



APPLICATION ACCEPTED: August 21, 2015
PLANNING COMMISSION: February 3, 2016
BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia

January 19, 2016

STAFF REPORT

FDPA 91-W-023-02-02

PROVIDENCE DISTRICT



APPLICANT:	Facilities Management Department of Fairfax County
ZONING:	PDC
LOCATION:	10604 Judicial Drive, Fairfax, 22030
PARCEL:	57-4 ((1)) 14
ACREAGE:	43.082 ac
PLAN MAP:	Public Facilities, Governmental and Institutional
PROPOSAL:	The applicant seeks approval of a Final Development Plan Amendment (FDPA) application to amend FDPA 91-W-023-02 for site modifications to remove an existing workout building.

STAFF RECOMMENDATIONS:

Staff recommends approval of FDPA 91-W-023-02-02, subject to the adoption of the proposed development conditions contained in Appendix 1.

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

Casey V. Gresham

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 Planning Commission.

The approval of this application 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.

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:\cgresham\Applications\!RZ_SE Cases\FDPA 91-W-023-02-02 Facilities Mgmt Dept Workout Building\Staff Report



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).

Final Development Plan Amendment

FDPA 91-W-023-02-02



Applicant: FACILITIES MANAGEMENT DEPARTMENT OF FAIRFAX COUNTY

Accepted: 08/21/2015
Proposed: AMEND PREVIOUSLY APPROVED FDPA 91-W-023-02 FOR SITE MODIFICATIONS

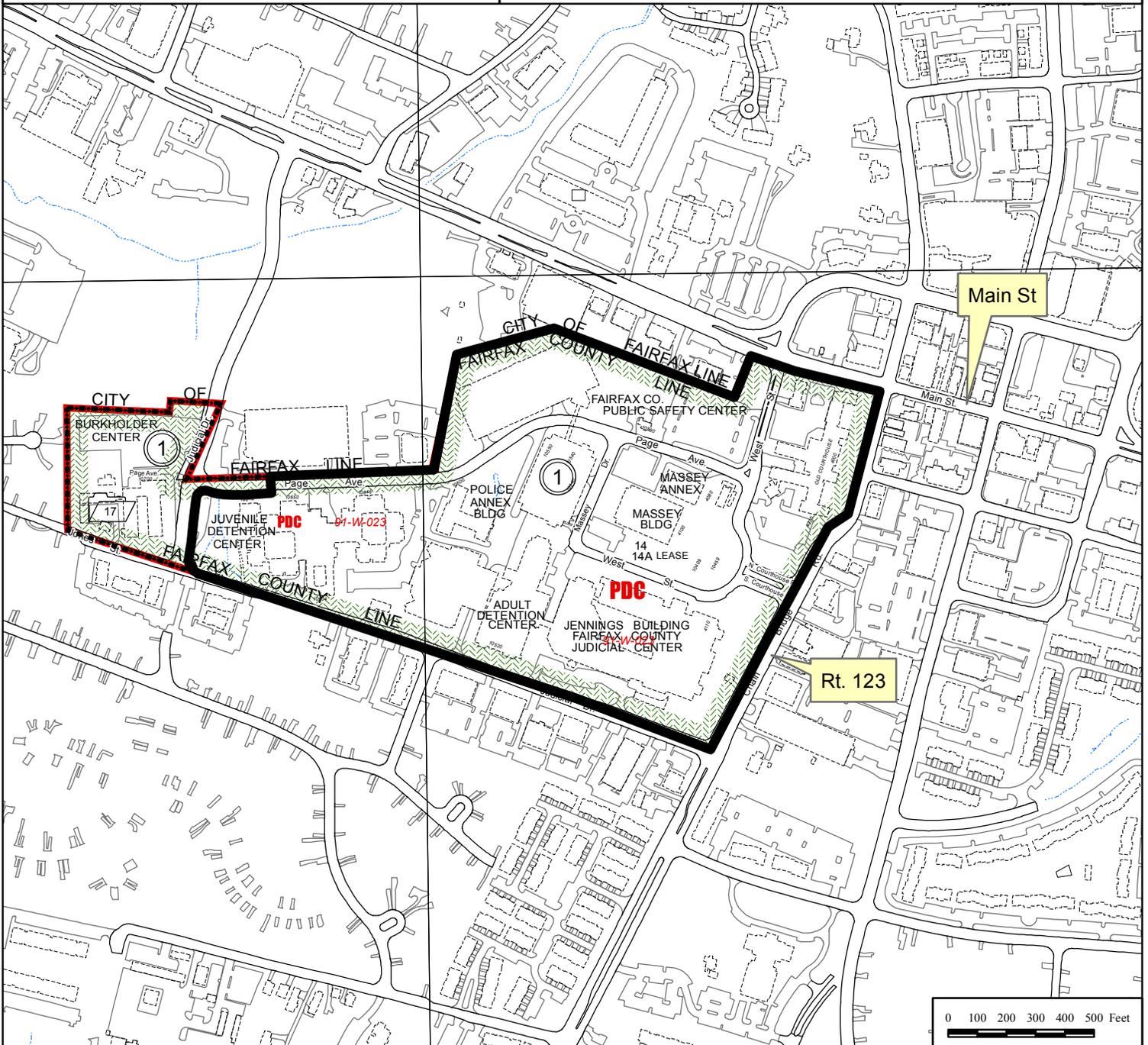
Area: 43.082 AC OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect:
Located: PUBLIC SAFETY CENTER, WORKOUT BUILDING, 10604 JUDICIAL DRIVE, FAIRFAX, VA 22035

Zoning: PDC

Overlay Dist:

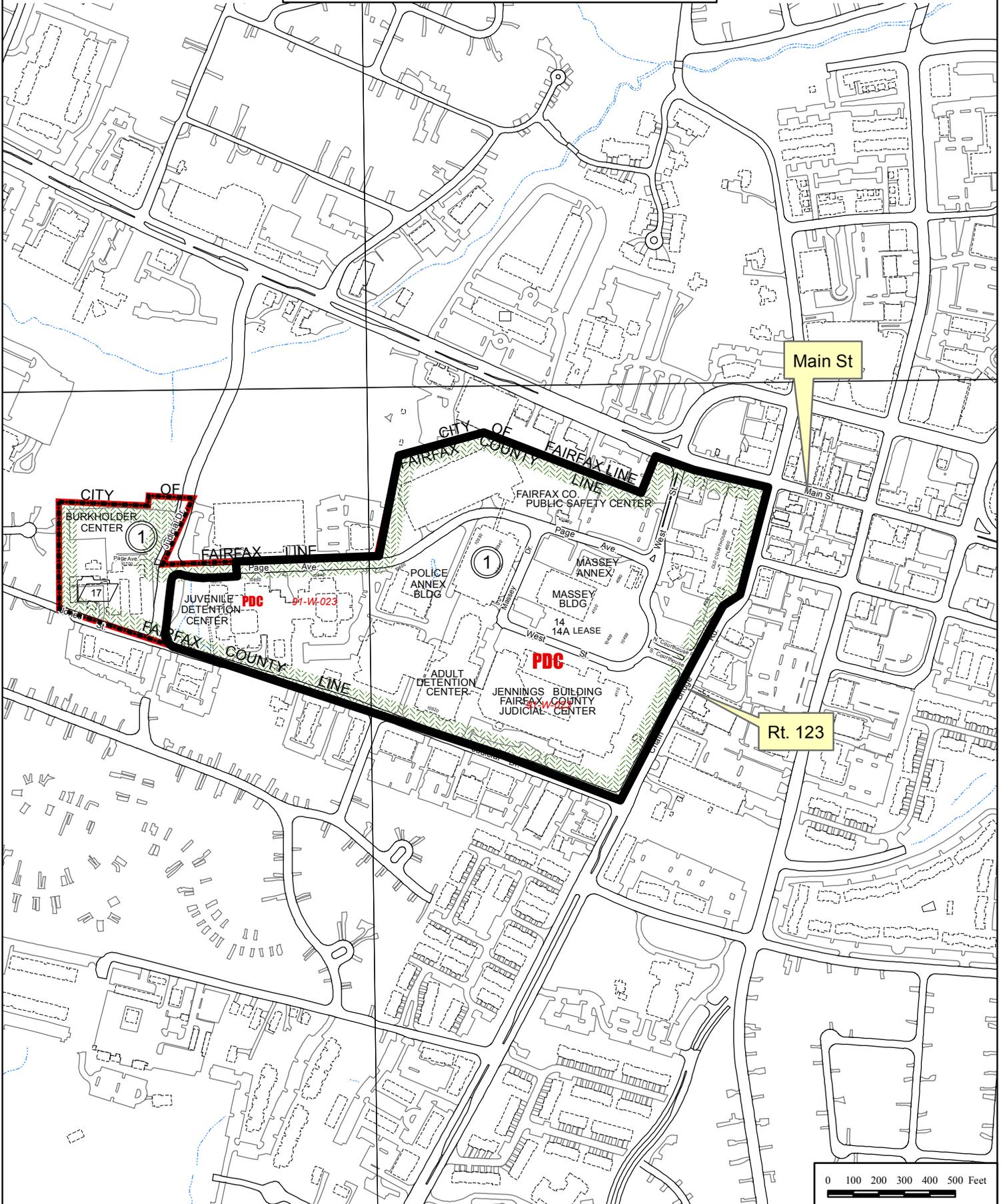
Map Ref Num: 057-4- /01/ /0014



Final Development Plan Amendment

FDPA 91-W-023-02-02

FACILITIES MANAGEMENT DEPARTMENT OF
FAIRFAX COUNTY



Main St

Rt. 123

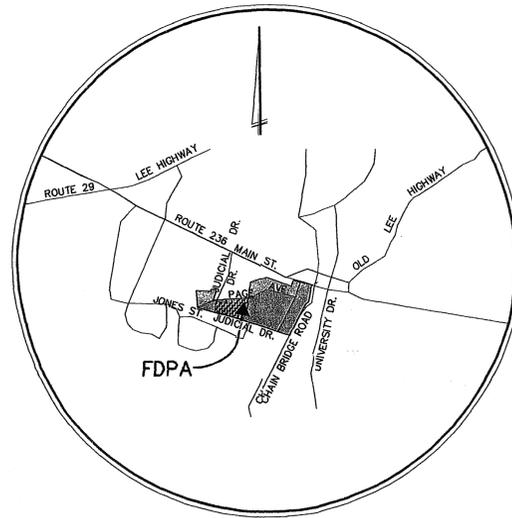
0 100 200 300 400 500 Feet

PROFFERED CONDITION AMENDMENT FINAL DEVELOPMENT PLAN AMENDMENT PUBLIC SAFETY CENTER

FAIRFAX COUNTY, VIRGINIA

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX MAP 57-4-((1))-14 & TAX MAP 57-3-((1))-17 AND IS ZONED PDC. THE FDPA SITE IS LOCATED ON T.M.57-4-((1))-14 PART AND T.M.57-3-((1))-17 PART AND CONTAINS 7.5207 ACRES OR 327,600 SQUARE FEET.
2. THE FDPA BOUNDARY IS DERIVED FROM A COUNTY-PROVIDED SURVEY OF THE PUBLIC SAFETY CENTER COMPLEX AND THE ILLUSTRATIVE LIMITS AND 7.53 +/- ACREAGE SHOWN ON FDP #91-W-023-2. THE EASTERLY LIMITS OF THE FDPA ARE SET ALONG THE FACE OF CURB OF THE PARKING ISLAND NEAR THE ADULT DETENTION CENTER AND THE BACK OF A PARKING BAY. THE WESTERLY LIMITS OF THE FDPA ARE SET ALONG THE GUTTER LINE OF JUDICIAL AVE. EXTENDED TO THE NORTHERLY AND SOUTHERLY LIMITS OF THE PUBLIC SAFETY CENTER BOUNDARY.
3. TOPOGRAPHY IS FROM A NOVEMBER, 2006 FIELD SURVEY BY PACIULLI, SIMMONS & ASSOCIATE, LTD. FOR THE WESTERLY PORTION OF THE SITE WHERE THE NEW LESS SECURE SHELTER IS PROPOSED. TOPOGRAPHY ON THE EASTERLY PORTION IS COMPILED FROM FIELD SURVEYS PERFORMED FOR THE SITE PLANS AND UPDATED WITH THE PROPOSED GRADING SHOWN ON THOSE SITE PLANS. CONTOUR INTERVAL IS 2 FEET.
4. THE PROPOSED LESS SECURE SHELTER SHOWN ON THIS FDPA WAS LABELED "YOUTH RESIDENCE ADDITION" ON FDP #91-W-023-2.
5. PROPOSED IMPROVEMENTS TO THE PUBLIC ROADS ARE LIMITED TO REPLACEMENT OF EXISTING CURB AND SIDEWALK AND THE ADDITION OF A DRIVEWAY ENTRANCE ONTO PAGE AVENUE.
6. THERE ARE NO PROPOSED TRAILS REQUIRED BY THE COMPREHENSIVE PLAN ON THIS SITE.
7. REQUIRED PARKING FOR THE LESS SECURE SHELTER IS PROVIDED IN THE PARKING GARAGES AND SURFACE LOTS LOCATED ELSEWHERE IN THE PUBLIC SAFETY AREA. A SMALL TEMPORARY DROP-OFF AREA & DISABLED VISITOR PARKING SPACE IS PROPOSED IN FRONT OF THE LESS SECURE SHELTER.
8. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS OR EXISTING UTILITY EASEMENTS WITH A WIDTH OF 25' OR MORE ON THE SITE.
9. DEVELOPMENT OF THE LESS SECURE SHELTER IS EXPECTED TO OCCUR WITH ONE SITE PLAN.
10. THERE IS AN ENVIRONMENTAL QUALITY CORRIDOR TAKEN FROM FDP 91-W-023-2 SHOWN ON THE FDPA. THERE IS NO FLOOD PLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, U.S. GEOLOGICAL SURVEY, OR FAIRFAX COUNTY. THERE IS NO RPA ON THE SITE. THE ENTIRE SITE IS IN THE RMA.
11. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.
12. AN ABOVEGROUND FUEL TANK TO SERVE AN EMERGENCY GENERATOR IS PROPOSED AS SHOWN ON THE FDPA. OTHER THAN THIS, NO OTHER HAZARDOUS OR TOXIC SUBSTANCES, AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 355; OR HAZARDOUS WASTE, AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT: VR 672-10-1--VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280 SHALL BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON SITE.
13. PUBLIC WATER AND SANITARY SEWER SERVICE LINES ARE LOCATED IN PAGE AVENUE. PROPOSED UTILITIES ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING.
14. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
15. SUBJECT TO SECTION 16-402 OF THE ZONING ORDINANCE, MINOR DEVIATIONS OF THE SIZE, DIMENSIONS, FOOTPRINT AND LOCATION OF THE PROPOSED FACILITIES MAY RESULT FROM FINAL ENGINEERING.



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX:

1. COVER SHEET INCLUDING GENERAL NOTES, SITE AND PARKING TABULATION
2. OVERALL EXISTING CONDITIONS
3. OVERALL SITE TABULATIONS (FOR INFO ONLY)
4. SITE PLAN & EXISTING VEGETATION MAP
5. BUILDING ELEVATIONS & ANGLE OF BULK PLANE
6. STORM SEWER OUTFALL & MAP SHOWING CONTRIBUTING DRAINAGE AREA FOR ADEQUATE OUTFALL CALCULATIONS
7. DRAINAGE MAP FOR ANALYSIS OF OUTFALL & STORMWATER MANAGEMENT NARRATIVE

FDPA #91-W-023-2 SITE TABULATION:

FDPA SITE AREA: 7.5207 AC. (327,600 SF)

EX. JDC & JDC EXPANSION: 77,000 SF
 * EX. WORKOUT BUILDING: 0 SF
 LESS SECURE SHELTER: 11,992 SF
 TOTAL GROSS FLOOR AREA: 88,992 SF

MAX. DENSITY ALLOWED: 0.85 (PER PROFFER FOR ENTIRE COUNTY COMPLEX)
 DENSITY PROVIDED: 88,992 SF ÷ 327,600 SF = 0.27 FAR

OPEN SPACE REQUIRED: 15%
 OPEN SPACE PROVIDED: 3.38 AC. (45%)

* EX. WORKOUT BUILDING TO BE REMOVED

PARKING TABULATION:

PARKING REQUIRED	SQUARE FEET	SPACES REQUIRED	
PUBLIC USES			
EX. JUVENILE DETENTION CENTER & EXPANSION	77,000	73	(DP)
** EX. WORKOUT BUILDING	0	-	(GDP) (DD) (ED)
PROPOSED LESS SECURE SHELTER	11,992	6	SEE PROFFERS DATED 3/21/03
TOTAL PUBLIC USES	88,992 SF	79 SPACES	Date of BOS (PC) approval 3/21/03
COUNTY VEHICLE POOL			
JUVENILE DETENTION CENTER (BUS)		1 SPACE	
TOTAL PARKING REQUIRED		80 SPACES	
PARKING PROVIDED ON THIS FDPA PORTION OF SITE*		58 SPACES	
LOADING REQUIRED			
PUBLIC USE	88,992 SF	5 SPACES	
LOADING PROVIDED ON THIS FDPA PORTION OF SITE		5 SPACES	

*ABOVE PARKING PROVIDED IN FDPA AREA ONLY. REQUIRED PARKING IS PROVIDED IN THE PARKING GARAGES AND SURFACE LOTS LOCATED ELSEWHERE IN THE PUBLIC SAFETY AREA. SEE OVERALL PARKING TABULATION ON SHEET 2 FOR PARKING PROVIDED FOR ENTIRE COMPLEX.

