



County of Fairfax, Virginia

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

February 17, 2016

James L. VanZee
Deputy Director of Project Development
Washington Metropolitan Area Transit Authority
600 5th Street, NW
Washington, DC 20001

RECEIVED
Department of Planning & Zoning

MAR 8 2016

Zoning Evaluation Division

Re: Special Exception Application SE 2015-DR-028

Dear Mr. VanZee:

At a regular meeting of the Board of Supervisors held on February 16, 2016, the Board approved Special Exception Application SE 2015-DR-028 in the name of Metropolitan Washington Airports Authority (MWAA) and the Virginia Department of Rail and Public Transportation on Behalf of the Washington Metropolitan Area Transit Authority and the Board of Supervisors of Fairfax County. The subject property is located at Rock Hill Road, on approximately 2.31 acres of land, zoned I-4 in the Dranesville District [Tax Map 15-2 ((1)) 17 (part)]. The Board's action permits an electrically-powered regional rail transit facilities, pursuant to Section 5-404 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. Any plan submitted pursuant to the special exception shall be in substantial conformance with the approved Special Exception (SE) Plat entitled "Innovation Center Station – North," prepared by Dewberry dated August 25, 2015, and revised through December 21, 2015. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 711
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

4. A copy of the development conditions approved by the Board of Supervisors shall be included in all relevant plans, as determined by the Department of General Services (DGS) and/or the Metropolitan Washington Airports Authority (MWAA).
5. Certification from DGS and/or MWAA shall be provided to the Department of Planning and Zoning that the project conforms to these special exception conditions prior to the issuance of a Non-Residential Use Permit (Non-RUP). Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
6. Stormwater management plans shall be reviewed and approved by the Department of Environmental Quality (DEQ), which assumed responsibility from the Virginia Department of Conservation and Resources for the Virginia Stormwater Management Act, Virginia Erosion and Sediment Control Act, and Chesapeake Bay Preservation Act and shall also be based on the Cooperative Agreement dated July 19, 2007 between the County and the Metropolitan Washington Airports Authority. The stricter of the State or Fairfax County standards shall be applied by the State reviewing authority.
7. Erosion and Sediment control plans shall be implemented as determined by DEQ. The stricter of the State or Fairfax County standards shall be applied by the State reviewing authority.
8. Any proposed changes to the transit facilities that are owned and operated by the Washington Metropolitan Area Transit Authority (WMATA), as identified generally with an asterisk on Exhibit A and located within an area containing a minimum of 20,000 square feet of land around such facilities, shall be subject to WMATA consent.

Development of the remaining portion of the subject property in which transit access and access support facilities are shown as being provided within an ingress-egress easement shall not require an amendment to this special exception so long as the same type and quantity of access support facilities, as determined by the Board as part of any subsequently approved rezoning application, are provided as part of the proposed development of the underlying fee and/or adjacent fee areas, and the northern entrance canopy and the elevated pedestrian walkway that connects to the transit station continue to be in substantial conformance with this Special Exception.

Minor modifications to the approved special exception for other development proposals not associated with a rezoning application may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining

SE 2015-DR-028
February 17, 2016

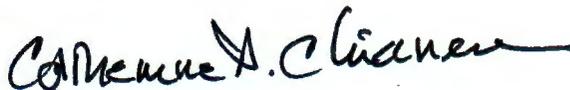
the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

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

The Board also:

- Approved a modification of the transitional screening and barrier requirements to the south and east, in favor of the landscape treatments depicted on the SE plat and as conditioned
- Directed the Director of DPWES to permit a deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the SE Plat

