



APPLICATION ACCEPTED: June 14, 2016
PLANNING COMMISSION: October 19, 2016
BOARD OF SUPERVISORS: November 1, 2016 at 3:30 PM

County of Fairfax, Virginia

October 5, 2016

CRA

STAFF REPORT

APPLICATIONS SE 2016-PR-014

PROVIDENCE DISTRICT



APPLICANT: Caboose Brewing Company, LLC

PRESENT ZONING: I-5 and H-C

PARCEL(S): 49-3 ((1)) 96B and 97

ACREAGE: 1.34 acres

FAR/DENSITY: 0.14

PLAN MAP: Mixed Use

SE CATEGORY
Category 5: Eating Establishment
Category 6: Waiver of Minimum Lot Size Requirements

PROPOSAL: The applicant seeks approval of approval of a special exception to permit a Category 5 Eating Establishment in the I-5 District within an existing industrial building that will be adaptively reused as an alcohol production facility and a modification of the minimum lot width requirement from 100 feet to 85 feet. The overall FAR would be 0.14.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2016-PR-014, subject to the development conditions consistent with those found in Appendix 1 of this report.

William O'Donnell

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/



Staff recommends approval of a modification of the loading space size requirement in favor of the size shown on the SE Plat.

Staff recommends approval of a modification of the Transitional Screening and Barrier Requirements in favor of the proposed landscaping shown on the SE Plat.

Staff recommends approval of deviation from the tree preservation target percentage in favor of the proposed landscaping and streetscape shown on the SE Plat.

Staff recommends approval of a modification of the Use Limitations for Retail Sales in the I-5 District to allow up to 15 percent of building gross square footage to be used for retail sales associated with the eating establishment and alcohol production facility.

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

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

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

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

N:\ZED\Special Exceptions\MTC Caboose Brewery SE 2016-PR-014\Report\SE 2016-PR-014 MTC Caboose Staff Report Cover.doc



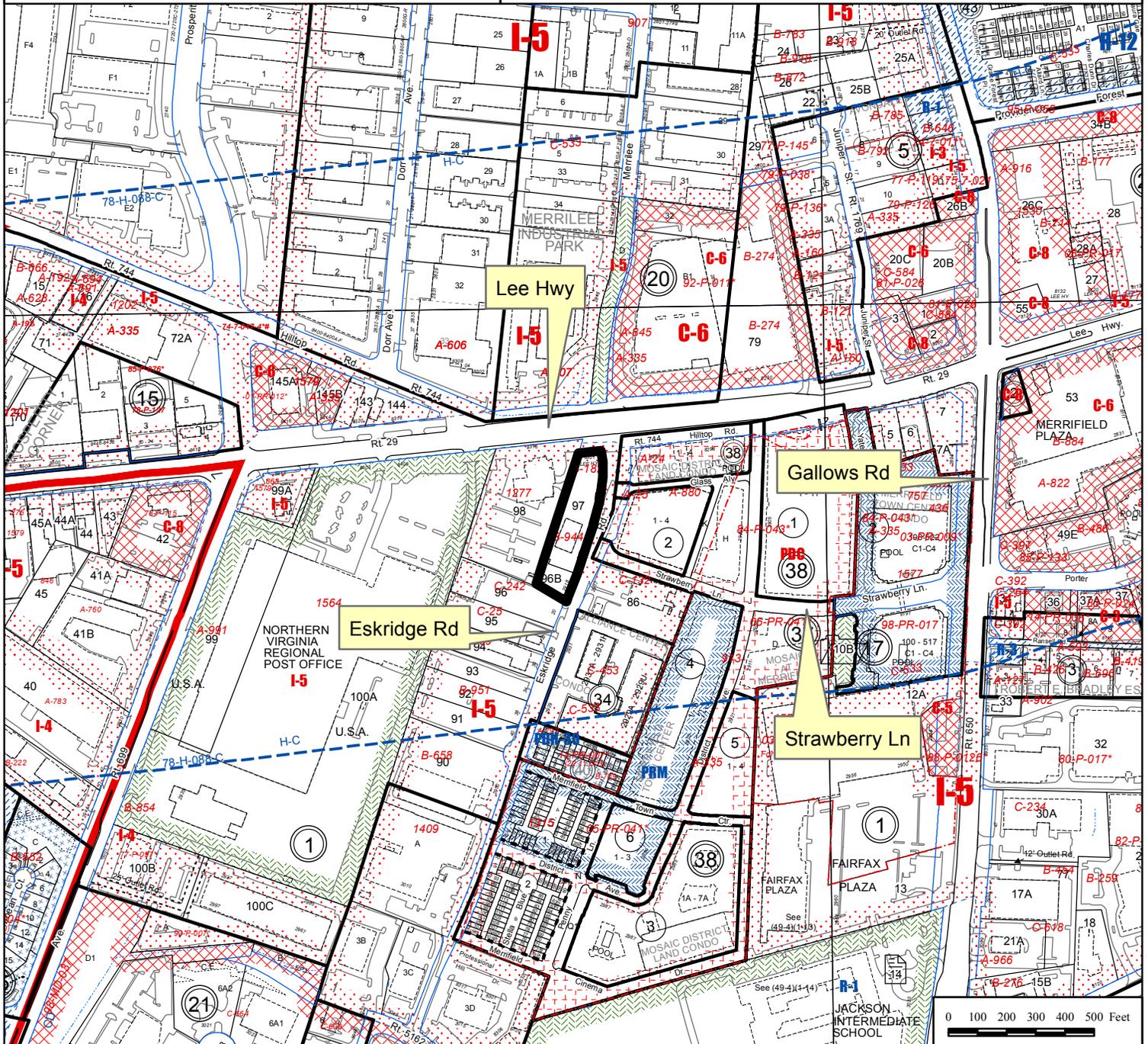
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2016-PR-014



Applicant: CABOOSE BREWING COMPANY, LLC
Accepted: 06/14/2016
Proposed: EATING ESTABLISHMENT AND WAIVER OF MINIMUM LOT WIDTH REQUIREMENT
Area: 1.34 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect: 05-050409-0610
Located: 8301 LEE HIGHWAY, FAIRFAX, VA 22031
Zoning: I-5
Plan Area: 1,
Overlay Dist: HC CRA
Map Ref Num: 049-3- /01/ /0096B /01/ /0097



MERRIFIELD TOWN CENTER CABOOSE BREWERY

Providence District Fairfax County, Virginia

Special Exception Plat
SE 2016 - PR - 014



VICINITY MAP
8301 Lee Highway

Applicant:

Matt Greer
Caboose Brewing Company
520 Mill St. NE
Vienna, VA 22180
+1 703-473-4870
matt@caboosebrewing.com

Sheet Index

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- R02.102 - ABBREVIATIONS, NOTES AND LEGEND
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- R02.105 - LANDSCAPE CALCULATIONS
- R02.106 - URBAN GREENSPACE DETAIL
- R02.107 - STORMWATER MAP & NARRATIVE
- R02.108 - VRRM SPREADSHEET & CREDIT LETTER
- R02.109 - SITE DETAILS



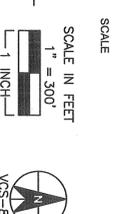
Dewberry Consultants LLC
801 FARMINGTON BLVD.
703.846.0100 (PHONE)
703.846.0518 (FAX)

MERRIFIELD TOWN CENTER
CABOOSE BREWERY
SPECIAL EXCEPTION PLAT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA



KEY PLAN



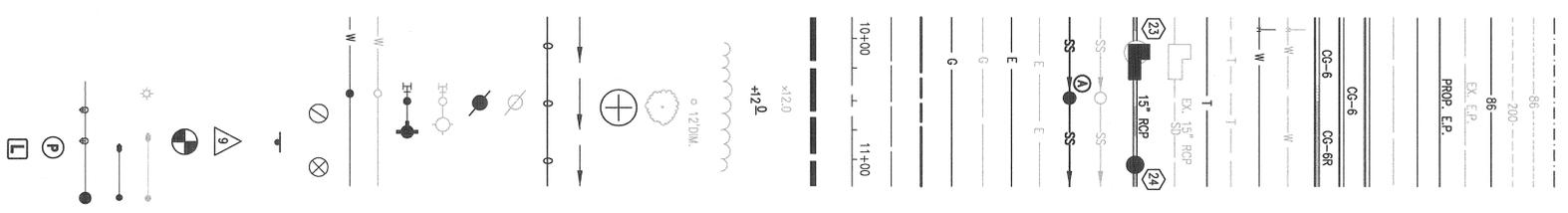
No.	DATE	BY	Description
2	9/13/16	CM	COUNTY COMMENTS
1	8/15/16	CM	COUNTY COMMENTS

