**APPLICATION ACCEPTED:** May 27, 2015
**BOARD OF ZONING APPEALS:** February 24, 2016 @ 9:00 a.m.

# County of Fairfax, Virginia

**February 17, 2016**

**STAFF REPORT**

**SPECIAL PERMIT SP 2015-MA-088**

**MASON DISTRICT**

| | |
|---|---|
| **APPLICANT/CONTRACT PURCHASER:** | 6805 Industrial Land Co. |
| **OWNER:** | Washington Gas Light Company |
| **ZONING:** | I-6, H-C |
| **LOCATION:** | 6801 Industrial Rd., Springfield, 22151 |
| **ZONING ORDINANCE PROVISIONS**: | 5-603, 8-501 |
| **TAX MAP:** | 80-2 ((1)) 30 |
| **SIZE:** | 20 acres |
| **PLAN MAP:** | Industrial |
| **SPECIAL PERMIT PROPOSAL:** | To permit an indoor commercial recreation use in an industrial district. |

**STAFF RECOMMENDATION:**

Staff recommends approval of SP 2015-MA-088 subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners 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 Board of Zoning Appeals.

***Erin M. Haley***

**Department of Planning and Zoning**
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/

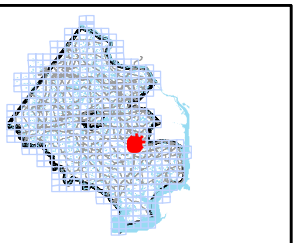
A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

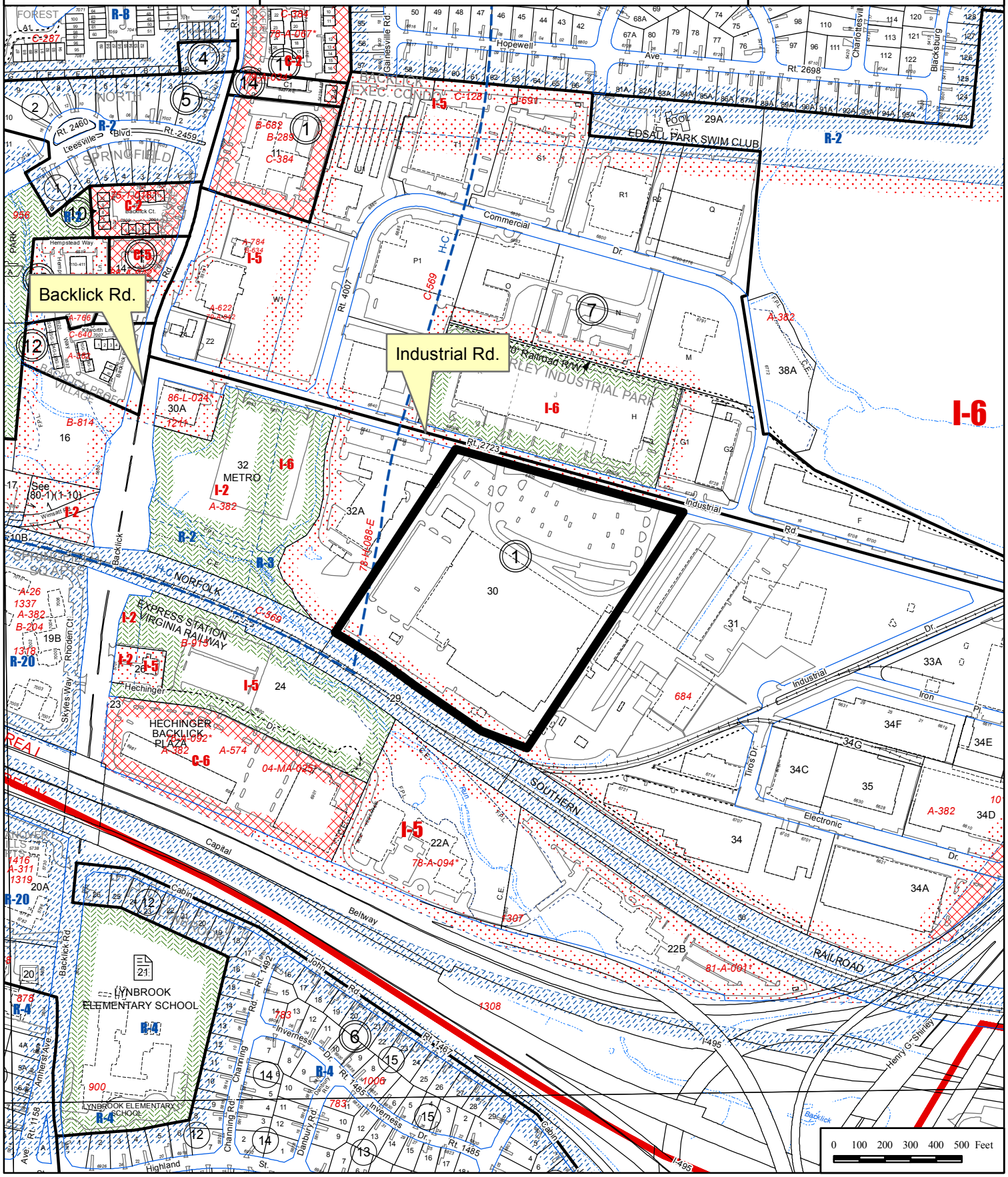
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505**.

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Permit
# SP 2015-MA-088
# 6805 INDUSTRIAL LAND CO.





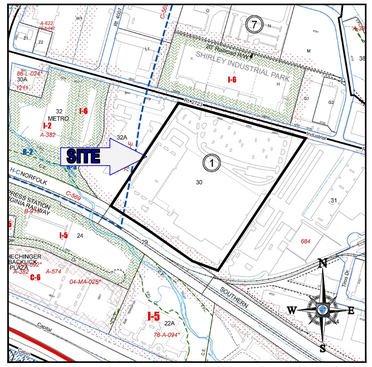
# SPECIAL PERMIT

FOR

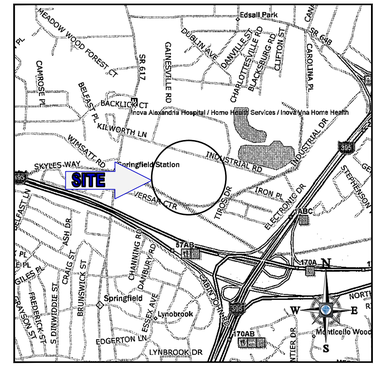
# ST. JAMES SPORTS AND WELLNESS COMPLEX

**LOCATION OF SITE**

6801 INDUSTRIAL ROAD
FAIRFAX COUNTY, VIRGINIA
MASON DISTRICT
TAX MAP 80-2((1))30




ZONING MAP
SCALE: 1" = 500'




LOCATION MAP
SCALE: 1" = 2,000'

## SHEET INDEX



| SHEET TITLE | SHEET NUMBER |
|---|---|
| COVER SHEET | 1 |
| EXISTING CONDITIONS PLAN | 2 |
| SPECIAL PERMIT PLAT AND GENERAL NOTES | 3 |
| EXISTING VEGETATION MAP AND TREE PRESERVATION PLAN | 4 |
| LANDSCAPE PLAN | 5 |
| LANDSCAPE PLAN NOTES AND SITE CALCULATIONS | 6 |
| PRELIMINARY STORMWATER MANAGEMENT PLAN | 7 |




OWNER

WASHINGTON GAS LIGHT CO.
1100 H ST. NW
WASHINGTON, D.C., 20080

ARCHITECT

HKS
2100 E. CARY ST., SUITE 100
RICHMOND, VA 23223
CONTACT: FRED ORTIZ, AIA
804-644-8400

APPLICANT/
CONTRACT PURCHASER

6805 INDUSTRIAL LAND CO.
10740 PARKRIDGE BLVD., SUITE 100
RESTON, VA 20191
CONTACT: KENDRICK ASHTON/CRAIG DIXON

ATTORNEY

WALSH COLUCCI LUBELEY & WALSH
2200 CLARENDON BLVD., SUITE 1300
ARLINGTON, VA 22201
CONTACT: LYNNE STROBEL ESQ.
INDA STAGG - SR. LAND USE PLANNER
703-528-4700

TRAFFIC CONSULTANT

WELLS & ASSOCIATES
1420 SPRING HILL RD., SUITE 610
TYSONS, VA 22102
CONTACT: MICHAEL PINKOSKE, PTP
703-917-6620

PREPARED BY

BOHLER
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**22636 DAVIS DRIVE, SUITE 250**
**STERLING, VIRGINIA 20164**
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CONTACT: DAVID B. LOGAN, P.E.


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| 2 | 12/21/15 | REV. PER VDOT COMMENTS | NTG |
| 3 | 02/03/16 | REV. PER COUNTY COMMENTS | NTG |

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|---|---|
| PROJECT No.: | S142005 |
| DRAWN BY: | NTG |
| CHECKED BY: | DBL |
| DATE: | 05/20/15 |
| SCALE: | N/A |
| CAD I.D.: | SD3 |

PROJECT:

SPECIAL PERMIT
SP 2015-MA-088

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COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43616
02/03/16
PROFESSIONAL ENGINEER

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

1

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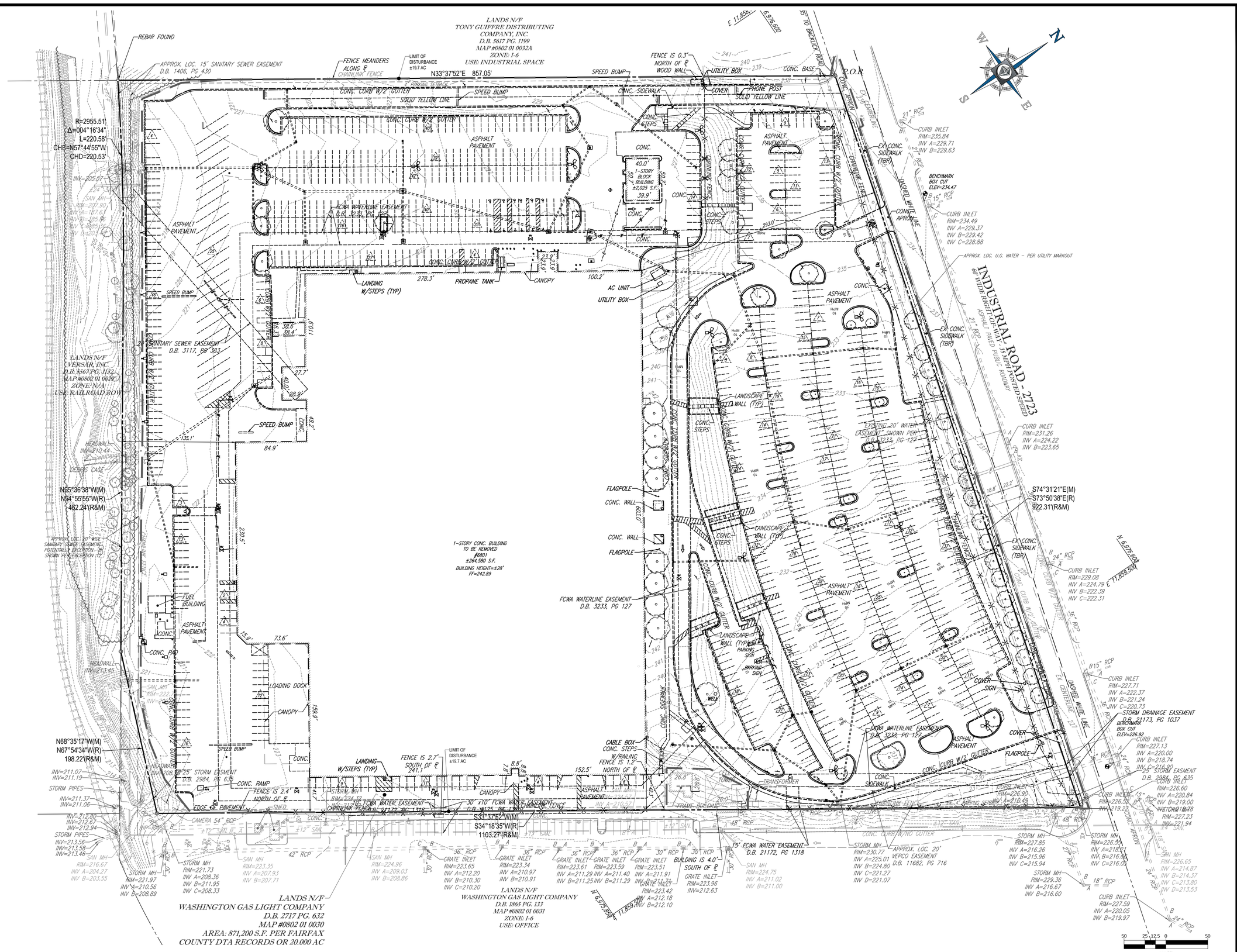


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PROJECT:

SPECIAL PERMIT
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Lic. No. 43616
02/03/16
PROFESSIONAL ENGINEER

SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET NUMBER:

2

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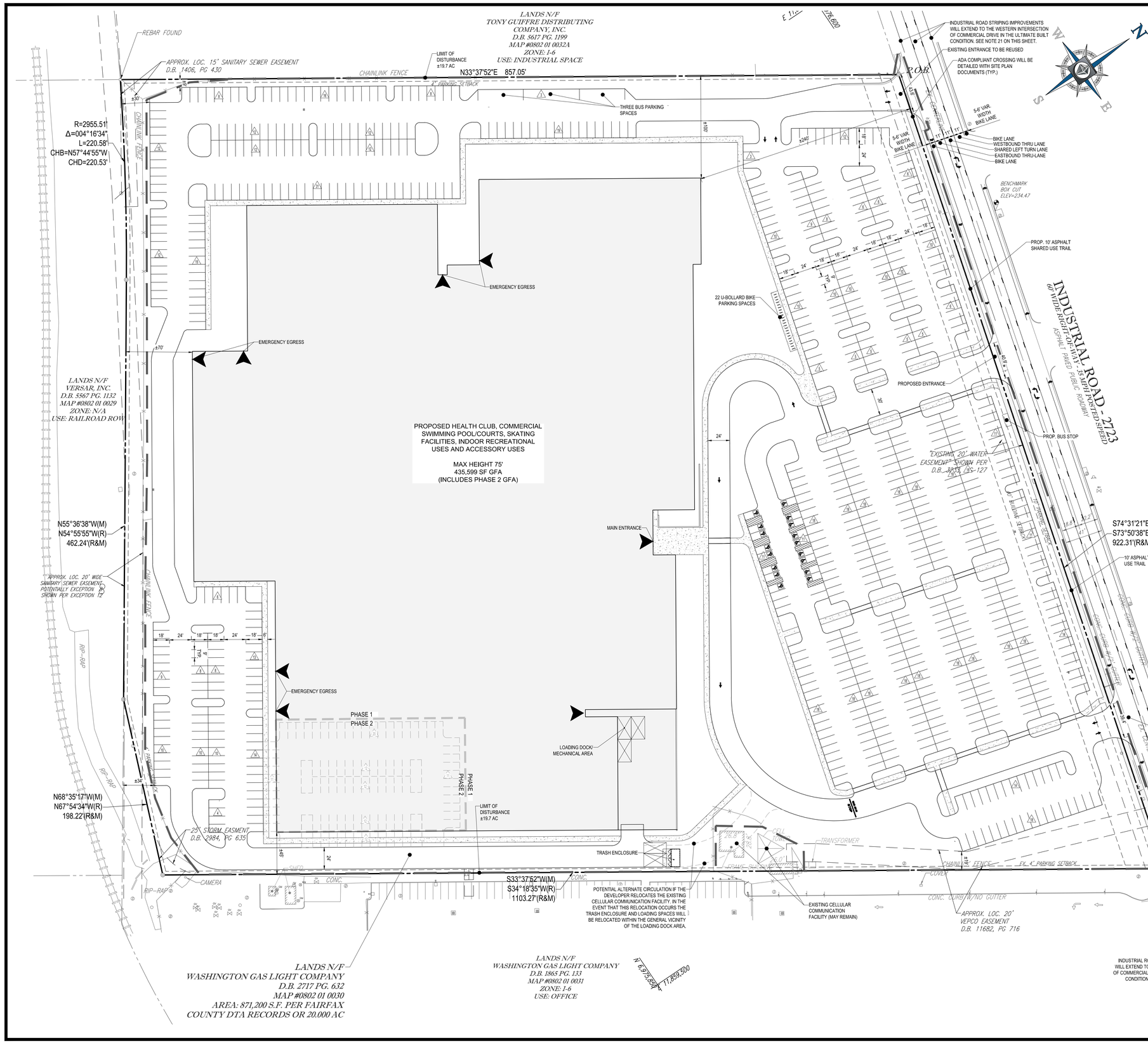


## GENERAL NOTES

1. THIS PLAN IS BASED ON A BOUNDARY & TOPOGRAPHICAL/ ALTA SURVEY SURVEY BY:
   BOHLER ENGINEERING
   ENTITLED: "ALTA/ACSM LAND TITLE SURVEY THE ST. JAMES SPORTS AND WELLNESS COMPLEX, 6801 INDUSTRIAL ROAD, MASON DISTRICT FAIRFAX COUNTY, VIRGINIA"
   PROJECT#: SS142005
   DATE: 05/01/14
2. TOPOGRAPHY SHOWN HAS BEEN FIELD RUN AND IS SHOWN AT 1' CONTOUR INTERVALS. ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYOR'S BENCHMARK, AS REFERENCED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
3. APPLICANT IS THE CONTRACT PURCHASER FOR TAX MAP PARCEL 080-2((1))0030, CURRENTLY OWNED BY WASHINGTON GAS LIGHT CO.
4. EXISTING ZONING: I-6 - HEAVY INDUSTRIAL DISTRICT (SEE ZONING MAP ON SHEET 1)
   A PORTION OF THE SITE LIES WITHIN A HIGHWAY CORRIDOR OVERLAY DISTRICT
5. BULK REQUIREMENTS

| | ALLOWED/REQUIRED | PROVIDED |
|---|---|---|
| MIN. LOT AREA | 20,000 SF | 871,200 SF (20.00 AC) SPECIAL PERMIT PLAT AREA |
| MIN. LOT WIDTH | 100' | 922' |
| FRONT SETBACK (INDUSTRIAL ROAD) (NORTH) | 40' OR 45° BULK PLANE | ±240' 8° BULK PLANE |
| SIDE SETBACK (WEST) | N/A | ±100' |
| SIDE SETBACK (EAST) | N/A | ±45' |
| REAR SETBACK (SOUTH) | N/A | ±70' |
| MAX HEIGHT | 75' | MAX HEIGHT 75' |
| PARKING REQUIREMENT | | |
| SEE SHEET 6 FOR FURTHER DETAILS | PHASE 1 = 759 SPACES PHASE 2 = 773 SPACES | PHASE 1 = 883 SPACES PHASE 2 = 793 SPACES |
| LOADING SPACE REQUIREMENT | | |
| ONE (1) SPACE FOR THE FIRST 10,000 SQUARE FEET OF GROSS FLOOR AREA, PLUS ONE (1) SPACE FOR EACH ADDITIONAL 100,000 SQUARE FEET OR MAJOR FRACTION THEREOF | 435,599 SF GROSS FLOOR AREA 5 LOADING SPACES REQUIRED | 5 LOADING SPACES |
| SEE SHEET 6 FOR FURTHER DETAILS | 4 | 4 |
| FLOOR AREA RATIO (F.A.R.) | 0.50 | 0.50 |
| OPEN SPACE | 10% | MIN. 10% |

6. NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SPECIAL PERMIT PLAT AREA.
7. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN), PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREA, PANEL 170 OF 450" COMMUNITY PANEL NO. 515525 0170 E, MAP REVISED 9/17/10.
8. NO MAJOR UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST ON THE SITE.
9. NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST ON THIS SITE.
10. A STATEMENT FROM THE HEALTH DEPARTMENT REGARDING ADEQUATE AVAILABLE FACILITIES IS REQUIRED FOR SANITARY SEWER AND WILL BE PROVIDED AT SITE PLAN REVIEW. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
11. SIGNS WILL BE INSTALLED UNDER A SEPARATE PERMIT IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.
12. SITE LIGHTING WILL CONFORM TO PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE.
13. PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
14. LANDSCAPING SHOWN IS CONCEPTUAL IN NATURE. LANDSCAPING QUANTITIES AND LOCATIONS MAY BE MODIFIED AS REQUIRED/ PERMITTED BY FAIRFAX URBAN FORESTRY AT TIME OF SITE PLAN REVIEW. PLEASE SEE SHEET 5 AND 6 FOR FULL LANDSCAPE PLAN.
15. THERE ARE NO SCENIC OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE PROPERTY.
16. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THE PROPERTY. IF ANY SUCH SUBSTANCES ARE DISCOVERED, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, AND/OR FEDERAL LAW.
17. ANY DEDICATIONS, ONSITE AND OFFSITE IMPROVEMENTS, AND AMENITIES SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS, OR AS OTHERWISE CONDITIONED.
18. ALL REQUIRED FIRE PROTECTION DEVICES, SIGNAGE, AND STRIPING WILL BE PROVIDED PER THE STATEWIDE BUILDING CODE, FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, AND STATEWIDE FIRE PREVENTION CODE.
19. THE PROPOSED DEVELOPMENT SHALL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED BELOW.
20. THE APPLICANT RESERVES THE RIGHT TO PROVIDE THE MINIMUM REQUIRED PARKING.
21. INDUSTRIAL ROAD STRIPING IMPROVEMENTS ARE SHOWN FOR INFORMATION ONLY. FINAL SIGNAGE AND STRIPING WILL BE DESIGNED AND APPROVED THROUGH SEPARATE SUBMISSIONS TO VDOT DURING THE SITE PLAN DESIGN PROCESS. THE GENERAL INTENT SHOWN ON THIS PLAN WILL BE MET THROUGH THE VDOT SIGNAGE AND STRIPING PLANS.


