



APPLICATIONS ACCEPTED: June 2, 2008
PLANNING COMMISSION: January 17, 2013
BOARD OF SUPERVISORS: January 29, 2013 @ 3:30 pm

County of Fairfax, Virginia

January 3, 2013

STAFF REPORT ADDENDUM

CRD

PCA 92-M-038 / SE 2008-MA-019

MASON DISTRICT

APPLICANT: Paolozzi Investments, Inc.

EXISTING ZONING: C-5, CRD, SC, HC

PARCEL(S): 61-2 ((1)) 117

ACREAGE: 1.08 acres

FAR: 0.14

OPEN SPACE: 39.0%

PLAN MAP: Retail and other

SE CATEGORY: Category 5: Car Wash
Category 6: Waivers and Modifications in a CRD (parking reduction)

PROPOSAL: To amend the existing zoning to modify the proffered development plan and uses.

Special Exception approval to permit a car wash with an automated wash line and two manual detail bays and CRD waivers and modifications to allow a parking reduction of 18.2% (4 spaces)

Brent Krasner, AICP

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 92-M-038, subject to the execution of proffers consistent with those contained in Attachment 1.

Staff recommends approval of SE 2008-MA-019, subject to the development conditions contained in Attachment 2.

Staff recommends approval of a modification of the transitional screening to the abutting residential properties to the south and west, in favor of that shown on the GDP/SE Plat.

Staff recommends a waiver of the tree preservation target in favor of the proposed vegetation shown on the GDP/SE plat.

Staff recommends approval of a modification of the parking requirement to allow 18 spaces where 22 are required.

Staff recommends approval of a waiver of the service drive requirement along Columbia Pike in favor of the frontage improvements shown on FDP/SE Plat

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:\bkrasner\ZED\Applications\Proffered Condition Ammendments\Paolozzi PCA 92-M-038 SE 019\Report\Paolozzi Staff Report and Cover.doc



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).

Proffered Condition Amendment

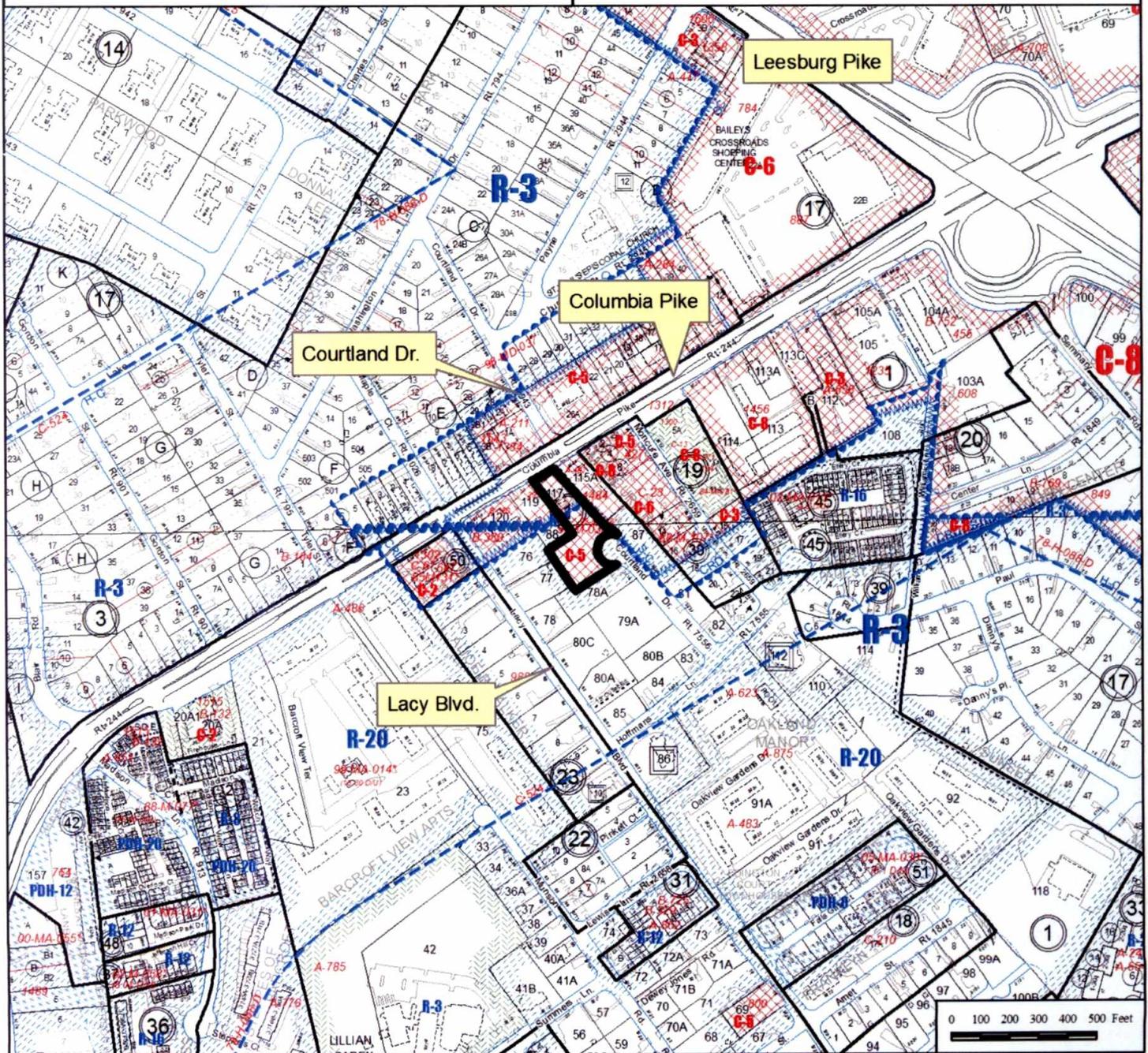
PCA 92-M-038

Applicant: PAOLOZZI INVESTMENTS, INC.
Accepted: 06/02/2008- REACTIVATED MAY 2012
Proposed: AMEND R2 92-M-038 PREVIOUSLY APPROVED FOR COMMERCIAL DEVELOPMENT AND SITE MODIFICATIONS TO PERMIT CAR WASH
Area: 1.08 AC OF LAND; DISTRICT - MASON; ZIP - 22041
Located: SOUTH SIDE OF COLUMBIA PIKE APPROX. 300 FT. N. OF LACY BLVD.
Zoning: C- 5
Overlay Dist: CRD, SC, HC
Map Ref Num: 061-2- /01/ /0117

Special Exception

SE 2008-MA-019

Applicant: PAOLOZZI INVESTMENTS, INC.
Accepted: 06/02/2008- REACTIVATED MAY 2012
Proposed: CAR WASH AND MODIFICATIONS AND WAIVERS IN A COMMERCIAL REVITALIZATION DISTRICT
Area: 1.08 AC OF LAND; DISTRICT - MASON; ZIP - 22041
Zoning Dist Sect: 04-0504, 09-0622
Art 9 Group and Use: 5-03 6-19
Located: 5901 COLUMBIA PIKE
Zoning: C- 5
Plan Area: 1
Overlay Dist: CRD, SC, HC
Map Ref Num: 061-2- /01/ /0117



**PROFFERED CONDITION AMENDMENT
(PCA 92-M-038-1) AND
SPECIAL EXCEPTION PLAT**



VICINITY MAP
SCALE: 1"=500'

**TRI-TEK
ENGINEERING**
CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING
690 Center Street
Suite 300
Herndon, Virginia 20170
V: (703) 481-5900
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info@tritekinc.com



BAILEY'S CAR WASH
APRIL 19, 2012
REV.: DEC. 11, 2012

PROJECT TEAM

OWNER

KAMAR AYSHA AHMED
6010 COLUMBIA PIKE
FALLS CHURCH, VA. 22041

LAND USE ATTORNEY

TRAMONTE, YEONAS, ROBERTS & MARTIN PLLC
ATTN. KEITH MARTIN
8221 OLD COURTHOUSE ROAD
SUITE 300
VIENNA, VA. 22182
PHONE: (703) 734-4800
FAX: (703) 442-9532

APPLICANT

PAOLOZZI INVESTMENTS, INC.
ATTN. GUY PAOLOZZI
129 PARK STREET, NE
UNIT 12F
VIENNA, VA. 22180
PHONE: (703) 969-3413

CIVIL ENGINEER

TRI-TEK ENGINEERING, INC.
ATTN. TED BRITT
690 CENTER STREET
SUITE 300
HERNDON, VA. 20170
PHONE: (703) 481-5900
FAX: (703) 481-5901

SHEET INDEX

- 1) COVER SHEET
- 2) NOTES & DETAILS
- 3) SPECIAL EXCEPTION PLAT
- 4) STORMWATER MANAGEMENT
- 5) EXISTING CONDITIONS & VEGETATION MAP
- 6) BUILDING ELEVATIONS
- 7) BUILDING ELEVATIONS

BAILEY'S CAR WASH

FAIRFAX COUNTY, VIRGINIA

MASON DISTRICT

COVER SHEET

DATE	REVISION	PER COUNTY COMMENTS	PER COUNTY COMMENTS	PER COUNTY COMMENTS	PER COUNTY COMMENTS
08/04/12					
09/04/12					
09/11/12					
12/11/12					

RECEIVED
 Department of Planning & Zoning
DEC 14 2012
 Zoning Evaluation Division

P.M. IDB SCALE: NONE
 P.E. IDB DATE: 04.19.12
 CO. MSO SHEET: 1 OF 7

GENERAL NOTES

- THE PROPERTY DELINEATED ON THIS PLAN CONTAINS 1.0799± ACRES (47,039± S.F.) AND IS LOCATED ON FAIRFAX COUNTY TAX MAP 61-2-((11)-117). THE PROPERTY IS ZONED C-5 (PROFFERED PER RZ 92-M-038) AND IS CURRENTLY USED AS A RESIDENCE.
- THIS SPECIAL EXCEPTION REQUEST IS SUBMITTED FOR APPROVAL AS A CATEGORY 5 SPECIAL EXCEPTION FOR A CAR WASH.
- BOUNDARY INFORMATION IS BASED ON A FIELD SURVEY BY TRI-TEK ENGINEERING (JAN., 2008). NO TITLE REPORT HAS BEEN FURNISHED.
- TOPOGRAPHY INFORMATION SHOWN HEREON IS AT 2 FT. CONTOUR INTERVALS BASED ON A FIELD SURVEY BY TRI-TEK ENGINEERING (JAN., 2008).
- THE PROPERTY DELINEATED ON THIS PLAN IS NOW IN THE NAME OF KAMAR AYSHA AHMED AS RECORDED IN DEED BOOK 18714 AT PAGE 1565 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- OFF STREET PARKING AND LOADING IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE MODIFIED AS PERMITTED UNDER SECTION A7-209.3.
- THIS PLAN IS COMPATIBLE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY AND ADJACENT DEVELOPMENT.
- TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE DOES NOT ADVERSELY AFFECT ADJACENT OR NEIGHBORING PROPERTIES.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GENERAL AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- THIS SITE DOES NOT HAVE AREA SUBJECT TO 100 YEAR FLOODING OR EQC CRITERIA AND NO BPA EXISTS ON THE PROPERTY.
- PROPOSED CONSTRUCTION WILL ADD IMPERVIOUS AREA TO THE SITE. DEVELOPMENT IS THEREFORE ANTICIPATED TO INCREASE STORMWATER RUNOFF AND IS PROPOSED TO BE CONTROLLED BY AN UNDERGROUND AND/OR STORM TECH TYPE SYSTEM AND WATER QUALITY CONTROLS PROVIDED BY STORM FILTER DEVICES AND/OR OTHER STRUCTURAL CONTROLS.
- DEVELOPMENT REQUIRED FOR THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES THAT ARE TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE OTHER THAN THOSE CONSISTENT WITH THE USE OF THE PROPERTY.
- ALL NEW SIGNAGE AND NEW OUTDOOR LIGHTING FIXTURES ONSITE SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH BY THE COUNTY OF FAIRFAX.
- THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION SHALL BE DEVELOPED IN ACCORDANCE WITH THIS PLAN PREPARED BY TRI-TEK ENGINEERING, INC. PROVIDED THAT MINOR MODIFICATIONS SHALL BE PERMITTED PURSUANT TO THE PROVISIONS OF SEC. 9.004. MODIFICATIONS WILL BE DETERMINED AS PART OF THE FINAL ENGINEERING AND SITE PLAN REVIEW BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES).
- SITE ACCESS WILL BE FROM COLUMBIA PIKE (ROUTE 244). NO ACCESS IS CURRENTLY PROPOSED TO COURTLAND DRIVE (ROUTE 7556).
- THE EXISTING BUILDING ON THE SITE WAS CONSTRUCTED IN 1930 AND IS APPROXIMATELY 1,666 S.F.
- THERE ARE NO EXISTING UTILITY EASEMENTS IN EXCESS OF TWENTY FIVE (25) FT. WIDE AND NO MAJOR UNDERGROUND UTILITY LOCATED ON THE PROPERTY.
- A WAIVER OF PEW SECT. 7-0104.3 WILL BE APPLIED FOR AT THE TIME OF SITE PLAN TO WAIVE THE REQUIREMENT TO PROVIDE A SERVICE DRIVE.

SITE DATA

- TAX MAP LOCATION: 61-2-((11)-117
- SITE ADDRESS: 5901 COLUMBIA PIKE
- TOTAL SITE AREA: 1.0799± ACRES OR 47,039± S.F.
- RESERVATION FOR FUTURE R.O.W. ± 4,309 S.F.
- ZONING: C-5
- PORTION 50% (SIGN CONTROL OVERLAY DISTRICT)
- PORTION 50% (COMMERCIAL REUTILIZATION DISTRICT)
- HC (HIGHWAY CORRIDOR OVERLAY DISTRICT)
- PROPOSED USE: CAR WASH

SITE TABULATIONS

REQUIRED:	PROPOSED:
LOT SIZE REQUIREMENTS(*)	47,039 SF
LOT AREA:	40,000 SF
LOT WIDTH:	200 LF
BULK REGULATIONS(*)	30 FT.
BUILDING HEIGHT:	20 FT.
YARD REQUIREMENTS:	20 FT.
FRONT:	20 FT.
SIDE:	NONE
REAR:	20 FT.
F.A.R.:	0.30
PARKING SCHEDULE:	
REQUIRED: FOUR (4) SPACES PER BAY/STALL PLUS ONE (1) SPACE PER EMPLOYEE FOR A SELF SERVICE ESTABLISHMENT, OR ONE (1) SPACE PER EMPLOYEE, PLUS SUFFICIENT AREA FOR TEN (10) STACKING SPACES PER BAY/STALL FOR AN AUTOMATED ESTABLISHMENT.	
2 BAYS (4 SPACES PER BAY) + 14 EMPLOYEES (1 SPACE PER EMPLOYEE) = 22 SPACES	
PROVIDED: 18 PARKING SPACES (SEE MODIFICATION & 10 STACKING SPACES)	
OPEN SPACE: 16,700 S.F. OR 39%	

MODIFICATIONS/WAIVERS

- THE SITE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY, EXCEPT THE FOLLOWING:
- MODIFICATION OF THE REQUIREMENT TO PROVIDE TRANSITIONAL SCREENING ALONG THE SOUTHWEST BOUNDARY ADJACENT TO COURTLAND DRIVE, PARCEL 78A AND THE SOUTHWEST BOUNDARY ADJACENT TO PARCEL 76,77 IN FAVOR OF THAT SHOWN ON THE PLAN. SCREENING YARD WIDTH AND PLANTING REQUIREMENTS HAVE BEEN REDUCED AND A 6" MASONRY WALL HAS BEEN PROVIDED TO MITIGATE THE REDUCED WIDTH (PER Z0 13-305.4).
 - MODIFICATION OF SECTION A7-209.3 TO PERMIT A 20% REDUCTION IN THE OFF-STREET PARKING REQUIREMENT AS SHOWN ON THE PLAN.
 - MODIFICATION OF THE REQUIREMENT TO PROVIDE PERIPHERAL PARKING LOT LANDSCAPING ALONG THE NORTHWEST BOUNDARY ADJACENT TO LOT 119 AND LOT 88, IN FAVOR OF THAT SHOWN ON THE PLAN. FULL SCREENING PLANTING REQUIREMENTS CANNOT BE MET DUE TO OFFSITE EVERGREEN TREES THAT OVERHANG INTO THE PROPERTY. THESE EVERGREENS PROVIDE AN EFFECTIVE SCREEN AND ONLY SUPPLEMENT SHRUBS ARE PROPOSED ONSITE.
 - MODIFICATION OF THE REQUIREMENT TO PROVIDE TREE SAVE AREAS MEETING THE TREE PRESERVATION TARGET. THIS DEVIATION REQUEST IS THE RESULT OF THE ONLY POTENTIAL TREE SAVES BEING LOCATED ALONG THE BOUNDARIES OF LOTS 76, 77, & 78A AND THE EXISTING VEGETATION IN THOSE AREAS HAVE BEEN IDENTIFIED AS INVASIVE SPECIES AND THOSE KNOWN TO HAVE PROBLEMS AFTER PRESERVATION, NO TREES ONSITE ARE PROPOSED TO BE SAVED.

TREE COVER CALCULATIONS:

(FOR ADDITIONAL INFORMATION, SEE TREE PRESERVATION TARGET CALCULATIONS ON SHEET 5)

SITE AREA:	47,039 SF
TREE COVER REQ'D (10%):	4,704 SF
EXISTING TREE COVER TO REMAIN:	0 SF
PROPOSED TREE COVER:	±15,100 SF
TOTAL TREE COVER:	±15,100 SF

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS:

(SEE SHEET 3 FOR TREE LOCATIONS)

PARKING LOT AREA:	20,700 SF
INTERIOR LANDSCAPING REQ'D (5%):	1,035 SF
TOTAL SHADE TREE COVER PROVIDED:	1,200 SF
(6 SHADE TREES @ 200 SF)	

PERIPHERAL PARKING LOT LANDSCAPING CALCULATIONS:

(SEE SHEET 3 FOR TREE LOCATIONS)

	REQUIRED	PROVIDED
215' NORTHEAST (1 TREE/50 LF)	5	5
100' NORTHWEST (1 TREE/50 LF)	2	0*

*SEE MODIFICATION REQUEST, THIS SHEET.

