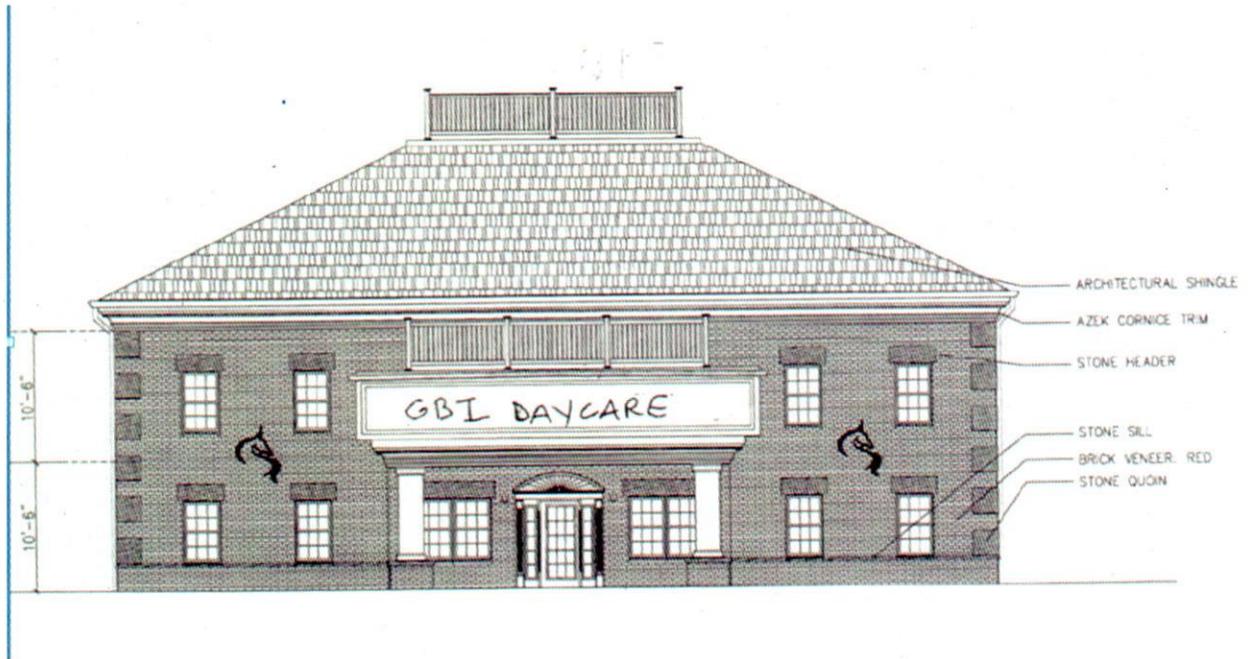
The FDPA consists of five sheets; an index is included on Sheet 1 of the FDPA Plan.

Description of Proposal:

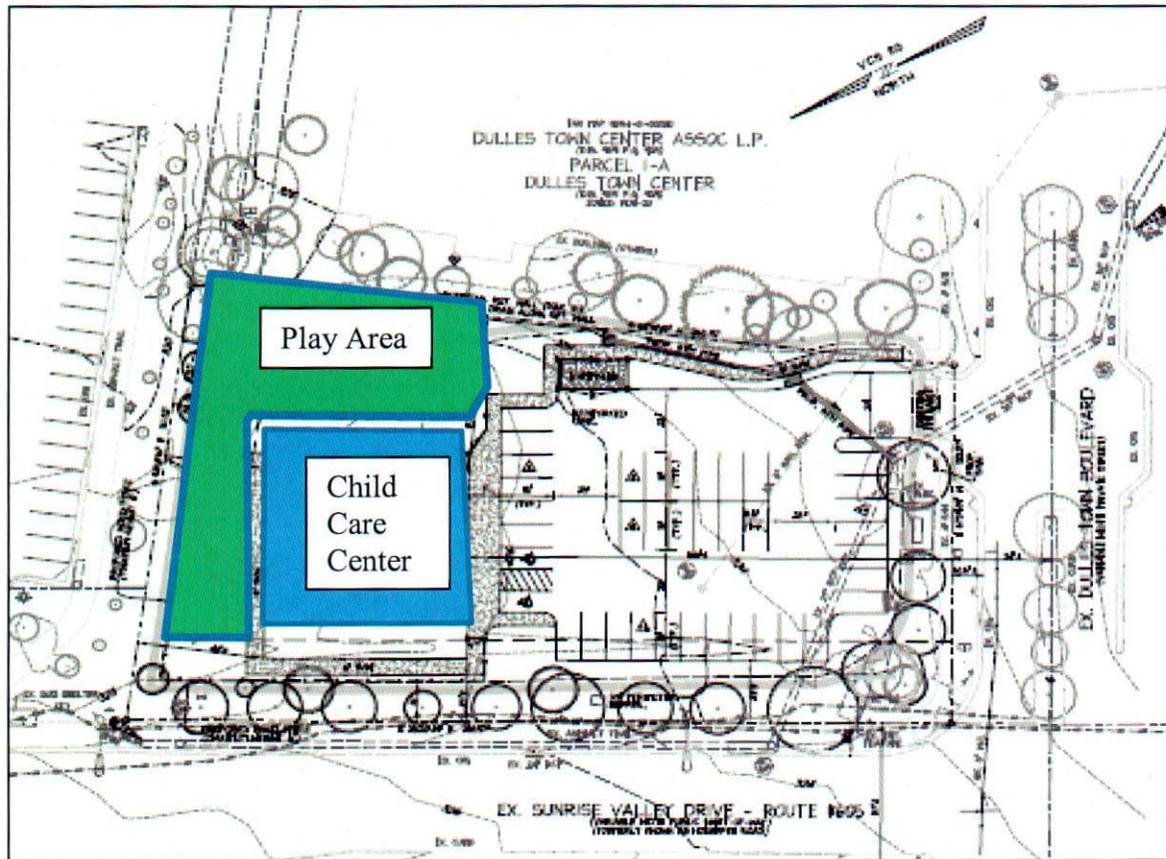
This property was part of an approved development application (RZ-92-H-015) which rezoned approximately 24 acres to the PDH-20 residential zoning district. The CDP/FDP showed primarily multi-family residential development throughout the 24 acres, but showed the subject property as a child care center. As mentioned previously, the applicant is proposing to implement the approved child care use. The maximum daily enrollment of 140 students initially proffered will not increase. The building square footage identified on the CDP/FDP, however, is not large enough to meet current State licensing requirements for 140 students. Therefore, the applicant is proposing a PCA/FDPA to increase the size of the building from a one-story, 6,016 square foot building, to a two-story, 9,800 square foot building.

The proposed increase in square footage will result in modifications of the building footprint and minor adjustments to the site layout from that shown on the original CDP/FDP. The second story has been added to minimize changes to the building footprint, accommodate yard requirements, and preserve existing trees located at the perimeter of the subject property. The proposed building height of 40 feet remains compatible with the constructed four story multi-family residential development and surrounding development (including an adjacent hotel located in Dulles Station).

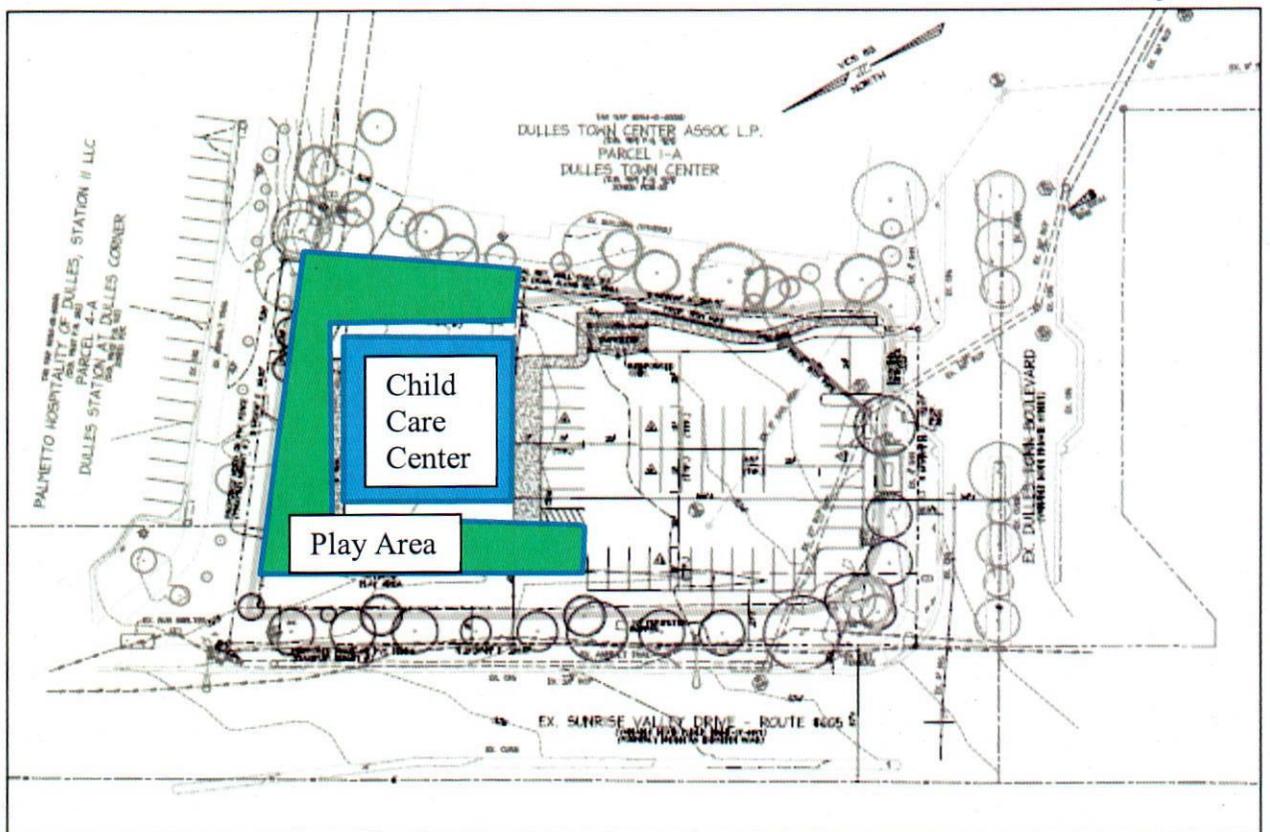
Among the proffers was one that provided that the building's architecture be compatible with the residential development and adjacent non-residential development. Below is a conceptual architectural rendering of how the proposed building might develop.



The applicant is proposing two different layouts (see following illustrations): Layout A and Layout B, depending upon which vendor locates at the site. The only difference between the two plans is that the proposed building in Layout B is set back approximately 43 feet (versus 23 feet in Layout A) from the western property line, to allow for the proposed outdoor play area to be split equally on each side of the building. This would allow two groups of different aged children to be separated into two play areas and still be able to play outside at the same time. The play areas are proposed to be enclosed by a 6' wood fence. With either layout, the amount of outdoor play area will remain at 6,300 sq. ft.



Layout A: ←



Layout B

The proposed building is shown to be located towards the north end of the property. The application proposes 38 parking spaces, where only 23 are required. These surface parking spaces are proposed to be located at the south end of the site, closest to the intersection. The site is accessed via an existing entrance along Dulles Town Boulevard, as shown on the original CDP/FDP. Pedestrian circulation will be facilitated with the provision that sidewalks connect to an existing sidewalk on Dulles Town Boulevard. No changes are proposed to the maximum density or minimum open space as shown on the CDP/FDP. Stormwater drainage will be facilitated with the provision of a French drain running along a two foot high retaining wall and with the installation of a storm pipe both to be located along the eastern side of the property. Stormwater will outfall to an off-site pond that was approved for this purpose with the original Dulles Town Center.

The child care center is intended to be a community-serving use consistent with the original approval. The age of the children that will be enrolled in the center will be determined by the operator. The child care center is anticipated to operate Monday through Friday from 6:30 a.m. to 7:00 p.m. for the convenience of working parents. The arrival and departure of children will be staggered in accordance with the parents' work schedules. A staggered drop off and pick up of children in the morning and afternoon will lessen traffic impacts on the surrounding roadways. Trips to the child care center will be by private vehicle and by walking (due to the close proximity of multi-family development to the center). There are no plans for a private bus service to the child care center at this time.

Landscaping:

Existing landscaping consists of a 20' wide buffer area consisting of mature, well established deciduous and evergreen trees along Sunrise Valley Drive and to a lesser extent along Dulles Town Boulevard. There are also some mature trees along the northeastern property line that help screen the hotel parking lot from the site. There are some existing trees along the western property line, but these only minimally serve as a screen between the subject property and the abutting multi-family units.

Previous Proffer 13 (see Appendix 5), stated that "the Developer shall preserve ... to the maximum extent feasible, existing vegetation within the buffer areas around the periphery of the site...Appropriate measures shall be implemented during the construction process to protect any areas designated for preservation, as determined by [DPWES]." The applicant has committed on their landscape plan, (Sheet 4) to preserve existing trees to the maximum extent feasible.

