



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX



August 28, 1991

STAFF REPORT ADDENDUM

SEA 81-C-081

BACKGROUND

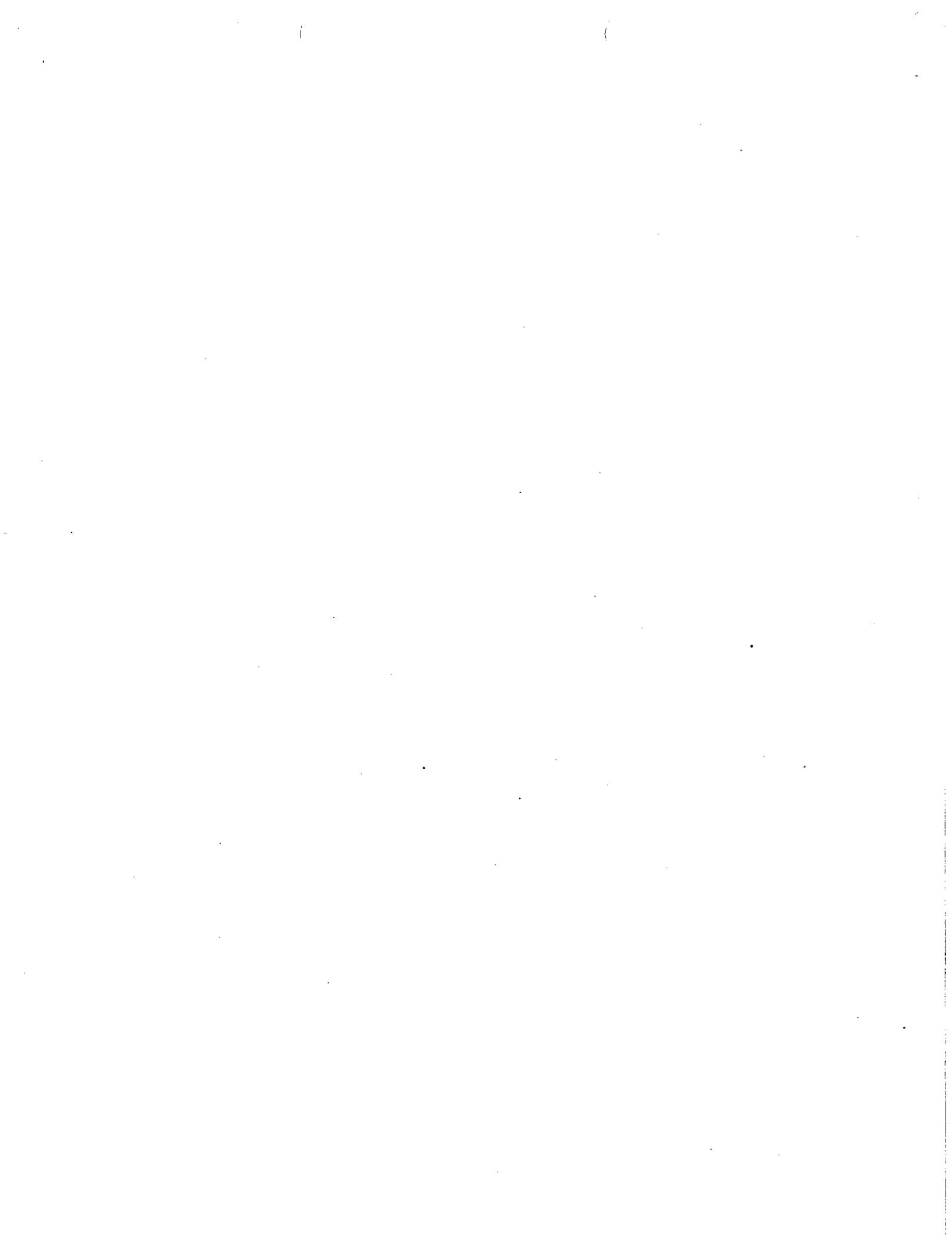
The applicant, the Girl Scout Council of the Nation's Capital, requests approval of an amendment to SE 81-C-081 for a public benefit association in order to allow the construction of three (3) additional campsites (including one (1) handicapped accessible campsite), a lodge, a caretaker's house as an accessory use, an amphitheater, an increase in the number of participants, and an adjustment of land area. A caretaker's house, amphitheater, a campsite located in the southern portion of the site and a lodge were previously approved pursuant to SE 81-C-081, but were never constructed. There are no changes to the proposed location of the amphitheater, the campsite in the southern portion of the site, or the caretaker's house; however, the application proposes to relocate and decrease the size of the proposed lodge. The application also requests a modification of the transitional screening and a waiver of the barrier requirements along the entire periphery of the site.