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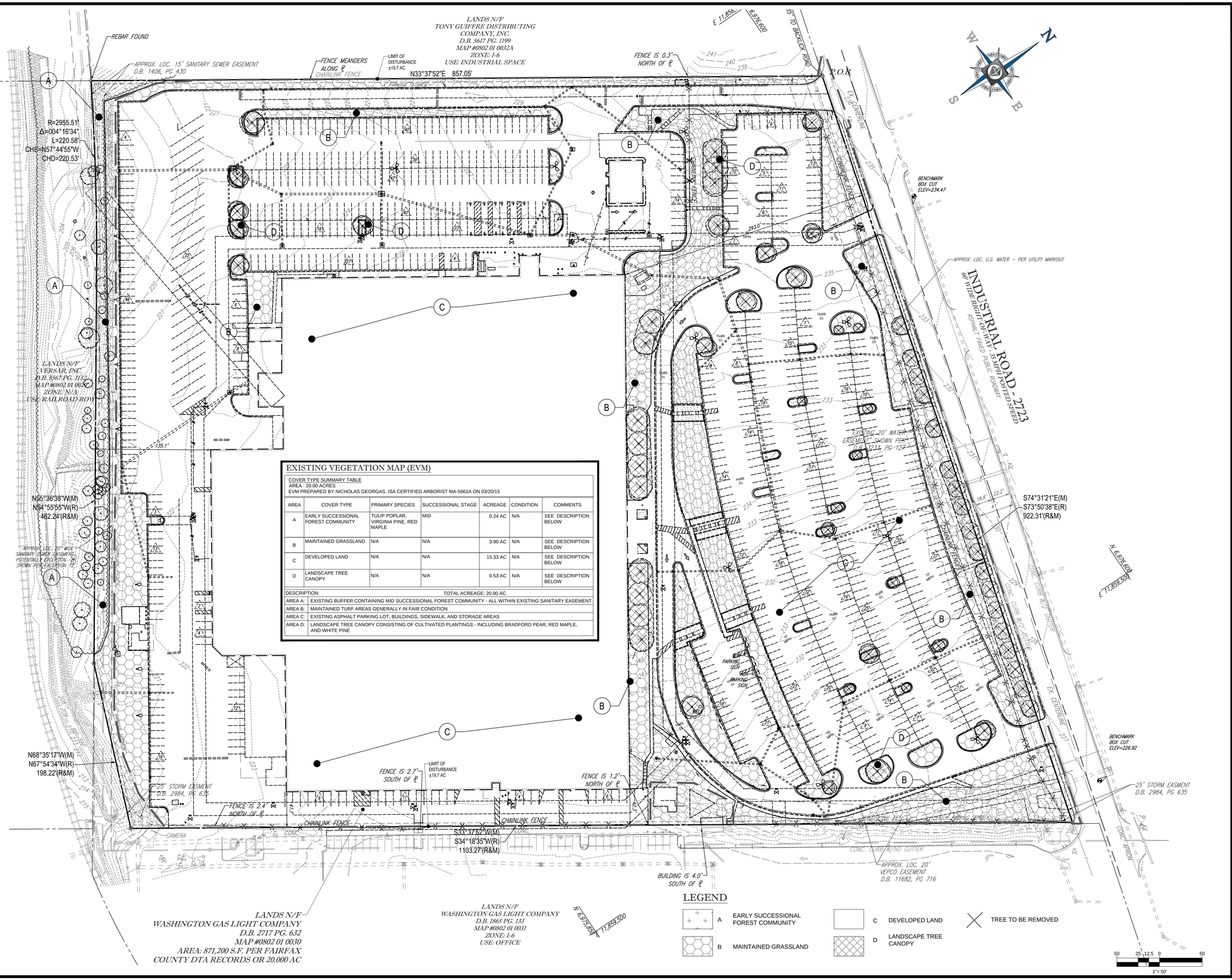
SHEET TITLE:

SPECIAL PERMIT PLAT AND GENERAL NOTES

SHEET NUMBER:

3




## EXISTING VEGETATION MAP (EVM)

COVER TYPE SUMMARY TABLE
AREA : 20.00 ACRES
EVM PREPARED BY NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-5061A ON 03/20/15

| AREA | COVER TYPE | PRIMARY SPECIES | SUCCESSIONAL STAGE | ACREAGE | CONDITION | COMMENTS |
|---|---|---|---|---|---|---|
| A | EARLY SUCCESSIONAL FOREST COMMUNITY | TULIP POPLAR, VIRGINIA PINE, RED MAPLE | MID | 0.24 AC | N/A | SEE DESCRIPTION BELOW |
| B | MAINTAINED GRASSLAND | N/A | N/A | 3.90 AC | N/A | SEE DESCRIPTION BELOW |
| C | DEVELOPED LAND | N/A | N/A | 15.33 AC | N/A | SEE DESCRIPTION BELOW |
| D | LANDSCAPE TREE CANOPY | N/A | N/A | 0.53 AC | N/A | SEE DESCRIPTION BELOW |

| DESCRIPTION: | TOTAL ACREAGE: 20.00 AC |
|---|---|
| AREA A: | EXISTING BUFFER CONTAINING MID SUCCESSIONAL FOREST COMMUNITY - ALL WITHIN EXISTING SANITARY EASEMENT |
| AREA B: | MAINTAINED TURF AREAS GENERALLY IN FAIR CONDITION |
| AREA C: | EXISTING ASPHALT PARKING LOT, BUILDINGS, SIDEWALK, AND STORAGE AREAS |
| AREA D: | LANDSCAPE TREE CANOPY CONSISTING OF CULTIVATED PLANTINGS - INCLUDING BRADFORD PEAR, RED MAPLE, AND WHITE PINE |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SHEET TITLE:

EXISTING VEGETATION MAP AND TREE PRESERVATION PLAN

SHEET NUMBER:

4

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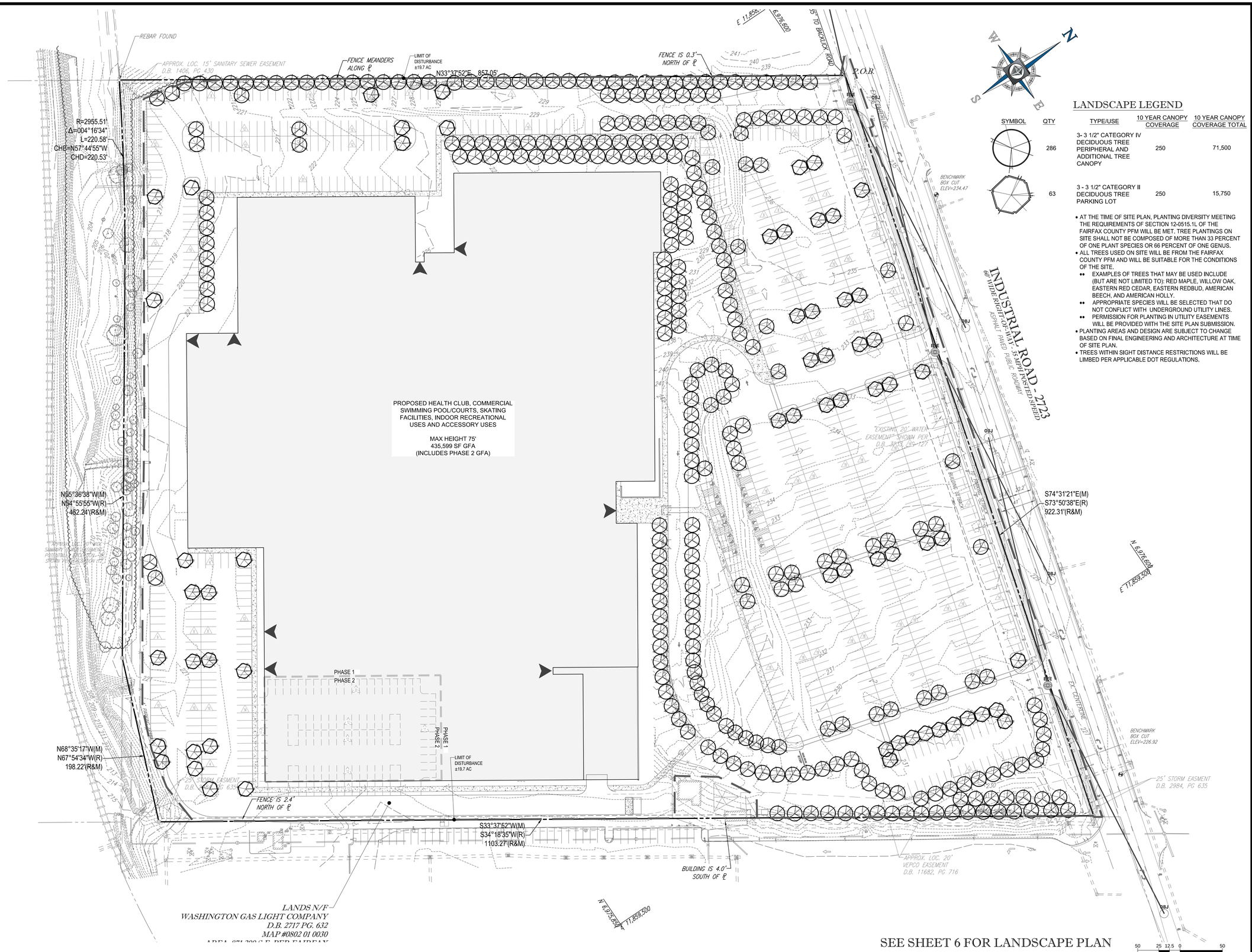


## LANDSCAPE LEGEND

| SYMBOL | QTY | TYPE/USE | 10 YEAR CANOPY COVERAGE | 10 YEAR CANOPY COVERAGE TOTAL |
|---|---|---|---|---|
| | 286 | 3- 3 1/2" CATEGORY IV DECIDUOUS TREE PERIPHERAL AND ADDITIONAL TREE CANOPY | 250 | 71,500 |
| | 63 | 3 - 3 1/2" CATEGORY II DECIDUOUS TREE PARKING LOT | 250 | 15,750 |

- AT THE TIME OF SITE PLAN, PLANTING DIVERSITY MEETING THE REQUIREMENTS OF SECTION 12-0515.1L OF THE FAIRFAX COUNTY PFM WILL BE MET. TREE PLANTINGS ON SITE SHALL NOT BE COMPOSED OF MORE THAN 33 PERCENT OF ONE PLANT SPECIES OR 66 PERCENT OF ONE GENUS.
- ALL TREES USED ON SITE WILL BE FROM THE FAIRFAX COUNTY PFM AND WILL BE SUITABLE FOR THE CONDITIONS OF THE SITE.
  - EXAMPLES OF TREES THAT MAY BE USED INCLUDE (BUT ARE NOT LIMITED TO): RED MAPLE, WILLOW OAK, EASTERN RED CEDAR, EASTERN REDBUD, AMERICAN BEECH, AND AMERICAN HOLLY.
  - APPROPRIATE SPECIES WILL BE SELECTED THAT DO NOT CONFLICT WITH UNDERGROUND UTILITY LINES.
  - PERMISSION FOR PLANTING IN UTILITY EASEMENTS WILL BE PROVIDED WITH THE SITE PLAN SUBMISSION.
- PLANTING AREAS AND DESIGN ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND ARCHITECTURE AT TIME OF SITE PLAN.
- TREES WITHIN SIGHT DISTANCE RESTRICTIONS WILL BE LIMBED PER APPLICABLE DOT REGULATIONS.

SEE SHEET 6 FOR LANDSCAPE PLAN NOTES AND CALCULATIONS

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
TRANSPORTATION SERVICES
LAND SURVEYING
SUSTAINABLE DESIGN
◆ UPSTATE NEW YORK
◆ NEW ENGLAND
◆ NEW JERSEY
◆ NEW YORK METRO
◆ NEW YORK, NY
◆ NEW JERSEY
◆ PHILADELPHIA, PA
◆ LEHIGH VALLEY, PA
◆ HARRISBURG, PA
◆ REHOBOTH BEACH, DE
◆ BALTIMORE, MD
◆ SOUTHERN MARYLAND
◆ NORTHERN VIRGINIA
◆ CENTRAL VIRGINIA
◆ RICHMOND, VA
◆ CHARLOTTE, NC
◆ TAMPA, FL
◆ SOUTH FLORIDA

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| 3 | 02/03/16 | REV. PER COUNTY COMMENTS | NTG |

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(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

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|---|---|
| PROJECT No.: | S142005 |
| DRAWN BY: | NTG |
| CHECKED BY: | DBL |
| DATE: | 05/20/15 |
| SCALE: | 1" = 50' |
| CAD I.D.: | SE3 |

PROJECT:

SPECIAL PERMIT
SP 2015-MA-088

FOR

ST. JAMES SPORTS AND WELLNESS COMPLEX

LOCATION OF SITE
6801 INDUSTRIAL ROAD
MASON DISTRICT
FAIRFAX COUNTY
SPRINGFIELD,VA 22151

BOHLER ENGINEERING
22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
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COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43616
02/03/16
PROFESSIONAL ENGINEER

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

5

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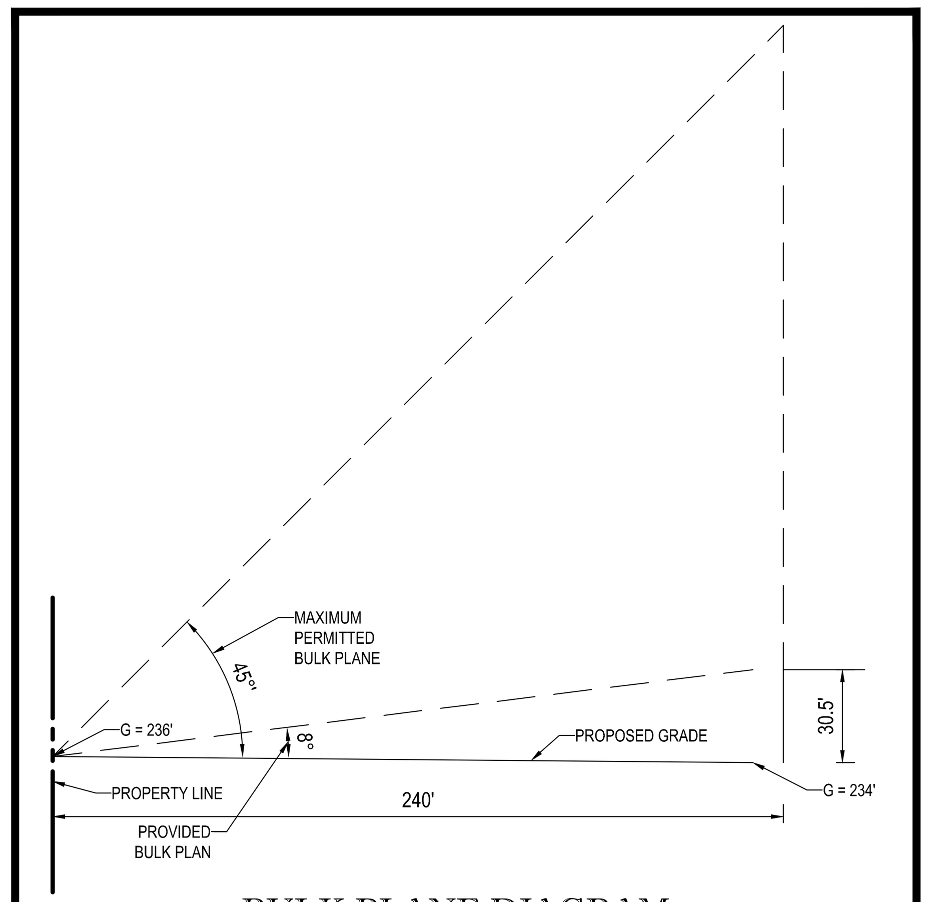
## PARKING SUMMARY

| Use | Parking Requirement | Area of Use / Number of Courts | Occupancy Load | Number of Employees | Total Parking Requirement for Each Use |
|---|---|---|---|---|---|
| Recreational Facility other than Theatre, Auditorium, Stadium, Bowling Alley or Swimming Pool | 1 space per three (3) persons based on the occupancy load plus one (1) space per employee | | 1061 | 41 | 395 |
| Swimming Pool, Commercial | One (1) space per four (4) persons lawfully permitted in the pool at one time, plus one (1) space per employee | | 180 | 10 | 55 |
| Squash Court | Three (3) spaces per court. | 8 courts | | | 24 |
| Office (50,000 SF of GFA or Less) | 3.6 spaces per 1000 square feet of GFA | 7,888 GFA Sports Medicine Office | | | 29 |
| Spectator Seating | 0.3 space per seat | | 900 | | 270 |
| Total Parking Spaces Required | | | | | 773 |

TOTAL PARKING PROVIDED
IN PHASE 2 = 793 SPACES

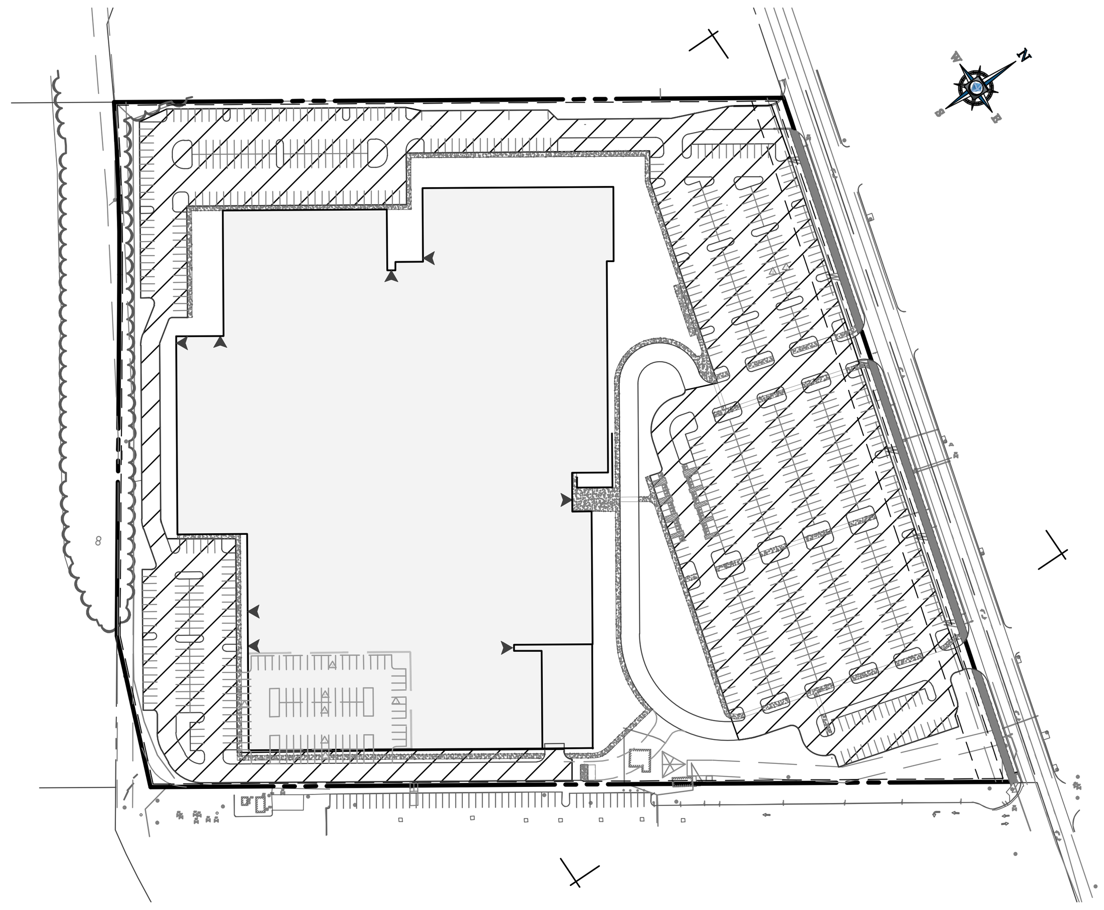



## BULK PLANE DIAGRAM
## INDUSTRIAL ROAD

1" = 50' VERTICAL/HORIZONTAL

## TABLE 12.13 INTERIOR PARKING LOT LANDSCAPING CALCULATIONS - PHASE 2 ONLY

| | |
|---|---|
| AREA TO BE COUNTED: | 327,939 S.F. |
| INTERIOR LANDSCAPING REQUIRED (5%): | 16,397 S.F. |
| TOTAL SHADE TREE CANOPY PROVIDED:<br>66 PROPOSED TREES @ 250 S.F. EACH: | 16,500 S.F. |
| TOTAL AREA REQUIRED = | 16,397 S.F. (5%) |
| TOTAL AREA PROVIDED = | 16,500 S.F. (5.0%) |



NOTE: PHASE 1 IS MORE INTENSE THAN PHASE 2 AND THEREFORE PARKING LOT LANDSCAPING IS BASED UPON THAT CALCULATION FOR BOTH PHASES. IF PHASE 2 IS IMPLEMENTED PARKING LOT LANDSCAPING WILL STILL MEET OR EXCEED MINIMUM ZONING ORDINANCE REQUIREMENTS

NTS

## ZONING ORDINANCE REQUIREMENTS

| SECTION | REQUIREMENTS | CALCULATIONS (REQUIRED/PROPOSED) | COMPLIANCE |
|---|---|---|---|
| 13-203 PERIPHERAL PARKING LOT LANDSCAPING | PERIPHERAL PARKING LOT LANDSCAPING<br>1. WHEN THE PROPERTY LINE ABUTS LAND NOT IN THE RIGHT OF-WAY OF A STREET:<br>A. A LANDSCAPING STRIP FOUR (4) FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT.<br>B. AT LEAST ONE (1) TREE FOR EACH FIFTY (50) FEET SHALL BE PLANTED IN THE LANDSCAPING STRIP; HOWEVER, THIS SHALL NOT BE CONSTRUED AS REQUIRING THE PLANTING OF TREES ON FIFTY (50) FOOT CENTERS. | WEST PROPERTY LINE<br>REQUIRED:<br>857 LF OF PROPERTY LINE<br>857 / 50 = 18<br>18 TREES REQUIRED<br>18 TREES PROVIDED | COMPLIES |
| | | SOUTH PROPERTY LINE<br>REQUIRED:<br>880 LF OF PROPERTY LINE<br>880 / 50 = 18<br>18 TREES REQUIRED<br>A MINIMUM 18 TREES ARE TO REMAIN IN THE EXISTING VEGETATED BUFFER ALONG THE SOUTHER PROPERTY LINE TO SATISFY THE REQUIREMENT. | COMPLIES |
| | | EAST PROPERTY LINE<br>REQUIRED:<br>1,103 LF OF PROPERTY LINE<br>1,103 / 50 = 23<br>23 TREES REQUIRED<br>23 TREES PROVIDED | COMPLIES |
| | PERIPHERAL PARKING LOT LANDSCAPING<br>2. WHEN THE PROPERTY LINE ABUTS LAND IN THE RIGHT OF-WAY OF A STREET:<br>A. A LANDSCAPING STRIP TEN (10) FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT.<br>B. AT LEAST ONE (1) TREE FOR EACH FORTY (40) FEET SHALL BE PLANTED IN THE LANDSCAPING STRIP; HOWEVER, THIS SHALL NOT BE CONSTRUED AS REQUIRING THE PLANTING OF TREES ON FORTY (40) FOOT CENTERS. | INDUSTRIAL ROAD<br>REQUIRED:<br>841 LF OF PROPERTY LINE<br>841 / 40 = 22<br>22 TREES REQUIRED<br>22 TREES PROVIDED<br>DUE TO EXISTING FAIRFAX COUNTY WATER EASEMENTS ALONG INDUSTRIAL DRIVE THE REQUIRED PERIMETER TREES ARE LOCATED ELSEWHERE ONSITE. | COMPLIES |

## TABLE 12.3 - TREE PRESERVATION TARGET CALCULATIONS WORKSHEET

| | | |
|---|---|---|
| A | PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY | 33,541* |
| B | PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY | 3.8% |
| C | PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4) | 10% |
| D | PERCENTAGE OF THE 10-TEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION | 3.8% |
| E | PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION | 0.0% |
| F | HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? | NO |
| G | IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN 12-0507.3 | |
| H | IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12-0507.4 | |
| I | PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12 | |

THERE IS ±15,725 SF OF PRE-DEVELOPMENT TREE CANOPY WITHIN EXISTING UTILITY EASEMENTS OF WHICH ±9,300 SF IS BEING PRESERVED. THE TREE CANOPY TO REMAIN WITHIN THE SANITARY SEWER EASEMENT WOULD SATISFY THE TREE PRESERVATION TARGET MINIMUM HOWEVER IT IS NOT ALLOWED TO BE CREDITED.
A FORMAL TREE CANOPY PRESERVATION DEVIATION LETTER WILL BE SUBMITTED WITH THE SITE PLAN. ADDITIONALLY THE 10 YEAR TREE CANOPY VALUE WILL BE MADE UP BY PROPOSED PLANTINGS LOCATED ENTIRELY ONSITE.