** EX. WORKOUT BUILDING TO BE REMOVED

RECEIVED
 Department of Planning & Zoning
 MAR 21 2008
 Zoning Evaluation Division

RECEIVED
 Department of Planning & Zoning
 AUG 03 2015
 Zoning Evaluation Division

NO.	REVISION	DATE
1.	UPDATE SITE TABULATION AND PARKING TABULATION FOR REMOVAL OF EXISTING WORKOUT BUILDING	6/12/2015

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PUBLIC SAFETY CENTER
 FDPA 91-W-023-2
 PCA 91-W-023-3
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

COVER SHEET, GENERAL
 NOTES, SITE AND PARKING
 TABULATION

COMMONWEALTH OF VIRGINIA
 ANN O. GERMAIN
 No. 026700
 3/20/2008
 PROFESSIONAL ENGINEER

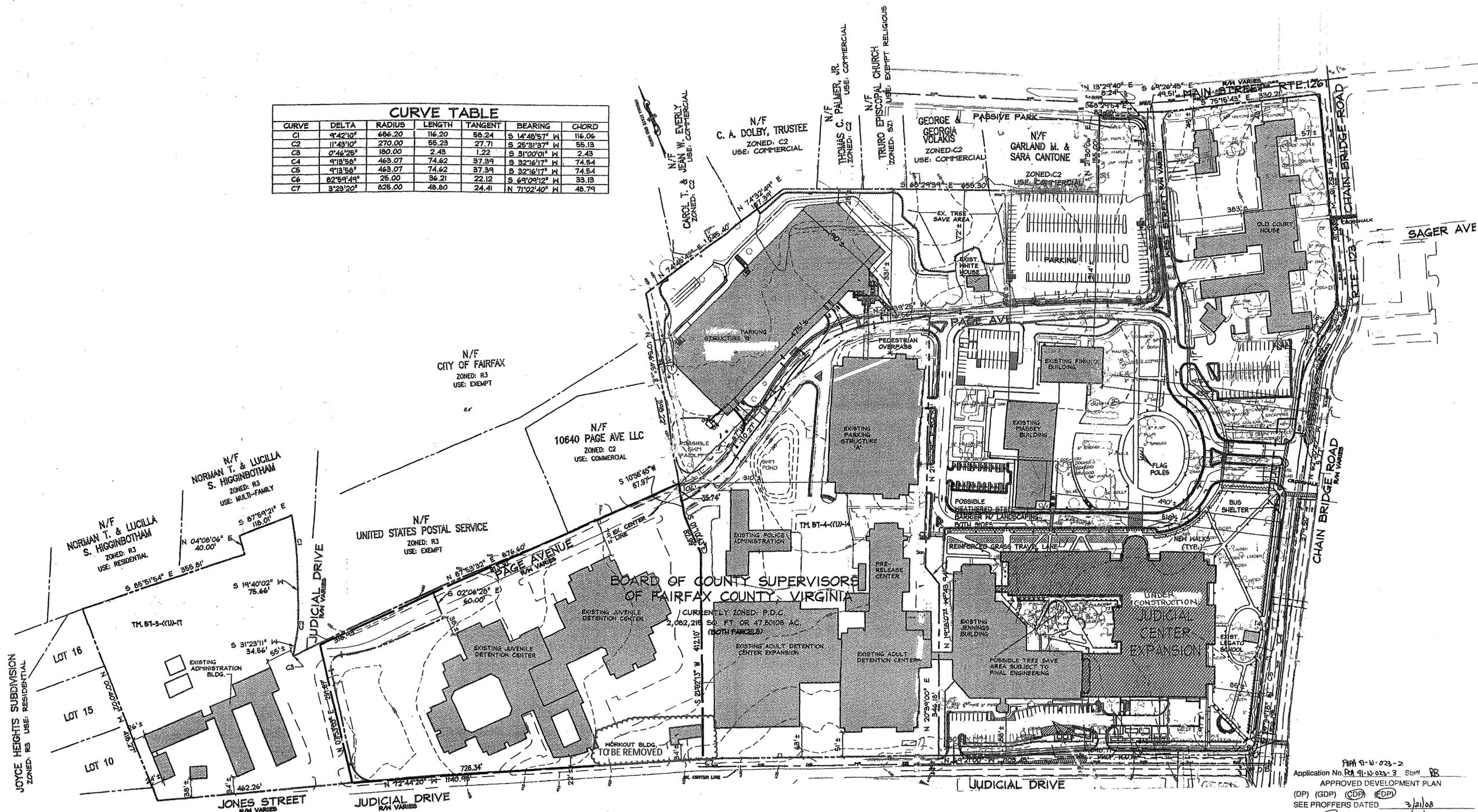
REVISION: 2/14/2008
 DATE: 11-19-07
 SCALE:
 DRN:
 CKD:
 SHEET 1 OF 7

LEGEND

[Symbol]	LIMITS OF FDPA
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING BUILDING
[Symbol]	PROPERTY LINE
[Symbol]	BUILDING UNDER CONSTRUCTION

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	9°42'10"	686.20	116.20	58.24	S 14°48'57" W	116.06
C2	11°43'10"	270.00	55.23	27.71	S 25°31'37" W	55.13
C3	0°46'28"	180.00	2.43	1.22	S 31°00'01" W	2.43
C4	9°13'58"	463.07	74.62	37.39	S 32°16'17" W	74.54
C5	9°13'58"	463.07	74.62	37.39	S 32°16'17" W	74.54
C6	82°59'49"	25.00	36.21	22.12	S 69°09'12" W	33.13
C7	3°23'20"	826.00	48.80	24.41	N 71°02'40" W	48.79



PACIULLI

SIMMONS & ASSOCIATES

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PUBLIC SAFETY CENTER
FDPA 91-W-023-2
PCA 91-W-023-3

FAIRFAX COUNTY, VIRGINIA
 PROVIDENCE DISTRICT

EXISTING CONDITIONS

Application No. **91-W-023-2** Staff **98**
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (EDP)
 SEE PROFFERS DATED **3/21/08**
 Date of (BOS) (PC) approval **3/21/08**
 Sheet **2 of 7**



NO.	REVISION	DATE
1.	UPDATE SITE TABULATION AND PARKING TABULATION FOR REMOVAL OF EXISTING WORKOUT BUILDING	6/12/2015

REVISION: 2/14/2008
 3/20/2008
 SCALE: 1" = 100'
 DATE: 11-19-07
 DRN: NJC
 CKD:
 SHEET **2** OF **7**

FILE NO: 07F-3743-1

FOR INFORMATION ONLY

OVERALL SITE TABULATION

SITE TABULATION

Existing Zoning	PDC
Total Site Area	2,082,215 SF 47.80 Acres
Maximum FAR Permitted	1.5
Proposed FAR	0.79
Existing Building Square Footage	
1. Massey Building and Computer Center	166,777 SF
2. Adult Detention Center and Pre-Release Center	538,169 SF
3. Judicial Center (Jennings Building)	228,000 SF
4. Juvenile Detention Center	77,000 SF
5. Old Courthouse and Juvenile Holding	148,943 SF
6. Old Jail	6,743 SF
7. Finance Building	20,064 SF
8. Police Administration	27,179 SF
9. Police Evidence Storage	4,200 SF
10. School Administration Building and Annex	37,808 SF
11. Judicial Center Expansion	325,000 SF
12. Workout Building (to be removed)	0 SF
13. Legato School	600 SF
14. White House	3,992 SF
TOTAL EXISTING BUILDINGS SF	1,584,475 SF
Proposed Facilities	
1. Less Secure Shelter (formerly Youth Residential Addition on earlier FDP)	11,992 SF
2. Jennings Addition, Phase II	46,758 SF
TOTAL PROPOSED BUILDINGS SF	58,750 SF
TOTAL EXIST. + PROP. GROSS BUILDING SF	1,643,225 SF
Open Space Required	312,332 SF 15%
Provided	312,332 SF 15% min.

PARKING TABULATION

PARKING TABULATIONS FOR ENTIRE SITE

PARKING REQUIRED	Square Feet	Spaces Required
OFFICE USES (In accordance with Article 11-104 paragraph 12 of the Zoning Ordinance)		
Old Courthouse	145,000	377
Existing Jennings Building	228,000	593
Jennings Additions, Phase II	46,758	123
Massey Building and Computer Complex	166,777	434
Finance Building	20,064	73
Workout Building (to be removed)	0	0
Police Administration	27,179	98
Old Jail	6,743	25
School Administration and Annex	37,808	136
Judicial Center Expansion	325,000	845
Total Office Uses	1,003,329 Square Feet	
Total Parking Required for Office Uses		2,704 Spaces

PUBLIC USES	Square Feet	Spaces Required
PUBLIC USES (In accordance with Article 11-106 paragraph 21 of the Zoning Ordinance)		
Juvenile Holding Facility	3,943	0
Adult Detention Center/Prerelease Center and ADC/PRC Expansions	538,169	196 (staff)
Juvenile Detention Center & Expansion	77,000	73
Police Evidence Storage	4,200	0
Less Secure Shelter	11,992	6
Legato School	600	0
White House	3,992	0
Total Public Uses	639,896 Square Feet	
Total Parking Required for Public Uses		275 Spaces

COUNTY VEHICLE POOL	Square Feet	Spaces Required
COUNTY VEHICLE POOL (In accordance with Article 11-200 of the Zoning Ordinance)		
Police (Massey Building)	100	0
Fire and Rescue (Massey Building)	65	0
Office of the Sheriff (Adult Detention Center)	49	0
Juvenile Detention Center (Bus)	1	0
Total Parking Required for County Vehicle Pool		215 Spaces

SUMMARY OF OVERALL SITE	Square Feet	Spaces
Total Office Uses	1,003,329 Square Feet	2,704 Spaces
Total Public Uses	639,896 Square Feet	275 Spaces
Total County Vehicle Pool		215 Spaces
TOTAL PARKING REQUIRED		3,194 SPACES

NOTES:

- Parking distribution shown above for each building may be changed within the site area; however, minimum parking will be provided.
- See parking tabulation below for parking provided for entire site.

TOTAL PARKING PROVIDED 3,194 SPACES MIN.
(Includes 46 handicap parking spaces dispersed throughout the site area.)

NOTES:

- Above parking tabulations are based on a 1994 Parking Analysis included in the Fairfax County Courts Expansion Master Plan dated April 1996; October, 1996 site verification of the parking changes around the Old Courthouse area and Juvenile Detention Center; and Site Plans for the Judicial Center Expansion, Adult Detention and Juvenile Detention Centers.
- Applicant reserves the right to provide parking in excess of County minimum as long as the open space is not reduced below the proffered amount.

LOADING TABULATIONS FOR ENTIRE SITE

LOADING REQUIRED	Square Feet	Spaces Required
LOADING REQUIRED		
OFFICE USES (In accordance with Article 11-200 of the Zoning Ordinance)	1,003,329 Square Feet	22 Spaces
PUBLIC USES (In accordance with Article 11-200 of the Zoning Ordinance)	639,896 Square Feet	8 Spaces
COUNTY VEHICLE POOL (In accordance with Article 11-200 of the Zoning Ordinance)		0 Spaces
TOTAL LOADING REQUIRED	30 SPACES	
LOADING PROVIDED		30 SPACES

BUILDING DATA

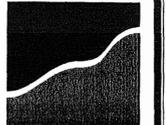
BUILDING NAME	ADDRESS	STATUS	DATE OF CONSTRUCTION (START) COMPLETION	BUILDING HEIGHT
Massey Building and Computer Center	4100 Chain Bridge Rd.	Existing (may be removed and replaced)	1971 1986	13 Stories Above Grade 198 Feet
Adult Detention Center and Prerelease Center	10520 Judicial Dr.	Existing (to remain)	1978 1986	7 Stories 100 feet
Judicial Center	4110 Chain Bridge Rd.	Existing (to remain)	1982	6 Stories 83 Feet
Juvenile Detention Center	10650 Page Ave.	Existing (to remain)	1981 1991	1 Story 24 Feet
Old Courthouse and Juvenile Holding Facility	4000 Chain Bridge Rd.	Existing (to remain)	circa 1850, 1929,1953, 1971,1991	3 Stories 49 Feet
Old Jail	10459 Main Street	Existing (to remain)	Unknown	2 Stories
Finance Building	4080 Chain Bridge Rd.	Existing (to remain)	1982	2 Stories
Police Administration	10600 Page Ave.	Existing (to remain)	1961	3 Stories 36 Feet
School Administration Building and Annex	10700 Page Ave.	Existing (to remain)	1959	2 Stories
White House	10530 Page Ave.	Existing (may be removed)	Unknown	1 Story
Workout Building	10604 Judicial Dr.	Existing (to be removed)	Unknown	1 Story
Legato School	N/A	Existing (may be relocated post 2001)	Relocated to current site in 1971	1 Story
Police Storage Addition	10600 Page Ave.	Existing (to remain)	1994	2 Stories 22 Feet
Parking Structure A	N/A	Existing (to remain)	1994	5 Stories 65 Feet
Prerelease Center Addition	10520 Judicial Dr.	Existing (to remain)	1997	3 Stories 36 Feet
Juvenile Detention Center Expansion	10650 Page Ave.	Existing (to remain)	1997	1 Story 18 Feet
Less Secure Shelter (formerly called Youth Residential Add'n)	10650 Page Ave.	Proposed	2008	2 Stories 35 Feet
Adult Detention Center Expansion	10520 Judicial Dr.	Existing (to remain)	1995	1 Story 125 Feet Below Grade 9 Stories Above Grade
Judicial Center Expansion	4110 Chain Bridge Rd.	Under Construction	2006	5 Stories w/ Collar 115 Feet
Parking Structure B	N/A	Existing (to remain)	2001	5 Stories 65 Feet
Parking Structure C	N/A	Proposed	Post 2007	4 Stories 55 Feet

NOTE: THE "LESS SECURE SHELTER" SHOWN IN ALL THE TABULATIONS IS THE SAME STRUCTURE LABELED "YOUTH RESIDENTIAL ADDITION" ON PREVIOUS FDP'S.

NO.	REVISION	DATE
1.	UPDATE SITE TABULATION, PARKING TABULATION AND BUILDING DATA FOR REMOVAL OF EXISTING WORKOUT BUILDING	6/12/2015

Application No. RA 91-W-023-1 Staff RB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDB) (EOP)
SEE PROFFERS DATED 3/21/08
Date of (BOS) (PC) approval 3/21/08
Sheet 3 of 7

PACIULLI



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PUBLIC SAFETY CENTER
FDPA 91-W-023-2
PCA 91-W-023-3
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL SITE TABULATION



REVISION: 2/11/2008
3/20/2008
SCALE: N/A
DATE: 11-19-07
DRN:
CKD:
SHEET 3 OF 7

FILE NO: 07F-3743-1

DESCRIPTION OF THE APPLICATION

The applicant, the Facilities Management Department of Fairfax County (FMD), is requesting a Final Development Plan Amendment (FDPA) to remove an existing workout building from the Fairfax County Courthouse and Public Safety Center (known as the Courthouse Complex). The workout building is unoccupied, and according to the applicant, it has exceeded its economic life and cannot meet the current regulations under the Americans with Disabilities Act without significant spending to upgrade the facilities. The proposed application would include text on the amended Final Development Plan stating that the workout building is “to be removed.” No new construction or modifications are proposed.

A reduced copy of the proposed Final Development Plan Amendment is included at the beginning of this report. The proposed development conditions, affidavit, and the applicant’s statement of justification are included as Appendices 1, 2, and 3, respectively.