DRAWN BY: M.L.J.
APPROVED BY: J.M.C.
CHECKED BY: C.A.P.
DATE: JULY 21, 2016
TITLE: COVER

PLAN NO. #
R02.101

SECTION: R02-SE PACKAGE

- PROPOSED IMPROVEMENTS BY OTHERS
- EXISTING INTERIMDIANE CONTOUR
- EXISTING CONTOUR INDEX
- PROPOSED CONTOUR
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED HEADER CURB
- EXISTING CURB
- PROPOSED CURB & GUTTER
- PROPOSED CC-6
- TRANSITION FROM CC-6 TO CC-6R
- EXISTING WATERLINE W/TEE
- PROPOSED WATERLINE W/TEE
- EXISTING TELEPHONE LINE
- PROPOSED TELEPHONE LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING ELECTRIC SERVICE
- PROPOSED ELECTRIC SERVICE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- PROPERTY LINE
- EASEMENT LINE
- CENTER LINE
- LIMITS OF CLEARING & GRADING
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATION
- EXISTING TREE LINE
- EXISTING TREE W/TRUNK DIAMETER
- EXISTING TREE W/DRIPLINE
- PROPOSED TREE
- FLOW LINE OF SWALE
- FENCE LINE
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- WATER METER (SINGLE & DOUBLE)
- STREET SIGN (SEE SIGNAGE PLAN)
- PARKING INDICATOR
- INDICATES THE NUMBER OF PARKING SPACES
- TEST PIT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED TRAFFIC SIGNAL (APPROX. LOCATIONS)
- PARKING GARAGE ACCESS
- LOADING DOCK ACCESS



A

B

C

D

E

1

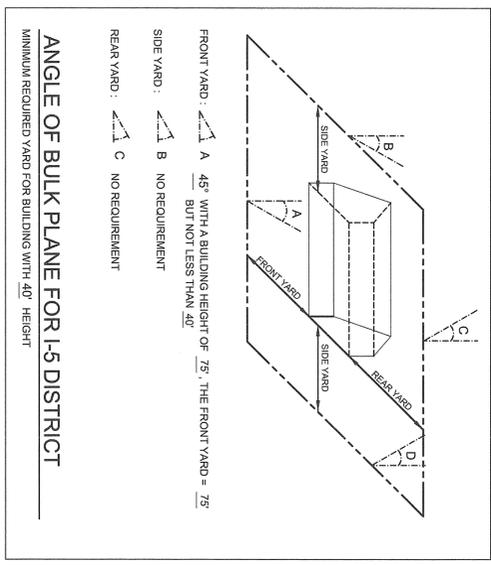
2

3

4

5

6



ANGLE OF BULK PLANE FOR I-5 DISTRICT
MINIMUM REQUIRED YARD FOR BUILDING WITH 40' HEIGHT

NOTE: THE EXISTING ROAD SETBACK DISTANCE, FOR THE EXISTING BUILDING TO REMAIN, WAS APPROVED AT 57.3' ON PAGE 3 OF 0981-SF-002.

SPECIAL EXCEPTION TABULATIONS

LAND AREA.....1.34± AC (58,491 SF)

EXISTING ZONING.....I-5

EXISTING USE.....MANUFACTURING (BREWERY)

PROPOSED USE.....EATING ESTABLISHMENT & MANUFACTURING (BREWERY)

MAXIMUM BUILDING HEIGHT ALLOWED.....75 FT.

PROPOSED BUILDING HEIGHT.....40 FT.

MAXIMUM FAR ALLOWED.....0.50

PROPOSED FAR.....0.14

GROSS FLOOR AREA ALLOWED.....20,245± SF

PROPOSED GROSS FLOOR AREA.....8,405± SF

- EXISTING BUILDING FOOTPRINT (61' X 105').....6,405± SF
- EXISTING SECOND FLOOR MEZZANINE (20' X 50').....1,000± SF
- EXISTING THIRD FLOOR MEZZANINE (20' X 50').....1,000± SF

PARKING SPACES REQUIRED.....47

- 1 SPACE PER 4 SEATS (TABLE).....44 SPACES (176 SEATS / 4 = 44 SPACES)
- 1 SPACE PER 2 EMPLOYEES (EATING ESTABLISHMENT).....3 SPACES* (6 EMPLOYEES / 2 = 3 SPACES)

OR

- 1 SPACE PER 1 EMPLOYEE (MANUFACTURING).....3 SPACES* (3 EMPLOYEES / 1 = 3 SPACES)

PARKING SPACES PROVIDED.....48

LOADING SPACES REQUIRED.....1 SPACE

- 1 SPACE PER 1ST 10,000 SF GFA = 1 SPACE

LOADING SPACES PROVIDED.....1 SPACE

OPEN SPACE REQUIRED/PROPOSED

REQUIRED.....0.20± AC (15%)

PROPOSED.....0.38± AC (28%)

* IT IS ANTICIPATED THAT THE HOURS OF MANUFACTURING EMPLOYEES AND EMPLOYEES FOR THE EATING ESTABLISHMENT USE WILL NOT OVERLAP, WITH THE RESULTANT NEED FOR EMPLOYEE PARKING TO NOT EXCEED 3 SPACES AT ANY TIME.