In addition, according to previous Proffer 15 (see Appendix 5), "the Developer shall provide a landscaped buffer screen around the perimeter of the property that is a minimum of thirty feet in width as generally shown on said plan. Developer

shall use his best efforts to preserve existing vegetation within the buffer areas delineated on CDP/FDP. In areas where this buffer screen is at the minimum 30 foot width, the Developer will plant additional landscape materials up to the equivalent amount of landscape materials designated for the Transitional Screening 2 as specified in Article 13, subject to the approval of the Urban Forester." The applicant is proposing to amend this proffer in order to reduce the width of the minimum buffer screen from 30' to 15' along the northeastern perimeter of the site, abutting the hotel's rear parking lot, in order to gain area to meet outdoor play area requirements. In addition, the applicant is proposing to plant an area of shrubs and groundcover, (see Sheet 4), 10' wide by 85' long and keep four existing, mature trees. A six foot high wood fence is also being proposed, 10' into the property along the northeastern property line to enclose the play yard. The planting of trees along this boundary is limited by the existence of easements (10' wide cable and 10' wide gas pipelines). All plantings within these easement areas will be subject to the approval of the affected easement holders.

Along the western perimeter property line, running parallel to Sunrise Valley Drive, the applicant is proposing to reduce the buffer area from 30' to a variable width of 23' to 15' in order to meet parking requirements and with Layout B, outdoor play area needs. The applicant is proposing to keep 14 existing, mature trees; erect a six foot high wood fence for a linear length of 110' to enclose the play yard; plant a seven foot wide by 95' long area of shrubs and groundcover along the western edge of the parking lot; and plant two 3" caliper Category IV deciduous trees.

Along the eastern property line, abutting the multi-family structures, the applicant is proposing to improve the existing screening (18 existing evergreen trees and 10 existing deciduous trees planted on the multi-family property) by planting seven 6' high Category II evergreen trees; three 2" caliper Category IV deciduous trees; one 3" caliper Category IV deciduous tree and four 6' high Category I evergreen trees.

Finally, along the southern property line, abutting Dulles Town Boulevard, the applicant is proposing to preserve four existing, mature trees, and plant two areas of shrub and groundcover, both six feet in width (one 20' in length and the other 15' in length). There is a 15' wide VEPCO easement along this property line that limits the type of landscaping that can be planted. All plantings within this easement area will be subject to the approval of the affected easement holders.

In summary, the applicant proposes a combination of fencing and landscaping to provide appropriate screening, as well as to ensure the safety of the children enrolled at the center. Specifically, the applicant proposes to keep 22 existing trees on site, as is feasible, and plant 17 trees. In addition, the applicant proposes to plant three shrub/groundcover areas and to install a 6' high privacy fence to enclose the outdoor play area.

Land Use Analysis (Appendix 7)

Issue: Intensity of the proposed use

The applicant is not proposing to increase the maximum enrollment beyond the approved 140 students; however, additional floor area is needed in order to accommodate the latest minimum State required floor area per student. The application would increase the floor area of the daycare facility by constructing a two-story, 9,800 square foot building, rather than the approved one-story, 6,016 square foot building. The floor area would be evenly divided between the two floors, so the building's footprint will be reduced to 4,900 square feet, whereas the approved building's footprint was the full 6,016 square feet as a one-story building. With the additional building area, the floor-area ratio (FAR) would increase to approximately 0.24 FAR, which is less than the planned intensity of 0.50 to 1.0 FAR.

The proposed use and intensity are in conformance with that planned for Land Unit A.

Site Design

Urban Design Guidelines for the Dulles Suburban Center recommends that off-street parking areas be located at the sides or at the back of buildings. If it is not possible to accommodate parking behind or beside the building, parking should be minimized in front of the building.

As proposed, the child care building is sited towards the rear of the lot in approximately the same location as approved in the CDP/FDP, while the surface parking area is located at the property's entrance along Dulles Town Boulevard. Although this site design was previously approved, Staff suggested the applicant consider a design that would place the building at the corner of Dulles Town Boulevard and Sunrise Valley Road, with the parking lot located behind the building, in order to conform to the Urban Design Guidelines for the Dulles Suburban Center. The applicant indicated that they would consider relocating the building to the corner; however, the applicant felt (and Staff concurs) that the site did not function as efficiently with a corner location due to existing site constraints.

Since the child care center was originally approved at the indicated location and since the applicant tried to relocate it to meet the Urban Design Guidelines for the Dulles Suburban Center but was unsuccessful in making the site design work in terms of access, on-site circulation, and meeting off-street parking requirements, Staff concludes that the proposed site design is adequate.

Compatible Character

The original proffers provided that the design of the daycare center building shall be compatible with the existing residential and non-residential character of the surrounding area. The applicant has provided an elevation drawing that depicts a brick, classical-style building with a hip roof. The applicant has committed via proffers (see Appendix 1) to provide a child care center building that will be compatible with the adjacent residential and non-residential development. The proffers state that the exterior building materials "shall be selected from brick, stone, masonry, cementitious panels, stucco or materials of similar quality. The roof shall be gable or hip and covered with fiberglass shingles. Earthtone colors shall be used on the building exterior to match the surrounding area." Staff concludes that this proposal will provide a high-quality structure that will be in character with surrounding development.

Environmental Analysis (Appendix 6)

Water Quality/Quantity

The subject property is located in the Horse Pen Creek watershed. The applicant is proposing to manage stormwater through an existing off-site pond, and will need to coordinate with the Department of Public Works and Environmental Services to demonstrate capacity of that pond as well as provide a maintenance agreement.

By adding a second story to the previously approved building, the proposed development would create a smaller building footprint. Staff encouraged the applicant to maximize the buffer area and vegetation on the east side adjacent to the existing multi-family residential buildings, both for purposes of screening and to limit impervious surface area. In the most recent FDPA plan submittal, the applicant has increased the amount of landscaping by adding trees and planting areas to address this concern.

Green Building Design

Objective 13 of the Policy Plan on the Environment encourages green building design in new construction and redevelopment. The proposed action will not result in an intensity high enough for an expectation of LEED Certification (see Appendix 6); however, because new construction is being proposed, Staff encouraged the applicant to implement green building practices in the design and construction of the child care center. The applicant has proposed proffers that address this concern.

Storm Water Management Analysis (Appendix 9)

With the revisions to the FDPA (see Sheet 5), the applicant has addressed the minor stormwater issues raised by Staff (providing a stormwater certification, providing a SWM/BMP narrative, and providing a more detailed outfall narrative). There is no RPA or floodplain on the site.

Transportation Analysis (Appendix 7)

Issue: Inadequate number of on-site parking spaces

The original submission indicated that the applicant would provide 24 parking spaces (23 parking spaces are required). Staff was concerned that this would not be an adequate number of parking spaces to serve the use. While the applicant meets the required number of parking, in actual practice, more parking spaces are often needed for child care centers.

Resolution:

The applicant has increased the number of parking spaces by 14 spaces since the original submission. The most recent plan provides 38 parking spaces, where only 23 spaces are required. In addition, the applicant has stated that the arrival and departure of children will likely be staggered in accordance with the parents' work schedules. With the addition of the parking spaces shown on the most recent submittal and the practice of staggered drop-off and pick-up both addressed as a development condition, Staff concludes that this concern has been adequately addressed.

Urban Forest Management Analysis (Appendix 8)

In the most recent FDPA submittal, the applicant has adequately addressed the Urban Forestry identified issues by: meeting peripheral parking lot landscaping requirements, clarifying the location and size of the existing VEPCO easement, meeting interior parking lot landscaping requirements, correctly identifying the size of trees, and providing adequate tree protection

ZONING ORDINANCE ANALYSIS (Appendix 10)**Conformance with PDH District Regulations**

The property is currently zoned PDH-20 and continues to meet PDH-20 District regulations set forth in Part 1 of Article 6, Planned Development Districts, of the Zoning Ordinance. The proposed changes do not affect the mix of uses, basic layout, or design commitments for the site. The application proposes to increase the floor area of an approved daycare building from 6,016 square feet (one-story) to 9,800 square feet (two-story). While increasing the building square footage will increase the FAR for the site, this development will still be within the maximum FAR permitted for the overall site as specified in the proffers for RZ 92-H-015. In addition, the proposal still exceeds the minimum open space required to be provided.

Use Limitations (Par. 6C(2) of Sect. 6-106)

This section specifies that secondary uses of a commercial nature shall be limited to a set ratio of commercial square footage per dwelling unit. For properties zoned PDH-20, the ratio is 300 square feet of commercial space per dwelling unit. The development was approved for 451 dwelling units. This would permit a secondary use square footage of 135,300 square feet of commercial space. The child care center is requesting an increase in square footage to a total of 9,800 square feet. Therefore, this proposal will meet this standard.

Conformance with Article 16

All development within the PDH-20 District must conform to the standards set forth in Part 1 of Article 16.

General Standards (Sect. 16-101)

The General Standards required: 1) substantial conformance with the adopted Comprehensive Plan; 2) a design that achieves the purpose of the Planned Development District better than would development under a conventional district; 3) efficient land utilization; 4) preservation of existing natural features; 5) demonstration that the proposed development will not be harmful to the use and value of the existing and planned development in the surrounding area; 6) and the availability of all necessary public facilities and utilities. These standards have been satisfied with the previous rezoning of this property to the PDH District and were reviewed with approval of the Conceptual/Final Development Plan.

The proposed Final Development Plan Amendment to increase the square footage of the child care center from 6,016 square feet to 9,800 square feet will not have an adverse impact on the existing and planned development in the surrounding area. The increase square footage was necessitated by State licensing requirements.

Design Standards (Sect. 16-102)

Par. 1 states that, at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform with the provisions of the most comparable conventional district or in this case, the yard requirements are the same as those that were originally approved in the CDP/FDP for Dulles Town Center and are generally equivalent to the R-20 zoning district. The minimum front yard setback required in the CDP/FDP is controlled by a 20 degree angle of bulk plane, but not less than 15 feet (for a 40 foot high building, the minimum yard would be 15 feet). The proposed building meets this minimum setback for both Layout A and B. For Layout A, the front building setback is 23'± and 166'± (since the lot is a corner lot, it has two front setbacks). And for Layout B, the front setback is 43'± and 166'±.

The minimum required side setback is controlled by a 15 degree angle of bulk plane, but not less than 10 feet (for a 40 foot high building, the minimum side yard would be 11 feet). The proposed building meets this minimum setback for both Layout A and B. For Layout A, the side building setback is 57'±. And for Layout B, the side setback is 37'±. There is only one side yard for this building since it is a corner lot with two front building setbacks.

The minimum required rear yard setback is controlled by a 20 degree angle of bulk plane, but not less than 20 feet (for a 40 foot high building, the minimum rear yard would be 20 feet). The proposed building meets this minimum setback for Layout A and B. For Layout A, the rear building setback is 35± feet and for Layout B, the rear building setback is 32± feet.

Par. 2 states that open space, parking, loading, sign and other similar regulations shall have application in all planned developments. The application continues to meet the Zoning Ordinance requirements for open space and parking for Dulles Town Center. The application includes 44% open space, which is in excess of the open space requirement of 31% for the PDH-20 District, and 38 parking spaces, which meets the required minimum of 23 spaces for child care centers (0.16 spaces per child for a center which has a maximum daily enrollment of 100 or more children) in the Zoning Ordinance. All other applicable Zoning Ordinance provisions have been satisfied.

Par. 3 states that street systems should be designed to generally conform to the provisions of the Zoning Ordinance and should offer convenient access to mass transportation, recreational amenities and pedestrian access. Pedestrian access is provided to the proposed building from a five foot wide sidewalk located along the eastern periphery of the site that connects to an existing four foot wide sidewalk which runs parallel to Dulles Town Boulevard. Also, according to VDOT, the child care center will be located at an existing median break along Sunrise Valley Drive with adequate turn lanes that will be able to accommodate site trips. Staff concludes that this standard has been satisfied.

Additional Standards for Child Care Centers and Nursery Schools (Sect. 9-309)

Paragraph 1 states that 100 square feet of outdoor recreational area should be available for each child who may use the space at any one time, which would require a 14,000 square foot playground area for 140 children. The FDP shows a 6,300 square foot play area located on the north and west sides of the building in Layout A. In Layout B, the building is moved in 20 feet from the western boundary and the 6,300 square foot play area surrounds the building on the west, north and east sides. The play areas in both Layout A and Layout B are enclosed by a six foot high board-on-board wood fence. Since the applicant has been previously approved for a maximum enrollment of 140 children, a development condition has been written that limits the number of children in the playground area to 63 at any one time. Imposition of this condition will address this concern.

In addition, Paragraph 1 states that the playground area be limited to an area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only. In Plan A, the playground area is located in the rear and side yards and not in the front yard. In Plan B, part of the playground area is located in the front yard but it is outside the limits of the minimum required front yard which is 15 feet. Also, part D. of Paragraph 1 state that useable outdoor recreation area shall be limited to "an area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards." It appears that the play areas will easily meet this requirement, but to ensure that this standard is met, a development condition has been carried forward from the original approval.

Paragraph 2 requires the use to have direct access to a public street sufficient to accommodate the estimated traffic. Access is provided via an existing entrance from Dulles Town Boulevard. Also, according to VDOT, the child care center will be located at an existing median break along Sunrise Valley Drive with adequate turn lanes that will be able to accommodate site trips. Staff, therefore, finds that this standard has been met.

Paragraph 3 requires that the use be located so as to allow the loading and un-loading of all children on the site. Originally, the applicant proposed providing a drop off area in front of the building; however, since daycare children are typically young (6 weeks to 12 years old) and since the child care center does not propose to have a staff person assist in "unloading" the children, Staff felt it would be safer for the children not to have a designated drop off area in front of the building but instead require the parents/guardians to park and then deliver their child to their child's teacher. Staff has proposed a development condition which requires that all loading and unloading of children occur on the property. With this condition, this standard has been addressed.