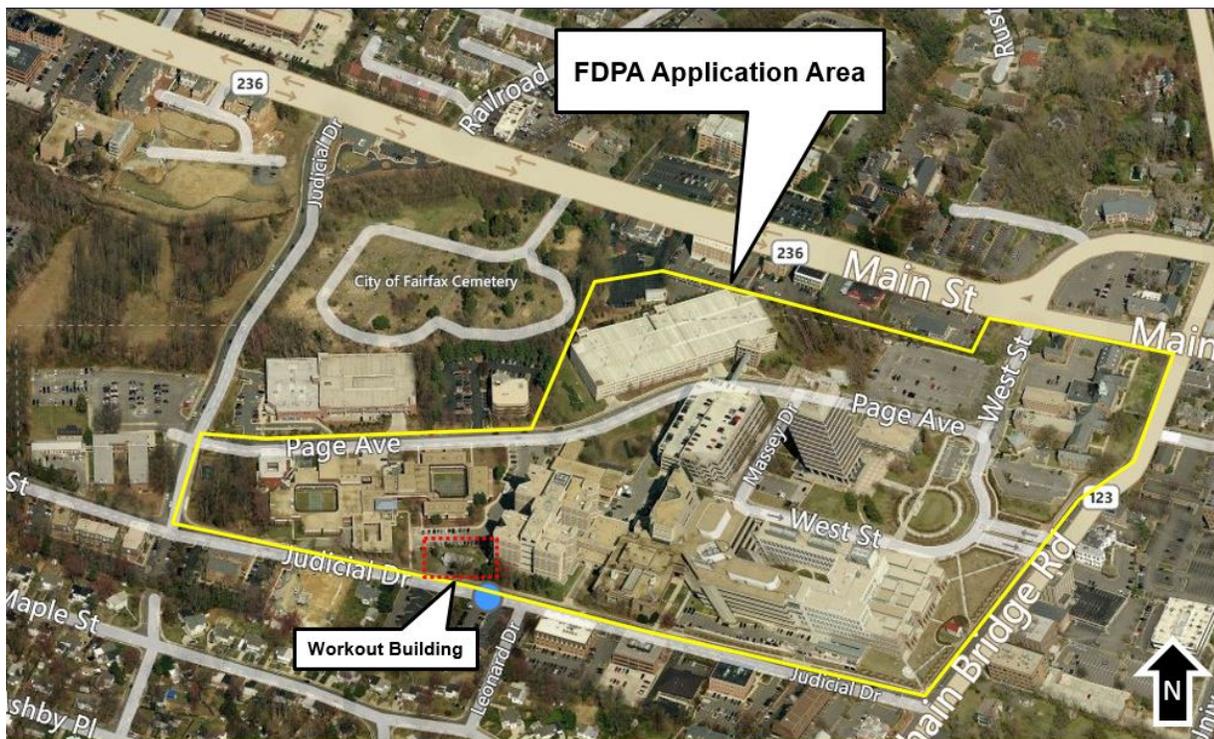


Figure 1: Ariel view of site (Source: Bing Aerial Photography)

LOCATION AND CHARACTER

The 43.082 acre subject site is located in the Providence District, south of Main Street and west of Chain Bridge Road (Route 123). While the Courthouse Complex is located in the City of Fairfax, Fairfax County retains jurisdiction over the planning and zoning of the property. Within the overall FDPA application area, the workout building is located on the north side of Judicial Dive. Access to the site is provided from Judicial Drive, Chain Bridge Road, and Main Street.



Figure 2: View of existing workout building from Judicial Drive (Source: Google Maps)

The property is zoned PDC, and the properties surrounding the Courthouse Complex are located in the City of Fairfax. These properties contain a mix of commercial, office, institutional, and residential uses. The properties along the southern boundary line and opposite the workout building have been developed with office buildings.

	Existing Zoning:	Existing Use:	Plan Recommendation:
North:	C-2, C-3	Retail Commercial, General Commercial	City of Fairfax
East:	C-1, C-2	Office Commercial, Retail Commercial	City of Fairfax
South:	C-1, C-1L	Office Commercial, Limited Office	City of Fairfax
West	R-3, P-D	Residential, Planned Development	City of Fairfax

Figure 3: Table of surrounding uses

BACKGROUND

On October 22, 1992, the Public Safety Center was rezoned to the PDC (Planned Development-Commercial) District pursuant to the approval of RZ 91-W-023. The Conceptual Development Plan for the 47.8-acre site proposed a phased development program with a maximum FAR of 0.70. The original Final Development Plan, FDP 91-W-023, was approved concurrently with this rezoning. The original proffers, dated October 15, 1992, and the FDP are included as Appendix 4.

Subsequent FDPA and PCA applications were approved, which allowed minor site modifications, including the expansion of existing buildings and the construction of additional buildings and parking structures.

On March 31, 2008, the most recent amendments, PCA 91-W-023-03 and FDPA 91-W-023-02, were approved, allowing the construction of the Less-Secure Shelter adjacent to the existing Juvenile Detention Center. As a part of the approved FDPA, the Workout Building is specifically noted to remain. The purpose of the subject FDPA is to remove the workout building and allow its demolition. Associated proffers and development conditions are included in Appendix 5.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area II
Planning District:	Fairfax Planning District
Planning Sector:	F6-County Government Center
Plan Map:	Public Facilities, Governmental and Institutional

The Fairfax County Comprehensive Plan, 2013 Edition, Area II, Fairfax Planning District, Amended through 10-20-2015, F6-County Government Center, Page 63-65, as applied to the application area, states the following:

Land Use

The following is recommended for this area in the Policy Plan, as part of Public Facilities Objective 17:

- *Establish the Massey Building/Judicial Center Complex as the county's Public Safety Center which will include the expanded Adult Detention Center, juvenile detention facilities, adult and juvenile courts systems, and police and fire and rescue main administrations.*
- *Design new space and expanded facilities at the Public Safety Center to be functional and efficient with respect to county environmental guidelines, particularly storm drainage, and pedestrian and vehicle access and circulation.*

This center should be aesthetically pleasing, complement existing architecture, and provide for future expansions for a 20-year horizon.

Heritage Resources

The Fairfax County Courthouse and Jail are listed in the Virginia Landmarks Register and the National Register of Historic Places. All rehabilitation to these structures should be consistent with the Secretary of the Interior's Standards for Rehabilitation.

The Legato School building should continue to be protected and interpreted as a one-room school.

Because of the significance of Old Ox Road (Chain Bridge Road) in Fairfax and the presence of the courthouse, significant and irreplaceable historic archaeological resources can be expected around the courthouse and in relatively undisturbed areas along Chain Bridge Road. Any subsurface disturbance, including those associated with road improvements, parking lots, and underground utilities, should be preceded by an archaeological survey in accordance with county policies.

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

Public Facilities

1. Expand the courts, and the adult and juvenile detention facilities.

ANALYSIS

Title of FDPA: "Public Safety Center, FDPA 91-W-023-02, PCA 91-W-023-3," copy included at the front of the staff report

Prepared By: Paciulli Simmons & Associates

Date of Plan: March 20, 2008, as revised through June 12, 2015

The proposed FDPA includes the entire land area of FDPA 91-W-023-2, but it is intended to amend only the area of the Workout Building proposed demolition of the Workout Building outlined on Sheet 2 and to reduce the overall square footage detailed on Sheet 1 of the FDPA accordingly. No other changes are proposed.

The Fairfax County Courthouse and Public Safety Center is currently developed with 1,643,225 square feet of office and public uses. The demolition of the Workout Building would result in a reduction of 1,950 square feet of office use from the site. This demolition would not increase the parking or impervious area on the site. The building, originally a residence, was constructed in 1960 and has no known heritage resource significance.

Fairfax County Zoning Evaluation Division staff determined that approval of an FDPA was required to permit the demolition of this building, as the building was explicitly labeled “to remain” and the square footage was included in the overall site tabulations, parking, and square footage in the previous FDPA.



Figure 4: Final Development Plan Amendment

Land Use Analysis

The proposed elimination of the workout building presents no land use issues. In addition, it was determined that the workout building is not of historic resource significance.

Transportation Analysis

Staff from the Fairfax County Department of Transportation (FCDOT) reviewed the application and has no concerns with the proposal.

Urban Forestry Analysis

Staff from the Urban Forestry Management Division (UFMD) reviewed the application, and the final memorandum is included in Appendix 7. As there is significant vegetation

within close proximity of the proposed demolition area, UFMD has recommended the inclusion of tree protection fencing to lessen the impacts to any critical root zones. Development conditions have been included requiring the installation of preservation fencing prior to the issuance of a demolition permit.

ZONING ORDINANCE PROVISIONS (Appendix 9)

General Standards (16-100)

All development plan amendment applications for planned developments must meet the general standards of Section 16-100 of the Zoning Ordinance. These standards require general conformance with the adopted comprehensive plan and the purpose and intent of the planned development district. In addition, the standards require the preservation of scenic assets and natural features, including trees. Other aspects in the requirements include minimizing negative impacts to surrounding properties, the provision of public services and adequate transportation, and the inclusion of internal and external connections within the development.

With regard to the design standards, all final development plans must generally conform to the bulk regulations, landscaping, and screening provisions of the most closely related conventional zoning district. In addition, open-space, off-street parking, loading, signage, and other similar regulations shall be generally applied in all planned developments. Lastly, streets and driveway should generally conform to County provisions, with trails and sidewalks also provided for extended access.

Staff feels that the FDPA application to remove an existing workout building is limited in scope and does not impact this application's satisfaction of the general standards and design standards of the Zoning Ordinance. In order to protect the existing vegetation located around the workout building, the applicant has agreed to the use of tree protection fencing. Staff believes that that all standards have been satisfied with the proposed development conditions.

Final Development Plan Approvals (16-402)

The Zoning Ordinance indicates that final development plans shall be prepared in accordance with the approved conceptual plan, any conditions adopted by the Board, and the provisions of Sect. 502. Staff believes that this this FDPA is in accordance with the approved CDP.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds that the proposal is in harmony with the Comprehensive Plan and in conformance with applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends approval of FDPA 91-W-023-02-02, subject to the adoption of the proposed development conditions consistent with those contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions, 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 recommendations of staff; it does not reflect the position of the Planning Commission.

The approval of this Final Development Plan Amendment 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.

APPENDICES

1. Proposed Final Development Plan Conditions
2. Affidavit
3. Statement of Justification
4. Approved Proffers for PCA 91-W-023
5. Approved Proffers, Development Conditions, and Reduction for PCA 91-W-023-2 / FDPA 91-W-023-2
6. Urban Forestry Management Memorandum
7. Zoning Ordinance Provisions
8. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

FDPA 91-W-023-02-02

January 19, 2016

If it is the intent of the Planning Commission to approve FDPA 91-W-023-02-02, located at 10604 Judicial Drive, Tax Parcel 57-4 ((1)) 14, for a Final Development Plan Amendment to amend FDPA 91-W-023-02 to remove an existing workout building, in a PDC zoning district, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

GENERAL:

1. This FDPA is subject to the provisions of Article 17, Site Plans, as may be determined by the Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Final Development Plan Amendment (FDPA) shall be in substantial conformance with the previously-approved CDP/FDP, and its associated proffers and conditions, except as modified by the current FDPA Plan entitled "Public Safety Center, FDPA 91-W-023-02, PCA 91-W-023-3", prepared by Paciulli Simmons & Associates, dated March 20, 2008, as revised through June 12, 2015, consisting of three sheets, and these conditions. Minor modifications to the approved FDPA may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

LANDSCAPE:

2. In order to preserve existing vegetation during demolition on Parcels 57-4 ((1)) 14 and 57-3 ((1)) 17, tree protection fencing shall be installed. This tree protection fencing shall be 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, trenchless super silt fence 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. A hold will be placed on the identified parcel(s) preventing the issuance of a demolition permit prior to verification that tree protection fencing has been installed. The installation and location of tree protection fencing shall be coordinated on-site with the Urban Forest Management Division, DPWES.

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

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 building permits through established procedures.

REZONING AFFIDAVIT

DATE: December 22, 2015
 (enter date affidavit is notarized)

131 458

I, MICHAEL P. LAMBERT, do hereby state that I am an
 (enter name of applicant or authorized agent)

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

in Application No.(s): FDPA 91-W-023-02-02
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Fairfax County Board of Supervisors	12000 Government Center Parkway, Suite 530 Fairfax, Virginia 22035	Title Owner of Tax Map No. 057-4-((01))-0014
Edward L. Long Jr., County Executive	12000 Government Center Parkway, Suite 552 Fairfax, Virginia 22035	Agent for Title Owner
David J. Molchany, Deputy County Executive	12000 Government Center Parkway, Suite 552 Fairfax, Virginia 22035	Agent for Title Owner
Facilities Management Department	12000 Government Center Parkway, Suite 424 Fairfax, Virginia 22035	Applicant
Jose A. Comayagua, Jr., Director, Facilities Management Department	12000 Government Center Parkway, Suite 424 Fairfax, Virginia 22035	Agent for Applicant
Michael P. Lambert, Asst. Director Facilities Management Department	12000 Government Center Parkway, Suite 424 Fairfax, Virginia 22035	Agent for Applicant

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

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

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

REZONING AFFIDAVIT

DATE: December 22, 2015
(enter date affidavit is notarized)

131458

for Application No. (s): FDPA 91-W-023-02-02
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

N/A

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

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

REZONING AFFIDAVIT

DATE: December 22, 2015
(enter date affidavit is notarized)

131458

for Application No. (s): FDPA 91-W-023-02-02
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

N/A

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

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

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

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

REZONING AFFIDAVIT

DATE: December 22, 2015
(enter date affidavit is notarized)

131458

for Application No. (s): FDPA 91-W-023-02-02
(enter County-assigned application number(s))

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

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

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

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

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

\ The Board of Supervisors of Fairfax County, Virginia is the Title Owner of Tax Map No. 057-4-((01))-0014, which is the subject of this application.

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

REZONING AFFIDAVIT

DATE: December 22, 2015
(enter date affidavit is notarized)

131458

for Application No. (s): FDPA 91-W-023-02-02
(enter County-assigned application number(s))

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

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

None

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

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

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

WITNESS the following signature:

Michael P. Lambert

(check one)

[] Applicant

[x] Applicant's Authorized Agent

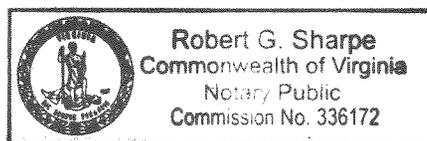
MICHAEL P. LAMBERT, ASSISTANT DIRECTOR

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

Subscribed and sworn to before me this 22nd day of DECEMBER 2015, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

Robert G. Sharpe
Notary Public

My commission expires: Nov 30, 2019



STATEMENT OF JUSTIFICATION
Fairfax County Courthouse – Demolition of Workout Building
May 2015

The Facilities Management Department of Fairfax County (the “Applicant”) seeks a Final Development Plan Amendment (FDPA) to allow for the demolition of the Workout Building at the Fairfax County Courthouse and Public Safety Center (the “Courthouse Complex”). The Courthouse Complex is identified by Tax Map No. 57-4 ((1)) Parcel 14 and is zoned PDC (Planned Development Commercial). Located at 10604 Judicial Drive, the Workout Building is an unoccupied, 1,950 square foot single family dwelling unit built in 1960 (the “Building”). It is not an historic structure. The Building has exceeded its economic life and cannot meet the current regulations promulgated under the Americans with Disabilities Act regulations without the prohibitive expenditure of County funding.

The Courthouse Complex is subject to a Final Development Plan Amendment which was accepted by the Board of Supervisors in conjunction with the approval of 91-W-023, 91-W-023-2/FDPA 91-W-023-3, PCA 91-W-023-3 and the construction of a 12,000 square foot addition to the Juvenile Detention Center at the Courthouse Complex. On Sheet 3 of the approved FDPA 91-W-023-3 (the “FDPA”) entitled “Overall Site Tabulation”, the status of the Building is listed as “Existing (to remain).” On Sheet 1 entitled “Cover Sheet, General notes, Site and Parking Tabulation,” the square footage of the Building is particularly referenced in the tabulations for site area and parking within the Courthouse Complex. Based on discussions with Fairfax County Zoning Evaluation staff, it was determined that an amendment to the FDPA was necessary to clarify that the Building may be demolished.

The Subject Property is in Area II of the Fairfax County Comprehensive Plan (the “Plan”) within the Fairfax Planning District. The Plan does not contain any text specific to the Building. Given the prior approvals on the Subject Property, the proposal is in conformance with the Plan’s recommendations.

There are no hazardous substances, toxic wastes or petroleum projects known or to be handled on site.

In summary, the Applicant is not proposing any additional intensity or site modifications, but rather revising the textual and tabular references to the Building on Sheets 1 and 3 of the FDPA. Per Section 18-105 of the Fairfax County Zoning Code, Applicant requests modification of the submission requirements for a final development plan set forth in Section 16-502 in favor of the contents of the FDPA submitted with this statement of justification.



Michael Lambert

Assistant Director, Real Estate Management Services
 Facilities Management Department

PROFFERS

PCA-91-W-023
October 16, 1997

*Indicates original 1991 proffer has been modified

**Indicates a new proffer

Pursuant to Section 15.1-491 (a), Code of Virginia, as amended, subject to the Board of Supervisors' approval of PCA 91-W-023, the applicant, the Board of Supervisors of Fairfax County ("the applicant"), proffers that the development of the subject property shall be in accordance with the following conditions:

- *1. Subject to the provisions of Section 16-403 of the Zoning Ordinance, development of the application property shall be in conformance with the CDPA prepared by Vitzta Group and Patton Harris Rust Associates dated December 1996, and revised September 8, 1997, and the FDPA dated December 1996, and revised September 8, 1997.
- *2. The maximum floor area ratio (FAR) as shown on the CDPA shall not exceed 0.85. Individual Final Development Plans may exceed 0.85 FAR, but under no circumstances shall the cumulative FAR for public uses exceed 0.85 FAR. The applicant acknowledges that commercial development, except as may be permitted on the subject property by Proffer 20, shall be subject to approval of a PCA/CDPA/FDPA by the Board of Supervisors. The FDPA for such commercial use shall specify a maximum FAR including commercial use is not to exceed a FAR of 1.0 on the Public Safety Center Complex.
3. The Adult Detention Facility shall have 105 special purpose cells/rooms (for special prisoner population classification needs such as, but not limited to, receiving, infirmary and gender classification distinctions) and 1266 general populations cells/rooms for a total design capacity of 1371 single-bunked cells/rooms. The primary purpose of this facility shall be to house prisoners involved with the judicial process and prisoners incarcerated for short sentences and convicted persons awaiting transfer to other institutions. No further expansion of cells/rooms at the Adult Detention Facility shall occur at the Massey Complex, also known as the Public Safety Center Complex.
4. The Office of the Sheriff shall prepare an Inmate Population Report and present it to the City of Fairfax on an annual basis. The report shall review population records for the previous twelve (12) months and shall review the status of all alternatives to incarceration at the subject Adult Detention Facilities. At any time, the inmate population exceeds the design capacity for the Adult Detention Facility any three (3) consecutive months, the Office of the Sheriff shall notify the Board

of Supervisors and the City Manager and City Council of the City of Fairfax and, if requested, appear at the City/County Committee meeting for the purpose of reviewing the population levels. Whenever the Sheriff projects that the Adult Detention Center's detention requirements will exceed the design capacity by 15% for any three consecutive months, he shall immediately notify the Board of Supervisors that additional detention center facilities will be required at a location other than the Massey Complex/Public Safety Center Complex and the Applicant shall immediately commence consideration of funding and planning for alternative facilities. This notification should be accomplished in sufficient time (two [2] years) to allow for the planning, funding and provision of alternative facilities. The applicant and the Office of the Sheriff shall continue to actively pursue and implement alternatives to incarceration, such as greater utilization of County lockups, for the purpose of minimizing the population at the Adult Detention Facility on the CDPA. The applicant shall ensure adequate staff for the security of the subject facilities and continue to actively pursue participation in other regional facility and/or local facility alternatives to housing prisoners at the Adult Detention Center as may be appropriate.