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS SPECIAL EXCEPTION PLAT IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 49-3 (I1) 97 AND 96B AND IS ZONED I-5.
 2. THE TOTAL LAND AREA OF THIS SPECIAL EXCEPTION APPLICATION IS APPROXIMATELY 1.34 ± ACRES.
 3. THIS SPECIAL EXCEPTION PLAT ACCOMPANIES AN APPLICATION TO PERMIT AN EATING ESTABLISHMENT WITH AN INDUSTRIAL USE (BREWERY).
 4. THE "ESKRIIDGE ROAD PUBLIC IMPROVEMENT PLAN" PREPARED BY DEWBERRY & DAVIS LLC, FAIRFAX PLAN NO. 0561-SP-002, DATED 3/27/08, APPROVED 6/29/10, WAS REFERENCED IN THE PREPARATION OF THIS PLAN.
 5. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY BY DEWBERRY CONSULTANTS LLC.
 6. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AIR SURVEY PERFORMED BY QUANTUM SPACIAL.
 7. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME IS PRESENTED IN A SEPARATE DOCUMENT.
 8. INTERPARCEL ACCESS WILL BE PROVIDED TO THE ADJACENT PROPERTY. THE OWNER/APPLICANT WILL ALLOW FOR CONNECTION TO THE PROPOSED DRIVEWAY AFTER COMPLETION OF THE IMPROVEMENT. CONNECTION WILL ONLY BE PROVIDED ONCE THE ROADWAY SHOWN IS CONSTRUCTED AND IT WILL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER TO ASSURE ALL CONNECTING WORK TO THE ROADWAY IS FINISHED IN ACCORDANCE WITH FAIRFAX COUNTY STANDARDS.
 9. PUBLIC WATER AND SEWER ARE CURRENTLY AVAILABLE IN PROXIMITY TO THE SITE AND WILL BE EXTENDED ON SITE TO SERVE THE PROPOSED DEVELOPMENT PROGRAM.
 10. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
 11. AN OVERHEAD ELECTRIC UTILITY EASEMENT HAVING A WIDTH OF THIRTY (30) FEET EXISTS ON THE SUBJECT PROPERTY.
 12. THERE IS NO FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDOR (EQC), OR RESOURCE PROTECTION AREA (RPA) ON THE SUBJECT PROPERTY.
 13. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) FOR THE PROPOSED DEVELOPMENT PROGRAM HAVE BEEN PROVIDED AS SHOWN IN THE STORMWATER MANAGEMENT SHEETS, R02.107 AND R02.108.
 14. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE IS PRESENTED ON THIS SHEET.
 15. AT THIS TIME, IT IS ANTICIPATED THAT DEVELOPMENT OF THIS PROJECT WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED.
 16. PARKING SPACES FOR THE PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE THE NUMBER OF PARKING SPACES AS REPRESENTED IN THE TABULATION SO LONG AS THE RESULTING NUMBER OF SPACES SATISFIES THE MINIMUM NUMBER PRESCRIBED BY THE ZONING ORDINANCE AND/OR THE AMOUNT OF OPEN SPACE AND THE MINIMUM DISTANCES TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
 17. THE LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING AND DESIGN.
 18. THE ONLY HAZARDOUS AND/OR TOXIC SUBSTANCE WILL BE ALCOHOL WHICH WILL BE PRODUCED/DISTILLED AND STORED ON SITE. THERE ARE NO OTHER KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355. THERE IS NO HAZARDOUS WASTE AS SET FORTH IN VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY HAZARDOUS WASTE MANAGEMENT REGULATIONS AND/OR PETROLEUM PRODUCTS AS DEPEND IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON SITE.
 19. ILLUMINATION OF ANY PROPOSED BUILDING MOUNTED SIGN WILL BE IN CONFORMANCE WITH THE PERFORMANCE STANDARDS FOR OUTDOOR LIGHTING AS SET FORTH IN PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE.
 20. IT IS ANTICIPATED THAT BUILDING MOUNTED LIGHTS WILL BE PROPOSED. ALL OUTDOOR LIGHTING WILL BE IN CONFORMANCE WITH THE PERFORMANCE STANDARDS FOR OUTDOOR LIGHTING AS SET FORTH IN PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE.
 21. THERE IS A MAJOR PAVED TRAIL ON THE SOUTH SIDE OF LEE HIGHWAY (ROUTE 29) REQUIRED BY THE COMPREHENSIVE PLAN. THERE IS AN EXISTING 8' CONCRETE SIDEWALK ALONG THE ROUTE 29 FRONTAGE OF THE SUBJECT PROPERTY.
 22. PROPOSED LANDSCAPING IS SUBJECT TO APPROVAL OF VDOT AND UTILITY EASEMENTS / PROVIDERS.
 23. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT FOR THE WAIVERS AND MODIFICATIONS REQUESTED BELOW.
- WE REQUEST A REAFFIRMATION OF THE FOLLOWING MODIFICATIONS AND WAIVERS PREVIOUSLY APPROVED WITH SE 20144-PR-002 :**
- | REQUIREMENT | CODE | SECTION | PROVIDED |
|-----------------------|------------------|----------|---|
| MINIMUM LOT WIDTH | ZONING ORDINANCE | 5-506(2) | MINIMUM LOT WIDTH 100 FT. LOT WIDTH PROVIDED 85 FT. |
| SWM ON-SITE DETENTION | PFM | 6-0301.3 | SWM PROVIDED OFF-SITE |
- THE FOLLOWING MODIFICATIONS / WAIVERS ARE REQUESTED WITH THIS APPLICATION:**
- | FRONT YARD | ZONING ORDINANCE | 5-507(2) | 40' REQUIRED. EXISTING BUILDING TO REMAIN HAS 37.± SETBACK |
|--|------------------|----------------|---|
| LOADING SPACE (SIZE) | ZONING ORDINANCE | 11-203(6) | 15' X 24' LOADING SPACE WITH 18' DRIVE AISLE |
| TRANSITIONAL SCREENING YARD AND BARRIER EASTERN PL | ZONING ORDINANCE | 13-303, 13-304 | 25' TSY 1, BARRIER A, B, OR C REQUIRED 15-47' W/STREET TREES, SHRUBS & PERENNIALS PROVIDED. SEE SHEET R02.105 |
| TRANSITIONAL SCREENING YARD AND BARRIER WESTERN PL | ZONING ORDINANCE | 13-303, 13-304 | 25' TSY 1, BARRIER D, E, OR F REQUIRED 1.5-4' BUFFER W/EVERGREEN HEDGE PROVIDED. EX CHAIN LINK FENCE & RETAINING/SCREEN WALL TO REMAIN, SEE SHEET R02.105 |

Dewberry
Dewberry Consultants LLC
14110 RYAN BLVD
FAIRFAX, VA 22031
703.849.0100 (PHONE)
703.849.0100 (FAX)

MERRIFIELD TOWN CENTER
CABOOSE BREWERY
SPECIAL EXCEPTION PLAT



SCALE: N/A

REVISIONS

No.	DATE	BY	Description
2	9/13/16	CM	COUNTY COMMENTS
1	8/15/16	CM	COUNTY COMMENTS

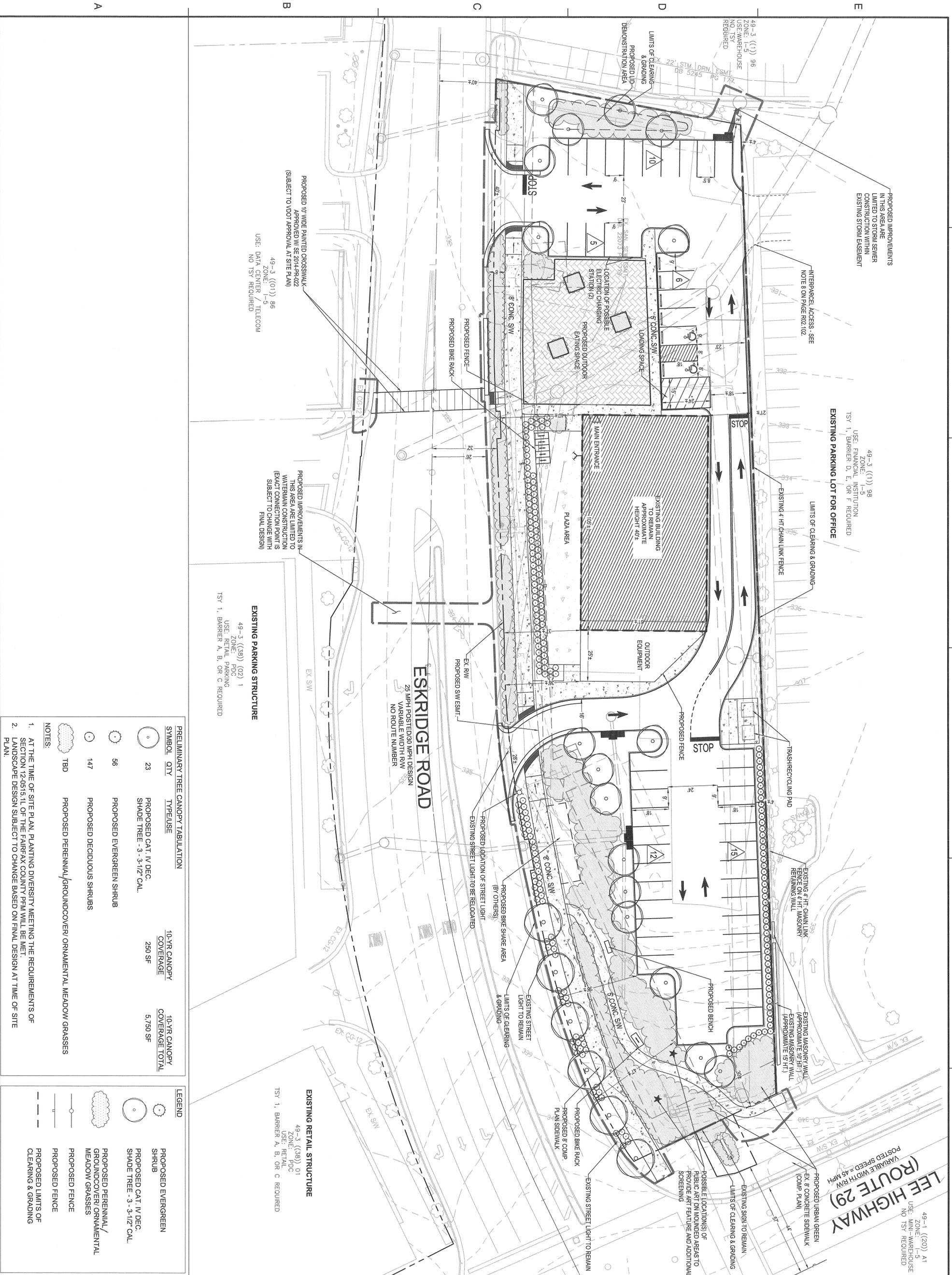
DRAWN BY: MLJ
APPROVED BY: JMC
CHECKED BY: CAP
DATE: JULY 21, 2016

