



APPLICATION ACCEPTED: May 21, 2015
PLANNING COMMISSION: October 15, 2015
BOARD OF SUPERVISORS: October 20, 2015 @ 5:00 p.m.

County of Fairfax, Virginia

October 1, 2015

STAFF REPORT

APPLICATION PRC 76-C-111

HUNTER MILL DISTRICT



APPLICANT:	Fairfax County School Board
PRESENT ZONING:	PRC – Planned Residential Community
PARCEL:	26-2 ((2)) 7, 8 (part)
SITE AREA:	48.4 acres
PLAN MAP:	Public Facilities, Governmental and Institutional
PROPOSAL:	To construct a 40,000 square foot building addition and complete related site modifications at an existing high school (South Lakes High School)

STAFF RECOMMENDATIONS:

Staff recommends approval of PRC 76-C-111, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirements and a waiver of the barrier requirements along the southern, eastern, and western property boundaries pursuant to Sect. 13-305 of the Zoning Ordinance in favor of that shown on the PRC Plan.

It should be noted that it is not the intent of the staff to recommend that the Board, in

Megan Duca, AICP

adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\mbrad9\PRC\PRC 76-C-111 FCPS\Staff Report\PRC 76-C-111_Staff Report 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).

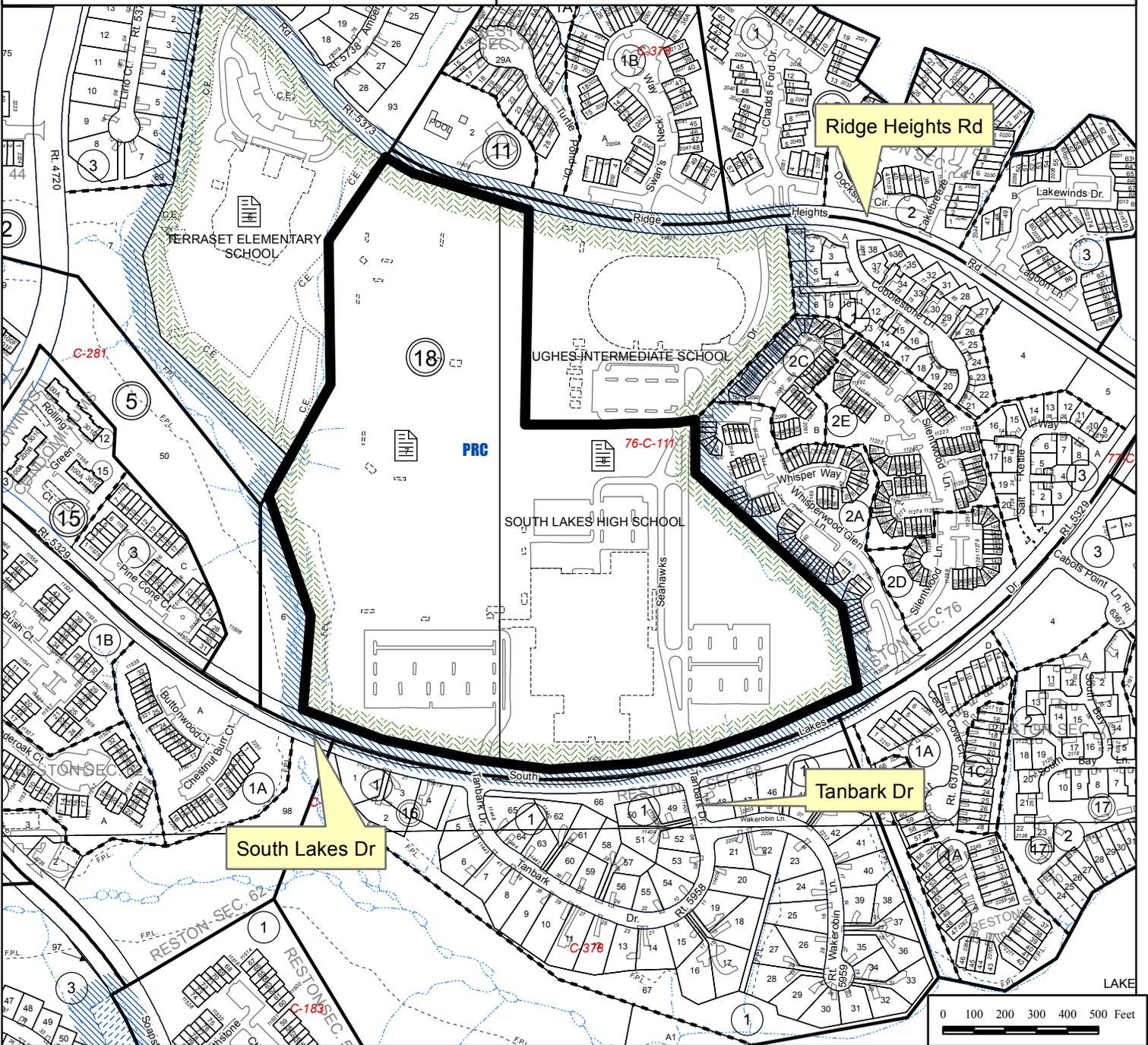
Planned Residential Community Application

PRC 76-C-111

Applicant: FAIRFAX COUNTY SCHOOL BOARD

Accepted: 05/21/2015
Proposed: TO APPROVE THE PRC PLAN ASSOCIATED WITH RZ 76-C-111 TO PERMIT BUILDING ADDITION AND SITE IMPROVEMENTS TO THE EXISTING PUBLIC SCHOOL FACILITY

Area: 48.4 AC OF LAND; DISTRICT - HUNTER MILL
Located: 11400 SOUTH LAKES DRIVE, RESTON, VA 20191
Zoning: PRC
Map Ref Num: 0262- /18/ /0007/0008 (pt.)

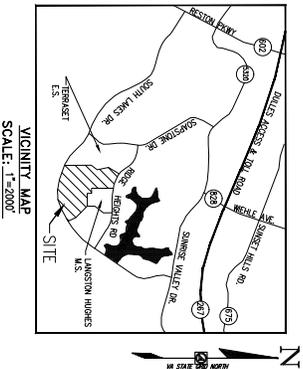


SOUTH LAKES HIGH SCHOOL ADDITION

PRC PLAN
PRC 76-C-111
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 APRIL 10, 2015

OWNER/APPLICANT
 FAIRFAX COUNTY SCHOOL BOARD
 8115 GATEHOUSE ROAD
 SUITE 3500
 FALLS CHURCH, VA 22042
 TELEPHONE 571.423.2210

ATTORNEY/AGENT
 HUNTON & WILLIAMS LLP
 1751 PINNACLE DRIVE
 SUITE 1700
 MCLEANS, VA 22102
 PHONE: 703.714.7400
 FAX: 703.714.7410



VICINITY MAP
SCALE: 1"=2000'



SOILS MAP
SCALE: 1"=500'

SOIL ID NUMBER	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL PROBLEM CLASS
102	URBANA LOAM	N/A	N/A
103	WENTON SAND	S200	U9

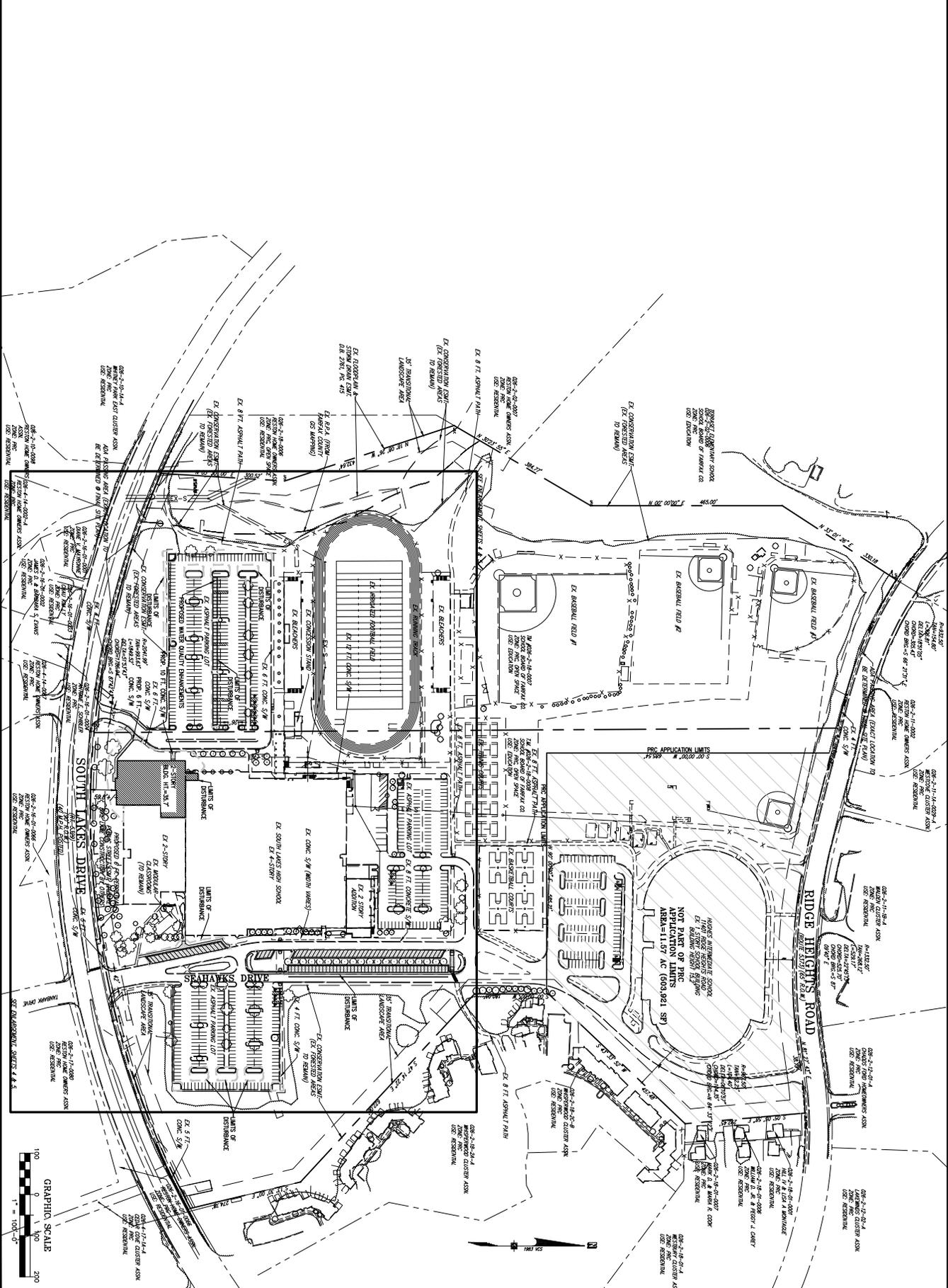
IS THE SITE LOCATED WITHIN NATURALLY OCCURRING ASBESTOS SOILS?
 YES ()
 NO ()

AREAS THAT MAY CONTAIN NATURALLY OCCURRING ASBESTOS SOILS ARE LOCATED ON THE ORANGE SOILS TAX MAP GRIDS ON THE COUNTY WEBSITE. PRECAUTIONS REGARDING THESE SOILS OR THE CONTAMINATING FROM THESE SOILS SHOULD BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF LABOR AND INDUSTRY AND SPECIAL GUIDANCE HAS BEEN ISSUED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY.