TRANSITIONAL SCREENING CALCULATIONS:

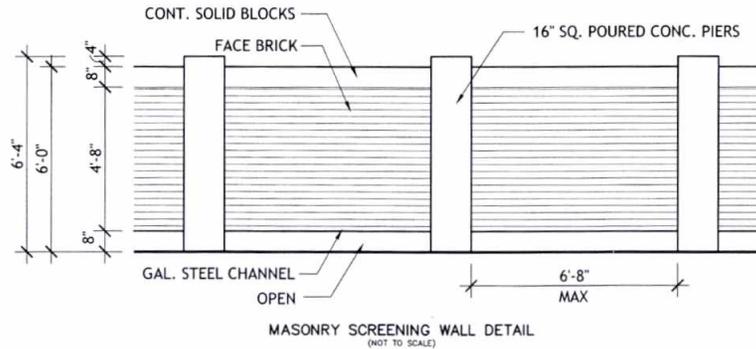
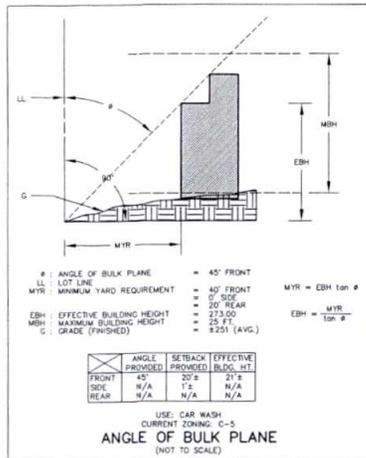
(TYPE 3 SCREENING REQ'D - 50' WIDTH)
(TYPE "F" BARRIER PROVIDED)

	S.E. P/L ADJACENT TO COURTLAND DR.	S.E. P/L ADJACENT TO LOT 78A	S.E. P/L ADJACENT TO LOTS 76 & 77
WIDTH	20'	50'	16.5*
LENGTH ALONG PROPERTY LINE	224'	153**	117***
SCREENING YARD AREA	4,480 SF	7,650 SF	1,931 SF
10-YR. CANOPY FOR 75% COVERAGE	3,360 SF	5,738 SF	1,449 SF
LARGE DECIDUOUS PROVIDED (200 SF)	4	7	1
LARGE EVERGREEN PROVIDED (200 SF)	7	13	5
MEDIUM EVERGREEN PROVIDED (100 SF)	25	18	6
TOTAL 10-YR. CANOPY PROVIDED	4,700 SF	5,800 SF	1,800 SF
EVERGREEN SHRUBS REQ'D (3/10 LF P/L)	68	46	36
EVERGREEN SHRUBS PROVIDED	4*	46	9*

*SEE MODIFICATIONS, THIS SHEET.

**20' OF THE 173' BOUNDARY ALONG LOT 78A IS BEING COUNTERED BY THE TRANSITIONAL SCREENING YARD ALONG COURTLAND DRIVE.

***55' OF THE 167' BOUNDARY ALONG LOTS 76 & 77 IS BEING COUNTERED BY THE TRANSITIONAL SCREENING YARD ALONG LOT 78A.



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BAILEY'S CAR WASH

FAIRFAX COUNTY, VIRGINIA
MASON DISTRICT

NOTES & DETAILS

REVISION	DATE	PER COUNTY COMMENTS
	07/18/12	
	08/06/12	
	09/11/12	
	12/11/12	

DATE: 07/18/12
PE: TOB
SCALE: NONE
DATE: 04/19/12
C.O. SHEET: 2 OF 7



CIVIL
ENVIRONMENTAL
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BAILEY'S CAR WASH

SPECIAL EXCEPTION
PLAT

DATE	REVISION
07/18/12	PER COUNTY COMMENTS
08/04/12	PER COUNTY COMMENTS
08/13/12	ADDED BUILDING ELEVATIONS
12/11/12	PER COUNTY COMMENTS

PM: 1/8" SCALE - 1"=20'
PE: JOB DATE: 04/19/12
CO: MSD SHEET 3 OF 7

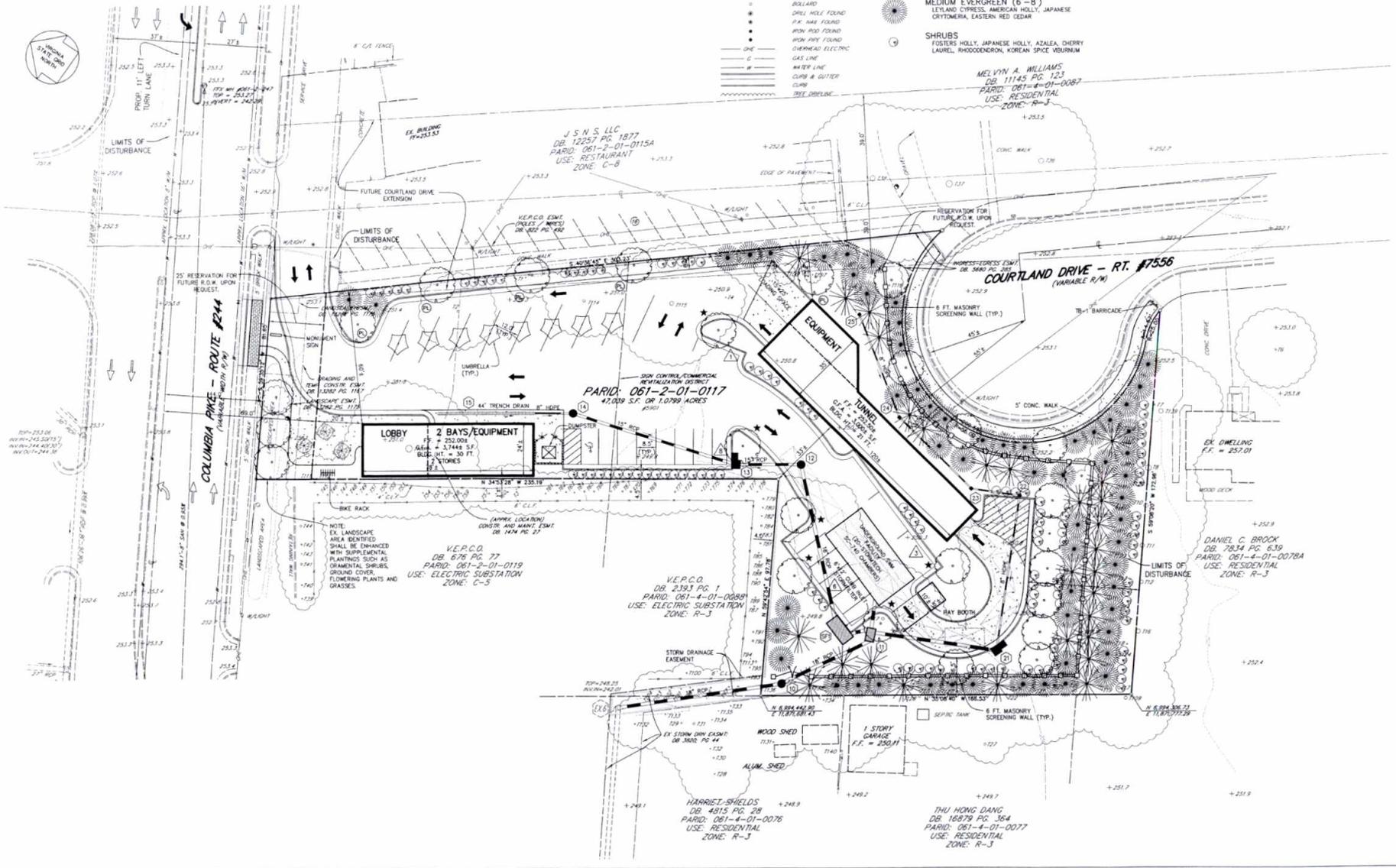
LANDSCAPE SCHEDULE

- 1' TREE
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- 3' TREE
- 4' TREE
- 5' TREE
- 6' TREE
- 7' TREE
- 8' TREE
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- 192' TREE
- 216' TREE
- 240' TREE
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- 360' TREE
- 432' TREE
- 504' TREE
- 576' TREE
- 648' TREE
- 720' TREE
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- 1008' TREE
- 1152' TREE
- 1296' TREE
- 1440' TREE
- 1584' TREE
- 1728' TREE
- 1872' TREE
- 2016' TREE
- 2160' TREE
- 2304' TREE
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- 2592' TREE
- 2736' TREE
- 2880' TREE
- 3024' TREE
- 3168' TREE
- 3312' TREE
- 3456' TREE
- 3600' TREE
- 3744' TREE
- 3888' TREE
- 4032' TREE
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NOTE: THE LANDSCAPE MATERIALS REFERENCED ABOVE ARE REPRESENTATIVE OF THE TYPES TO BE INSTALLED. WE RESERVE THE RIGHT WITH APPROVAL OF URBAN FORESTRY TO SUBSTITUTE MATERIALS UPON PREPARATION OF THE FINAL SITE PLAN AND INSTALLATION IN THE FIELD. FOR PERIPHERAL PARKING, INTERIOR PARKING AND TREE COVER CALCULATIONS, PLEASE SEE SHEET 2.

★ DENOTES TREES USED FOR INTERIOR PARKING LOT LANDSCAPING COMPUTATIONS.

⊙ DENOTES TREES USED FOR PERIPHERAL PARKING LOT LANDSCAPING COMPUTATIONS.



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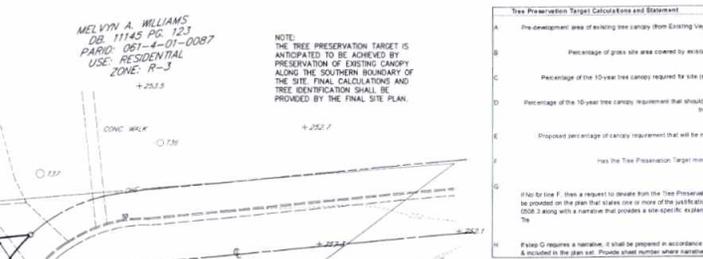
TREE TABLE

70 1" TREE	136 10" OAK	171 8" CEDAR	708 5" CEDAR
80 1" TREE	137 14" OAK	172 8" CEDAR	709 5" CEDAR
90 1" TREE	138 14" OAK	173 8" CEDAR	710 8" CEDAR
10 8" TREE	139 6" CEDAR	174 8" CEDAR	710 17" MAPLE
15 8" TREE	140 6" CEDAR	175 8" CEDAR	711 25" MAPLE
18 8" TREE	141 11" CEDAR	176 8" CEDAR	711 1" TREE
19 1" TREE	142 6" CEDAR	177 8" CEDAR	712 8" TREE
20 1" TREE	143 11" CEDAR	178 8" CEDAR	713 10" CHERRY
28 8" TREE	144 11" CEDAR	179 8" CEDAR	714 14" CHERRY
30 1" TREE	145 6" CEDAR	180 8" CEDAR	715 20" CHERRY
31 1" TREE	146 6" CEDAR	181 8" CEDAR	716 8" CHERRY
32 1" TREE	147 11" CEDAR	182 8" CEDAR	716 15" CHERRY
33 1" TREE	148 6" CEDAR	183 8" CEDAR	716 8" CHERRY
34 8" TREE	149 6" CEDAR	184 10" CEDAR	717 8" CHERRY
35 8" TREE	150 8" CEDAR	185 8" CEDAR	718 1" CHERRY
36 1" TREE	151 11" CEDAR	186 8" CEDAR	719 8" CHERRY
37 1" TREE	152 11" CEDAR	187 8" CEDAR	720 8" CHERRY
38 1" TREE	153 11" CEDAR	188 8" CEDAR	721 8" CHERRY
39 1" TREE	154 11" CEDAR	189 8" CEDAR	722 8" CHERRY
40 1" TREE	155 8" CEDAR	190 8" CEDAR	723 8" CHERRY
41 1" TREE	156 8" CEDAR	191 8" CEDAR	724 8" CHERRY
42 1" TREE	157 8" CEDAR	192 8" CEDAR	725 8" CHERRY
43 1" TREE	158 8" CEDAR	193 8" CEDAR	726 8" CHERRY
44 1" TREE	159 8" CEDAR	194 8" CEDAR	727 8" CHERRY
45 1" TREE	160 8" CEDAR	195 8" CEDAR	728 8" CHERRY
46 1" TREE	161 8" CEDAR	196 8" CEDAR	729 8" CHERRY
47 1" TREE	162 8" CEDAR	197 8" CEDAR	730 8" CHERRY
48 1" TREE	163 8" CEDAR	198 8" CEDAR	731 8" CHERRY
49 1" TREE	164 8" CEDAR	199 8" CEDAR	732 8" CHERRY
50 1" TREE	165 8" CEDAR	200 8" CEDAR	733 8" CHERRY
51 1" TREE	166 8" CEDAR	201 8" CEDAR	734 8" CHERRY
52 1" TREE	167 8" CEDAR	202 8" CEDAR	735 8" CHERRY
53 1" TREE	168 8" CEDAR	203 8" CEDAR	736 8" CHERRY
54 1" TREE	169 8" CEDAR	204 8" CEDAR	737 8" CHERRY
55 1" TREE	170 8" CEDAR	205 8" CEDAR	738 24" WALNUT
56 1" TREE	171 8" CEDAR	206 8" CEDAR	739 10" PINE

LEGEND

○	50%	50%	50%
○	MAJ. BUSH	○	50%
○	FRONT WALKWAY	○	50%
○	POWER POLE	○	50%
○	LIGHT POLE	○	50%
○	GUY WIRE	○	50%
○	SEWER	○	50%
○	CLEAR CUT	○	50%
○	SEWER MAIN	○	50%
○	WATER METER	○	50%
○	ROLLAD	○	50%
○	DRIVE WALK FOUND	○	50%
○	#1.5 WALK FOUND	○	50%
○	IRON ROD FOUND	○	50%
○	IRON PIPE FOUND	○	50%
○	UNDERNEATH ELECTRIC	○	50%
○	WATER LINE	○	50%
○	CURB & GUTTER	○	50%
○	CURB	○	50%
○	TREE DRAINAGE	○	50%

Cover Type	Primary Species	Understory Species	Comments	Successional Stage	Condition	Area	Canopy Area
A	Suburban Landscape	Acer rubrum, Prunus serotina, Morus alba, Juniperus virginiana	Virus spp., Taxocodendron radicans, Forbs of various kinds, Rubus phoenicostemum	Abandoned suburban lawn and landscape, some hazardous trees along southern edge	Sub-climax	Fail to good	0.45 AC 19,805 SF
B	Early Succession	N/A	Solidago spp., Thymatherium spp., Clematis spp.	Abandoned suburban lawn and landscape, colonized by various grasses and forbs	Early succession	N/A	0.19 AC 8,250 SF
C	Early Succession	N/A	Rhus typhina, Vilus spp., Amelanchier, Braxipetunculata, Rosa multiflora, Taxocodendron radicans	Abandoned suburban lawn and landscape, overrun by vines	Early succession	N/A	0.44 AC 8,250 SF
Total Area						1.08 AC	19,805 SF



Tree Preservation Target Calculations and Statement

A	Percentage of existing tree canopy (Existing Vegetation Map)	19.80%
B	Percentage of gross site area covered by existing tree canopy	42.10%
C	Percentage of the 10-year tree canopy required for site (Table 12-1)	10%
D	Percentage of the 10-year tree canopy requirement that will be met through tree preservation	42.10%
E	Proposed percentage of canopy requirement that will be met through tree preservation	2%
F	Has the Tree Preservation Target minimum been met?	NO

If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states the basis of the deviation. The deviation shall be in § 12-008.2 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met.

Step G requires a narrative, it shall be prepared in accordance with § 12-008.4 and included in the plan set. Provide sheet number where narrative is located.