TITLE: ABBREVIATIONS, NOTES AND LEGEND

PLAN NO.: #

R02.102

R02-SE PACKAGE



SYMBOL	QTY	TYPE/USE	10-YR CANOPY COVERAGE	10-YR CANOPY COVERAGE TOTAL
	23	PROPOSED CAT. IV DEC. SHADE TREE - 3 - 3-1/2" CAL.	290 SF	
	56	PROPOSED EVERGREEN SHRUB		5,790 SF
	147	PROPOSED DECIDUOUS SHRUBS		
	TBD	PROPOSED PERENNIAL/GROUNDCOVER/ORNAMENTAL MEADOW GRASSES		

SYMBOL	DESCRIPTION
	PROPOSED EVERGREEN SHRUB
	PROPOSED CAT. IV DEC. SHADE TREE - 3 - 3-1/2" CAL.
	PROPOSED PERENNIAL/GROUNDCOVER/ORNAMENTAL MEADOW GRASSES
	PROPOSED FENCE
	PROPOSED LIMITS OF CLEARING & GRADING

NOTES:

- AT THE TIME OF SITE PLAN, PLANTING DIVERSITY MEETING THE REQUIREMENTS OF SECTION 12-0515.11 OF THE FAIRFAX COUNTY PDM WILL BE MET.
- LANDSCAPE DESIGN SUBJECT TO CHANGE BASED ON FINAL DESIGN AT TIME OF SITE PLAN.

EXISTING RETAIL STRUCTURE
49-3 ((38)) 01
ZONE: PDC
USE: RETAIL
TSY 1, BARRIER A, B, OR C REQUIRED

EXISTING PARKING STRUCTURE
49-3 ((38)) (02) 1
ZONE: RETAIL PARKING
USE: RETAIL PARKING
TSY 1, BARRIER A, B, OR C REQUIRED

ESKRIDGE ROAD
25 MPH POSTED/30 MPH DESIGN
VARIABLE WIDTH RW
NO ROUTE NUMBER

LEE HIGHWAY (ROUTE 29)
49-1 ((20)) A1
ZONE: MINI-WAREHOUSE
USE: MINI-WAREHOUSE
NO TSY REQUIRED
POSTED SPEED = 45 MPH
VARIABLE WIDTH RW

REVISIONS

No.	DATE	BY	Description
1	8/15/16	CM	COUNTY COMMENTS
2	9/13/16	CM	COUNTY COMMENTS

KEY/PLAN

SCALE IN FEET
1" = 20'
1" = 1 INCH

SEAL
COMMONWEALTH OF VIRGINIA
JANICE M. CEVA
LIC. NO. 00178
9/13/16
LANDSCAPE ARCHITECT

**MERRIFIELD TOWN CENTER
CABOOSE BREWERY
SPECIAL EXCEPTION PLAT**

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA

Dewberry Consultants LLC
1400 COMMONWEALTH BLVD.
FAIRFAX, VA 22031
703.849.0100 (PHONE)
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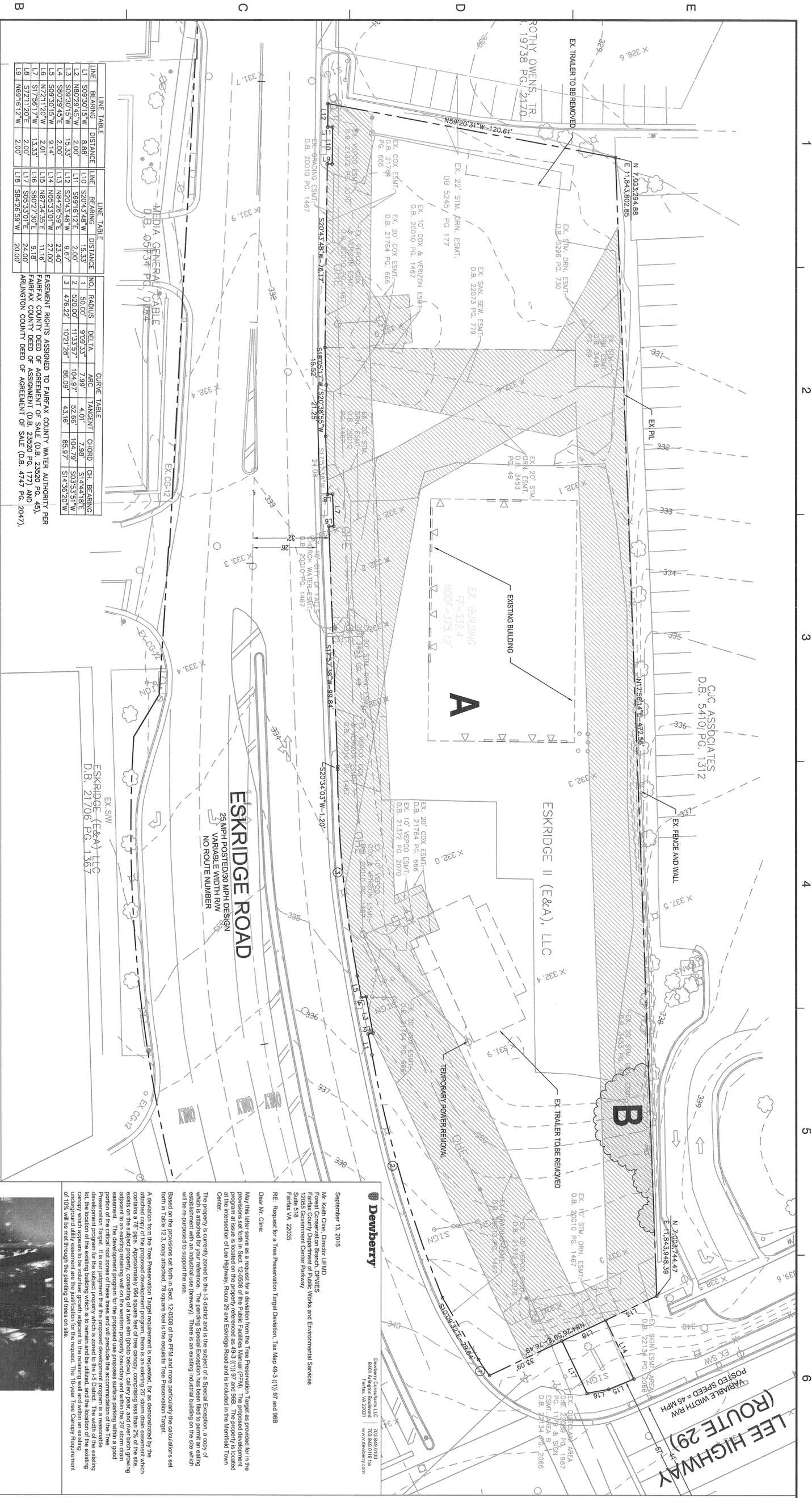
DATE JULY 21, 2016