Paragraph 4 reiterates that Child Care Centers are subject to the regulations of Chapter 30 of the Fairfax County Code or Title 63.1 Chapter 10 of the Code of Virginia.

Requested Waivers and Modifications Analysis:

Modification of the barrier requirement.

The applicant is requesting a modification of the Barrier H requirement along the eastern property line where the subject property abuts the neighboring multi-family residential development. According to the Zoning Ordinance Section 13-304, Barrier Requirements, a Barrier H consists of "one row of six foot trees averaging 50 feet on centers, such trees being a variety of types." In 1993, with the original approval of the rezoning, the applicant requested and was granted a modification of the transitional screening requirement between the child care center and the multi-family residential buildings in favor of a continuous row of

landscaping trees, comprised predominantly of evergreen trees. Today, a row of landscaping trees exists, consisting of 18 evergreen trees and 10 deciduous trees. These trees are planted on the multi-family property and though well-established do not provide sufficient screening between the multi-family property and the child care property. Therefore, Staff recommended that the applicant supplement this area with additional landscaping trees. The applicant complied by agreeing to plant seven 6' high Category II Evergreen trees; three 2" caliper Category IV deciduous trees; one 3" caliper Category IV deciduous tree and four 6' high Category I evergreen trees (Sheet 4). The seven 6' high trees meet the Barrier H requirements for 100' linear feet but cannot continue along the remaining eastern property line (121') due to the installation of a storm pipe, and five foot wide sidewalk proposed along the eastern side of the property. In this area, the applicant proposes to plant the eight trees previously mentioned (see Sheet 4). In summary, Barrier H requires one row of 6' trees per 50 feet, since the eastern property line is ±234 linear feet, five trees would be required. The applicant is proposing to provide 15 trees. Staff supports this modification to the barrier requirement as shown on the FDP, subject to UFM approval.

Modification for the peripheral parking lot landscaping requirement

According to the Zoning Ordinance Section 13-203, Peripheral Parking Lot Landscaping, when the property line abuts the right-of-way of a street, "a landscaping strip ten feet in width, which shall not include a sidewalk or trail, shall be located between the parking lot and the property line." And "at least one tree for each forty feet shall be planted in the landscaping strip; however, this shall not be construed as requiring the planting of trees on forty foot centers." Peripheral parking lot landscaping is required where the parking lot abuts the right of way of Sunrise Valley Drive and Dulles Town Boulevard. However, due to the presence of a power company easement and electrical boxes, required plant material is constrained. In addition, eleven existing trees planted in this area are proposed to be preserved; however, many of these trees are ash trees. Due to the ash trees' susceptibility to the emerald ash borer, these trees cannot be counted toward meeting the peripheral parking lot landscaping requirements. As mentioned previously, the applicant is proposing to plant three on-site shrub/groundcover areas within the easement areas (see Sheet 4). Staff supports this modification to the peripheral parking lot landscaping requirement as shown on the FDP, subject to UFM approval.

Modification of the 10-year tree canopy requirement

According to Public Facilities Manual (PFM) Section 12-0513.2, a 10-year tree canopy is required for this district. As mentioned previously, the site contains many existing, mature trees (22 trees) that the applicant is proposing to preserve; however, many of these trees are ash trees and as mentioned previously, ash trees cannot be counted to meet any landscaping requirement due to their susceptibility to an ash tree disease. With the applicant's most recent submittal,

the applicant has adjusted their 10-year tree canopy tabulations accordingly. The applicant is proposing a modification to the 10-year tree canopy requirement from 10% to 5% due to site constraints, such as easements and the existence of many healthy, mature ash trees that the applicant intends to preserve but which cannot be applied toward the 10-year tree canopy requirement. Staff supports this modification.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant requests approval to modify an existing PDH District approved for a mixed-use development. A Final Development Plan Amendment (FDPA) is being requested in order to amend a previously approved child care center to allow an increase in square footage from 6,016 sq. ft. to 9,800 sq. ft. A Proffered Condition Amendment (PCA) is being requested to decrease the "landscaped buffer screen around the perimeter of the property" from 30' to 20'. The application will provide a child care center as was envisioned in the original rezoning. The maximum daily enrollment of 140 students, initially proffered, will not increase. No changes are proposed to the minimum open space from the originally approved CDP/FDP. A child care center will provide a much needed and valued service to surrounding area residents. Most of the existing trees will be preserved and more landscaping will be added. The buffer between the existing child care property and existing multi-family dwelling units will be substantially improved. Staff concludes that the application meets the use and intensity recommendations of the Comprehensive Plan, and satisfies the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of PCA 92-H-015, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 92-H-025, subject to the Board's approval of PCA 92-H-015 and to the development conditions contained in Appendix 2.

Staff recommends approval of a modification of the barrier requirement between the proposed child care center and the adjacent multi-family dwelling units located to the southeast.

Staff recommends approval of a modification of the peripheral parking lot landscaping requirement.

Staff recommends approval of a modification to the 10-year tree canopy requirement.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval 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.

It should be 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.

APPENDICES

1. Draft Proffers
2. Proposed Final Development Plan (FDP) Conditions
3. Affidavit
4. Statement of Justification
5. Previous Proffers, Conditions and Development Plans approved with RZ 92-H-015 & FDP 92-H-015 and RZ C-698
6. Land Use and Environmental Analysis
7. Transportation Analysis
8. Urban Forest Management Analysis
9. Stormwater Management Analysis
10. Zoning Ordinance Analysis
11. Glossary of Terms

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DRAFT PROFFERS**GBI CORPORATION****PCA 92-H-015****June 13, 2012**

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, GBI Corporation (hereinafter referred to as the "Applicant") for the owner, itself, and successors and assigns, in PCA 92-H-015, filed on property identified as Fairfax County tax map reference 15-4 ((1)) 3E (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors approves this proffered condition amendment. All previous proffers and development conditions applicable to the Application Property shall be replaced and superseded by these proffers.

1. FINAL DEVELOPMENT PLAN

- A. Development of the Application Property shall be in substantial conformance with the Final Development Plan (FDP) prepared by Christopher Consultants, consisting of five (5) sheets, dated December 1, 2011, as revised through May 15, 2012.
- B. Pursuant to Paragraph 4 of Section 16-403 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), minor modifications from the FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP and do not increase the total square footage, decrease the amount of open space, decrease the setbacks from the peripheral lot lines, or modify the access point.

2. USES

The development and use of the Application Property shall be limited to a child care center with a maximum daily enrollment of 140 children.

3. LANDSCAPING

A landscape plan that shows, at a minimum, landscaping in conformance with Sheet 4 of the FDP shall be submitted in conjunction with the site plan for that land area encompassed by the FDP. The landscape plan shall incorporate native species to the greatest extent feasible, as determined by Urban Forest Management Division (UFMD).

4. TREE PRESERVATION AND LIMITS OF CLEARING

- A. The Applicant shall submit a tree preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a Certified Arborist, Landscape Architect or Registered Consulting Arborist, and shall be subject to the review and approval of UFMD, DPWES. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches in diameter and greater within 10 feet of the limits of clearing and grading shown on the FDP for the Application Property. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the FDP and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.
- B. The Applicant shall conform strictly to the limits of clearing and grading as shown on the FDP, subject to allowances for the installation of utilities. If it is determined necessary to install utilities in areas protected by the limits of clearing and grading as shown on the FDP, they shall be located in the least disruptive manner necessary. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities.
- C. In order to protect trees located off-site, the Applicant shall retain the services of a certified arborist, landscape architect or registered consulting arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist, landscape architect or registered consulting arborist shall walk the limits of clearing and grading with an UFMD, DPWES representative to determine where adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall

be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

- D. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, or landscape architect and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

- E. The Applicant shall root prune, as needed, to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - Root pruning shall be conducted with the supervision of a certified arborist.

- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”

F. During any clearing or tree removal on the Application Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist, landscape architect or registered consulting arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals.

5. TRANSITIONAL SCREENING AND BARRIERS

A. The Applicant shall provide a minimum buffer of fifteen (15) feet along the northeastern property line as shown on the FDP. A minimum buffer varying in width from fifteen (15) feet to twenty-three (23) feet shall be provided adjacent to Sunrise Valley Drive as shown on the FDP. Existing mature trees will be preserved in these areas to the extent feasible as shown on the FDP in coordination with UFMD, and supplemental plantings consisting of shrubs and ground cover shall be provided as shown on the FDP in consideration of existing easements.

B. The Applicant shall provide a six (6) foot high solid fence, which shall not preclude a picket style fence, constructed of wood, composite or similar material to enclose the proposed play areas as shown on the FDP.

6. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

Stormwater management (SWM) and Best Management Practices (BMPs) facilities shall be provided off-site as described in the narrative on Sheet 5 of the FDP to satisfy detention and water quality requirements in accordance with the requirements of the Public Facilities Manual. At the time of site plan submission, the Applicant shall request a waiver of stormwater management and a partial waiver of the stormwater quality control requirements as stated in Section 101-2-2-(13) of the Fairfax County Code/Subdivision Ordinance and Section 6-0401.2 of the Fairfax County Public Facilities Manual (PFM) to permit measures off-site. Should the stormwater management waivers not be granted by DPWES, a proffered condition amendment may be necessary to allow the provision of stormwater management on-site.

7. DESIGN AND CONSTRUCTION

A. The architecture of the proposed child care center building shall be compatible with the adjacent residential and non-residential development. An elevation is attached as an exhibit to these proffers for illustrative

purposes. Final building design and materials shall be selected by the Applicant at time of site plan. Exterior building materials shall be selected from brick, stone, masonry, cementitious panels, stucco or materials of similar quality. The roof type shall be gable or hip and covered with fiberglass shingles. Earthtone colors shall be used on the building exterior to match the surrounding area.

- B. The Applicant shall provide a sufficient number of parking spaces to accommodate the staff for the child care center.
- C. All landscaping and improvements shall be constructed and/or installed concurrent with the development shown on the FDP.

8. LIGHTING

Parking lot lighting poles located on the Application Property shall not exceed fourteen (14) feet in height. Parking lot lighting shall be downward directed and shielded adjacent to residential uses to minimize impacts on adjacent properties.

9. GREEN BUILDING PRACTICES

- A. The Applicant shall include a LEED®-accredited (or equivalent program) professional as a member of the design team. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the proposed child care center. At the time of site plan submission, the Applicant will provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.
- B. The Applicant shall provide one (1) preferred parking space for low-emissions vehicles. The location of the space shall be labeled on the site plan and the space shall be demarked with a Reserved for Low-Emissions Vehicle Parking sign. The Applicant shall provide proof of installation prior to the issuance of a Non-RUP.
- C. The Applicant shall exclusively use native and non-invasive species for landscape and other plantings on the Application Property. The Applicant shall provide planting lists showing species and location of plantings on the landscape plan submitted with the site plan.
- D. The Applicant shall incorporate LED or fluorescent lamps in interior building light fixtures.
- E. The Applicant shall install motion sensor faucets and flush valves and ultralow-flow plumbing fixtures that have a maximum water usage listed

below (to be modified with the project-specific fixtures). The Applicant shall provide manufacturers' product data prior to the issuance of a Non-RUP.

- Water Closet (gallons per flush, gpf) 1.28
- Urinal (gpf) 0.5
- Showerheads (gallons per minute, gpm*) 2.0
- Lavatory faucets (gpm**) 1.5
- Kitchen and janitor sink faucets 2.20
- Metering faucets 0.25

*When measured at a flowing water pressure of 80 pounds per square inch (psi)

**When measured at a flowing water pressure of 60 pounds per square inch (psi).

- F. The Applicant shall provide an area for the separation, collection and storage of glass, paper, metal, plastic and cardboard generated by employees. There shall be a dedicated area on the Application Property for the storage of materials to be recycled.
- G. The Applicant shall have a construction waste management plan that consists of hiring a waste removal and diversion company to process all construction waste at a recycling center. The Applicant shall provide a copy of the waste removal contract to DPWES as proof of compliance during construction.
- H. The Applicant shall use low-emitting materials for all adhesives, sealants, paints, coatings, floor systems, composite wood, and agrifiber products, as well as furniture and furnishings, if available. Low-emitting is defined according to the following table:

Application	(VOC Limit g/L less water)
Carpet Adhesive	50
Rubber floor adhesive	60
Ceramic tile adhesive	65
Anti-corrosive/anti-rust paint	250
Clear wood finishes	350

The Applicant shall provide the manufacturer's product data prior to the issuance of a Non-RUP.

- I. The Applicant shall install carpet and carpet padding that meets the testing and product requirements of the Carpet and Rug Institute Green Label Plus Program. The Applicant shall provide the manufacturers' product data prior to the issuance of a Non-RUP.

- J. The Applicant shall install vinyl composition tile and rubber tile flooring that meets the requirements of the FloorScore certification program. The Applicant shall provide the manufacturers' product data and certification letter prior to the issuance of a Non-RUP.
- K. The Applicant shall install Energy Star, or equivalent, appliances and equipment for all refrigerators, dishwashers, water heaters, computers, monitors, water coolers, and other appliances and office equipment (if available). The Applicant shall provide installation locations and manufacturers' product data, including the Energy Star energy guide if installed, prior to the issuance of a Non-RUP.

10. SUCCESSORS AND ASSIGNS

These proffers shall bind and inure to the benefit of the Applicant and its successors or assigns.