10-year Tree Canopy Calculation Worksheet

Step	Notes	Value	Reference
A. Tree Preservation Target Calculations and Statement			
A1	Place the Tree Preservation Target Calculations and Statement in the plan set	SEE ABOVE	See § 12-008.2 for list of requirements and worksheet
B. Tree Canopy Requirement			
B1	Subtract area of site area covered by existing tree canopy	47.90%	§ 12-001.1A
B2	Subtract area of exemptions	12.00%	§ 12-001.1B
B3	Adjusted gross site area (B1-B2)	35.90%	§ 12-001.1C(1), (1)(2)
B4	Subtract area of site area covered by existing tree canopy	47.90%	§ 12-001.1C(2)
B5	Percentage of 10-year tree canopy required	10%	§ 12-001.1C(3)
B6	Modification of 10-year Tree Canopy Requirement	Yes or No	§ 12-001.1C(4)
B7	Final 10-year Tree Canopy Requirement	3.59%	§ 12-001.1C(5)
C. Tree Preservation			
C1	Tree Preservation Target area	1.97%	§ 12-001.1C(6)
C2	Total canopy area meeting standards of § 12-001.1C(7)	0	§ 12-001.1C(7)
C3	Total canopy area provided by on-site trees, shrubs, vines or woodland communities	0	§ 12-001.1C(8)
C4	Total canopy area provided by "heritage" trees, "specimens," or "trees of significance"	0	§ 12-001.1C(9)
C5	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0	§ 12-001.1C(10)
C6	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0	§ 12-001.1C(11)
C7	Total of C1, C2, C3, C4, C5, C6, C7 and C8	0	§ 12-001.1C(12)
C8	Area of C7 is less than 80% of C1	Yes or No	§ 12-001.1C(13)
D. Tree Planting			
D1	Area of canopy to be met through tree planting	4.76%	§ 12-001.1C(14)
D2	Area of canopy provided for on-site trees, shrubs, vines or woodland communities	0	§ 12-001.1C(15)
D3	Area of canopy provided for "heritage" trees, "specimens," or "trees of significance"	0	§ 12-001.1C(16)
D4	Area of canopy provided for on-site trees, shrubs, vines or woodland communities	0	§ 12-001.1C(17)
D5	Area of canopy provided for "heritage" trees, "specimens," or "trees of significance"	0	§ 12-001.1C(18)
D6	Area of canopy provided for on-site trees, shrubs, vines or woodland communities	0	§ 12-001.1C(19)
D7	Area of canopy provided for "heritage" trees, "specimens," or "trees of significance"	0	§ 12-001.1C(20)
D8	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(21)
D9	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(22)
D10	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(23)
D11	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(24)
D12	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(25)
D13	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(26)
D14	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(27)
D15	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(28)
D16	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(29)
D17	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(30)
D18	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(31)
D19	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(32)
D20	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(33)
D21	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(34)
D22	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(35)
D23	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(36)
D24	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(37)
D25	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(38)
D26	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(39)
D27	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(40)
D28	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(41)
D29	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(42)
D30	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(43)
D31	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(44)
D32	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(45)
D33	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(46)
D34	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(47)
D35	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(48)
D36	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(49)
D37	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(50)
D38	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(51)
D39	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(52)
D40	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(53)
D41	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(54)
D42	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(55)
D43	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(56)
D44	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(57)
D45	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(58)
D46	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(59)
D47	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(60)
D48	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(61)
D49	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(62)
D50	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(63)
D51	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(64)
D52	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(65)
D53	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(66)
D54	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(67)
D55	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(68)
D56	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(69)
D57	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(70)
D58	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(71)
D59	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(72)
D60	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(73)
D61	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(74)
D62	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(75)
D63	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(76)
D64	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(77)
D65	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(78)
D66	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(79)
D67	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(80)
D68	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(81)
D69	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(82)
D70	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(83)
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D79	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(92)
D80	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(93)
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D133	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(146)
D134	Area of canopy provided through native shrubs or woody seed area	0	§ 12-001.1C(



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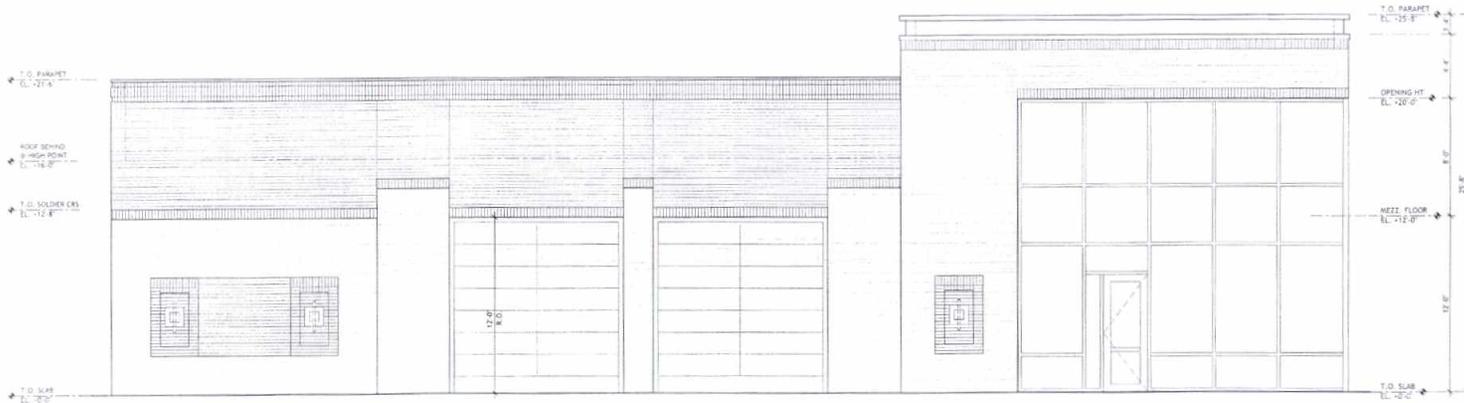


FAIRFAX COUNTY, VIRGINIA

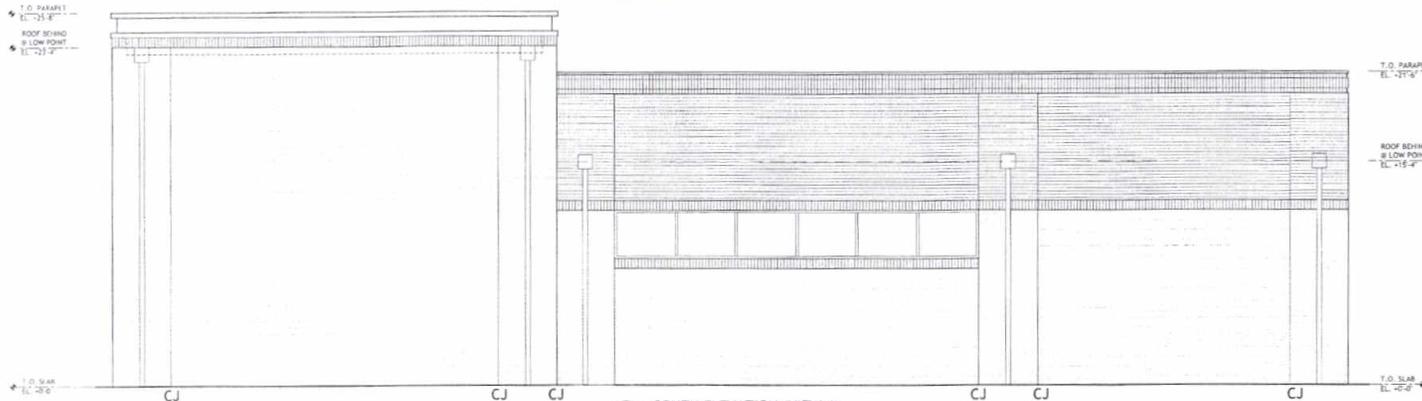
BAILEY'S CAR WASH

MASON DISTRICT

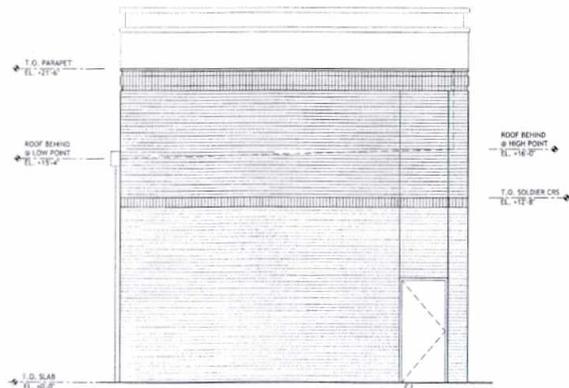
**BUILDING
ELEVATIONS**



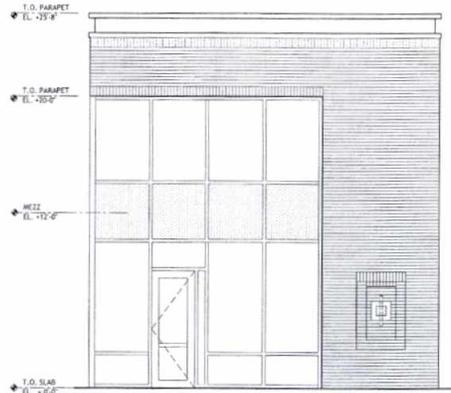
1 NORTH ELEVATION (VIEW 2)
SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION (VIEW 4)
SCALE: 1/4"=1'-0"



3 EAST ELEVATION (VIEW 3)
SCALE: 3/32"=1'-0"



2 WEST ELEVATION (VIEW 1)
SCALE: 3/32"=1'-0"

NOTE: BUILDING HEIGHTS SHOWN ARE APPROXIMATE AND MAY VARY UPON FINAL DESIGN.

REVISION	DATE	BY	CHKD.	APP. COUNTY COMMENTS
1	09/24/12	09/24/12		PER COUNTY COMMENTS
2	09/24/12	09/24/12		ADDED BUILDING ELEVATIONS
3	12/11/12	12/11/12		PER COUNTY COMMENTS

PM: TDR SCALE: AS SHOWN
PE: TDR DATE: 09/28/12
CO: MBE SHEET 2 OF 3



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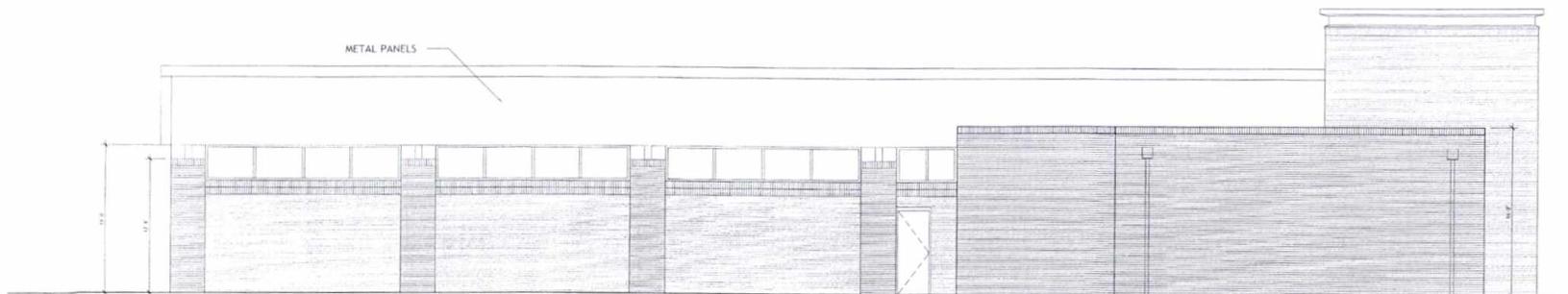


FAIRFAX COUNTY, VIRGINIA

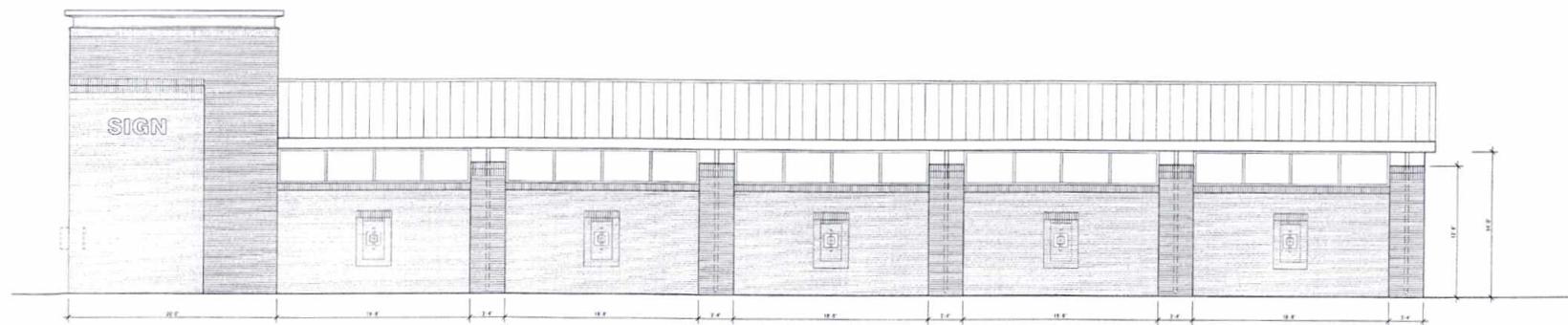
BAILEY'S CAR WASH

MASON DISTRICT

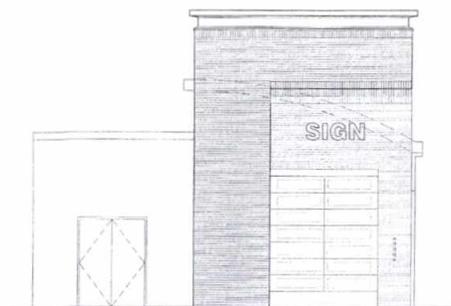
**BUILDING
ELEVATIONS**



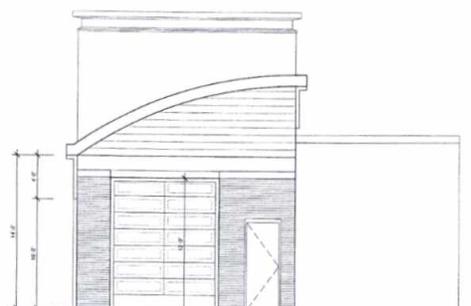
8 EAST ELEVATION
SCALE: 3/16"=1'-0"



5 WEST ELEVATION
SCALE: 3/16"=1'-0"



6 ELEVATION
SCALE: 3/16"=1'-0"



7 ELEVATION
SCALE: 3/16"=1'-0"

NOTE:
BUILDING HEIGHTS SHOWN ARE
APPROXIMATE AND MAY VARY
UPON FINAL DESIGN.

DATE	REVISION
07/18/12	PER COUNTY COMMENTS
08/16/12	PER COUNTY COMMENTS
09/14/12	PER COUNTY COMMENTS
12/11/12	PER COUNTY COMMENTS

P.M. TOB SCALE: AS SHOWN
 P.E. TOB DATE: 04.19.12
 CD. MSH SHEET: 7 OF 7

BACKGROUND AND DISCUSSION

The original staff report for PCA 92-M-038/SE 2008-MA-019 was published on September 17, 2008 and recommended approval of the applications. On October 2, 2008 the Planning Commission held a public hearing and recommended that the Board of Supervisors approve the applications. After the Planning Commission public hearing, but prior to the Board of Supervisors public hearing (originally scheduled for December 8, 2008), the applicant's private access agreement with the owner of Lot 115A to the east was cancelled, according to the applicant. The agreement would have allowed the applicant to utilize a privately-owned section of the Columbia Pike service drive to access Columbia Pike at the existing curb cut just to the east of the application property. Without this access, staff could not support the application. Direct access onto Columbia Pike had been disapproved by VDOT and strongly discouraged by County DOT. Subsequently, the applicant requested an indefinite deferral of the applications in order to reevaluate the proposal. The applicant requested that the cases be reactivated in March of 2012. New plans featuring a revised layout were submitted. Given the amount of time that elapsed from the date of deferral and the significant revisions in the plans, it was decided in consultation with the applicant, that a new review process, including a new staff report and Planning Commission public hearing, would be necessary. Accordingly, and for better clarity, the following staff report addendum reviews the revised 2012 submission similarly to a new application.

Proposal:

The applicant requests approval to amend the previously approved proffered development plan and proffers associated with RZ 92-M-038 to permit a change in use and site design. The concurrent special exception would permit a car wash with an automated wash line and two manual detail bays. In conjunction with the SE, the applicant is requesting a modification of the parking requirement within a CRD that will allow a parking reduction of 18.2%.

Waivers & Modifications Requested:

- Modification of the transitional screening to the abutting residential properties to the south and west, in favor of that shown on the GDP/SE Plat.
- Utilization of the 20% parking reduction permitted in a Commercial Revitalization District to allow 18 parking spaces instead of 22 (reduction of 4 spaces or 18.2%)
- Waiver of the Tree Preservation Target Area in favor of the proposed plantings shown on the GDP/SE Plat.
- Staff recommends approval of a waiver of the service drive requirement along Columbia Pike in favor of the frontage improvements shown on FDP/SE Plat

LOCATION AND CHARACTER

Location:

The subject property is located in the Baileys Crossroads Community Business Center, on the south side of Columbia Pike, between Lacy Boulevard and Moncure Avenue (See Figure 1). The parcel also has frontage on Courtland Drive to the south, but no access to Courtland Drive is currently provided or proposed with this application.

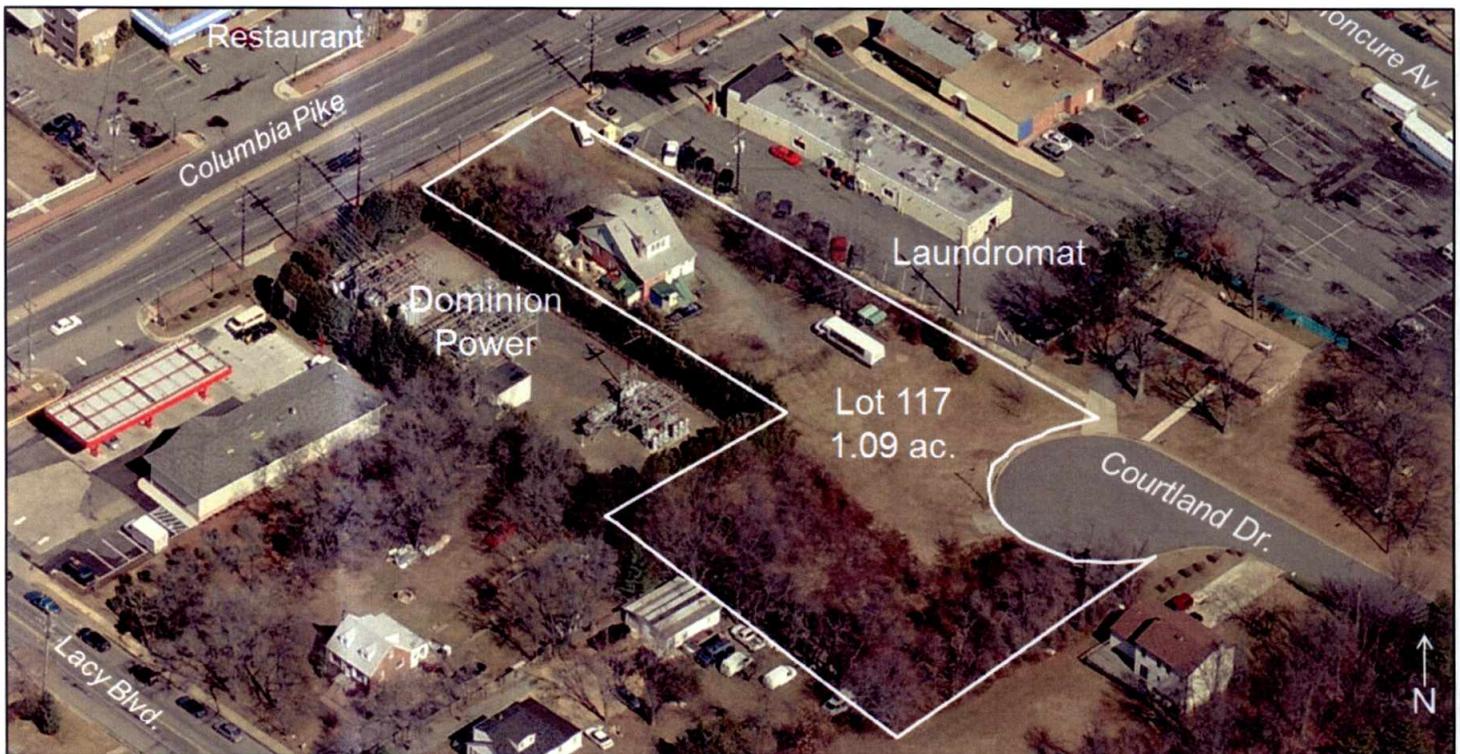


Figure 1. Aerial View of Site (Single-family home was demolished in 2010)

Site Description

The 1.08 acre property is now vacant but was formally developed with a small, single family residential structure (dating to the 1930s, according to County records). The structure was removed in 2010 as part of the County's blight abatement program. Scattered trees are located at the periphery of the property, with more vegetation to the rear (south) adjacent to the Courtland Drive cul-de-sac. A brick paver sidewalk and landscaping installed as part of the County's streetscape project are located along the Columbia Pike frontage.