## TABLE 12.10 - 10 YEAR TREE CANOPY WORKSHEET

| STEP | | TOTALS |
|---|---|---|
| **A. TREE PRESERVATION TARGET AND STATEMENT** | | |
| A 1 | PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATIONS | |
| **B. TREE CANOPY REQUIREMENT** | | |
| B1 | IDENTIFY GROSS SITE AREA = | 871,200 |
| B2 | SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE = | 0 |
| B3 | SUBTRACT AREA OF EXEMPTIONS = | - |
| B4 | ADJUSTED GROSS SITE AREA (B1-B2) = | 871,200 |
| B5 | IDENTIFY SITES ZONING AND OR USE = | COMMERCIAL |
| B6 | PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED = | 10% |
| B7 | AREA OF 10-YEAR TREE CANOPY REQUIRED (B4 x B6) = | 87,120 |
| B8 | MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED? | NO |
| B9 | IF B8 YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED | N/A |
| **C. TREE PRESERVATION** | | |
| C1 | TREE PRESERVATION TARGET AREA = | 3,354 |
| C2 | TOTAL CANOPY AREA MEETING STANDARDS OF § 12-0200 = | 0 |
| C3 | C2 X 1.25 = | 0 |
| C4 | TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES = | 0 |
| C5 | C4 X 1.5 | 0 |
| C6 | TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIMEN," OR "STREET" TREES = | 0 |
| C7 | C6 X 1.5 TO 3.0 = | 0 |
| C8 | CANOPY AREA OF TREES WITHIN RESOURCE PROTECTION AREAS AND 100-YEAR FLOODPLAINS = | 0 |
| C9 | C8 X 1.0 = | 0 |
| C10 | TOTAL OF C3, C5, C7, AND C9 = | 0 |
| **D. TREE PLANTING** | | |
| D1 | AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10) = | 87,120 |
| D2 | AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS = | 0 |
| D3 | X 1.5 = | 0 |
| D4 | AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION = | 0 |
| D5 | X 1.5 = | 0 |
| D6 | AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS = | 0 |
| D7 | X 1.5 = | 0 |
| D8 | AREA OF CANOPY PLANTED FOR WILDLIFE BENEFITS | 0 |
| D9 | X1.5 = | 0 |
| D10 | AREA OF CANOPY PROVIDED BY NATIVE TREES = | 0 |
| D11 | X 1.5 = | 0 |
| D12 | AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES = | 0 |
| D13 | X 1.5= | 0 |
| D14 | AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS = | 0 |
| - | X 1.0 = | 0 |
| D15 | AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY SEED MIX = | 0 |
| | X 1.0 = | 0 |
| D16 | PERCENTAGE OF D14 REPRESENTED BY D15 = | 0 |
| - | AREA OF CANOPY NOT MEETING MULTIPLIER CRITERIA | 87,250 |
| D17 | TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING = | 87,250 |
| D18 | IS AN OFFSITE PLANTING RELIEF REQUESTED? | NO |
| D19 | TREE BANK OR TREE FUND? | N/A |
| D20 | CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND = | 0 |
| D21 | AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND = | $0 |
| **E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED** | | |
| E1 | TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10) = | 0 |
| E2 | TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17) = | 87,250 |
| E3 | TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19) = | 0 |
| E4 | TOTAL OF 10-YEAR TREE CANOPY PROVIDED = | 87,250 |
| | PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED = | 10.01% |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| 3 | 02/03/16 | REV. PER COUNTY COMMENTS | NTG |

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| SCALE: | 1" = 50' |
| CAD I.D.: | SE3 |

PROJECT:

SPECIAL PERMIT
SP 2015-MA-088

FOR

ST. JAMES SPORTS AND WELLNESS COMPLEX

LOCATION OF SITE
6801 INDUSTRIAL ROAD
MASON DISTRICT
FAIRFAX COUNTY
SPRINGFIELD,VA 22151


BOHLER ENGINEERING
22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
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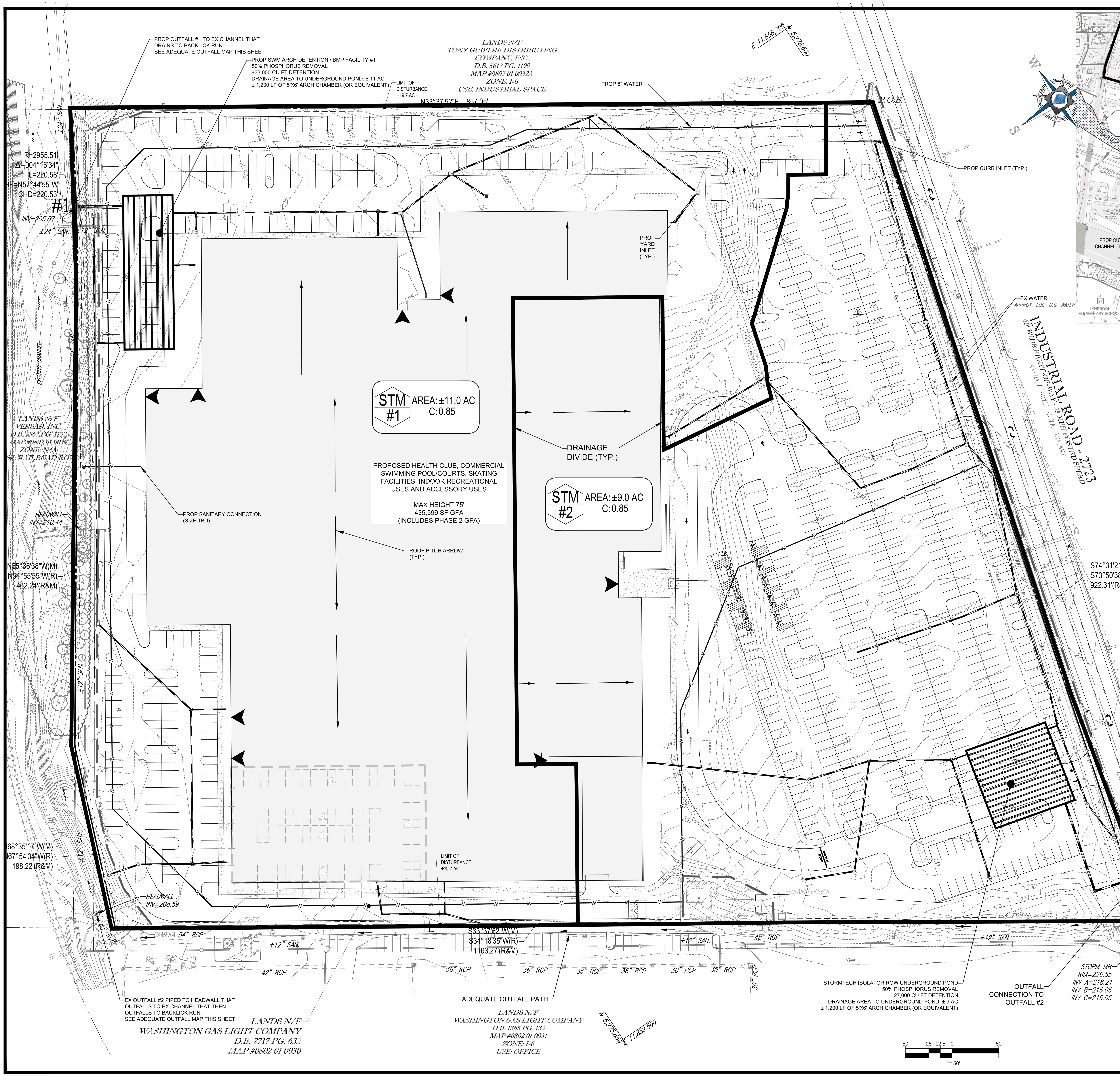
COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43616
02/03/16
PROFESSIONAL ENGINEER

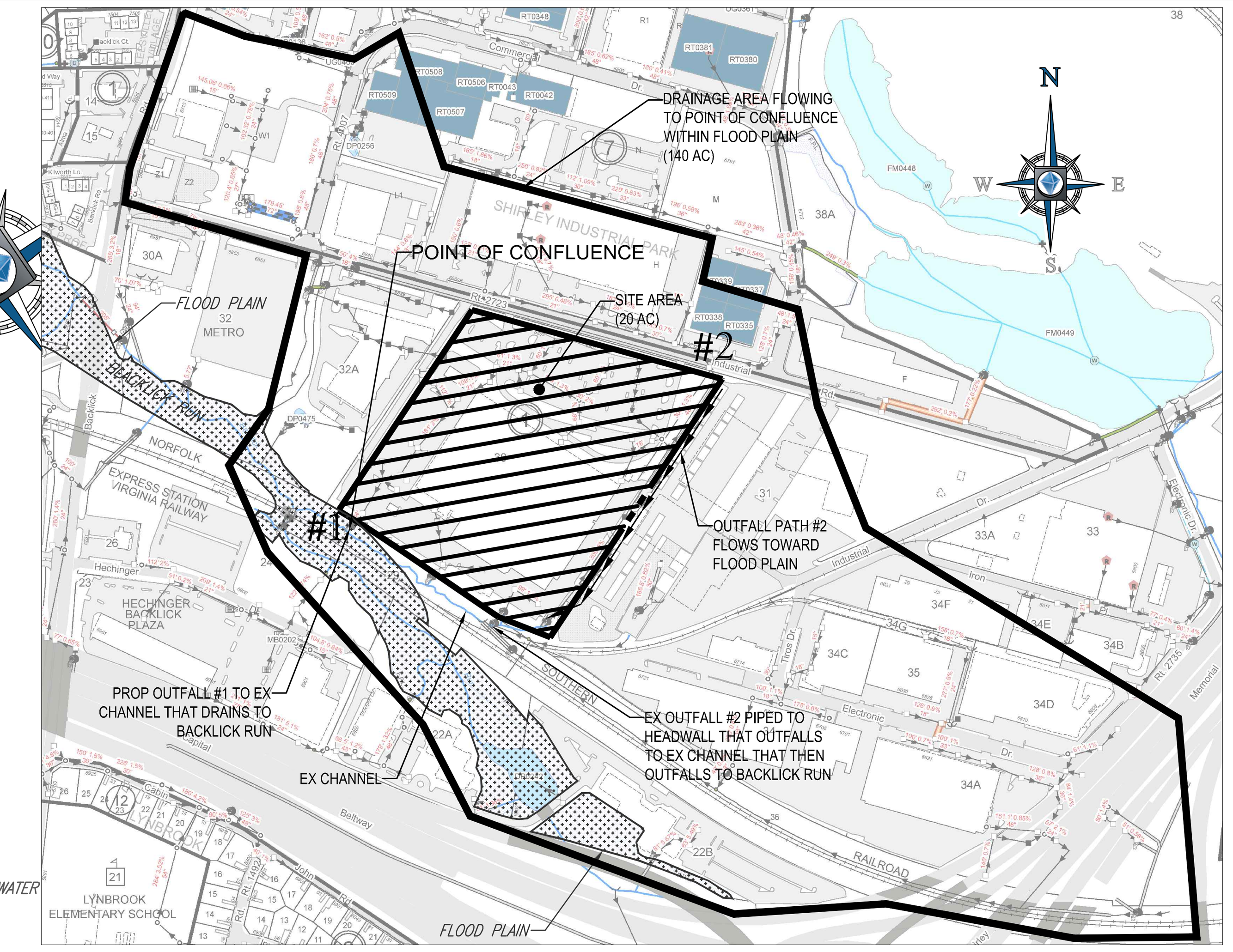
SHEET TITLE:

LANDSCAPE PLAN NOTES AND SITE CALCULATIONS

SHEET NUMBER:

6




## ADEQUATE OUTFALL MAP

1"=500'

1"= 500'

## MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN OR PROVIDED IN ALL ZONING APPLICATIONS, OR A WAVIER REQUEST OF THE SUBMISSION REQUIREMENT WITH JUSTIFICATION SHALL BE ATTACHED. NOTE: WAIVERS WILL BE ACTED UPON SEPARATELY. FAILURE TO ADEQUATELY ADDRESS THE REQUIRED SUBMISSION INFORMATION MAY RESULT IN A DELAY IN PROCESSING THIS APPLICATION.

THIS INFORMATION IS REQUIRED UNDER THE FOLLOWING ZONING ORDINANCE PARAGRAPHS:

SPECIAL PERMITS (8-011 2J &2L) SPECIAL EXCEPTIONS (9-011 2J & 2L)
CLUSTER SUBDIVISION (9-615 1G & 1N) COMMERCIAL REVITALIZATION DISTRICTS (9-622 2A (12) & (14)
DEVELOPMENT PLANS PRC DISTRICT (16-302 3 & 4L) PRC PLAN (16-303 1E & 1O)
FDP P DISTRICTS (EXCEPT PRC) (16-502 1F & 1Q) AMENDMENTS (18-202 10F & 10I)

☑ 1. PLAT IS AT A MINIMUM SCALE OF 1"=50' (UNLESS IT IS DEPICTED ON ONE SHEET WITH A MINIMUM SCALE OF 1"=100').

☑ 2. A GRAPHIC DEPICTING THE STORMWATER MANAGEMENT FACILITY(IES) AND LIMITS OF CLEARING AND GRADING ACCOMMODATE THE STORMWATER MANAGEMENT FACILITY(IES), STORM DRAINAGE PIPE SYSTEMS AND OUTLET PROTECTION, POND SPILLWAYS, ACCESS ROADS, SITE OUTFALLS, ENERGY DISSIPATION DEVICES, AND STREAM STABILIZATION MEASURES AS SHOWN ON THIS SHEET.

☑ 3. PROVIDE: ON SITE STORMWATER MANAGEMENT FACILITY REQUIRED DUE TO ENERGY BALANCE CALCULATIONS. THE POST-DEVELOPED RELEASE RATE IS LESS THAN THE PRE-DEVELOPED RELEASE RATE BUT CHANGES IN ON SITE FLOW DUE TO THE PROPOSED DEVELOPMENT WILL REQUIRE DETENTION TO ENSURE THAT THE DOWNSTREAM PIPE SYSTEM REMAINS ADEQUATE.

| FACILITY NAME/ TYPE & NO. | ON-SITE AREA SERVED (ACRES) | OFF-SITE AREA SERVED (ACRES) | DRAINAGE AREA (ACRES) | FOOTPRINT AREA (SF) | STORAGE VOLUME (CF) | IF POND, DAM HEIGHT (FT) |
|---|---|---|---|---|---|---|
| SWM ARCH DETENTION #1 | ±11.0 AC. | 0.00 AC. | ±11.0 AC. | 8,750 SF | 33,000 CF | N/A |
| SWM ARCH DETENTION #2 | ± 9.0 AC. | 0.00 AC. | ± 9.0 AC. | 8,000 SF | 27,000 CF | N/A |
| TOTAL (QUALITY) | 20.00 AC. | 0.00 AC. | 20.00AC. | 16,750 SF | 60,000 CF | N/A |

☑ 4. ONSITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON THIS SHEET. POND INLET AND OUTLET PIPE SYSTEMS ARE SHOWN ON THIS SHEET.

☐ 5. MAINTENANCE ACCESS (ROAD) TO STORMWATER MANAGEMENT FACILITY(IES) ARE NOT APPLICABLE. TYPE OF MAINTENANCE ACCESS ROAD SURFACE NOTED ON THE PLAT IS NOT APPLICABLE (ASPHALT, GEOBLOCK, GRAVEL, ETC.)

☑ 6. LANDSCAPING AND TREE PRESERVATION SHOWN IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS SHOWN ON N/A*.
* SITE LANDSCAPING IS SHOWN ON SHEET 5.

☑ 7. A 'STORMWATER MANAGEMENT NARRATIVE' WHICH CONTAINS A DESCRIPTION OF HOW DETENTION AND BEST MANAGEMENT PRACTICES REQUIREMENTS WILL BE MET IS PROVIDED ON THIS SHEET.

☑ 8. A DESCRIPTION OF THE EXISTING CONDITIONS OF EACH NUMBERED SITE OUTFALL EXTENDED DOWNSTREAM FROM THE SITE TO A POINT WHICH IS AT LEAST 100 TIMES THE SITE AREA OR WHICH REACHES A FLOOD PLAIN THAT DRAINS AT LEAST ONE SQUARE MILE (640 ACRES) IS PROVIDED ON THIS SHEET.

☑ 9. A DESCRIPTION OF HOW THE OUTFALL REQUIREMENTS, INCLUDING CONTRIBUTING DRAINAGE AREAS OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED IS PROVIDED ON THIS SHEET.

☑ 10. EXISTING TOPOGRAPHY WITH MAXIMUM CONTOUR INTERVALS OF TWO (2) FEET AND A NOTE AS TO WHETHER IT IS AN AIR SURVEY OR FIELD RUN IS PROVIDED ON SHEET 2.

☐ 11. A SUBMISSION WAIVER IS REQUESTED FOR : N/A

☑ 12. STORMWATER MANAGEMENT IS REQUIRED BECAUSE OF ENERGY BALANCE CALCULATIONS. (SEE SWM NARRATIVE ON THIS SHEET)

*NOTE: SWM CALCULATIONS BASED UPON DISTURBED AREA.

## STORMWATER MANAGEMENT NARRATIVE

QUALITY

THE SUBJECT SITE CONSISTS OF AN EXISTING 1-STORY BUILDING ON TAX MAP 0802-01-0030 WITH GENTLE SLOPES. THE PROPOSED DEVELOPMENT SHALL CONSIST OF A SPORTS COMPLEX, SWM ARCH DETENTION / BMP FACILITIES OR EQUIVALENT, UTILITIES, AND ASSOCIATED PARKING.

BEST MANAGEMENT PRACTICES (BMP'S) WILL BE PROVIDED FOR THE SUBJECT SITE THROUGH (2) SWM ARCH DETENTION / BMP FACILITIES OR EQUIVALENT THAT WILL EXCEED THE MINIMUM REQUIRED PHOSPHORUS REMOVAL RATE. THE SITE WILL BE DIVIDED INTO TWO DRAINAGE SUB-AREAS, EACH GOING TO A SEPARATE UNDERGROUND POND THAT WILL EVENTUALLY OUTLET INTO THE BACKLICK CHANNEL. THE FACILITIES WILL HAVE WATER CONVEYED TO IT VIA A CLOSED PIPE SYSTEM. EACH UNDERGROUND POND WILL PROVIDE A MINIMUM PHOSPHORUS REMOVAL EFFICIENCY OF 50%.THE SUBJECT SITE IS BEING REDEVELOPED, THEREFORE THE SITE'S PHOSPHORUS REMOVAL EFFICIENCY IS REQUIRED TO CONFORM WITH SECTION 6-401.2B OF THE PUBLIC FACILITIES MANUAL (PFM) AND THE VIRGINIA DEQ STORMWATER REGULATIONS WHICH ENTAILS A 20% REMOVAL EFFICIENCY IS NEEDED. THE UNDERGROUND SWM/BMP FACILITIES ASSUMES THAT INFILTRATION IS ACHIEVABLE ON THIS SITE.

THE SWM / BMP TREATMENT FACILITY WILL BE DESIGNED WITH THE FINAL SITE PLAN AND GEOTECHNICAL / INFILTRATION RESULTS. IF, DUE TO DESIGN CONSTRAINTS, MODIFICATIONS NEED TO BE MADE TO THE BMP FACILITY, THE UNDERGROUND POND (OR EQUIVALENT) MAY BE MODIFIED TO A SIMILAR SWM / BMP TREATMENT WHICH WILL STILL MEET THE 20% PHOSPHORUS REMOVAL REQUIREMENT.

QUANTITY

STORMWATER DETENTION WILL BE REQUIRED FOR THE SUBJECT SITE. BASED ON ENERGY BALANCE PRINCIPLES, THE REQUIRED AMOUNT OF WATER TO BE DETAINED IS APPROXIMATELY 60,000 CUBIC FEET. THE SUBJECT SITE PROPOSES TWO UNDERGROUND STORAGE FACILITIES THAT PROVIDE 33,000 CUBIC FEET AND 27,000 CUBIC FEET OF STORAGE RESPECTIVELY. THUS, STORMWATER MANAGEMENT FOR QUANTITY IS SATISFIED. IF, DUE TO FINAL DESIGN, THE REQUIRED VOLUME OF STORMWATER DETENTION IS REDUCED, THE FACILITIES MAY BE MODIFIED SUBJECT TO MEETING JULY 2014 STORMWATER MANAGEMENT REQUIREMENTS.

## OUTFALL ANALYSIS

THE PROPOSED REDEVELOPMENT OUTFALLS IN TWO DIRECTIONS TO SEPARATE STORMWATER FACILITIES. OUTFALL #1, LOCATED TO SOUTHWEST, DIRECTLY OUTFALLS INTO THE BACKLICK CHANNEL. OUTFALL #2, LOCATED TO THE NORTHEAST, CARRIES FLOW INTO AN EXISTING PIPED SYSTEM THAT FLOWS SOUTH INTO THE BACKLICK CHANNEL. IT IS ASSUMED THAT THE FLOOD PLAIN DRAINS AN AREA OF AT LEAST 1 SQUARE MILE (640 ACRES).