11. COUNTERPARTS

These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

APPLICANT/CONTRACT PURCHASER OF
TAX MAP 15-4 ((1) 3E

GBI CORPORATION

By: Frank S. Gordon
Its: President

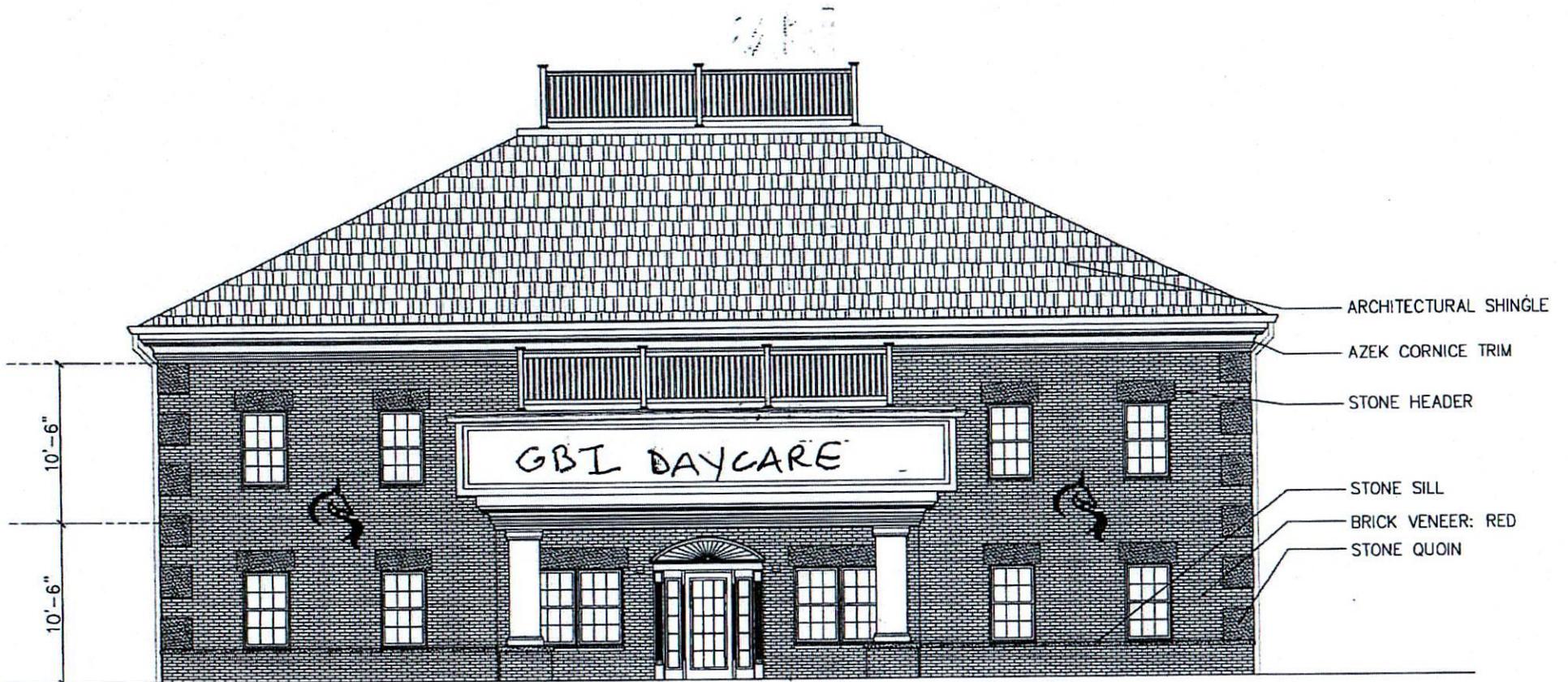
[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 15-4 ((1) 3E

ROCKS DULLES TOWN CENTER LIMITED, L.C.

By: _____
Its: Manager

[SIGNATURES END]



FOR ILLUSTRATIVE PURPOSES ONLY-SUBJECT TO CHANGE AT TIME OF FINAL DESIGN

EXHIBIT

PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS

FDPA 92-H-015

June 14, 2012

If it is the intent of the Planning Commission to approve Final Development Plan FDPA 92-H-015, to permit site modifications, on property located at Tax Map 15-4 ((01)) 3E, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions. Previous development conditions are noted with an asterisk.

1. This Final Development Plan Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this FDPA shall be in substantial conformance with the approved FDP entitled "Dulles Day Care" consisting of five sheets, prepared by Christopher Consultants, dated December 2, 2011 as revised through May 15, 2012. Minor modifications to the approved FDPA may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
2. The child care center play areas shall be located outside the limits of the minimum required front yards and shall occupy no more than 80 percent of the combined total area of the required rear and side yards for the child care center facility as specified in Pars. B and D of Sect. 9-309 of the Zoning Ordinance.*
3. Based on the minimum required square footage of outdoor play area per child, no more than 63 children shall be in the outdoor play area at any one time.
4. All loading and unloading of children shall occur on the application property.
5. A minimum of 38 off-street parking spaces shall be provided either on-site or through a parking space agreement with an abutting property.
6. A practice of staggered drop-off and pick-up of children shall be practiced by the child care center to lessen traffic congestion.
7. The standard hours of operation shall be limited to 6:30 a.m. to 7:00 p.m., Monday – Friday.

REZONING AFFIDAVIT

DATE: May 31, 2012
 (enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 1150306

in Application No.(s): PCA/FDPA 92-H-015
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
GBI Corporation Agent: Frank S. Gordon	6408 Grovedale Drive, #202 Alexandria, VA 22310	Applicant/Contract Purchaser of Tax Map 15-4 ((1)) 3E
Rocks Dulles Town Center Limited, L.C. Agents: S. Randall Cohen Samuel A. Rocks Nicholas P.H. Rocks	1960 Gallows Road, Suite 300 Vienna, Virginia 22182	Title Owner of Tax Map 15-4 ((1)) 3E

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: May 31, 2012
 (enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 92-H-015
 (enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Christopher Consultants, Ltd. Agents: Giovanni (John) B. Rinaldi Myon M. Yoo Lindsay E. Burleigh	9900 Main Street Suite 400 Fairfax, Virginia 22031	Engineers/Planners/Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: May 31, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 92-H-015
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
GBI Corporation
6408 Grovedale Drive, #202
Alexandria, VA 22310

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
Frank S. Gordon, Michael H. Gordon

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)
Frank S. Gordon, President, Michael H. Gordon, VP, Secretary
Directors: Frank S. Gordon, Michael H. Gordon, Mark London

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: May 31, 2012
(enter date affidavit is notarized)

1150306

for Application No. (s): PCA/FDPA 92-H-015
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Rocks Dulles Town Center Limited, L.C.
1960 Gallows Road, Suite 300
Vienna, Virginia 22182

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Managers: Samuel A. Rocks, Nicholas P.H. Rocks, S. Randall Cohen
Members: Samuel A. Rocks; S. Randall Cohen, Trustee U/A dated 1/1/2000 f/b/o Nicholas P.H. Rocks; S. Randall Cohen and Nicholas P.H. Rocks, Trustees U/A dated 8/24/93 f/b/o Suzanne R. Gray; Samuel A. Rocks and Nicholas P.H. Rocks, Trustees U/A dated 8/17/89 f/b/o Robin R. Carlough; and The Chief's Grandchildren Holdings, LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

The Chief's Grandchildren Holdings, LLC
1960 Gallows Road, Suite 300
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Members: Caroline J. Gray; Harrison R. Gray; Preston D.G. Gray; Suzanne R. Gray, Custodian for Reagan P. Gray under the Uniform Trust for Minors Act for the benefit of Reagan P. Gray; Michael R. F. Rocks, Trustee of The Michael R.F. Rocks Revocable Trust Under Agreement dated 8/19/08 for the benefit of Michael R.F. Rocks; Hilary G. Rocks, Trustee of The Hilary G. Rocks Revocable Trust Under Agreement dated 8/19/08 for the benefit of Hilary G. Rocks; Samantha C. Rocks; Emma M. Rocks; Hanna E. Rocks; [continued below]

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

[continued, member]: Samuel A. Rocks, Custodian for Trevor A. Rocks under the Uniform Trust for Minors Act for the benefit of Trevor A. Rocks

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 31, 2012
(enter date affidavit is notarized)

1150306

for Application No. (s): PCA/FDPA 92-H-015
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Christopher W. Brown, Louis Canonico (nmi), William R. Zink, William R. Goldsmith, Jr., Michael S. Kitchen, Jeffrey S. Smith, Ruth R. Fields

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: May 31, 2012
(enter date affidavit is notarized)

1150306

for Application No. (s): PCA/FDPA 92-H-015
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
None

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: May 31, 2012
(enter date affidavit is notarized)

1150306

for Application No. (s): PCA/FDPA 92-H-015
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

None

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: May 31, 2012
(enter date affidavit is notarized)

1150306

for Application No. (s): PCA/FDPA 92-H-015
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

[] Applicant

[x] Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent

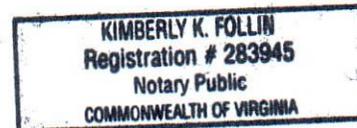
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 31 day of May, 2012, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin

Notary Public

My commission expires: 11/30/2015



Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com



WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

APPENDIX 4

RECEIVED
Department of Planning & Zoning

DEC 05 2011

Zoning Evaluation Division

December 2, 2011

Via Hand Delivery

Barbara C. Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proposed Proffered Condition Amendment/Final Development Plan Amendment
Fairfax County Tax Map Reference: 15-4 ((1)) 3E
Applicant: GBI Corporation

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a proffered condition amendment/final development plan amendment (PCA/FDPA) on property identified among the Fairfax County tax assessment records as 15-4 ((1)) 3E (the "Subject Property").

The Subject Property is comprised of approximately 40,075 square feet and is zoned to the PDH-20 District. Located in the northeast quadrant of the intersection of Sunrise Valley Drive and Dulles Town Boulevard, the Subject Property was recently redistricted into the Dranesville Magisterial District. The Subject Property is part of a larger property originally rezoned by the Board of Supervisors (the "Board") on August 2, 1993 with the approval of RZ 92-H-015. The Board granted a rezoning to the PDH-20 District on approximately 24 acres. The approval was granted in conjunction with a conceptual/final development plan (CDP/FDP) consisting of five (5) sheets and proffers dated August 2, 1993. The property shown on the CDP/FDP, exclusive of the Subject Property, was approved for the development of 451 multi-family residential dwelling units that have been constructed. The Subject Property is shown on the CDP/FDP as a child care center containing 6,016 square feet and serving 140 students. A maximum daily enrollment of 140 students is also identified in the proffers. The Subject Property is currently vacant.

The Applicant is the contract purchaser of the Subject Property and proposes to implement the approved child care center use. The maximum daily enrollment of 140 students will not increase. The building square footage identified on the CDP/FDP, however, is not large enough for the operators being considered by the Applicant to accommodate the proffered student enrollment. Therefore, the Applicant is proposing a PCA/FDPA to increase the size of the building to be constructed on the Subject Property from 6,016 square feet to up to 9,800 square feet. The size of the building is dictated by State licensing requirements for 140 students and the specifications of the operator.

PHONE 703 528 4700 ■ FAX 703 525 3197 ■ WWW.THELANDLAWYERS.COM
COURTHOUSE PLAZA ■ 2200 CLARENDON BLVD., THIRTEENTH FLOOR ■ ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 ■ PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

The proposed increase in square footage results in modifications to the building footprint and minor adjustments to the site layout that was shown on the CDP/FDP. A second story has been added to the building to minimize changes to the building footprint, accommodate yard requirements, and preserve existing trees located at the perimeter of the Subject Property. The proposed building height of 40 feet remains compatible with the constructed four (4) story multi-family residential development as shown on the CDP/FDP and surrounding development including an adjacent hotel located in Dulles Station. The access to the Subject Property from Dulles Town Boulevard is the same as shown on the CDP/FDP. Parking continues to be provided in front of the building and a drop-off/pick-up area is located at the building entrance for the convenience of parents and to minimize the need for on-site parking. An outdoor play area of approximately 3,600 square feet will be provided in approximately the same location as the play area shown on the CDP/FDP. Pedestrian circulation will be facilitated with the provision of sidewalks on the Subject Property that connect to an existing sidewalk on Dulles Town Boulevard. Lastly, the Applicant proposes a combination of fencing and landscaping to provide appropriate screening, as well as to ensure the safety of the children that will be enrolled in the child care center. Mature trees are located around perimeter of the Subject Property that the Applicant will preserve. No changes are proposed to the maximum density or minimum open space as shown on the CDP/FDP.

The child care center is intended to be a community-serving use consistent with the original approval. The age of the children that will be enrolled in the center will be determined by the operator. The child care center is anticipated to operate Monday through Friday from 6:30 a.m. to 7:00 p.m. for the convenience of working parents. The arrival and departure of children will likely be staggered in accordance with the parents' work schedules. A staggered drop off and pick up of children in the morning and afternoon will lessen traffic impacts on the surrounding roadways. All trips to the child care center will be by private vehicle and access at an existing median break on Sunrise Valley Drive will facilitate traffic movements. Providing access to the Subject Property from Dulles Town Boulevard, and opportunities for vehicle stacking on-site, will ensure that no vehicles stack onto Sunrise Valley Drive, which is a heavily travelled roadway.