ENGINEER/LANDSCAPE ARCHITECT/PLANNER
ADTEK ENGINEERS
 9990 FAIRFAX BOULEVARD
 SUITE 300
 FAIRFAX, VA 22030
 PHONE: 703.691.4040 FAX: 703.691.4056
 WWW.ADTEKENGINEERS.COM

ARCHITECT
MOSELEY ARCHITECTS
 801 BRADDOCK ROAD
 SPRINGFIELD, VIRGINIA 22151
 PHONE: 703.426.9050 FAX: 703.426.9280
 WWW.MOSELEYARCHITECTS.COM

- SHEET# SHEET TITLE**
- 1 - COVER SHEET
 - 2 - GENERAL NOTES
 - 3 - OVERALL PLAN
 - 4 - EXISTING CONDITIONS
 - 5 - PRC PLAN
 - 6 - LANDSCAPE PLAN
 - 7 - LANDSCAPE NOTES
 - 8 - BEST MANAGEMENT PRACTICES
 - 9 - STORMWATER MANAGEMENT AND ADEQUATE OUTFALL
 - 10 - BUILDING ELEVATIONS (FOR INFORMATION ONLY)



SOUTH LAKES HIGH SCHOOL

OVERALL PLAN

SCALE: 1"=100' DATE: APRIL 10, 2015
 DRAWN BY: CH, KG CHECKED BY: RS, TV PROJECT NUMBER: 14190001 DRAWING NUMBER: 3

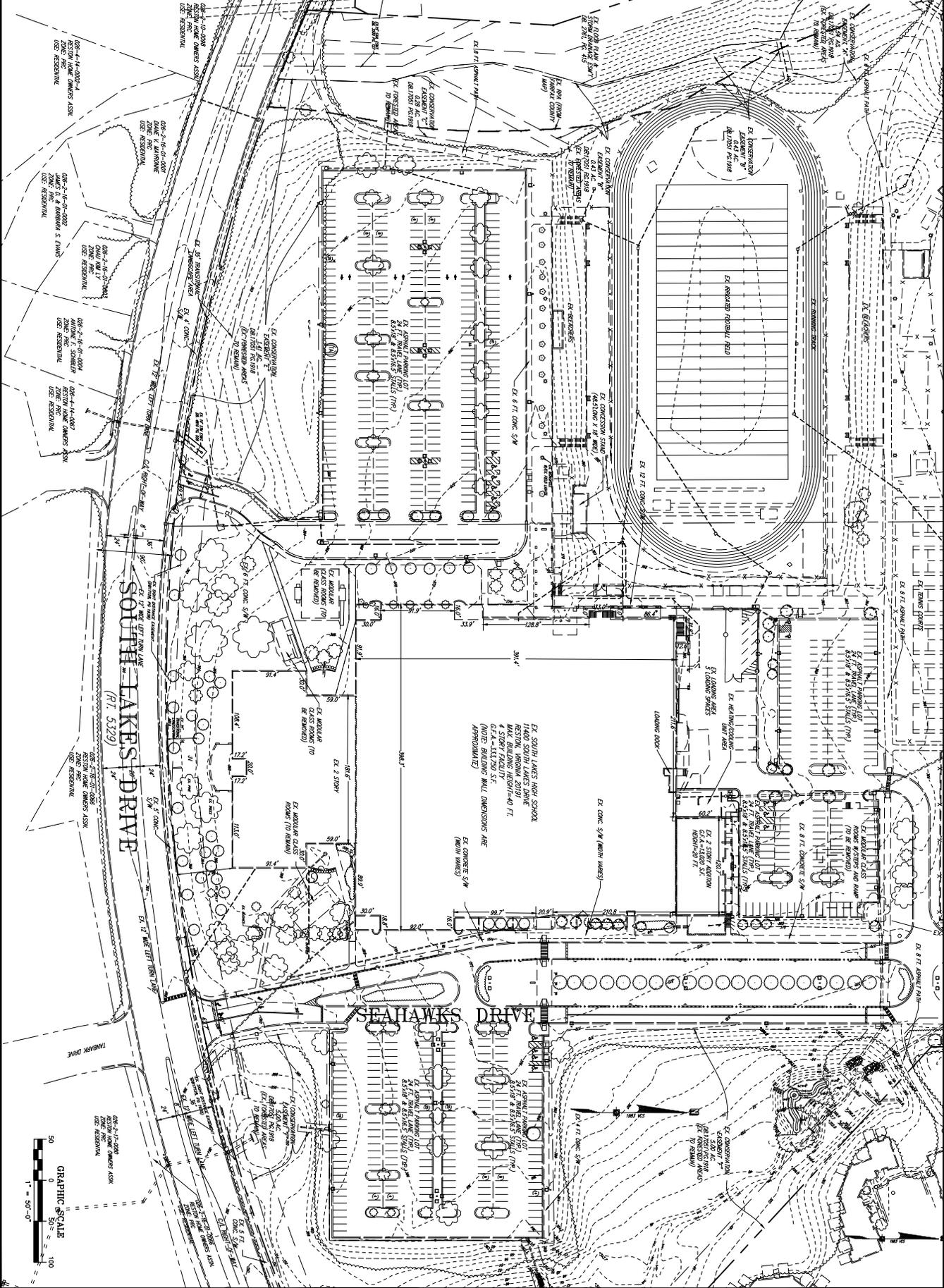


NO.	DATE	DESCRIPTION
1	9/7/2015	REVISED
2	8/7/2015	REVISED
1	7/15/2015	REVISED

9990 Fairfax Boulevard, Suite 300
 Fairfax, Virginia 22030
 Phone: 703-691-4040 Fax: 703-691-4066
 www.ADTEKengineers.com



ADTEK
 CIVIL STRUCTURAL PROJECT ENGINEERING



SOUTH LAKES HIGH SCHOOL

EXISTING CONDITIONS

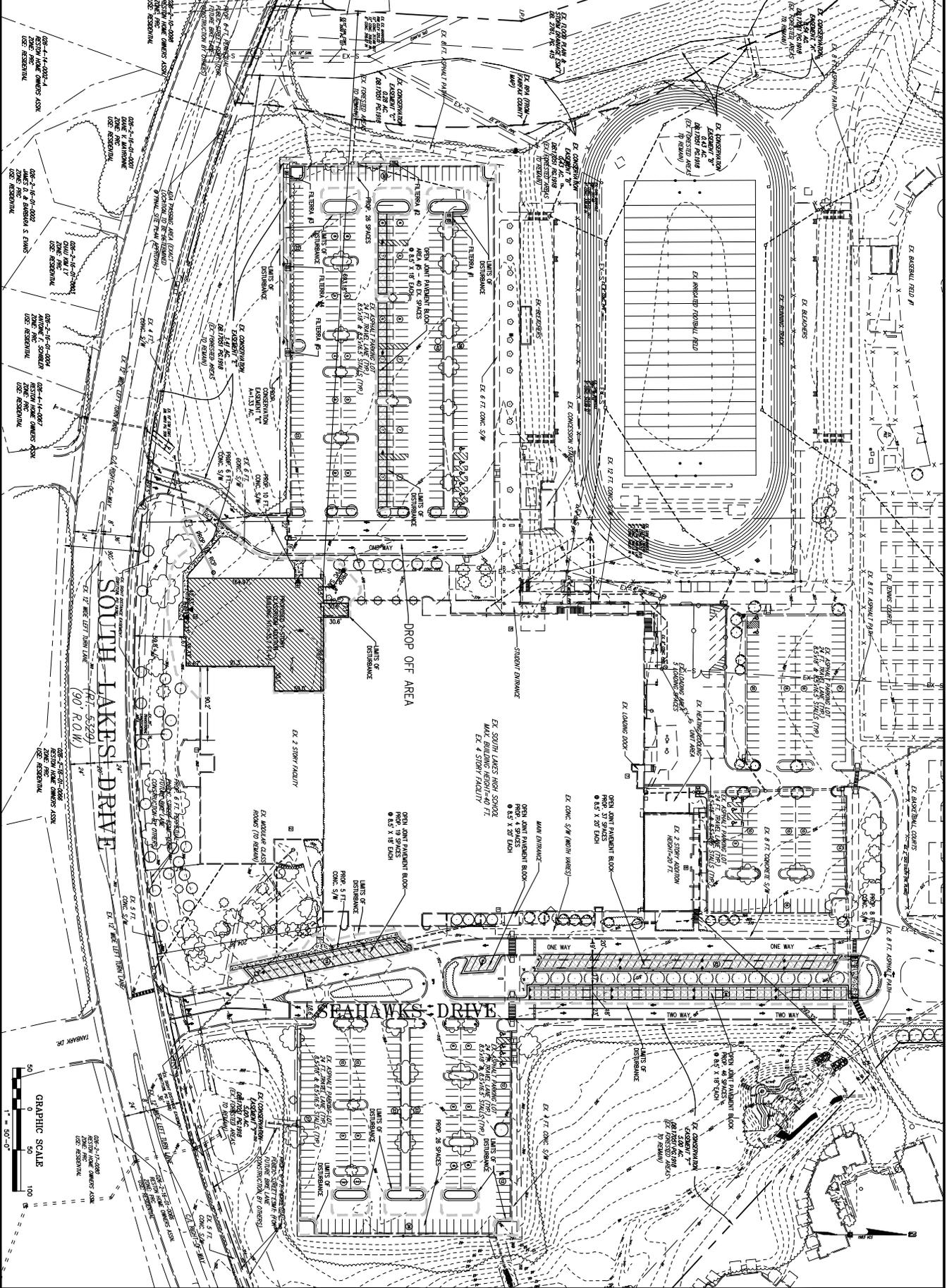
SCALE: 1"=50' DATE: APRIL 10, 2015
 DRAWN BY: CH, KG CHECKED BY: RS, TV PROJECT NUMBER: 14190001 DRAWING NUMBER: 4



NO.	DATE	DESCRIPTION
1	9/10/2015	REVISED
2	8/14/2015	REVISED
3	7/15/2015	REVISED



ADTEK
 9990 Fairfax Boulevard, Suite 300
 Fairfax, Virginia 22030
 Phone: 703-691-4040 Fax: 703-691-4066
 www.ADTEKengineers.com



SOUTH LAKES HIGH SCHOOL

PRC PLAN

SCALE: 1"=50'
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 CHECKED BY: RS, TV
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 PROJECT NUMBER: 14190001
 DRAWING NUMBER: 5