A staff report dated July 10, 1991, recommended approval of the application subject to the development conditions dated July 10, 1991.

DISCUSSION

Since the publication of the staff report, the applicant has submitted a revised Special Exception Amendment Plat which relocates the proposed lodge to the location and configuration previously approved with SE 81-C-081 and relocates the handicapped accessible campsite further to the east to accommodate the relocated lodge. The revised SEA Plat depicts the proposed one-story lodge approximately 624 feet from the western property line. The relocated handicapped campsite is shown approximately 315 feet from the northeastern property line. The locations of all other structures proposed with this application remain unchanged from that discussed in the original staff report. The proposed lodge and handicapped accessible campsite do not encroach into the EQC area located along the eastern periphery of the site.

It should be noted that the soils analysis contained in Appendix 3 notes that the proposed lodge and additions will be located in Glenelg/Manor type soils which should be favorable for the proposed buildings provided foundations extend to competent undisturbed soils, as the existing slopes are highly susceptible to erosion. Accordingly, the applicant will be required to provide erosion and sediment control



measures in accordance with the Public Facilities Manual at the time of site plan review in order to minimize any impacts of the development downslope and along Difficult Run.

There are no outstanding issues associated with the proposed application.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The proposed Special Exception Amendment for the addition of three (3) campsites, construction of the lodge, the caretaker's residence as an accessory use, the open-air amphitheater, an adjustment in land area and an increase in attendance capacity will not have an adverse impact on the surrounding uses, as a heavily landscaped buffer planted with existing mature hardwoods will be retained along the periphery of the site to maintain the character of the R-E District. The proposed use has satisfied the applicable provisions of the Zoning Ordinance and is in harmony with the Comprehensive Plan. Further, there are no outstanding land use, environmental, or transportation issues associated with the proposed application.

Recommendations

Staff recommends that the Board of Supervisors approve SEA 81-C-081 subject to the proposed development conditions contained in Appendix 1.

Staff recommends that the Board of Supervisors approve a modification of the transitional screening along the entire periphery of the site in favor of the existing vegetation on site.

Staff recommends that the Board of Supervisors approve a waiver of the barrier requirement along the entire periphery of the site in favor of the existing fencing shown on the SEA Plat.

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

It should be 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.



PROPOSED DEVELOPMENT CONDITIONS

SEA 81-C-081

August 28, 1991

If it is the intent of the Board of Supervisors to approve SEA 81-C-081 located as Tax Map 37-1 ((1)) 25A, 26, 38, 39A, and 40 to amend SE 81-C-081 pursuant to Section 3-E04 of the of the Fairfax County Zoning Ordinance for a public benefit association, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s), and/or use(s) indicated with the special exception application, as qualified by these development conditions.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special exception amendment shall be in conformance with the approved Special Exception Amendment Plat, prepared by Land Services Group Limited and dated July 22, 1991, and these conditions. In addition, this Special Exception Amendment is subject to the provisions of Article 14, Performance Standards.
4. Use of the subject property shall be limited to the following attendance capacities in each time period:
 - A. Attendance shall not exceed 550 persons (children and adults) at any one time during a designated two week period during the summer months (June through August).
 - B. Attendance shall not exceed 300 persons (children and adults) at any one time during a designated four week period during the summer months (June through August).
 - C. Attendance shall not exceed 250 persons (children and adults) at any one time during twelve (12) designated weekends (Friday evening through Sunday evening) during the months of April, May, June, September and October.
 - D. At all other times, attendance shall not exceed 130 persons (children and adults) at any one time.

5. Daily attendance records shall be kept; and such records shall be made available to the Zoning Administration Division, OCP, of Fairfax County upon written request.
6. A Type I (asphalt) trail eight (8) feet wide within a twelve (12) foot wide public access easement shall be provided along the entire Vale Road frontage of the site at site plan, as determined by DEM.
7. All limits of clearing and grading for the relocated lodge and the proposed drainfields shall be reviewed and approved by the Urban Forester prior to site plan approval to minimize the loss of quality vegetation. There shall be no disturbance to the Environmental Quality Corridor (EQC) on site beyond that necessary for the removal of dead or dying trees and for the installation of necessary public utilities.
8. The Vale Road entrance shall be improved to a standard determined by DEM and VDOT at the time of site plan review.
9. Right-of-way to forty-five (45) feet from the centerline of Vale Road along the entire frontage of the site shall be dedicated to the Board of Supervisors, in fee simple, at the time of site plan or within sixty (60) days upon demand by DEM or VDOT, whichever first occurs.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Under Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception Amendment unless the activity authorized has been established, or unless construction was commenced and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception Amendment. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

AUG 6 1991

**CAMP CROWELL
SPECIAL EXCEPTION**

ZONING EVALUATION DIVISION

Item 7 - Project Statement

Introduction

This is an application to amend previously approved Special Exception 81-C-081. This amendment will result in less construction, less site activity, and less destruction of the natural environment than was anticipated in the original application.