TITLE SPECIAL EXCEPTION PLAT

PLAN NO. #

R02.103

SECTION R02-SE Package



LINE TABLE

LINE BEARING	DISTANCE	LINE BEARING	DISTANCE	NO.	RADIUS	DELTA	ARC TANGENT	CHORD	CH. BEARING
L1	S0243.45°W	L1	S0243.45°W	1	50.00	9709.33°	7.99	4.01	7.99
L2	N8029.45°W	L2	N8029.45°W	2	50.00	11533.57°	104.97	52.66	104.79
L3	S0243.45°W	L3	S0243.45°W	3	476.22	1021.28°	86.09	43.16	85.97
L4	S0930.15°W	L4	S0930.15°W	4	27.00	11055.33°	27.00	0.00	27.00
L5	S0929.45°E	L5	S0929.45°E	5	9.14	N8734.35°E	11.16	5.81	11.16
L6	N7271.20°W	L6	N7271.20°W	6	2.01	S8027.50°E	9.18	1.87	9.18
L7	S1756.17°W	L7	S1756.17°W	7	13.33	S0533.01°E	24.00	12.00	24.00
L8	S7271.20°E	L8	S7271.20°E	8	2.00	S8426.59°W	20.00	0.00	20.00
L9	N6916.12°W	L9	N6916.12°W	9	2.00	S8426.59°W	20.00	0.00	20.00

CURVE TABLE

NO.	RADIUS	DELTA	ARC TANGENT	CHORD	CH. BEARING
1	50.00	9709.33°	7.99	4.01	7.99
2	50.00	11533.57°	104.97	52.66	104.79
3	476.22	1021.28°	86.09	43.16	85.97

ESPRIDGE (E&A) LLC
D.B. 21706 PG. 1367

TABLE 12.3 TREE PRESERVATION TARGET CALCULATION

REQUIREMENTS	RESULTS
1 PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	964 SF
2 PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	1.65%
3 PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE	10% = 4,730 SF
4 PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	1.65%
5 PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION =	78.0 SF = 78.0 SF
6 HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	NO

EXISTING VEGETATION MAP COVER TYPE SUMMARY

Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
A DEVELOPED LAND	N/A	N/A	N/A	1.07 AC ±	EXISTING BUILDING AND ASPHALT.
B EARLY SUCCESSIONAL FOREST COMMUNITY	ELM, BIRCH, PEAR	PIONEER	GOOD	.02 AC ±	GROWING THROUGH FENCE AND AGAINST RETAINING WALL
				1.09 AC ±	TOTAL AREA

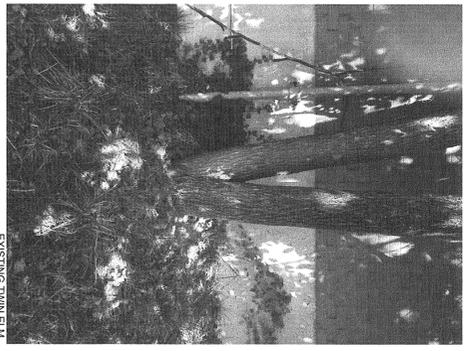
September 13, 2016
Mr. Keith Cina, Director U/FMD
Fairfax County Department of Public Works and Environmental Services
Fairfax County Environmental Control Facility
Suite 518
Fairfax VA 22035
RE: Request for a Tree Preservation Target Deviation, Tax Map 49-3 (11) 97 and 989
Dear Mr. Cina:

My letter serves as a request for a deviation from the Tree Preservation Target as provided for in the provisions set forth in Sect. 12-0508 of the Public Facilities Manual (PFM). The proposed development program at issue is located on the property referenced as 49-3 (11) 97 and 989. The property is located at the intersection of Lee Highway, Route 29 and Espridge Road and is included in the Merrifield Town Center.

The property is currently zoned to the I-5 district and is the subject of a Special Exception, a copy of which is attached for your reference. The pending Special Exception has been filed to permit an eating establishment with an industrial use (brewery). There is an existing industrial building on the site which will be re-purposed to support the use.

Based on the provisions set forth in Sect. 12-0508 of the PFM and more particularly the calculations set forth in Table 12.3, a copy attached, 78 square feet is the requisite Tree Preservation Target.

A deviation from the Tree Preservation Target requirement is requested, for as demonstrated by the attached copy of the proposed development program, there is an existing 20' storm drain easement which contains a 78' pipe. Approximately 964 square feet of tree canopy, comprising less than 2% of the site, exists on the subject property, consisting of a white oak (grand olden), cypress, cedar, and live oak growing easement. The development program for the proposed use proposes surface parking within a good portion of the critical root zones of these trees and will preclude the accommodation of the Tree Preservation Target. It is our judgment that the proposed development program is a reasonable use of the property and that the preservation of the trees is not a higher priority than the proposed use. The location of the existing building which is to remain and be utilized, and the location of the existing underground utility easement are the justification for the request. The 10-year Tree Canopy Requirement of 10% will be met through the planting of trees on site.



We find that this statement is sufficient to support our request for a deviation from the Tree Preservation Target, in accordance with 12-0508.3A(1) and 12-0508.3A(3). For the development program proposed for the subject property, should you have any questions or the need for additional information, please contact me at 703-849-9144 or janice.m.cena@dewberry.com.

Sincerely,
Janice M. Cena
Senior Landscape Architect
ISL Certified Arborist

Dewberry
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703.849.9100 (PHONE)
703.849.9115 (FAX)

MERRIFIELD TOWN CENTER
CABOOSE BREWERY
SPECIAL EXCEPTION PLAT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA

COMMONWEALTH OF VIRGINIA
JANICE M. CENA
LIC. NO. 001718
9/13/16
LANDSCAPE ARCHITECT

SCALE
SCALE IN FEET
1" = 20'
1" = 1 INCH
VCS-83

REVISIONS

No.	DATE	BY	Description
2	9/13/16	CM	COUNTY COMMENTS
1	8/15/16	CM	COUNTY COMMENTS

DRAWN BY: MLI
APPROVED BY: JMC
CHECKED BY: CAP
DATE: JULY 21, 2016

TITLE
EXISTING CONDITIONS & EXISTING VEGETATION MAP

PLAN NO. #
R02.104
SECTION R02-SE Package

WESTERN PROPERTY LINE - 659' LENGTH
 REQUIRED: 25' WIDTH
 TREE CANOPY: 472.56'L X 25'W X 0.75 = 8,861 SF
 SHRUBS: (473/10) X 3 SHRUBS = 142
 BARRIER: D, E, OR F
 PROVIDED: 1+23+4 WIDTH
 TREE CANOPY: 0 SF
 SHRUBS: 36
 -56 MEDIUM EVERGREEN SHRUBS
 BARRIER: EX. FENCE AND WALL ON BOUNDARY
 USE EX. FENCE AND WALL ON BOUNDARY
 0 X 250 = 0 SF
 TOTAL = 0 SF

49-3 ((11)) 98
 ZONE: 1-5
 USE: FINANCIAL INSTITUTION
 TSY 1, BARRIER D, E, OR F REQUIRED
EXISTING PARKING LOT FOR OFFICE