THE PROPOSED REDEVELOPMENT FLOW WILL BE ANALYZED AT FINAL SITE DESIGN AT A POINT 150 FEET DOWNSTREAM OF THE OUTFALL INTO THE FLOODPLAIN UNDER PFM SECTION 6-0203.2A WHICH INDICATES THAT A MINIMUM OF THREE CROSS-SECTIONS SHALL BE PROVIDED IN THE 150-FOOT REACH. THIS ANALYSIS WILL BE PROVIDED AT FINAL SITE DESIGN.


BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
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NORTHERN VIRGINIA / CENTRAL VIRGINIA / RALEIGH, NC / CHARLOTTE, NC / TAMPA, FL / SOUTH FLORIDA


REVISIONS

| REV | DATE | COMMENT | BY |
|---|---|---|---|
| 1 | 07/28/15 | REV. PER COUNTY COMMENTS | NTG |
| 2 | 12/21/15 | REV. PER VDOT COMMENTS | NTG |
| 3 | 02/03/16 | REV. PER COUNTY COMMENTS | NTG |

DIG WITH C.A.R.E. CALL BEFORE YOU DIG

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

**NOT APPROVED FOR CONSTRUCTION**

| | |
|---|---|
| PROJECT No.: | S142005 |
| DRAWN BY: | NTG |
| CHECKED BY: | DBL |
| DATE: | 05/20/15 |
| SCALE: | 1" = 50' |
| CAD I.D.: | SE3 |

PROJECT:

# SPECIAL PERMIT SP 2015-MA-088

FOR

# ST. JAMES SPORTS AND WELLNESS COMPLEX

LOCATION OF SITE
6801 INDUSTRIAL ROAD
MASON DISTRICT
FAIRFAX COUNTY
SPRINGFIELD,VA 22151


BOHLER ENGINEERING
22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
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VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43616
02/03/16
PROFESSIONAL ENGINEER


SHEET TITLE:

# PRELIMINARY STORMWATER MANAGEMENT PLAN

SHEET NUMBER:

7

## DESCRIPTION OF THE APPLICATION

The applicant seeks a special permit to allow an indoor commercial recreation use for a health club, skating facilities, commercial swimming pool, sport courts, and other indoor recreation uses and accessory uses in the I-6 (Heavy Industrial District). The applicant proposes to remove the existing 264,500 square foot building and construct a two-story 435,599 square foot facility to be known as the "St. James Sports and Wellness Complex". The facility has been designed to accommodate the natural slope of the property so the lower level is partially below-grade at the front of the building. The applicant is proposing two phases of construction to allow a second ice skating rink to be constructed at a later date at the southeast corner at the rear of the building. The applicant has provided a conceptual photo-rendering of the proposed facility for illustrative purposes.

**Figure 1: Conceptual Photo-Rendering for illustrative purposes only**

The facility would operate 24 hours per day, seven days per week. Throughout most of the year, the use would accommodate up to 1,241 patrons on-site at any one time. Primary users of the facility would have memberships. Non-members would be allowed to sign up for and participate in various programs run by the facility. In addition to the standard operations, the applicant has also proposed to host special events such as tournaments, meets, and showcases, which would occur only on weekends and accommodate a maximum of 900 additional spectators on-site at one time. The facility would primarily serve the Northern Virginia area.

| PROPOSAL | |
|---|---|
| **Size of Building:** | 435,599 square feet |
| **Parking Required/Provided:** | Phase 1: 759 spaces required / 883 spaces provided<br>Phase 2: 773 spaces required / 793 spaces provided |
| **Patrons:** | 1,241 at any one time, 2,141 during special events |
| **Employees:** | 51 at any one time |
| **Hours of Operation:** | 24 hours/7 days per week |

The facility is proposed to house a variety of uses including the following:

- Health club, including
    - Wellness Spa
    - High performance personal training center
    - Group Fitness and yoga studios
    - Golf simulators

- Skating facility
    - Ice rinks (two)

- Indoor Commercial Swimming Pools
    - Competition
    - Therapy
    - Splash play area

- Courts
    - Basketball/Volleyball/Squash

- Indoor recreational uses
    - Multi-purpose field house (for indoor football, soccer and Lacrosse)
    - Batting cages
    - Gymnastics floor
    - Laser tag
    - Youth-oriented obstacle climbing area
    - Rock climbing wall

Certain accessory uses are also proposed, including, but not necessarily limited to:

- Child care for members' children while using the facility
- Retail
- Food service
- Multi-purpose rooms
- Meeting rooms, and
- Administrative offices.

A sports medicine office is proposed to be located within the facility. This has been determined to be an "office" use, which is permitted in the I-6 District and does not require separate special permit approval. Additional details about the proposed uses and operations of the facility are provided later in this report.

The applicant anticipates that peak hours of activity for the facility will not overlap with peak hours of activity for the surrounding industrial uses in the area. During weekdays, peak hours will be from 5:00 a.m. to 8:00 a.m. and 5:00 p.m. to 11:00 p.m.; non-peak hours will be from 8:00 a.m. to 5:00 p.m. and 11:00 p.m. to 5:00 a.m. Peak morning demand will be driven by traditional health club visits, ice hockey and ice skating practices, swim training and adult basketball leagues. Peak evening demand will be driven by traditional health club visits (personal training sessions, group fitness classes), sports training (across all sports), team practices and league play.

A copy of the special permit plat titled, “Special Permit for St. James Sports and Wellness Complex,” prepared by David Logan, P.E., dated May 20, 2015, as revised through February 3, 2016, is included at the front of the staff report. Copies of the proposed development conditions, the statement of justification with select file photographs, and the affidavit are contained in Appendices 1 through 3, respectively.

## CHARACTER OF THE SITE AND SURROUNDING AREA

The application property is located in the Shirley Industrial Complex off Backlick Road near the intersection of I-395, I-495, and I-95. It is located on the south side of Industrial Road (Rt. 2723) approximately midway between its intersections with Backlick Road (Rt. 617) and Industrial Drive (Rt. 2735). The property (former Washington Gas facility) is currently developed with a three-story 264,580 square foot precast concrete structure that was built in 1970 (to be removed), a surface parking lot (to be reconfigured/ reconstructed), and a transmission tower (to be moved to a location off of the application property by Washington Gas at a later date). Three entrance points provide access to the site from Industrial Road which will be retained and reconfigured. A 20 foot water easement runs along the front property line. A Fairfax County Water Authority water easement runs along the eastern property line. A portion of a storm drainage easement is located in the northeastern corner and the southeastern corner of the property. A sanitary sewer easement is located in the southwestern portion of the property. An existing concrete sidewalk along the frontage of the property is proposed to be removed and a 10 foot trail installed in its place. A bus stop is located near the center at the front of the property which is to be retained. A chain link fence encloses the entire property.

There are no floodplains or Resource Protection Areas on the application property.

**Figure 2: Site location**

The subject property and surrounding properties to the north, east, and west are zoned I-6 and are developed as industrial/warehouse uses. The property to the south is zoned R-2 and is railroad right-of-way owned by Norfolk Southern.

| Direction | Use | Zoning |
|---|---|---|
| **North** | Industrial/Warehouse | I-6 |
| **East** | Washington Gas Industrial/Warehouse | I-6 |
| **South** | Southern Railroad right-of-way | R-2 |
| **West** | Industrial/Warehouse | I-6 |

## BACKGROUND

The existing structure, formerly a Washington Gas Light Co. facility, was constructed in 1970. The applicant, 6805 Industrial Land Co., is currently a contract purchaser for the property. No proffers, proffered development plan, or previous discretionary zoning approvals encumber the property.

Since the adoption of the Zoning Ordinance, the Board of Zoning Appeals (BZA) has heard a case involving racquetball courts and a health club for a property approximately a mile to the northwest located at 5505 Cherokee Avenue. The BZA has also approved a health club located at 6700 Industrial Road and an indoor paintball facility located at 6714 Industrial Road. The paintball facility is no longer in existence at that location. More information about these cases is included in Appendix 4.

## DETAILS OF PROPOSED USES

On May 19, 2015, the Zoning Administration Division (ZAD) issued a use determination for the proposed St. James Sports and Wellness Facility. The applicant requested the use determination for the variety of sports, recreational, and associated uses to be within one building. ZAD determined that the majority of the proposed uses can be categorized into four different Group 5, Commercial Recreation Uses, which are identified in Sect. 8-501, Par. 4, Par. 6, Par. 7, and Par. 9 of the Zoning Ordinance, which relate to commercial swimming pools, tennis courts and similar courts (the applicant is proposing “similar courts”), health clubs, skating facilities, and “indoor firing ranges, archery ranges, fencing and other similar indoor recreational uses” (the Applicant is proposing “similar indoor recreational uses”). The proposed child care center, amusement machines, retail outlet, food service/juice bar area, administrative offices, and the multi-purpose rooms were determined to be accessory uses based on their proposed sizes and scope of operation. The use determination is included as Appendix 5.

Based on the applicant’s statement of justification, the St. James facility will include the following sports and fitness facilities:

- **Health Club:** The facility will have a health club featuring cardio and strength training equipment and fitness studios (yoga, spinning, Pilates). The health club will include a branded spa that will provide

massage therapy, skin, hair, and nail treatments, as well as steam and sauna rooms. The health club will have men's, women's and family locker rooms as well as a "members only" child care center.

- **Field House:** The multipurpose field house will have a 65-foot ceiling clearance and will feature one turf field meeting requirements for full length competitive play in soccer, lacrosse, football, field hockey, and softball. The field house will also accommodate drills and training across a range of sports, competitions, and activities, including baseball and softball, endurance, speed and agility training, among others. The turf fields will be divisible into halves and fourths for sideline-to-sideline practice and games.
- **Aquatics Center:** The Aquatics Center will feature a short-course competition pool that will be qualified for swimming competitions. In addition, the Aquatics Center will also feature a warm water therapy pool that will be used for swim training, fitness and rehabilitation. Lastly, the Aquatics Center will feature a water park with shallow pools, sprinklers, slides and other water features for children.
- **Ice Rinks:** The St. James facility will ultimately have two National Hockey League (NHL) regulation-sized ice rinks for ice hockey, figure skating, synchronized skating, open skating, and curling. The rinks will be divisible into thirds to enable youth ice hockey competition and training. One rink will be constructed during Phase I and the other will be constructed in Phase II.
- **Baseball and Softball Center:** The Baseball and Softball Center will feature eight batting cages with automatic pitching machines for baseball and softball. The batting cage nets will be removable to provide field space for pitching and fielding drills as well as training exercises for other field sports.
- **Basketball and Volleyball Center:** The Basketball and Volleyball Center will feature four full length basketball courts. Each of the courts will be structured to accommodate six baskets, enabling full length and sideline-to-sideline competition and practice. The courts will be convertible into eight NCAA-regulation sized volleyball courts.
- **Gymnastics and Dance Center:** The Gymnastics Center will feature training equipment, including two competition spring floors, deep foam training pits, and in-ground trampolines.
- **Golf and Racquet Center:** The Complex will feature three indoor golf simulators. The Squash Center will feature eight international regulation sized courts: six singles, and two doubles.
- **Special Events:** Special events are proposed to be competitive tournaments, meets, and skills showcases involving both teams and individuals. Events would typically take place over the course of one to two days during weekends and at times that are anticipated to be off-peak

hours for other surrounding uses. Spectators will be seated in moveable, collapsible bleacher seating. The applicant has stated that generally no more than two events would be held at any one time without hiring off-duty police or other security personnel to direct traffic. A development condition has been proposed to make this a requirement.

The St. James facility will include the following amenities:

- **Branded Spa:** The health club will include a branded spa that will provide massage therapy, skin, hair, and nail treatments, as well as steam and sauna rooms.
- **Health & Wellness Center:** The St. James facility will partner with a national health care provider to develop a health and wellness center. Services will include orthopedic medicine, pre- and post-operative rehabilitation, pediatric care, and health screenings.
- **Retail Outlet:** The retail outlet will feature a partnership between the St. James facility and a branded sports apparel and equipment retailer and will be available to all patrons as an accessory use.
- **Family Entertainment Center:** The facility will feature an entertainment center with laser tag, climbing walls, and party rooms.
- **Grab & Go Café:** The facility will feature a quick service café available to all patrons. This use is also considered accessory to the principal uses of the facility.

Other than patrons with memberships who would be able to access the facility at any time, customer access to the facility will be predominantly driven by scheduled programs and appointments. Programming will include:

- **Programs:** Small to large group skills coaching, training, and competitive opportunities organized by age and skill level. Programs would meet one to two times per week and typically be eight to 10 weeks in duration.
- **Camps:** The duration of camps would range from holiday and school break lengths and include summer-long camps. The applicant anticipates providing coaching and competitive opportunities for more than 30 sports.
- **Leagues:** Team-based leagues for a variety of sports would be provided for varying age and skill levels. Teams would play one to two times per week for a typical duration of 10 weeks.

The applicant has provided conceptual floor plans of the proposed layout of the facility:

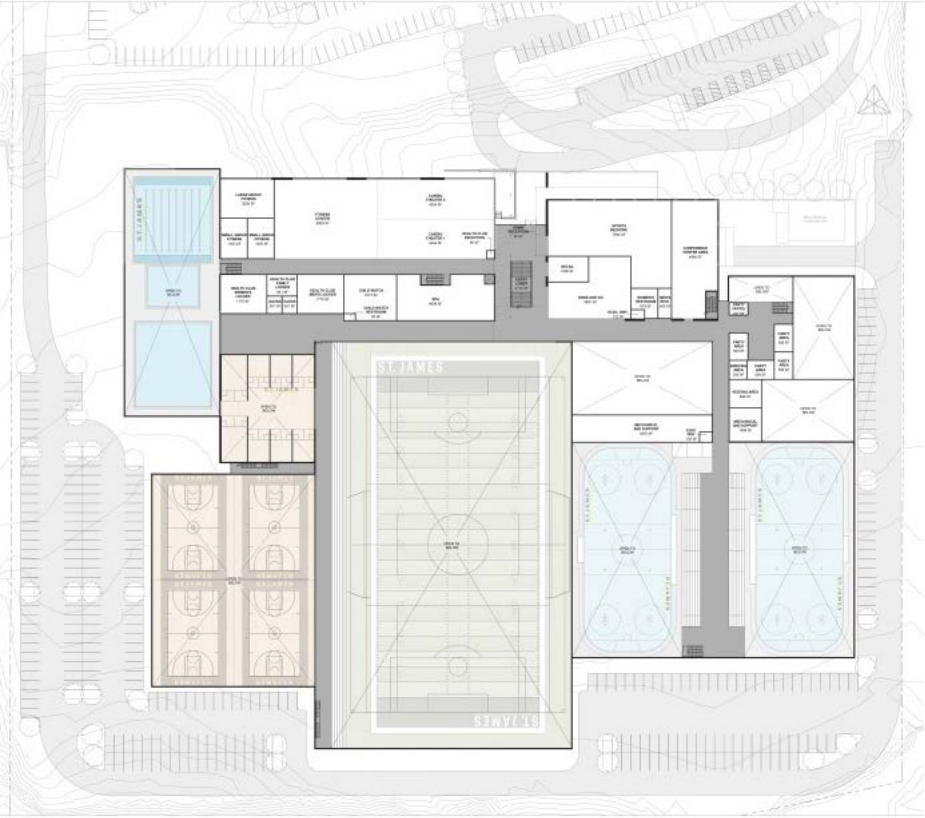


**Figure 3: Entry level conceptual floor plan**

**Figure 4: Field level conceptual floor plan**

## COMPREHENSIVE PLAN PROVISIONS

**Plan Area:** Area I, Annandale Planning District
**Planning Sector:** Edsall Community Planning Sector (A4)
**Plan Map:** Industrial

**Plan Text:**

This site is located in the Beltway South Industrial Area; the existing building will be razed and replaced with a new building. The Beltway South Industrial Area is characterized by a mix of industrial, office, and research and development facilities. Warehouse uses are prevalent, as well as processing and manufacturing uses such as Virginia Concrete and the Southern Iron Works. The Industrial Area's location, at the junction of the Capital Beltway/Interstate 495 (I-495) and Interstate 395 (I-395), contributes to its overall regional accessibility. Staff finds the proposed indoor commercial recreation use is an appropriate use under the Comprehensive Plan recommendations and is in character with the surrounding area.

## ANALYSIS

**Description of SP Plat:**

***Proposed Layout:***

The applicant's Special Permit Plat shows the existing 264,580 square foot structure to be removed, the parking lot to be reconfigured, and the proposed new 435,599 square foot structure.

***Vehicle Access and Parking:***

Based on the mix of uses, 773 parking spaces are required by the time of Phase 2 construction; the proposed lot provides 793 parking spaces. Therefore, the lot has an excess of 20 spaces based on the proposed mix of uses.

A complete breakdown of the parking requirements by use are provided in the following table:

| Parking Summary | | | | | |
|---|---|---|---|---|---|
| **Use** | **Parking Requirement** | **Area of Use** | **Occupancy Load** | **Number of Employees** | **Total Parking Requirement** |
| **Recreational Facility** | 1 space per 3 persons (occupancy) plus 1 space per employee | | 1,061 | 41 | 395 |
| **Swimming Pool, Commercial** | 1 space per 4 persons permitted plus 1 space per employee | | 180 | 10 | 55 |
| **Squash Court** | 3 spaces per court | 8 courts | | | 24 |
| **Office** | 3.6 spaces per 1,000 sf of GFA | 7,888 GFA Sports Medicine Office | | | 29 |
| **Spectator Seating** | 0.3 space per seat | | 900 | | 270 |
| **Total Parking Spaces Required** | | | | | 773 |

A condition has been included requiring final approval of the parking tabulations by the Department of Public Works and Environmental Services prior to the issuance of the Non-RUP.

The applicant proposes to retain the three existing access points from Industrial Road. The westernmost entrance would provide access to a driveway that would lead around the western side and rear of the building and end at a dead end on the eastern side of the building at a loading dock and trash enclosure. Washington Gas proposes to remove the existing communications tower located at the northeastern corner of the building at a point in the future at which time the applicant would connect the eastern driveway to the front parking lot. The majority of the parking spaces are to be located in the front parking lot, but areas of parking are also proposed along the sides and rear of the building with concrete sidewalks to provide pedestrian access to the sole customer entrance at the front of the building. The applicant proposes to provide 22 U-Bollard bike parking spaces at the front of the building and 17 handicapped spaces, which would meet the ADA requirements that 2 percent of total parking spaces are dedicated handicapped spaces.

**Stormwater Management (Appendix 6)**

The subject property is located within the Cameron Run watershed and is developed with a three story building and a parking lot that makes the lot almost entirely covered by impervious surface with no existing stormwater controls. The proposed

development would not create an increase in impervious surface area and would improve existing conditions by the provision of stormwater facilities. The special permit plat indicates that there will be two onsite detention facilities that provide a total of 60,000 cubic foot storage capacity with two concentrated outfalls, and will exceed the minimum required phosphorous removal rate. As required by the Stormwater Management Ordinance, the application indicates that post development peak flow during a 10-year 24-hour storm event will be released at a rate less than or equal to the predevelopment peak flow rate. Subject to the review and approval of the Department of Public Works and Environmental Services (DPWES), the application will be required to meet the provisions of the Stormwater Management Ordinance and the Public Facilities Manual relating to stormwater management during site plan review. There is no RPA or floodplain on the property.

**Land Use Analysis (Appendix 7)**

*Comprehensive Plan Conformance*

The Beltway South Industrial Area is characterized by a mix of industrial, office, and research and development facilities. Planning objectives for the Beltway South Industrial Area are:

- Ensure the compatibility of infill uses within the Industrial Area;
- Ensure appropriate transitions towards the periphery adjacent to existing residential development; and
- Monitor environmental quality and safety of specific industrial uses

The application property is located in Land Unit C of the Beltway South Industrial Area, which is generally referred to as the Shirley Industrial Park. This land unit is planned for industrial, office and public facilities uses as shown on the Plan map. The primary uses within this land unit are warehouses, distribution and processing plants. Future development and/or redevelopment of the industrially planned tracts should maintain this overall industrial orientation. Industrial uses are planned for development intensities up to .50 FAR. The proposed indoor commercial recreation use is a permitted special permit use within the I-6 zoning district. As the anticipated peak hours of operation mainly occur outside of normal business hours of the surrounding uses, staff does not anticipate any conflict with the industrial/flex uses on adjacent properties. The proposed building, which will be designed similar in style to a warehouse, is compatible with the surrounding structures. The proposed uses will not detract from the industrial environment as well since the principal uses are not retail or service-oriented in nature, which could change the character of the immediate area. Staff believes that the proposed uses are in harmony with the Comprehensive Plan.

**Environmental Assessment (Appendix 8)**

The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. The applicant has

agreed to a development condition which enumerates energy conservation measures to be implemented during the construction and operation of this facility. Although the achievement of these commitments will be demonstrated to the Environment and Development Review Branch prior to final construction bond release, the proposed development condition is not a formal commitment to a recognized green building program.

Under Objective 13, Policy b., the Comprehensive Plan sets forth a higher expectation that non-residential uses proposing 'development involving a change in use from what would be allowed as a permitted use under existing zoning' incorporate green building practices sufficient to attain certification through the LEED program or equivalent. The Policy specifically identifies special planning areas, including industrial areas, where the application of such green building practices is strongly encouraged. Although the proposed sports complex is a new use, it is similar to other sports, health and recreation uses that have addressed the Comprehensive Plan policy to achieve LEED certification. Therefore, staff recommends that the applicant continue to explore the possibility of pursuing full LEED certification or the equivalent. However, staff supports the development conditions proposed by the applicant that incorporate elements of sustainable design into the proposed facility.

**Transportation Analysis (Appendix 9)**

Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) have reviewed the application; a Traffic Impact Analysis (TIA) was completed for the site dated December 30, 2015 and an addendum to the TIA was submitted dated January 20, 2016. Staff from FCDOT and VDOT worked with the applicant to address transportation concerns and propose methods to mitigate traffic impacts. The TIA recommended restriping the westbound approach at the intersection of Industrial Road and Backlick Road, adjusting signal timings, restriping and lengthening the southbound approach, and minor widening within the existing right-of-way along the east side of Backlick Road. Staff also requested that the applicant build their portion of a planned trail along Industrial Road, as well as providing adequate pedestrian circulation and bike parking to promote multi-modal access to the site. These features were included in the updated special permit plat. Staff also requested that the developer provide funds for a bus shelter at an existing stop along the site's frontage in order to accommodate patrons using transit to access the facility. The applicant would prefer to decline the provision of this funding to accommodate transit users, but development conditions have been proposed to require that the applicant provide a bus shelter as well as all of the other recommended transportation improvements.