- ~~5. The Juvenile Detention Center shall have a maximum of 121 beds. The Youth Residential Addition to the Juvenile Detention Center shall have a maximum of twelve (12) additional beds. No further expansion of beds at the Juvenile Detention Center or Youth Residential Addition shall occur at the subject property.~~
6. The Independence House shall not be permitted on the subject property.
7. The applicant shall meet all Department of Environmental Management (DEM) requirements for stormwater management BMPs as set forth in the Public Facilities Manual which are in effect at the time of site plan approval. Any new stormwater management ponds which are constructed or existing stormwater management ponds which are modified shall be designed to provide ten (10) percent phosphorus removal, subject to the approval of DEM. If a stormwater management facility is required west of the Juvenile Detention Center, such facility shall be located and designed to minimize removal of existing vegetation.
8. The applicant shall provide sediment removal in excess of eighty (80) percent (up to a maximum of ninety (90) percent) for stormwater runoff from within construction limits, during clearing, grading and construction operations, subject to the approval of DEM.
- *9. FDP 91-W-023-2 was submitted for the Juvenile Detention Facilities and approved on October 31, 1994. The applicant has submitted a FDPA for the Judicial Center Expansion, and Parking Structure B and C as shown on the CDPA to the Board of Supervisors for approval. The applicant shall submit a CDPA/FDPA for the Jennings Addition Phase II.

The applicant shall meet with the City of Fairfax to review site design, building elevations and landscaping for any subsequent CDPAs and/or FDPAs. The applicant shall notify the City of Fairfax a minimum of ninety (90) days prior to submission of further expansions to the CDPA/FDPA plans for the Public Safety Center Complex.

- *10. Landscaping on the subject property shall conform to the landscaping plan submitted with the CDPA/FDPA. A detailed landscape plan identifying numbers and types of proposed plantings, and tree preservation areas shall be submitted as part of the FDP for each proposed facility. The applicant shall notify the City of Fairfax a minimum of ninety (90) days prior to submission of a landscape plan for the site plans.

At the time of site plan submission to DEM for the Judicial Center Expansion, the applicant shall update the tree preservation plan for review and approval by DEM. This plan shall provide for the preservation of specific quality trees and/or stands of trees to the extent feasible within the constraints imposed by the proposed development layout and grading. If determined feasible by DEM, the tree preservation plan will incorporate the transplanting of plant materials to designated areas within the Public Safety Center Complex. Tree preservation shall to the extent possible be used to fulfill requirements for screening and landscaping.

- *11. The applicant shall meet and coordinate with the City of Fairfax ninety (90) days prior to submission of the site plan for the Judicial Center Expansion to DEM to review the landscape plan for the Route 123 and Judicial Drive street frontages, as delineated on the FDPA for the Judicial Center Expansion and described in Proffer 26.
- *12. Tree save areas shall be preserved, as shown on the FDPs/FDPAs, subject to the approval of DEM. If during the process of site plan review, it is determined by DEM to be necessary to remove any trees previously designated to be preserved in order to locate structures, utility lines, sidewalks, or stormwater management facilities, then either of the two following substitutes for the removed trees shall be provided:
 - A. An area of additional tree save of equivalent value, as determined by DEM, may be substituted at an alternate location on the subject property. If a suitable alternate location cannot be identified on the subject property by DEM then,
 - B. The applicant may elect to replace such trees according to the directions of DEM pursuant to Part 4 of Section 12-0403 of the Public Facilities Manual.
- *13. At the time of submission of each site plan to DEM, a parking tabulation shall be included which documents the total parking required and provided on the subject property. The applicant may utilize parking spaces in excess of the minimum number of parking spaces required as determined by DEM shown on one (1) site plan, to meet the parking requirements for a subsequent site plan.

Any parking spaces in excess of the minimum number required (as described above), as determined by DEM, may also be utilized to meet landscape, and/or stormwater management, and/or Best Management Practices; however, at all times the applicant shall maintain or provide provisions for at least the minimum number of parking spaces on the property as required by the Director of DEM. Parking tabulations for the Judicial Center Expansion and Parking Structures B and C shall demonstrate, to the satisfaction of DEM, conformance to Zoning Ordinance parking requirements as tabulated on a complex-wide basis.

- *14. Prior to the issuance of the Non-RUP for the Adult Detention Center Expansion now under construction, the applicant shall complete the following transportation improvements (Refer to Exhibit A), subject to the approval of DEM:
- separate right-and-left turn lanes for westbound traffic on Page Avenue at the intersection of Judicial Drive;
 - two (2) outbound lanes at the northbound approach of the intersection of Massey Road and Page Avenue;
 - signage and speed bumps/curbs to restrict vehicular access from Parking Structure A to West Street via the access road located between the Massey Building and the Judicial Center;
 - two crosswalks at Page Avenue to connect existing sidewalks on north side with existing sidewalks on south side of Page Avenue;
 - a raised median at the northbound approach of the intersection of West Street and Route 236 (Main Street). The two outbound lanes at the northbound approach will be maintained.
- *15. The following transportation improvements shall be installed and available for use prior to the issuance of the final Non-RUP for the Judicial Center Expansion, subject to any required approvals by the City of Fairfax.
- A. Improvements to the west side of Chain Bridge Road (Route 123) at the relocated Public Safety Center Complex entrance road (Massey Drive) to add a 123 north bound left turn lane into the Public Safety Center Complex;
 - B. Improvements to the Public Safety Center Complex main entrance to allow for an out bound left turn lane and dual right out bound turn lanes;
 - C. A traffic signal with pedestrian phasing at the intersection of Chain Bridge Road and the relocated Public Safety Center Complex entrance road. Phasing and timing of this traffic signal shall be coordinated with the City of Fairfax;
 - D. A bus shelter at the southwest corner of the intersection of Chain Bridge Road and the relocated Public Safety Center Complex entrance road;
 - E. An east bound right turn deceleration lane from Main Street (Route 236) into West Street;
 - F. Improvements to the north side of Judicial Drive along the frontage of the CDPA to add one lane. Re-stripe the existing Judicial Drive pavement to allow dual east bound right turns at the intersection of Chain Bridge Road and

- G. Modify the traffic signal at the intersection of Chain Bridge Road and Judicial Drive to allow for the proposed Judicial Drive improvements:
 - H. Convert the intersection at West Street and Judicial Drive to service in bound traffic to the Public Safety Center Complex reserved parking lot only, loading area, and sallyport. Parking circulation shall be counter clockwise to allow site traffic to exit at the driveway east of the Adult Detention Center:
 - I. Eliminate on street parking on Page Avenue between West Street and the Juvenile Detention Center:
 - J. Construct a south bound right turn lane on West Street into Parking Garage "B":
 - K. Reconstruct West Street and Massey Drive south of Page Avenue as a two lane loop road as shown on the CDPA/FDPA, with additional turn lanes on the loop road at the relocated Public Safety Center Complex entrance, and no-through street parking;
 - L. Include directional signing plan for on-site circulation and for access to the existing and proposed garages as part of the site plan documents;
 - M. The applicant shall relocate and repair approximately 30 feet of the southern end of the stone retaining wall, along Chain Bridge Road in front of the Old Courthouse, to enhance the clear zone. In addition best efforts shall be made to improve the pedestrian landing at the southwest corner of Main Street and Chain Bridge Road. Such improvements need not meet ADA requirements, which will be accommodated elsewhere. If relocation of the stone retaining wall is prohibited by federal regulations governing historic properties then the applicants obligation for this proffer shall be deemed satisfied.
- *16. Pedestrian connections shall be provided generally as shown on the CDPA. A detailed pedestrian circulation plan showing pedestrian connections located interior to and immediately adjacent to the site shall be coordinated a minimum of 90 days prior to site plan submission to DEM with the City of Fairfax as to width and materials in areas adjacent to Route 123 and Judicial Drive, and shall be submitted as part of the FDP for each proposed facility. The applicant shall install such pedestrian connections prior to the issuance of the Non-RUP for the associated facility, subject to any required approvals from the City of Fairfax. In addition, best efforts shall be made to install accessible access from the southeast corner of West Street and Main Street to the sidewalk in front of the Old Courthouse.
- *17. The applicant shall continue to participate in County-wide Transportation Demand Management efforts and the County Ride Sources Program. The TDM program shall include (but is not limited to) such items as the following:
- A. Designate an on-site transportation coordinator responsible for working with public and private transportation agencies for implementing and evaluating the TDM program.

- B. Provide car pool/van pool matching services to employees. Provide ride sharing kits for employees and publicize, distribute and promote ride sharing and public transit information on-site.
 - C. Provide convenient parking in preferred locations designated for car pool/van pool use. Provide a system for monitoring and enforcing the use of car/van pool spaces.
 - D. Provide a Guaranteed Ride Home Program as provided through the Council of Governments.
 - E. Provide walking and cycling amenities (such as trails, bicycle racks and access to showers and lockers).
 - F. Promote staggered work hour programs, compressed work weeks and/or flex-time for employees.
 - G. Coordinate with the Office of Transportation Rideshare Coordinator on an as-needed basis to implement and maintain the TDM program at the Public Safety Center Complex
18. The Legato School building shall be protected and shall be interpreted as a one-room school. The Legato School will be relocated on site and as shown on the FDPA dated September 8, 1997.
- *19. Prior to the commencement of construction for the Judicial Center Expansion and Parking Structures B and C on the subject property, the applicant shall have Phase I and Phase II significance tests performed by a qualified archaeologist in coordination with the County Archaeologist, at locations determined by the County Archaeologist. If necessary, as determined by the County Archaeologist, the applicant shall have a qualified archaeologist conduct a Phase III recovery of significant archeological resources.
- *20. The public uses on the Public Safety Center Complex for both the exterior and the interior of the buildings, shall be limited to those specifically identified on the CDPA/FDPA and may include temporary community uses and activities sponsored by the Fairfax County Government and/or the City of Fairfax and other organizations such as festivals, parades, and art shows subject to the approval of the County Executive or designee.
- *21. The applicant will use best efforts to acquire any off-site right of way and/or necessary easements which may be required for conformance to Proffers 15 and 16. In the event the applicant is unable to acquire needed right of way or easement, the applicant shall request that the City of Fairfax acquire right of way or easement by means of its condemnation powers at applicant's expense. It is understood that the City of Fairfax shall be under no obligation to do so.

It is understood that the applicants request will not be considered until it is forwarded in writing to the City of Fairfax with: (1) plats, plans, and profiles (if needed) showing the necessary right of way or easement property, (2) an independent appraisal, by an appraiser not an employee of the applicant or of the City of Fairfax, of the value of the land taken, and (3) a sixty year title search

If the City of Fairfax elects not to use its powers of eminent domain to acquire right of way or easement that is required for compliance with Proffers 15 and 16, the applicants obligation for construction of affected requirements shall be deemed satisfied.

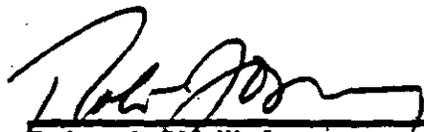
- *22.** All improvements required for conformance with Proffers 15, 16, 26, and 27 as shown on the applicable FDPs shall be incorporated into the respective site plans and submitted to DEM for approval. The required approvals from the City of Fairfax will be pursued in good faith and due diligence. If, after due diligence, those approvals cannot be obtained, the improvements in proffers 15, 16, 26, and 27, requiring such approval, need not be included on the subject site plans in order to obtain DEM approval. However, if the City of Fairfax permits are not received at the time of site plan approval the improvements requiring City of Fairfax approval shall be completed upon such time as the approvals are received from the City of Fairfax.
- **23.** The final site plan for the Judicial Center Expansion shall include opportunities for the placement of on-site amenities within the landscape design, such as, but not limited to: street furniture, fountains, planters, and Board of Supervisors or their designee approved public art.
- **24.** The expansion of the Fairfax County Courts Complex is intended to create a unified campus by tying together the disparate architecture of the existing buildings through the use of architecture elements and building materials. As illustrated in the FDPA the building massing along Chain Bridge Road shall be articulated so as to be compatible with the Old Courthouse. This may be accomplished through the use of architectural elements such as: colonnades, porticoes, arcades, arches, divided lite windows, cornices, brick coursing and waterables. The Judicial Center Expansion shall utilize a palette of materials that are architecturally compatible and may include: brick, cast or natural stone, architectural pre-cast concrete, bronze finished metalwork, standing seam metal roofing. Irrespective of that shown on the CDPA/FDPA, the lower elevations of those building frontages immediately fronting and parallel to Judicial Drive and Chain Bridge Road shall not exceed a 40 foot height to the eave line and shall be predominately brick, in a brick color range that is similar to that of the Old Courthouse. The height of the overall building elevations parallel to Judicial Drive and perpendicular to Chain Bridge Road may exceed the 40' height as the building steps back and away from the street. The architectural elevations of the Judicial Center Expansion shall be reviewed with the City of Fairfax a minimum of 90 days prior to final site plan submission to DEM. The new Parking Structures B and C shall be constructed of architectural pre-cast concrete.
- **25.** The top decks of Parking Structures B and C shall be landscaped in a similar design as the parking structure behind the Perinno and Herrity Buildings at the Government Center Complex.
- **26.** Streetscape on Chain Bridge Road and Judicial Drive shall be provided in conformance with the City of Fairfax Standards and Community Appearance Plan and as shown on the FDPA. The streetscape as shown on the FDPA includes a bus shelter at the south west corner of the intersection of Chain Bridge Road and the relocated Public Safety Center Complex entrance drive, and gas street lights on Chain Bridge Road and Judicial Drive. The bus shelter and gas streetlights will be purchased and installed by the County and turned over to the City of Fairfax, at the time of Non-RUP for the Judicial Center Expansion, for all maintenance responsibilities including gas bills for the streetlights.

****27. The following transportation improvements shall be installed and available for use prior to the issuance of a Non-RUP, for future additions which are subject to a future PCA/FDPA and/or subject to any required approvals by the City of Fairfax.**

- Install a traffic signal at Judicial Drive and Page Avenue, if warranted and requested by the City of Fairfax.**

****28. Any proposed off-site signage, including directional signage for access to the Public Safety Center Complex, that is within the City of Fairfax shall be reviewed and coordinated with the City of Fairfax a minimum of 90 days prior to permit application to the City of Fairfax for installation approval of such signage. The review and coordination with the City of Fairfax shall include location of signage for optimum traffic pattern establishment.**

In addition, any proposed on-site signage that is located along Chain Bridge Road, Judicial Drive, or Main Street shall be reviewed with the City of Fairfax a minimum of 90 days prior to final site plan submission to DEM. Signage proposed along Chain Bridge Road, Judicial Drive, or Main Street shall be compatible with the adjacent Old Town Fairfax area.



**Robert J. O'Neill, Jr.
County Executive**

10/17/97

Date



County of Fairfax, Virginia

MEMORANDUM

DATE: April 3, 2008

TO: Toni L. Ogurcak
Project Manager, Building Design Branch
Department of Public Works and Environmental Services

FROM: Nancy Vehrs *N.V.*
Clerk to the Board of Supervisors

SUBJECT: Proffered Condition Amendment Number PCA 91-W-023-03
(Concurrent with Final Development Plan Amendment Application FDPA 91-W-023-02)

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 31, 2008, approving Proffered Condition Amendment Application PCA 91-W-023-03 in the name of Fairfax County Board of Supervisors. The Board's action amends the proffers for Rezoning Application RZ 91-W-023, previously approved for public safety center to permit the addition of a Less-Secure Shelter (12,000 square feet) adjacent to the existing Juvenile Detention Center, (77,000 square feet) on 47.80 acres of the Public Safety Center and associated modifications to site design with an overall Floor Area Ratio (FAR) of 0.79. The subject property is located on the south side of Page Avenue, north of Judicial Drive, and west of Chain Bridge Road on approximately 47.8 acres of land zoned PDC [Tax Map 57-3 ((1)) 14 and 14A], in the Providence District and is subject to the proffers dated March 21, 2008.