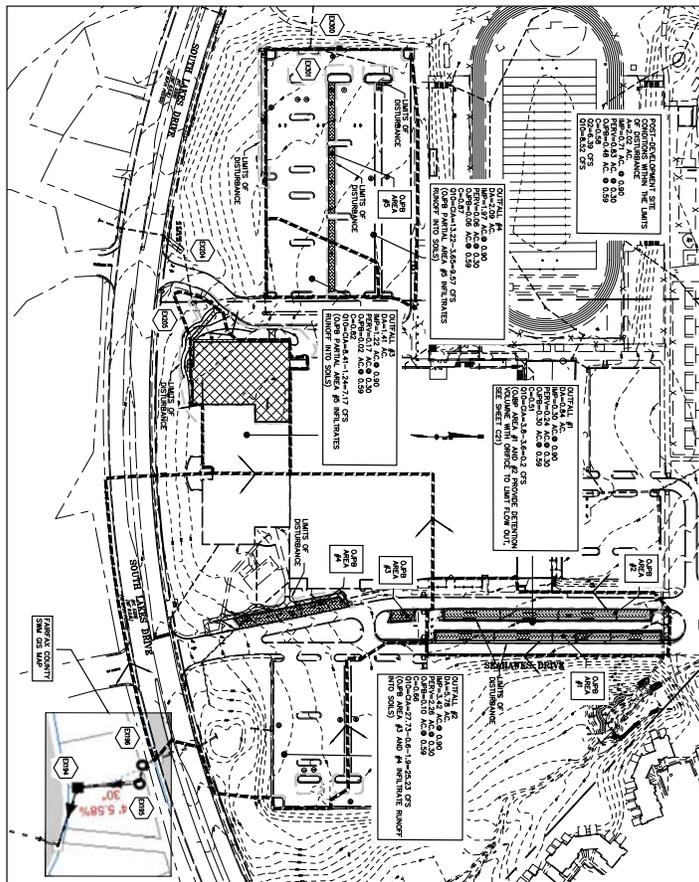
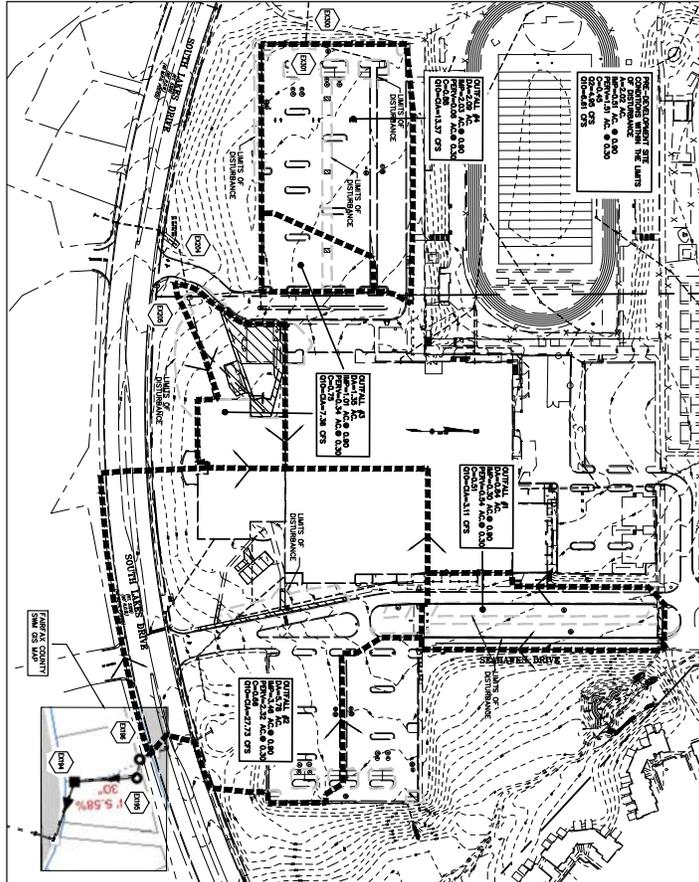


NO.	DATE	DESCRIPTION
1	9/7/2015	REVISED
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ADTEK

ADTEK ENGINEERS, INC.
 9990 Fairfax Boulevard, Suite 300
 Fairfax, Virginia 22030
 Phone: 703-691-4040 Fax: 703-691-4066
 www.ADTEKengineers.com

PRE-DEVELOPMENT DRAINAGE MAP
SCALE: 1"=100'



POST-DEVELOPMENT DRAINAGE MAP
SCALE: 1"=100'

SWM AND ADEQUATE OUTFALL ALTERNATE

THIS PROJECT INVOLVES THE REMOVAL OF CLASSROOM BUILDINGS WHICH ARE LOCATED BY A CLASSROOM BUILDING... (The text continues with detailed engineering notes regarding stormwater management, outfall analysis, and regulatory compliance. It discusses the 10-year discharge capacity of the outfalls and the impact of proposed developments on the site's drainage system.)

Channel Report

EXISTING 20 IN RCP FROM EX. STR. 193 - EX. STR. 194

Channel (ft)	Heightened Channel (ft)
2.00	2.40
1.00	1.50
0.50	0.80
0.25	0.40
0.125	0.20
0.0625	0.10
0.03125	0.05
0.015625	0.025
0.0078125	0.0125
0.00390625	0.00625
0.001953125	0.003125
0.0009765625	0.0015625
0.00048828125	0.00078125
0.000244140625	0.000390625
0.0001220703125	0.0001953125
0.00006103515625	0.00009765625
0.000030517578125	0.000048828125
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PERSPECTIVE

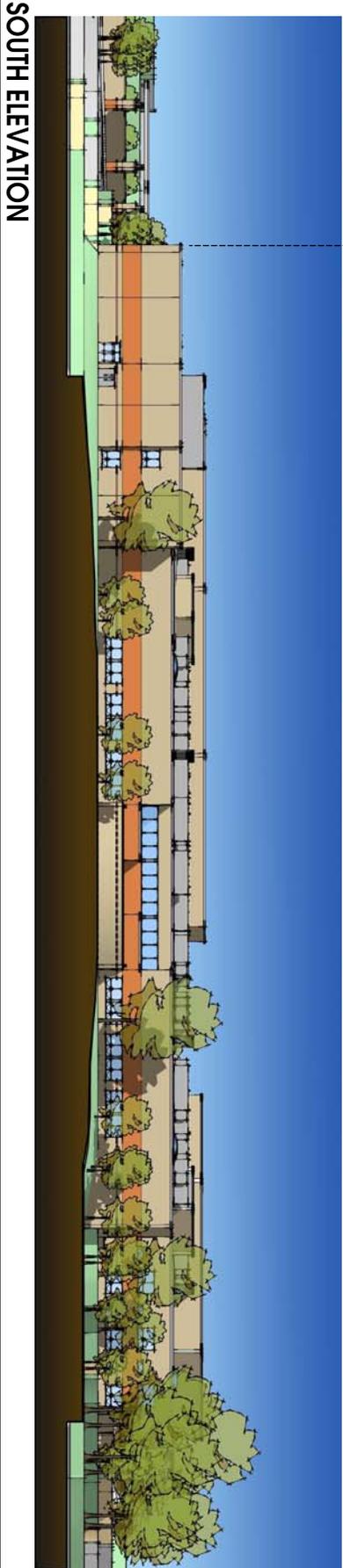
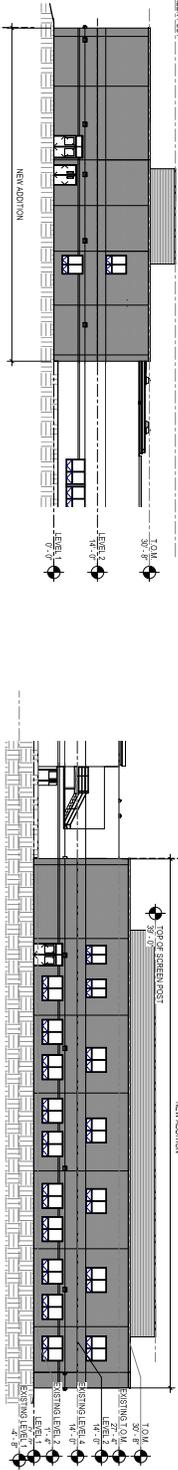
GRAPHIC LEGEND

-  FIELD COLOR FACE BRICK TO MATCH EXISTING LIGHT BRICKS
-  ACCENT COLOR BRICK TO MATCH EXISTING LIGHT BRICKS
-  METAL PANEL ROOF SCREEN TO MATCH EXISTING (GREY)

NOTE: ALL WORK PROPOSED BY THE CLIENT AND PERMITTED BY THE CITY OF SPRINGFIELD. THIS SET OF DRAWINGS IS TO ILLUSTRATE THE GENERAL CHARACTER OF THE PROPOSED ADDITION. THE BUILDING ADDITION MAY BE REFINED AND BE SUBJECT TO MODIFICATION WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN.



WEST ELEVATION



SOUTH ELEVATION

PROJECT NO.	15-001
DATE	7/14/2015
DESIGNER	M. MOSELEY
CLIENT	SPRINGFIELD PUBLIC SCHOOLS
PROJECT NAME	SOUTH LAKES HIGH SCHOOL ADDITION
PROJECT ADDRESS	1500 S. LAKESIDE DRIVE, SPRINGFIELD, VA 22151
PROJECT NO.	15-001
PROJECT NAME	SOUTH LAKES HIGH SCHOOL ADDITION
PROJECT ADDRESS	1500 S. LAKESIDE DRIVE, SPRINGFIELD, VA 22151

SOUTH LAKES HIGH SCHOOL ADDITION

PRESENTATION ELEVATIONS



MOSELEYARCHITECTS
 8001 BRADDOCK ROAD, SUITE 400, SPRINGFIELD, VA 22151
 PHONE (703) 426-9057 FAX (703) 426-9280
 MOSELEYARCHITECTS.COM

DESCRIPTION OF THE APPLICATION

The applicant, Fairfax County School Board, requests approval of a PRC Plan associated with RZ 76-C-111. The applicant proposes to construct a building addition and site modifications at South Lakes High School. The proposed 40,000 square foot two-story addition is located at the southwest corner of the existing school building along the South Lakes Drive frontage of the site. The construction of the addition would result in a total gross floor area of 373,750 square feet at a floor area ratio of approximately 0.18. The purpose of the addition is to provide additional classroom space to enhance the capacity of the existing school from 2,126 students to 2,500 students. Along with the building addition, the applicant proposes several site modifications to accommodate new parking and additional stormwater management facilities. The PRC Plan proposes 128 new parking spaces, which would be located along Seahawks Drive in the proximity of the school's entrance and within the existing eastern and western parking lots, for a total of 758 parking spaces on the site. In addition, the applicant proposes to provide additional stormwater management through the installation of open joint pavement blocks and five filtertraps.

The applicant requests the approval of a modification of the transitional screening requirements and a waiver of the barrier requirements along the southern, eastern, and western property boundaries pursuant to Sect. 13-305 of the Zoning Ordinance in favor of the existing vegetation and proposed landscaping shown on the PRC Plan. This waiver and modification is further discussed in the Waivers and Modifications section of this report.

The proposed development conditions and the applicant's statement of justification are contained in Appendices 1 and 2, respectively.