The "Lodge", which was originally indicated as a two-story, 12,000 square foot building, is now anticipated at approximately 5,000 square feet. The one-story, house size, log building will be located in its previously approved location. Two new campsites are being proposed. One is adjacent to the new access drive and will accommodate the handicapped. The other is on a south facing slope in the northeast sector of the property.

A. Type of Operations

Camp Crowell has been operated by the Girl Scout Council of the Nation's Capital since 1949 for the enjoyment and physical, social and educational development of girls and young women. One of seven sites operated by the council, this camp is unique in that it is most convenient to much of the membership. The Camp Crowell property is comprised of

sixty-seven wooded acres diverse in its topography and relatively secluded from all other neighboring landowners.

The council will continue to provide multiple-use type activities of both an active and passive nature. Included are day and overnight camping, hiking, sports, performing arts, environmental education and nature study, in addition to adult training and coeducational gatherings.

The council proposed additional development of this property in 1981. While some of the proposed projects were completed, others were not accomplished. After serious study and evaluation, the council has decided to scale down some of their initial plans for development, including building a smaller troop lodge than anticipated previously and developing more moderate facilities reducing the amount of disturbance of the natural environment. The council believes by capitalizing on the use of existing facilities and with a few proposed additions we can still achieve our service needs.

B. Hours of Operation

The property is and will continue to be available for year-round use. Projected use patterns will principally be weekends from September to June, with occasional weekday use;

and extensive Summer Day Programs operating in June, July and August. These hours of operation are the same as those used in the past few years and there should be no change as perceived by the local community.

C. Estimated Number of Patrons

1. 550 persons (children and adults) during a designated two (2) week period during the summer months (June through August).
2. 300 persons (children and adults) during a designated four (4) week period during the summer months (June through August).
3. 250 persons (children and adults) during a designated twelve (12) weekends (Friday evening through Sunday evening) during the months of April, May, June, September and October.
4. At all other times, 130 persons (children and adults).

D. Number of Employees and Attendants

The council employs a caretaker who visits the site several days a week to perform security checks and general

maintenance. All groups using the property will maintain an adult to child ratio of a least 1 to 10; when young children are participating, the number of adults normally increases. Thus, the number of adults and attendants is directly proportional to the number and age of girls participating. This practice is in accordance with security standards and regulations established by Girl Scouts of the USA regarding proper supervision of girls in outdoor education and camping activities.

E. Traffic Impact

The Crowell property operations will generate trips to and from the site by the users. The mode of transportation will be principally automobile with some busing during July and August for Summer Day Programs. Because programming and usage will remain substantially the same, there is no increased traffic impact. Parking on the 67 acre site is currently dispersed in seven small parking areas with eight bus parking spaces and a total of 93 spaces for cars. The maximum parking required on site, based on intensity of use, is determined to be in the vicinity of 60 to 70 automobiles at any one time. Buses that deliver campers do not remain at the site. Arrival at the property will be predominately a pick-up and walk or drop-off and walk basis. Troops

predominately car pool (which is strongly encouraged) averaging three to four passengers per car.

Additionally, the times of arrival and departure will depend on the type of activity or program scheduled. Typical patterns might be: Friday afternoon/evening for arrival, and Sunday midday for departure of weekend users; and mid-morning arrival and mid-afternoon departure of Summer Day users. These hours typically do not coincide with the peak traffic hours for commuters, reducing potential conflicts and providing greater safety for our patrons. This also reduces any burden on local roads.

F. Vicinity/Area to Be Served

The Crowell property is available for use by all council members. The council serves Fairfax, Arlington, Prince William, Fauquier, and Loudoun Counties and Alexandria City in Northern Virginia; Montgomery, Prince George's, Charles, St. Mary's and Calvert Counties in Maryland; and the District of Columbia. Youths and adults from throughout this region, including occasional non-scouting community groups, may request the use of the property. The facility exists to serve the community, and the council makes it available as scheduling allows.

G. Description of Building and Facilities

The council intends to reduce the scope of the proposed construction of a troop camp lodge. The troop lodge will not exceed 5,000 square feet and will include a small office area, a small service kitchen, storage rooms, restrooms and a multi-purpose meeting room. The lodge will be one story in height of stick construction. The proposed location of the lodge is in a central location of the property, removed from any neighboring property owner. Each neighbor will have several hundred feet of natural woods buffering them from the lodge and any of the activities conducted at the facility. The proposed camp site at the southeastern end of the camp and the proposed caretaker's house are substantially the same as approved in SE 81-C-081. The previously approved proposed amphitheater will be relocated to the northeastern sector of the property.