The Board also:

- Reaffirmed the previously approved modifications of the transitional screening yard requirements and barrier requirements, in favor of the existing conditions along the western boundary of the 47.8 acre Public Safety Center.

In addition, the Board of Supervisors approved Final Development Plan Amendment Application FDPA 91-W-023-02. The subject property for this application is located on the south side of Page Avenue, north of Judicial Drive, and west of Chain Bridge Road on approximately 7.52 acres of land zoned PDC [Tax Map 57-3 ((1)) 17 and 57-4 ((1)) 14], in the Providence District.

NV/dms
Enclosure

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
www.fairfaxcounty.gov/bosclerk

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 31st day of March, 2008, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 91-W-023-03**

(Concurrent with Final Development Plan Amendment Application FDPA 91-W-023-02)

WHEREAS, Fairfax County Board of Supervisors, filed in the proper form an application to amend the proffers for RZ 91-W-023 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

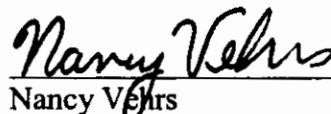
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 31st day of March, 2008.



Nancy Vehrs
Clerk to the Board of Supervisors

PROFFERS

PCA 91-W-023-3

March 21, 2008

Pursuant to Section 15.2-2303 (A), Code of Virginia, as amended, subject to the Board of Supervisors' approval of PCA 91-W-023-3, the applicant, the Board of Supervisors of Fairfax County ("the applicant"), proffers that the development of the subject property shall be in accordance with the following conditions:

- A. Except as modified herein, the property is governed by the Proffers for PCA 91-W-023, dated October 16, 1997 and PCA 91-W-023-2, dated March 13, 2002. The proffer statement for PCA 91-W-023 applies to the whole of the 47.8 acres identified as the Public Safety Center. The proffer statement for PCA 91-W-023-2 applies within the 26.91 acre application property for that partial proffered condition amendment application consisting of the land around Parking Structure B, the existing Jennings Building, the new Judicial Center, the Massey Building, the historic Courthouse and the Legato School and as identified therein, that proffer statement modifies portions of the proffers dated October 16, 1997. The numbers used refer to the numbers of the proffers in the March 13, 2002 proffer statement, which applies to the whole of the 47.8 acre Public Safety Center.
1. With regard to the 7.52 acre application property for FDPA 91-W-023-2, and subject to the provisions of Section 16-403 of the Zoning Ordinance, development of that property shall be in submittal conformance with the FDPA prepared by Paciulli, Simmons, and Associates, Ltd. dated March 20, 2008. The remainder of 47.8 acre Public Safety Center shall be constructed in accordance with the development plans previously proffered pursuant PCA 91-W-023 and PCA 91-W-023-2 respectively.
 10. Landscaping within the 7.52 acres subject to FDPA 92-W-023-2 shall be in substantial conformance with that shown on the FDPA prepared by Paciulli, Simmons, and Associates, Ltd. dated March 20, 2008. Landscaping on the remainder of the Public Safety Center shall conform to the development plans previously proffered pursuant PCA 91-W-023 and PCA 91-W-023-2 respectively.
 12. In addition to the requirements outlined in Proffer Number 12 of PCA 91-W-023, the 7.52 acres of land subject to FDPA 91-W-023-2 shall be subject to the following:

Tree Preservation/Limits of Clearing

- A. Tree Preservation: The applicant shall submit a Tree Preservation plan as part of the site plan submission. The preservation plan shall be prepared by a professional with experience in the preparation of tree

preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater, and 25 feet to either side of the limits of clearing and grading shown on the 7.52 acres subject to FDPA 92-W-023-2. 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 other as necessary, shall be included in the plan.

- B. Tree Preservation Walk-Through: The Applicant shall retain the services of a certified arborist or landscape architect, 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.
- C. Limits of Clearing and Grading: The Applicant shall conform strictly to the limits of clearing and grading as shown on the PCA/FDPA, 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 PCA/FDPA, 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.

- D. 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 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.

- E. 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.

F. Site Monitoring: During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

G. Tree Conservation: The Applicant shall take necessary steps and actions to ensure the long-term survival, and continuing structural integrity and health of trees designated by the Tree Preservation Plan to be conserved. However, if for reasons related to lawfully executed construction practices on the subject property and/or changes in the environment brought about by these construction activities, but not resulting from wrongful or negligent acts on the part of the applicant or the applicant's agents, these trees are found to be dead, dying, diseased, or hazardous (as determined by UFMD at or prior to the final release of the project bond) the applicant shall:

1. Provide for the removal of above ground portion of the trees.
2. Provide for the restoration of any understory plant and soil damage during their removal (as determined by UFMD).
3. Provide for the restoration of the associated loss in canopy coverage in accordance with the tree cover guidance found in the Public Facilities.

If wrongful or negligent acts on the part of the applicant or the applicant's agents caused in whole or in part, these trees to be found to be dead, dying, diseased, or hazardous, as determined by UFMD at, or prior to, the final release of the project bond, in addition to the removal and restoration requirements identified above, the applicant shall plant an additional 50% of the loss in canopy coverage in accordance with the tree cover guideline found in the Public Facilities Manual. The additional planting shall be located on the 7.52 acres subject to FDPA 92-W-023-2 or within the Public Safety Center as determined by UFMD after consultation with the District Supervisor. In addition, the County may use other legal remedies at its disposal related to non-compliance, including, but not limited to the fact that a Proffer Condition Amendment may be required if any proposed remedies are not in substantial conformance with the proffers, as determined by the Zoning Administrator.

H. Ornamental Fencing: Any ornamental fencing to be installed in area protected by the limits of clearing shall be field place in consultation with UFMD, DPWES.

APPROVED:



Anthony H. Griffin
County Executive

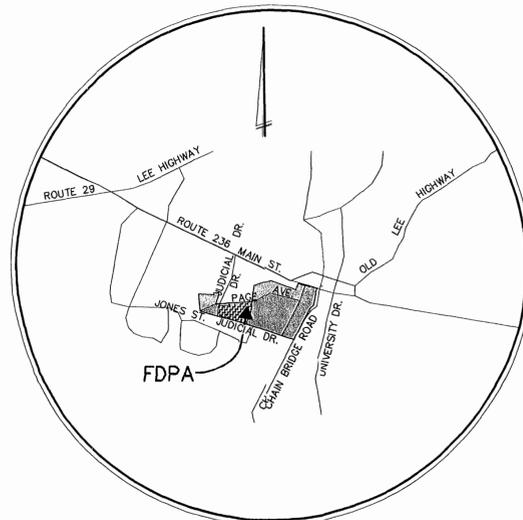
3/21/08
Date

PROFFERED CONDITION AMENDMENT FINAL DEVELOPMENT PLAN AMENDMENT PUBLIC SAFETY CENTER

FAIRFAX COUNTY, VIRGINIA

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX MAP 57-4-((1))-14 & TAX MAP 57-3-((1))-17 AND IS ZONED PDC. THE FDPA SITE IS LOCATED ON T.M.57-4-((1))-14 PART AND T.M.57-3-((1))-17 PART AND CONTAINS 7.5207 ACRES OR 327,600 SQUARE FEET.
2. THE FDPA BOUNDARY IS DERIVED FROM A COUNTY-PROVIDED SURVEY OF THE PUBLIC SAFETY CENTER COMPLEX AND THE ILLUSTRATIVE LIMITS AND 7.53 +/- ACREAGE SHOWN ON FDP #91-W-023-2. THE EASTERLY LIMITS OF THE FDPA ARE SET ALONG THE FACE OF CURB OF THE PARKING ISLAND NEAR THE ADULT DETENTION CENTER AND THE BACK OF A PARKING BAY. THE WESTERLY LIMITS OF THE FDPA ARE SET ALONG THE GUTTER LINE OF JUDICIAL AVE. EXTENDED TO THE NORTHERLY AND SOUTHERLY LIMITS OF THE PUBLIC SAFETY CENTER BOUNDARY.
3. TOPOGRAPHY IS FROM A NOVEMBER, 2006 FIELD SURVEY BY PACIULLI, SIMMONS & ASSOCIATE, LTD. FOR THE WESTERLY PORTION OF THE SITE WHERE THE NEW LESS SECURE SHELTER IS PROPOSED. TOPOGRAPHY ON THE EASTERLY PORTION IS COMPILED FROM FIELD SURVEYS PERFORMED FOR THE SITE PLANS AND UPDATED WITH THE PROPOSED GRADING SHOWN ON THOSE SITE PLANS. CONTOUR INTERVAL IS 2 FEET.
4. THE PROPOSED LESS SECURE SHELTER SHOWN ON THIS FDPA WAS LABELED "YOUTH RESIDENCE ADDITION" ON FDP #91-W-023-2.
5. PROPOSED IMPROVEMENTS TO THE PUBLIC ROADS ARE LIMITED TO REPLACEMENT OF EXISTING CURB AND SIDEWALK AND THE ADDITION OF A DRIVEWAY ENTRANCE ONTO PAGE AVENUE.
6. THERE ARE NO PROPOSED TRAILS REQUIRED BY THE COMPREHENSIVE PLAN ON THIS SITE.
7. REQUIRED PARKING FOR THE LESS SECURE SHELTER IS PROVIDED IN THE PARKING GARAGES AND SURFACE LOTS LOCATED ELSEWHERE IN THE PUBLIC SAFETY AREA. A SMALL TEMPORARY DROP-OFF AREA & DISABLED VISITOR PARKING SPACE IS PROPOSED IN FRONT OF THE LESS SECURE SHELTER.
8. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS OR EXISTING UTILITY EASEMENTS WITH A WIDTH OF 25' OR MORE ON THE SITE.
9. DEVELOPMENT OF THE LESS SECURE SHELTER IS EXPECTED TO OCCUR WITH ONE SITE PLAN.
10. THERE IS AN ENVIRONMENTAL QUALITY CORRIDOR TAKEN FROM FDP 91-W-023-2 SHOWN ON THE FDPA. THERE IS NO FLOOD PLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, U.S. GEOLOGICAL SURVEY, OR FAIRFAX COUNTY. THERE IS NO RPA ON THE SITE. THE ENTIRE SITE IS IN THE RMA.
11. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.
12. AN ABOVEGROUND FUEL TANK TO SERVE AN EMERGENCY GENERATOR IS PROPOSED AS SHOWN ON THE FDPA. OTHER THAN THIS, NO OTHER HAZARDOUS OR TOXIC SUBSTANCES, AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 355; OR HAZARDOUS WASTE, AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT: VR 672-10-1—VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280 SHALL BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON SITE.
13. PUBLIC WATER AND SANITARY SEWER SERVICE LINES ARE LOCATED IN PAGE AVENUE. PROPOSED UTILITIES ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING.
14. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
15. SUBJECT TO SECTION 16-402 OF THE ZONING ORDINANCE, MINOR DEVIATIONS OF THE SIZE, DIMENSIONS, FOOTPRINT AND LOCATION OF THE PROPOSED FACILITIES MAY RESULT FROM FINAL ENGINEERING.



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX:

1. COVER SHEET INCLUDING GENERAL NOTES, SITE AND PARKING TABULATION
2. OVERALL EXISTING CONDITIONS
3. OVERALL SITE TABULATIONS (FOR INFO ONLY)
4. SITE PLAN & EXISTING VEGETATION MAP
5. BUILDING ELEVATIONS & ANGLE OF BULK PLANE
6. STORM SEWER OUTFALL & MAP SHOWING CONTRIBUTING DRAINAGE AREA FOR ADEQUATE OUTFALL CALCULATIONS
7. DRAINAGE MAP FOR ANALYSIS OF OUTFALL & STORMWATER MANAGEMENT NARRATIVE

FDPA #91-W-023-2 SITE TABULATION:

FDPA SITE AREA: 7.5207 AC. (327,600 SF)

EX. JDC & JDC EXPANSION: 77,000 SF
EX. WORKOUT BUILDING: 1,950 SF
LESS SECURE SHELTER: 11,992 SF
TOTAL GROSS FLOOR AREA: 90,942 SF

MAX. DENSITY ALLOWED: 0.85 (PER PROFFER FOR ENTIRE COUNTY COMPLEX)
DENSITY PROVIDED: 90,942 SF ÷ 327,600 SF = 0.28 FAR

OPEN SPACE REQUIRED: 15%
OPEN SPACE PROVIDED: 3.38 AC. (45%)

PARKING TABULATION:

PARKING REQUIRED	SQUARE FEET	SPACES REQUIRED
PUBLIC USES		
EX. JUVENILE DETENTION CENTER & EXPANSION	77,000	73
EX. WORKOUT BUILDING	1,950	
PROPOSED LESS SECURE SHELTER	11,992	6
TOTAL PUBLIC USES	90,942 SF	79 SPACES
COUNTY VEHICLE POOL		
JUVENILE DETENTION CENTER (BUS)		1 SPACE
TOTAL PARKING REQUIRED		80 SPACES
PARKING PROVIDED ON THIS FDPA PORTION OF SITE*		58 SPACES
LOADING REQUIRED		
PUBLIC USE	90,942 SF	5 SPACES
LOADING PROVIDED ON THIS FDPA PORTION OF SITE		5 SPACES

*ABOVE PARKING PROVIDED IN FDPA AREA ONLY. REQUIRED PARKING IS PROVIDED IN THE PARKING GARAGES AND SURFACE LOTS LOCATED ELSEWHERE IN THE PUBLIC SAFETY AREA. SEE OVERALL PARKING TABULATION ON SHEET 2 FOR PARKING PROVIDED FOR ENTIRE COMPLEX.

PACIULLI
SIMMONS & ASSOCIATES
Engineering
Planning
Surveying
Landscape Architecture
Wetland Expertise
Environmental Science
11212 Waples Mill Road
Fairfax, VA 22030-7404
PH 703.934.0900
FX 703.934.9787
EM fairfax@psaltd.com

PUBLIC SAFETY CENTER
FDPA 91-W-023-2
PCA 91-W-023-3
FAIRFAX COUNTY, VIRGINIA
PROVIDENCE DISTRICT

COVER SHEET, GENERAL NOTES, SITE AND PARKING TABULATION

RECEIVED
Department of Planning & Zoning
MAR 21 2008
ANN O. GERMAIN
No. 028700
Zoning Evaluation Division
3/20/2008
PROFESSIONAL ENGINEER

REVISION: 2/14/2008
3/20/2008

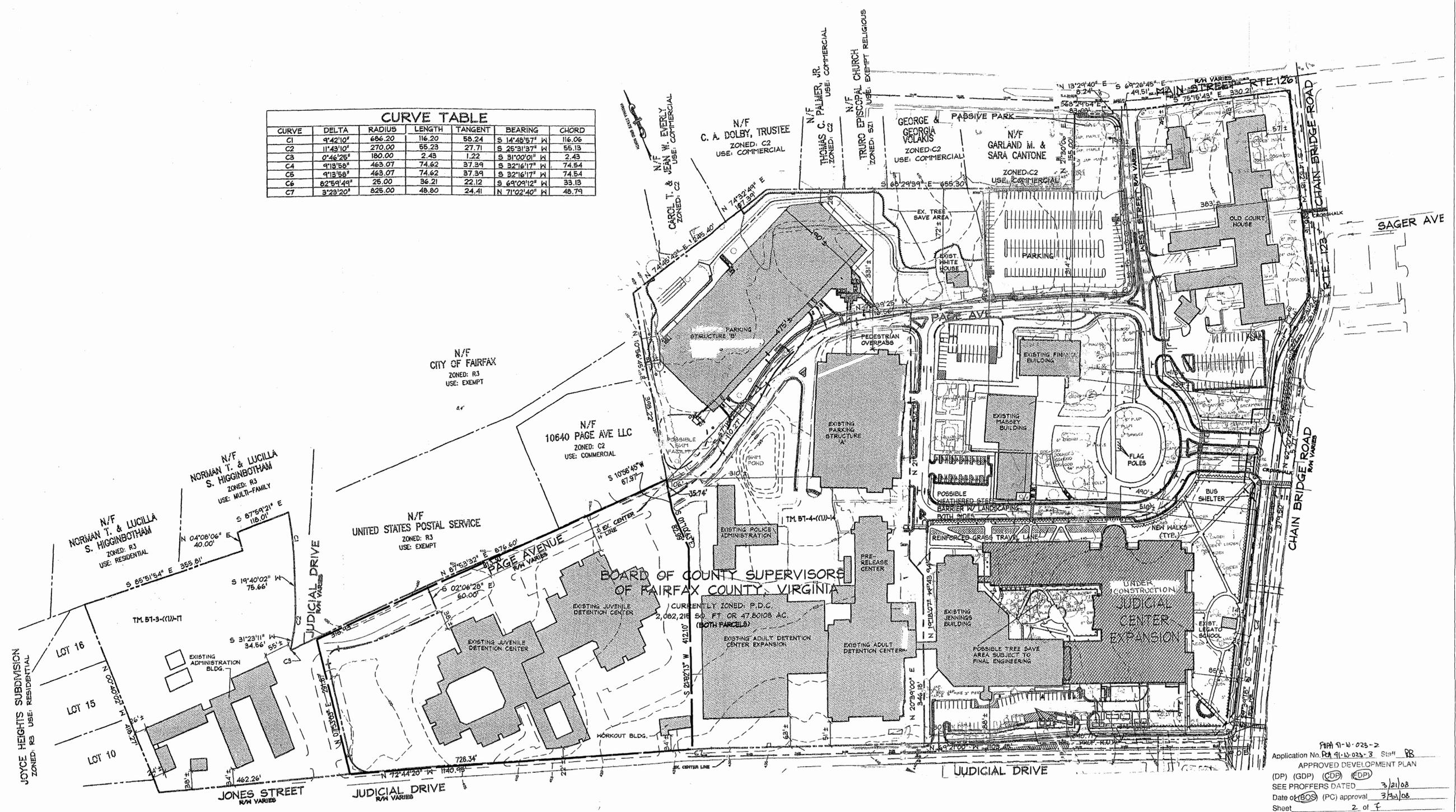
SCALE:
DATE: 11-19-07
DRN:
CKD:
SHEET 1 OF 7