LOCATION AND CHARACTER

The 48.4 acre application area, which is zoned PRC, is located on the north side of South Lakes Drive to the east of its intersection with Soapstone Drive. The application site contains South Lakes High School and consists of two parcels: parcel 7 and part of parcel 8. The northeast portion of parcel 8, where the adjacent middle school is located, is not part of this application. Two existing entrances from South Lakes Drive provide access to the property. The existing high school building on the property contains 333,750 square feet of gross floor area. The height of the building ranges from two stories to four stories, with the central portion of the building containing four stories. Several modular classrooms are located to the north and south of the school building. Three parking lots located on the site provide a total of 630 existing parking spaces. Numerous athletic facilities are located on the portion of the site to the north of the school, including a football field with associated bleachers, baseball fields, tennis courts, and basketball courts. The southwestern corner of the property contains a Resource Protection Area (RPA) and floodplain.

The image below summarizes the zoning districts and uses for the surrounding parcels. All of the surrounding properties are zoned PRC. The surrounding properties to the north and south are planned for Residential Planned Community. The adjacent properties to the north contain single family attached dwellings and open space, while the adjacent properties to the south contain single family attached dwellings, single family detached dwellings, and open space. Langston Hughes Middle School is located to the north of the site and Terraset Elementary School is located on the adjacent parcel to the west, which is planned for public facilities and private open space. The parcels to the east of the application site contain single family detached dwellings and are planned for Residential Planned Community.



Source: Fairfax County GIS with Added Graphics

BACKGROUND

On June 13, 1977, the Board of Supervisors approved RZ 76-C-111 to rezone approximately 131.89 acres from the RE-2 District to the RPC District. The subject property was designated as a school site on the Development Plan.

On September 17, 2003, the Department of Public Works and Environmental Services (DPWES) approved a waiver of the barrier requirement and a modification of the transitional screening requirements along all property boundaries subject to supplemental landscaping being provided.

On October 22, 2003, a PRC Plan was approved by DPWES for additions to the high school.

On November 6, 2014, DPWES approved a waiver of the barrier requirement and a modification of the transitional screening requirement for the proposed addition along the southern, eastern, and western property boundaries (1463-WTSW-002-1). This was approved in connection with a minor site plan for the addition that was submitted to DPWES (1463-MSP-006) prior to the submission of the PRC Plan. The minor site plan has not been approved and approval of the PRC Plan must occur first.

COMPREHENSIVE PLAN PROVISIONS

The subject property is located within Area III, Upper Potomac Planning District in the UP5 - Reston Community Planning Sector. The plan map shows the subject property as planned for Public Facilities, Governmental and Institutional. There is no site specific text for the subject property. The complete Comprehensive Plan text can be found at the following link:

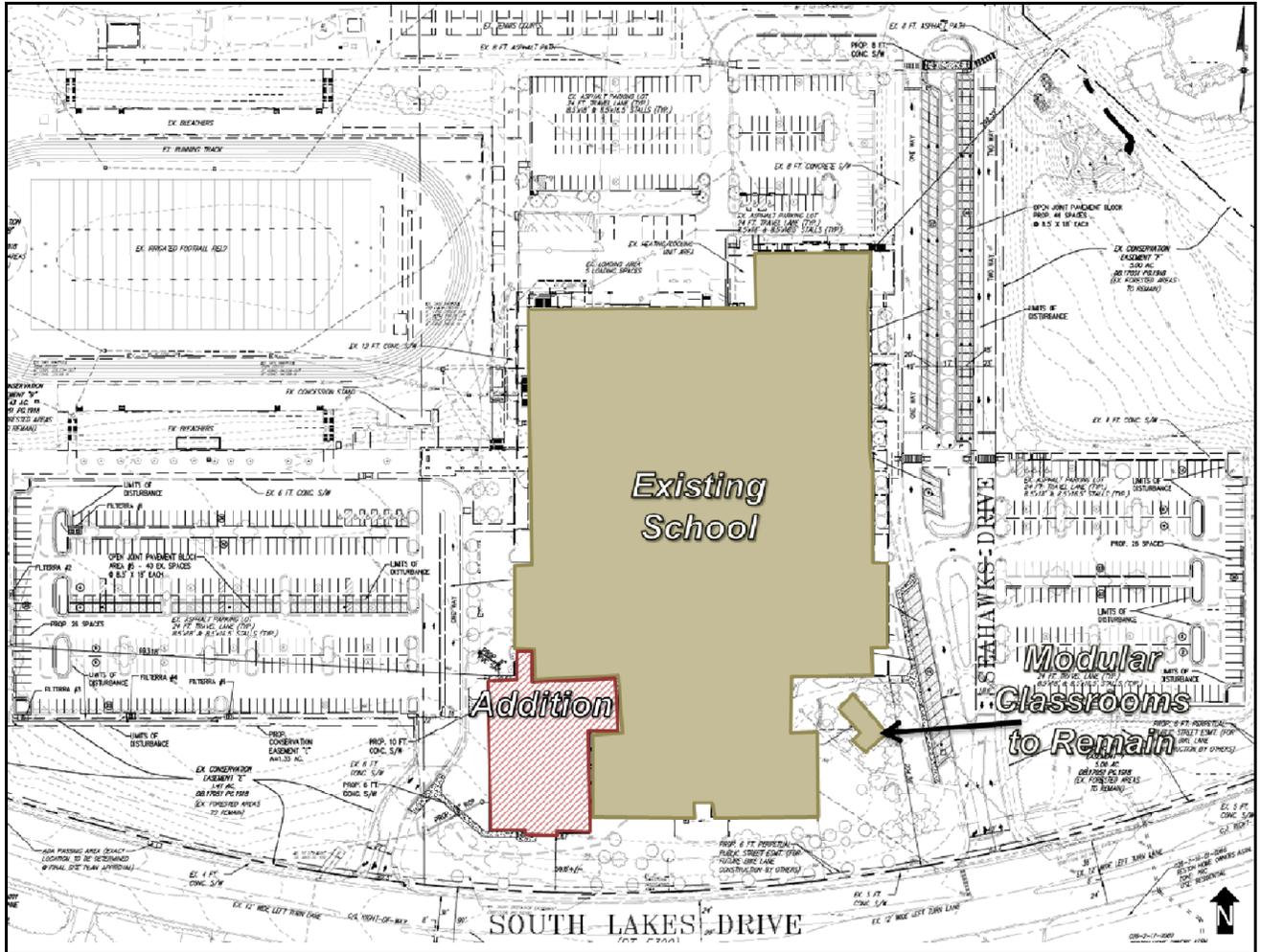
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/upperpotomac-up5.pdf>.

DESCRIPTION OF THE PRC PLAN

The PRC Plan titled "South Lakes High School Addition," prepared by ADTEK, consisting of 10 sheets, dated April 10, 2015, as revised through September 10, 2015, is reviewed below.

Site Layout

The existing high school building on the property contains 333,750 square feet of gross floor area. The height of the building ranges from two stories to four stories. The site also contains several modular classrooms to the north and south of the school building. Numerous athletic facilities are located on the portion of the site to the north of the school, including a football field with associated bleachers, baseball fields, tennis courts, and basketball courts. The applicant proposes an addition of 40,000 square feet of gross floor area to the existing 333,750 square foot high school, for a total gross floor area of 373,750 square feet at a floor area ratio of 0.18. The purpose of the addition is to provide additional classroom space to accommodate increased enrollment. The existing modular classrooms on the site are proposed to be removed with the construction of the proposed addition, with the exception of the special education modular classrooms located at the southeast corner of the school. These classrooms will remain, as they are integral to the special education instruction located on the east side of the school building. The image below depicts the location of the proposed addition on the site.



Proposed Building Addition (Source: PRC Plan with additional graphics added)

Sheet 10 of the PRC Plan provides a perspective and architectural elevations for the proposed addition, which are shown below. As described in the statement, the proposed addition will be constructed with brick materials consistent with the existing school building.

Perspective



West Elevation



South Elevation

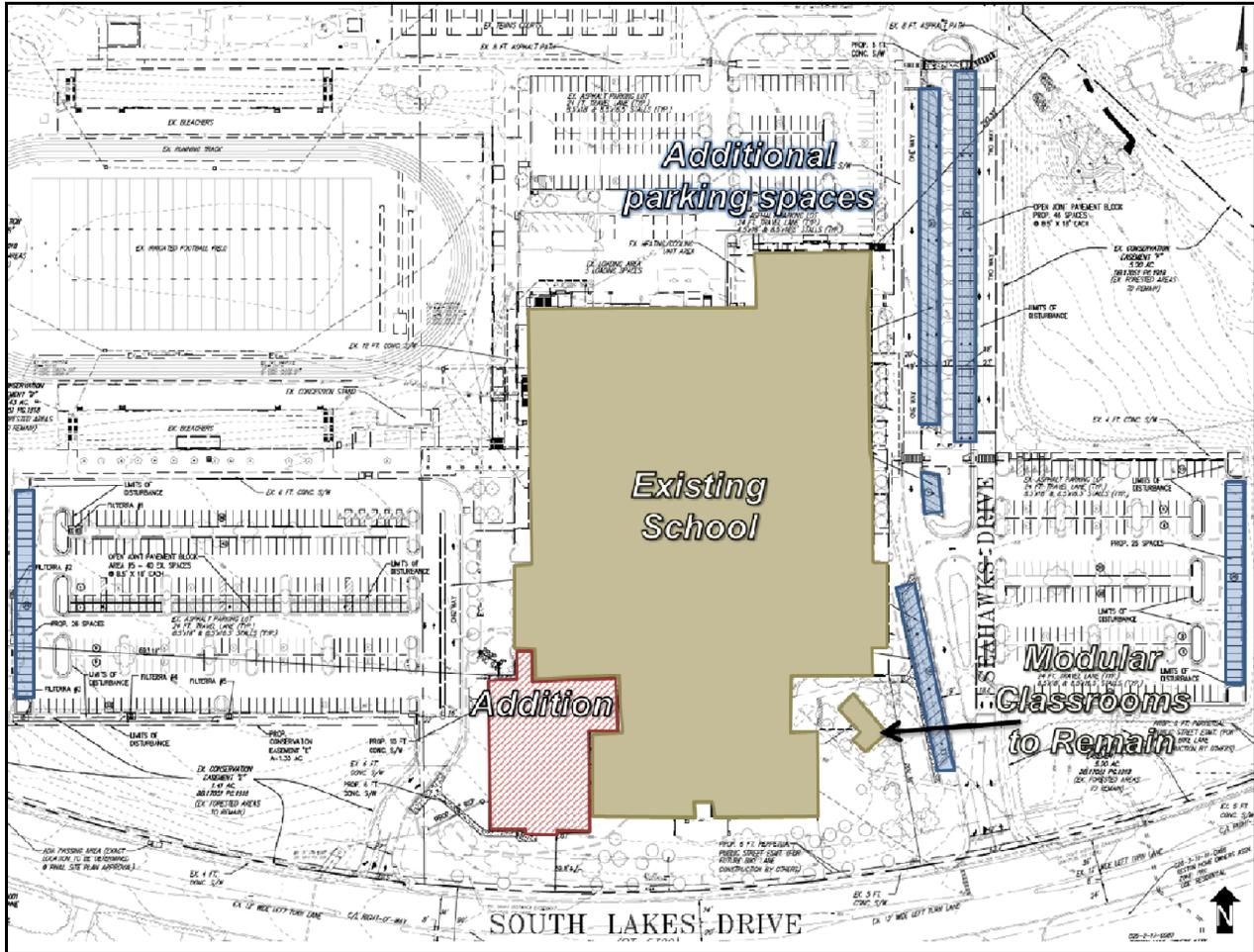


Access and Parking

The existing site access points along South Lakes Drive are proposed to remain. The two-way western entrance provides access to the existing asphalt parking lot on the western side of the school building in the proximity of the proposed addition. This entrance is also used by parents and guardians for student pick-up and drop-off. The two-way eastern access point connects South Lakes Drive to Seahawks Drive, a private street that runs along the eastern side of the school and provides access to the northern portion of the property. The buses enter the site at Seahawks Drive for pick-up and drop-off at the main entrance to the school. Two existing parking lots are also accessed from Seahawks Drive: one in the southeast corner of the site adjacent to South Lakes Drive and another to the rear of the school in close proximity to the football field.