The applicant has agreed to provide signage along the rear of the building that warns that the current parking configuration ends at a dead-end on the southeastern side of the proposed building. Once Washington Gas removes the existing communications tower, the applicant would then provide a connection between the parking to the rear of the building and the parking lot at the front of the building, allowing for full on-site circulation around the building.

Staff believes that the applicant has provided sufficient parking for all of the proposed uses including the anticipated 900 spectators during special events. It is understood

that special events would be limited to off-peak hours such as weekends, holidays, and weekdays after 6:00 p.m. and a development condition has been proposed to make this a requirement. The applicant has agreed to a limitation that no more than two tournaments, meets, or competitions will be held at any one time unless off-duty police officers are provided on site to direct traffic and parking. A development condition has been proposed to this effect.

**Urban Forest Management (Appendix 10)**

The Urban Forest Management Branch of DPWES reviewed the application. As part of the redevelopment of the property the applicant has provided a landscape plan which proposes increased landscaping and vegetation over the existing development. The proposed demolition of the existing building and parking lot and construction of the new facility and parking lot will require the removal of existing vegetation and have the potential to impact existing vegetation proposed for preservation. In order to meet tree conservation standards and maintain 10-year canopy cover requirements a tree preservation plan must be provided at the time of the first and any subsequent grading plans. The applicant must also provide an interior parking lot landscaping plan and a Tree Preservation Target Deviation Request for any areas that do not meet tree canopy requirements. However, the 10% tree canopy coverage of 87,250 square feet is shown to be met on the special permit plat. The applicant is requesting a deviation from the tree preservation target of 3,354 square feet (which is 3.8% of 87,250 square feet), given the poor condition of the few existing trees. Development conditions have been proposed to address these requirements at the time of site plan review.

## ZONING ORDINANCE PROVISIONS (APPENDIX 11)

The chart below compares the required bulk standards of the I-6 zoning district with the proposed development:

| Bulk Requirements (I-6) | | |
|---|---|---|
| **Standard** | **Required** | **Provided** |
| Lot Area | 20,000 square feet | 20 acres |
| Lot Width | 100 feet | 922 feet |
| Building Height | 75 ft. | 75 ft. |
| Front Yard | 45° angle of bulk plane, not less than 40 ft. | 240 ft. |
| Rear Yard | No requirement | N/A |
| Side Yard | No requirement | N/A |
| Maximum FAR | 0.50 | 0.50 |
| Parking Spaces | Phase 1: 759 spaces<br>Phase 2: 773 spaces | Phase 1: 883 spaces<br>Phase 2: 793 spaces* |
| Open Space | 10 percent | 10.01 percent |

* Decreases in Phase 2 with the construction of a second ice rink.

**Special Permit Requirements (Sect. 8-006)**

**General Standard 1** states *that the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan*. As discussed in the land use analysis section, the anticipated peak operational hours of the commercial recreation use are mainly outside of the normal business hours of the surrounding uses. Also, the proposed structure somewhat resembles a warehouse in size and massing. The principal proposed uses are not retail or service-oriented and would not change the character of the area. Accordingly, staff finds the proposed use is in harmony with the recommendations of the Comprehensive Plan for the Beltway South Industrial Area.

**General Standard 2** states that *the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations*. An indoor commercial recreation use is permitted in an I-6 zone through special permit approval. The proposed use would not negatively affect the nearby industrial uses as it is not principally a commercial or service-oriented use and the peak hours of operation would occur outside the normal business hours of other nearby uses. The development intensity of the proposed facility does not exceed the maximum permitted I-6 development intensity and would not exceed the required bulk regulations. With the adoption of the proposed development conditions, it is staff's opinion that the proposal is consistent with the purpose and intent of the I-6 District.

**General Standard 3** requires that the proposed use *shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.* The site is surrounded by industrial uses which include the Fairfax County archives and surplus warehouse and the Washington Gas headquarters, and the anticipated peak hours of the indoor commercial recreation use are outside the operational business hours of the surrounding industrial/flex uses. It is staff's opinion that the proposed use will not hinder or discourage development of the neighboring properties, and that this use is in conformance with the comprehensive plan recommendations. The proposed building will be within the required bulk regulations and in harmony with the surrounding buildings in regards to size, height, and appearance as it is proposed to be built into the existing slope of the property and is consistent in size and scale with adjacent large footprint buildings. In addition, there is no requirement for screening, buffering or landscaping between the proposed use and the surrounding uses; however, all proposed uses will be internal to the proposed structure and the applicant will be required to meet tree canopy requirements at the time of site plan review and will therefore be providing new vegetation.

**General Standard 4** states that *the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.* As previously discussed, much of the anticipated traffic associated with the use will occur outside of the business hours of surrounding uses. A TIA was completed for the site, reviewed by FCDOT and VDOT,

and found acceptable. Staff believes that with the implementation of the mitigation measures recommended in the TIA, the proposal will not conflict with existing traffic in the area. In staff's opinion, this standard has been met.

**General Standard 5** states that *in addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.* This application was reviewed by the Urban Forestry Management Division, and development conditions have been proposed to ensure that the provisions of Article 13 are met prior to site plan approval. The 10% tree canopy coverage of 87,250 square feet will be met as required; however, the Applicant is requesting a deviation from the tree preservation target of 3,354 square feet (which is 3.8% of 87,250 square feet). Staff supports the deviation and believes that with the adoption of the proposed development conditions this standard has been met.

**General Standard 6** requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.* The special permit plat indicates that a minimum of 10 percent of the site will be preserved as open space, which meets the requirements of the I-6 district.

**General Standard 7** requires that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking requirements are proposed to be in accordance with the provisions of Article 11*. With the provision of 793 parking spaces at the end of phase 2 of construction, the proposal meets the parking requirements of Article 11 for all of the proposed uses. The applicant is proposing stormwater management facilities that would meet the requirements of the Stormwater Management Ordinance. The applicant will be required to provide additional details at the time of site plan review. Staff believes that with the adoption of the proposed development conditions that this standard will be met.

**General Standard 8** requires that *signs be regulated by the provisions of Article 12; however, the BZA may impose more strict requirements for a given use than those set forth in this Ordinance.* No freestanding sign is shown on the plat, however a condition has been included requiring all signage to be in conformance with Article 12 of the Zoning Ordinance.

**<u>Standards for All Group 5 Uses (Sect. 8-503)</u>**

In addition to the general standards set forth in Sect. 006 above, all Group 5 special permit uses shall satisfy the following standards:

1. *All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.*

   The proposed use complies with the lot size and bulk regulations of the I-6 District, as depicted on Sheet 3 of the Special Permit Plat.

2. *All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.*

   The proposed use will comply with the performance standards for the I-6 District. No submission of a sports illumination plan is necessary because all of the proposed sports facilities are located internal to the proposed Facility.

3. *No building designed primarily and specifically for such use shall be located within 100 feet of any adjoining property which is in an R district.*

   The property to the south is technically zoned R-2, but it is developed with an active freight rail line (Norfolk Southern) that is considered non-buildable land. Due to the character of the site, staff does not believe this standard is applicable in this case.

4. *Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.*

   The proposed uses are subject to the provisions of Article 17, Site Plans

**Waivers/Modifications**

<u>Deviation from the Tree Preservation Target</u>

The applicant is requesting a deviation from the tree preservation target of 10% of the existing tree canopy coverage in accordance with the following justification:

- The application property's existing tree canopy coverage is approximately 33,541 square feet, of which 10 percent, or 3,354 square feet, of canopy coverage is required to be preserved. Existing trees located within water and sanitary sewer easements on the Application Property are counted when calculating the existing tree canopy coverage but they are not credited toward the tree preservation target. Because these trees must be removed, the applicant cannot reasonably achieve the tree preservation requirement.

- A majority of the application property's existing tree canopy coverage is located within the existing surface parking lot, an existing sanitary sewer easement on the southern periphery of the Application Property (approximately 9,300 square feet), and an existing water easement on the northern periphery of the Application Property along Industrial Road (approximately 6,245 square feet).

- The existing surface parking lot must be demolished and reconstructed to accommodate parking, stormwater management and Best Management Practices requirements. This demolition and reconstruction necessitates removal of the existing trees within the parking lot and water easement along Industrial Road. The approximately 9,300 square feet of existing tree canopy within the southern periphery's sanitary sewer easement is being preserved and would have otherwise

satisfied the 3,354 square foot tree preservation target minimum if not for the fact that they are located within an easement. All vegetation removed will be replaced with new plantings.

- A formal tree canopy preservation deviation letter will be submitted with the site plan.

## CONCLUSION

As previously discussed, staff believes that the proposed indoor commercial recreation use will not adversely impact the surrounding industrial/flex uses. The location within the Shirley Industrial Park is an appropriate location for a large structure with a variety of proposed uses. The proposal provides a space for multiple sports and wellness activities in one location that would benefit residents throughout Fairfax County and northern Virginia. The commercial recreation activities will occur within the interior of the facility and the site would meet required bulk regulations for the I-6 zone and parking requirements for the mix of uses. With the implementation of the recommendations of the TIA, staff believes that traffic impacts would be mitigated.

With the implementation of the proposed development conditions, staff believes that the request is in conformance with the Comprehensive Plan and the applicable Zoning Ordinance provisions.

## RECOMMENDATION

Staff recommends approval of SP 2015-MA-088 subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners 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 Board of Zoning Appeals.

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

## APPENDICES

1. Proposed Development Conditions
2. Statement of Justification and Select File Photos
3. Affidavit
4. Similar Cases
5. Zoning Administrator’s Use Determination

6. Stormwater Management memo
7. Land Use Analysis memo
8. Environmental Assessment memo
9. Transportation Analysis
10. Urban Forestry Management memo
11. Applicable Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS**

**SP 2015-MA-088**

**February 17, 2016**

If it is the intent of the Board of Zoning Appeals to approve SP 2015-MA-088 located at Tax Map 80-2 ((1)) 30 to permit an indoor commercial recreation use under Sects. 5-603 and 8-501 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicant, 6805 Industrial Land Co., only, and is not transferable without further action of this Board, and is for the location indicated on the application, 6801 Industrial Road, and is not transferable to other land.

2. This special permit is granted only for the purposes, structures and/or uses indicated on the special permit plat titled, "Special Permit for St. James Sports and Wellness Complex," prepared by David Logan, P.E., dated May 20, 2015, as revised through February 3, 2016, approved with this application, as qualified by these development conditions.

3. A copy of this special permit and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

4. Maximum occupancy shall be based on the approved Non-RUP occupancy as issued by the Fairfax County Department of Public Works and Environmental Services (DPWES), and subject to final approval by the Fire Marshal's office.

5. The number of required parking spaces shall be provided as shown on the special permit plat and in conformance with the provisions of Article 11 of the Zoning Ordinance (ZO), as determined by DPWES.

6. If food is served, the applicant shall maintain a valid food handler's permit with the Virginia Department of Health and the site shall be in conformance with the provisions of said permit at all times.

7. There shall be no exterior advertising of the accessory retail, food service, child care, amusement games, or multi-purpose room uses, and they shall remain subordinate in size and operation to the indoor commercial recreation use.

8. Special events, tournaments, meets, and competitions shall only be permitted

on weekday evenings after 6:00 p.m., Saturdays, Sundays, and Federal holidays.

9. No more than two tournaments, meets, or competitions shall be held at any one time unless off-duty police officers or private security personnel are on-site to direct traffic and parking.

10. Interior parking lot landscaping shall be provided in conformance with the requirements of Sect.13-202 as part of the first and all subsequent site plan submissions.

11. A Tree Preservation Target Deviation Request shall be submitted as part of the first and all subsequent site plan submissions. This letter shall be addressed to the Director of the Urban Forest Management Division and shall specifically reference which of the allowable deviations specified in PFM 12-0508.3 the applicant is claiming and provide all information required by PFM 12-0508.4.

12. The applicant's design team shall include a LEED-AP.

    a. The LEED-AP will work with the team to incorporate sustainable design elements and innovative technologies into the proposed building.

    b. At the time of site plan submission, the applicant will provide the Environment and Development Review Branch of DPZ (EDRB) with documentation demonstrating compliance with the commitment to engage a LEED-AP as part of the design team.

13. Prior to the issuance of a NON-RUP, the LEED-AP shall submit a certification statement to EDRB, including supporting documentation, confirming the sustainable design elements listed below have been incorporated into the design and construction of the building:

    a. The Applicant shall install water-efficient landscaping (to be defined by the specifics of the case – examples include X% less water usage than a calculated midsummer baseline case, or one that uses no potable water, or one that does not require a permanent site irrigation system from the public water supply (other than a temporary system allowed for the first year form the date of installation). The Applicant shall provide manufacturer's information for the selected system;

    b. The Applicant shall provide a light pollution reduction strategy for interior and exterior lighting as listed below – to be written as it pertains to the specific case (examples include, LED lighting for signage/interior lighting, reduction by automatic device below the interior lighting power maximum allowances per International Energy Conservation Code (IECC) Table 505.5.2 for all nonemergency interior luminaries with a direct line of sight to any openings in the envelope (translucent or transparent) between certain hours, with an after-hours override provided by a manual or occupant-sensing device

provided the override lasts no more than 30 minutes, or for exterior lighting, the input power of exterior lighting shall be reduced (by automatic device of) by more than the Zoning Ordinance's current minimum of 50%). Staff is seeking a commitment to actions above required codes and ordinances. The Applicant shall provide proof of installation and plan locations;

c. The Applicant shall install motion sensor faucets and flush valves and ultralow-flow plumbing fixtures that have a maximum water usage compliant with the guidelines established in the LEED Water Efficiency Indoor Water Use Reduction credit. The Applicant shall provide proof of installation and manufacturers' product data;

d. The project shall not have any chlorofluorocarbon (CFC) based refrigerants in any of the building systems, or not use refrigerants. The Applicant shall provide manufacturer's specification sheets for any refrigerant installed in the building;

e. The building will collect data regarding energy usage for the owner/operator's use. The data shall not be shared with any outside group, but will be used for energy optimization by the owner/operator. The Applicant shall provide details and manufacter's information for the selected system or method for data collection;

f. The Applicant shall provide an area for the separation, collection and storage of glass, paper, metal, plastic and cardboard generated by both customers and employees. There shall be a dedicated area on the Property for the storage of the recycled materials. The Applicant shall provide proof of installation, installation locations and a copy of the Applicant's recycling hauling contract;

g. The Applicant shall have a construction waste management plan that consists of hiring a waste removal and diversion company to process all construction waste at a recycling center. The Applicant shall provide a copy of the waste removal contract as proof of compliance;

h. The Applicant shall use building materials that have been produced or manufactured within 500 miles of the project site and shall provide the EDRB with a list of specific materials and amounts used. The Applicant shall provide proof of installation and invoice receipts, with manufacturer's data showing the production or manufacturing location;

i. The Applicant shall use low-emitting materials for all adhesives, sealants, paints, coatings, flooring systems, composite wood, and agrifiber products, as well as furniture and furnishings if available. Low VOC is defined as compliant with the guidelines established in the LEED Indoor Environmental Quality Low-Emitting Materials credit. The Applicant shall provide proof of installation and the manufacturer's product data;

j. The Applicant shall provide natural lighting through the use of windows and/or skylights to a minimum of 75% of the spaces. Areas excluded are the mechanical room and parts storage. The Applicant shall provide proof of

installation, installation locations on the architectural plans and installation area calculation indicating 75% of the building area; and

k. The Applicant shall install Energy Star appliances and equipment in the café and other areas for all refrigerators, dishwashers, water heaters, computers, monitors, televisions, vending machines, water coolers, and other appliances and office equipment (if available). The Applicant shall provide proof of installation, installation locations, and manufacturers' product data, including the Energy Star energy guide.

14. During the development, the applicant shall construct all traffic impact mitigation measures as recommended in the Traffic Impact Analysis Addendum dated January 20, 2016, which includes:

    a. Striping along Industrial Road from Commercial Drive to Commercial Drive (two bike lanes, two trail lanes, a center two-way turn lane, and associated transitions);

    b. A maximum 50 foot taper and 500 foot southbound left turn lane along Backlick Road at the intersection with Industrial Road; and,

    c. Westbound restriping of Industrial Road at Backlick Road.

15. A signal modification plan for the intersection of Backlick Road and Industrial Road, as proposed in the TIA Addendum, shall be required at the time of site plan submittal, and shall be implemented in conjunction with the westbound restriping of Industrial Road at Backlick Road, as described in Condition 13C above.

16. Until the driveway at the eastern side of the building can be connected to the parking lot at the front of the building, informational signage shall be provided advising that the driveway at the rear of the building does not provide an outlet to the front of the site.

17. Prior to the issuance of a NON-RUP, the applicant shall provide the Fairfax County Department of Transportation adequate funds not to exceed $30,000 to construct a bus shelter in the location of the existing bus stop along Industrial Road.

18. All proposed signage must be in conformance with the provisions of Article 12 of the Zoning Ordinance.

19. All activities relating to the indoor commercial recreation use shall take place within the interior of the facility.

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.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Inda E. Stagg
Senior Land Use Planner
(703) 528-4700 Ext. 5423
istagg@thelandlawyers.com

May 21, 2015

***Via Hand Delivery***

Barbara C. Berlin
Director, Fairfax County DPZ/ZED
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Statement of Justification
Group 5 Special Permit Application for a Health Club, Skating Facilities, Commercial Swimming Pool, Courts, Indoor Recreational Uses, and Accessory Uses (the "Special Permit")
The St. James Sports and Wellness Complex (the "Facility")
6805 Industrial Land Co. (the "Applicant" and the "Contract Purchaser")
TM 80-2 ((1)) 30 (the "Application Property")

Dear Ms. Berlin:

Please accept this statement as justification for a Special Permit application to permit certain Group 5 uses to be established on the Application Property. In accordance with the requirements of Sect. 8-011 of the Zoning Ordinance, the following information is provided to describe the use of the Facility. Uses include, but are not necessarily limited to:

- Health club, including
  - Wellness Spa
  - High performance personal training center
  - Group Fitness and yoga studios
  - Golf simulators

- Skating facility
  - Ice rinks

- Commercial Swimming Pool
  - Indoor/Therapy/Splash

- Courts
  - Basketball/Volleyball/Squash

- Indoor recreational uses
    - Multi-purpose field house (for indoor football, soccer and Lacrosse)
    - Batting cages
    - Gymnastics floor
    - Laser tag
    - Youth oriented obstacle climbing area
    - Rock climbing wall

Certain accessory uses are also proposed, including, but not necessarily limited to:

- Child care for member's children while using the Facility
- Retail
- Food service
- Multi-purpose rooms
- Meeting rooms, and
- Administrative offices.

A sports medicine office is proposed to be located within the Facility. This has been determined to be an "Office" use, which is permitted in the I-6 District and does not require Special Permit approval.

Proposed hours of operation are 24-hours per day, every day.

The Applicant assumes that the Facility will primarily serve the Northern Virginia area.

A conceptual photo-rendering of the Facility is inserted below. The Facility was designed to accommodate the natural slope of the Application Property, which places the lowest of the two core levels partially below-grade at the front of the building. Portions of the Facility that require the highest ceiling heights (the field house, courts, skating rinks, etc.) are generally located to the rear of the Facility. Façade materials are anticipated to be comprised of an architectural concrete panel system, aluminum and glass window wall, masonry elements, translucent panel system and metal panels.

There will be approximately 1,241 patrons at any one time during normal operations, and up to another 900 spectators permitted during special events at the Facility (such as during a sports tournament).

There will approximately 51 employees working within the Facility at any one time.

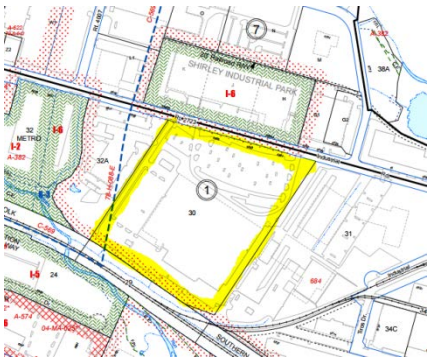
A preliminary traffic analysis was conducted for the Facility using the published ITE (Institute for Transportation Engineers) trip generation rates. These rates were applied to each, individual use within the Facility as if they were stand-alone uses. This analysis resulted in a vehicular trip estimate of approximately 13,356 weekday trips (9,994 more weekday trips than if the existing structure on the Application Property were occupied), 412 peak weekday morning trips (137 fewer peak weekday morning trips than if the existing structure on the Application Property were occupied), 731 peak weekday evening trips (225 more peak weekday evening trips than if the existing structure on the Application Property were occupied), and 493 Saturday peak hour trips (354 more Saturday peak hour trips than if the existing structure on the Application Property were occupied). It is important to note that the Applicant anticipates that there will be significant synergy between the uses, which should result in a lower trip generation than was estimated by using the ITE rates for “stand-alone” uses. The transportation consultant, Wells + Associates, is working closely with Fairfax County and Virginia Department of Transportation staff to identify and analyze an alternative method of calculating vehicular trips that may capture the anticipated trip reduction resulting from synergy of uses.

To the best of my knowledge there are no hazardous waste or petroleum products that will be generated, utilized, stored, treated, and/or disposed of on the Application Property.

To the best of my knowledge the proposed uses in this Special Permit Application conform to all applicable ordinances, regulations, and adopted standards, with the exception of a request for a deviation from the Tree Preservation Target, as more fully described in the Waivers/Modification section of this Statement of Justification.

**Application Property Description**

The Application Property is located on the south side of Industrial Road (Rt. 2723) approximately midway between its intersections with Backlick Road (Rt. 617) and Industrial Drive (Rt. 2735) in the Mason Magisterial District. The Application Property contains 871,200 square feet (20 acres) of land area that is currently improved with a 3-story precast concrete structure that was built in 1970 (to be removed), a surface parking lot (to be reconfigured/ reconstructed), and a transmission tower (to be moved to a location off of the Application Property).



There are no floodplains or Resource Protection Areas on the Application Property.

**Current Zoning**

The Application Property is zoned I-6, Heavy Industrial District, and is partially located in the Highway Corridor Overlay District (HC).