FILE NO: 07F-3743-1

LEGEND

- LIMITS OF FDPA
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING BUILDING
- PROPERTY LINE
- BUILDING UNDER CONSTRUCTION

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	9°42'10"	686.20	116.20	58.24	S 14°48'57" W	116.06
C2	11°43'10"	270.00	85.23	27.71	S 25°31'37" W	55.13
C3	0°46'25"	180.00	2.43	1.22	S 31°00'01" W	2.43
C4	9°13'58"	463.07	74.62	37.39	S 32°16'17" W	74.54
C5	9°13'58"	463.07	74.62	37.39	S 32°16'17" W	74.54
C6	82°59'49"	25.00	36.21	22.12	S 69°09'12" W	33.13
C7	3°23'20"	825.00	48.80	24.41	N 71°02'40" W	48.79



PAH 91-W-023-2
 Application No. PAH 91-W-023-3 Staff: RB
 APPROVED DEVELOPMENT PLAN
 (DP) (GOP) (GDP) (GDP)
 SEE PROFFERS DATED 3/21/08
 Date of (GOS) (PC) approval 3/21/08
 Sheet 2 of 7

PACIULLI

SIMMONS & ASSOCIATES

Engineering
 Planning
 Surveying
 Landscape Architecture
 Wetland Expertise
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PUBLIC SAFETY CENTER
FDPA 91-W-023-2
PCA 91-W-023-3

FAIRFAX COUNTY, VIRGINIA
 PROVIDENCE DISTRICT

EXISTING CONDITIONS



REVISION: 2/14/2008
 SCALE: 1" = 100'
 DATE: 11-19-07
 DRN: NJC
 CKD:
 SHEET 2 OF 7

FOR INFORMATION ONLY

OVERALL SITE TABULATION

SITE TABULATION

Existing Zoning	PDG
Total Site Area	2,082,215 SF 47.80 Acres
Maximum FAR Permitted	1.5
Proposed FAR	0.79
Existing Building Square Footage	
1. Massey Building and Computer Center	166,777 SF
2. Adult Detention Center and Pre-Release Center	538,169 SF
3. Judicial Center (Jennings Building)	228,000 SF
4. Juvenile Detention Center	77,000 SF
5. Old Courthouse and Juvenile Holding	148,943 SF
6. Old Jail	6,743 SF
7. Finance Building	20,064 SF
8. Police Administration	27,179 SF
9. Police Evidence Storage	4,200 SF
10. School Administration Building and Annex	37,808 SF
11. Judicial Center Expansion	325,000 SF
12. Workout Building	1,950 SF
13. Legato School	600 SF
14. White House	3,992 SF
TOTAL EXISTING BUILDINGS SF	1,586,425 SF
Proposed Facilities	
1. Less Secure Shelter (formerly Youth Residential Addition on earlier FDP)	11,992 SF
2. Jennings Addition, Phase II	46,758 SF
TOTAL PROPOSED BUILDINGS SF	58,750 SF
TOTAL EXIST. + PROP. GROSS BUILDING SF	1,645,175 SF
Open Space Required	312,332 SF 15%
Open Space Provided	312,332 SF 15% min.

PARKING TABULATION

PARKING TABULATIONS FOR ENTIRE SITE			
PARKING REQUIRED			
	Square Feet	Spaces Required	
OFFICE USES (In accordance with Article 11-104 paragraph 12 of the Zoning Ordinance)			
Old Courthouse	145,000	377	
Existing Jennings Building	228,000	593	
Jennings Additions, Phase II Buildings	46,758	123	
Massey Building and Computer Complex	166,777	434	
Finance Building	20,064	73	
Workout Building	1,950	7	
Police Administration	27,179	98	
Old Jail	6,743	25	
School Administration and Annex	37,808	136	
Judicial Center Expansion	325,000	845	
Total Office Uses	1,005,279 Square Feet		
Total Parking Required for Office Uses		2,711 Spaces	
PUBLIC USES (In accordance with Article 11-106 paragraph 21 of the Zoning Ordinance)			
Juvenile Holding Facility	3,943	0	
Adult Detention Center/Prerelease Center and ADC/PRC Expansions	538,169	196 (staff)	
Juvenile Detention Center & Expansion	77,000	73	
Police Evidence Storage	4,200	0	
Less Secure Shelter	11,992	6	
Legato School	600	0	
White House	3,992	0	
Total Public Uses	639,896 Square Feet		
Total Parking Required for Public Uses		275 Spaces	
COUNTY VEHICLE POOL			
Police (Massey Building)	100		
Fire and Rescue (Massey Building)	65		
Office of the Sheriff (Adult Detention Center)	49		
Juvenile Detention Center (Bus)	1		
Total Parking Required for County Vehicle Pool		215 Spaces	
SUMMARY OF OVERALL SITE			
Total Office Uses	1,005,279 Square Feet	2,711 Spaces	
Total Public Uses	639,896 Square Feet	275 Spaces	
Total County Vehicle Pool		215 Spaces	
TOTAL PARKING REQUIRED		3,201 SPACES	

NOTES:
1) Parking distribution shown above for each building may be changed within the site area; however, minimum parking will be provided.
2) See parking tabulation below for parking provided for entire site.

TOTAL PARKING PROVIDED 3,201 SPACES MIN.
(Includes 46 handicap parking spaces dispersed throughout the site area.)

NOTES:
1. Above parking tabulations are based on a 1994 Parking Analysis included in the Fairfax County Courts Expansion Master Plan dated April 1996; October, 1996 site verification of the parking changes around the Old Courthouse area and Juvenile Detention Center; and Site Plans for the Judicial Center Expansion, Adult Detention and Juvenile Detention Centers.
2. Applicant reserves the right to provide parking in excess of County minimum as long as the open space is not reduced below the proffered amount.

NOTE: THE "LESS SECURE SHELTER" SHOWN IN ALL THE TABULATIONS IS THE SAME STRUCTURE LABELED "YOUTH RESIDENTIAL ADDITION" ON PREVIOUS FDP'S.

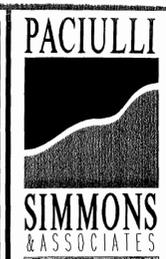
LOADING TABULATIONS FOR ENTIRE SITE

LOADING REQUIRED		
	Square Feet	Spaces Required
OFFICE USES (In accordance with Article 11-200 of the Zoning Ordinance)		
	1,005,279 Square Feet	22 Spaces
PUBLIC USES (In accordance with Article 11-200 of the Zoning Ordinance)		
	639,896 Square Feet	8 Spaces
COUNTY VEHICLE POOL (In accordance with Article 11-200 of the Zoning Ordinance)		
		0 Spaces
TOTAL LOADING REQUIRED	30 SPACES	
LOADING PROVIDED		
TOTAL LOADING PROVIDED	30 SPACES	

BUILDING DATA

BUILDING NAME	ADDRESS	STATUS	DATE OF CONSTRUCTION (START) COMPLETION	BUILDING HEIGHT
Massey Building and Computer Center	4100 Chain Bridge Rd.	Existing (may be removed and replaced)	1971 1986	13 Stories Above Grade 198 Feet
Adult Detention Center and Prerelease Center	10520 Judicial Dr.	Existing (to remain)	1978 1986	7 Stories 100 Feet
Judicial Center	4110 Chain Bridge Rd.	Existing (to remain)	1982	6 Stories 83 Feet
Juvenile Detention Center	10650 Page Ave.	Existing (to remain)	1981 1991	1 Story 24 Feet
Old Courthouse and Juvenile Holding Facility	4000 Chain Bridge Rd.	Existing (to remain)	circa 1850, 1929,1953, 1971,1991	3 Stories 49 Feet
Old Jail	10459 Main Street	Existing (to remain)	Unknown	2 Stories
Finance Building	4080 Chain Bridge Rd.	Existing (to remain)	1982	2 Stories
Police Administration	10600 Page Ave.	Existing (to remain)	1961	3 Stories 36 Feet
School Administration Building and Annex	10700 Page Ave.	Existing (to remain)	1959	2 Stories
White House	10530 Page Ave.	Existing (may be removed)	Unknown	1 Story
Workout Building	10604 Judicial Dr.	Existing (to remain)	Unknown	1 Story
Legato School	N/A	Existing (may be relocated to current site post 2001)	Relocated to current site in 1971	1 Story
Police Storage Addition	10600 Page Ave.	Existing (to remain)	1994	2 Stories 22 Feet
Parking Structure A	N/A	Existing (to remain)	1994	5 Stories 65 Feet
Prerelease Center Addition	10520 Judicial Dr.	Existing (to remain)	1997	3 Stories 36 Feet
Juvenile Detention Center Expansion	10650 Page Ave.	Existing (to remain)	1997	1 Story 18 Feet
Less Secure Shelter (formerly called Youth Residential Add'n)	10650 Page Ave.	Proposed	2008	2 Stories 35 Feet
Adult Detention Center Expansion	10520 Judicial Dr.	Existing (to remain)	1995	1 Story 125 Feet Below Grade 9 Stories Above Grade
Judicial Center Expansion	4110 Chain Bridge Rd.	Under Construction	2006	5 Stories w/ Cellar 115 Feet
Parking Structure B	N/A	Existing (to remain)	2001	5 Stories 65 Feet
Parking Structure C	N/A	Proposed	Post 2007	4 Stories 55 Feet

Application No. FA91-W-023-3 Staff RB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CD) (EDP)
SEE PROFFERS DATED 3/21/08
Date of (BOS) (PC) approval 3/31/08
Sheet 3 of 7

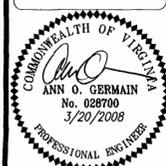


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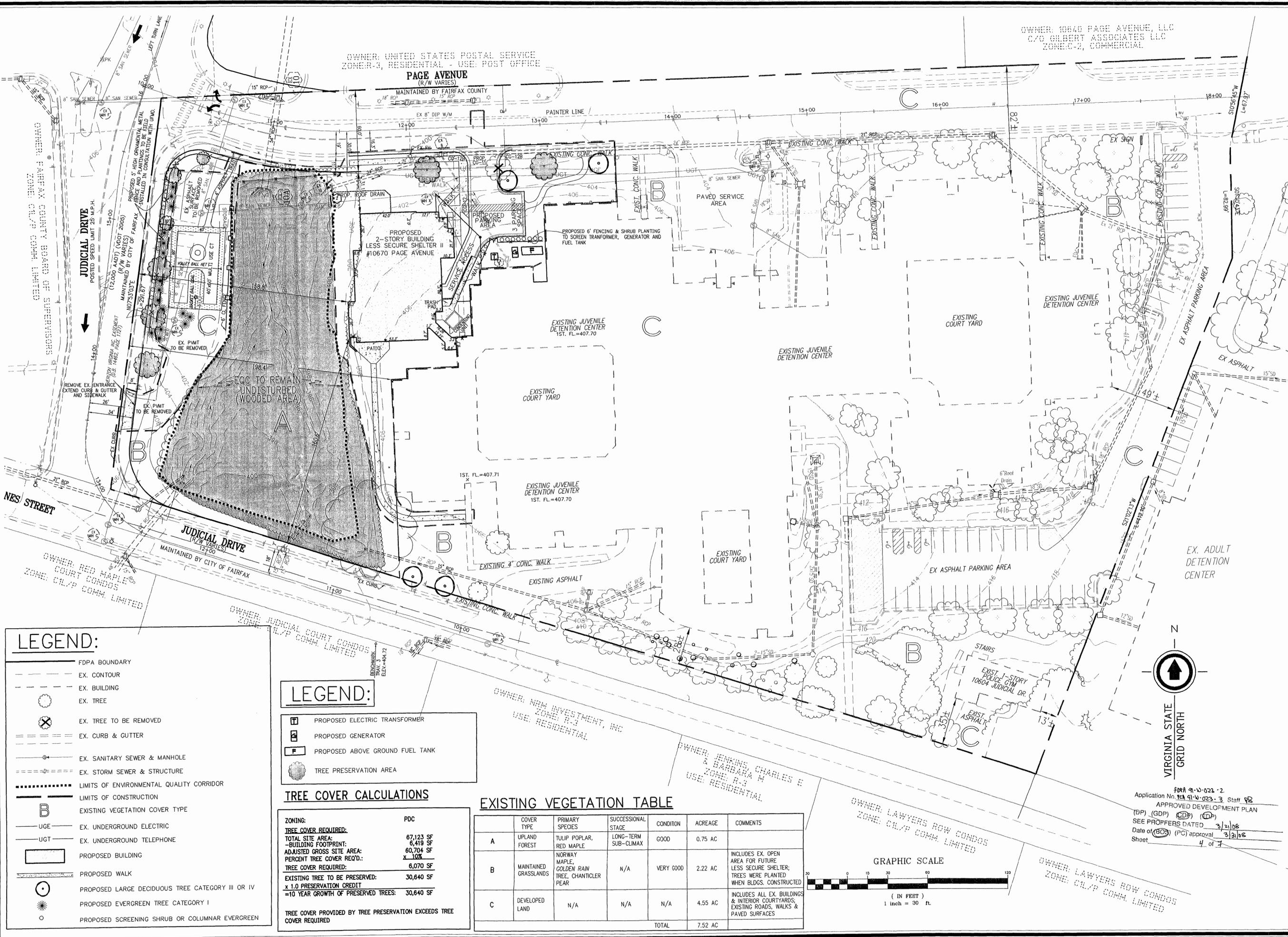
PUBLIC SAFETY CENTER
FDPA 91-W-023-2
PCA 91-W-023-3
FAIRFAX COUNTY, VIRGINIA
PROVIDENCE DISTRICT

OVERALL SITE TABULATION



REVISION: 2/14/2008
3/20/2008
N/A
SCALE: N/A
DATE: 11-19-07
DRN:
CKD:
SHEET 3 OF 7

FILE NO: 07F-3743-1



LEGEND:

- FDPA BOUNDARY
- EX. CONTOUR
- EX. BUILDING
- EX. TREE
- EX. TREE TO BE REMOVED
- EX. CURB & GUTTER
- EX. SANITARY SEWER & MANHOLE
- EX. STORM SEWER & STRUCTURE
- LIMITS OF ENVIRONMENTAL QUALITY CORRIDOR
- LIMITS OF CONSTRUCTION
- EXISTING VEGETATION COVER TYPE
- UGE EX. UNDERGROUND ELECTRIC
- UGT EX. UNDERGROUND TELEPHONE
- PROPOSED BUILDING
- PROPOSED WALK
- PROPOSED LARGE DECIDUOUS TREE CATEGORY III OR IV
- PROPOSED EVERGREEN TREE CATEGORY I
- PROPOSED SCREENING SHRUB OR COLUMNAR EVERGREEN

LEGEND:

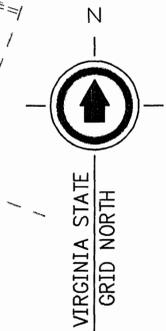
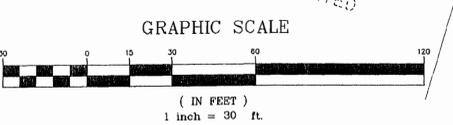
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED GENERATOR
- PROPOSED ABOVE GROUND FUEL TANK
- TREE PRESERVATION AREA

TREE COVER CALCULATIONS

ZONING:	PDC
TREE COVER REQUIRED:	
TOTAL SITE AREA:	67,123 SF
-BUILDING FOOTPRINT:	6,419 SF
ADJUSTED GROSS SITE AREA:	60,704 SF
PERCENT TREE COVER REQ'D.:	x 10%
TREE COVER REQUIRED:	6,070 SF
EXISTING TREE TO BE PRESERVED:	30,640 SF
x 1.0 PRESERVATION CREDIT	
=10 YEAR GROWTH OF PRESERVED TREES:	30,640 SF
TREE COVER PROVIDED BY TREE PRESERVATION EXCEEDS TREE COVER REQUIRED	