Surrounding Area Description

The property abuts a Laundromat to the east and a Dominion Virginia Power substation to the west. A freestanding restaurant is located across Columbia Pike to

the north. Detached single family homes which front on Courtland Drive and Lacy Boulevard abut the property to the southeast and southwest. A summary of the surrounding uses, zoning, and comprehensive plan recommendations are provided in the following table:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
Northwest	Retail and other uses	C-5, CRD	Retail and other
Southwest	VEPCO substation Residential	C-5, CRD R-3	Retail and other Residential, 3-4 du/ac
Northeast	Retail and other uses	C-8, CRD	Retail and other
Southeast	Residential	R-3	Residential, 3-4 du/ac

ZONING HISTORY

- RZ 92-M-038 was approved by the Board of Supervisors on June 7, 1993, to rezone the property from the R-3, HC and SC Districts to the C-5, HC and SC Districts to permit a retail use in an existing residential structure. The proffers and plat committed to access only via a service drive along Columbia Pike, 60% open space, and an FAR limit of 0.063 should the existing structure be replaced or remodeled. This zoning has never been implemented.

COMPREHENSIVE PLAN PROVISIONS (Attachment 10)

- Plan Area:** Area I
- Plan District:** Bailey's
- Planning Sector:** B-4 Glasgow
- Special Area:** Baileys Crossroads CBC, Sub-Unit B-1
- Plan Map:** Retail and other uses
- Plan Text:**

The recommendations for the subject property are found in the Area I volume of the Comprehensive Plan, 2011 edition, Baileys Planning District, Baileys Crossroads CBC, Town Center, Land Unit B, Sub-Unit B-1, as amended through June 19, 2012 (pages 85-6). Sub-Unit B1 includes the area on the south side of Columbia Pike from Lacy Boulevard to Moncure Avenue.

The Comprehensive Plan's discussion of Sub-Unit B-1 includes both a base plan recommendation under existing ownership patterns and a redevelopment option upon consolidation. The base plan recommendations suggest a total of 16,600 square feet

of office uses and 14,100 square feet of retail uses. The redevelopment option envisions a consolidation of the existing lots into an approximately 5 acre parcel that would allow for a mixed-use development of office, retail, and multi-family residential uses.

ANALYSIS

Generalized Development Plan/Special Exception Plat (GDP/SE Plat)

(Copy at front of the staff report)

Title of SE Plat: Bailey's Car Wash
Prepared by: Tri-Tek Engineering
Date: April 19, 2012, as revised through December 11, 2012

Site Layout:

The subject property is a long, narrow site that widens in the rear (south) adjacent to the Courtland Drive cul-de-sac. The revised GDP/SE Plat shows a proposed 3,000 sf. wash tunnel located at the rear of the site oriented at an oblique angle to Columbia Pike. A 3,744 sf. two-bay detail shop and lobby building is located at the front of the site along the western property line.

The detail building is a two story structure, 78 feet in length, 24 feet wide, and 30 feet in height. The one story wash tunnel measures 120 feet in length and is 35 feet wide at its widest point. The total gross floor area of 6,744 square feet yields a floor area ratio of 0.14.

According to the applicant, after negotiating a new agreement with the owner of Lot 115A to the east, access to the site will be via an interparcel access connecting to the existing, private service drive area (identical to what was proposed in 2008). The GDP/SE Plat also shows an upgrade to the median break on Columbia Pike at this entrance, consisting of a new left turn lane at the median break. No direct access is provided to Columbia Pike from the site, nor is access provided to Courtland Drive to the south.

After entering the site, patrons will drive to the rear of the property and then remain in their vehicles as they navigate the automated wash tunnel. Upon exiting, hand drying of vehicles will be performed by employees under permanent umbrellas aligned in row of eight diagonal "holding" spaces. The separate detail building includes a lobby/waiting room area for patrons, office facilities, and two detail bays which are accessed from outside. The architectural design of the buildings, as shown on Sheets 6 and 7, is contemporary with masonry facade and generous fenestration (See Figure 3).

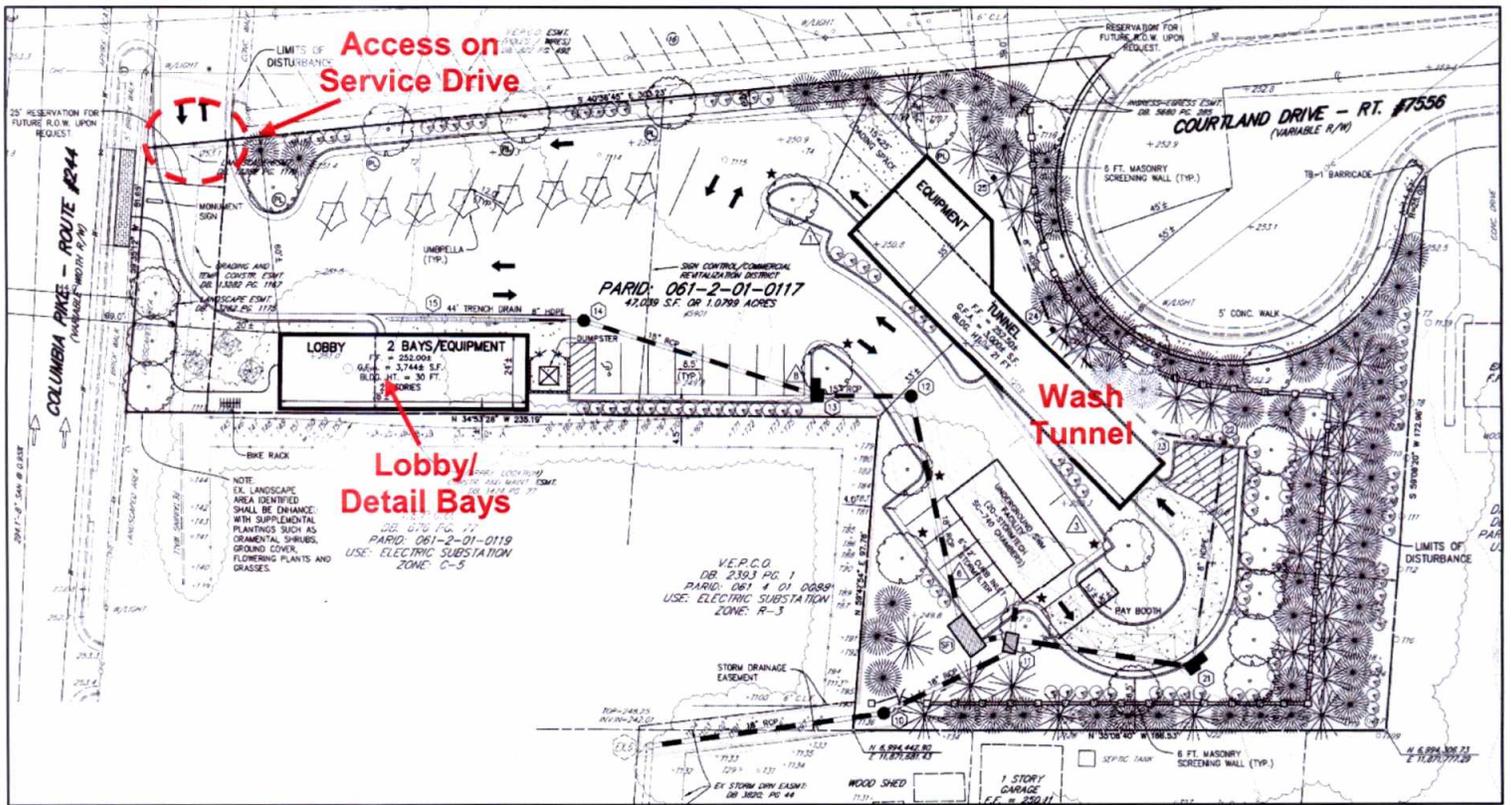


Figure 2 – Proposed Site Layout



Figure 3 – Conceptual Rendering of Proposed Building Facades (Lobby building has been revised to include only two bays. This is reflected on the GDP/SE Plat.)

Circulation:

As noted, vehicular access is provided via the private service drive to the east. Vehicles would enter the site at that point and proceed along the driveway to the south. The driveway is wide enough to accommodate two-way traffic. As the entrance to the wash tunnel is at the rear of the property, there is room for more than 10 cars to queue for the car wash. As customers leave the wash tunnel, hand drying would occur towards the front of the site before customers exit the property back onto the service drive. Cars which are to be taken to the detail bays (approximately 10 per day, according to the applicant), would be moved through the wash tunnel by an employee and then to the bays. A total of 18 parking spaces are provided behind the detail building and at the rear of the site. Access to the nine parking spaces located at the rear of the site could conflict with queue for the wash tunnel; however, according to the applicant, these spaces will be utilized by employees. The nine spaces at the front of the site are more accessible for customers waiting for detailing.

Pedestrian Access & Transit:

The GDP/SE Plat shows the existing brick paver sidewalk to remain on Columbia Pike, and to be continued across the current entrance, which will be closed. An existing off-site sidewalk in an easement on the adjacent Parcel 115A to the east offers access between Columbia Pike and Courtland Drive. The applicant has also proposed to add a sidewalk along the property's rear frontage on Courtland Drive.

Landscaping, Tree Save & Streetscape:

The majority of the vegetation currently existing on-site is in poor condition. The applicant has therefore proposed to remove and replace the existing vegetation, but has also provided limits of clearing that will protect a series of trees located on the property line of the residential properties to the southwest (Parcels 77 and 78).

Landscaping that is proposed will be located entirely around the periphery of the site. A four foot wide planting strip with shrubs is shown along the eastern boundary, adjacent to the driveway. A 20 foot wide planting area, with a six foot high masonry wall is shown around the periphery of the Courtland Drive cul-de-sac. A 50 foot wide screening area (also with a six foot high masonry wall) is shown along the property boundary to the south, and a 25 foot wide screening area with a six foot high masonry wall is located along the boundary with the residential properties to the southwest. The lobby building is located one foot off the western property boundary, abutting the VEPCO substation.

The GDP/SE Plat shows the existing streetscape improvements, installed by the County as part of the Columbia Pike streetscape project, to be continued across the site frontage with the closure of the existing entrance.

Stormwater Management:

The GDP/SE Plat shows an underground stormwater management facility in the rear parking lot. It should also be noted that the adjacent site to the east (Parcel 115A) currently sheet flows directly onto this site, and is not treated. This site will collect and treat that off-site stormwater.

Land Use and Environmental Analysis (Attachment 6)

Use, Intensity and Parcel Consolidation

The proposed use and intensity are consistent with the Comprehensive Plan recommendation for neighborhood-serving retail uses. The Plan encourages consolidation of the subject property with the two parcels located to the east and west with redevelopment. The parcel to the west is a VEPCO substation and is unlikely to be redeveloped in the foreseeable future. The property to the east is occupied by a commercial establishment, which could be consolidated with parcels farther to the east facing Moncure Avenue, which are planned for neighborhood-serving retail uses. The Plan discusses a specific redevelopment option for the property which, after consolidation, would include office and retail uses at 0.5 to 1.0 FAR. In addition, Courtland Drive is proposed to be connected to Columbia Pike. As consolidation with adjacent parcels is not currently a possibility, the proposed use is appropriate in the interim until such time as redevelopment becomes feasible. Staff is satisfied that the site layout, in conjunction with the proposed proffers and development conditions, ensures that this proposal will not preclude future redevelopment.

Buffering and Screening

Given that the subject property directly abuts residential properties to the south and west, buffering and screening are of paramount importance. This is also recommended in the Comprehensive Plan. Staff initially had concerns about the adequacy of the proposed screening. The applicant is now providing a six foot tall masonry wall adjacent to the residential properties in conjunction with a planting area measuring 20 to 50 feet in width. A wall and landscaped buffer of approximately 15 to 35 feet is also provided in the southeastern corner of the subject property. Overall, the applicant has greatly improved the buffering and screening from the initial submission and staff is satisfied that this issue has been satisfactorily addressed.

Green Building

The subject property is located in the Baileys Crossroads Community Business Center, where applicants are strongly encouraged to seek U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) certification, or an equivalent. The applicant has submitted proffers for a sustainability checklist for Green Building Construction Practices. This also includes a proffer to have a LEED accredited professional (AP) as a third party member to provide a certification statement confirming the Sustainability Checklist elements at the time of site plan review and building plan review. In addition, the applicant also proffers a green

building escrow of \$2.00 per square foot of gross floor area of the proposed buildings. With the acceptance of this proffer, staff is satisfied that this issue has been addressed.

Transportation Analysis (Attachment 7)

With the latest revisions to the GDP/SE Plat and proffers, the application has addressed all transportation issues raised by staff. The following summarizes the key changes incorporated in the revised submission to address previous staff concerns:

Site Access

The applicant has revised the plans to remove the proposed entrance directly onto Columbia Pike, and designed the site to utilize the private "service drive" on Parcel 115A to the east. Given the high traffic volumes associated with a car wash use, access via the service drive is vitally important and non-negotiable. Without such access, staff could not support the application. In addition to what is shown on the GDP/SE Plat, a proffer has been provided which requires access to the property be via the service drive. In addition, the proffer provides that if vehicular access to the service drive is permanently removed or made inaccessible for any reason, an alternate entrance in conformance with the GDP/SE Plat will be required. If such an entrance cannot be developed, a Special Exception Amendment will be required. It should be noted that the current 1993 proffers governing the site also commit to access via the service drive; therefore this proffer commitment is not creating a new impediment to development of the property.

Right of Way Reservations

The applicant has also agreed to the reservation of lands that will allow for the eventual widening of Columbia Pike and the extension of Courtland Drive, in conformance with the Comprehensive Plan. Specifically the applicant is reserving 25 feet along Columbia Pike and an area 39 feet from the centerline of the proposed future extension of Courtland Drive, along the eastern property line. These areas are indicated on the GDP/SE Plat and are included in the proffers. The applicant can continue to utilize the land within these reservation areas for plantings, drying spaces, and other uses related to the operation of the car wash, but will be required to remove all site improvements at his expense at the time of dedication (which will be upon demand of the County or VDOT).

Left Turn Lane on Columbia Pike

A left turn lane has been provided at the median break on southwestbound Columbia Pike, accessing the entrance to Parcel 115A (which will also be used by the application property). Final design and construction of this lane are subject to VDOT review and approval.

Urban Forestry Analysis (Attachment 8)

Staff initially identified several concerns with the proposed plan; among these were conformance with the parking area landscaping requirements, tree preservation target, and invasive species control. These issues have been largely addressed in the latest submission; the following summarizes the key changes incorporated in the revised submission to address previous staff concerns:

Peripheral and Interior Parking Lot Landscaping

The Urban Forester identified that several trees along the northern periphery of the parking area that were planted within four feet of a restrictive barrier, contrary to the provisions in the PFM. The applicant has since revised the plan to provide a minimum four foot separation. Similarly, the planting area on the southern periphery of the parking area was shown with a width less than four feet as specified in Par. 1 of Section 13-203 of the Zoning Ordinance. This area, too, has been revised to provide a minimum width of four feet.

Tree Preservation Target

The few existing trees on the site are unremarkable and of generally poor quality. Although the applicant had initially stated an intention to comply with the tree preservation target, a waiver of the requirement is preferable in exchange for additional new, healthy trees and shrubs. Accordingly, staff has recommended a waiver of the tree preservation target and a proffer has been submitted that will provide for replacement of the existing trees subject to the approval of the Urban Forester.

Invasive Species

Earlier submissions indicated that the applicant intended to preserve some of the existing vegetation at the rear of the property adjacent to Courtland Drive. The Urban Forester commented that much of this area was actually overgrown with invasive plant species such as multi-flora rose, Japanese Honeysuckle, and porcelain berry at levels that would endanger the long term health of any trees identified for preservation. After further discussions with the applicant it was decided that the presence of invasive species, coupled with the poor quality of the trees, justified a waiver of the preservation target area (as discussed above) in exchange for new higher quality trees and shrubs. Accordingly, invasive species control is no longer an outstanding concern.

Office of Community Revitalization (Attachment 9)

The plan adjustments reflected in the latest revision address OCR concerns regarding pedestrian access and street presence. A commitment to utilize high quality architectural materials is an important element of the vision for the Town Center area of Bailey's Crossroads. Consistent with the comprehensive plan, the long term vision for this site involves its consolidation with neighboring parcels.

Fairfax County Park Authority

The application property has been identified as a site with a high probability for Civil War era artifacts, and therefore appropriate for a Phase 1 archeological study. A development condition has been proposed, requiring such a study.

Stormwater Management, DPWES Environmental and Site Review Division

The site does not currently have any water quality or quantity controls. The GDP/SE Plat shows underground stormwater controls that will treat not only this site but also the sheet flow coming off the untreated parcel to the east.

Sanitary Sewer, Water, and Fire and Rescue Analyses (Appendix 12)

The application property is adequately served sanitary sewer, potable water, and fire rescue services. No concerns have been identified related to utility service at the site.