49-3 ((39)) (02) 1
 ZONE: DEC. PARKING
 USE: RETAIL PARKING
 TSY 1, BARRIER A, B, OR C REQUIRED

49-3 ((38)) 01
 ZONE: PDC
 USE: RETAIL
 TSY 1, BARRIER A, B, OR C REQUIRED

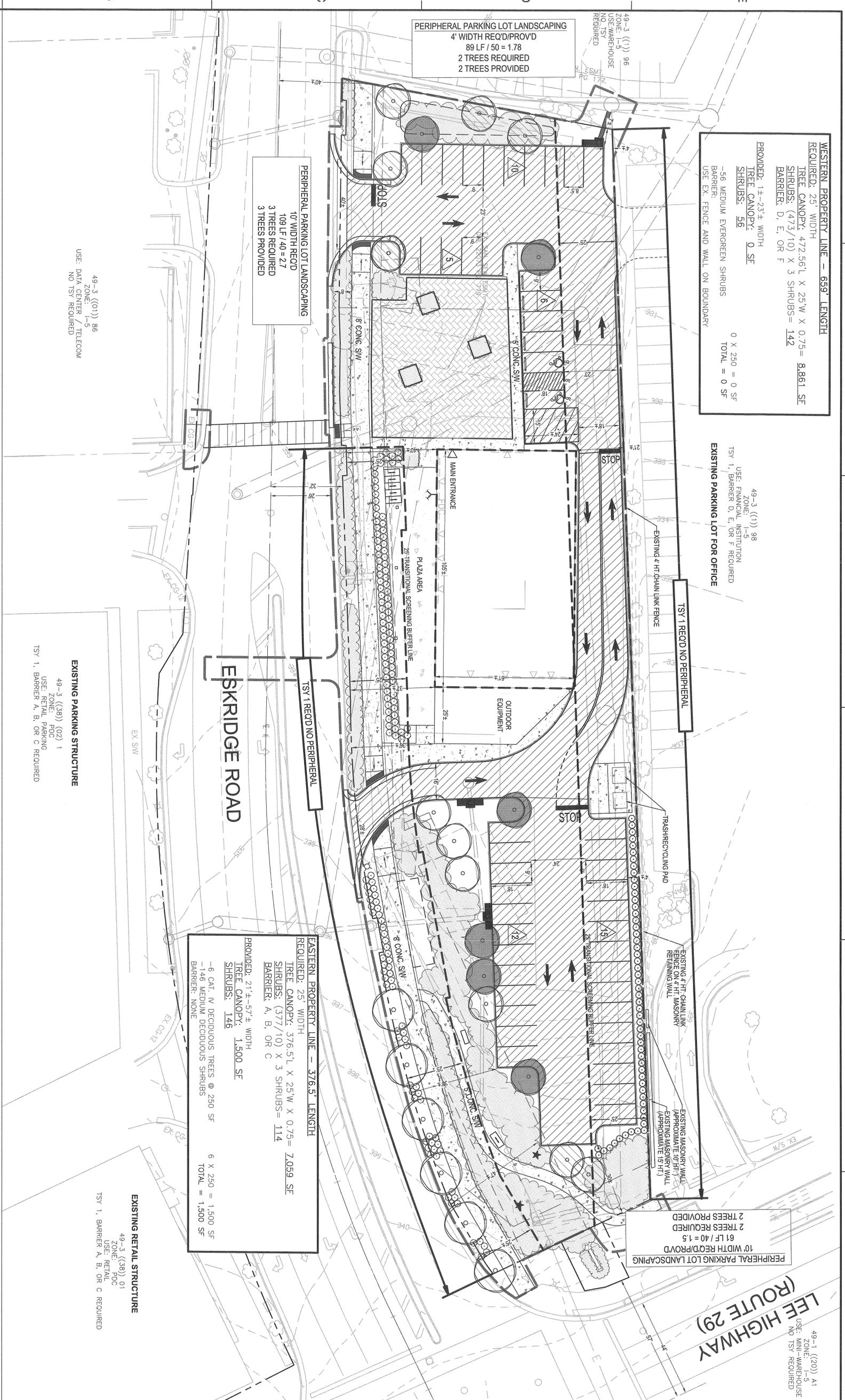
49-1 ((20)) A1
 ZONE: 1-5
 USE: MINI-WAREHOUSE
 NO TSY REQUIRED

PERIPHERAL PARKING LOT LANDSCAPING
 4' WIDTH REQ'D/PROVD
 89 LF / 50 = 1.78
 2 TREES REQUIRED
 2 TREES PROVIDED

PERIPHERAL PARKING LOT LANDSCAPING
 10' WIDTH REQ'D
 109 LF / 40 = 2.7
 3 TREES REQUIRED
 3 TREES PROVIDED

EASTERN PROPERTY LINE - 376.5' LENGTH
 REQUIRED: 25' WIDTH
 TREE CANOPY: 376.5'L X 25'W X 0.75 = 7,059 SF
 SHRUBS: (377/10) X 3 SHRUBS = 114
 BARRIER: A, B, OR C
 PROVIDED: 21+4-57+4 WIDTH
 TREE CANOPY: 1,500 SF
 SHRUBS: 146
 -6 CAT. IV DECIDUOUS TREES @ 250 SF
 -146 MEDIUM DECIDUOUS SHRUBS
 BARRIER: NONE
 6 X 250 = 1,500 SF
 TOTAL = 1,500 SF

PERIPHERAL PARKING LOT LANDSCAPING
 10' WIDTH REQ'D/PROVD
 61 LF / 40 = 1.5
 2 TREES PROVIDED
 2 TREES REQUIRED



INTERIOR PARKING LOT LANDSCAPING
 LEGEND:
 SYMBOL QTY TYPE/USE
 6 PROPOSED CAT. IV DEC. SHADE TREE - 3'-3-1/2" CAL. 250 SF
 PARKING LOT AREA 1,500 SF
 CALCULATIONS:
 PARKING LOT AREA = 21,797 SF
 REQUIRED CANOPY COVER: 21,797(0.05) = 1,090 SF
 REQUIRED TREES: 1,090 SF/250 SF=4.36 5 TREES / 6 TREES PROVIDED

PERIPHERAL PARKING LOT LANDSCAPING
 LEGEND:
 SYMBOL QTY TYPE/USE
 7 PROPOSED CAT. IV DEC. SHADE TREE - 3'-3-1/2" CAL. AS SHOWN ABOVE

EXISTING RETAIL STRUCTURE
 49-3 ((38)) 01
 ZONE: PDC
 USE: RETAIL
 TSY 1, BARRIER A, B, OR C REQUIRED



No.	DATE	BY	Description
2	9/13/16	CM	COUNTY COMMENTS
1	8/15/16	CM	COUNTY COMMENTS