The Applicant proposes a partial PCA/FDPA on the Subject Property, which is part of a larger land area originally zoned to the PDH-20 District by the Board in 1993. Proffer 2, associated with RZ 92-H-015, specifically identifies the elements of the CDP. The identified CDP elements are not proposed to be modified. In addition, the proffer anticipates possible amendments to the FDP on a portion of the proffered plan. Further, a partial PCA/FDPA is appropriate as the Applicant is not increasing the proffered number of students to be enrolled in the child care center. As the number of students is the same, there is no increase in intensity, either to the actual number of children contemplated by the original approval, or the number of vehicle trips to and from the Subject Property. Consequently, there are no adverse impacts on the property not incorporated into the amendment. While the square footage of the building is increased, the footprint is generally in the same location as shown on the CDP/FDP. Lastly, all proffers, including the maximum child enrollment, will be continue to be met, and the physical separation of the Subject Property from the existing residential development ensures no adverse impacts on pedestrian and vehicular circulation, connectivity or landscaping. Therefore, a partial

PCA/FDPA is appropriate in accordance with the requirements of Paragraph 6 of Section 18-204 of the Zoning Ordinance.

In addition to meeting the requirements for a partial PCA/FDPA, the Applicant's proposal is in harmony with all adopted ordinances, standards and regulations except as follows:

- A modification of transitional screening between the proposed child care center and the adjacent multi-family dwelling units located to the southeast.

The requested modification is consistent with the previously approved CDP/FDP that includes a play area in this location. In addition, the required screening trees will be provided along the property line further to the south. Therefore, the number of trees as required by the Zoning Ordinance is met, but in a different location. Lastly, the proposed modification allows the Applicant to implement the use granted with the prior approval.

I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission. The Applicant's proposal will ensure the construction of a child care center on the Subject Property as envisioned with its original rezoning. A child care center will provide a much needed and valued service to surrounding area residents. Convenient child care is increasingly important in Fairfax County as many of its residents are relying on two incomes to meet expenses.

Should you have any questions regarding the above, or require additional information, please do not hesitate to contact me. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Lynne J. Strobel

LJS/kae

cc: Frank Gordon
John Rinaldi
Martin D. Walsh



FAIRFAX COUNTY

APPENDIX 5

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151

September 30, 1993

Robert A. Lawrence, Esquire
Hazel and Thomas, P.C.
3110 Fairview Park Drive - Suite 1400
Falls Church, Virginia 22042

Rezoning Application
Number RZ 92-H-015
(Concurrent with PCA C-698)

Dear Mr. Lawrence:

Required funds having been paid by the applicant in accordance with the procedures established by the Board of Supervisors for rezoning of commercial or industrial land within the Route 28 Tax District to residential use, enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on August 2, 1993 granting, as proffered, effective October 1, 1993, Rezoning Application Number RZ 92-H-015, in the name of Ralph D. Rocks and Jean W. Rocks, from the R-1 and PDC Districts to the PDH-20 District.

The Board also:

- Approved the Conceptual Development Plan, subject to the proffers dated August 2, 1993;
- Modified the transitional screening requirement;
- Waived the barrier requirement along the southern boundary of the site, and between the child care center and the residential units, in favor of existing vegetation on the site and the landscaping shown on the Conceptual Development Plan/Final Development Plan (CDP/FDP), and subject to the proffers; and

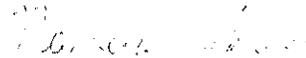
September 30, 1993

-2-

- Modified the maximum length limitation for private streets in a residential development as shown on the CDP/FDP and subject to the proffers.

(NOTE: The Planning Commission approved the Final Development Plan on July 29, 1993.

Sincerely,



Nancy Vehrs

Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Dvsn., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP
Fred R. Beales, Supervisor, Base Prop. Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Dvsn., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acq. & Planning Dvsn., Park Authority

RZ 92-H-015
Ralph D. Rocks and
Jean W. Rocks
August 2, 1993

PROFFERS

Pursuant to Section 15.1-491(a) of the 1950 Code of Virginia, as amended, the undersigned proffer the following conditions provided the Board of Supervisors approves PCA 92-H-015 as proffered and rezones the subject property to the PDH-20 District, approves the Conceptual Development Plan/Final Development Plan as proffered, yielding four hundred fifty-one (451) dwelling units, as proffered herein. For the purpose of these proffers, the term "Developer" refers to the undersigned or their successors or assigns.

1. Conceptual/Final Development Plan. Development of the property shall be in substantial conformance with the plan entitled "Conceptual/Final Development Plan, Dulles Towne Center," consisting of five (5) sheets, revised as of June 28, 1993, and prepared by Greenhorne & O'Mara, Inc. (the "CDP/FDP"). Architectural treatment of residential buildings and other improvements shall be substantially similar to the illustrative drawings set forth on Sheets 4 of 5 and 5 of 5 on the CDP/FDP. Parking lot signs and other directional signs on site shall have uniform treatment as to design and color.

Architectural renderings and a landscape plan for the property shall be submitted to OCP and the Planning Commission for review and approval prior to building permit and site plan approval, respectively, by DEM.

2. **Final Development Plan Amendment.** Notwithstanding the Conceptual Development Plan and the Final Development Plan are presented together on the same plan, it shall be understood that the CDP shall be the entire plan relative to the points of access, the total number of units and general location of residential buildings, the Day Care Center, on site circulation, screening, recreational facilities and common open space areas, and that the Developer has the option to request a Final Development Plan Amendment ("FDPA") from the Planning Commission for a portion of the plan in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance and the proffers.
3. **Minor Deviations.** Minor deviations from the FDP may be permitted pursuant to paragraph 4 of Section 16-403 of the Zoning Ordinance.
4. **Energy Conservation.** All homes on the property shall meet the thermal guidelines of the Virginia Power

Energy Saver Program for energy-efficient homes or its equivalent, as determined by DEM for either electric or gas energy systems.

5. **Recreational Facilities.** The Developer shall comply with paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities by providing the following facilities:

- a. Play Court
- b. Pool
- c. Tennis Court

A non-residential use permit shall be obtained for the pool facility prior to the issuance of a residential use permit for the 226th unit on the subject property.

In addition, the Developer shall contribute the sum of \$32,500 to the Fairfax County Park Authority for the acquisition and development of active recreation facilities in Land Unit D-1 of the Dulles Suburban Center Plan located south of Frying Pan Road, or other locations within the general vicinity of the property. Said sum shall be due and payable prior to the issuance of the first building permit for the subject property.

Said construction amounts shall be subject to the inflationary increase/decrease adjustments in the Construction Cost Index from the Engineering News Record from the date of this proffered condition to the date that a contribution is made.

6. **Private Streets.** Private streets within the proposed development shall be constructed in conformance with Public Facilities Manual ("PFM") standards of TS-5. Pavement design shall include CBR (California Bearing Ratio) tests in accordance with PFM standards to ensure durability.

7. **Road Construction/Contribution.**
 - a. Prior to issuance of the 100th residential use permit on the subject property, Horse Pen Road shall be realigned and a two lane roadway constructed within a dedicated right of way across the Horse Pen Road frontage of Tax Map Parcel 15-2 ((1)) Parcel 13 of sufficient width to accommodate a 4-lane divided roadway to a standard required by VDOT and in general conformance with Exhibit A attached hereto. Said roadway shall be designed to tie into existing Horse Pen Road where the

Parcel 13 frontage ends. Said dedication shall be made provided density credit is awarded to the owner of Lot 13 pursuant to Section 2-308 of the now current zoning ordinance. However, if such right-of-way is acquired by the Dulles Toll Road Corporation, no density credit shall be awarded for this land area. The right-of-way and all ancillary easements shall be dedicated and conveyed in fee simple to the Board of Supervisors prior to the issuance of the 100th residential use permit, or upon demand by the Fairfax County or VDOT no earlier than 24 months from the date of approval of this rezoning application, whichever event first occurs.

- b. Subject to VDOT and DEM approval, the Developer shall construct standard right and left turn lanes for the site entrances shown herein on CDP/FDP.
- c. Prior to issuance of the 100th residential use permit on the Subject Property Developer shall contribute the sum of \$169,638.00 to Fairfax County for use on off-site road improvements in the vicinity of the subject property as determined by the Board of Supervisors. Said contribution

amount shall be subject to inflationary increase/decrease adjustments in the Construction Cost Index from the Engineering News Record from the date of this proffered condition to the date that a contribution is made.

- d. The Developer shall make a pro rata contribution towards the cost of design, equipment and installation of a traffic signal for the intersection located at the northernmost entrance to the subject property. Such contribution shall be based on the relative traffic impact of the proposed residential development on the intersection and shall be payable prior to issuance of the first building permit for the subject property.
8. The Developer shall provide a bus shelter along Horse Pen Road as shown on the CDP/FDP or at an alternative location to be determined by the Fairfax County Office of Transportation.
9. Transportation Demand Management. In order to mitigate the transportation impacts of the proposed development,

the Developer shall implement the following TDM (Transportation Demand Management) measures:

- a. Coordinate with public and private transit programs which will serve the Dulles Suburban Center Area.
 - b. Upon issuance of a residential use permit for the 226th dwelling units within the approved residential development, conduct a survey of residents to determine commuter travel characteristics.
 - c. Set up an information exchange program to foster ridesharing and carpooling among residents of the development; provide periodic notification of such programs to all residents.
 - d. Coordinate such ridesharing/carpooling program with other residential development in the Dulles Suburban Center Area, including McNair Farms.
10. **Stormwater Management**. The Developer shall construct the stormwater management facility as shown on the CDP/FDP in conformance with the Chesapeake Bay

Preservation Ordinance so that the projected total phosphorous runoff pollution load for the proposed development shall be reduced by no less than forty percent (40%) compared to phosphorous loads projected for the development without BMPs. Landscaping shall be provided around the periphery of the pond as shown on the Conceptual Landscaping Plan. In addition, the Developer shall expend a minimum of \$5,000 for supplemental plantings to be placed within the drypond area. These plantings shall be comprised of species indigenous to the area and having habitat value, subject to the approval of the Urban Forestry Branch of DEM and the Department of Public Works (DPW).

11. Affordable Dwelling Units. The Developer shall comply with the Affordable Dwelling Unit Program as set forth in Part 8 of Article 2 of the Zoning Ordinance. The affordable dwelling units provided under this program shall be constructed with an exterior architectural style and materials that shall be compatible with the other multi-family market-price dwelling units.

12. EQC and RPA Preservation. The Environmental Quality Corridor ("EQC") and the Resource Protection Area ("RPA") shall be as delineated on the CDP/FDP and,

except as qualified herein, shall remain as undisturbed open space. In the EQC or RPA areas, except as otherwise provided herein, there shall be no clearing of any vegetation, except for dead or dying trees or shrubs; and there shall be no structures, except for utilities (including sewer), as generally depicted on the CDP/FDP or in such other manner as may be determined necessary by DEM which minimizes the disturbance to the EQC or RPA areas to the maximum extent feasible. Any additional disturbance areas which are determined by DEM to be necessary shall be re-vegetated with indigenous species, subject to the approval of the Urban Forester.

13. **Tree Preservation.** In addition to EQC/RPA areas addressed in Proffer 13, the Developer shall preserve the "Tree Save" areas shown on the CDP/FDP, and to the maximum extent feasible, existing vegetation within the buffer areas around the periphery of the site as proffered in Proffer 16. Appropriate measures shall be implemented during the construction process to protect any areas designated for preservation, as determined by DEM.

14. Swimming Pool Waters. The Developer will ensure that swimming pool waters are properly neutralized prior to being discharged during annual or semi-annual draining or cleaning operations by adding sufficient amounts of lime or soda ash to the acid cleaning solution, prior to discharge, to achieve a ph approximately equal to that of the receiving stream; all such discharged pool waters will have a minimum dissolved oxygen concentration of 4.0 milligrams per liter; if such discharged pool water is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it will be allowed to stand so that most of the solids settle out prior to being discharged.
15. Landscaping. Landscaping on site shall be provided in substantial conformance with the Conceptual Landscaping Plan (CDP/FDP Sheet 4 of 5), subject to final approval by the Urban Forestry Branch of DEM. The Developer shall provide a landscaped buffer screen around the perimeter of the property that is a minimum of thirty feet (30') in width as generally shown on said plan. Developer shall use his best efforts to preserve existing vegetation within the buffer areas delineated on CDP/FDP. In areas where this buffer screen is at

the minimum 30 foot width, the Developer will plant additional landscape materials up to the equivalent amount of landscape materials designated for the Transitional Screening 2 as specified in Article 13, subject to the approval of the Urban Forester.

16. **Airport Noise**. The Developer shall require that all residential builders on the subject property provide full disclosure to prospective buyers that the subject property is near Washington Dulles International Airport, and that while the Federal Aviation Authority, Metropolitan Washington Airports Authority, and Fairfax Supervisors have determined that the subject property is an area suitable for residential development, residents should anticipate that noise and overflights related to aircraft operations will, at times, be audible on the site. Such disclosure information shall be displayed on sales contracts/brochures and promotional information for the subject property. The Developer shall also require that said builders provide adequate acoustical insulation within the dwelling units, as applicable, to ensure that the interior areas of said units are provided at the time of initial construction with a minimum of 30 dBA of structural

noise attenuation by a combination of construction techniques that achieve such a result.

17. **Notice to Purchasers.** The Developer shall notify all future purchasers and residents of the development, at the time of marketing and shall place in all deeds of sale and in leases, notification that the specific contiguous properties are zoned and approved for office development if applicable at the time of marketing, or at the time of closing on a sale or lease.