ZONING ORDINANCE PROVISIONS

Bulk Standards (C-5 CRD)		
Standard	Required	Provided
Lot Size	40,000 sq. ft	1.08 acres
Lot Width	200 feet	82 feet ± ¹
Building Height	40 feet	30 feet
Front Yard	20 feet	23 feet
Rear Yard	20 feet	20 feet
FAR	0.3	0.16
Open Space	20%	37.7%
Parking Spaces	22 spaces	18 spaces ²
Loading Spaces	1 space	1 space
Transitional Screening & Barrier		
South (Zoning R-3)	Screening Yard 3 (50 feet); Barrier E, F or G	south: (cul de sac) 10 feet, 6 foot masonry wall south: (residential) 50 feet, 6 foot masonry wall west: (residential) 25 feet, 6 foot masonry wall

¹ The subject parcel was created prior to the advent of the 1978 Zoning Ordinance, therefore, although the parcel does not meet the Ordinance requirements, it is grandfathered as a legal, buildable lot under the provisions of Sect. 2-405.
² request to utilize 18.2% parking reduction allowed in CRD

As depicted on the GDP/SE plat the development complies with the zoning and bulk provisions of the C-5 District, except as noted above.

Overlay District Requirements

Baileys Crossroads/Seven Corners Community Revitalization District (CRD) (Part 2 Sect. A7-200)

The zoning provisions for the Baileys Crossroads/Seven Corners CRD allow up to a 20% reduction in the standard parking requirements and, by special exception, a waiver or modification of any other zoning ordinance requirement. The applicant is requesting to utilize the parking reduction provision as discussed more fully below.

Sign Control Overlay District (SC) (Sect. 7-500)

The additional regulations of the Sign Control Overlay district restrict the subject property to one freestanding sign limited to 40 square feet in area and eight feet in height. The GDP/SE Plat shows a proposed monument sign adjacent to Columbia Pike. A development condition is proposed that requires conformance with the provisions of this section.

Highway Corridor Overlay District (HC) (Sect. 7-600)

Car washes are not subject to the additional regulations on auto-oriented, fast service, or quick-turn over uses within a Highway Corridor Overlay district. As such, this section is not applicable to the subject application.

WAIVERS AND MODIFICATIONS

Modification of Transitional Screening

The applicant has requested a modification of the transitional screening yard per section 13-303 of the Zoning Ordinance around the southern portion of the property where the site abuts residential property, in favor of that shown on the GDP/SE Plat. The plat shows a screening wall in conformance with the Zoning Ordinance requirements, and transitional screening yards as shown in the above chart. To offset the reduced transitional screening yards, the applicant has provided a masonry wall (also along the boundary where the 50 foot buffer requirement is met). Accordingly, staff does not object to the request for a modification.

Modification of Parking Requirements

Par. 3.A of Sect. A7-209 allows for up to a 20% reduction in the parking requirement in a Commercial Revitalization District, with Board approval in conjunction with a rezoning or special exception application. The parking requirement for this use is driven by the number of staff and work bays, not patrons. The applicant has indicated

that employee parking needs are less than ordinance requirements, as many employees bicycle, walk, or take transit as the site is served by bus. The commercial revitalization districts allow parking reductions as one of the inducements to redevelop properties where meeting the full parking requirement would negatively affect other desired features, such as screening. With no reduction, 22 spaces would be required. The applicant proposes to provide 18 spaces, a reduction of four spaces or 18.2%, which is within the 20% allowed by the ordinance. Staff does not object to the requested parking reduction.

Waiver of the Tree Preservation Target

The quality of the few existing on-site trees is generally poor. Accordingly, the applicant is requesting a deviation from the tree preservation target pursuant to section 12-0508 of the Public Facilities Manual. Given the above conditions, staff supports the deviation request in favor of the proposed trees shown on the landscape plan in the GDP/SE Plat.

Waiver of Service Drive Requirement

Within the last five years the streetscape along Columbia Pike was substantially upgraded with new brick sidewalks, pedestrian-scale lighting, and curbs. The proposed access to the application property will be via the existing privately-owned section of service drive on the adjacent parcel to the east. Therefore, while the Comprehensive Plan calls for the eventual widening of Columbia Pike, given the recent public investment and provision of adequate access staff does not recommend that the service drive be provided at this time. Accordingly, staff supports a waiver of the service drive requirement in favor of the new section of sidewalk and curb along Columbia Pike as shown on the GDP/SE Plat.

Special Exception Requirements (Appendix 17)

General Special Exception Standards (Sect. 9-006)

The General Special Exception Standards require that the proposal be in harmony with the Comprehensive Plan, that there is a finding of no significant negative impacts on surrounding properties, and that safe and adequate vehicular and pedestrian access be provided. The applicant has proposed a development that provides transitional screening yards generally in conformance with the Zoning Ordinance requirements, and provides a barrier to the surrounding residential development in conjunction with plantings that meet the high end of the requirements. Access to the site will be significantly improved over existing conditions, and the proposed left turn lane will improve access to surrounding sites as well. With the imposition of the proposed development conditions and implementation of the draft proffers, staff believes that the proposal does not unduly impact the surrounding residential areas. Therefore, staff believes that, as conditioned and proffered, the proposal satisfies all of the General Special Exception Standards.

Category 5 Standards (Sect. 9-503)

The Standard for all Category 5 uses requires that the proposed development meet lot size and bulk requirements for the Zoning District (Par. 1), comply with performance standards (par. 2), and be subject to site plan review (par 3). The proposed use meets these standards, as grandfathered under Sect. 2-405 for lot width.

Additional Standards for Auto-mobile Oriented Uses, Car Washes (Sect. 9-505)

For districts where these uses are permitted by special exception, Paragraph 1A states that the use have the same architectural features on all sides, or are compatible with the building group or neighborhood. Development along this portion of Columbia Pike consists of individual uses oriented to the highway. This development does not have a "closely related building group or neighborhood." The applicant has provided architectural elevations showing a high-quality design for a use that does not typically provide an architecturally-interesting building. Staff believes that this standard has been addressed.

Paragraph 1B requires the use to be designed so that pedestrian and vehicular circulation is coordinated with adjacent properties. As noted in the transportation analysis, the applicant has provided the requested interparcel access to the east, provided for improved access to that site through the proposed left turn lane, and closed the direct access to Columbia Pike. The proposal also includes the completion of the streetscape across the closed entrance and addresses future dedications. This standard has been addressed.

Paragraph 1C requires the site be designed to minimize the potential for turning movement conflicts, and to facilitate safe and efficient on-site circulation. The applicant has provided a site that funnels vehicles through the site in a circular pattern, with a long queue area that allows for sufficient on-site area for excess stacking. Access to the major arterial, Columbia Pike, is limited to the interparcel access via the development to the east. This standard has been addressed.

Paragraph 1D states that a lot be of sufficient area and width to accommodate the use, and that the proposed use not adversely affect any nearby existing or planned residential areas. Although the lot area is less than optimum for a car wash, there is enough space to accommodate the operation with sufficient room for queuing vehicles. The proposed six foot tall masonry barrier and vegetative screening provide an effective buffer to the adjacent single-family residences. It is staff's opinion that this standard has been addressed.

Paragraph 1E is specific to drive-in pharmacies only and is not applicable

With the imposition of the proposed development conditions and implementation of the draft proffers, staff believes that these standards have been addressed.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposes to amend an existing rezoning to allow redevelopment of the property, and approve a special exception to allow a car wash. The applicant's proposal is in conformance with the objectives for this area in Comprehensive Plan and addresses the access issues inherent to the site. Staff believes that, overall, the application meets the development standards and objectives for the site as outlined in the Zoning Ordinance.

Recommendations

Staff recommends approval of PCA 92-M-038, subject to the execution of proffers consistent with those contained in Attachment 1.

Staff recommends approval of SE 2008-MA-019, subject to the development conditions contained in Attachment 2.

Staff recommends approval of a modification section 13-303 of the Zoning Ordinance for transitional screening from the adjacent residential properties to the south and west, in favor of the plantings and barrier shown on the GDP/SE Plat.

Staff recommends approval of a waiver of Section 12-0508 of the Public Facilities Manual to permit a waiver of the Tree Preservation Target Area in favor of the plantings shown on the GDP/SE Plat.

Staff recommends a modification of the parking requirement in a Commercial Revitalization District pursuant to Par. 3A of Sect. A7-209 of the Zoning Ordinance to allow 18 parking spaces where 22 are required.

Staff recommends approval of a waiver of the service drive requirement along Columbia Pike in favor of the frontage improvements shown on FDP/SE Plat

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 further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

ATTACHMENTS

1. Draft Proffers
2. Proposed Development Conditions (SE 2008-MA-019)
3. Affidavits
4. Statement of Justification
5. RZ 92-M-038 (approved GDP and proffers)
6. Land Use and Environmental Analysis
7. Transportation Analysis
8. Urban Forestry Analysis
9. Office of Community Revitalization Analysis
10. Comprehensive Plan Citations

PCA 92-M-038
PAOLOZZI INVESTMENTS, INC.
PROFFER

December 18, 2012

Pursuant of §15.2-2303(A) of the Code of Virginia (1950 as amended) and §18-203 of the Zoning Ordinance of Fairfax County (1978 as amended) the property owner and Applicant, Paolozzi Investments, Inc., for itself and its successors assigns, (hereinafter referred to as the "Applicant") proffers that the development of the parcel under consideration identified on the Fairfax County Tax Maps as Tax Map Reference 61-2((1))117 (hereinafter referred to as the "Property"), will be in accordance with the following conditions, if and only if, the application, known as PCA 92-M-038 is granted.

1. a. The Property shall be developed in substantial conformance with the Generalized Development Plan/Special Exception Plat ("GDP/SE Plat") dated April 19, 2012 and revised through December 11, 2012, prepared by Tri-TEK Engineering, Inc.

b. Sole means of access to the Property shall be from the existing section of service drive in front of Tax Map 61-2((1))115A as shown on the GDP/SE Plat.

c. If vehicular access from the application property to the Service Drive for Columbia Pike is permanently removed, blocked, or made inaccessible, whether by government or private action, an alternate entrance shall be developed in substantial conformance with the overall layout shown on the GDP/SE Plat. If such an entrance cannot be developed in substantial conformance with the GDP/SE Plat, a Special Exception Amendment shall be required.

2. Minor Modifications. Prior to Site Plan approval, the Applicant shall obtain and record a public access easement across the existing section of service drive in front of Tax Map 61-2((1))115A to provide access to Columbia Pike. Subject to the provisions of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP and these proffers may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to modify the layout shown on the GDP, including building footprint adjustments, at the time of site plan based on final engineering and design so long as the minimum required open space identified on the GDP tabulations and the minimum dimensions to the lot lines are not significantly diminished, and the minimum setback requirements continue to be met. In no event shall any adjustments to the design of the access point from the service drive in front of Tax Map 61-2((1))115A be deemed a minor modification.

3. a. Prior to issuance of the NON-RUP, the Applicant shall construct a left turn lane along Columbia Pike to a standard as required by VDOT

b. Columbia Pike Right of Way Reservation. Subject to Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall reserve right-of-way up to a width of 25 (twenty-five) feet along the application property's Columbia Pike (VA Route 244) frontage as shown on the GDP/SE Plat. Dedication of this reservation shall be

upon demand by Fairfax County or VDOT at such time as there is a project for this improvement. The applicant may utilize land within the area of reservation as indicated on the GDP/SE plat; however, at the time of dedication, any plantings or other site improvements located in the areas reserved for this purpose shall be removed by the applicant at his expense.

c. Courtland Drive Right of Way Reservation. Subject to Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall reserve right-of-way up to a maximum width of 39 (thirty-nine) feet along the application property's boundary line with Lot 115A (Tax Map 61-2((1))115A) to the east to accommodate the future extension of Courtland Drive (VA Route 7556) as depicted in the Comprehensive Plan and as generally shown on the GDP/SE Plat. Dedication of this reservation shall be upon demand of Fairfax County or VDOT at such time as there is a project for this improvement. The applicant may utilize land within the area of reservation as indicated on the GDP/SE plat; however, at the time of dedication, any plantings or other site improvements located in the areas reserved for this purpose shall be removed by the applicant at his expense.

4. Architecture. The architectural design of the buildings shall be in substantial conformance with the character of the elevations shown on Sheet 5 of the GDP/SE Plat. The elevations may be refined or modified as a result of final design and engineering so long as the character and materials of the buildings remain in substantial conformance with those shown.

5. Landscaping. Landscaping shall be provided in general as shown on Sheet 2 of the GDP/SE Plat. The exact number, size and spacing of trees and other plant materials shall be submitted concurrent with site plan review and shall be subject to the review and approval of the Urban Forest Management Division ("UFMD"), Department of Public Works and Environmental Services ("DPWES"). The Applicant shall provide maintenance and replacement of landscaping as necessary.

6. Native and Other Tree Species. To the extent possible, the Applicant shall incorporate native species and other tree species beneficial for wildlife, air quality and/or energy conservation into the landscape plan that is submitted in conjunction with the site plan, subject to review and approval by UFMD.

7. Outdoor Lighting. Parking lot or exterior lighting located on the Property shall be directed inward and/or downward and designed with shielded fixtures in order to minimize glare onto adjacent properties and in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. The outdoor display areas shall not exceed a maximum maintained lighting level of thirty (30) foot candles, as measured horizontally at grade.

8. Green Building Construction Practices. The Applicant shall incorporate into the design and implement the items listed on the Green Building Construction Practices checklist attached as Exhibit A ("Sustainability Checklist"). The Sustainability Checklist will reflect the sustainable elements the Applicant agrees to incorporate into the Property. In addition, the Applicant shall, at the time of site plan review and building plan review, provide, from a LEED-accredited professional ("LEED-AP") either under the direction of or as a professional engineer or licensed architect, a certification statement confirming the Sustainability Checklist elements

shall be incorporated into the design and construction of the Property (“Design Certification”). The Design Certification shall also confirm that the sustainable elements would be sufficient to generate significant energy savings and meet sustainability objectives as detailed in Exhibit A.

Prior to building plan approval for the Property, the Applicant shall execute a separate agreement and post a “green building escrow,” in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the PFM. The amount of the escrow shall be \$2.00 per square foot of gross floor area of the building then being proposed (because the buildings depicted on the GDP for the Property may be developed in phases). The green building escrow shall be in addition to and separate from other bond requirements. This escrow shall be released once the following conditions have been met:

- Receipt, prior to final construction bond release, of a certification statement, including supporting documentation, from the Applicant’s LEED-AP confirming that the Sustainability Checklist elements (or such alternative elements approved in advance by the Chief of the Environment and Development Review Branch (“EDRB”) of the Department of Planning and Zoning (“DPZ”) after consultation with the Applicant’s LEED-AP) were incorporated into the design and construction of the Property (“Construction Certification”); and
- Concurrence and acceptance of the Applicant’s LEED-AP’s Construction Certification by the EDRB.

If the Chief of EDRB does not concur or accept the Construction Certification and determines that the Sustainability Checklist elements have not been constructed or have not been implemented as agreed, the Chief of EDRB shall so notify the Applicant’s LEED-AP. The Applicant’s LEED-AP and the Chief of EDRB shall meet to discuss the alleged deficiencies and to develop appropriate resolutions, which may include substitute techniques or elements that achieve the same intended sustainability or energy conservation benefit. Thereafter, if the Applicant fails to take necessary corrective or curative actions and submit a revised Construction Certification within ninety (90) days, then the entirety of the green building escrow for the Property shall be released to Fairfax County and shall be posted to a fund within the county budget supporting implementation of county environmental initiatives; provided, however, that if such corrective and curative actions cannot reasonably be completed within said ninety (90) days, and the Applicant has commenced such actions, the time period may be extended as determined appropriate by the Zoning Administrator, an release of escrowed funds shall be made to the Applicant or to the county during the extension.

9. Signage. All signage on the Property shall conform to Article 12 of the Zoning Ordinance, In addition, pursuant to Section 2-505 of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways.

APPLICANT/CONTRACT PURCHASER

Paolozzi Investments, Inc.

By: Guy A. Paolozzi
Title: President

TITLE OWNER:

By: Kamar Aysha Ahmed

Exhibit A

Green Building Construction Practices – Checklist

The following is a list of the green building construction practices the Applicant proposes at the Property. The Applicant shall consider alternative techniques and practices to those contained in this list if there are technological advances and proven performance results that demonstrate at least the same amount of sustainability or energy conservation.

Proof of installation is understood as a signed and sealed letter from the LEED-AP and Architect of Record (if not one and the same) acknowledging the installation of each of the Checklist items.

1. The Applicant shall provide bicycle racks and/or storage for 5 bicycles within 200 yards of a building entrance. The Applicant shall provide proof of installation and plan location.
2. The Applicant shall provide one shower and changing facility for employees within 200 yards of a building entrance. The Applicant shall provide proof of installation, plan location and manufacturers' product data for the showerhead.
3. The Applicant shall provide preferred one parking space for low-emissions vehicles. The location of the space shall be labeled on the site plan and the spaces shall be demarked with Reserved for Low-Emissions Vehicle Parking sign. The Applicant shall provide proof of installation and plan location.
4. The Applicant shall provide a light pollution reduction strategy for interior and exterior lighting as listed in items 1 and 2 below. (Current energy codes do not require either item). The Applicant shall provide proof of installation and plan locations.
 - Interior Lighting - The input power of interior lighting shall be reduced (by automatic device of) below the interior lighting power maximum allowances per International Energy Conservation Code (IECC) Table 505.5.2 for all nonemergency interior luminaries with a direct line of sight to any openings in the envelope (translucent or transparent) between 11 p.m. and 5 a.m. After-hours override may be provided by a manual or occupant-sensing device provided the override lasts no more than 30 minutes.
 - Exterior Lighting - The input power of exterior lighting shall be reduced (by automatic device of) by 60% starting 30 minutes after closing (approximately 11:30 p.m.) to 5 a.m. (The Zoning Ordinance currently requires a minimum of 50% reduction of exterior lighting within 30 minutes of closing time).

5. The Applicant shall install a carwash as depicted on the site plan and building plan that shall capture and re-use an optimum of 90% and a minimum of 60% of the graywater generated from carwash operations, unless a more stringent recycling level is required per County code. The Applicant shall provide proof of installation and manufacturers' product data including water usage calculations for the anticipated water usage as well as the reclaimed water usage.
6. The Applicant shall install a roofing membrane with a Solar Reflectance Index (SRI) equal to or greater than 78 for a minimum of 75% of the total roof area of the lobby/office portion of the building. The Applicant shall provide proof of installation, roof area calculations and manufacturers' product data.
7. The Applicant shall install motion sensor faucets and flush valves and ultra-low-flow plumbing fixtures that have a maximum water usage as listed below. The Applicant shall provide proof of installation and manufacturers' product data.