The proposed sleep shelters are non-permanent 14' x 16' structures with wooden roofs and floors and canvas drop sides. They are one story in height and will be located harmoniously within the wooded areas so as not to disturb neighbors and requiring minimal, if any, disturbance of trees and other vegetation.

The picnic/cook shelters will be 24'x 14'. They will be constructed of wood and will also be located harmoniously within wooded areas.

H. It is not anticipated that hazardous or toxic substances will be generated, utilized, stored, treated, or disposed of on site. If hazardous or toxic substances are used however, such use will comply with all applicable laws and regulations.

I. Conformance with Standards & Regulations

The proposed use will conform to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions; or with the conditions of any waiver, exception or variance, granted in accordance with law.

Item 8 - Statement of Ownership

The subject property is owned by the Girl Scout Council of the Nation's Capital. The Girl Scout Council operates seven program properties in the Washington metropolitan area, and has extensive, long-term experience in property management and programming. The council has conducted programs for girls in and out-of-doors for 60 years and on the Crowell property for 40 years. The council is chartered by the Girl Scouts of the United States of America (parent organization) to "Manage, maintain, and develop Girl Scouting throughout the area of its jurisdiction." GSUSA provides high standards for operation. Further, our operations come under the review of the American Camping Association, whose standards for property management and program administration are applied to all activities.

ATTACHMENT 3

FAIRFAX COUNTY, VIRGINIA
Soil Science Office

AUG 7 1991

MEMORANDUM

ZONING EVALUATION DIVISION

TO: Regina C. Murray, Staff Coordinator
Zoning Evaluation Division
Office of Comprehensive Planning

DATE: August 2, 1991

FROM: Nelson Thurman, Soil Scientist
Soil Science Office

Nelson Thurman

Department of Extension and Continuing Education

SUBJECT: SE 81-C-081; Special Exception Plat, Alternative "A", Camp Crowell
Tax Map Reference 37-1-((01))-25A, 26, 38, 39A, 40

The referenced site consists predominantly of Glenelg (55) soils on hilltops, Manor (21) soils on the steep sideslopes, Meadowville (20) soils in the drainageways, and Chewacla (2) soils in the floodplains.

The Glenelg and Manor soils are considered suitable for most urban uses. Silts and clays overlie silty and sandy decomposed rock. Depth to hard bedrock ranges from 5 to 125 feet. Permeability is moderate to rapid. Foundation support for small buildings (three stories or less) is typically suitable. Because of a high mica content, the soil tends to "fluff" up when disturbed and is difficult to compact. Use of the soil as structural fill requires engineering designs. This soil is suitable for septic drainfields and infiltration trenches. Susceptibility to erosion is high.

The Meadowville soils in the drainageways have high water table and drainage problems that must be overcome. Clays and silts overlie silty and sandy decomposed rock. The seasonal high water table is 1.0 to 2.0 feet below the surface. Depth to hard bedrock ranges from 10 to 100 feet. Permeability is moderate. Foundation support may be marginal because of soft soil and seasonal high water table. Foundation drains, grading, and waterproofing are necessary to prevent wet basements in any residential units built along the north end. Surface grading is needed to eliminate wet yards. Suitability for septic drainfields and infiltration trenches is poor because of the water table.

The Chewacla soils occur predominantly in the floodplain of Difficult Run. This unit may contain significant wetland areas. The seasonal high water table is 0.5 to 1.5 feet below the surface. Depth to hard bedrock ranges from 10 to greater than 200 feet. Permeability is slow. Soil strength may be poor because of soft soil and seasonal high water table. Suitability for septic drainfields and infiltration trenches is poor because of wetness, slow permeability and flooding potential.

Regina C. Murray
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August 2, 1991
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The proposed lodge and additions would be located in Glenelg/ Manor type soils. These soils should be favorable for such buildings provided that foundations extend to competent undisturbed soils. The soil materials and existing slopes make this area highly susceptible to erosion. Extensive erosion and sediment control measures will be critical to minimize impacts downslope and along Difficult Run.

A soil map, from existing Fairfax County Soil Identification Maps, is attached. Please call me at 246-5300 if you have any questions.

NT/wp:81c081.se

Attachment

cc: Bruce Douglas, Chief, Environmental and Heritage Resources Branch, Office of Comprehensive Planning
Chief, Site Review - Centreville District, Department of Environmental Management