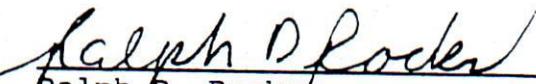
18. **Heritage Resources.** Prior to the conductance of land disturbing activities on site, the Developer shall conduct Phase II level archaeological studies on State historic sites 44FX852 and 44FX854 on the property. Such studies shall meet the guidelines for archaeological research as outlined by the Virginia Department of Historic Resources. These studies shall be coordinated with the Heritage Resources Branch of the Office of Comprehensive Planning with the clear understanding that the study period shall not delay the Developer's construction schedule. In addition, the Developer shall erect a sign adjacent to the picnic area shown on the CDP/FDP in the southeastern corner of the property. The sign shall identify the historic

roadbed known as "West Ox Road" and provide a brief description of its historic background. The applicant shall coordinate with the Heritage Resources Branch of OCP in determining the final location of the sign and the applicable descriptive language. The total cost for the work pursuant to this Proffer No. 19 shall not exceed \$10,000. Using the Board of Supervisors approval date of the rezoning application as the base date, the maximum amount specified shall be adjusted according to the Construction Cost Index as published in the *Engineering News Record* by McGraw-Hill.

19. **Child Care Center.** The Child Care Center shown on the CDP/FDP shall be limited to a maximum daily enrollment of 140 students. The architecture of the Child Care Center building shall be compatible with the residential development and the adjacent non-residential. Prior to approval of a Site Plan for the child care center, a letter from the Health Department shall be obtained indicating that the child care center location as proposed does not present any hazard to health, safety or welfare of the children. All requirements of the Health Department regarding safety fencing, food preparation, etc., shall be implemented and adhered to.

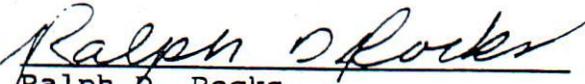
20. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

Owners of record:


Ralph D. Rocks

Samuel A. Rocks, Attorney-in-
fact for Jean W. Rocks

Legal owners by virtue of indenture:


Ralph D. Rocks

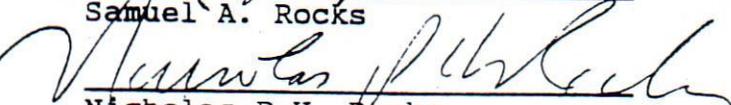
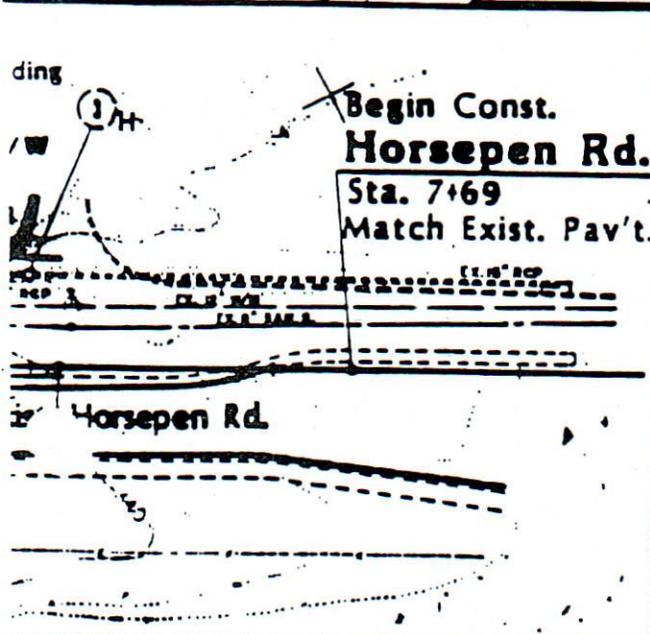
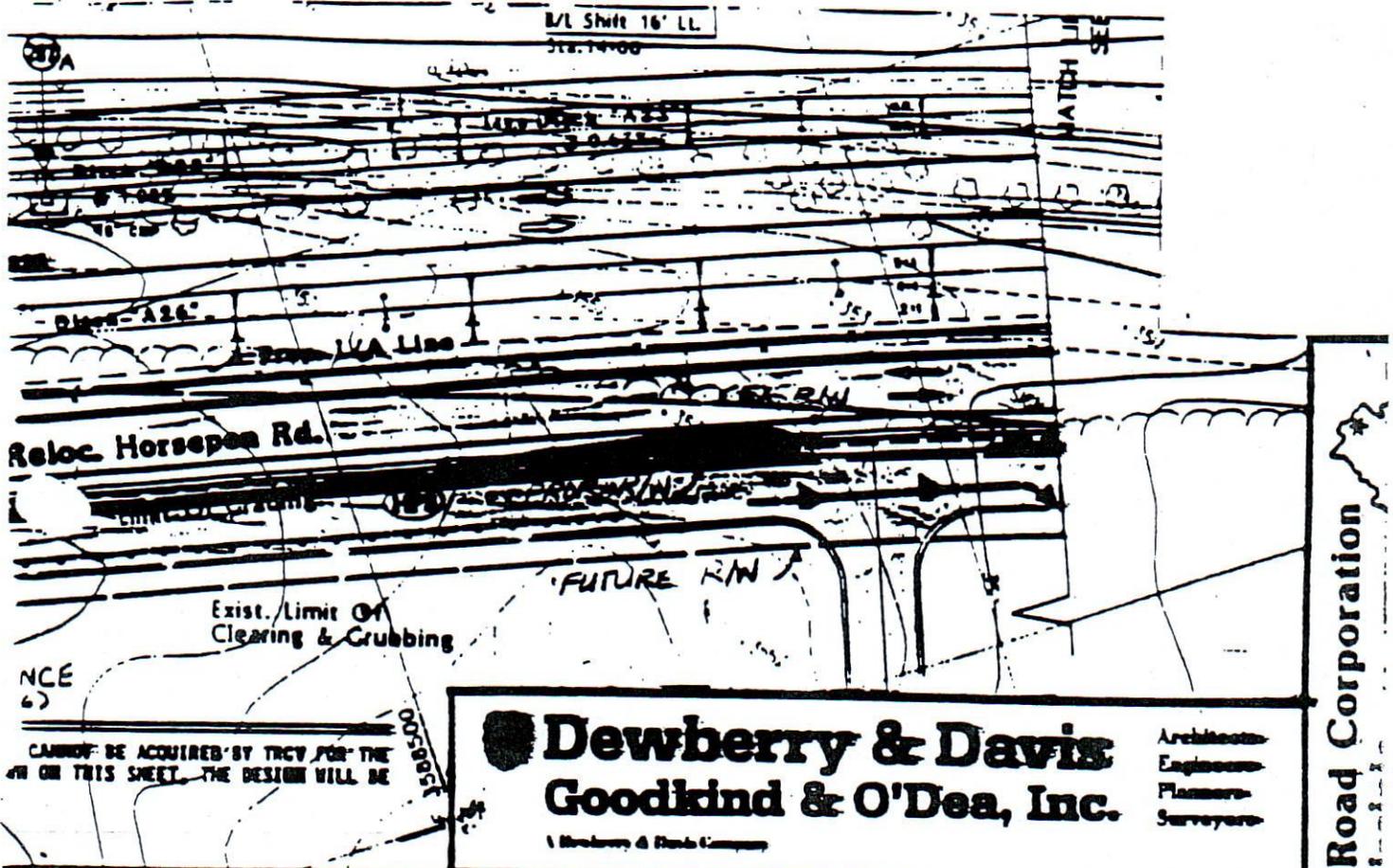
Samuel A. Rocks

Nicholas P.H. Rocks

EXHIBIT A



Note: _____
For Drainage & Ditch Tabulations
See Sheet: 6D

July

**Horsepen Road
Relocation Alternatives
Scenario 1**

2

PP-D.T

Toll Road Corporation

POWER OF ATTORNEY
TO EXECUTE PROFFERS

KNOW ALL MEN BY THESE PRESENTS that I, Jean W. Rocks, as an owner of Parcels identified on Fairfax County Tax Maps as 15-4 ((1)) 3, 5, and 9, have made, constituted and appointed, and by these presents do make, constitute and appoint Samuel A. Rocks, currently residing in Great Falls, Virginia, my true and lawful attorney to execute, on my behalf, any and all Proffers in connection with Fairfax County Reasoning Application RZ 92-H-015 and PCA C-698, pursuant to Section 15.1-491(a) of the 1950 Code of Virginia, as amended, and for that purpose, for me and in my name, place and stead, and as my act and deed, to do and execute, or to concur with persons jointly interested with me therein in the execution of said Proffers, in the same manner and with the same effect as I might or could.

KNOW ALL MEN FURTHER that this power of attorney, and the authority herein granted to said attorney, shall not terminate on my disability, incompetence, or incapacity.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 23rd day of July, 1993.

Jean W. Rocks
Jean W. Rocks

STATE OF VIRGINIA
COUNTY OF FAIRFAX, TO-WIT:

I, Janice Kinnear, the undersigned Notary Public in and for the State and County aforesaid, whose commission as such expires on the 29th day of February, 1997, do hereby certify that Jean W. Rocks, whose name is signed to the foregoing, has this day personally appeared before me and acknowledged the same to be his act and deed.

Given under my hand this 23rd day of July, 1993.

Janice Kinnear
Notary Public

ROCKS.PCA

7-23-93 9:05a

Post-It™ brand fax transmittal memo 7871 # of pages 1

To: <u>Tony Rocks</u>	From: <u>Bob Lawrence</u>
Dept.	Phone # <u>641-4284</u>
Fax # <u>893-5971</u>	Fax #

PROPOSED DEVELOPMENT CONDITIONS

July 15, 1993

FDP 92-H-015

If it is the intent of the Planning Commission to approve Final Development Plan FDP 92-H-015 for residential development on property located at Tax Map Parcels 15-4 ((1)) 3, 5 and 9, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. The regular hours of operation for the swimming pool shall be limited to 8:00 A.M. to 9:00 P.M.

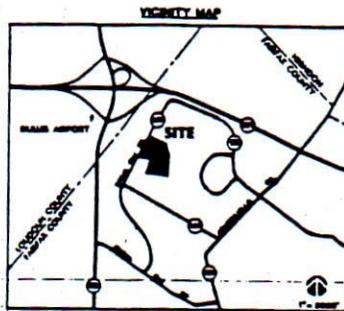
After-hour parties for the swimming pool shall be governed by the following:

- Limited to six (6) per season.
 - Limited to Friday, Saturday and pre-holiday evenings. Three (3) weeknight parties may be permitted per year, provided written proof is submitted which shows that all contiguous property owners concur.
 - Shall not extend beyond 12:00 midnight.
 - The applicant shall provide a written request at least ten (10) days in advance and receive prior written permission from the Zoning Administrator for each individual party or activity.
 - Requests shall be approved for only one (1) such party at a time and such requests shall be approved only after the successful conclusion of a previous after-hour party.
2. A soils survey shall be completed if determined necessary by the Director, Department of Environmental Management (DEM), prior to site plan approval. If high water table soils resulting from uncompacted fill, resource removal or any other circumstances resulting in instability are found in the immediate vicinity of the pool, then the pool shall be engineered and constructed to ensure pool stability, including the installation of hydrostatic relief valves and other appropriate measures, as determined by DEM.
 3. If lighting of the pool is provided, lights shall be designed to direct illumination into the pool area and shields shall be installed, if necessary, to prevent the light from projecting beyond the pool area.
 4. In order to foster a unified and coordinated appearance, and to contribute to a positive sense of orientation, a comprehensive lighting plan shall be provided for the residential development at the time of site plan or building permit submission, whichever is appropriate. Exterior lighting shall be designed to enhance night safety and circulation, as well as highlight special features. Lighting shall be designed in a manner that minimizes glare onto adjacent properties.
 5. The child care center play area shall be located outside the limits of the minimum required front yards and shall occupy no more than 80 percent of the combined total area of the required rear and side yards for the child care center facility as specified in Pars. B and D of Sect. 9-309 of the Zoning Ordinance.