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).

8. The landscaping shall be irrigated from reclaimed water from the car wash.
9. The Applicant shall install dual (passive infrared and ultrasonic) technology occupancy sensors in all bathrooms, offices, break room, general office, conference room, training room, and storage areas. The Applicant shall provide proof of installation, plan locations and projected energy saving data from the manufacturer (if available).
10. The Applicant shall install daylight sensors that shall provide automatic dimming of the lighting in the perimeter offices, lobby and break room. The Applicant shall provide proof of installation, plan locations and projected energy saving data from the manufacturer (if available).
11. The Applicant shall install only LED or fluorescent lamps in all interior building lighting fixtures. The Applicant shall provide a maximum lighting power allowance of 1.25 watts/square foot (code maximum is 1.5 watts/square foot for retail area and 0.9 watts/per square foot for the service department area). The Applicant shall provide proof of installation, energy usage calculations and manufacturers' product data.

12. If applicable, the Applicant shall install Energy Star appliances and equipment for all refrigerators, dishwashers, water heaters, computers, monitors, televisions, vending machines, water coolers, and other appliances and office equipment (if available). The Applicant shall provide proof of installation, installation locations, and manufacturers' product data, including the Energy Star energy guide.
13. The Applicant shall install at least one 5 foot or larger industrial ceiling fans to increase air movement. The Applicant shall provide proof of installation, installation locations, manufacturers' product data and projected energy savings data from the manufacturer (if available).
14. The Applicant shall increase the R-value of thermal insulation for the roof to R-24 (minimum code requires R-20) and for the cavity walls to R-30 (minimum code requires R-20.5) to reduce heat loss/gain. The Applicant shall provide proof of installation and manufacturers' product data (not applicable for wet tunnel or detail bays).
15. The Applicant shall recycle all trash. The Applicant shall provide proof of installation, installation locations and a copy of the Applicant's recycling hauling contract.
16. The Applicant shall use finish products that include a minimum of 10% of total recycled content (combined pre-consumer and post-consumer recycled content) for floor and wall tiles and wall coverings. The Applicant shall use carpet and ceiling tiles that include a minimum of 40% of total recycled content (combined pre-consumer and post-consumer recycled content). The Applicant shall provide proof of installation and the manufacturers' product data indicating the recycled content.
17. The Applicant shall provide natural lighting through the use of windows and/or skylights to a minimum of 75% of the spaces. Areas excluded are the mechanical room and parts storage. The Applicant shall provide proof of installation, installation locations on the architectural plans and installation area calculation indicating 75% of the building area.
18. The Applicant shall prohibit smoking from inside the buildings and shall designate tobacco use areas a minimum of 50 feet away from building entries, outdoor air intakes and operable windows. The Applicant shall provide signage to allow smoking in designated areas and prohibit smoking in all other locations. The Applicant shall provide proof of installation and site locations.
19. The Applicant shall install HVAC unit filters with a minimum efficiency reporting value (MERV) rating of 8. (There is no known code minimum, but MERV ratings start at 1 as the lowest efficiency). The Applicant shall provide proof of installation and the manufacturers' product data.

20. The Applicant shall comply with volatile organic compound (VOC) limits established by the following list below. The Applicant shall provide proof of installation and the manufacturers' product data for finish adhesives, paint and coatings.

<u>Application</u>	<u>(VOC Limit g/L less water)</u>
Carpet Adhesive	50
Rubber floor adhesive	60
Ceramic tile adhesive	65
Anti-corrosive/ anti-rust paint	250
Clear wood finishes	350
Dry-fog coatings	400
Paint (flat, semi, and gloss)	250
Concrete curing compounds	350
Floor coatings	420
Primers	350
Stains, interior	250

21. The Applicant shall install carpet and carpet padding that shall meet the testing and product requirements of the Carpet and Rug Institute Green Label Plus Program. The Applicant shall provide proof of installation and the manufacturers' product data.
22. The Applicant shall install vinyl composition tile and rubber tile flooring that shall meet the requirements of the FloorScore certification program. The Applicant shall provide proof of installation and the manufacturers' product data and certification letter.
23. The Applicant shall not use any particle board, medium density fiberboard (MDF), plywood, wheatboard, strawboard, or panel substrates on the interior of the building which contain urea formaldehyde resins. Materials considered fixtures, furniture and equipment (FF&E) are not considered base building elements and are not included. The Applicant shall provide proof of installation and the manufacturers' product data.
24. The Applicant shall install regional and locally sourced asphalt and concrete materials from local providers. The Applicant shall provide proof of installation and invoice receipts.
25. 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 as proof of compliance.

Green Operating Practices

In addition to the items on the Checklist above, the Applicant shall, to the extent practicable and in good faith, incorporate the following green operating practices into the business:

1. recycle computer equipment, printers, cartridges, etc.;
2. use “green” cleaning products for janitorial services;
3. use environmentally friendly refrigerants for the HVAC system to minimize global warming gasses released into the atmosphere;
4. provide vampire load management;
5. hibernate or turn off computer and office equipment.

DEVELOPMENT CONDITIONS**SE 2008-MA-019****December 18, 2012**

If it is the intent of the Board of Supervisors to approve SE 2008-MA-019 located at 5901 Columbia Pike, Tax Map 61-2 ((1)) 117, to permit a car wash and waivers and modifications in a Commercial Revitalization District pursuant to Sections 5-404 and 9-622 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat (SE Plat) approved with this application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved SE Plat entitled "Bailey's Car Wash" consisting of seven sheets, prepared by Tri-Tek Engineering, dated April 19, 2012, as revised through December 11, 2012. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The one freestanding identification sign permitted on the site shall be a monument-style sign (as depicted in the SE Plat). Irrespective of the dimensions shown on the GDP/SE Plat, any such sign shall meet the requirements of the Sign Control Overlay District of Article 12 of the Zoning Ordinance, as well as the sight line requirements of the Zoning Ordinance, VDOT and the PFM.
5. Hours of operation shall be limited to Monday through Saturday 8 am to 6 pm and Sunday 9 am to 6 pm.
6. There shall be no outside storage or display of goods offered for sale.
7. The car wash shall be equipped to capture at least 80% of the waste water associated with a single cycle of the car wash operation. All waste water discharged from the car wash shall be discharged to the sanitary sewer system.
8. No stacking for the car wash shall extend off-site. If at any time the queue for the car wash should extend off-site, the attendant shall ask that vehicle to move to another location not on a public street or blocking any entrances along the service drive.
9. All lighting, including security, pedestrian and/or other incidental lighting, shall meet the standards of Article 14 of the Zoning Ordinance.

10. Any exterior lighting shall be a maximum of 12 feet in height, as measured from the ground to the top of the fixture.
11. No outdoor speakers or loud speakers shall be utilized on the site.
12. Stormwater management and best management practices shall be provided as shown on the GDP/SE Plat and in conformance with the Public Facilities Manual.
13. Prior to any land disturbing activities on that property identified among the Fairfax County tax records as (Tax Map 61-2 ((1)) 117), the applicant shall conduct a Phase I archaeological study of the Application Property, and provide the results of such studies to the Heritage Resources Branch of the Fairfax County Park Authority ("Heritage Resources"). If deemed necessary by Heritage Resources, the Applicant shall conduct a Phase II and/or Phase III archaeological study on only those areas of the Application Property identified for further study by Heritage Resources. The studies shall be conducted by a qualified archaeological professional approved by Heritage Resources, and shall be reviewed and approved by Heritage Resources. The studies shall be completed prior to issuance of the Non-RUP.

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

REZONING AFFIDAVIT

DATE: September 18, 2012
 (enter date affidavit is notarized)

I, Keith C. Martin, 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

100314c

in Application No.(s): PCA 92-M-038
 (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)
Paolozzi Investments, Inc. Guy A. Paolozzi	12170 Lincoln Lake Way #8107 Fairfax, VA 22030	Applicant/Former Agent for Lessee/Contract Purchaser Agent
Kamar Aysha Ahmed	6010 Columbia Pike Falls Church, VA 22041	Owner/Former Lessor
Tramonte, Yeonas, Roberts & Martin PLLC Keith C. Martin	8245 Boone Boulevard, Suite 400 Vienna, VA 22182	Attorneys/Agent Attorney/Agent
Sack Harris & Martin, P.C. Keith C. Martin Wanda S. Suder	8270 Greensboro Drive, #810 McLean, VA 22102	Former Attorneys/Agent Former Attorney/Agent Former Agent/Planner

(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: September 18, 2012
(enter date affidavit is notarized)

100314c

for Application No. (s): PCA 92-M-038
(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)
Tri-Tek Engineering, Inc. Theodore D. Britt	690 Center Street Herndon, VA 20170	Engineers/Agents Agent
Baileys Carwash, LLC Guy A. Paolozzi	10015 High Hill Place Great Falls, VA 22066	Former Lessee 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: September 18, 2012
(enter date affidavit is notarized)

1003140

for Application No. (s): PCA 92-M-038
(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)
Paolozzi Investments, Inc.
12170 lincoln Lake Way #8107
Fairfax, VA 22030

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)

Guy A. Paolozzi
Angela K. Paolozzi

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

Guy A. Paolozzi - President/Treasurer
Angela K. Paolozzi - Vice-President/Secretary

(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: September 18, 2012
(enter date affidavit is notarized)

100314c

for Application No. (s): PCA 92-M-038
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Tramonte, Yeonas, Roberts & Martin PLLC
8245 Boone Boulevard, Suite 400
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 SHAREHOLDER: (enter first name, middle initial, and last name)
Vincent A. Tramonte, II
George P. Yeonas
Jill J. Roberts
Keith C. Martin

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)
Tri-Tek Engineering, Inc.
690 Center Street
Herndon, VA 20170

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)
Kevin E. Murray
Theodore D. Britt

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 Attachment to Par. 1(b)

DATE: September 18, 2012
(enter date affidavit is notarized)

110314c

for Application No. (s): PCA 92-M-038
(enter County-assigned application number (s))

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

Baileys Carwash, LLC
10015 High Hill Place
Great Falls, VA 22066
(Former)

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)

Guy A. Paolozzi - Managing Member

=====

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)

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)

=====

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 Attachment to Par. 1(b)

DATE: September 18, 2012
(enter date affidavit is notarized)

100314c

for Application No. (s): PCA 92-M-038
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Sack Harris & Martin, P.C.
8270 Greensboro Drive, #810
McLean, VA 22102

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)
James M. Sack
Robert A. Harris, IV
Keith C. Martin

=====

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)

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)

=====

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: September 18, 2012
(enter date affidavit is notarized)

100314c

for Application No. (s): PCA 92-M-038
(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)

(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: September 18, 2012
(enter date affidavit is notarized)

100314c

for Application No. (s): PCA 92-M-038
(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: September 18, 2012
(enter date affidavit is notarized)

100314c

for Application No. (s): PCA 92-M-038
(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

Keith C. Martin, Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 18 day of September 2012, in the State/Comm. of Virginia, County/City of Fairfax

[Signature]
Notary Public



My commission expires: 1-31-2014

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 18, 2012
 (enter date affidavit is notarized)

I, Keith C. Martin, 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

100313c

in Application No.(s): SE 2008-MA-019
 (enter County-assigned application number(s), e.g. SE 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 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)
Paolozzi Investments, Inc. Guy A. Paolozzi	12170 Lincoln Lake Way #8107 Fairfax, VA 22030	Applicant/Former Agent for Lessee/Contract Purchaser Agent
Kamar Aysha Ahmed	6010 Columbia Pike Falls Church, VA 22041	Owner/Former Lessor
Tramonte, Yeonas, Roberts & Martin PLLC Keith C. Martin	8245 Boone Boulevard, Suite 400 Vienna, VA 22182	Attorneys/Agent Attorney/Agent
Sack Harris & Martin, P.C. Keith C. Martin Wanda S. Suder	8270 Greensboro Drive, #810 McLean, VA 22102	Former Attorneys/Agent Former Attorney/Agent Former Agent/Planner
Tri-Tek Engineering, Inc. Theodore D. Britt	690 Center Street Herndon, VA 20170	Engineers/Agents Agent

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

Special Exception Attachment to Par. 1(a)

DATE: September 18, 2012
(enter date affidavit is notarized)

100313c

for Application No. (s): SE 2008-MA-019
(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)
Baileys Carwash, LLC Guy A. Paolozzi	10015 High Hill Place Great Falls, VA 22066	Former Lessee Agent

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 18, 2012
(enter date affidavit is notarized)

100313c

for Application No. (s): SE 2008-MA-019
(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:

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
Paolozzi Investments, Inc.
12170 Lincoln lake Way #8107
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

- [x] 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)

Guy A. Paolozzi
Angela K. Paolozzi

(check if applicable) [] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit 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.

Special Exception Attachment to Par. 1(b)

DATE: September 18, 2012
(enter date affidavit is notarized)

100313c

for Application No. (s): SE 2008-MA-019
(enter County-assigned application number (s))

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

Tramonte, Yeonas, Roberts & Martin PLLC
8245 Boone Boulevard, Suite 400
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)

Vincent A. Tramonte II
George P. Yeonas
Jill J. Roberts
Keith C. Martin

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

Tri-Tek Engineering, Inc.
690 Center St.
Herndon, VA 22066

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)

Kevin E. Murray
Theodore D. Britt

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

Special Exception Attachment to Par. 1(b)

DATE: September 18, 2012
(enter date affidavit is notarized)

100313c

for Application No. (s): SE 2008-MA-019
(enter County-assigned application number (s))

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

Baileys Carwash, LLC
10015 High Hill Place
Great Falls, VA 22066

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)

Guy A. Paolozzi - Managing Member

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

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)

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

Special Exception Attachment to Par. 1(b)

DATE: September 18, 2012
(enter date affidavit is notarized)

100313 c

for Application No. (s): SE 2008-MA-019
(enter County-assigned application number (s))

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

Sack Harris & Martin, P.C.
8270 Greensboro Drive, #810
McLean, VA 22102

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)

James M. Sack
Robert A. Harris, IV
Keith C. Martin

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

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)

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 18, 2012
(enter date affidavit is notarized)

100313c

for Application No. (s): SE 2008-MA-019
(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, and number, street, city, state, and zip code)

(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 "Special Exception Affidavit 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 18, 2012
(enter date affidavit is notarized)

100313c

for Application No. (s): SE 2008-MA-019
(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 "Special Exception Attachment to Par. 2" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 18, 2012
(enter date affidavit is notarized)

100313C

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 "Special Exception 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:

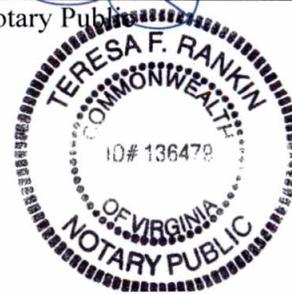
(check one) [] Applicant [x] Applicant's Authorized Agent

Keith C. Martin, Agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 18 day of September 20 12, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 1-31-2014

Teresa F. Rankin
Notary Public



SACK HARRIS & MARTIN, P.C.

ATTORNEYS AT LAW

SUITE 810
8270 GREENSBORO DRIVE
MCLEAN, VIRGINIA 22102
TELEPHONE (703) 883-0102
FACSIMILE (703) 883-0108

RECEIVED
Department of Planning & Zoning

APR 24 2008

Zoning Evaluation Division

April 23, 2008

Ms. Regina Coyle
Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035

Re: PCA 92-M-038 and Concurrent Special Exception Application for a
Car Wash on Property Identified as Tax Map 61-2((1))117
Zoned C-5, SC, HC, CRD
Applicant: Paolozzi Investments, Inc.

Dear Ms. Coyle:

The following is submitted as a Statement of Justification for the above referenced Proffer Condition Amendment and Special Exception applications. The Applicant is seeking approval of the applications to construct a 8500 square foot automated car wash. The building would contain a wash tunnel, a drying tunnel, two detail bays, office, customer area, and a restroom. Area for more than ten stacking spaces is provided. Nineteen parking spaces are provided, assuming a modification for a twenty percent reduction pursuant to the CRD provisions. Access to the car wash will be from the existing service drive along Columbia Pike.

The PCA/SE Plat provides for significant landscaping and barriers to buffer the adjacent residential neighborhood. The Plat shows a 35 foot wide transitional screening buffer along the southern property line, along with a 6 foot high wooden fence. A ten foot wide buffer with a 6 foot high wall is provided around the perimeter of the Courtland Drive cul-de-sac. A total of 30% of the lot will be open space.

The following is a description of the proposed use:

- A. Type of Operation: Car Wash
- B. Hours of Operation: Monday-Saturday: 8 a.m. to 6 p.m.
Sunday: 9 a.m. to 6 p.m.

SACK HARRIS & MARTIN, P.C.

Ms. Regina Coyle
April 23, 2008
Page 2 of 2

- C. Estimated Number of Patrons: 300/day weekdays
500/day weekends
- D. Proposed Number of Employees: 15
- E. Estimate of Traffic Impact: Average of 600 per day with approximately 30 trips in the a.m. peak hour and 60 trips in the p.m. peak hour.
- F. Vicinity of Area to be Served: Bailey's Crossroad and 2 mile radius from the Property.
- G. Description of Building Façade: Masonry
- H. Listing of Hazardous Substances: No hazardous substances to be used or stored on site.
- I. There are no waivers or variances proposed except as follows:
 - 1. Modification of Transitional Screening along southeast boundary in favor of landscaping shown on the Plat.
 - 2. Waiver of lot width requirement pursuant to Article 9-610. 82 foot width existing.
 - 3. Modification of Section A7-209.3 to permit a 20% reduction to the off-street parking requirement. (23 required; 19 proposed)

Very truly yours,

SACK HARRIS & MARTIN, P.C.