The site currently contains 630 parking spaces. The applicant proposes to add 128 additional parking spaces on the site for a total of 758 parking spaces. The applicant

proposes to add 106 parking spaces along Seahawks Drive. Additional spaces would be added in the eastern and western parking lots by modifying the parking lot islands and adding an additional row of parking in each lot. The image below highlights the location of the proposed spaces.



Proposed Parking Spaces (Source: PRC Plan with additional graphics added)

An existing sidewalk along South Lakes Drive provides pedestrian access to the site. This sidewalk is five feet wide to the east of the westernmost entrance to the site and four feet wide to the west of that entrance. Existing sidewalks are located throughout the property to provide for pedestrian circulation within the site. The applicant is proposing to install additional sidewalk segments near the western site entrance to provide pedestrian access to the new addition, as well as an additional 8-foot wide sidewalk segment to the north of the proposed parking along Seahawks Drive. This segment will provide a pedestrian connection to an existing 8-foot wide asphalt path.

Stormwater Management

The proposed stormwater management facilities consist of five open joint pavement block parking areas. Four of these areas are where the proposed parking spaces are

located, and one area is in the center of the existing western parking lot. According to the PRC Plan, these five facilities will provide a reduction in the 10-year storm runoff of 9.4 cubic feet per second (cfs). The PRC Plan states that water quality requirements will be met through the installation of five proposed filterra structures and the proposed five areas of open joint pavement block parking bays. The PRC Plan states that the phosphorus removal requirement will be satisfied with these facilities. The adequate outfall narrative on the plan identifies four outfalls and states that all four outfalls are adequate.

Landscaping and Open Space

There is no minimum open space requirement in the PRC District; however, the PRC Plan depicts approximately 35.89 acres (74%) of open space. The site currently contains vegetation within conservation easements along the eastern, southern, and western boundaries of the property. The proposed addition will not result in any loss of tree canopy within these areas. Several trees located adjacent to the school building will need to be removed as a result of the addition. The PRC Plan depicts approximately 15 proposed trees to be planted along the South Lakes Drive frontage of the site, primarily in front of the proposed addition.

ANALYSIS

Conformance with the Development Plan

The approved development plan associated with RZ 76-C-111 designated the subject property as a school site. The approved development plan did not depict a site layout or limit the size of the school building. The proposed PRC plan is in conformance with the approved development plan that governs the property, as there would be no change in the property's use.

Land Use Analysis

The applicant has filed a concurrent Feature Shown Review for South Lakes High School (FS-H14-41). Section 15.2-2232 of the Code of Virginia, as amended, requires the Planning Commission to determine whether the general or approximate location, character, and extent of the proposed school facilities are substantially in accord with the adopted Comprehensive Plan. The staff memorandum for FS-H14-41 is provided in Appendix 3.

Policy b of Objective 10 of the Public Facilities section of the Policy Plan states, "Consider the expansion of existing school facilities identified on the Comprehensive Plan map, a feature shown of the Comprehensive Plan provided the proposed expansion has received prior approval by a public bond referendum, is included in the county's currently adopted Capital Improvement Program, and does not significantly impact on the character of the existing facility and its compatibility with the surrounding

area.” The applicant proposes to build an addition to the existing school building in order to expand the capacity of the school building. The existing capacity for the school is approximately 2,126 students, though the actual school enrollment exceeds the design capacity of the building with a projected 2015-2016 enrollment of 2,446 students. The existing modular classrooms on the property have provided extra capacity beyond the 2,126 student capacity that the school building provides. Planning funds were allocated to increase the capacity of South Lakes High School with the 2013 School Bond referendum. The 2016-2020 Capital Improvement Program proposes an addition at South Lakes High School to expand the school’s capacity. The construction of the addition is included in the 2015 Bond Referendum for capacity enhancement.

The proposed addition would add an additional 40,000 square feet of gross floor area and allow for the removal of the existing modular classrooms on the site, with the exception of the special education modular classrooms. The addition will be constructed with brick materials consistent with the existing school building. The architectural renderings submitted by the applicant and discussed above demonstrate that the proposed addition will be architecturally compatible with the existing school building. The location of the addition at the southwest corner of the building allows for a logical extension of the existing school building in staff’s opinion, and the façade of the addition along South Lakes Drive will be nearly in line with the existing building façade. Given the location of the proposed addition and the existing and proposed vegetation in the vicinity of the addition, staff believes the addition and site modifications will be compatible with the character of the current use of the property and will not adversely impact adjacent properties.

Staff concludes that the proposed South Lakes High School addition is substantially in accord with the provisions of the adopted Comprehensive Plan and should be considered a “feature shown” pursuant to Section 15.2-2232 of the Code of Virginia.

ZONING ORDINANCE PROVISIONS

The PRC District regulations are designed to provide a developer of a planned community greater flexibility by removing many of the restrictions of conventional zoning districts. This flexibility is meant to incentivize the developer to achieve excellence in physical, social, and economic planning. Every step of the planning, design, and development process within the PRC District, including PRC plan review, requires that the applicant satisfy all applicable objectives and regulations of the PRC District. In addition, all PRC plans shall be in accordance with the approved rezoning and development plan, any conditions or modifications that have been previously approved by the Board, and the design standards of Section 16-102 in the Zoning Ordinance, and the applicable objectives and regulations of the PRC District.

Bulk Regulations (Sect. 6-307)

The PRC District requires that the location and arrangement of structures shall not be

detrimental to existing or prospective adjacent dwellings, or the existing or prospective development of the neighborhood. The district does not impose minimum lot areas or widths, and there are no maximum limits to building height, floor area ratio, or percentage of lot coverage.

The proposed addition does not exceed the height of the existing school. The existing vegetation and the proposed supplemental vegetation along the South Lakes Drive frontage of the site will help to screen the addition from the nearby residences. In staff's opinion, the addition shown on the PRC plan would not be detrimental to the existing adjacent dwellings or the development of the neighborhood.

PRC District Objectives (Sect. 6-301)

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

The PRC plan proposes a building addition and site modifications to an existing high school. As such, no housing types or commercial services are included in the applicant's proposal. The addition would increase the school's available classroom space, while the additional parking spaces would provide additional staff and faculty parking on the site.

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

The school is primarily surrounded by residential development and open space to the south and east and existing schools to the north and west. The applicant is proposing an addition in the southern area of the site near South Lakes Drive. This addition will be located to the west of the existing school building and in an area where modular classrooms are currently located. Staff believes that the PRC Plan meets this objective.

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

Site Access: Two entrances from South Lakes Drive provide access to the site. Left turn lanes are located along South Lakes Drive to facilitate access at both entrances. The trip generation study initially submitted with the application indicated that the student increase from the existing capacity of the school (2,126 students) to 2,500 students would add 446 new daily vehicle trips to and from the school site. Staff from the Fairfax County Department of Transportation (FCDOT) requested that the applicant provide a turn lane analysis to determine if the existing turn lanes and tapers on South Lakes Drive are sufficient for vehicle storage capacity. The applicant responded by clarifying that the original number used in the analysis reflected the

school's design capacity of 2,126 students, but the actual enrollment for the 2014-2015 school year was 2,378 students. The temporary classrooms currently located on the property provide the additional space to accommodate the enrollment that exceeds the design capacity of the school building. The applicant updated their trip generation study accordingly. Using the updated enrollment number, the expected increase is 144 new daily vehicle trips to and from the school site for the proposed increased capacity, rather than 446 new trips. Given these revised numbers, transportation staff believes the trip generation increase resulting from the addition will have a minimal impact on the existing left turn lanes and tapers.

There is an existing sight distance easement located along the South Lakes Drive frontage of the site. This easement requires that this area be maintained and kept free and clear of all obstructions, except for structures, plants, or objects less than two feet in height. Staff from FCDOT observed that clear sight distance is not currently being maintained, as existing vegetation greater than two feet in height is located within the easement. Staff believes the applicant should maintain clear sight distance in both directions at the exits from the school property. Although there is a conservation easement also located in this area, staff verified with Urban Forest Management Division (UFMD) staff that the existing vegetation within the sight distance easement can be maintained in accordance with the terms of that easement. Staff has proposed a development condition that would require the applicant to achieve adequate sight distance prior to final site plan approval, as determined by the Virginia Department of Transportation (VDOT) at the time of site plan review. This condition would also require the applicant to perform regular maintenance as needed to ensure that adequate sight distance is maintained in the future in accordance with the sight distance easement recorded on the property.

On-Site Circulation: The eastern site entrance from South Lakes Drive provides access to Seahawks Drive, which is a private street divided by a landscaped median along the eastern side of the building. The eastern side of Seahawks Drive is a two-way drive aisle, while the western side is a one-way southbound travel aisle toward South Lakes Drive. There is currently no parking located along Seahawks Drive, and the applicant is proposing to add 106 additional parking spaces along the eastern and western sides of this roadway. Although the applicant's earlier plan submissions showed parking in the southern area of the site that conflicted with the right turn exit lane from Seahawks Drive to South Lakes Drive, the applicant has removed these parking spaces and now intends to make adjustments within the existing eastern and western parking lots to add additional parking to meet the minimum parking space requirement.

The drive aisles depicted on the applicant's initial plan submission for Seahawks Drive did not meet the drive aisle width requirements of the Public Facilities Manual (PFM), which requires 23-foot wide drive aisles for both one-way and two-way travel aisles when parking spaces at 90 degrees are located along the drive aisles. Staff requested that the applicant revise the plans to meet the PFM requirements. The applicant responded by revising the plans to show a 23-foot wide travel aisle where the

proposed 90 degree parking is located on the eastern side of the median along Seahawks Drive. The revised plans depict angled parking on the western side of Seahawks Drive with a drive aisle width of 19 feet, which meets the PFM travel aisle width requirements for a one-way travel aisle with angled parking.