SCALE IN FEET
 1" = 20'
 1" = 1" INCH

SCALE: 1" = 20'
 1" = 1" INCH

LANDSCAPE CALCULATIONS

PLAN NO. #

R02.105

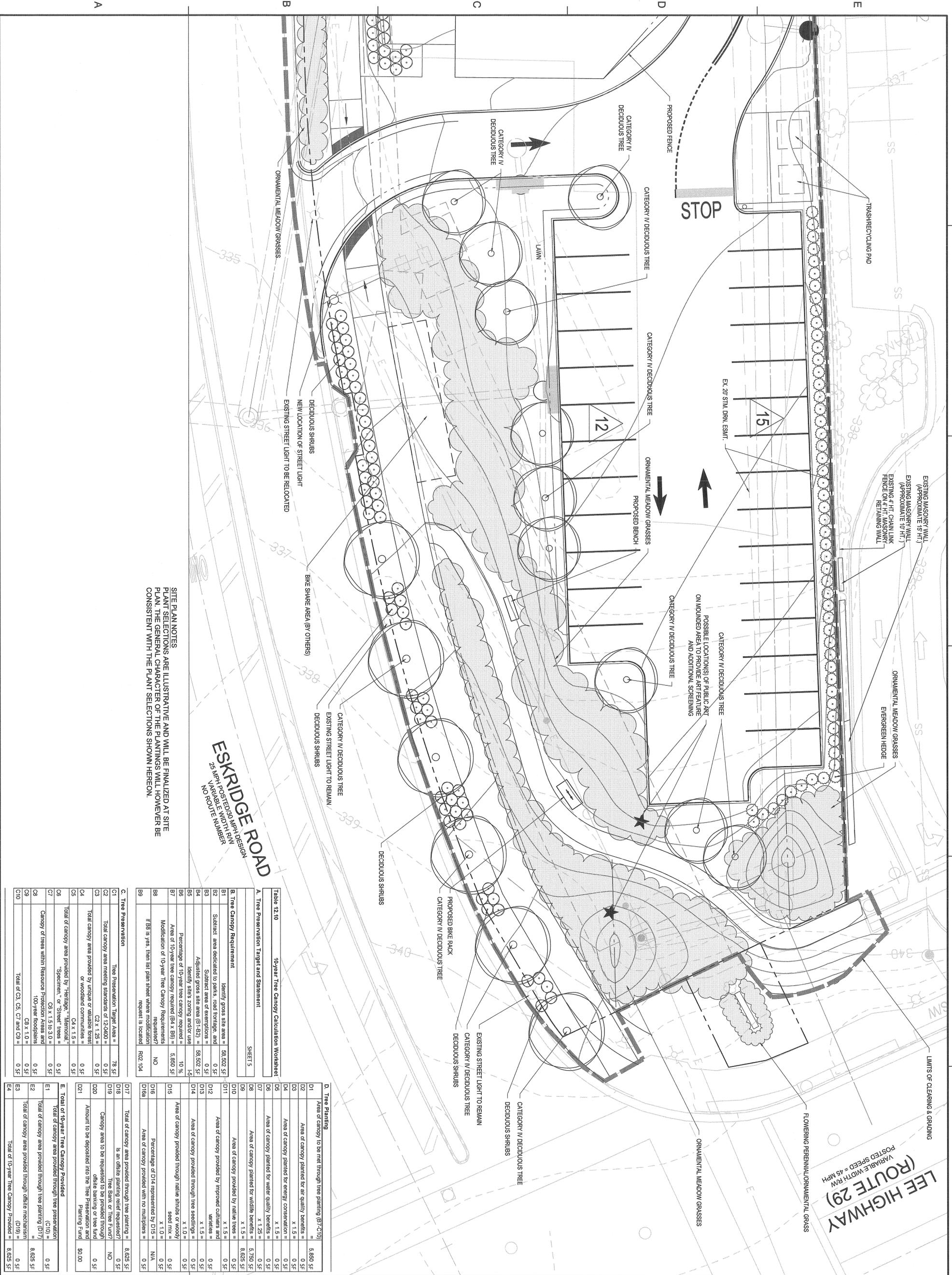
SECTION R02-SE Package

Dewberry
 Dewberry Consultants LLC
 703 S. 10TH AVE.
 FAYETTEVILLE, VA 22031
 703.549.0100 (PHONE)
 703.549.0116 (FAX)

**MERRIFIELD TOWN CENTER
 CABOOSE BREWERY
 SPECIAL EXCEPTION PLAT**
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VA



KEY PLAN



SITE PLAN NOTES
PLANT SELECTIONS ARE ILLUSTRATIVE AND WILL BE FINALIZED AT SITE PLAN. THE GENERAL CHARACTER OF THE PLANTINGS WILL HOWEVER BE CONSISTENT WITH THE PLANT SELECTIONS SHOWN HEREON.

ESKRIDGE ROAD
25 MPH POSTED 30 MPH RDM
25 MPH VARIABLE WIDTH R/W
NO ROUTE NUMBER

LEE HIGHWAY
(ROUTE 29)
POSTED SPEED = 45 MPH
VARIABLE WIDTH R/W

Table 12.10 10-year Tree Canopy Calculation Worksheet

A. Tree Preservation Target and Statement		SHEET 5
B1	Tree Canopy Requirement	Identify gross site area = 58,502 SF
B2	Subtract area dedicated to parks, road frontage, and	Subtract area of exemptions = 0 SF
B3	Adjusted gross site area (B1-B2) =	58,502 SF
B4	Identify sites zoning and/or use	
B5	Percentage of 10-year tree canopy required =	10 %
B6	Area of 10-year tree canopy required (B4 X B5) =	5,850 SF
B7	Modification of 10-year Tree Canopy Requirements	requester?
B8	If B8 is yes, then list item sheet where modification request is located	NO
B9		R02.104

C. Tree Preservation		Tree Preservation Target Area =	78 SF
C1	Total canopy area meeting standards of 12-0-00 =	C2 X 1.25 =	0 SF
C3	Total canopy area provided by unique or valuable forest or woodland communities =	C4 X 1.5 =	0 SF
C4	Total of canopy area provided by "Heritage" "Memorial" "Specimen" or "Street" trees =	C5 X 1.5 to 3.0 =	0 SF
C5	Canopy of trees within Resource Protection Areas and 100-year floodplains	C6 X 1.0 =	0 SF
C6	Total of C3, C5, C7 and C9 =		0 SF

D. Tree Planting		Area of canopy to be met through tree planting (B7-C10) =	5,850 SF
D1	Area of canopy planted for air quality benefits =	X 1.5 =	0 SF
D2	Area of canopy planted for energy conservation =	X 1.5 =	0 SF
D3	Area of canopy planted for water quality benefits =	X 1.25 =	0 SF
D4	Area of canopy planted for wildlife benefits =	X 1.25 =	5,793 SF
D5	Area of canopy provided by native trees =	X 1.5 =	8,625 SF
D6	Area of canopy provided by improved cultivars and varieties =	X 1.5 =	0 SF
D7	Area of canopy provided through tree seedlings =	X 1.0 =	0 SF
D8	Area of canopy provided through native shrubs or woody seed mix =	X 1.0 =	0 SF
D9	Percentage of D14 represented by D15 =		N/A
D10	Area of canopy provided with no multipliers =		0 SF
D11	Total of canopy area provided through tree planting =		8,625 SF
D12	Is an on-site planting relief requested?		NO
D13	Canopy area to be requested to be provided through on-site banking or the land preservation and Planting Fund		0 SF
D14	Amount to be deposited into the Tree Preservation and Planting Fund		\$0.00

E. Total of 10-year Tree Canopy Provided		Total of canopy area provided through tree preservation (C10) =	0 SF
E1	Total of canopy area provided through tree planting (D7) =		8,625 SF
E2	Total of canopy area provided through on-site banking (D9) =		0 SF
E3	Total of 10-year Tree Canopy Provided =		8,625 SF

SCALE IN FEET
1" = 10'
1 INCH = 10 FEET

SCALE
1" = 10'

KEY PLAN

SEAL
COMMONWEALTH OF VIRGINIA
JANICE M. CENA
Lic. No. 001718
9/13/16
LANDSCAPE ARCHITECT

**MERRIFIELD TOWN CENTER
CABOOSE BREWERY
SPECIAL EXCEPTION PLAT**

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA

Dewberry Consultants LLC
801 ARLINGTON BLVD.
703.846.0100 (PHONE)
703.846.0518 (FAX)

DRAWN BY: MLJ
APPROVED BY: JMC
CHECKED BY: CAP
DATE: JULY 21, 2016

TITLE: URBAN GREENSPACE DETAIL

PLAN NO.: #
SECTION: R02-SE Package

R02.106



EXISTING JUNCTION BOX
SITING IN ESKRIDGE ROAD PLANS
APPLICANT SITE
OUTFLOW TO BOX CULVERT TO OUTFALL

MAJOR OUTFALL DRAINAGE DIVIDE
PER ESKRIDGE ROAD PLAN 0661-SP-001
TOTAL DRAINAGE AREA TO OUTFALL
10.567 ACRES AT C = 0.81

PRE-DEVELOPMENT DRAINAGE

STORMWATER OUTFALL NARRATIVE
THIS SHEET IS FOR NARRATIVE PURPOSES ONLY. THE APPLICANT
SITE IS INCLUDED IN THE ANALYSIS OF THE STORMWATER
MANAGEMENT MASTER PLAN FOR MERRIFIELD TOWN CENTER
(MTC). THE REFERENCED INFORMATION IS IDENTIFIED WITHIN THE
ASSOCIATED MERRIFIELD TOWN CENTER (MTC) COPY/CD/P/AD AND
SITE PLANS.

STORMWATER MANAGEMENT NARRATIVE
13. MANAGEMENT SYSTEM DESCRIPTIONS
THERE ARE NO ONSITE STORMWATER MANAGEMENT SYSTEMS EXISTING
OR PROPOSED. PROPOSED IMPERVIOUS AREA IS LESS THAN EXISTING
IMPERVIOUS AREA, AND LESS RUNOFF WILL BE GENERATED. THE OUTFALL
SYSTEM IS ADEQUATE AS IDENTIFIED ON THIS SHEET.

ASSOCIATED STORMWATER PLANS
ESKRIDGE ROAD 0661-SP-001

MERRIFIELD TOWN CENTER PARCELS A & D 07 0694-SP-006
PAGES 5940 - OUTFALL ANALYSIS

SWM QUALITY IS PROVIDED THROUGH CREDIT PURCHASE.
PROPOSED SITE HAS LESS IMPERVIOUS AREA AND RUNOFF FROM
EXISTING CONDITIONS WITH AN ADEQUATE OUTFALL. NO SWM
SYSTEMS ARE PROPOSED. THE NARRATIVE HAS BEEN
FORMATTED TO MATCH THE COUNTY SWM CHECKLIST.