Keith C. Martin

cc: Guy Paolozzi
Kamar Aysha Ahmed
Sup. Penelope Gross



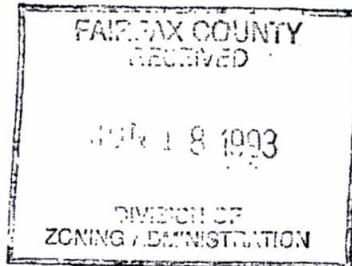
FAIRFAX COUNTY

ATTACHMENT 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



June 11, 1993

Mr. and Mrs. Hikmet Ahmed
6010 Columbia Pike
Falls Church, Virginia 22041

Re: Rezoning Application
Number RZ 92-M-038

Dear Mr. and Mrs. Ahmed:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 7, 1993, granting, as proffered, Rezoning Application RZ 92-M-038 in the name of Abdo S. and Hikmet Ahmed, to rezone certain property in the Mason District from the R-3 District, Highway Corridor District, and Sign Control District to the C-5 District, Highway Corridor District, and Sign Control District, subject to the proffers dated March 26, 1993, on subject parcel 61-2 ((1)) 117 consisting of approximately 1.08 acres.

The Board also:

- Modified the transitional screening requirement; and
- Waived the barrier requirement in favor of the screening and landscaping shown on the Generalized Development Plan (GDP).

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
Kathy Ichter, Trnsprt'n. Road Bond Dvsn., Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acq. & Planning Dvsn., Park Authority

Proffers

RZ 92-M-038

March 26, 1993

Pursuant to Section 15.1-491(a), Code of Virginia, as amended, subject to the Board of Supervisors approving rezoning to the C-5 District, the Applicant, Abdo S. and Hikmet Ahmed, proffer to the following:

1. Pursuant to Section 18-204 of the Fairfax County Zoning Ordinance, the subject property shall be developed in substantial conformance with the Generalized Development Plan consisting of one sheet, prepared by Harold Logan and Associates, dated December 10, 1992 revised through February 11, 1993.
2. The infiltration trench shown on the GDP shall be designed to BMP standards as determined feasible by DEM at the time of site plan review.
3. Screening equivalent to that required by Transitional Screening 1 shall be provided in the area between the parking area and Courtland Drive.
4. All access to the property shall be from the existing service drive. There shall be no access to the site from Courtland Drive
5. Use of the property shall be limited to a retail sales establishment as defined in Article 20 of the Zoning Ordinance.
6. In the event the existing structure on the site is remodeled or replaced, the gross square footage shall not exceed 3000 square feet.
7. The portions of the site generally located between the southern edge of the parking area and Courtland Drive shall be preserved as undeveloped open space to provide a buffer to the residentially planned and zoned lots along Courtland Drive.

Abdo S. Ahmed

Abdo S. Ahmed
Title Owner

5/3/93

Hikmet Ahmed

Hikmet Ahmed
Title Owner

5/3/93

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

MAY 05 1993

ZONING EVALUATION DIVISION

TREE COVER TABULATION

1. ALL TREE COVER IS TO BE PRESERVED
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VICINITY MAP

GENERAL NOTES:

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SITE TABULATION

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OWNER

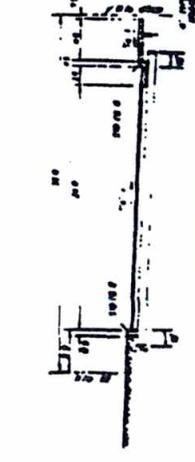
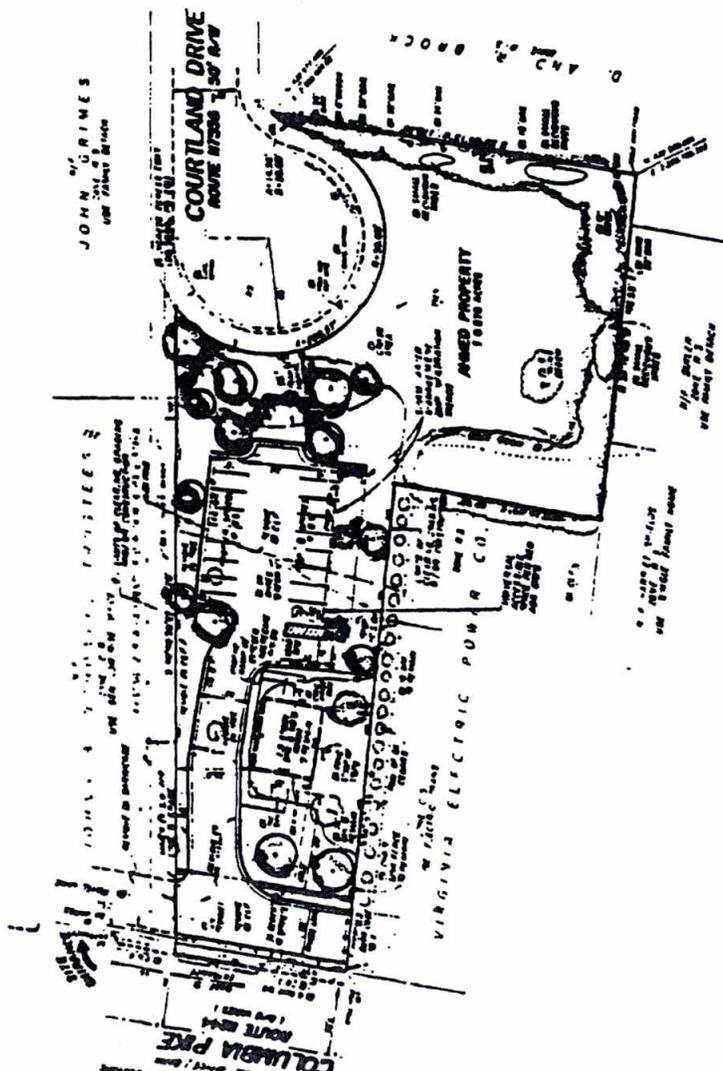
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SETBACKS

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LEGEND

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TYPICAL SECTION PROPOSED TRAVEL LANE



I, the undersigned, being a duly Licensed Professional Engineer, do hereby certify that the above is a true and correct copy of the original as shown to me.

9901 COLUMBIA PIKE
 ADDRESS: 9901 COLUMBIA PIKE, WASHINGTON, D.C. 20004
GENERALIZED DEVELOPMENT PLAN
 PREPARED BY: HAROLD A. LOGAN - ASSOCIATE P.E.
 DATE: 1/15/68



County of Fairfax, Virginia

MEMORANDUM

DATE: December 19, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis & Environmental Assessment:**
PCA 92-M-038/SE 2008-MA-019 (Baileys Car Wash)

The memorandum, prepared by Bernard Suchicital, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the general development plan/special exception plat dated May 1, 2012 and revised through December 11, 2012, with draft proffers dated August 20, 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, Paolozzi Investments, Inc., is requesting a proffered condition amendment and special exception amendment for a site consisting of one parcel, totaling 1.08 acres (47,044 square feet), in order to construct a 6,944 square foot automated car wash. The property is zoned C-5 Commercial and within the CRD, SC and HC zoning overlay districts, with an approved rezoning RZ-92-M-038, and is vacant and cleared and had been used for commercial purposes in a former single-family house. The car wash tunnel structure will be positioned towards the rear of the property, with a separate structure housing the lobby and two equipment bays situated perpendicularly to Columbia Pike. Access to the site will be provided via an interparcel connection to an existing service drive located to the east with an entrance onto Columbia Pike.

LOCATION AND CHARACTER OF THE AREA

The subject property is located at near the western edge of the Baileys Crossroads Community Business Center (CBC) on the south side of Columbia Pike in an area that serves as a gateway to

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



the CBC. The site is zoned C-5 and is planned for a mix of office and retail uses, with the redevelopment option of general urban office from 0.5 – 1.0 FAR with consolidation. The parcels fronting on Columbia Pike in this area are planned for retail and zoned C-5. To the east are commercial uses and to the immediate west is a VEPCO substation. Parcels across Columbia Pike from the subject property are occupied by commercial uses and single-family detached homes, planned for retail, residential dwelling units at 4-5 dwelling units per acre, and office uses and zoned C-5 and R-3. A single-family detached neighborhood is located to the south of the subject property, which is located in the Baileys Conservation Area. This area is planned for residential dwelling units at 3 to 4 dwelling units per acre and zoned R-3.

COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, 2011 Edition, Area I, Baileys Planning District, Amended through June 19, 2012, Baileys Crossroads Community Business Center Land Unit Recommendations, pages 85-86:

“Sub-Unit B-1

This sub-unit is located on the east side of Columbia Pike, north and south sides of Lacy Boulevard and south side of Moncure Avenue. Courtland Drive located in between Lacy Boulevard and Moncure Avenue also provides access to this sub-unit. It is currently developed with neighborhood-serving retail, office and institutional uses.

Base Plan Recommendations – The base plan recommendation for this sub-unit is 16,600 square feet of office uses and 14,100 square feet of retail uses.

Redevelopment Option – This sub-unit is planned to be accessible by Moncure Avenue, the extension of Courtland Drive and Lacy Boulevard. Direct access to Columbia Pike should be consolidated where possible so that access to these parcels is from the streets that connect to Columbia Pike.

Each property in this sub-unit is owned by a different entity and will require property consolidation of a minimum of two acres for redevelopment. The properties in between Courtland Drive and Moncure Avenue may be anticipated to be consolidated first followed by the consolidation of the remainder of this sub-unit.

Redevelopment for this sub-unit (approximately 5 acres) is envisioned to include a mixed-use development with a maximum of 44,000 square feet of office uses, 3,000 square feet of retail uses and 100 multi-family residential units. This sub-unit is to be developed with the following land use categories listed in the Land Use Categories section for the Town Center District as shown on Map 5 and the planned urban parks shown on Map 9 in the Town Center District Parks and Recreation section:

- The Urban Center Residential category for the area east of Courtland Drive;
- The General Urban Area – Office Option category for the area west of Courtland Drive”

Fairfax County Comprehensive Plan, 2011 Edition, Area I, Baileys Crossroads Planning District, Amended through June 19, 2012, Baileys Crossroads Community Business Center District-Wide Recommendations and Streetscape Guidance, pages 51-71:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area1/baileys.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 a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements.
- Policy j. Regulate land use activities to protect surface and groundwater resources.
- Policy k: For new development and redevelopment, apply better site design and low impact development (LID) techniques...

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations...

Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance...

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

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

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

Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the Policy Plan).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green

Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range.”

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

Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses.”

COMPREHENSIVE PLAN MAP: Mixed Use

LAND USE ANALYSIS

Use & Intensity

The applicant is proposing to develop an automated car wash on a property that is currently occupied by a vacant and cleared property and that was used recently for commercial purposes in a former single-family house. The proposed use and intensity are consistent with the base recommendation of the Comprehensive Plan.

The overall guidance for Sub-Unit B-1 is for 16,600 square feet of office uses and 14,100 square feet of retail uses. There is specific guidance for the property in the redevelopment option for parcels that lie west of Courtland Drive and south of Columbia Pike. From the Baileys Crossroads Town Center District Map, the option recommends General Urban Area – Office Option, which allows for the redevelopment of office use up to 0.5 to 1.0 FAR. A building height of up to three floors, with consolidation of neighboring parcels and the extension of Courtland Drive through the subject parcel to Columbia Pike is also recommended. The parcel to the west is a VEPCO substation and is unlikely to be redeveloped in the foreseeable future. While the Plan encourages parcel consolidation of the subject property with the adjacent parcels, the adjacent parcels can still be consolidated and redeveloped according to the Plan.

Buffering and Screening

Previous Plan text encouraged the placement of a solid wall buffer between the commercial properties along Columbia Pike, including the subject parcel, and the adjacent single-family detached neighborhood. The applicant has shown a six foot tall masonry wall along the entire property boundary that is adjacent to the residential neighborhood in combination with landscaping 25 and 50 feet in width along the western and southern boundaries respectively with the neighborhood and a 20 foot wide buffer is provided along the Courtland Drive cul-de-sac. A wall and landscaped buffer of approximately 15 to 35 feet is provided in the southeastern corner of the subject property to buffer the adjacent single-family detached home. Additionally, the applicant has provided an approximately six foot wide landscaped buffer along the eastern boundary with the adjacent commercial property. The applicant has greatly improved the buffering and screening areas from the initial submission of this application and from the existing conditions.

Streetscaping, Architecture and Signage

A five foot wide brick-paved sidewalk has already been provided as part of the Columbia Pike Streetscape Project. The applicant has shown street trees and ornamental shrubs in a 16 foot wide landscaped area adjacent to the sidewalk. The applicant has provided elevations for the proposed car wash tunnel facility and the lobby and equipment bay building. A monument sign is depicted on the development plans within the landscaped area along Columbia Pike. Details and dimension of the sign have been provided also.

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.

Stormwater Management/Best Management Practices (SWM/BMP)

The subject property is located in the Cameron Run watershed. The proposed project will increase the imperviousness and associated stormwater run-off of the site. SWM will be met with an underground SWM detention facility to be located in the southwestern portion of the site under the surface parking lot. BMP will be provided by a curb inlet stormfilter that will be installed to treat the majority of the site area. The proposed stormfilter achieves a 47 percent phosphorus removal rate, over the 40 percent removal requirement. The adequacy of the submission materials as well as any proposed SWM/BMP measures will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Vegetation

Significant vegetation occupies the southwestern portion of the site. The applicant has noted on the development plans that in consultation with the Urban Forestry Division, existing trees will be saved to the extent possible. The applicant proposes extensive additional landscaping in the 25 to 50 foot wide buffers proposed in this area.

Green Building Design

The applicant is strongly encouraged to seek U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) certification for the proposed car wash. The applicant has submitted proffers for a sustainability checklist for Green Building Construction Practices. This also includes a proffer to have a LEED accredited professional (AP) as a third party member to provide a certification statement confirming the Sustainability Checklist elements at the time of site plan review and building plan review. In addition, the applicant also proffers a green building escrow of \$2.00 per square foot of gross floor area of the proposed buildings.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan map indicates a Major Paved Trail (8' or greater in width) is planned along either side of Columbia Pike. A five foot wide brick-paved sidewalk is provided as part of the Columbia Pike Streetscape Project.

PGN/BS



County of Fairfax, Virginia

MEMORANDUM

DATE: December 14, 2012

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

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

FILE: 3-4 (RZ 92-MA-038)
3-5 (SE 2008-MA-019)

SUBJECT: Transportation Impact

REFERENCE: PCA 92-MA-038/SEA 2008-MA-019, Palolzzi Investments, Inc.
Traffic Zone: 1421
Land Identification Map: 61-2 ((1)) 117

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated April 19, 2012, and revised through December 11, 2012, and proffers dated December 11, 2012. The applicant proposes to construct a 3200 square foot automated car wash with outside drying spaces, and a separate building with a lobby and bays for detailing. Nineteen parking spaces will be provided, assuming a modification for a 20% reduction pursuant to CRD provisions. Access will be from the existing service drive and not directly from Columbia Pike.

The Comprehensive Plan has changed in this area and transportation improvements were added which affect this site: Columbia Pike is now to be widened to six lanes (which requires a right-of-way dedication 69 feet from the centerline); and Courtland Drive is to be extended as a two lane road (which will require a dedication of 39 feet from the centerline) across Columbia Pike to connect to the existing section now ending in a cul-de-sac. The applicant will proffer to reserve the dedication necessary for these improvements plus all ancillary easements for future dedication upon request by either VDOT or the County.

Previously, the adjacent property owner objected to the use of the service drive for access to a car wash because of concern that vehicles would queue out into the service drive and block access to his property. The applicant should agree to regulate the stacking of vehicles so as to not block

Barbara Berlin
December 14, 2012
Page 2 of 2

the entrance to the adjoining property should such situation occur. However, if the applicant cannot obtain written approval from the adjacent property owner to use the service drive, a Special Exception Amendment shall be required. If Columbia Pike is widened without the corresponding construction of the extension of Courtland Drive, this site should not be allowed direct access to Columbia Pike. In any event, direct access to Columbia Pike shall not occur. If access is provided as shown, this department would have no objection to a waiver of the service drive requirement for Columbia Pike.

The applicant has proffered to construct a left turn lane to a standard as required by VDOT on westbound Columbia Pike to provide for left turns into the existing service drive.

AKR/LAH/lah



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

June 1, 2012

GREGORY A. WHIRLEY
COMMISSIONER

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: SE 2008-MA-019 PCA 1992-M-038 Paolozzi Investments, Inc.
Tax Map # 61-2((01))0117

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.

I have reviewed the above plan submitted on May 18, 2012, and received on May 23, 2012. The following comments are offered:

1. A queuing analysis/traffic study needs to be provided to properly evaluate the impacts of this use. Car Washes without proper queuing areas have caused major traffic congestion when the queue backs out into public streets.
2. A right turn lane needs to be provided on Rt. 244 for site access at the crossover.
3. Access should be provided to Courtland Drive.
4. The entrance east of this site should be widened to provide access to the Rt. 244 crossover.
5. Site access should be provided from a connection to the service drive, not directly onto Rt. 244.
6. The proposed entrance depth is too shallow. Parking spaces backing out into the entrance will create a safety hazard.
7. Does the County propose Courtland Drive eventually connect to Rt. 244?

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver
fairfaxspex2008-MA-019se1PaolozziInvestmentsInc6-1-12BB



County of Fairfax, Virginia

MEMORANDUM

September 25, 2012

TO: Brent Krasner, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Nicholas J. Drunasky, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: Bailey's Car Wash (Formerly known as 'Suds Car Wash'), PCA 92-M-038/SE
2008-MA-019

RE: Request for assistance dated September 20, 2012

Site Description: The area site consists of some early successional growth of eastern redcedar, black cherry, sassafras, staghorn sumac, and white mulberry. Many of the existing trees are covered in invasive vines. Over half of the site is covered in tall grass, multi-flora rose, grape vines, Japanese honeysuckle, porcelain berry, and wineberry.

This review is based upon the proffered condition amendment PCA 92-M-038-1 and special exception plat SE 2008-MA-019. This application is stamped as "Received by the Department of Planning & Zoning September 14, 2012." A site visit was conducted on July 24, 2012.

1. **Comment:** Trees within the northern periphery parking lot landscape strip appear to be planted within four feet of a restrictive barrier such as the backside of the curb.