CONCEPTUAL / FINAL
DEVELOPMENT PLAN

DULLES TOWN CENTER

HUNTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA



PROJECT ROAD:

- SHEET 1: COVER SHEET
- SHEET 2: CONCEPTUAL / FINAL DEVELOPMENT PLAN
- SHEET 3: CONCEPTUAL LANDSCAPE PLAN
- SHEET 4: STREETSCAPE / SITE FURNISHINGS
- SHEET 5: ARCHITECTURAL ELEVATION / PLAYGROUND

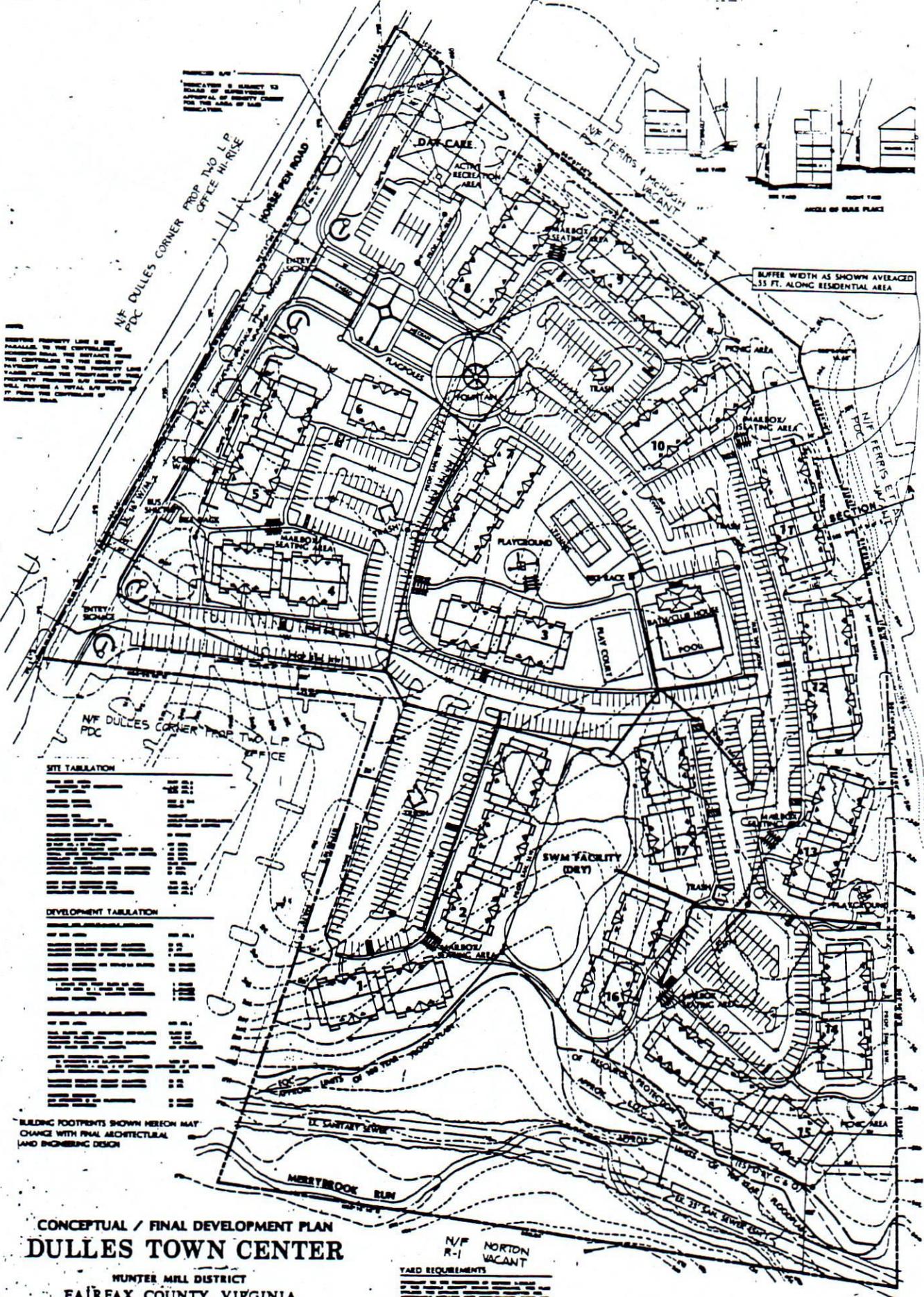
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OWNER/APPLICANT:
RALPH D. & JEAN W. ROCKS
8027 LEBLANC FORD BLVD 102
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(703) 885-8888

DESIGNER:
GREENHORNE & O'MARA, INC.
11211 WAPLES HILL ROAD
FAIRFAX, VIRGINIA 22030
(703) 355-9000

REVISED 6/28/93
REVISED 6/14/1993
REVISED 5/04/93
REVISED 1/09/93
REVISED 3/09/93
REVISED 12/26/92
LPE 1992



N/F DULLES CORNER PROP TWO L.P. OFFICE HI-RISE
 N/F FERRIS & MCHUGH VACANT
 N/F NORTON VACANT

BUFFER WIDTH AS SHOWN AVERAGED
 35 FT. ALONG RESIDENTIAL AREA

SITE TABULATION

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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DEVELOPMENT TABULATION

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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BUILDING FOOTPRINTS SHOWN HEREON MAY
 CHANGE WITH FINAL ARCHITECTURAL
 AND ENGINEERING DESIGN

CONCEPTUAL / FINAL DEVELOPMENT PLAN
DULLES TOWN CENTER
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

YARD REQUIREMENTS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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REVISED 5/04/93
 REVISED 3/7/93
 REVISED 2/9/93

GREENHORNE & O'MARA, INC.
 11211 WAPLES MILL ROAD
 FAIRFAX, VIRGINIA 22030
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SHEET 2 of 5



County of Fairfax, Virginia

MEMORANDUM

DATE: April 26, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis and Environmental Assessment:**
PCA/FDPA 92-H-015, GBI Corporation (Dulles Daycare)

The memorandum, prepared by Scott Brown, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the conceptual plans and final development plans dated December 1, 2011 and updated through April 2, 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, GBI Corporation, requests a Proffered Condition Amendment and concurrent Final Development Plan amendment for a previously-approved day care center. The requested amendments are to allow the expansion of the approved one-story daycare building of 6,016 square feet (sf) to a two-story building of 9,800 square feet.

The proposed two-story building is shown to be located towards the north end of the property, with a 38-space surface parking lot located at the south end of the site closest to the intersection, accessed via an existing entrance along Dulles Town Boulevard. Two 6,300-square foot play areas are proposed along the north and east sides of the building, and would be enclosed by a 6' wood fence.

This property was part of an approved development application (RZ-92-H-015) which rezoned approximately 24 acres to the PDH-20 residential zoning district. The CDP/FDP shows primarily multi-family residential development throughout the 24 acres, but shows the subject property as a daycare center. The approved proffers indicated a maximum enrollment of 140

students for the proposed daycare center, and provided that the building's architecture shall be compatible with the residential development and adjacent non-residential development.

LOCATION AND CHARACTER OF THE AREA

The Subject Property is approximately 40,075 square feet (0.92 acre), and is situated at the northeast corner of the intersection of Sunrise Valley Drive and Dulles Town Boulevard in Herndon, and within the Dranesville Supervisor District. The property is located in the Dulles Suburban Center and located approximately 1/3 mile southwest of the planned location for the Route 28 Metrorail Station.

The site is currently vacant with a gravel parking lot. To the immediate north-northeast along Sunrise Valley Drive is a newly built Sheraton Hotel, with the hotel's surface parking lot abutting the subject property. Adjacent to the east property line and to the south across Dulles Town Boulevard are the multi-family residential buildings that were approved as part of the same rezoning (RZ-92-H-015). Across Sunrise Valley Drive are two high-rise office buildings at the southwest and northwest corners of the Sunrise Valley Drive/Dulles Town Boulevard intersection.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2011 Edition, Dulles Suburban Center, as amended through March 6, 2012, Land Unit Recommendations, Land Unit A, pages 55-58:

“General Land Unit Recommendations

This land unit is planned for a complementary mix of land uses including office, hotel and support retail at .50-1.0 FAR, except as may be described in "Other Recommendations." Optional residential uses should be considered as part of mixed-use projects or in accordance with the site-specific and other recommendations set forth below. A cohesive mixture of residential and non-residential uses should provide convenience to those who live and work in the area. Development in this land unit should provide for the incorporation of possible future transit related facilities and pedestrian access to transit.

A core area within Land Unit A is envisioned as a transit station mixed-use area and has been designated as part of the Route 28/CIT Transit Station Area. It includes high density residential uses, of relatively greater land use intensity and urban scale than most other areas in the Dulles Suburban Center. In addition to the higher intensities, the highest urban design standards are envisioned for this area. As planned, this core is large enough for the development of an urban concentration of uses, yet small enough to promote pedestrian circulation throughout the area. The pedestrian network should link the residential areas, community facilities and employment centers to any future transit site. The Urban Design Guidelines in the Reston-Herndon Suburban

Center and Transit Station Areas section of the Plan apply to development in the portion of Land Unit A located north of Coppermine Road.

It is important that mixed-use projects that include residential use be phased to ensure the development of both the residential and non-residential components. This phasing requires that the residential and non-residential components be developed at the same time or that a substantial portion of the non-residential development be in place prior to residential development. All residential components should be of sufficient size to create a viable residential community and to ensure that a high quality living environment can be created through the provision of a well-designed project with active recreation and other site amenities.

In general, development intensities should be highest along Horse Pen Road, the central spine road, and should transition down both at the southern periphery of the land unit defined by Frying Pan Creek and transition toward the northeast to maintain campus office densities in those areas outside of the Route 28/CIT Transit Station Area core.”

Fairfax County Comprehensive Plan, 2011 Edition, Dulles Suburban Center, amended through March 6, 2012, Design Guidelines for Dulles Suburban Center, p.132-137, can be found here: <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/dulles.pdf>

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 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 18:

“Objective 10: 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. Protect or restore the maximum amount of tree cover on developed and

developing sites consistent with planned land use and good silvicultural practices.

Policy b. Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.

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. . . .”

LAND USE ANALYSIS

Use & Intensity

Land Unit A is planned for a complementary mix of land uses including office, hotel and support retail at 0.50 to 1.0 FAR.

The subject use and property were included in a 24-acre property that was rezoned in August, 1993 (RZ-92-H-015). This larger property was for multi-family residential development, but included the subject property as a 6,016 square foot daycare center with 140 students in the CDP/FDP. The daycare center was intended as a supporting retail use for the larger multi-family development, but was never built.

The applicant is not proposing to increase the maximum enrollment beyond the approved 140 students; however, additional floor area is needed in order to accommodate the latest minimum state requirements for the floor area required per student. The applicant would increase the floor area of the daycare facility by constructing a two-story 9,800 square foot building, rather than the approved one-story 6,016 square foot building. The floor area would be evenly divided between the two floors, so the building's footprint will be reduced to 4,900 sf, whereas the approved building's footprint was the full 6,016 square feet as a one-story building. With the additional building area, the floor-area ratio (FAR) would increase to approximately 0.24 FAR, which is within the planned intensity of 0.50 to 1.0 FAR.

The proposed use and intensity are in conformance with that planned for Land Unit A.

Site Design

Urban Design Guidelines for the Dulles Suburban Center recommends that off-street parking areas are located on the sides or at the back of buildings. If it is not possible to accommodate parking behind or beside buildings, minimize parking in front of buildings.

As proposed, the daycare building is sited towards the rear of the lot in approximately the same location as the approved plans, while the surface parking area is located at the property's entrance along Dulles Town Boulevard. Although this site design is previously approved,

planning staff suggested the applicant consider a design that would place the building at the corner of Dulles Town Boulevard and Sunrise Valley Road, with the parking lot located behind the building, in order to conform to the Urban Design Guidelines for the Dulles Suburban Center. The applicant indicated that they would consider relocating the building to the corner; however, the applicant felt the site did not function as efficiently with a corner location, and has kept the building in approximately the same location in the new development plans.

The applicant has also increased the number of parking spaces since the original submission, rather than attempting to minimize the surface parking in front of the building. The most recent plans provide 38 parking spaces, where only 23 spaces are required. The applicant is encouraged to reconsider the number of parking spaces in order to provide additional landscaping on the interior and/or periphery of the parking lot.

Compatible Character

The original proffers provided that the design of the daycare center building shall be compatible with the existing residential and non-residential character of the surrounding area. The applicant has provided an elevation drawing to staff that indicates a brick, classical-style building with a hip roof. Staff feels this will provide a high-quality structure that will not be out of character with surrounding development. Because this elevation drawing was provided outside of the development plans and proffers, either the elevations should be included as part of the development plans, or the applicant should commit to a similar structure through proffers in order to ensure the eventual building is a high-quality structure.

Screening & Buffering

The applicant is requesting a waiver of the Type H barrier requirement along the eastern property line where the subject property abuts the neighboring multi-family residential development. The barrier requirements are for a row of trees averaging 50 feet on center along the entire property line. The applicant proposed to provide a wood fence along the rear of the property between the play area and property line, and then a group of tree plantings between the parking lot and property line. The applicant has since modified the plans to provide the required tree plantings along the back half of the property to screen the play area, but also increased the parking area further reducing the buffer between the parking lot and residences. Although the area between the parking lot and adjacent property is reduced, Urban Forestry Management believes the proposed vegetation will provide adequate screening in this area.

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.

Water Quality/Quantity

The subject property is located in the Horse Pen Creek watershed. The applicant is proposing to manage stormwater through an existing off-site pond, and will need to coordinate with the

Department of Public Works and Environmental Services to demonstrate capacity of that pond as well as a maintenance agreement.

By adding a second story to the previously approved building, the proposed development would create a smaller building footprint, which also lowers the amount of impervious surface onsite and increases the area for natural infiltration. Wide buffer areas are proposed along the north, south and west edges of the property, helping to retain existing vegetation. Planning staff encouraged the applicant to maximize the buffer area and vegetation on the east side adjacent to the existing multi-family residential buildings, both for purposes of screening and to limit impervious surface area.

Interior landscaping within the surface parking lot was recommended to break up the impervious area of the parking lot and to provide opportunities for stormwater best management practices (BMP).

Green Building Design

Objective 13 of the Policy Plan on the Environment encourages green building design in new construction and redevelopment. The proposed action will not result in a density high enough for an expectation of LEED Certification; however, because new construction is being proposed, the applicant was encouraged to implement green building practices in the design and construction of the daycare facility. No green building elements are proposed by the applicant at this time.

Tree Preservation

Existing trees are located on the subject property, ringing the outer areas of the site on all sides except along the eastern property boundary. Many of these trees will be preserved and incorporated into buffer areas along the southern and western property boundaries; however, the trees on the north end of the site are proposed for removal, where it appears they could be saved. The applicant proposes new shrub plantings in the area of these removals to provide vegetation between the fenced in play area and the adjacent property. It is recommended that the trees be preserved if at all possible and incorporated either in the play area or in the transitional area between the play area and the neighboring property.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan indicates a major paved trail planned along Horse Pen Road (now Sunrise Valley Drive) at this location. It appears that this trail has been constructed along the east side of the road adjacent to the subject property.

PGN/STB



County of Fairfax, Virginia

MEMORANDUM

DATE: April 2, 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 92-H-015)

SUBJECT: Transportation Impact

REFERENCE: PCA 92-H-015; GBI Corporation
Traffic Zone: 1731
Land Identification Map: 15-4 ((01)) 3E

The application proposes a partial Proffered Condition Amendment (PCA) and Final Development Plan (FDP) to increase the size of the building (approved for childcare with daily enrollment of 140 students) from 6,016 sq. ft. to 9,800 sq. ft. The size of the building is dictated by licensing requirements.