EXISTING VEGETATION TABLE

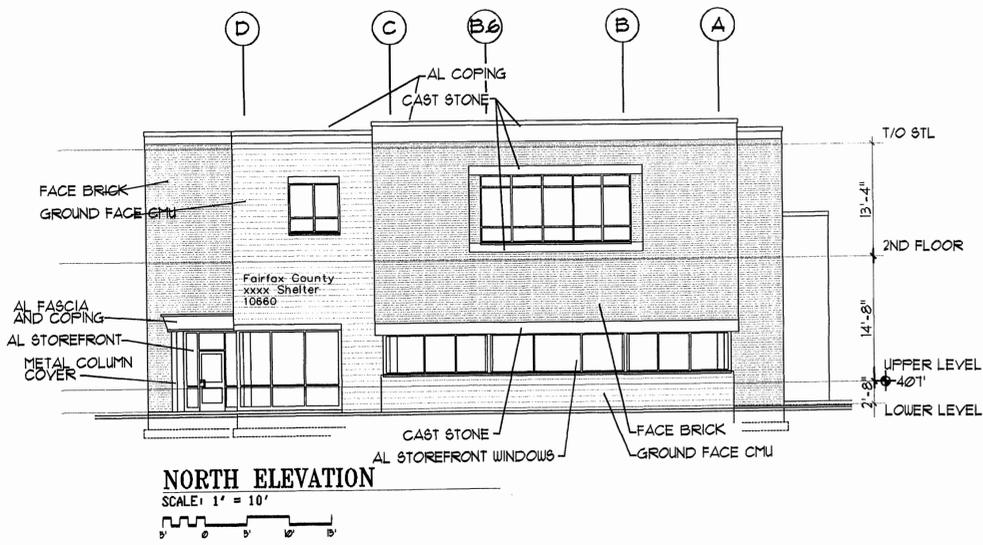
	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A	UPLAND FOREST	TULIP POPLAR, RED MAPLE	LONG-TERM SUB-CLIMAX	GOOD	0.75 AC	
B	MAINTAINED GRASSLANDS	NORWAY MAPLE, GOLDEN RAIN TREE, CHANTICLER PEAR	N/A	VERY GOOD	2.22 AC	INCLUDES EX. OPEN AREA FOR FUTURE LESS SECURE SHELTER; TREES WERE PLANTED WHEN BLDGS. CONSTRUCTED
C	DEVELOPED LAND	N/A	N/A	N/A	4.55 AC	INCLUDES ALL EX. BUILDINGS & INTERIOR COURTYARDS, EXISTING ROADS, WALKS & PAVED SURFACES
TOTAL					7.52 AC	



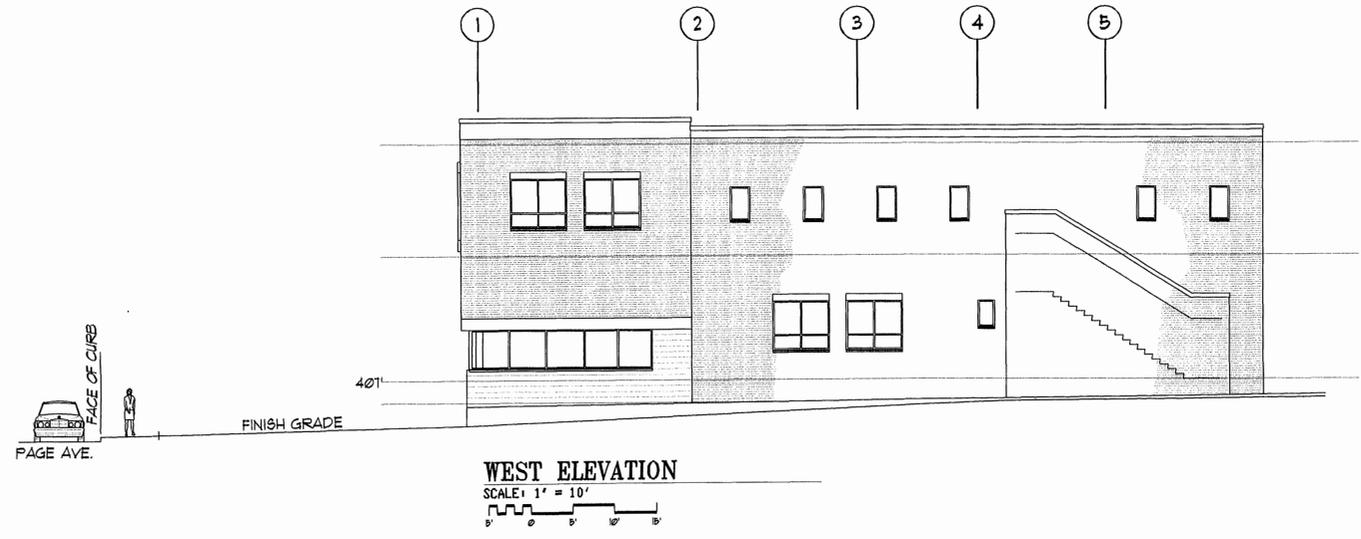
Application No. **FPA 91-W-023-2**
PCA 91-W-023-3 Staff **PR**
 APPROVED DEVELOPMENT PLAN
 (BP) (GDP) (DP) (EP)
 SEE PROFFERS DATED **3/2/08**
 Date of (BOS) (PC) approval **3/2/08**
 Sheet **4** of **7**

COMMONWEALTH OF VIRGINIA
 ANN O. GERMAID
 No. 022700
 3/20/2008
 PROFESSIONAL ENGINEER

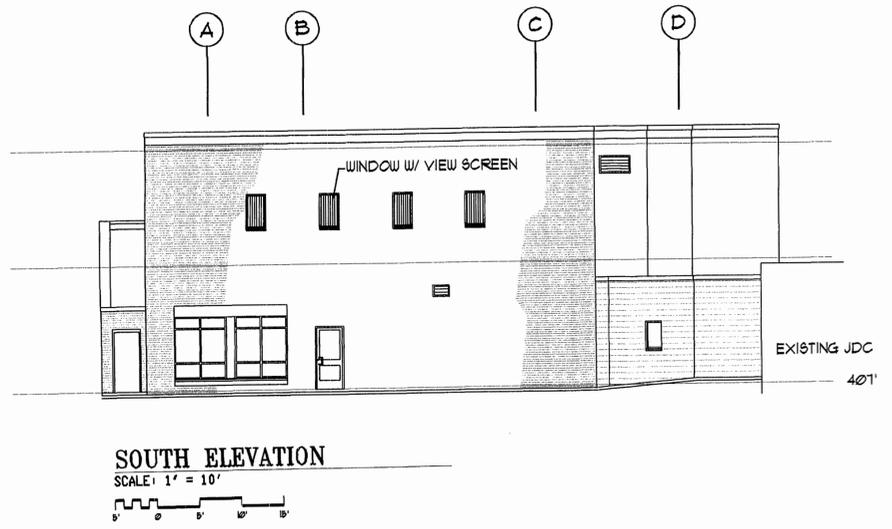
REVISION: 2/14/2008
 SCALE: 1" = 30'
 DATE: 11-19-07
 DRN: NJC
 CKD:
 SHEET 4 OF 7
 FILE NO: 07F-3743-1



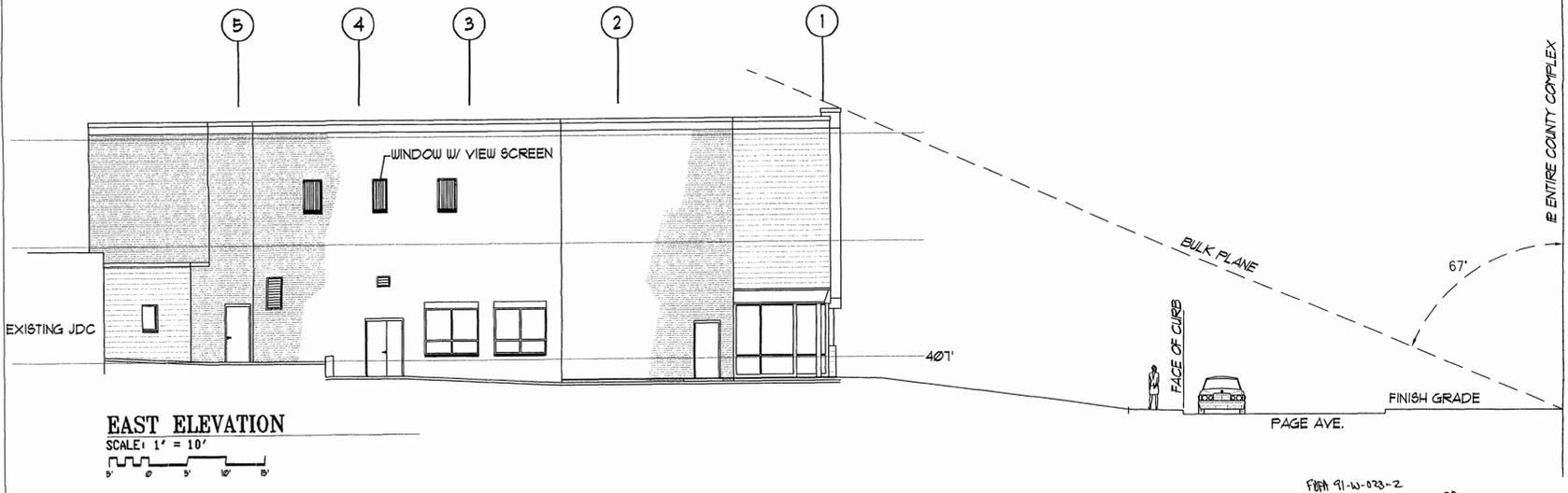
NORTH ELEVATION
SCALE: 1" = 10'



WEST ELEVATION
SCALE: 1" = 10'



SOUTH ELEVATION
SCALE: 1" = 10'



EAST ELEVATION
SCALE: 1" = 10'

NOTE: BUILDING ELEVATIONS BY GAUTHIER, ALVARADO AND ASSOCIATES
105 WEST BROAD STREET
FALLS CHURCH, VIRGINIA 22046
PHONE: 703-241-2202

Application No. PC91-W-023-2 SHEET 08
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (DD) (SD)
SEE PROFFERS DATED 2/21/08
Date of (BOS) (PC) approval 3/31/08
Sheet 8 of 7

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PUBLIC SAFETY CENTER
FDPA 91-W-023-2
PCA 91-W-023-3
FAIRFAX COUNTY, VIRGINIA
PROVIDENCE DISTRICT

**BUILDINGS ELEVATIONS
& ANGLE OF BULK PLANE**

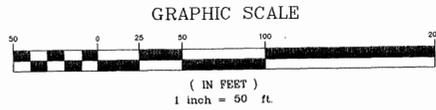
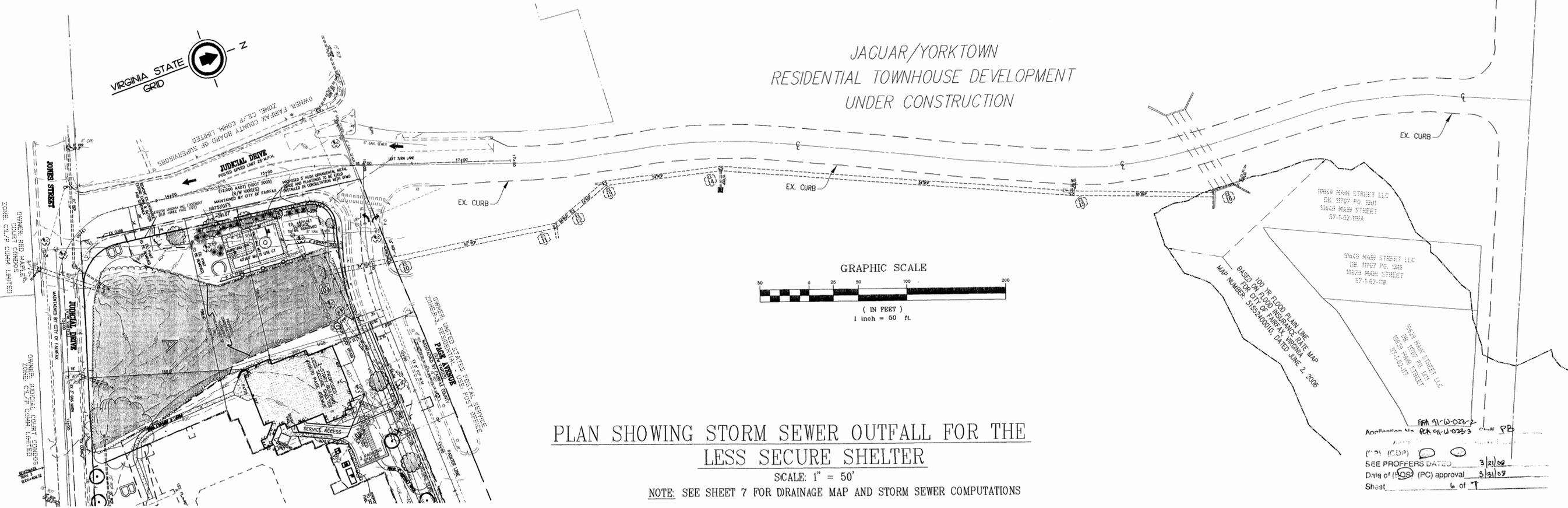
COMMONWEALTH OF VIRGINIA
ANN O. GERMAIN
No. 028700
3/20/2008
PROFESSIONAL ENGINEER

REVISION: 2/14/2008
SCALE: 1" = 50'
DATE: 11-19-07
DRN: WGH
CKD:
SHEET 5 OF 7

FILE NO: 07F-3743-1



JAGUAR/YORKTOWN
RESIDENTIAL TOWNHOUSE DEVELOPMENT
UNDER CONSTRUCTION

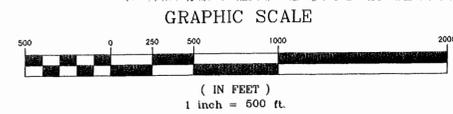
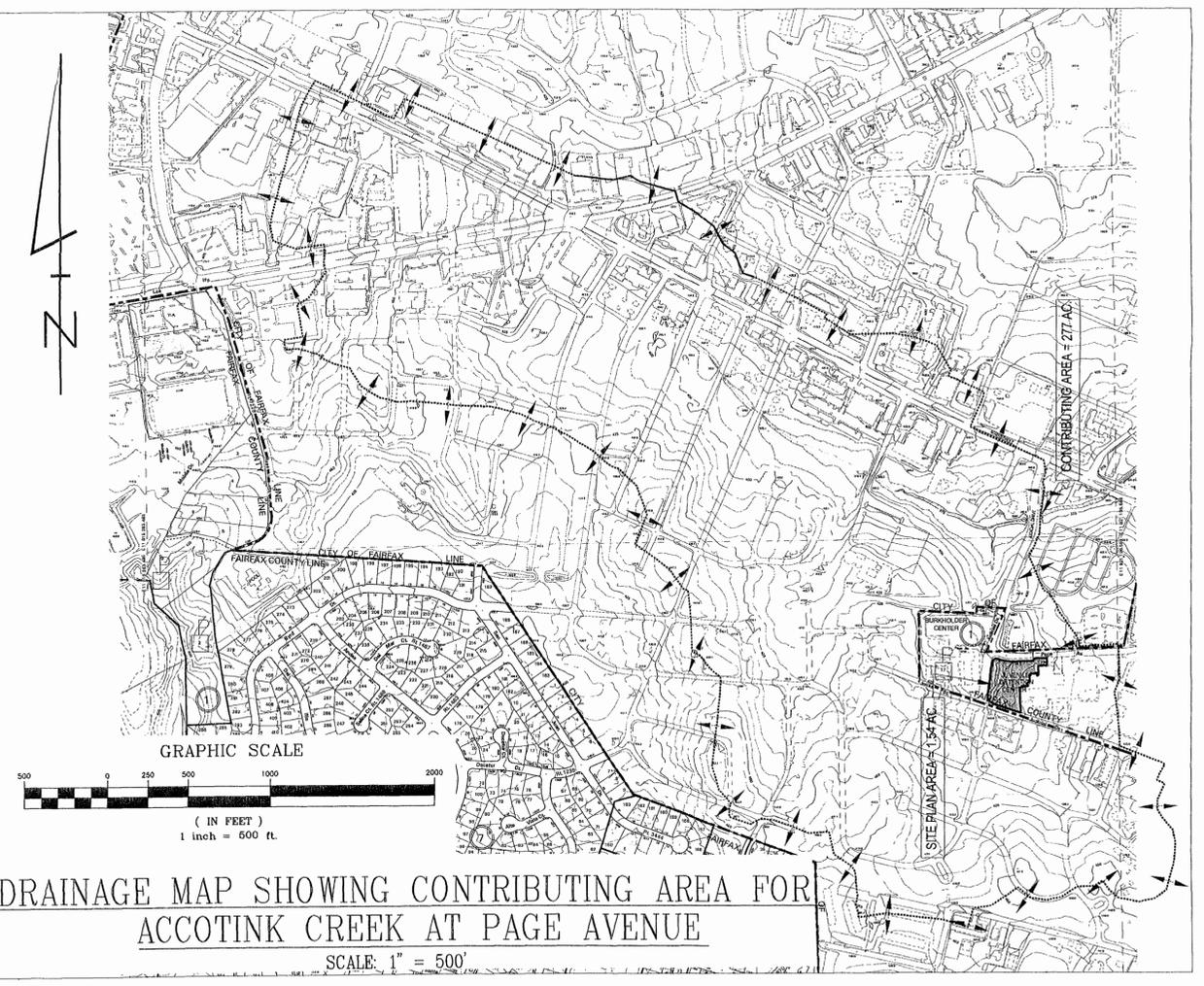


