



County of Fairfax, Virginia

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

June 8, 2016

RECEIVED
Department of Planning & Zoning

AUG 16 2016

Zoning Evaluation Division

John C. McGranahan, Jr., Esquire
Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

RE: Proffered Condition Amendment Number PCA 89-D-007

Dear Mr. McGranahan:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 7, 2016, approving Proffered Condition Amendment PCA 89-D-007, subject to the proffers dated April 7, 2016. The application, in the name of the Fairfax County School Board, amends the proffers for RZ 89-D-007 previously approved for a public school to permit an increase in gross floor area to permit site modifications and building additions with an overall floor area ratio of 0.24. The property is located on the north side of Bennett Street and east side of Dranesville Road, Tax Map 10-2 ((1)) 6A, on approximately 40.67 acres of land zoned R-3, in the Dranesville District.

The Board also approved:

- Modification of the transitional screening requirements along all property boundaries in favor of that shown on the Generalized Development Plan (GDP).
- Modification of the barrier requirements along the northern, eastern, and western boundaries in favor of the fencing shown on the GDP, and waiver of the barrier requirement along the southern boundary.

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

CAC/dal

cc: Chairman Sharon Bulova
Supervisor John Foust, Dranesville District
Howard W. Goodie, Director, Real Estate Division, Department of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, Dept. of Planning and Zoning
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Michael Davis, Section Chief, Transportation Planning Division, Dept. of Transportation
Donald Stephens, Transportation Planning Division, Dept. of Transportation
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation
Thomas Conry, Dept. Manager, GIS - Mapping/Overlay
Ken Williams, Plans and Document Control, ESRD, DPWES
Department of Highways, VDOT
Sandy Stallman, Park Planning Branch Manager, Park Authority
Charlene Fuhrman-Schulz, Development Officer, Design Development Division, DHCD
Jill Cooper, Executive Director, Planning Commission
Greg Bokan, Coordinator, Facilities Planning/Fairfax County Public Schools

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 7th day of June, 2016, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 89-D-007**

WHEREAS, the Fairfax County School Board filed in the proper form an application to amend the proffers for RZ 89-D-007 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), and

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

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

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Dranesville District, and more particularly described as follows (see attached legal description): Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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

GIVEN under my hand this 7th day of June, 2016.



Catherine A. Chianese
Clerk to the Board of Supervisors

FAIRFAX COUNTY SCHOOL BOARD
(HERNDON HIGH SCHOOL)
PCA 89-D-007

PROFFER STATEMENT
NOVEMBER 13, 2015
DECEMBER 22, 2015
FEBRUARY 18, 2016
MARCH 16, 2016
APRIL 7, 2016

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of this application PCA 89-D-007, the Fairfax County School Board (the "Applicant") for itself and its successors and assigns, hereby proffers that development of the property identified as Fairfax County Tax Map Parcel 10-2-((1))-6A (the "Property"), containing approximately 40.67 acres, shall be in accordance with the following proffered conditions (the "Proffers"), which, if approved, shall replace and supersede all previous proffers approved for the Property. In the event this application is denied, these Proffers shall immediately be null and void and the previous proffers shall remain in full force and effect.

1. **Permitted Uses.** Use of the Property shall be limited to public uses up to a maximum floor area ratio of 0.24.
2. **Substantial Conformity.** The proposed additions to the existing school building shall be developed in substantial conformance with the Generalized Development Plan ("GDP") dated July 22, 2015, and revised through February 17, 2016, prepared by BC Consultants, consisting of eighteen (18) sheets. Pursuant to Par. 5 of Sect. 18-204 of the Zoning Ordinance, minor modifications from the approved GDP may be permitted as determined by the Zoning Administrator.
3. **Native Species Landscaping.** All landscaping provided shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by the Urban Forest Management Division ("UFMD") of the Department of Public Works and Environmental Services ("DPWES").
4. **Stormwater Management and Best Management Practices (BMPs).** Stormwater management, BMPs, and adequate outfall shall be provided in accordance with the Public Facilities Manual (the "PFM") as determined by DPWES. In addition, the Applicant shall incorporate Low Impact Development (LID) facilities for the area disturbed for the building additions and related site improvements, to the extent feasible in accordance with ongoing coordination between the Applicant and the Stormwater Planning Division, DPWES. The LID facilities may be the subject of a separate site plan or public improvement plan from the building additions and other related site improvements.
5. **Green Building Design.** With the proposed renovation/expansion of the school building, the Applicant shall incorporate the following green building measures through the

Collaborative for High Performance Schools (CHPS) program, which will include, but are not necessarily limited to, elements such as automatic temperature control systems, high efficiency lighting, motion sensor lights, high reflective roof (cool roof), low flow fixtures, low emissivity glazing (windows), sunshades, energy recovery outdoor air units (provides free heating of outdoor air), and cooling water economizers (provides free cooling during moderate outdoor temperature conditions). Prior to the issuance of a Non-RUP for the building additions, a list certified by a Licensed Architect or Professional Engineer identifying the green building measures that have been utilized in the building shall be provided to the Environment and Development Review Branch ("EDRB") of the Department of Planning and Zoning ("DPZ").

6. **Bicycle Facilities.** The specific type, number, and locations of the bicycle racks shall be determined at the time of site plan subject to the approval of the Fairfax County Department of Transportation ("FCDOT") consistent with the Fairfax County Bicycle Parking Guidelines.
7. **Pedestrian Improvements.** The Applicant shall upgrade the existing sidewalks that are less than five feet wide along the Property frontage of Bennett Street to five feet in width, or provide Americans With Disabilities Act passing areas, at the Applicant's discretion, in conformance with the PFM requirements as determined by DPWES. These improvements shall be in place prior to the issuance of a Non-RUP for the proposed building additions.
8. **Drop-Off and Pick-up Periods.** The Applicant shall provide on-site traffic controls during the morning drop-off and afternoon pick-up periods consistent with Fairfax County Public Schools (FCPS) approved procedures in order to minimize the potential for conflicts between buses and vehicles that utilize the parking spaces proposed on the south side of the school, proximate to the main entrance and bus loop drive aisle of the new parking area shown on the GDP.
9. **Athletic Fields.** The new lighting system for the baseball and softball fields shall be provided in accordance with the requirements of Sect. 14-900 (Outdoor Lighting Standards) of the Zoning Ordinance to include full cut-off fixtures to minimize light glare to surrounding residences. The new sound system for the baseball, softball and football fields shall not cause or create noise in excess of the maximum applicable sound levels permitted in Chapter 108.1 (Noise Ordinance) of the Fairfax County Code.

[SIGNATURE ON FOLLOWING PAGE]

FAIRFAX COUNTY SCHOOL BOARD
Applicant and Title Owner of
Tax Map Parcel 10-2-((1))-6A

By: Jeffrey K. Platenberg

Name: Jeffrey K. Platenberg

Title: Asst. Superintendent
Department of Facilities and
Transportation Services