Buses enter the property from South Lakes Drive going northbound along Seahawks Drive, and then turn around and traverse the southbound one-way drive aisle directly adjacent to the school's main entrance where they drop-off and pick-up the students. Buses queue along this one-way travel aisle when dropping off students and while waiting to pick up students. The applicant is proposing to add parking along this drive aisle. The applicant has indicated that this parking would primarily be used by faculty and staff. Because the buses queue in this area, vehicle conflicts could occur between the buses and vehicles trying to access these parking spaces during drop-off and pick-up times. Vehicles parked in these spaces would also be blocked in and unable to leave when the buses arrive for pick-up and drop-off. As a result, staff recommended that the applicant ensure that on-site controls are provided to minimize the potential conflicts between buses and vehicles that use this parking. The applicant responded that Fairfax County Public Schools has policies in place to regulate the student drop-off and pick-up process. A development condition has been included that will require the applicant to provide on-site traffic controls during the morning drop-off and afternoon pick-up periods to minimize the conflict between buses and other vehicles. With the implementation of this development condition, staff believes the location of the proposed parking spaces will not conflict with the existing or anticipated traffic on the site.

Pedestrian Access: An existing 5-foot wide sidewalk is located along the site's frontage on South Lakes Drive to the east of the western access point. A 4-foot wide sidewalk is contiguous to the South Lakes Drive frontage along the western portion and along the entire Ridge Heights Road frontage. Staff requested that the applicant upgrade the existing 4-foot wide sidewalks by increasing these sidewalks to five feet in width to allow pedestrian passing, or by including passing areas at reasonable intervals not to exceed 200 feet. The applicant revised the plans to depict Americans with Disabilities Act (ADA) passing areas where the sidewalk is four feet wide along South Lakes Drive and Ridge Heights Road. Staff has proposed a development condition that would require the applicant to complete these sidewalk upgrades prior to the issuance of a Non-RUP. The final location of the passing areas would be determined at the time of site plan review.

Bicycle Facilities: The Fairfax County Bicycle Master Plan calls for an on-road bike lane along South Lakes Drive. The applicant has not formally requested a waiver of the bike lane with the current application and will need to request this waiver during site plan review. Staff from FCDOT requested that the applicant provide right-of-way dedication along South Lakes Drive at the time of site plan to not preclude the future construction of the 5-foot wide on-road bike lane. The applicant stated that they would be agreeable to providing a perpetual public street easement along the South Lakes Drive frontage of the site upon demand to accommodate an on-road bike lane to be

constructed by others in the future and has revised the PRC Plan to depict this easement. Staff has proposed a development condition that would require the applicant to provide this easement upon demand by the County at such time as funding is available to accommodate a future bike lane to be constructed by others.

There is an existing conservation easement located along the South Lakes frontage of the property, which appears to have been used to meet water quality requirements for the site. The applicant will likely be required to vacate a portion of this conservation easement to accommodate the bike lane in the future. As a result, additional water quality controls may be required in the future to make up for this area if it is no longer included within the conservation easement. Staff notes that while it may not be the responsibility of the applicant to provide those additional BMPs, staff believes the applicant should provide the area on the site where they could be constructed by others if necessary. Staff's proposed development condition regarding the bike lane would require the applicant to make land available for any additional required BMPs to be constructed by others.

The Fairfax County Bicycle Master Plan also calls out Seahawks Drive as a Shared Roadway. Staff requested that the applicant provide signage for Seahawks Drive that indicates it is to be used as a Shared Roadway. The applicant responded by stating that Seahawks Drive is a private roadway which provides access to South Lakes High School, and the applicant is concerned that the addition of signs for bicycle shared use on this roadway may encourage bike traffic outside of the school community during and after school hours. The applicant may be required to submit a waiver at the time of site plan to address this requirement.

Staff requested that the applicant provide additional bicycle racks to accommodate the school's student population increase. The PRC Plan does not show proposed locations for bicycle racks. Staff has proposed a development condition that stipulates that the type, number, and locations of the bicycle racks shall be determined at site plan subject to the approval of FCDOT.

With the implementation of the proposed development conditions described above, staff believes the PRC Plan meets this objective.

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

Staff believes that a public high school is consistent with this objective.

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

The site contains RPA and floodplain in the southwest corner of the property. Existing tree canopy located within conservation easements lines the eastern, southern, and western boundaries of the property. The proposed addition and site modifications are

not located in these areas of the property and allow for the preservation of a large portion of the existing vegetation on the property. The proposed addition is logically situated adjacent to the school building in an area where existing modular classrooms are located. Further, the proposed parking spaces are located in areas adjacent to existing impervious surface in areas that have already been disturbed with the construction of the existing school and related facilities. Staff from the Urban Forest Management Division reviewed the application and commented that given the nature of tree cover located on and off-site, several conditions will be important to assure adequate tree preservation throughout the development process. Staff has included these as proposed development conditions to ensure effective tree preservation.

Fairfax County Public Schools is committed to implementing the Collaborative for High Performance Schools (CHPS) program, which establishes criteria for building energy efficient and cost effective schools. The applicant intends to implement these guidelines with the proposed addition and has provided a narrative describing the green building features that will be incorporated into the school addition, such as: low emitting materials; independent temperature sensors for each classroom; high efficiency lighting features; and, reduction in water use through the use of motion sensor faucets and low-flow plumbing features. Staff recognizes that the proposal is for an addition rather than a full renovation, which restricts some of the green building features that may be incorporated because the addition will be connected to the school's existing HVAC system. Staff has proposed a development condition that would require the applicant to incorporate green building features into the construction of the addition and provide a certified list of those features prior to bond release.

Given the applicant's preservation of the existing environmental features and vegetation and the applicant's commitment to green building measures through the CHPS program, staff believes the application meets this objective.

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

According to the tabulations shown on the PRC Plan, 35.89 acres (74% of the site) will remain as open space. The site includes numerous existing recreation areas, such as a football field, baseball fields, tennis courts, and basketball courts. As a public high school and subject to Fairfax County Public School's regulations, the grounds are open to the public outside of school hours. Therefore, staff finds that the application satisfies this objective.

Objective 7: The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.

The property is served by public water and sewer. Water service is available at the site from existing water mains located in South Lakes Drive and on-site. The application property is located in the Difficult Run watershed and is sewer into the Blue Plains

Treatment Plant. An existing 12 inch sewer line located on the property is adequate for the proposed use at this time.

The proposed stormwater management facilities will consist of five open joint pavement block parking areas and five filterra structures. Four of these areas are located within the new parking spaces along Seahawks Drive, and one area is in the center of the existing western parking lot. According to the PRC Plan, these five facilities will provide a reduction of the 10-year storm runoff. The applicant intends to meet the water quality requirements through the installation of five proposed filterra structures, as well as the proposed five areas of open joint pavement block parking bays. The PRC Plan states the phosphorus removal requirement will be satisfied. The adequate outfall narrative on the plan identifies four outfalls and states that all four outfalls are adequate. Staff notes the applicant has received approval of a general permit through the Virginia Department of Environmental Quality (DEQ), which allows for the applicant's proposal to be grandfathered under the old stormwater management requirements prior to the Board's adoption of the new stormwater ordinance in 2014. The applicant will be required to demonstrate the ability to meet stormwater management and outfall requirements prior to final site plan approval.

The applicant is proposing to expand the existing high school to increase the capacity of the school given the existing and projected student enrollment. The applicant's initial submission proposed to reserve the area to the north of the school building for the future installation of modular classrooms if needed to accommodate future enrollment. However, the modular classrooms would have resulted in the removal of parking spaces that are required by the Zoning Ordinance. The applicant updated the plans to remove these modular classrooms and the current plans do not depict an area for future modular classrooms to be located. However, note #15 on Sheet 2 of the PRC Plan states that the applicant requests the flexibility to provide temporary trailers on the property, if determined necessary based on future enrollment projections. While staff recognizes that trailers may be needed in the future if enrollment exceeds the school building's capacity, possible locations for future trailers on the property that do not conflict with required parking, conservation easements, and athletic facilities are limited. Staff believes that it will be important to ensure that the location of any future trailers does not conflict with any of the other requirements or facilities on the property. Staff has proposed a development condition that would allow the applicant to install additional modular classrooms on the property if needed to accommodate future student enrollment, subject to administrative review and approval by the Zoning Administrator.

The applicant intends to stage the construction activities to the west of the proposed addition where an existing parking lot is located. Staff believes the PRC Plan meets this objective.

Planned Development District Design Standards (Sect. 16-102)

Standard 1: In order to complement development on adjacent properties, at all

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

The subject property is not located near the boundary of the PRC District, as it is surrounded on all sides by other property zoned PRC. However, screening is required along the property lines where the property is adjacent to residential uses. As discussed below, staff does not object to the requested modifications of the transitional screening and barrier requirements in favor of the existing vegetation and supplemental plantings shown on the PRC Plan.

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

Article 11 of the Zoning Ordinance requires high schools to provide parking based on a review by the Director of DPWES of each proposal, which includes such factors as the load of classroom facilities, auditoriums and stadiums, proposed special education programs, student-teacher ratios, and the availability of areas on site that can be used for auxiliary parking in times of peak demand; however, in no instance should fewer than 0.3 spaces per student be provided based on the maximum number of students attending classes at any one time.

The proposed building addition will increase the capacity of the school to accommodate approximately 2,500 students, which would require a minimum of 750 parking spaces. There are currently 630 parking spaces on the site, and the applicant is proposing to add 128 parking spaces for a total of 758 parking spaces. The final number of parking spaces will be determined at the time of site plan, but the applicant will be required to meet the minimum of 750 parking spaces. The plan also provides for the required five loading spaces, which are located at the rear of the school building. Staff finds that the application satisfies this standard.

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

Staff believes that with the proposed development conditions this standard will be satisfied, as previously discussed in the PRC District Objective 3.

WAIVERS / MODIFICATIONS

Modification of the transitional screening and barrier requirements along the southern, eastern, and western property boundaries pursuant to Sect. 13-305 of the Zoning Ordinance in favor of that shown on the PRC Plan

The applicant requests approval of a modification of the transitional screening and barrier requirements along the southern, eastern, and western property boundaries pursuant to Sect. 13-305 of the Zoning Ordinance to allow the existing vegetation and the proposed supplemental landscaping in the vicinity of the proposed addition to satisfy these requirements. According to Sect. 13-303 of the Zoning Ordinance, the applicant must provide an unbroken open space strip at least 25 feet wide with required trees and/or shrubs (Transitional Screening 1) to screen the use from the adjacent residential properties to the south, east, and west. One of three different barriers is also required pursuant to Sect. 13-304 of the Zoning Ordinance. The PRC Plan depicts existing vegetation within conservation easements along the eastern, southern, and western property lines, as well as supplemental landscaping to be planted along the southern property line adjacent to the proposed addition.

Section 13-305 of the Zoning Ordinance permits the ability to waive or modify transitional screening and barrier requirements when a building, a barrier and/or the land between the building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. On November 6, 2014, DPWES approved a waiver of the barrier requirement and a modification of the transitional screening requirement along the southern, eastern, and western property boundaries for the proposed addition (1463-WTSW-002-1) in association with the minor site plan that was submitted but not approved. The applicant is requesting a reaffirmation of this modification and waiver. The applicant intends to use the existing vegetation and proposed supplemental plantings to serve as a buffer to the adjacent properties. Staff believes that the existing screening and proposed supplemental landscaping will allow for adequate screening of the proposed use from the adjacent properties and staff does not object to a modification of the transitional screening requirement and waiver of the barrier requirement along the eastern, southern, and western property boundaries in favor of the landscaping and screening shown on the PRC Plan.