The I-6 District permits specific "Group 5 – Commercial Recreation Uses," including commercial swimming pools, tennis courts and similar courts (the Applicant is proposing “similar courts”), health clubs, skating facilities, and “indoor firing ranges, archery ranges, fencing and other similar indoor recreational uses” (the Applicant is proposing “similar indoor recreational uses”) with approval of a Special Permit by the Board of Zoning Appeals ("BZA"). The Applicant requested a zoning determination from the Zoning Administrator regarding the mix of uses proposed within the Facility (the “Request”). The Zoning Administrator determined that the Facility’s proposed uses are considered Category 5 Special Permit uses, permitted uses, and accessory uses at the intensities described in the Request (the “Determination”). The uses proposed in this Special Permit Application are within the maximum use intensities that were considered by the Zoning Administrator when making the Determination.

**Zoning History**

On October 17, 1951 the Board of Supervisors ("BOS") rezoned the Application Property from the Agricultural District to the Industrial District pursuant to Rezoning Application RZ 684. No proffers were imposed pursuant to that rezoning application, and no proffered development plan encumbers development of the Application Property.

No other discretionary zoning approvals currently encumber the Application Property's development.

**Comprehensive Plan Recommendations**

The Property is located in the Lincolnia Planning District (Area III); Bren Mar Community Planning Sector; however, because the industrial park in which the Application Property is located is split between two planning areas, specific recommendations for the entire Beltway South Industrial Area are located in the Area I, Annandale Planning District Text.

The Application Property is located in Land Unit C of the Beltway South Industrial Area. Specific text for Land Unit C states,

> "Land Unit C generally is referred to as the Shirley Industrial Park and it is planned for industrial, office and public facilities uses as shown on the Plan map. The primary uses within this land unit are warehouses, distribution and processing plants. Future development and/or

redevelopment of the industrially planned tracts should maintain this overall industrial orientation. Industrial uses are planned for development intensities up to .50 FAR…"

(Note: There are additional Plan recommendations for Land Unit C; however, because the Application Property is located in the southernmost portion of this planning area, only the first paragraph of the Plan recommendation, quoted above, applies to its future development.)

**Response to Sect. 8-006, General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

   Response: The Facility's uses are all permitted in the I-6 District either as a matter-of-right, or by Special Permit approval, and development is proposed at 0.50 FAR. As such, the proposed Group 5 Indoor Recreational Uses are in harmony with the adopted Comprehensive Plan that recommends an "industrial orientation" at development intensities up to 0.50 FAR.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

   Response: The proposed facility is in harmony with the general purpose and intent of the I-6 and HC Districts. The uses within the Facility are permitted either as a matter-of-right or with approval of a Group 5 Special Permit. The development intensity of the Facility does not exceed the maximum permitted I-6 development intensity, the development of the Application Property does not exceed the bulk regulations, parking is adequate for the uses and tree canopy coverage is met with this Special Permit Application.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

   Response: The Application Property and the surrounding properties are all subject to identical zoning regulations and Comprehensive Plan recommendations. Uses permitted in the I-6 District and recommended for future development are considered compatible. For this reason, the Facility's proposed

uses will not adversely affect the use or development of the neighboring properties, which are developed with office and warehousing uses. There is no requirement for screening, buffering or landscaping between the proposed use and the surrounding uses; however, all proposed uses will be internal to the proposed structure that is located on the southern portion of the Application Property. This proposed structure meets intensity, height and setback restrictions for I-6 District structures.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

   Response: The traffic associated with the proposed Facility is currently under review by the Fairfax County and Virginia Departments of Transportation. It is the Applicant's intention that traffic will not be hazardous or conflict with existing and anticipated traffic in the area. A full analysis of the traffic impact of the Facility is anticipated pursuant to this Special Permit's review.

5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.

   Response: The 10% tree canopy coverage of 87,250 square feet will be met as required; however, the Applicant is requesting a deviation from the tree preservation target of 3,354 square feet (which is 3.8% of 87,250 square feet). Please see Waivers/Modifications section below for additional information.

   No transitional screening or barriers are required to buffer the proposed Facility to surrounding uses, and none are proposed.

   Parking lot landscaping requirements will be met.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

   Response: 10% open space is required, and a minimum of 10% open space is proposed.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

   Response: Adequate utility, drainage, parking, loading and other necessary facilities to serve the Facility will be provided, and parking and loading requirements shall be in accordance with the provisions of Article 11. The adequacy of these will be the subject of staff review pursuant to publication of their report to the Board of Zoning Appeals.

8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

   Response: Signs will be provided in accordance with Article 12.

**Response to Sect. 8-503, Standards for all Group 5 Uses**

In addition to the general standards set forth in Sect. 006 above, all Group 5 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.

   Response: The proposed use complies with the lot size and bulk regulations of the I-6 District, as depicted on Sheet 3 of the Special Permit Plat.

2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.

   Response: The proposed use will comply with the performance standards for the I-6 District. No submission of a sports illumination plan is necessary because all of the proposed sports facilities are located internal to the proposed Facility.

3. No building designed primarily and specifically for such use shall be located within 100 feet of any adjoining property which is in an R district.

   Response: There are no adjoining properties which are zoned to an R-District.

4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

   Response: It is understood that the proposed uses are subject to the provisions of Article 17, Site Plans.

## Waivers/Modifications

Deviation from the Tree Preservation Target

The Applicant is requesting a deviation from the tree preservation target of 10% of the existing tree canopy coverage in accordance with the following justification:

- The Application Property's existing tree canopy coverage is approximately 33,541 square feet, of which 10%, or 3,354 square feet, of canopy coverage is required to be preserved. Existing trees located within water and sanitary sewer easements on the Application Property are counted when calculating the existing tree canopy coverage but they are not credited toward the tree preservation target.

- A majority of the Application Property's existing tree canopy coverage is located within the existing surface parking lot, an existing sanitary sewer easement on the southern periphery of the Application Property (approximately 9,300 square feet), and an existing water easement on the northern periphery of the Application Property along Industrial Road (approximately 6,245 square feet).

- The existing surface parking lot must be demolished and reconstructed to accommodate parking, stormwater management and Best Management Practices requirements. This demolition and reconstruction necessitates removal of the existing trees within the parking lot and water easement along Industrial Road. The approximately 9,300 square feet of existing tree canopy within the southern periphery's sanitary sewer easement is being preserved and would have otherwise satisfied the 3,354 square foot tree preservation target minimum if not for the fact that they are located within an easement.

- A formal tree canopy preservation deviation letter will be submitted with the site plan.

## Summary

The Applicants are pleased to bring this holistic sports programming and wellness concept to the Northern Virginia area. The establishment of this type of facility in our area is long overdue. The combination of sports and wellness activities at the St. James Sports and Wellness Complex will help alleviate the burden currently placed on parents and other caregivers who have to travel to multiple sporting locations in pursuit of these activities. The Facility will provide opportunities for everyone to care for their own physical well-being in one convenient location.

This Special Permit Application is in substantial harmony with the adopted comprehensive plan, with the requirements of the I-6 District, and with the Special Permit standards. For the reasons detailed in this Statement of Justification, I request your favorable consideration.

As always, I appreciate your attention to these matters. Please do not hesitate to contact me or Lynne Strobel should you have any questions.

Very truly yours,

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

Inda E. Stagg
Senior Land Use Planner

Enclosures

cc: Craig A.A. Dixon; Applicant
Kendrick F. Ashton, Jr.; Applicant
Robert E. Schofield; Akridge
Andrei B. Ponomarev; Akridge
Michael G. Gill; Akridge
David B. Logan; Bohler Eng.
Brian J. Clifford; Bohler Eng.
Michael J. Workosky; Wells + Assoc.
Michael R. Pinkoske; Wells + Assoc.
Jeffrey D. Vandersall; HKS
Henry H. Hill; HKS
Lynne J. Strobel, Esq.; WCL&W

ST. JAMES

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SUITE 100
RESTON, VA 20191
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# OVERVIEW OF THE OPERATIONS OF THE ST. JAMES SPORTS & WELLNESS COMPLEX

## *Introduction*

The St. James Group LLC ("SJG") has prepared the following description of the programs, services and operations of The St. James Sports & Wellness Complex ("The St. James" or the "Complex") in response to questions raised by staff members of the board of zoning appeals and department of transportation during our meeting on July 14, 2015. **As agreed in the meeting, these materials are to be used for general information purposes only and are not intended to impose legally binding obligations on SJG or the Complex.** This description should be read in the context of the Statement of Justification and associated materials included in Special Permit Application No. SP 2015-MA-088. In the event of a conflict between this document and our Statement of Justification, the Statement of Justification shall supersede this description.

## *Overview of The St. James*

The St. James will be the premier family-centered sports, fitness and wellness destination in Fairfax County, Virginia. The Complex's comprehensive offering of sports, fitness and wellness facilities, programs and instruction in one location, "under one roof" will address two high demand problems: (1) the lack of supply of quality sports competition and training facilities, programming and instruction for sports enthusiasts of all ages, and (2) the severe logistics burden faced by time starved families because of the highly fragmented sports and wellness facilities and programs in Fairfax County, Virginia.

The St. James will include the following sports and fitness facilities:

- **Health Club:** the Complex will have a health club featuring state-of-the-art cardio and strength training equipment and fitness studios (yoga, spinning, Pilates). The health club will include a high performance center with critical equipment and space to develop strength, agility and explosiveness. The health club will include a branded spa that will provide a full range of massage, skin, hair and nail treatments, as well as steam and sauna rooms. The health club will have men's, women's and family locker rooms as well as a "members only" child watch center.
- **Field House:** The multipurpose field house with a 65-foot ceiling clearance will feature one turf field meeting requirements for full length competitive play in soccer, lacrosse, football, field hockey and softball activities. The field house will also accommodate drills and training across a broad range of sports, competitions and activities, including baseball and softball, endurance, speed and agility training, among others. The turf fields will be divisible into halves and fourths for sideline-to-sideline practice and games.

- **Aquatics Center:** The Aquatics Center will feature a short-course season competition pool that will be fully qualified for youth, high school, college and masters swimming competitions. In addition, the Aquatics Center will also feature a warm water therapy pool that will be used for swim training, fitness and rehabilitation. Lastly, the Aquatics Center will feature a water fun park with shallow pools, sprinklers, slides and other fun water features for children.
- **Ice Rinks:** The Complex will have two NHL regulation-sized ice rinks for ice hockey, figure skating, synchronized skating, open skating and curling. The rinks will be divisible into thirds to enable youth ice hockey competition and training.
- **Baseball and Softball Center:** The Baseball and Softball Center will feature eight batting cages with automatic pitching machines for baseball and softball. The batting cage nets can be removed to enable field space for pitching and fielding drills as well as training exercises for other field sports.
- **Basketball and Volleyball Center:** The Basketball and Volleyball Center will feature four full length basketball courts. Each of the courts will be structured to accommodate six baskets, enabling full length and sideline-to-sideline competition and practice. The courts will be convertible into eight NCAA-regulation sized volleyball courts.
- **Gymnastics and Dance Center:** The Gymnastics Center will feature the finest quality training equipment, including two competition spring floors, deep foam training pits, TumblTrak, a rod floor and in-ground trampolines.
- **Golf and Racquet Center:** The Complex will feature 3 top-quality indoor golf simulators for training and fitting. The Squash Center will feature 8 international regulation sized courts, 6 singles and 2 doubles.

The St. James will include the following hospitality amenities:

- **Branded Spa:** The health club will include a branded spa that will provide a full range of massage, skin, hair and nail treatments, as well as steam and sauna rooms.
- **Health & Wellness Center:** The St. James will partner with a leading national health care provider to develop the premier health and wellness center in the region. Services will include orthopedic medicine, pre- and post-operative rehabilitation, pediatric care and health screenings.
- **Retail Outlet:** The retail outlet will showcase a partnership between The St. James and branded sports apparel and equipment retailer and will serve as a dynamic platform for product launches and special marketing events.
- **Family Entertainment Center:** The St. James will feature an active entertainment center with laser tag, climbing walls and party rooms.
- **Grab & Go Café:** The St. James will feature a quick service café where visitors can enjoy healthy meals, snacks and beverages.

We have included floor plans for The St. James in **Appendix A**, which should help provide a deeper understanding of the available programs and services.

***Programming at The St. James***

Key programming at The St. James will include, amongst other things, the following:

- **Programs:** Small to large group skills coaching, high performance and fitness training opportunities, and competitive opportunities organized by age, skill level and desired intensity. Programs meet one to two times per week and are typically 8 to 10 weeks in duration.
- **Camps:** Large group skills coaching and competitive opportunities for more than 30 sports ranging from half-day programs to full day developmental and elite level camps. The duration of camps will range from holiday and school break lengths to the entire summer.
- **Leagues:** Competitive in-season and out-of-season team-based leagues across more than a dozen sports organized by skill and age levels. Teams will play one to two times per week and leagues seasons are typically 10 weeks in duration.
- **Tournaments:** Competitive single elimination and round robin tournaments across age and skill levels the following sports: basketball, football, ice hockey, soccer, squash and volleyball.

***Operations of The St. James***

*Memberships*

Most of the people regularly visiting the Complex will be members. Membership options at the Complex will be comparable to those available at other health clubs in Fairfax County. Although The St. James will receive most of its visits from members, non-members will be able to sign up for and participate in programming at the Complex.

*Customer Access*

Customer access to The St. James will be predominantly driven by scheduled programs and appointments. Members will be able to use the Complex at their pleasure without appointment but the overwhelming majority of services provided will be scheduled. There will be very limited and specific windows of time when non-member customers can use parts of the facilities without an appointment. Examples would include opportunities for open ice skating during the winter holiday season. Non-member customers will also be able to visit the Complex's retail outlet without an appointment. Otherwise, visits will be for scheduled lessons, practices, games, events or appointments.

*Hours of Operation*

The St. James will operate 24 hours a day with most of the Complex active between the hours of 5 AM and 11 PM. The health club, field house, ice rinks, aquatics center and basketball courts will operate for extended hours (after 11 PM and before 5 AM) to accommodate the substantial demand for practice, training and competition time in these sports. Additional information regarding the flow of activity and demand during the average week day and weekend day is provided below.

Importantly, the operating dynamics of The St. James are very compatible with the mostly industrial businesses in the Shirley Industrial Park because peak hours of activity for The St. James will generally be non-peak hours for its neighbors.

*Peak and Non-Peak Hours: Weekdays*

During the week, peak hours will be from 5 AM to 8 AM and 5 PM to 11 PM; non-peak hours will be from 8 AM to 5 PM and 11 PM to 5 AM. Peak morning demand will be driven by traditional health club visits, ice hockey and ice skating practices, swim training and adult basketball leagues. Peak evening demand will be driven by traditional health club visits (personal training sessions, group fitness classes), sports training (across all sports), team practices and league play.

Non-peak midday demand during the week will be driven by traditional health club visits (personal training, group fitness), toddler programming, seniors programming, spa appointments (massage, facial, hair and nail), health and wellness center appointments (physical therapy, screenings), corporate and leadership training events, midday leagues (basketball and ice hockey), home / private / charter school fitness programming and walk-in usage. During the summer (and other school breaks), non-peak midday demand will also include half-day and full-day sports and other camps.

Non-peak late night (11 PM to 5 AM) demand during the week will be driven by adult ice hockey, adult field sports (soccer, lacrosse, flag football) and adult basketball.

*Peak and Non-Peak Hours: Weekends*

During the weekend, peak hours will be from 6 AM to 11 PM. Demand will be driven by traditional health club visits, sports training and league play across the facility, spa appointments, family entertainment center visits (laser tag, climbing, birthday parties) and water fun park visits.

*Special Events: Tournaments, Meets and Showcases*

Special events at The St James will principally be traditional competitive tournaments, meets and skills showcases. Tournaments, as described above, involve team and individual single and round robin elimination competitions over the course of one to two days during weekends when most of the businesses in the Shirley Industrial Park do not typically operate. Participants in the

competitions will generally arrive in time to prepare and warm up for their games and, therefore, arrival and departure of participants will occur across the day with tournaments typically starting in the morning and ending in the early evening.

Meets are multi-heat timed (swimming) or judged (gymnastics) team and individual competitions over the course of a day during weekends. Participants in meets will generally arrive at the beginning of the event and remain until its conclusion.

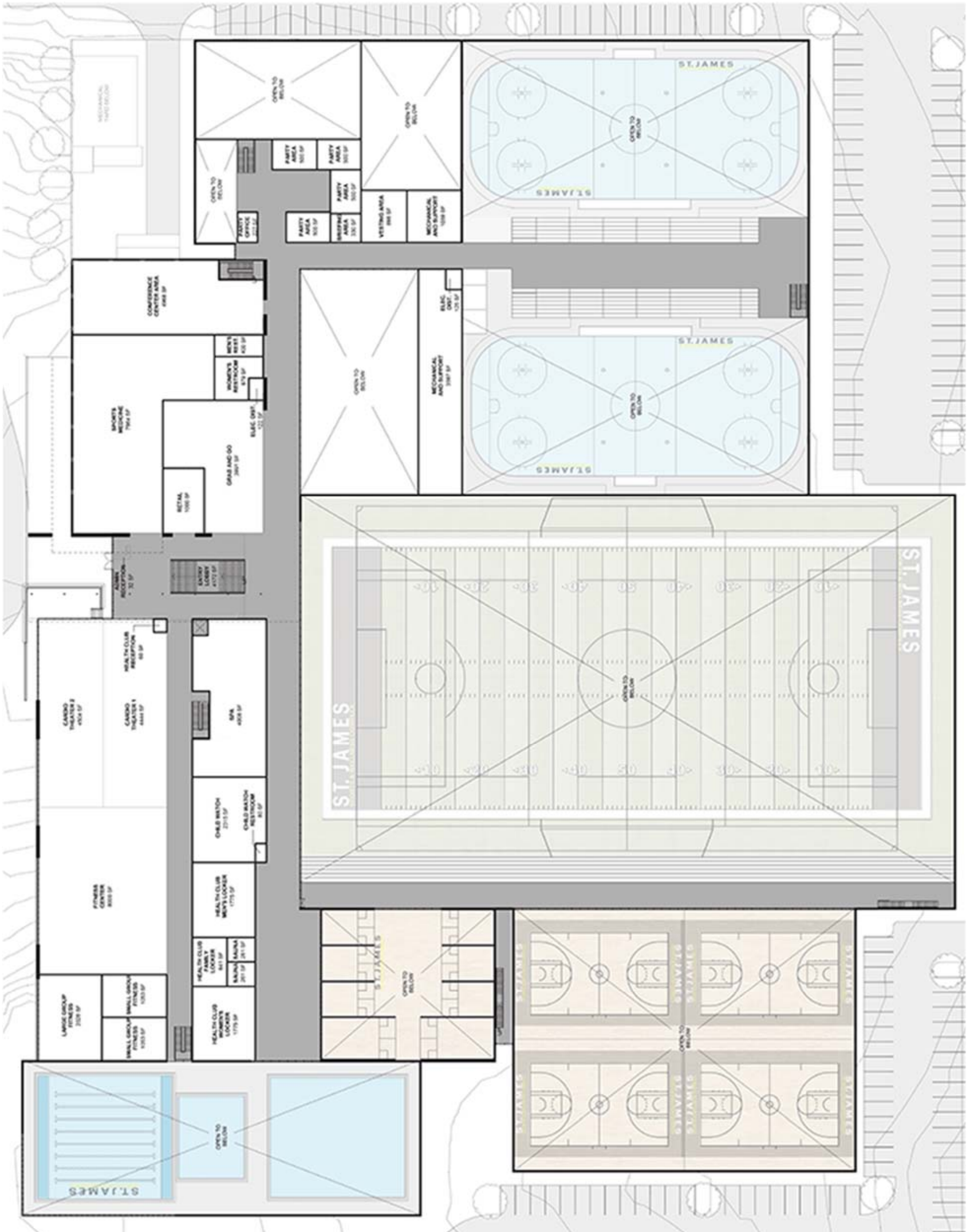
Showcases are opportunities for elite youth athletes to display their skills against other elite contemporaries for the benefit of high school, college and professional coaches and scouts. These events involve skills drills and game competition. Participants in showcases will arrive at the beginning of the event and remain until its conclusion.

These events, while special, will not impose any meaningful additional burden on the operations of the Complex. These events will be highly curated and tightly focused to produce very high quality experiences for all involved. Moreover, these events will take place on weekends with the arrival and departure of participants thoughtfully organized and scheduled. To be clear, the Complex will not produce stadium-style spectator events of the kind that regularly take place at the Patriot Center, Verizon Center or FedEx Field.

***Conclusion***

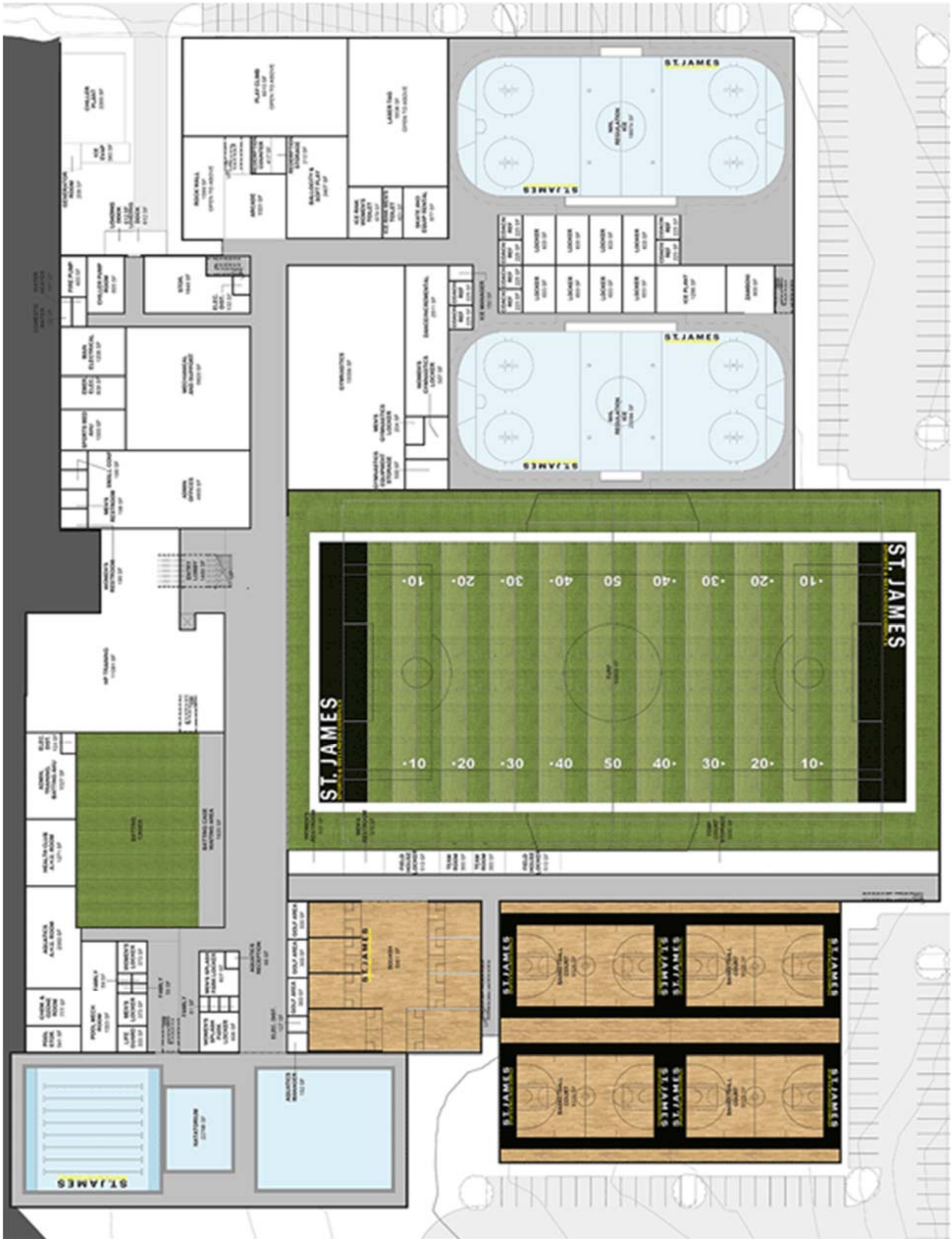
The St. James will make a meaningful contribution to northern Virginia's significant demand for high quality sports, fitness and wellness facilities and programming. It is located in an industrial area that provides a "buffer" between the operations of The St. James and residential neighborhoods. Its operations will be thoughtfully and efficiently run and will fit nicely with the general operating pattern of the industrial businesses in the Shirley Industrial Park.