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised Conceptual/ Final Development Plan dated February 7, 2012.

- The number of on-site parking spaces appears to be at the minimum necessary for a maximum enrollment of 140 students. The allowance of staggered times for the daycare drop-off and pick-up would be necessary for adequate parking and site vehicular circulation. The applicant should revise their site parking to provide a few more parking spaces and if possible pursue a parking agreement (for short term parking) with the property to the north.
- At this time, FCDOT is still awaiting comments from VDOT.

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



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

April 30, 2012

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Noreen H. Maloney
Virginia Department of Transportation – Land Development Section

Subject: **PCA/FDPA 92-H-015; Dulles Day Care**

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed the subject application and offers the following comment.

The day care will be located at an existing median break along Sunrise Valley Drive with adequate turn lanes to accommodate the site trips.

All previously approved transportation proffers should be carried forward.



MEMORANDUM

April 6, 2012

TO: Miriam H. Bader AICP, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Craig Herwig, Urban Forester III *CH*
Forest Conservation Branch, DPWES

SUBJECT: Dulles Day Care, PCA/FDPA 92-H-015

RE: Request for assistance dated April 4, 2012

This review is based on the Conceptual/Final Development Plan Amendment stamped "Received, Department of Planning and Zoning, April 2, 2012" and the PCA/FDPA Application #92-H-015.

General Comment: Comments of the previously submitted PCA/FDPA were provided to you in my memo dated March 9, 2012. Additional comments are provided to address the proposed changes to the PCA/FDPA plan and proposed Draft Proffers.

- 1. Comment:** The Applicant is requesting a modification of the Barrier "H" requirement in favor of that shown on the CDP/FDP.

Recommendation: Staff from the Urban Forest Management Division has reviewed the proposed modification shown on the CDP/FDP and recommend approval of the modification as shown on the CDP/FDP.

- 2. Comment:** It appears the Applicant is proposing to use 7 existing trees to meet the Peripheral Parking Lot Landscaping requirements of ZO 13-203. At least 5 of the 7 existing trees proposed to meet the requirements for the Peripheral Parking Lot Landscaping are the same ash trees that were not allowed to be used to meet the canopy cover requirements. For the same reason, the existing ash trees do not meet the pre-development standards for health and shall not be allowed to be used to meet the Peripheral Parking Lot Landscaping requirements.

Recommendation: The Applicant could either preserve additional existing trees that do meet the standards for structure and health or plant additional trees that will meet the requirements for Peripheral Parking Lot Landscaping.



3. **Comment:** The location and size of the existing Vepco easement at the southern property boundary, adjacent to Dulles Town Boulevard is unclear.

Recommendation: All existing and proposed easements should be clearly shown and identified on the CDP/FDP. If any of the existing trees shown to be preserved are located within an existing or proposed easement, tree canopy credit will not be allowed. Trees in public utility easements, even with a letter of permission shall not be granted tree canopy credit.

4. **Comment:** The Applicant is proposing to use an existing tree as well as planted trees, to meet the Interior Parking Lot Landscaping requirements. The location of the existing tree to be used to meet the Interior Parking Lot Landscaping requirement is unclear.

Recommendation: The Applicant should show and identify the location of the existing tree used to meet the Interior Parking Lot requirements. In addition, trees used to meet the Interior Parking Lot Landscaping requirement shall not be located in any public utility easement.

5. **Comment:** The Applicant proposes to plant 3, 2-inch caliper category IV evergreen trees.

Recommendation: The size of evergreen trees is expressed in height, not caliper. The applicant should change the caliper to height for the 3, 2-inch caliper, category IV evergreen trees on the proposed plant schedule.

6. **Comment:** Given the nature of the tree cover on and adjacent to the site and depending on the ultimate development configuration provided, several proffers will be instrumental in assuring adequate tree preservation and landscaping throughout the development process.

Recommendation: Recommend the following proffers to ensure effective tree preservation and landscaping:

Tree Preservation: "The applicant shall submit a Tree Preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a Certified Arborist or Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches in diameter and greater within 25 feet within the undisturbed area and 10 feet of the limits



of clearing and grading in the disturbed area shown on the CDP/FDP for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CPD/FDP and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.”

Tree Preservation Walk-Through. “The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant’s Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made, if any, to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.”

Limits of Clearing and Grading. “The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.”

Tree Preservation Fencing: “All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” proffer below.



All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the direct supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.”

Root Pruning. “The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffered conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the submitted plan. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”

Please feel free to contact me at 703-324-1770 if you have any questions or concerns.

CSH/
UFMD #: 168160

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

March 9, 2012

TO: Miriam H. Bader, AICP, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Craig Herwig, Urban Forester III 
Forest Conservation Branch, DPWES

SUBJECT: Dulles Day Care, PCA/FDPA 92-H-015

RE: Request for assistance dated February 28, 2012

This review is based on the proposed Proffered Condition Amendment/Final Development Plan Amendment application PCA/FDPA 92-H-015 stamped "Received, Department of Planning and Zoning, December 5, 2011" and the Conceptual/Final Development Plan Amendment stamped as "Received, Department of Planning and Zoning, February 7, 2012." A site visit was conducted on March 9, 2012.

- 1. Comment:** The proposed percentage of canopy that will be met through tree preservation is unclear. The Applicant appears to be taking canopy credit for trees that do not meet the pre-development standards for tree health requirements.

Recommendation: The Applicant appears to be taking 10-year canopy credit for the preservation of 9 existing ash trees located at the west side of the property, adjacent to Sunrise Valley Drive, as well as counting the canopy of these trees towards meeting the tree preservation target. Due to the ash tree's susceptibility to the emerald ash borer, no canopy credits shall be afforded this species. No canopy cover credits shall be taken for purposes of meeting the 10-year tree canopy requirements of trees that do not meet the pre-development standards for health. In addition, trees that do not meet the pre-development condition standards for health shall not be included in areas counting towards meeting the tree preservation target. A revised "Tree Preservation Target and Statement" should be provided to include only those trees meeting the pre-development standards of PFM 12-0400.

- 2. Comment:** It appears the applicant is requesting a modification of the transitional screening requirements along the eastern property boundary. A modification request with the justification in accordance with Zoning Ordinance 13-305 does not appear to be included with this Application. In addition, the proposed location of the transitional

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



screening and barrier requirements shown on the plan do not meet the intent of the transitional screening and barrier requirements.

Recommendation: The proposed configuration of the site should be adjusted to provide transitional screening type I and associated barrier in accordance with Zoning Ordinance 13-303.3A along the eastern property boundary and transitional screening calculations demonstrating how the transitional screening requirements of ZO 13-303.3A are being met and should be provided on the PCA/FDPA. If the Applicant wishes to pursue a modification of the transitional screening and barrier requirements for the eastern property boundary, a modification request with the detailed justification in conformance with ZO 13-305 should be provided with the PCA/FDPA.

- 3. Comment:** The proposed limits of clearing and grading along the eastern property boundary will provide minimal preservation opportunities for the existing off-site landscape trees.

Recommendation: The proposed limits of clearing and grading should be adjusted approximately 8 feet to the west to afford the existing off-site trees preservation opportunity and protection from on-site construction and grading activities.

Please feel free to contact me at 703-324-1770 if you have any questions or concerns.

CSH/
UFMID #: 168160

cc: RA File
DPZ File





MEMORANDUM

DATE: May 2nd, 2012

TO: Miriam Bader, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: PCA/FDPA Plan Application # PCA/FDPA 92-H-015, Dulles Day Care,
Plat dated April 2, 2012, LDS Project # 25596-ZONA-001-2, Tax Map
#015-4-01-0003-E, Dranesville 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 (BMP) are required for this development project (PFM 6-0401.1, CBPO 118-3-2(f)(2)). Applicant intends to provide BMP requirement using existing off-site pond. Applicant needs to certify on the PCA/FDPA plan that the proposed off-site pond controls the BMP for the proposed development. Provide the Tax map number of the off-site pond on the PCA/FDPA Plan. Applicant needs to demonstrate on the site plan that the off-site ponds were designed to control BMP from the subject site for the proposed development. A maintenance agreement between the owner of the off-site pond and owner of the subject site will be required prior to final site plan approval (PFM 6-0303.2).

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There is no downstream drainage complaint on file.

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). The applicant has indicated to provide the stormwater detention requirement using existing off-site pond. Applicant needs to certify on the PCA/FDPA plan that the proposed off-site pond provides detention for the



Miriam Bader, Staff Coordinator
PCA/FDPA Plan Application # PCA/FDPA 92-H-015
May 2nd, 2012
Page 2 of 2

proposed development. Applicant needs to demonstrate on the site plan that the off-site pond was designed to detain flow from the subject site for the proposed development. An approved off site detention waiver from DPWES and a maintenance agreement between the owner of the off-site pond and owner of the subject site will be required prior to final site plan approval (PFM 6-0303.2).

Site Outfall

An outfall narrative has been provided. Applicant has not addressed the outfall comment of the first submission Plan dated February 7, 2012. The 2-yr velocity shown on the plan at cross-section # 1 is high. Applicant needs to provide a plan to mitigate or justify the high velocity by providing on the plan soil types, vegetation, etc.

Applicant needs to provide the description of the adequacy and stability of the outfall (ZO 9-011.2.J (2) (c)). Zoning Ordinance (ZO 9-011.2.J (2) (c)) requires the applicant to provide outfall narrative to a point which is at least 100 times the site area. A demonstration of adequate outfall meeting PFM requirements will be required at Site Plan/Minor Site Plan submission (PFM 6-0203 & 6-0204.1).

In addition, applicant needs to show adequate outfall from the site to the off-site pond.

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

SR/

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

FAIRFAX COUNTY ZONING ORDINANCE

19. Retail sales establishments.
20. Transportation facilities (Category 4), limited to:
 - A. Bus or railroad stations
 - B. Electrically-powered regional rail transit facilities
 - C. Heliports
 - D. Helistops
 - E. Regional non-rail transit facilities
21. Veterinary hospitals.

6-104 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 8 - Temporary Uses.
2. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Home professional offices
 - B. Accessory dwelling units

6-105 Special Exception Uses

1. Subject to the use limitations presented in Sect. 106 below, any use presented in Sect. 103 above as a Group or Category use may be permitted with the approval of a special exception when such use is not specifically designated on an approved final development plan.
2. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Bed and breakfasts
 - B. Commercial off-street parking in Metro Station areas as a temporary use
 - C. Fast food restaurants

6-106 Use Limitations

1. All development shall conform to the standards set forth in Part 1 of Article 16.
2. All uses shall comply with the performance standards set forth in Article 14.

PLANNED DEVELOPMENT DISTRICT REGULATIONS

3. When a use presented in Sect. 103 above as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 shall be used as a guide.

When a use presented in Sect. 103 above as a Group or Category use is being considered for approval as a special exception use, pursuant to Sect. 105 above, the use shall be subject to the provisions of Article 9 and the special permit standards of Article 8, if applicable. Provided that such use is in substantial conformance with the approved conceptual development plan and any imposed development conditions or proffered conditions and is not specifically precluded by the approved final development plan, no final development plan amendment shall be required.

In either of the above, all Category 3 medical care facility uses shall be subject to the review procedures presented in Part 3 of Article 9.

4. All uses permitted pursuant to the approval of a final development plan shall be in substantial conformance with the approved final development plan as provided for in Sect. 16-403.
5. Secondary uses of a commercial and office nature shall be permitted only in a PDH District which has a minimum of fifty (50) residential dwelling units, except that the Board, in conjunction with the approval of a conceptual development plan in order for further implementation of the adopted comprehensive plan, may modify this limitation for the Group 6 outdoor recreation special permit uses and the Category 5 special exception uses of golf courses, country clubs and golf driving ranges.
6. Secondary uses of a commercial nature, except Group 6 outdoor recreation uses, golf courses, country clubs, golf driving ranges and offices, shall be designed to serve primarily the needs of the residents of the planned development in which they are located, and such uses, including offices, shall be designed so as to maintain and protect the residential character of the planned development and adjacent residential neighborhoods as well. In order to accomplish these purposes:
 - A. Commercial and office uses shall be conducted within a completely enclosed building with no outside display except those uses which by their nature must be conducted outside a building.
 - B. When located within the same building as residential uses, commercial and office uses shall be limited to the lowest two (2) floors.
 - C. The maximum total land area, including all at-grade off-street parking and loading areas in connection therewith, devoted to commercial and office uses, except Group 6 outdoor recreation uses, golf courses, country clubs and golf driving ranges, shall be as follows:
 - (1) PDH-1 through PDH-4: 400 square feet of commercial/dwelling unit.
 - (2) PDH-5 through PDH-20: 300 square feet of commercial/dwelling unit.
 - (3) PDH-30 and PDH-40: 200 square feet of commercial/dwelling unit.

ARTICLE 16

DEVELOPMENT PLANS

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

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

FAIRFAX COUNTY ZONING ORDINANCE

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.

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.
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.

Additional Standards for Child Care Centers and Nursery Schools

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed. For the purpose of this provision, usable outdoor recreation area shall be limited to:
 - A. That area not covered by buildings or required off-street parking spaces.
 - B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
 - C. Only that area which is developable for active outdoor recreation purposes.
 - D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons	Street Type
1-75	Local
76-660	Collector
660 or more	Arterial

3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.

4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

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		