Recommendation: The applicant should shift trees so that they are located at least four feet from restrictive barriers such as curb within the peripheral parking lot landscaping.

2. **Comment:** It appears that only a four foot width is being provided, which includes the curb on the southern side of the property even though a minimum of a four foot wide planting strip is required to be provided and used towards meeting the periphery parking lot landscape requirement of providing at least one tree every 50 feet.

Recommendation: The applicant should provide a minimum soil planting width of at least four feet on the southern side of the parking lot in accordance with ZO 13-203.1.

3. **Comment:** It appears that off-site cedars provided as screening for the VEPCO electric substation have canopies that overhang the portion of property where peripheral parking lot landscaping trees and shrubs are being provided.

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Land Development Services, Urban Forest Management Division
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www.fairfaxcounty.gov/dpwes



Recommendation: Adequate space should be allowed so that trees and shrubs provided can be shifted so they are not being provided under the canopy of off-site trees.

4. **Comment:** It is unclear how peripheral parking lot landscape requirements will be met for the site.

Recommendation: Peripheral parking lot tabulations should be provided to demonstrate that at least one tree is being provided for every 50 feet of parking lot along the property lines according to ZO 13-203.

5. **Comment:** It is unclear how the interior parking lot landscape requirement will be met for the site.

Recommendation: A tabulation should be provided to demonstrate the amount of interior parking lot trees required, along with clearly depicting trees being counted towards meeting the interior parking lot requirements with a key and symbol indicating its use as a tree providing shade to the area to be counted.

6. **Comment:** It appears that far less than the 50 foot required (Type 3 Transitional Screening) has been provided for the sides of the property adjacent to the residential uses.

Recommendation: The applicant should provide a Type 3 (50 foot wide transitional screen with landscaping) for all sides of the property adjacent to the residential uses or provide the proper justification for why the full width cannot be provided, along with one of the circumstances listed for the modification within ZO 13-305 and include this information on the SE Plat.

7. **Comment:** It is unclear how all zoning ordinance requirements are going to be met for Type 3 Transitional Screening (50 foot wide) for all sides of the property adjacent to the residential uses.

Recommendation: Provide a matrix that details how all of the required 50 foot wide, Type 3 Transitional Screening landscaping will be provided so that

- a. A mixture of large and medium evergreen trees and large deciduous trees that achieve a minimum ten year canopy of 75% or greater;
- b. A mixture of trees consisting of at least 70% evergreen trees, and consisting of no more than 35% of any single species of evergreen or deciduous tree; and
- c. A mixture of predominately medium evergreen shrubs at a rate of three shrubs for every 10 linear feet for the length of the transition yard area.

8. **Comment:** It appears that the off-site storm drainage pipe and easement proposed to tie the site into the existing pipe is going right through the area that will affect the row of cedars planted for screening around the VEPCO substation. These trees provide screening to the adjacent residential property and should not be removed.

Recommendation: The location of the proposed storm water pipe and easement should be adjusted to minimize damage to trees on the adjacent VEPCO substation and the adjacent residential properties in accordance with PFM 12-0402

9. **Comment:** It appears that four to five inch caliper London plane trees exist along Columbia Pike, but it is unclear why these trees are not going to be preserved. The applicant has proposed planting both small and large deciduous trees, which the small deciduous does not fit in with the nearby large deciduous trees provided on surrounding parcels.

Recommendation: If possible, the existing London plane trees along Columbia Pike should be preserved within the Streetscape and shown that way on the SE Plat. If the area is being disturbed and preservation is not possible, other large deciduous (category IV) should be planted that are a variety native to Virginia, resistant to disease, and drought tolerant in accordance with the Comprehensive Plan for Baileys Crossroads Community Business Center.

10. **Comment:** In addition to the trees being provided within the 10 foot wide planting strip along Columbia Pike, there does not appear to be any supplemental plantings such as ornamental shrubs, ground cover, flowering plants, and grasses.

Recommendation: In accordance with the Comprehensive Plan for Baileys Crossroads Community Business Center, the applicant should provide supplemental planting which includes ornamental shrubs, ground cover, flowering plants, and grasses within the 10 foot wide planting strip along Columbia Pike.

11. **Comment:** It is still unclear how the Tree Preservation Target will be met for the site based on the limits of clearing and grading as shown with this submission, which include only a four foot wide strip that is adjacent to the residential use on the southern side of the property and seven foot wide strip on the eastern side of the property is all that is left undisturbed. This width does not meet the minimum tree preservation width requirements and therefore these areas do not qualify to receive 10-Year Canopy Credit and cannot be used to meet the Tree Preservation Target.

Recommendation: The limits of clearing and grading should be adjusted so that at least the minimum tree preservation width is being provided for the type of vegetation within these areas that meet the health requirements in accordance with PFM 12-0403.2B in order to be used towards meeting the 10-Year Canopy Cover and Tree Preservation Target requirements for the site.

12. **Comment:** Based on the current design, it does not appear that the Tree Preservation Target will be met for the site.

Recommendation: The applicant should demonstrate how trees on-site will be properly preserved in order to meet the Tree Preservation Target for the site by clearly depicting with a key and symbol the areas of canopy that will be used to meet this requirement.

13. **Comment:** The narrow areas that are proposed for tree preservation contain species known to cause problems after preservation.

Recommendation: Vegetation that is proposed to be preserved within the tree preservation areas shall be more clearly defined and species that are known to cause problems after preservation (table 12.8) shall not be used towards meeting the 10-Year Canopy or Tree Preservation Target Requirements for the site.

14. **Comment:** The site appears to contain an abundance of invasive species such as Japanese honeysuckle, multi-flora rose, wine berry, and porcelain berry at levels that endanger the long term health of any tree preservation areas proposed.

Recommendation: It is recommended that the applicant agree to development conditions to create and implement an invasive species management program for the tree conservation ordinance to include all tree save areas that may contain invasive plant material (PFM 12-0404.2B and 12-0509.3D) that clearly identifies targeted species, details removal and treatment techniques, replanting with herbaceous and woody material, monitoring, program duration, etc. Specific condition language that is recommended to address invasive species is listed below.

“An invasive plant species management program shall be created that provides for the management and treatment of harmful or invasive plants that may occur in the areas to be left undisturbed that are likely to pose human health problems, or are likely to disrupt or suppress native plants and plant communities. It shall include the following items:

- Identify targeted invasive plant species to be suppressed and managed.
- Identify targeted area of invasive plant management plan, which shall be clearly identified on the landscape or tree preservation plan.
- Recommended method of management, i.e. hand removal, mechanical equipment, chemical control, other. Identify potential impacts of recommended methods on surrounding trees and vegetation not targeted for suppression/management and identify how these trees and vegetation will be protected (for example, if mechanical equipment is proposed in save area, what will be the impacts to trees identified for preservation and how will these impacts be reduced).
- Identify how targeted species will be disposed of.

- If chemical control is recommended, treatments shall be performed by or under direct supervision of a Virginia Certified Pesticide Applicator or Registered Technician and under the general supervision of Project Arborist).
- Provide information regarding timing of treatments, (hand removal, mechanical equipment or chemical treatments) when will treatments begin and end during a season and proposed frequency of treatments per season.
- Identify potential areas of reforestation and provide recommendation
- Monthly monitoring reports provided to UFMD and EFID staff.
- Duration of Invasive program; until Bond release or release of Conservation Deposit or prior to release if targeted plant(s) appear to be eliminated based on documentation provided by Project Arborist and an inspection by UFMD staff.”

If you have any further questions, please do not hesitate to contact me at 703-234-1770.

NJD/
UFMID #: 137580

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: September 20, 2012

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

FROM: *Barbara Byron*
Barbara A. Byron, Director
Office of Community Revitalization

SUBJECT: Addendum to Memo dated July 10, 2012
Paolozzi Investments Inc. Carwash –
Comments on PCA 92-M-038 / SE 2008-MA-019

On July 10, 2012, Office of Community Revitalization (OCR) submitted a memorandum regarding the above-referenced application. Subsequently, the applicant has submitted revised drawings, marked "Received" by the Department of Planning and Zoning on September 14, 2012. The most recent plat drawings are dated September 13, 2012.

The applicant is requesting a PCA and SEA for the property at 5901 Columbia Pike to allow for a car wash, including a drive-thru washing tunnel, detail bays, office, and customer reception area. The applicant also requests a 20 percent parking reduction. The property is located within the Bailey's Crossroads Commercial Revitalization District.

OCR Comments:

The applicant has responded to several of the comments provided by OCR. The lobby/detailing building has been moved closer to Columbia Pike, and a seating area and direct sidewalk connection to the building have been added. The proposed surface parking has been relocated behind the building. Sidewalk pavers should be consistent with the existing Columbia Pike streetscape. Bicycle racks have been moved from the rear of the site to the front of the building to increase visibility and enhance accessibility.

This combination of plan adjustments has helped to enhance pedestrian and bicycle access. Further, relocation of the building and the surface parking will create a better street presence for the development which is more consistent with the town center vision of Bailey's Crossroads.



Building elevations have also been provided. We recognize that car wash building design is often challenging. However, it is possible to provide architecture which is attractive and enhances the surrounding community. The building elevations should provide additional notes that indicate the proposed material palette, including masonry, glass, and decorative elements. High-quality, durable materials are recommended.

The size and configuration of this property poses challenges that are not easily solved, regardless of the use. As such, opportunities for consolidation with adjacent properties should continue to be explored through the long term.

CC: Brent Krasner, Staff Coordinator, DPZ/ZED
OCR File



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12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrevit.org



County of Fairfax, Virginia

MEMORANDUM

DATE: July 10, 2012

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

FROM: Barbara A. Byron, Director
Office of Community Revitalization *E. Hagg for Barbara Byron*

SUBJECT: Paolozzi Investments Inc. Carwash –
Comments on PCA 92-M-038 / SE 2008-MA-019

The Office of Community Revitalization (OCR) has reviewed the above referenced Proffered Condition Amendment (PCA) and Special Exception Amendment (SEA) application marked "Received" by the Department of Planning and Zoning on April 24, 2008. The most recent plat drawings are dated April 19, 2012.

The applicant is requesting a PCA and SEA for the property at 5901 Columbia Pike to allow for a car wash, including a drive-thru washing tunnel, detail bays, office, and customer reception area. The applicant also requests a 20 percent parking reduction. The property is located within the Bailey's Crossroads Commercial Revitalization District.

Application Description:

The site fronts Columbia Pike, and is approximately 1.08 acres in size. The site extends to Courtland Drive in the rear, but no direct access to this street is proposed. Surrounding uses include a commercial center to the north, Dominion Power substation to the south, and residential uses to the east.

The applicant has proposed vehicular access directly from Columbia Pike, or if an agreement can be reached, through the adjacent commercial property to the north. At this time, no agreements have been formalized. Two separate buildings are proposed. The first, located nearest Columbia Pike, will include a lobby, office, and bays for detailing. The second building, located to the back of the site, will be the drive-thru carwash. The remainder of the site is primarily used for parking. A six-foot masonry wall and a buffer which varies in width



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between 17 and 25 feet are provided along the back half of the site adjacent to the residential uses.

OCR Comments:

Given the configuration of the property, creating an efficient site layout which addresses access issues and respects the adjacent residential uses may be a challenge. The original plat filed in 2008 had proposed a single building located close to Columbia Pike, with the rear of the property reserved for parking and a landscape buffer. The newly revised plat spreads the car wash uses across the site. We recommend the applicant reconsider the original plat as the more appropriate option.

Consolidating the proposed uses into a single building has several benefits. First, it moves the carwash operations away from the residential community at the rear of the site. This will help reduce any negative impacts due to noise or odor. It may also allow for a larger landscape buffer. Secondly, creating a single building located closer to Columbia Pike creates a better street presence and a more defined building edge. This is consistent with the vision of Bailey's Crossroads transforming into a more urban town center.

This location would also provide better pedestrian access. It can be expected that many employees might walk, bicycle, or take the bus to this business. A single building located closer to the street will allow for a direct pedestrian connection from the sidewalk along Columbia Pike. The proposed plat does not provide for such a connection. Further, the proposed plat indicates bicycle racks located near the rear of the site. These are not visible or easily accessible, and should also be moved closer to front of the property and adjacent to the main building.

Vehicular access to the site also presents a challenge. The proposed plat indicates a curb cut and island to provide access from Columbia Pike. Given the narrow width of the site, this curb cut will remove most, if not all, of the existing streetscape. As such, the applicant should further pursue site access directly from the neighboring properties. Consolidated access will preserve the streetscape and pedestrian circulation along Columbia Pike.

Finally, building elevations should be provided, including proposed materials and fenestration. We recognize that car wash building design is often challenging due to the requirements of their function. However, it is possible to provide architecture which is attractive and enhances the surrounding community.

CC: Brent Krasner, Staff Coordinator, DPZ/ZED
OCR File



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TOWN CENTER DISTRICT - SUB-UNITS

MAP 10

Base Plan Recommendation – The base plan recommendation for this sub-unit is 105,000 square feet of retail uses.

Redevelopment Option – This sub-unit also has the highest potential for increased density within the Baileys Crossroads CBC because it is adjacent to a future transit stop proposed along South Jefferson Street. Therefore, this sub-unit along with Sub-unit A-7 across South Jefferson Street has the potential to become the public image of the Baileys Crossroads CBC in the future.

New local streets may be needed for this sub-unit that would align with new local streets planned in Sub-unit A-7 across South Jefferson Street.

A residential-oriented common green (approximately ½ acre) should be provided north of Leesburg Pike and east of South Jefferson Street. This residential green should be designed to be a green and shaded place for passive uses.

Redevelopment for this sub-unit (approximately 9 acres) is envisioned to include a mixed-use development with a maximum of 157,000 square feet of office uses, 74,000 square feet of retail uses, and 500 multi-family residential units. This sub-unit is to be developed with the following mixed-use land use categories listed in the Land Use Categories section for the Town Center District as shown on Map 5 and the planned urban parks shown on Map 9 in the Town Center District Parks and Recreation section:

- The Urban Center Mixed Use (Type 1) land use category for the area along Leesburg Pike;
- The Urban Core Mixed Use land use category for the central portion of this sub-unit;
- This land use category will relate closely to the development occurring in Sub-unit A-7 and would represent the densest type of development in the Baileys Crossroads CBC; and,
- The Urban Center Residential land use category for the area along the north and east sides of this sub-unit.

→ **LAND UNIT B**

Dominant features of Land Unit B include industrially-oriented auto repair and warehouse uses along Center Lane, Seminary Road, and a portion of Carlin Springs Road, office and community-serving retail uses along Columbia Pike and an area bounded by Seminary Road. Along Leesburg Pike, the existing uses include salvage, office, and storage uses and a neighborhood-serving shopping center, Chesapeake Plaza. Land Unit B is bordered by stable single-family neighborhoods on the south side, a portion of which are included in the Baileys Conservation Area.

The following recommendations apply to the sub-units of Land Unit B.

→ **Sub-Unit B-1**

This sub-unit is located on the east side of Columbia Pike, north and south sides of Lacy Boulevard and south side of Moncure Avenue. Courtland Drive located in between Lacy Boulevard and Moncure Avenue also provides access to this sub-unit. It is currently developed with neighborhood-serving retail, office and institutional uses.

Base Plan Recommendations – The base plan recommendation for this sub-unit is 16,600 square feet of office uses and 14,100 square feet of retail uses.

Redevelopment Option – This sub-unit is planned to be accessible by Moncure Avenue, the extension of Courtland Drive and Lacy Boulevard. Direct access to Columbia Pike should be consolidated where possible so that access to these parcels is from the streets that connect to Columbia Pike.

Each property in this sub-unit is owned by a different entity and will require property consolidation of a minimum of two acres for redevelopment. The properties in between Courtland Drive and Moncure Avenue may be anticipated to be consolidated first followed by the consolidation of the remainder of this sub-unit.

Redevelopment for this sub-unit (approximately 5 acres) is envisioned to include a mixed-use development with a maximum of 44,000 square feet of office uses, 3,000 square feet of retail uses and 100 multi-family residential units. This sub-unit is to be developed with the following land use categories listed in the Land Use Categories section for the Town Center District as shown on Map 5 and the planned urban parks shown on Map 9 in the Town Center District Parks and Recreation section:

- The Urban Center Residential category for the area east of Courtland Drive;
- The General Urban Area - Office Option category for the area west of Courtland Drive

Sub-Unit B-2

This sub-unit is located on the east side of Columbia Pike and north side of Moncure Avenue. The area currently contains two vacant parcels and is currently developed with industrial/retail uses. Tax Map parcels 61-2((45))1 to 55 (approximately 4.39 acres) to the south of the parcels within Sub-unit B-1 that have access from Hoffmans Lane and Ellery Circle are currently developed with the Ellery Place townhouse development.

Base Plan Recommendation – The base plan recommendation for this sub-unit is 36,600 square feet of retail uses, approximately 30,700 square feet of office uses and 57 single-family attached dwelling units developed at 12.98 du/ac. Four out of the 57 units are affordable dwelling units.

Redevelopment Option – This sub-unit is planned for office, retail and mixed uses.

Tax Map parcels 61-2((19))5A and 11A, are developed for institutional use and planned for office use up to 0.35 FAR. An alternative of retail use up to 0.35 FAR is planned for Tax Map parcel 5A. The remainder of the sub-unit fronting on Columbia Pike (Tax Map parcels 61-2((1)) 112, 113, 113A, 113C, and 114) is planned for community-serving retail or office use up to 0.35 FAR with median cuts allowing bi-directional access to this portion of the sub-unit from Columbia Pike. These median cuts should be coordinated with those serving redevelopment in Sub-Unit A-3, to the north. A pocket park is planned for a property on the north side of Moncure Avenue along Columbia Pike.

As an option, Tax Map parcels 61-2((1))112, 113, 113A, 113C, 114, 5A and 11A may be considered for community-serving retail and/or office use up to an FAR of 0.50 if logical consolidation of parcels is achieved, building height is limited to 40 feet adjacent to single-family residential uses, and screening and effective landscaping are provided adjacent to residential or institutional uses. These parcels may also be considered for retail/office mixed use at an intensity up to 0.70 with logical consolidation of five or more acres and coordinated access to Columbia Pike as far from the interchange as possible is achieved.