## *Entry Level Floorplan*



**APPENDIX A:  Floorplans for The St. James**
July 31, 2015

## *Event Level Floorplan*



PROJECT NAME:

# ST. JAMES SPORTS AND WELLNESS COMPLEX

INDUSTRIAL ROAD, SPRINGFIELD

FAIRFAX COUNTY, VA

SHEET TITLE:

PHOTO EXHIBIT

| SCALE: | DATE: | CAD ID: | PROJECT NUMBER: |
|---|---|---|---|
| NTS | May, 2015 | | S142005 |

BOHLER ENGINEERING
22636 DAVIS DRIVE, SUITE 250, STERLING, VA 20164
PHONE: (703) 709-9500 FAX: (703) 709-9501

# Bohler Engineering

*Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners*

**22636 Davis Dr., Suite 250, Sterling, VA 20164 • Phone 703-709-9500 • Fax 703-709-9501**

Northwest corner facing North

**A1**

Northwest corner facing Northeast

**A2**

# Bohler Engineering

*Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners*

**22636 Davis Dr., Suite 250, Sterling, VA 20164 • Phone 703-709-9500 • Fax 703-709-9501**

Northwest corner facing East

**A3**

Northwest corner facing Southeast

**A4**

# Bohler Engineering

*Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners*

**22636 Davis Dr., Suite 250, Sterling, VA 20164 • Phone 703-709-9500 • Fax 703-709-9501**

Northwest corner facing South

**A5**

Northwest corner facing Southwest

**A6**

# Bohler Engineering

*Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners*

**22636 Davis Dr., Suite 250, Sterling, VA 20164 • Phone 703-709-9500 • Fax 703-709-9501**

Northwest corner facing West

**A7**

Northeast corner facing North

**B1**

# Bohler Engineering

*Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners*

**22636 Davis Dr., Suite 250, Sterling, VA 20164 • Phone 703-709-9500 • Fax 703-709-9501**

Northeast corner facing Northeast

**B2**

Northeast corner facing East

**B3**

# Bohler Engineering

*Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners*

**22636 Davis Dr., Suite 250, Sterling, VA 20164 • Phone 703-709-9500 • Fax 703-709-9501**

Northeast corner facing Southeast

**B4**

Northeast corner facing South

**B5**

# Bohler Engineering

*Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners*

**22636 Davis Dr., Suite 250, Sterling, VA 20164 • Phone 703-709-9500 • Fax 703-709-9501**

Northeast corner facing Southwest

**B6**

Northeast corner facing West

**B7**

# Bohler Engineering

*Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners*

**22636 Davis Dr., Suite 250, Sterling, VA 20164 • Phone 703-709-9500 • Fax 703-709-9501**

Northeast corner facing Northwest

**B8**

Southeast corner facing North

**C1**

# Bohler Engineering

*Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners*

**22636 Davis Dr., Suite 250, Sterling, VA 20164 • Phone 703-709-9500 • Fax 703-709-9501**

Southeast corner facing Northeast

**C2**

Southeast corner facing East

**C3**

# Bohler Engineering

*Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners*

**22636 Davis Dr., Suite 250, Sterling, VA 20164 • Phone 703-709-9500 • Fax 703-709-9501**

Southeast corner facing Southeast

**C4**

Southeast corner facing South

**C5**

# Bohler Engineering

*Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners*

**22636 Davis Dr., Suite 250, Sterling, VA 20164 • Phone 703-709-9500 • Fax 703-709-9501**

Southeast corner facing Southwest

**C6**

Southeast corner facing West

**C7**

# Bohler Engineering

*Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners*

**22636 Davis Dr., Suite 250, Sterling, VA 20164 • Phone 703-709-9500 • Fax 703-709-9501**

Southwest corner facing North

**D1**

Southwest corner facing Northeast

**D2**

# Bohler Engineering

*Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners*

**22636 Davis Dr., Suite 250, Sterling, VA 20164 • Phone 703-709-9500 • Fax 703-709-9501**

Southwest corner facing East

**D3**

Southwest corner facing South

**D4**

# Bohler Engineering

*Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners*

**22636 Davis Dr., Suite 250, Sterling, VA 20164 • Phone 703-709-9500 • Fax 703-709-9501**

Southwest corner facing Southwest

**D5**

Southwest corner facing West

**D6**

# Bohler Engineering

*Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners*

**22636 Davis Dr., Suite 250, Sterling, VA 20164 • Phone 703-709-9500 • Fax 703-709-9501**

Southwest corner facing Northwest

**D7**

Application No.(s): SP 2015-MA-088
(county-assigned application number(s), to be entered by County staff)

# SPECIAL PERMIT/VARIANCE AFFIDAVIT

129813

DATE: July 30, 2015
(enter date affidavit is notarized)

I, Inda E. Stagg, agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

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

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

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

| **NAME** (enter first name, middle initial, and last name) | **ADDRESS** (enter number, street, city, state, and zip code) | **RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above) |
|---|---|---|
| 6805 Industrial Land Co.<br>Agents: Craig A.A. Dixon<br>Kendrick F. Ashton, Jr. | 10740 Parkridge Boulevard, Suite 100<br>Reston, VA 20191 | Applicant/Contract Purchaser of Tax Map 80-2 ((1)) 30 |
| Washington Gas Light Company<br>Agent: David C. Kenahan | 1100 H Street, NW<br>Washington, DC 20080 | Title Owner of Tax Map 80-2 ((1)) 30 |

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance 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).

Application No.(s): SP 2015- MA- 088
(county-assigned application number(s), to be entered by County staff)

129813

**Special Permit/Variance Attachment to Par. 1(a)**

DATE: July 30, 2015
(enter date affidavit is notarized)

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

| **NAME** (enter first name, middle initial, and last name) | **ADDRESS** (enter number, street, city, state, and zip code) | **RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above) |
|---|---|---|
| The John Akridge Company | 601 13th St. NW, Suite 300N<br>Washington, DC 20005 | Development Manager/Agent for Applicant |
| Agent: Robert E. Schofield<br>Andrei B. Ponomarev<br>Michael G. Gill | | |
| Walsh, Colucci, Lubeley & Walsh, P.C. | 2200 Clarendon Boulevard, Suite 1300<br>Arlington, VA 22201 | Attorneys/Agents for Applicant |
| Agents: Martin D. Walsh | | Attorney/Agent |
| Lynne J. Strobel | | Attorney/Agent |
| M. Catharine Puskar | | Attorney/Agent |
| Sara V. Mariska | | Attorney/Agent |
| G. Evan Pritchard | | Attorney/Agent |
| Andrew A. Painter | | Attorney/Agent |
| Matthew J. Allman | | Attorney/Agent |
| Jeffrey R. Sunderland | | Attorney*/Agent |
| Elizabeth D. Baker | | Planner/Agent |
| Inda E. Stagg | | Planner/Agent |
| Amy E. Friedlander | | Planner/Agent |
| | | *Admitted in New York and California. Admission to Virginia Bar pending. |
| Bohler VA, LLC | 22636 Davis Drive, Suite 250<br>Sterling, Virginia 20164 | Engineer/Agent |
| Agents: David B. Logan<br>Brian Clifford | | |
| M.J. Wells & Associates, Inc. | 1420 Spring Hill Road, Suite 610<br>Tysons, VA 22102 | Transportation Consultant/ Agent |
| Agents: Robin L. Antonucci<br>Michael J. Workosky<br>Michael R. Pinkoske | | |

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Special Permit/Variance Attachment to Par. 1(a)" form.

Application No.(s): SP 2015-MA-088
(county-assigned application number(s), to be entered by County staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT** 129813

DATE: July 30, 2015
(enter date affidavit is notarized)

==========

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

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

CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name and number, street, city, state, and zip code)
6805 Industrial Land Co.
10740 Parkridge Boulevard, Suite 100
Reston, VA 20191

**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)

6805 Industrial Holdings, Inc.

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Affidavit Attachment 1(b)" form.

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

Application No.(s): SP 2015- MA- 088
(county-assigned application number(s), to be entered by County staff)

**Special Permit/Variance Attachment to Par. 1(b)** 129813

DATE: July 30, 2015
(enter date affidavit is notarized)

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
6805 Industrial Holdings, Inc.
10740 Parkridge Boulevard, Suite 100
Reston, VA 20191

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

MCV/DD LLC

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
MCV/DD LLC
10740 Parkridge Boulevard, Suite 100
Reston, VA 20191

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

The St. James Sports &
Wellness Complex I, LP

---

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SP 2015- MA- 088
(county-assigned application number(s), to be entered by County staff)

**Special Permit/Variance Attachment to Par. 1(b)** 129813

DATE: July 30, 2015
(enter date affidavit is notarized)

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
The St. James Group LLC
10740 Parkridge Boulevard, Suite 100
Reston, VA 20191

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Kendrick F. Ashton, Jr.
Craig A. A. Dixon

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
The St. James Sports & Wellness Complex GP I LLC
10740 Parkridge Boulevard, Suite 100
Reston, VA 20191

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

The St. James Group LLC

---

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SP 2015- MA- 088
(county-assigned application number(s), to be entered by County staff)

**Special Permit/Variance Attachment to Par. 1(b)**

129813

DATE: July 30, 2015
(enter date affidavit is notarized)

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Washington Gas Light Company
1100 H Street, NW
Washington, DC 20080

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

WGL Holdings, Inc.

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
WGL Holdings, Inc.
101 Constitution Avenue, NW
Washington, DC 20080

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Publicly traded

---

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SP 2015 - MA- 088
(county-assigned application number(s), to be entered by County staff)

**Special Permit/Variance Attachment to Par. 1(b)** 129813

DATE: July 30, 2015
(enter date affidavit is notarized)

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
The John Akridge Company
601 13th St. NW, Suite 300N
Washington, DC 20005

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

JACo Holding Company

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
JACo Holding Company
601 13th St. NW, Suite 300N
Washington, DC 20005

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Cyclops Family Partnership, L.P.

---

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SP 2015 - MA- 088
(county-assigned application number(s), to be entered by County staff)

**Special Permit/Variance Attachment to Par. 1(b)** 129813

DATE: July 30, 2015
(enter date affidavit is notarized)

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

| | | | |
|---|---|---|---|
| Wendy A. Alexander | Jay du Von | J. Randall Minchew | Lynne J. Strobel |
| David J. Bomgardner | William A. Fogarty | Andrew A. Painter | Garth M. Wainman |
| E. Andrew Burcher | John H. Foote | G. Evan Pritchard | Nan E. Walsh |
| Thomas J. Colucci | H. Mark Goetzman | M. Catharine Puskar | |
| Michael J. Coughlin | Bryan H. Guidash | John E. Rinaldi | |
| Peter M. Dolan, Jr. | Michael J. Kalish | Kathleen H. Smith | |

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**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Bohler VA, LLC
22636 Davis Drive, Suite 250
Sterling, Virginia 20164

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Ludwig H. Bohler
Adam J. Volanth
Daniel M. Duke
Mark R. Joyce

---

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SP 2015- MA- 088
(county-assigned application number(s), to be entered by County staff)

**Special Permit/Variance Attachment to Par. 1(b)** 129813

DATE: July 30, 2015
(enter date affidavit is notarized)

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

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

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc.
Employee Stock Ownership
Trust. All employees are eligible
plan participants; however, no
one employee owns 10% or more
of any class of stock.

---

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

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

---

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

Application No.(s): SP 2015- UA- 088
(county-assigned application number(s), to be entered by County staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT** 129813

DATE: July 30, 2015
(enter date affidavit is notarized)

==========

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

PARTNERSHIP INFORMATION

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, and number, street, city, state, and zip code)
The St. James Sports & Wellness Complex I LP
10740 Parkridge Boulevard, Suite 100
Reston, VA 20191

(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)**

The St. James Sports & Wellness Complex GP I LLC, General Partner

The St. James Group LLC, Limited Partner

There are additional limited partners in this partnership, none of which own 10% or more of 6805 Industrial Land Co.

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

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

Application No.(s): SP 2015- MA 088
(county-assigned application number(s), to be entered by County staff)

**Special Permit/Variance Attachment to Par. 1(c)** 129813

DATE: July 30, 2015
(enter date affidavit is notarized)

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)
Cyclops Family Partnership, L.P.
601 13th St. NW, Suite 300N
Washington, DC 20005

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

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

John E. "Chip" Akridge, III, General and Limited Partner

There are additional limited partners which are family members of John E. Akridge, III, none of which own 10% or more of The John Akridge Company.

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

Application No.(s): SP 2015- UA- 088
(county-assigned application number(s), to be entered by County staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

129813

DATE: July 30, 2015
(enter date affidavit is notarized)

==========

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

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

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

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

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

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): SP 2015-MA-088
(county-assigned application number(s), to be entered by County staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

129813

DATE: July 30, 2015
(enter date affidavit is notarized)

==========

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.
**EXCEPT AS FOLLOWS:** (**NOTE**: If answer is none, enter "**NONE**" on line below.)

None

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

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance 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:**

Inda E. Stagg

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

Inda E. Stagg, agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 30 day of July 2015, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

# Similar Case History

**SP 79-A -164**

| | |
|---|---|
| **APPLICANT:** | COURTS ROYAL EAST LIMITED PARTNERSHIP |
| **STATUS:** | APPLICATION APPROVED |
| **STATUS/DECISION DTE:** | 08/10/1979 |
| **ZONING DISTRICT:** | I- 6 |
| **DESCRIPTION:** | PERMIT ALTERATION OF EXISTING RACQUETBALL COURT TO ADD RESTAURANT/SNACK BAR |
| **LOCATION:** | 5505 CHEROKEE AVENUE |
| **TAX MAP #S:** | 0802 01 0052 |

**SPA 79-A -164-02**

| | |
|---|---|
| **APPLICANT:** | TOTAL ADHERENCE SPORTS, LLC |
| **STATUS:** | EXPIRED |
| **STATUS/DECISION DTE:** | 11/12/2006 |
| **ZONING DISTRICT:** | I- 6 |
| **DESCRIPTION:** | AMEND SP 79-A-164 PREVIOUSLY APPROVED FOR A RACQUETBALL COURT TO PERMIT A CHANGE IN PERMITTEE |
| **LOCATION:** | 5505 CHEROKEE AVENUE |
| **TAX MAP #S:** | 0802 01 0052 |

**SPA 79-A -164-03**

| | |
|---|---|
| **APPLICANT:** | CHEROKEE, L.L.C. |
| **STATUS:** | APPLICATION APPROVED |
| **STATUS/DECISION DTE:** | 07/25/2012 |
| **ZONING DISTRICT:** | I- 6 |
| **DESCRIPTION:** | AMEND SP 79-A-164 PREVIOUSLY APPROVED FOR HEALTH CLUB TO PERMIT CHANGE IN PERMITTEE |
| **LOCATION:** | 5505 CHEROKEE AVENUE, ALEXANDRIA, VA 22312 |
| **TAX MAP #S:** | 0802 01 0052 |

**SP 81-A -059**

| | |
|---|---|
| **APPLICANT:** | PETE'S GYMNASTIC CENTER INCORPORATED |
| **STATUS:** | APPLICATION APPROVED |
| **STATUS/DECISION DTE:** | 09/29/1981 |
| **ZONING DISTRICT:** | I- 6 |
| **DESCRIPTION:** | HEALTH CLUB WITHIN AN INDUSTRIAL PARK |
| **LOCATION:** | 6700 INDUSTRIAL RD. |
| **TAX MAP #S:** | 0802 07 F |

**SP 98-M -021**

| | |
|---|---|
| **APPLICANT:** | POWERHOUSE PAINTBALL ARENA INCORPORATED |
| **STATUS:** | APPLICATION APPROVED |
| **STATUS/DECISION DTE:** | 06/30/1998 |
| **ZONING DISTRICT:** | I- 6 |
| **DESCRIPTION:** | INDOOR RECREATIONAL USE |
| **LOCATION:** | 6714-A INDUSTRIAL ROAD |
| **TAX MAP #S:** | |

0802 07 F

# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

RECEIVED
Department of Planning & Zoning
MAY 21 2015
Zoning Evaluation Division

**Via Email to istagg@thelandlawyers.com and Regular Mail**

May 19, 2015

Ms. Inda E. Stagg
Walsh Colucci Lubeley & Walsh PC
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201-3359

RE: Use Determination for the St. James Sports and Wellness Facility: Revised Proposal
6801 Industrial Road (address not assigned in real estate assessments)
Tax Map Ref.: 80-2 ((1)) 30
Zoning Districts: I-6, H-C (pt.)

Dear Ms. Stagg:

This letter is in response to your letter dated May 13, 2015 requesting a revised use determination for the proposed St. James Sports and Wellness Facility, which will offer a number of sports, recreational, and associated uses within one building at the referenced property. A use determination was previously issued on June 17, 2014, and this request is based on revisions that have been made to the proposed program and use, therefore the June 17, 2014 letter is hereby superseded. The property consists of 20 acres zoned I-6, Heavy Industrial District, and the majority of the property is also located within the Highway Corridor Overlay District (H-C). The property is developed with industrial and office space consisting of over 500,000 square feet, which is not part of an industrial park. You have submitted a revised program in which some uses have been removed, some uses have been added, and a number of uses are changing size. You have provided a marked up chart showing a comparison of the previous proposal to the current proposal and what has changed, as well as a clean copy of the new proposal, and you have also submitted renderings and elevations of the proposed building. You are seeking confirmation of the zoning designation and requirements of the proposed uses, as revised. You also have two additional questions, about measuring average grade and building height consideration in determining cellar space.

You are proposing a facility that would include the following areas and uses:

- A 200' by 400' multi-purpose field house (for indoor sports such as football, soccer, lacrosse, etc.) containing approximately 100,732 square feet. Use may include special events and tournaments, seating for up to 1,000 spectators could be accommodated through a combination of permanent and moveable bleachers.
- Indoor baseball/softball batting cages with automatic pitching machines: 8 cages totaling approximately 10,920 square feet.
- Basketball/volleyball courts: 4 regulation NCAA basketball courts that can convert to volleyball courts, containing approximately 33,280 square feet.
- Indoor Aquatics Center: includes competition pool, warm water therapy pool, and recreational pool, consisting of approximately 30,643 square feet.

- Ice rinks: 2 NHL regulation rinks, consisting of approximately 62,625 square feet.
- Amusement Machines Area (new addition to proposal) consisting of 2,130 square feet, associated with the ice rinks and laser tag areas.
- Gymnastics training center containing approximately 13,726 square feet.
- Squash courts: 8 courts, totaling approximately 9,966 square feet.
- Golf Training Center consisting of golf simulators and a training studio, approximately 915 square feet.
- Health club and spa consisting of approximately 29,728 square feet, with Personal training center (part of the health club) containing approximately 11,081 square feet.
- Sports medicine office containing approximately 7,888 square feet.
- Laser Tag Area (new addition to proposal) consisting of 5,536 square feet.
- Children's Climbing area, including ball pit and soft play area (new addition to proposal), with approximately 8,416 square feet.
- Rock Climbing Wall area (new addition to proposal) with 1,599 square feet.
- Child care center for employees and patrons of the facility only while parents remain on the property, with no exterior entrance and no drop-off care available, consisting of approximately 2,426 square feet.
- Retail outlet run by third-party sports equipment and/or apparel retailer, located within the facility with no separate exterior entrance or signage consisting of approximately 5,000 square feet.
- Food Service Area, including preparation and sale of foods and beverages and juice bar, approximately 3,991 square feet.
- Offices for management and staff of the sports facility with support conference room and staff restrooms, containing approximately 5,819 square feet.
- Multi-purpose rooms: rental rooms for birthday parties and other purposes consisting of approximately 2,000 square feet.
- Meeting rooms and conference center, available for general rentals, consisting consists of meeting space and support space, totaling approximately 4,968 square feet.
- Other support space, including Lobby Areas, corridors, and general access restrooms: 61,285 square feet.
- Mechanical Space: 18,793 square feet.
- The previously proposed outdoor pool, tennis courts, and full service restaurant have been eliminated.

You previously stated that the proposed hours of operation of the facility would be 24 hours a day, 7 days per week, and that there would be approximately 60 employees working at any one time. A variety of membership options would be available for the public, and camps and/or other instruction programs may be offered in association with various components of the sports uses.

Based on your description and a review of various zoning ordinance provisions, it is my determination that the majority of the proposed uses that will operate within the overall proposed facility can be categorized into four different Group 5, Commercial Recreation Uses, which are identified in Sect. 8-501 of the Zoning Ordinance as follows:

1. Par. 4, Section 8-501 – Commercial swimming pools, tennis courts and similar courts, to include the basketball and volleyball courts, the indoor pools, and the squash courts;
2. Par. 6, Section 8-501 – Health clubs, to include the golf training center, the health club, the spa, and the personal training center;
3. Par. 7, Section 8-501 – Indoor firing ranges, archery, ranges, fencing and other similar indoor recreational uses (emphasis added), to include the multi-purpose field house, the batting cages, the gymnastics training center, the laser tag, the children's climbing area/ball pit, and the rock wall area, as well as the meeting rooms and conference center;
4. Par. 9, Section 8-501 – Skating facilities, to include the ice rinks.