As previously described in this report, the Bicycle Master Plan calls for an on-road bike lane on South Lakes Drive. The applicant proposes to provide a perpetual easement to accommodate the future bike lane to be constructed by others. This bike lane, if constructed in the future, will reduce the transitional screening currently shown on the PRC Plan. However, staff believes that the width of the screening that would remain after the construction of a 5-foot wide bike lane would still provide for adequate screening of the use from adjacent properties.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant requests approval of a PRC Plan to construct a 40,000 square foot building addition, provide additional parking spaces, and provide additional stormwater management facilities at South Lakes High School. The purpose of the addition is to expand the capacity of the existing school to accommodate the growing student population. Staff believes that the application is in harmony with the land use recommendations of the Comprehensive Plan and is in conformance with the applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends approval of PRC 76-C-111, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirements and a waiver of the barrier requirements along the southern, eastern, and western property boundaries pursuant to Sect. 13-305 of the Zoning Ordinance in favor of that shown on the PRC Plan.

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

The approval of this special exception does not interfere with, abrogate or annul any easement, 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.

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. Feature Shown Memorandum
4. Transportation Analysis
5. Urban Forest Management Analysis
6. Environmental Analysis
7. Stormwater Management Analysis
8. Glossary

PROPOSED DEVELOPMENT CONDITIONS**PRC 76-C-111****October 1, 2015**

If it is the intent of the Board of Supervisors to approve PRC 76-C-111 located at 11400 South Lakes Drive, Tax Map 26-2 ((18)) 7, 8 part, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "South Lakes High School Addition," prepared by ADTEK, consisting of 10 sheets, dated April 10, 2015, as revised through September 10, 2015. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
2. The Applicant shall demonstrate adequate sight distance for all applicable access points to the site, as determined by the Virginia Department of Transportation (VDOT) at the time of site plan review. The Applicant shall perform regular maintenance to ensure that adequate sight distance is maintained in accordance with the Sight Distance Easement recorded on the property.
3. The Applicant shall provide on-site traffic controls during the morning drop-off and afternoon pick-up periods consistent with Fairfax County Public Schools approved procedures in order to minimize the potential for conflicts between buses and vehicles that utilize the parking along the western side of Seahawks Drive.
4. The Applicant shall upgrade the existing sidewalks that are less than five feet wide along South Lakes Drive and Ridge Heights Road to five feet in width, or provide ADA passing areas, at the applicant's discretion, in conformance with Public Facilities Manual (PFM) requirements as determined by the Department of Public Works and Environmental Services (DPWES). These improvements shall be in place prior to the issuance of a Non-Residential Use Permit (Non-RUP) for the proposed building addition.
5. The specific type, number, and the locations of the bicycle racks shall be determined at the time of site plan subject to the approval of the Fairfax County Department of Transportation (FCDOT) consistent with the Fairfax County Bicycle Parking Guidelines.
6. At such time as funding is available for the construction by others of an on-road bike lane along South Lakes Drive and upon demand by Fairfax County, the Applicant shall convey to the Board of Supervisors a perpetual public street

easement along the South Lakes Drive frontage of the property as generally shown on the PRC Plan and consisting of up to an additional six feet from the existing right-of-way, for the purpose of accommodating a future on-road bike lane. If the granting of the perpetual easement impacts the existing conservation easements on the Property and requires that additional Best Management Practices (BMPs) be provided on the Property in the future, the Applicant shall identify an area on the Property for the location of additional BMPs to be constructed by others in conjunction with the construction of the on-road bike lane, provided such area does not impact school facilities unless the Applicant is satisfied that such impacts are appropriately addressed.

7. Prior to site plan approval, stormwater management (SWM), best management practice (BMP) facilities, and adequate outfall shall be provided in accordance with the Public Facilities Manual as determined by DPWES.
8. The Applicant shall incorporate green building measures with the construction of the building addition through the Collaborative for High Performance Schools (CHPS) program. Prior to the issuance of a Non-RUP for the building addition, a list certified by a Licensed Architect or Professional Engineer identifying the green building measures that have been utilized in the building addition shall be provided to the Environment and Development Review Branch (EDRB) of the Department of Planning and Zoning (DPZ).
9. The Applicant may install additional modular classrooms on the property if needed to accommodate future enrollment. The location of any future modular classrooms shall be subject to review and approval by the Zoning Administrator and shall meet all Zoning Ordinance requirements including the number of required parking spaces. Such modular classrooms shall not be located between South Lakes Drive and the southern façade of the school building.
10. Tree Preservation: The Applicant shall submit a Tree Preservation Plan and Narrative (the "Tree Preservation Plan") as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division (UFMD), DPWES.

The Tree Preservation Plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the PRC Plan and those additional areas in which trees can be preserved as a result of final engineering. The Tree Preservation Plan and narrative shall include all items specified in PFM 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

- A. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- B. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the PRC Plan, subject to allowances specified in these conditions and for the installation of utilities and/or trails/sidewalks as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails/sidewalks in areas protected by the limits of clearing and grading as shown on the PRC Plan, they shall be located in the least disruptive manner necessary as determined by UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
- C. Tree Preservation Fencing. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree

protection devices, UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.

- D. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements in these conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
- Root pruning shall be done with a trencher or vibratory plow to a depth of 18-24 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - Root pruning shall be conducted with the supervision of a certified arborist.
 - A UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

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.

STATEMENT OF JUSTIFICATION**PRC 76-C-111****SOUTH LAKES HIGH SCHOOL**

The Fairfax County School Board (the "Applicant") seeks approval of a PRC Plan to permit a building addition and site improvements for South Lakes High School. The school property is identified as Fairfax County Tax Map Parcels 26-2-((18))-7 and -8 part (the "Property") and consists of approximately 48.4 acres. The Property is zoned to the Planned Residential Community ("PRC") District pursuant to RZ 76-C-111 approved by the Board of Supervisors on June 13, 1977. South Lakes High School was opened in 1978 and is located on the north side of South Lakes Drive east of its intersection with Soapstone Drive.

The Property adjoins Langston Hughes Middle School to the north and Terraset Elementary School immediately to the west of the Property. A Resource Protection Area (RPA) associated with Snakeden Branch is located along the western portion of the Property which consists of existing vegetation and will remain undisturbed. Residential uses are located to the east and south of the Property.

Planning funds were allocated to increase the capacity for South Lakes High School with the 2013 School Bond referendum. South Lakes High School was renovated in 2006 and new turf fields were added in the summer of 2013. The existing school is a 2-4 story building which consists of a total gross floor area of approximately 333,750 square feet. The PRC plan reflects a proposed 2-story building addition at the southwest corner of the high school along South Lakes Drive immediately adjacent to the existing school building. The proposed addition will be constructed with brick materials consistent with the existing school building.

The existing capacity for the school is approximately 2126 students. With the proposed building addition, the capacity will be approximately 2500 students which will alleviate the current overcrowding and provide some additional capacity for future enrollment. The purpose of the addition is to provide additional classroom space which consists of a gross floor area of approximately 40,000 square feet. The total gross floor area of the school building will be 373,750 square feet which results in a 0.18 FAR. Approximately 74 percent or 35.89 acres of the Property will remain in open space, the majority of which consists of existing vegetation located within a conservation easement.

Currently, there are temporary classrooms located on both sides of the existing 2-story building along South Lakes Drive as well as on the northern portion of the Property near the tennis courts in order to provide additional educational space. The temporary classrooms located on the east side of the existing 2-story building along South Lakes Drive will remain as these classrooms are integral to the special education instruction located in this portion of the school building. However, the remaining temporary classrooms will be removed.

Vehicular access to the high school is provided at two (2) entrances on South Lakes Drive with the easternmost entrance serving as the primary entrance to the school. Secondary access is also provided from Ridge Heights Road which is the primary entrance to the adjacent Langston Hughes Middle School. School bus access is provided from the primary entrance along Seahawks Drive. Access to the student drop-off/pick-up area is from the westernmost entrance along South Lakes Drive at the rear entrance to the school building.

Other proposed on-site improvements include the addition of 128 parking spaces to be located along Seahawks Drive at the front entrance to the school for a total of approximately 758 spaces to be provided on the Property. This additional parking is anticipated to be utilized primarily for visitor and faculty/staff parking. Consistent with Fairfax County Public Schools (FCPS) policies, school staff will be on-site during the morning and afternoon hours to regulate the bus drop-off/pick-up of students and restrict any other vehicular access during this time.

The majority of the new parking spaces will be constructed with open joint (pervious) pavement blocks to allow filtration of surface run-off from the proposed additional parking. In addition, 40 existing parking spaces located in the parking lot on the western portion of the Property will be reconstructed with open joint (pervious) pavement blocks to provide additional filtration of surface run-off for this portion of the Property. Low-impact development (LID) measures to consist of five (5) proposed Filterra stormwater filtration systems will be provided on the Property in order to enhance water quality. With the proposed building addition, green building measures will be provided through the Collaborative for High Performance Schools (CHPS) program which will include sustainable building features including, but not limited to, automatic temperature control systems, high efficiency lighting, motion sensor lights, exterior LED lighting, lighting occupancy sensors, bottle filling stations, hands free/low consumption plumbing fixtures, and low volatile organic compounds (VOC) materials.

The Property is located in Upper Potomac Planning District UP5 – Reston Community Planning Sector and is planned for public school use.

The Applicant requests the following modification and waiver:

1. A modification of the transitional screening and a waiver of the barrier requirement is requested along the southern, eastern and western property boundaries pursuant to Par. 2, 3 and 14 of Sect. 13-305 of the Zoning Ordinance in favor of the existing vegetation in these areas and the proposed supplemental landscaping along South Lakes Drive in the vicinity of the proposed building addition. The Urban Forest Management Division, Department of Public Works and Environmental Services approved this modification/waiver request (#1463-WTSW-002-1) in conjunction with the pending Minor Site Plan No. 1463-MSP-006.

Respectfully submitted,


John C. McGranahan, Jr.
Agent for Applicant



County of Fairfax, Virginia

MEMORANDU

DATE: August 20, 2015

TO: David Campbell, Coordinator, Capital Projects
Fairfax County Public Schools

FROM: Chris Caperton, Chief, Facilities Planning Branch
Department of Planning and Zoning 

SUBJECT: FS-H14-41
Feature Shown Review for South Lakes High School

COMPREHENSIVE PLAN: Area III, Upper Potomac Planning District,
Reston Planning Sector

Staff has reviewed the materials submitted by Fairfax County Public Schools for the South Lakes High School addition project. The school is identified as an existing public facility in the Upper Potomac Planning District on page 24 (Figure 7) of the Comprehensive Plan.

According to the preliminary site plan submitted, the South Lakes High School addition project includes approximately 40,000 square feet of new additions including a two-story expansion and 120 parking spaces.

It is our determination that the proposal meets, in general, the following Comprehensive Plan guidelines for Public Facilities, as follows:

Objective 10: Encourage full utilization of existing school facilities, whenever possible and reasonable, to support educational and community objectives.