PLAN SHOWING STORM SEWER OUTFALL FOR THE
LESS SECURE SHELTER

SCALE: 1" = 50'

NOTE: SEE SHEET 7 FOR DRAINAGE MAP AND STORM SEWER COMPUTATIONS

Application No. 91-W-023-2
Date of (PC) approval 3/21/08
Sheet 6 of 7



DRAINAGE MAP SHOWING CONTRIBUTING AREA FOR
ACCOTINK CREEK AT PAGE AVENUE

SCALE: 1" = 500'

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PUBLIC SAFETY CENTER
FDPA 91-W-023-2
PCA 91-W-023-3

FAIRFAX COUNTY, VIRGINIA

PROVIDENCE DISTRICT

**STORM SEWER OUTFALL &
DRAINAGE MAP FOR
ADEQUATE OUTFALL
CALCULATIONS**

COMMONWEALTH OF VIRGINIA
ANN O. GERMAIN
No. 028700
3/20/2008
PROFESSIONAL ENGINEER

REVISION: 2/14/2008
3/20/2008
SCALE: AS NOTED
DATE: 11-19-07
DRN:
CKD:
SHEET 6 OF 7

FILE NO: 07F-3743-1

EXISTING STORM SEWER COMPUTATIONS FOR OUTFALL FROM THE PROPOSED LESS SECURE SHELTER SITE:

FROM STRUCTURE	TO STRUCTURE	INC. AREA ACRES	IC	INT.	C	INCRM. CA	ACCUM. CA	SUB-AREA RUNOFF CFS	TOTAL RUNOFF CFS	LENGTH IN FEET	SLOPE %	TYPE OF PIPE	MANNINGS "n"	DIAMETER OF PIPE (in)	VEL. FULL FT/SEC	CAPACITY	Q/Cap	Velocity factor	PRO. VEL. FT/SEC	MISC. LOSSES	INV. ELEV. UPPER END (ft)	INV. ELEV. LOWER END (ft)
10A	10	58.19	10	5.92	0.58	33.75	33.75	199.80	199.80	67.4	2.09%	RCP	0.013	54	17.93	285.11	0.70	1.08	19.36		389.55	388.14
10	11	0.64	10	5.92	0.9	0.58	34.33	3.41	203.21	173.1	1.36%	RCP	0.013	60	15.49	304.24	0.67	1.07	16.58		387.99	385.64
11	12	1.81	10	5.92	0.85	1.54	35.86	9.11	212.32	22.7	2.07%	RCP	0.013	60	19.15	376.01	0.56	1.03	19.72		385.58	385.11
12	13	0	10	5.92	0.85	0.00	35.86	0.00	212.32	43.4	0.83%	RCP	0.013	60	12.12	237.90	0.89	1.13	13.69		384.95	384.59
13	14	3.59	10	5.92	0.73	2.62	38.49	15.51	227.83	119.0	1.34%	RCP	0.013	54	14.33	227.88	1.00	1.14	16.33		383.62	382.03
14	15	0.64	10	5.92	0.3	0.19	38.68	1.14	228.97	357.3	1.61%	RCP	0.013	54	15.75	250.56	0.91	1.13	17.80		381.49	375.72
15	16	1.34	10	5.92	0.52	0.70	39.37	4.13	233.10	143.6	1.79%	RCP	0.013	54	16.59	263.79	0.88	1.13	18.74		370.77	368.20

Culvert Analysis - Culvert 10A, 10, YEAR FREQUENCY STORM

Entered Data:
 Shape 54" Circular R.C.P.
 Number of Barrels 1
 Solving for Headwater
 Chart Number 1
 Scale Number 1
 Chart Description CONCRETE PIPE CULVERT; NO BEVELED RING ENTRANCE
 Scale Description SQUARE EDGE ENTRANCE WITH HEADWALL
 Overtopping 0ft
 Flowrate 198.26 cfs
 Manning's n 0.013
 Roadway Elevation 401.50 ft
 Inlet Elevation 389.55 ft
 Outlet Elevation 388.14 ft
 Diameter 4.50 ft
 Length 67.44 ft
 Entrance Loss 0.00
 Tailwater 3.00 ft

Computed Results:
 Headwater 398.70 ft Inlet Control
 Slope 0.0209 ft/ft
 Velocity 19.33 fps

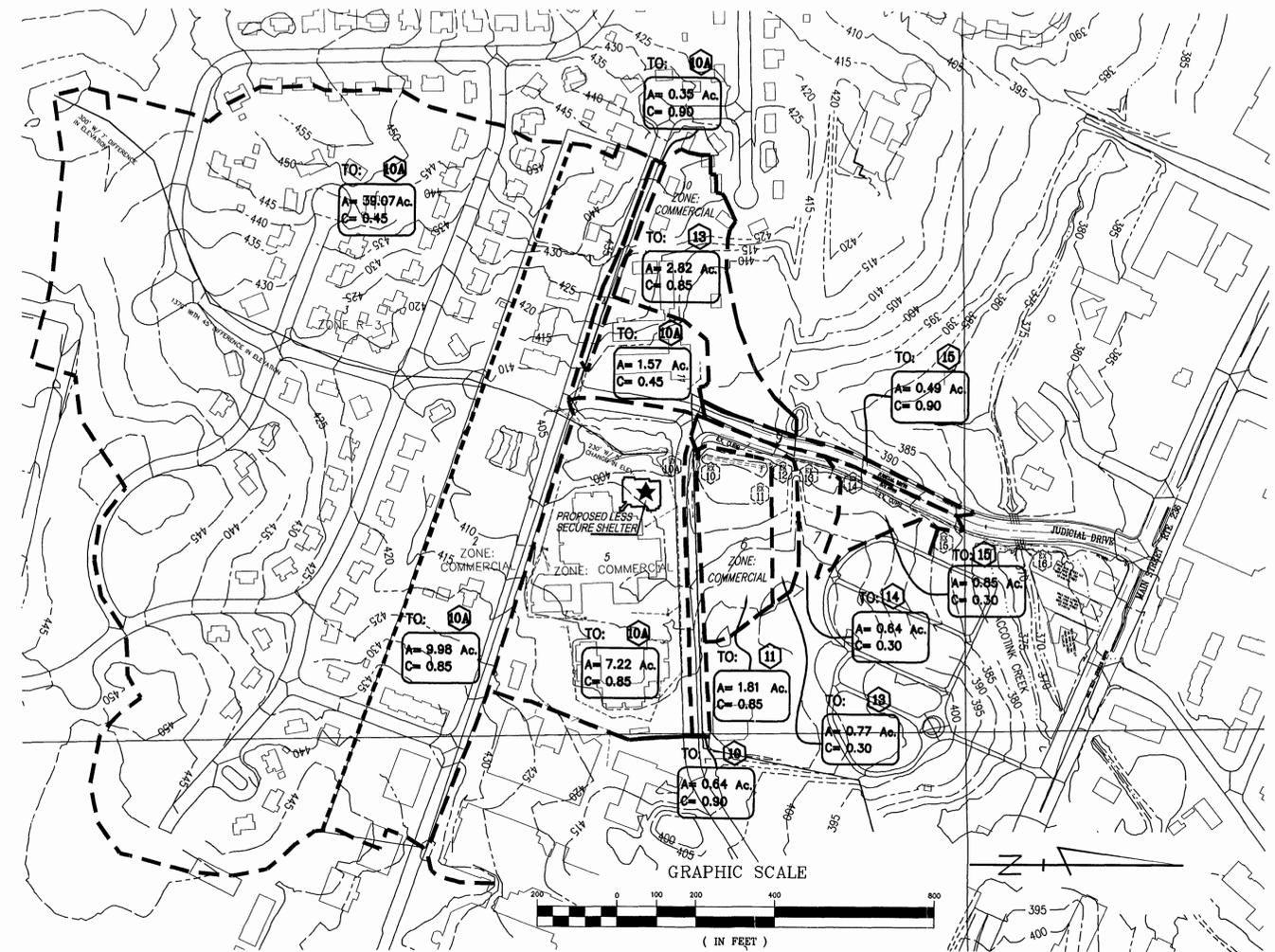
Culvert Analysis - Culvert 10A, 100, YEAR FREQUENCY STORM

Entered Data:
 Shape 54" Circular R.C.P.
 Number of Barrels 1
 Solving for Headwater
 Chart Number 1
 Scale Number 1
 Chart Description CONCRETE PIPE CULVERT; NO BEVELED RING ENTRANCE
 Scale Description SQUARE EDGE ENTRANCE WITH HEADWALL
 Overtopping 0ft
 Flowrate 271.27 cfs
 Manning's n 0.013
 Roadway Elevation 400.00 ft
 Inlet Elevation 389.55 ft
 Outlet Elevation 388.14 ft
 Diameter 4.50 ft
 Length 67.44 ft
 Entrance Loss 0.00
 Tailwater 3.00 ft

Computed Results:
 Headwater 400.00 ft
 Slope 0.0209 ft/ft
 Velocity NA

DRAINAGE MAP FOR ANALYSIS OF OUTFALL

SCALE: 1" = 200'



PRELIMINARY STORMWATER MANAGEMENT NARRATIVE:

EXISTING SITE CONDITIONS AND PROPOSED IMPROVEMENTS:

The FDPA site area consists of 7.52 acres of land. The majority of the site is developed and consists of the Juvenile Detention Center, parking and other related improvements. The proposed addition of the Less Secure Shelter is limited to the westerly portion of the site between the existing Juvenile Detention Center building and Judicial Drive. The proposed site plan area for development of the Less Secure Shelter is 1.54 acres and this new construction area is the area of focus for this stormwater management narrative. The site (1.54 acres) has an existing paved parking area adjacent to Judicial Drive. This parking area will be removed and a smaller multi-use court installed. There is a wooded area with a small un-named stream through the central part of the site. This stream has a contributing drainage area of 58 acres.

DESCRIPTION OF EXISTING DETENTION AND BEST MANAGEMENT PRACTICES

1(a). The existing wooded area adjacent to the stream shall be preserved and a conservation easement will be provided to protect this area from future disturbance. This wooded area accounts for more than 40% of the site plan area and provides the required phosphorus removal credit to meet water quality/BMP requirements. The area east of the proposed conservation easement to the existing Juvenile Detention Center is currently lawn area and is the proposed location of the Less Secure Shelter building and a three car parking area. Primary parking for this site was previously provided in the existing parking garage on the northerly side of Page Avenue. Stormwater management was provided for the Less Secure Shelter as part of the "Massey Building SWM/BMP Pond Retrofit" a public improvement plan identified by County Number: 8422-PI-02-3. The existing detention facility serving this site is an extended dry pond and is located approximately 800' east of the proposed Less Secure Shelter on the south side of Page Avenue. The impervious area created by the three car parking lot and the proposed recreation area is balanced by the removal of an existing fourteen (14) car parking area, so that no additional impervious area is created with this plan, over that originally provided for with public improvement plan 8422-PI-02-3. A drainage map on this sheet is provided to illustrate the contributing area passing through this site.

Change in stormwater runoff:

Pre-development runoff from the site
 Pre-development site plan area = 67,123 s.f. or 1.54 acres

Runoff coefficient:
 Existing Impervious area, (parking area, walks, etc.)= 8,494 s.f. or 0.21 acres; C2 & C10=0.90

Lawn area = 31,062 s.f. or 0.71 acres; C2 & C10=0.30

Wooded area adjacent to stream (EQC) = 27,567 s.f. or 0.63 acres; C2 =0.15, C10=0.30

$C2 (Wt.) = (0.90 \times 0.20) + (0.30 \times 0.71) + (0.15 \times 0.63) / 1.54 = 0.32$

$C10 (Wt.) = (0.90 \times 0.20) + (0.30 \times 0.71) + (0.30 \times 0.63) / 1.54 = 0.38$

Time of concentration: Use $T_c = 5.0$ minutes; $I_2 = 5.45$, $I_{10} = 7.27$

$Q_2 = 3.58$ c.f.s. $Q_{10} = 4.25$ c.f.s.

Post-development runoff from the site:
 Runoff coefficient:
 Post-development site plan area = 67,123 s.f. or 1.54 acres

The impervious (building) area graphically indicated for the Less Secure Shelter on for rezoning case RZ 94-W-023 was 5,050 s.f.

Proposed impervious area, (building, parking area, walks, etc.)= 14,188-5,050 s.f. = 9,138 s.f. or 0.21 acres; C2 & C10=0.90

Lawn area = 25,368 + 5,050=30,438 s.f. or 0.70 acres; C2 & C10=0.30

Wooded area adjacent to stream (EQC) = 27,567 s.f. or 0.63 acres; C2 =0.15, C10=0.30

$C2 (Wt.) = (0.90 \times 0.21) + (0.30 \times 0.70) + (0.15 \times 0.63) / 1.54 = 0.32$

$C10 (Wt.) = (0.90 \times 0.21) + (0.30 \times 0.70) + (0.30 \times 0.63) / 1.54 = 0.38$

Time of concentration: Use $T_c = 5.0$ minutes; $I_2 = 5.45$, $I_{10} = 7.27$

$Q_2 = 3.58$ c.f.s. $Q_{10} = 4.25$ c.f.s.

No increase runoff due to site development:
 $Q_2 = 3.58 - 3.58 = 0.00$ c.f.s. Increase
 $Q_{10} = 4.25 - 4.25 = 0.00$ c.f.s. Increase

Therefore, because there is no increase in runoff for storms of two and ten year frequency and the water quality requirements have been satisfied by providing the required 40% "Natural Open Space" as outlined in table 6.3 of the County Public Facilities Manual. No additional water quality controls are required.

1(b). DESCRIPTION OF OUTFALL:

General description of drainage pattern:

Drainage on the FDPA site is split in two primary patterns that combine at the 54" culvert draining under Page Avenue.

1. Drainage from the southerly portion of the site is collected from the roof area, a series of inlets and culverts. This runoff is discharged into a small-un-named stream that begins on the northerly side of Judicial Drive. The collected storm drainage then flows initially in two distinct channels that combine into a single channel after approximately 150'. The combined channel then carries drainage an additional 100' feet where the it is conveyed in an existing storm sewer system under Page Avenue into Fairfax City.

2. Drainage from the northerly portion of the site is collected from the roof area and a series of inlets and is discharged into the same small-un-named stream adjacent to a 54" culvert on the southerly side of Page Avenue.

Drainage is conveyed through the U.S. Post Office site and along the easterly side of Judicial Drive by a series of 54" and 60" storm sewer pipes. Stormwater is then discharged into Accotink Creek on the easterly side of Judicial Drive. Accotink Creek's drainage travels in a northeasterly direction from this point along the northerly boundary of the Fairfax Cemetery until it crosses Main Street, Route #236 and continues in a northerly direction in the existing Accotink Creek channel.

1(c). DESCRIPTION OF HOW ADEQUATE OUTFALL REQUIREMENTS WILL BE SATISFIED:

The existing outfall from the Less Secure Shelter site is a series of 54" and 60" storm sewers that conveys storm drainage through the U.S. Post Office site and along the easterly side of Judicial Drive. The storm sewer system has adequate capacity for storms of 10-year frequency. Stormwater is then discharged into Accotink Creek on the easterly side of Judicial Drive. Overland relief for storms of greater intensity is available by flow along Judicial Drive to Accotink Creek. A tabular chart is provided on this sheet to indicate that the storm sewer has adequate capacity for storm of 10 year frequency. Accotink Creek at Page Avenue has contributing area drainage of 277 acres. The contributing area at this point in the water shed is 180 times the area of the proposed site plan area (1.54 ac.). See the drainage map for Accotink Creek on sheet 6. Based on the Fairfax County Public Facilities Manual, 6-0203.2 & 6-0203.2B "The extent of the review of the downstream drainage system shall be: "To a point at which the total drainage area is at least 100 times greater than the contributing drainage area of the development site".

Therefore the requirement for review of the downstream drainage system has been satisfied.

Application No. 94R-91-W-023-3 Staff 98
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (ODP) (RDP)
 SEE PROFFERS DATED 3/21/08
 Date of OS (PC) approval 3/21/08
 Sheet 4 of 7

PACIULLI

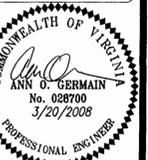
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PUBLIC SAFETY CENTER
 FDPA 91-W-023-2
 PCA 91-W-023-3
 FAIRFAX COUNTY, VIRGINIA
 PROVIDENCE DISTRICT

DRAINAGE MAP FOR
 ANALYSIS OF OUTFALL &
 STORMWATER
 MANAGEMENT NARRATIVE



REVISION: 2/14/2008
 SCALE: AS NOTED
 DATE: 11-19-07
 DRN:
 CKD:
 SHEET 7 OF 7

FILE NO: 07F-3743-1



County of Fairfax, Virginia

MEMORANDUM

DATE: December 8, 2015

TO: Casey Gresham, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Linda Barfield, Urban Forester II
Forest Conservation Branch, DPWES 

SUBJECT: Public Safety Center-FDPA 91-W-023-02-02

I have reviewed the above referenced Final Development Plan Amendment proposed development conditions and understand all UFMD comments have been addressed.

At this time Forest Conservation Branch staff has no further comments regarding this application.

If there are any questions or further assistance is desired, please contact me at (703) 324-1770.

lb/

UFMDID #: 203883

cc: DPZ File



16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS**16-101 General Standards**

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

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

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, 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.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

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		