Each of these four commercial recreation uses requires special permit approval from the Fairfax County Board of Zoning Appeals (BZA) in the I-6 District. Special permit applications require the submission of an application, plat and filing fee; notification of adjacent property owners; and a public hearing before the BZA. You may contact the Zoning Evaluation Division at 703-324-1290 for more information about the special permit process.

In addition, it is my determination that the proposed Sports Medicine office, which has increased in size and which you state will now serve patrons of the facility more generally, is an office use within the Zoning Ordinance. Offices are a permitted use in the I-6 District, and are therefore allowed by-right at the property.

The proposed child care center would be open to employees of the facility during their working hours only, as well as for drop in use by patrons while they are using the sports complex and remain on the property. As such, it is my determination that this proposed child care use would be considered accessory to the principal commercial recreational and office uses, and as such no separate land use approval would be required. This determination is also based on the premise that such a center would have no direct public access to and from the exterior of the building, and that there will be no separate signage on the exterior of the building identifying its location.

Amusement machines are proposed in association with the ice rink and laser tag uses. Based on the area proposed for the machines in relation to the size of the ice rink and laser tag uses, it is my determination that the proposed machines would be considered accessory to the principal commercial recreation uses of the ice rinks and laser tag facilities as described above. Therefore, no separate land use approval is required.

Regarding the other proposed uses such as the retail outlet, the food service/juice bar area, the administrative offices, and the multi-purpose rooms, based on their proposed sizes, scope of operation and the additional information that you had provided previously and in your revised proposal dated May 13, 2015, it is my determination that these uses would be considered accessory to the principal commercial recreation and office uses listed above. Therefore, no separate land use approval is required.

In addition to confirmation of the proposed uses, you are posing two additional questions. The first question is regarding the measurement of grade, which is defined in the Zoning Ordinance as "(a) reference plane representing the average ground level." For non-residential structures, grade is determined as "(a)verage finished ground level adjoining a building at all exterior walls" (emphasis added). You are asking whether the grade can be determined separately for different parts of the building. Specifically, you

have asked whether the building elevations can be taken on the operational portions of the building and be considered separately from the field house portion and the ice rink portions, due to significant differences in the height of the different parts of the lower level of the building based on the unique nature of the indoor sports facility uses. Your second but related question is whether a portion or portions of the lower level of the building can be considered separately and determined differently regarding whether or not they qualify as a cellar. In other words, for the same reasons, you are asking whether portions of the lower level can be considered cellar and others not. A cellar is defined in the Zoning Ordinance as "(t)he portion of a building partly underground, having one-half (½) or more than one-half (½) of its clear height below the grade plane." It is my determination that based on the Zoning Ordinance definitions and longstanding practices regarding elevations, grade, and cellar, that these measurements and calculations must be made on the entirety of the building, as it is one contiguous structure, and that in calculating an average grade plane, the entire perimeter of the building must be included in the calculation. As such, the lower level may only be determined to be one thing, a cellar if half or more of its clear height is located below the grade plane, or not a cellar if it is not.

This determination is based upon the facts presented in your request letter and the applicable Fairfax County Zoning Ordinance provisions in effect as of the date of this letter. If the facts as presented change or if the applicable provisions of the Zoning Ordinance change subsequent to the issuance of this determination, the determination may be subject to modification.

Please note that subsequent to special permit and special exception approvals, any site modifications proposed may require site plan approval and/or a submission of a parking tabulation if the new use requires more parking than the current use. Construction of new buildings or structural alterations to existing buildings will require obtaining Building Permits. Site plan and parking tabulation information is available from the Department of Public Works and Environmental Services (DPWES) at 703-324-1730, and Building Permit information is available from DPWES at 703-222-0801. Lastly, a Non-Residential Use Permit (Non-RUP), sometimes referred to as a certificate of occupancy, must be obtained before the use can be established. Non-RUP information is available from the Zoning Permit Review Branch at 703-222-1082.

I trust this correspondence adequately responds to your request. If you have any additional questions, please feel free to contact me at 703-324-1314.

Sincerely,

Cathy S. Belgin, AICP
Senior Assistant to the Zoning Administrator

cc: Penelope A. Gross, Supervisor, Mason District
Leslie B. Johnson, Zoning Administrator
Andrew Hushour, Deputy Zoning Administrator for Ordinance Administration Branch
Diane Johnson-Quinn, Deputy Zoning Administrator for Zoning Permit Review Branch
Washington Gas Light Co., 1100 H Street, NW, Washington, DC 20080 (property owner)

O:\cbelgi\Use Determination Sports Complex 6801 Industrial revised.docx

# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** June 16, 2015

**TO:** Erin Haley, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

**SUBJECT:** SP 2015-MA-088; 4137-ZONA-001-1; Tax Map #080-2-01-0030; Mason District

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

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area present on this site.

Floodplain
There is no regulated floodplain on this site.

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

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

**Department of Public Works and Environmental Services**
**Land Development Services, Site Development and Inspections Division**
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359

Water Quality Control

Water quality controls must be satisfied for this development (PFM 6-0401.2). Stromwater quality control requirements shall be addressed per SWM Ordinance section 124-4-3. The applicant has proposed stormtech chambers.

*Please provide the following information in the zoning application.*

1. *Virginia runoff reduction site data spreadsheet and water quality compliance spreadsheet.*
2. *At least one cross section of the proposed proprietary BMP facility.*

BMP design and specifications shall be per Virginia BMP clearing house specifications. BMP sizing computations, setbacks and construction specifications will be provided/reviewed during site plan review.

Stormwater Detention

Unless waived by the Director, the post development peak flow for the 2-year 24-hour storm event shall be released at a rate that is equal to or less than the predevelopment peak flow rate from the 2-year 24-hour storm event and the post development peak flow for the 10-year 24-hour storm event shall be released at a rate that is less than or equal to the predevelopment peak flow rate from the 10-year 24-hour storm event. SWMO 124-4-4.D.

The application indicates that there will be two onsite detention facilities of total 60,000 cubic foot storage capacity. Application also mentions that the post-development peaks during above mentioned storm events will be less than the respective pre-development peaks.

Runoff routing through the detention facility and hydrologic and hydraulic computations will be reviewed during site plan review.

Water Quantity Control

The applicant shall provide a narrative and a summary of computations to demonstrate how the concentrated stormwater flow will be released into a stormwater conveyance system and shall meet criteria (1), (2) or (3) of 124-4-4B, where applicable, from the point of discharge to a point to the limits of analysis in Section 124-4-4(b)(5) as demonstrated by use of acceptable hydrologic and hydraulic methodologies at this stage of plan review.

The applicant shall provide a narrative and a summary of computations to demonstrate how the concentrated stormwater flow shall be released into a stormwater conveyance system and shall meet criteria subsections (1), (2), or (3) of 124-4-4C, where applicable, from the point of discharge to a point to the limits of analysis in Section 124-4-4(c)(5) as demonstrated by use of acceptable hydrologic and hydraulic methodologies at this stage of plan review.

The details of the hydrological and hydraulic computations will be reviewed during site plan review.

Downstream Drainage System

According to the applicant, there will be two concentrated outfalls from this site. The outfalls start from the outlets of the proposed detention facilities. The applicant has also shown the locations where these outfalls will meet the Backlick channel with total drainage area more than 640 acres.

*The existing condition and capacity of outfall#2 should be provided on preliminary stormwater management plan with the zoning application.*

The details of the outfall computations were not provided. The details of hydraulic and hydrologic computations shall be included on site plan and will be reviewed during site plan review.

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File

# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** December 29, 2015

**TO:** Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

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

**SUBJECT:** Land Use Analysis: SP 2015-MA-088, 6805 Industrial Land Co.

The memorandum, prepared by Brenda Cho, includes citations from the Comprehensive Plan (Plan) that provide guidance for the evaluation of the Special Permit (SP) application dated May 20, 2015. The extent to which the application conforms to the applicable guidance contained in the Plan is noted.

## DESCRIPTION OF THE APPLICATION

The 20-acre application site is located at 6801 Industrial Road [Tax Map Parcel 80-2 ((1)) 30] in the Mason District. The site is zoned I-6 Heavy Industrial District and Highway Corridor Overlay District (HC). There is an existing single-story industrial building, which will be demolished, as well as surface parking spaces. The existing site access points and parking lot will be reconfigured with the proposed uses, which requires a Special Permit application. Specifically, the applicant proposes a health club, skating facility, commercial swimming pool, courts, indoor recreation uses and accessory uses in one building. The use will operate 24 hours daily and is expected to attract over 1,000 users at any one time.

## LOCATION AND CHARACTER OF THE AREA

The site is located in the Shirley Industrial Complex off Backlick Road near the intersection of I-395, I-495 and I-95. The surrounding uses are predominantly industrial in nature, which include warehouse/distribution and flex buildings.



**Department of Planning and Zoning**
Planning Division
12055 Government Center Parkway, Suite730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-653-9447
www.fairfaxcounty.gov/dpz/

DEPARTMENT OF PLANNING & ZONING

**COMPREHENSIVE PLAN CITATIONS:**

Fairfax County Comprehensive Plan, 2013 Edition, Area I, Annandale Planning District, Amended through October 20, 2015, Beltway South Industrial Area, Pages 77 - 84:

"CHARACTER

The Beltway South Industrial Area is characterized by a mix of industrial, office, and research and development facilities. Warehouse uses are prevalent, as well as processing and manufacturing uses such as Virginia Concrete and the Southern Iron Works. The Industrial Area's location, at the junction of the Capital Beltway/Interstate 495 (I-495) and Interstate 395 (I-395), contributes to its overall regional accessibility, particularly for trucks. There should be no access through the adjoining residential neighborhood.

CONCEPT FOR FUTURE DEVELOPMENT

The Beltway South Industrial Area is recommended by the Concept for Future Development as one of several locations in the county which should retain an overall industrial orientation for future uses. This Industrial Area is located in the southernmost portion of the Annandale Planning District; a portion of this Industrial Area, between I-395 and the Norfolk Southern Railway right-of-way (Land Unit E), is in the Lincolnia Planning District.

MAJOR OBJECTIVES

Planning objectives for the Beltway South Industrial Area are:

- Ensure the compatibility of infill uses within the Industrial Area;
- Ensure appropriate transitions towards the periphery adjacent to existing residential development; and
- Monitor environmental quality and safety of specific industrial uses.

RECOMMENDATIONS…

Land Use

Land Unit C

Land Unit C generally is referred to as the Shirley Industrial Park and it is planned for industrial, office and public facilities uses as shown on the Plan map. The primary uses within this land unit are warehouses, distribution and processing plants. Future development and/or redevelopment of the industrially planned tracts should maintain this overall industrial orientation. Industrial uses are planned for development intensities up to

.50 FAR. The existing buffer zone dedicated for public park along the northern boundary of this land unit (providing buffering for the Edsall Park residential community) should be maintained. This linear open space buffer should be completed and should be considered for a network of pedestrian and bike trails to provide recreation and permit inter-community movement.

In addition, an effective buffer of evergreen trees should be preserved along the northeastern perimeter of Land Unit C, along the south side of Edsall Road, in order to provide screening of buildings in the industrial park from residences across Edsall Road. Existing vegetation should be preserved as long as adequate sight distance is provided. If entrances to Industrial Drive opposite Mitchell Street and Canard Street are closed, the vacated space should be filled in with an effective screening of suitable evergreen trees.

Office and public facilities uses up to .30 FAR are planned for the northernmost portion of Land Unit C near the intersection of Edsall Road and Carolina Place. These uses provide an appropriate transition to, and minimize noise and visual impacts on, the residential neighborhoods to the west."

**COMPREHENSIVE PLAN MAP:** Industrial

**LAND USE ANALYSIS**

The applicant proposes a Group 5 Special Permit application for a variety of uses, including a health club, skating facility, commercial swimming pool, courts and indoor recreational uses, in a single new building on the 20 acre site. The new building will measure 75 feet in height and measure 435,599 square feet in area or .50 FAR after both phases of development are complete. There is an existing warehouse on site, which will be demolished, and the existing surface parking spaces on site will be reconfigured to accommodate up to 883 spaces. The second phase of development (an expansion of the building) will eliminate 90 spaces for a total of 793 spaces. Three full access points along Industrial Road are proposed.

The Comprehensive Plan states that future development should maintain the existing industrial orientation up to .50 FAR, and the proposed building, which will be designed like a warehouse, is compatible with the surrounding structures. The proposed uses will not detract from the industrial environment as well since the uses are not retail or service-oriented in nature, which could change the character of the immediate area. Additional traffic and parking demand are expected with the proposed uses, and staff encourages the applicant to consider site circulation and parking mitigation plans for peak events and hours. Overall, the staff believes that the application is in harmony with the land use recommendations of the Comprehensive Plan for the subject property.

DMJ:BJC

# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** January 27, 2016

**TO:** Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

**SUBJECT:** **ENVIRONMENTAL ASSESSMENT** **SP 2015-MA-088**
St. James Sports and Wellness Complex

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Special Permit application, revised through July 31, 2015. The extent to which this application is in harmony with the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

**DESCRIPTION:**

The 20 acre subject property is generally situated east of Backlick Road on the south side of Industrial Road and immediately north the Norfolk Southern Railroad in the Mason District. The subject property is currently zoned I-6 (Heavy Industrial District) and it is currently developed with a 264,580 square foot, 1-story concrete building (to be removed) and surface parking lot owned by Washington Gas. The applicant and contract purchaser, requests special permit approval to construct a new 435,599 square foot health club with commercial swimming pools, sports courts, skating facilities and indoor recreational and accessory uses. Approximately 1, 676 parking spaces and 5 loading spaces will be provided in two phases. Other improvements include a sports medicine office which is an approved use in the I-6 District.

**ENVIRONMENTAL ANALYSIS**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

**Green Building**: This site is located in the Beltway South Industrial Area and the existing building will be razed and replaced with the new development. The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. The applicant has provided a draft development condition which enumerates energy conservation measures to be implemented during the construction and operation of this facility. Although, the achievement of these commitments will be demonstrated to the Environment and Development Review Branch prior to final construction bond release, the proposed development condition is not a formal commitment to a recognized green building program.

Under Objective 13, Policy b., the Comprehensive Plan sets forth a higher expectation that non-residential uses proposing 'development involving a change in use from what would be allowed as a permitted use under existing zoning' incorporate green building practices sufficient to attain certification through the LEED program or equivalent. The Policy specifically identifies special planning areas, including industrial areas, where the application of such green building practices is strongly encouraged. Although the proposed sports complex is a new use that is somewhat unique in the County, it is similar to other sports, health and recreation uses that have addressed the Comprehensive Plan policy to achieve LEED certification. Staff continues to recommend that LEED certification or the equivalent be achieved for the proposed use in order to demonstrate harmony with the Comprehensive Plan.

**Tree Restoration:** This redevelopment is proposed to occur within an existing industrial area. As part of the total redevelopment of the property, the applicant has provided a landscape plan which proposes increased landscaping and vegetation over the existing development. However, staff encourages the applicant to find more opportunities for landscaping, wherever possible.

**Water Quality Protection and Stormwater Best Management Practices:** The 20 acre subject property is located within the Cameron Run watershed. Washington Gas Light Company owns the subject property which is almost entirely impervious surface. It is developed with a three story precast concrete building constructed in 1970 and surface parking.

This application proposes to address water quality for the proposed new sports and wellness facility with two underground best management practice facilities. In addition, water quantity control requirements will be addressed by the installation of two underground vaults. The stormwater narrative indicates the applicant's intention to meet the requirements of the County's Stormwater Management Ordinance.

The adequacy of stormwater management/best management practice (SWM/BMP) facilities and outfall, as well as conformance with the requirements of the County's Stormwater Management Ordinance, Chapter 124 of the Code of Fairfax County, will be subject to further review and approval by the Department of Public Works and Environmental Services (DPWES).

DMJ: MAW

**COMPREHENSIVE PLAN CITATIONS:**

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for harmony with the environmental recommendations of the Comprehensive Plan is guided by the following citations:

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

**"Objective 2:** **Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the county's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas. . . . "

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

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

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

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on pages 17-18, the Plan states:

"The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the county's tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the county's tree cover.

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

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

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on pages 19 -20 the Plan states:

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

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

- Environmentally-sensitive siting and construction of development;
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;

- Reuse of existing building materials for redevelopment projects;

- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;

- Use of recycled and rapidly renewable building materials;

- Use of building materials and products that originate from nearby sources;

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;

- Reuse, preservation and conservation of existing buildings, including historic structures;

- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;

- Energy and water usage data collection and performance monitoring;

  Solid waste and recycling management practices; and

- Natural lighting for occupants.

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

building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

Policy b. Within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers, Industrial Areas and Transit Station Areas as identified on the Concept Map for Future Development, unless otherwise recommended in the applicable area plan, ensure that zoning proposals for nonresidential development or zoning proposals for multifamily residential development incorporate green building practices sufficient to attain certification through the LEED-NC or LEED-CS program or an equivalent program specifically incorporating multiple green building concepts, where applicable, where these zoning proposals seek at least one of the following:

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

# County of Fairfax, Virginia

## MEMORANDUM

DATE: February 12, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael Davis, Acting Chief
Site Analysis Section, DOT

SUBJECT: SP 2015-MA-088– St. James Sports and Wellness Complex
Land Identification Maps: 80-2 ((1)) 30

This department has reviewed the subject Special Permit submittal dated December 21, 2015. The applicant is proposing to build a 435,599 square foot sports and wellness complex in the place of an industrial building in the Mason district. The site will include sports fields, a pool, a sports medicine office, and numerous other related uses.

Staff requested that the applicant build their portion of a planned trail along Industrial Road, as well as providing adequate pedestrian circulation and bike parking to promote multi-modal access to the site. These features were included in the most recent submission. Staff also requested that the applicant provide funds for a bus shelter at an existing stop along the site's frontage in order to accommodate patrons using transit to access the facility. The applicant has declined the provision of this funding to accommodate transit users.

A Traffic Impact Analysis was completed for the site, dated December 30, 2015. An addendum to the TIA was later submitted, dated January 20, 2016. The TIA included recommendations for mitigating traffic issues associated with this development. The recommendations are proposed for the intersection of Backlick Road and Industrial Road, west of the site. The recommendations include restriping the westbound approach at Industrial Road, adjusting signal timings, restriping and lengthening the southbound approach, and minor widening within existing right-of-way along the east side of Backlick Road. Staff found the recommended improvements acceptable.

MAD/BMC
Cc: Erin Haley, DPZ

**Fairfax County Department of Transportation**
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**Charlie Kilpatrick**
COMMISSIONER

February 5, 2016

**To:** Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

**Subject: SP 2015-MA-088; St. James Sports and Wellness Complex**

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

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

- On Sheet 3 of the Special Permit Plat, the striping depicted along Industrial Road (3 lane section with bike lanes on both sides) is acceptable to VDOT.
- Per the TIA, a 50' taper and 500' SB left turn lane along Backlick Road should be provided at the intersection with Industrial Road.
- A signal modification plan for the intersection of Backlick Road and Industrial will be required at the time of site plan submittal.

# County of Fairfax, Virginia

**MEMORANDUM**

**DATE:** August 14, 2015

**TO:** Erin M. Haley, Planner II
Department of Planning and Zoning

**FROM:** Samantha Wangsgard, Urban Forester II
Forest Conservation Branch, DPWES

**SUBJECT:** St. James Sports and Wellness Complex; SP 2015-MA-088

The following comments are based on a review of resubmission of the Application for a Special Permit, SP 2015-MA-088 and Statement of Justification and associated Special Permit Plan.

1. **Comment:** This memo is the same as the one provided on July 1, 2015, as the Urban Forest Management Division has not been provided with development conditions addressing the comments outlined below.

   **Recommendation:** Development conditions should be provided to address the comments outlined below, or the Special Permit should be revised to include a tree preservation plan, identify the type of tree protection devices, site engineering and layout information, interior parking lot calculations, and all calculations and required justifications for a tree preservation deviation request.

2. **Comment:** The proposed demolition of the existing building and parking lot and construction of the new facility and parking lot will require the removal of existing vegetation and have the potential to impact existing vegetation proposed for preservation. In order to meet tree conservation standards and maintain 10-year canopy cover requirements a tree preservation plan shall be provided at the time of the first and any subsequent grading plans.

   **Recommendation:** Development conditions should be provided stating the following will be provided as part of the first and all subsequent site plan submissions:
   - A tree preservation plan including 10-Year Tree Canopy and Tree Preservation Target calculations and a narrative to describe specific practices used to preserve existing trees. Such practices include, but are not limited to crown pruning, mulching, and root pruning.
   - The location and type of tree protection devices to be provided, as well as information, specifications, and graphical details relating to the timing, installation and maintenance of tree protection fencing.
   - All site engineering and layout information matching information provided in the associated special permit plat as required by PFM 12-0501.1A.

**Department of Public Works and Environmental Services**
**Urban Forest Management Division**
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes

3. **Comment:** It appears that more than 20 parking spaces will be required and therefore interior parking lot landscaping will be required in conformance with ZO 13-202.

   **Recommendation:** A development condition should be provided that states that interior parking lot landscaping and calculations shall be provided in conformance with the requirements of ZO 13-202 as part of the first and all subsequent site plan submissions.

4. **Comment:** It appears that a request to deviate from the tree preservation target is being proposed as the applicant will be unable to preserve the 3,354 square feet of canopy that is required to meet the target.

   **Recommendation:** A development condition should be provided stating that a Tree Preservation Target Deviation Request shall be submitted as part of the first and all subsequent site plan submissions. This letter shall be addressed to the Director of the Urban Forest Management Division and shall specifically reference which of the allowable deviations specified in PFM 12-0508.3 the applicant is claiming and provide all information required by PFM 12-0508.4.

5. **Comment:** Due to the inaccessibility of the site, the UFMD was unable to conduct a full site visit and additional comments and recommendations may be generated in the future.

   **Recommendation:** At the time of the first and all subsequent site plan submissions, access should be provided to the site for UFMD staff to conduct a review of the existing conditions and assess the feasibility of the proposed conditions.

SW/

UFMDID #: 201610

cc: DPZ File

**Department of Public Works and Environmental Services**
**Land Development Services, Environmental and Site Review Division**
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**8-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

**8-503 Standards for all Group 5 Uses**

In addition to the general standards set forth in Sect. 006 above, all Group 5 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.

2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.

3. No building designed primarily and specifically for such use shall be located within 100 feet of any adjoining property which is in an R district.

4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.