Policy a. Build additions, when appropriate, to minimize the need for new facilities. Analyze carefully the costs and benefits associated with construction of an addition as compared to a new facility.

Policy b. Consider the expansion of existing school facilities identified on the Comprehensive Plan map, a feature shown of the Comprehensive Plan provided the proposed expansion has received prior approval by a public bond referendum, is included in the county's currently adopted Capital Improvement Program, and does not significantly impact on the character of the existing facility and its compatibility with the surrounding area.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
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- Policy c. Provide temporary facilities as required to respond to short term student population accommodation needs.
- Policy d. Promote equity between older and newer schools through the Renewal Program. Apply the same educational specifications used as a guide in the construction of new schools for planning the renewal of old ones. Consider expected future utilization rates when proposing renewal projects.
- Policy e. Continue the practice of serving local communities, for scouts, senior citizen programs and other neighborhood based activities, through the use of school facilities. Provide access to school grounds for community use of recreational facilities. Cooperate in the use of schools for the School Age Children child care program.
- Policy f. Continue the practice of allowing the Park Authority to utilize sites before school construction begins.
- Policy g. Provide space for other public service needs, when possible and reasonable, in underutilized schools.

Staff concludes that the proposed South Lakes High School addition project located at 11400 South Lakes Drive, Reston, VA, 20191, is substantially in accord with the provisions of the adopted Comprehensive Plan and should be considered a “feature shown” pursuant to Section 15.2-2232 of the Code of Virginia.

CBC: HDC



County of Fairfax, Virginia

MEMORANDUM

DATE: August 28, 2015

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

CC: Megan Duca, Staff Coordinator
Zoning Evaluation Division, Department of Planning & Zoning

FROM: Michael A. Davis, Acting Chief 
Site Analysis Section, Department of Transportation

FILE: PRC 76-C-111

SUBJECT: PRC 76-C-111 Fairfax County School Board (South Lakes High School)
11400 South Lakes Drive, Reston, VA 20191
Tax Map: 026-2 ((18)) 7, 8 (part)

This department reviewed the subject application and the Planned Residential Community plan (PRC) dated April 10, 2015, revised through August 14, 2015, and offers the following comments.

- The Fairfax County Bicycle Master Plan recommends a 5-foot on-road bike lane along the South Lakes Drive frontage. The applicant proposes to provide a perpetual easement in lieu of construction and/or right-of-way dedication. The perpetual easement should be provided at the time of site plan review. Applicant should depict on the PRC plan, a detailed illustration of the roadway cross-section for the South Lakes Drive frontage with the location of the perpetual easement.
- FCDOT recommends that the one-way drive aisle on the western portion of Seahawks Drive be limited to bus activity only, at least 30 minutes prior to anticipated arrival and dismissal. This will permit school buses to stage in this area during those periods without the potential for other staff and faculty vehicle conflicts.
- Applicant should provide signage for Seahawks Drive as a "Shared Roadway," per the Fairfax County Bicycle Master Plan.
- Additional bicycle racks should be provided to accommodate the school's population, per the Fairfax County Bicycle Parking Guidelines. The location, number and type of bicycle racks should be coordinated with FCDOT at time of site plan review.
- The applicant has addressed previous FCDOT issues related to:
 - Determining that the proposed school addition and student population increase over the current enrollment, adds 144 new weekday trips to and from the site, and has a minimal impact on the left turn lanes into the school from South Lakes Drive.

MAD/RP

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot



Barbara Berlin, Director

August 28, 2015

Page 2 of 2

- Maintaining clear sight distance, in both the left and right directions, at the South Lakes Drive access points, per a 2005 sight distance easement deed.
- Relocating proposed parking spaces adjacent to the right turn exit lane at the main driveway on Seahawks Drive, to minimize vehicle conflicts.
- Providing drive aisle widths meeting PFM standards where new parking spaces are proposed on Seahawks Drive.
- Limiting parking along the west side of Seahawks Drive to faculty and staff only during school hours.
- Providing 60-inch ADA turnarounds, per the PFM standards, on the sidewalks that are less than 5 feet wide, along South Lakes Drive and Ridge Heights Road.



County of Fairfax, Virginia

MEMORANDUM

DATE: June 22, 2015

TO: Megan Duca, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh C. Whitehead, Urban Forester III *HCW*
Forest Conservation Branch, DPWES

SUBJECT: Reston Section 76, Block 7, Lots 7 & 8, South Lakes High School Addition
PRC 76-C-111

I have reviewed the Planned Residential Community application for the above referenced site, including a Statement of Justification and the PRC Plan, stamped as received by the Zoning Evaluation Division on April 20, 2015 and May 20, 2015, respectively.

General Comment:

1. **Comment:** A transitional screening waiver modification (1463-WTSW-002-1) was approved in a letter to Russell Smith (ADTEK Engineering) from UFMD staff, dated November 6, 2014.

Recommendation: The approval letter should be attached to this PRC application to clearly demonstrate that this transitional screening modification has been addressed and the PRC in in conformance with the approved modification.

2. **Comment:** Given the nature of tree cover located on and off-site, several proffers will be instrumental in assuring adequate tree preservation throughout the development process.

Recommendation: Recommend the following proffer language to ensure effective tree preservation:

Tree Preservation: "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the PRC and those additional areas in which trees can be preserved as a result of final engineering. The tree

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Urban Forest Management Division

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preservation plan and narrative shall include all items specified in PFM 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.”

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

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

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

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the



Reston Section 76, Block 7, Lots 7 & 8, South Lakes High School Addition
PRC 76-C-111
June 22, 2015
Page 3 of 3

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

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

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

Please contact me at 703-324-1770 should you have any questions.

HCW/
UFMDID #: 201442

cc: DPZ File

Department of Public Works and Environmental Services
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County of Fairfax, Virginia

MEMORANDUM

DATE: August 27, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief *DM James*
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: PRC 76-C-111
South Lakes High School

This memorandum, prepared by Mary Ann Welton, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Planned Residential Community (PRC) application revised through August 14, 2015. The extent to which this application is in harmony with 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 in harmony with Plan policies.

Description:

The South Lakes High School property is a 48.4 acre parcel located between Ridge Heights Road on the north and South Lakes Drive on the south. The property is currently zoned PRC. The applicant, the Fairfax County School Board, seeks approval for a 40,000 square foot addition with a footprint of approximately 17,000 sq. ft., 120 additional parking spaces and drainage improvements. The school anticipates an increase in enrollment from 2,126 students to 2500 students.

COMPREHENSIVE PLAN CITATIONS:

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:

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on pages 7-9, the Plan states:

“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 c. Minimize the application of fertilizers, pesticides, and herbicides to lawns and landscaped areas through, among other tools, the development, implementation and monitoring of integrated pest, vegetation and nutrient management plans.
- Policy d. Preserve the integrity and the scenic and recreational value of EQCs when locating and designing storm water detention and BMP facilities. . . .
- Policy 1. In order to augment the EQC system, encourage protection of stream channels and associated vegetated riparian buffer areas along stream channels upstream of Resource Protection Areas (as designated pursuant to the Chesapeake Bay Preservation Ordinance) and Environmental Quality Corridors. To the extent feasible in consideration of overall site design, stormwater management needs and opportunities, and other Comprehensive Plan guidance, establish boundaries of these buffer areas consistent with the guidelines for designation of the stream valley component of the EQC system as set forth in Objective 9 of this section of the *Policy Plan*. Where applicable, pursue commitments to restoration of degraded stream channels and riparian buffer areas. . . . ”

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 10, the Plan states:

“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....”

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

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. In consideration of 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 may 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 best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
 - 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;
 - Reuse, preservation and conservation of existing buildings, including historic structures;
 - Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
 - Energy and water usage data collection and performance monitoring;
 - Solid waste and recycling management practices; and

- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC®] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS®] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR® rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds 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..."

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. 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 and Adequate Outfall: The 48.4 acre property is located within the Difficult Run watershed. South Lakes High School shares the property with the Hughes Intermediate School. A Resource Protection Area (RPA), Environmental Quality Corridor (EQC) and 100 year floodplain associated with Snakeden Branch traverses the subject property on the west side of the site. While the site is intensely developed, no disturbance is proposed in this area.

The stormwater narrative indicates that the applicant proposes to accommodate the water quality and the water quantity requirements for the new impervious surface with 5 Filterra stormwater filtration systems to be installed in the western parking lot adjacent to the stream valley, and a type of pervious pavement called open joint concrete pavement block (OJCPB) system. The innovative pervious pavement will be used for the 120 new parking spaces and 40 existing spaces which will be reconstructed. The system is designed to retain runoff under the surface for a period of time allowing for gradual infiltration into the soil below.

The stormwater narrative also describes that four outfalls serve the site. It is the reviewing engineer's opinion that all outfalls are adequate. The adequacy of stormwater management/best management practice (SWM/BMP) facilities and outfall will be subject to further review and approval by the Department of Public Works and Environmental Services (DPWES).

Green Building: The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. The agent for the applicant provided a written description of measures advocated by the Collaborative for High Performance Schools (CHPS) and has indicated that Fairfax County Public Schools (FCPS) does participate in the program. However, staff encourages the applicant to provide a development condition which commits to the aspects of CHPS which will be implemented with this project and a time frame within which such measures will be attained.

DMJ: MAW



County of Fairfax, Virginia

MEMORANDUM

DATE: July 17, 2015

TO: Megan Duca, Senior Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Mohan Bastakoti, P.E., Senior Engineer III 
South Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Application# PRC 76-C-111(South Lakes High School Addition); LDS
Project# 2492-ZONA-001-1; Tax Map# 026-2-18-007 & 0008; Hunter Mill
District

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

Chesapeake Bay Preservation Ordinance (CBPO)

Resource Protection Area (RPA) is present on this site. No disturbance was proposed within the RPA. RPA delineation may be required during site plan review.

Floodplain

There is a regulated floodplain on this site. No land disturbance was proposed within the floodplain. Floodplain delineation may be required during site plan review.

Downstream Drainage Complaints

There is no storm water complaint on file within the property.

Drainage Diversion

During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
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Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Water Quality Control

Water quality controls must be satisfied for this development (PFM 6-0401.2).

The plan shows that the applicant has proposed open joint pervious pavers and Filterra to remove 43.55% of the post development phosphorous which meets the requirements of PFM 6-0401.2A.

BMP sizing computations, setbacks and construction specifications shall be provided and reviewed during site plan review.

Stormwater Detention

Detention facilities must be provided in all storm drainage plans proposed for development in the County submitted for review and approval unless waived by the Director. PFM 6-0301.3.

The applicant has planned to provide stormwater runoff detention below the previous pavers to meet the detention requirements. The details of the computations were not provided. The sizing of the detention facility and routing through the facility will be reviewed during site plan review.

Downstream Drainage System

According to the applicant, there are four concentrated outfalls from this site. For each outfall the post development 10-yr peak is lower than that at pre-development condition. According to the information provided on the plan, the existing outfall is adequate to handle the post development 10-yr peak release from the site.

The hydrologic and hydraulic computations will be reviewed during Site plan review.

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Zoning Application File

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

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