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova

Supervisor John Foust, Dranesville District

Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration

Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ

Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning

Thomas Conry, Dept. Manager, GIS, Mapping/Overlay

Michael Davis, Section Chief, Transportation Planning Division

Donald Stephens, Transportation Planning Division

Ken Williams, Plans & Document Control, ESRD, DPWES

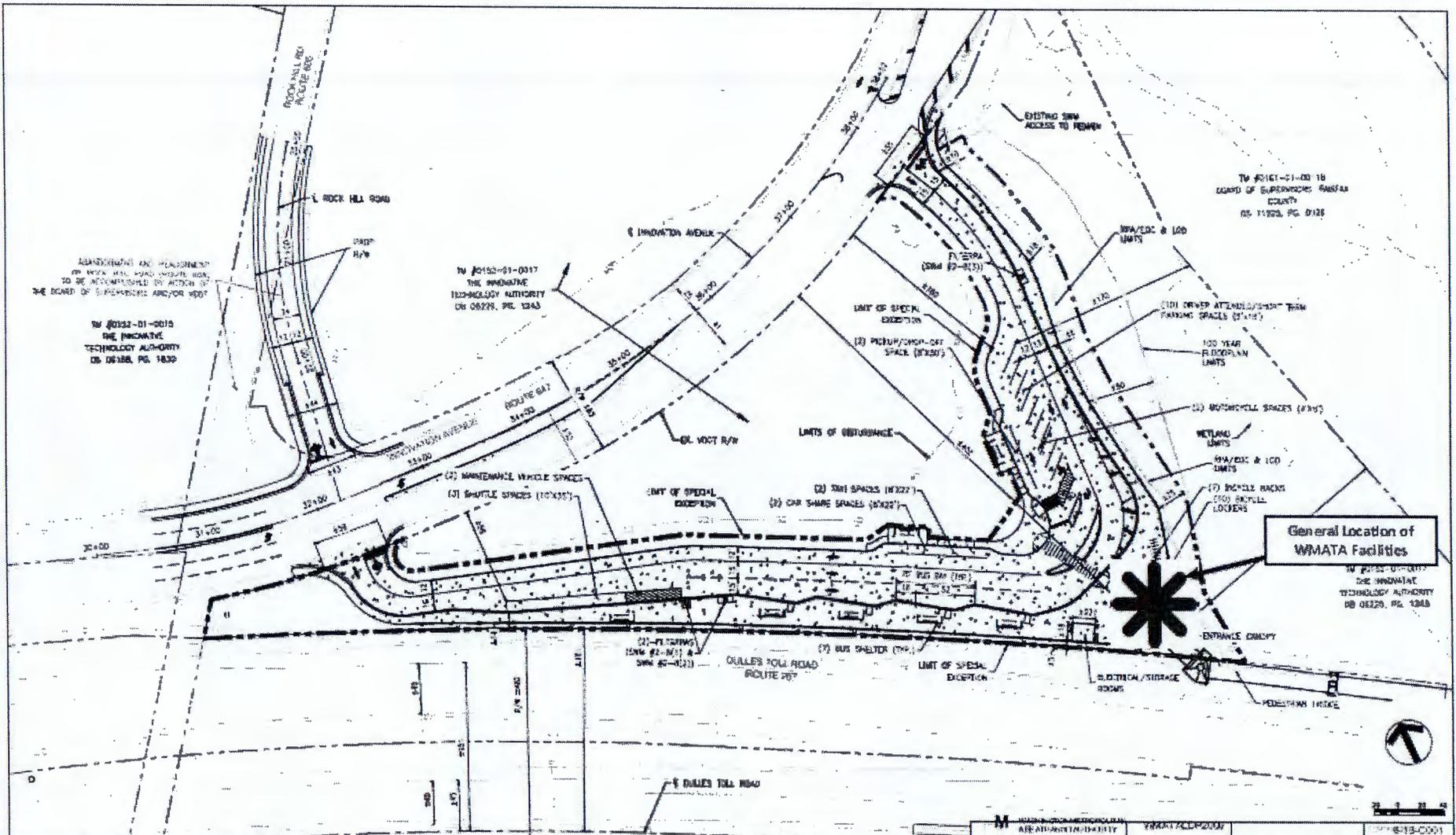
Department of Highways-VDOT

Sandy Stallman, Park Planning Branch Manager, FCPA

Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division

Jill Cooper, Executive Director, Planning Commission

Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



TO 0101-01-00 18
 BOARD OF SUPERVISORS GUNBAR
 COUNTY
 DB 11029, PG. 0128

ABANDONMENT AND RELOCATION
 OF ROCK HILL ROAD (ROUTE 647)
 TO BE ACCOMPLISHED BY ACTION OF
 THE BOARD OF SUPERVISORS AND/OR 1997

BY 0102-01-0019
 THE INDIANAPOLIS
 TECHNOLOGY AUTHORITY
 DB 06388, PG. 1839

BY 0102-01-0017
 THE INDIANAPOLIS
 TECHNOLOGY AUTHORITY
 DB 06229, PG. 1243

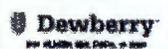
General Location of
 WMATA Facilities

BY 0102-01-0017
 THE INDIANAPOLIS
 TECHNOLOGY AUTHORITY
 DB 06229, PG. 1243

NO.	REVISION	DATE	BY	CHKD.	DESCRIPTION
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					



METROPOLITAN WASHINGTON
 AIRPORTS AUTHORITY



METROPOLITAN WASHINGTON
 AIRPORTS AUTHORITY

YV0012000
 EXTENSION OF DULLES AIRPORT ROUTE 77
 SPECIAL EXCEPTION PLAT AND P.I. BUFC FACILITIES PLAN
 INNOVATION CENTER STATION-NORTH
 SPECIAL EXCEPTION PLAT AND P.I. BUFC ACQUISITION PLAN

SCALE: 1"=40'
 DATE: NOV-95
 SHEET: 9 OF 9