1. OUTFALL DESCRIPTIONS

EX OUTFALL 1 (REFERENCE TO MTC PLANS): THE OUTFALL FROM THE
SITE EXISTS AT THE SOUTHWEST CORNER OF THE APPLICANT
PROPERTY AS A LARGE (108" X 87") BOX CULVERT CLOSED CONDUIT
SYSTEM. INTERNAL TO THE SITE IS AN EXISTING LARGE DIAMETER (54"
& 78") CLOSED CONDUIT SYSTEMS, WHICH ARE THE PRIMARY
CONVEYANCE OF STORMWATER FROM THE APPLICANT PROPERTY TO
THE OUTFALL POINT BOX CULVERT. PROPOSED STORMWATER
IMPROVEMENTS WITHIN THE SITE INCLUDE STORM INLETS THAT
CONNECT TO THE EXISTING LARGE DIAMETER SYSTEMS, WHICH IS
CONVEYED TO THE BOX CULVERT. THE BOX CULVERT STORM SEWER
SYSTEM CONTINUES AWAY FROM THE SITE TO THE SOUTH AS A CLOSED
CONDUIT SYSTEM.

2. DOWNSTREAM RECEIVING WATER BODY DESCRIPTIONS

ALL OUTFALLS ARE RECEIVED BY MANMADE SEWER SYSTEMS WITHIN
150 FEET OF THE OUTFALL POINT (LIMITS OF ANALYSIS).

3. MAJOR OUTFALL ELEMENTS DESCRIPTIONS

EX OUTFALL 1: THE MAJOR SYSTEMS INCLUDE LARGE DIAMETER
CLOSED CONDUIT SYSTEMS (64" AND 78") AS WELL AS A BOX CULVERT
(108" X 87"), WHICH CONVEYS THE WATER TO THE SOUTH, AWAY FROM
THE SITE.

4. PRE & POST DEVELOPMENT DRAINAGE AREA MAPS

THIS SHEET FOR PRE & POST DEVELOPMENT DRAINAGE AREAS MAPS.
THE EXISTING SITE IS URBAN DEVELOPED LAND (VACANT INDUSTRIAL
BUILDING) AND THE PROPOSED SITE (GENERALLY) MAINTAINS THE
EXISTING DRAINAGE PATTERNS WHILE REDUCING THE IMPERVIOUS
AREA.

5. DOWNSTREAM REVIEW

THE DOWNSTREAM SYSTEM, WITHIN THE EXTENTS OF THE REVIEW, IS
ADEQUATE FOR THE PROPOSED DEVELOPMENT (WHICH WILL HAVE A
LOWER RUNOFF RATE THAN EXISTING CONDITIONS).

6. EXISTING SURROUNDING CONDITIONS DESCRIPTION

THE ADJACENT SURROUNDING CONDITIONS ARE DENSE DEVELOPED
URBAN AREAS, WITH RECENT IMPROVEMENTS CONSTRUCTED TO THE
EAST (MERRIFIELD TOWN CENTER AND ESKRIDGE ROAD), TO THE NORTH
IS ROUTE 29 AND COMMERCIAL/INDUSTRIAL AREAS, TO THE WEST AND
SOUTH ARE PARKING AREAS SERVICE ADJACENT COMMERCIAL &
INDUSTRIAL USES. THE REGION IS PRIMARILY URBAN DEVELOPED LAND
WITH STORMWATER CONVEYANCE PROVIDED VIA CLOSED CONDUIT
SYSTEMS.

7. COMPUTATIONS

THE SITE CONVEYANCE SYSTEMS ARE COMPRISED OF CLOSED CONDUIT
SYSTEMS. THE TOTAL APPLICANT SITE DISTURBED AREA IS 14.4 ACRES,
AS IDENTIFIED IN THE ASSOCIATED ADJACENT ESKRIDGE ROAD SITE
PLAN. THE DRAINAGE AREA AT THE IDENTIFIED OUTFALL POINT
(JUNCTION BOX) FROM THE 54/78" PIPES TO THE BOX CULVERT HAS A
DRAINAGE AREA OF 116 ACRES. AS THE SYSTEM CONDUITS TO THE
SOUTH THE COMPUTED TOTAL AREA APPROACHES 140 ACRES, WHICH IS
APPROXIMATELY 100X THE APPLICANT SITE (DISTURBED AREA).

9. INADEQUATE DOWNSTREAM SYSTEMS

NOT APPLICABLE TO THIS SITE PLAN.

10. PREVENTION OF DOWNSTREAM FLOODING

WITHIN THE EXTENT OF REVIEW, NO EXISTING DOWNSTREAM
STRUCTURES ARE IMPACTED BY THE 100 YEAR STORM, NOR WILL THEY
BE IMPACTED AFTER DEVELOPMENT OF THE PROPOSED SITE.

11. OPINION OF OUTFALL ADEQUACY

IT IS OF THE OPINION OF THE SUBMITTING ENGINEER THAT THE
ADEQUACY OF THE DOWNSTREAM DRAINAGE SYSTEMS IS MET.

12. CONTACT INFORMATION OF IMPACTED PROPERTIES

NO PROPERTIES ARE ADVERSELY IMPACTED BY THE PROPOSED
DEVELOPMENT.

14. INFORMATION ON PROPOSED SYSTEMS

NO SYSTEMS ARE PROPOSED - NO DETENTION IS REQUIRED.

15. OUTFALLS FROM SWM SYSTEMS

NO SYSTEMS ARE PROPOSED - SEE OUTFALL NARRATIVE ON THIS SHEET.

16. POST-CONSTRUCTION MAINTENANCE

NO SYSTEMS ARE PROPOSED - MAINTENANCE WILL NOT BE REQUIRED.

17. STORMWATER INFORMATION COVER SHEET

REFER TO COVER SHEET

HYDRAULIC AND HYDROLOGY COMPS

18. PREPOST RUNOFF CONDITIONS

THERE ARE NO ONSITE STORMWATER MANAGEMENT SYSTEMS EXISTING OR
PROPOSED. THE APPLICANT WILL PURCHASE THE NECESSARY
STORMWATER CREDITS.

19. INLET COMPUTATIONS

REFER TO SHEET FINAL SITE PLAN

20. STORM DRAIN COMPUTATIONS

REFER TO SHEET FINAL SITE PLAN

21. OPEN CHANNEL COMPUTATIONS

THERE ARE NO EXISTING OR PROPOSED OPEN CHANNELS

STORMWATER QUALITY/QUANTITY COMPS

22. WATER QUALITY COMPUTATIONS

CONDITION 2B IS APPLICABLE (DEVELOPMENT ON PRIOR DEVELOPED LANDS
DISTURBANCE GREATER THAN 1 ACRE, NO NET INCREASE IN IMPERVIOUS
AREA). STORMWATER QUALITY IS PROVIDED THROUGH THE PURCHASE OF
CREDITS BASED ON VALUES COMPUTED BY THE WRM SPREADSHEET. SEE
VERBAL SPREADSHEET AND CREDIT AVAILABILITY LETTER ON R02.108. AN
ONSITE LOW IMPACT DEVELOPMENT MAY PROVIDE ONSITE CREDIT (SEE
NOTE ON SOUTH SIDE OF PLAN VIEW).

23. CHANNEL PROTECTION COMPUTATIONS

CONDITION B.1.A - THE SITE DISCHARGES INTO A MANMADE CONVEYANCE
SYSTEM (AN EXISTING CLOSED CONDUIT SEWER SYSTEM) - EVALUATED TO
A POINT OF 100X THE SITE AREA.

24. FLOOD PROTECTION COMPUTATIONS

CONDITION C.1 - CONCENTRATED STORMWATER TO SYSTEMS THAT DO NOT
EXPERIENCE LOCALIZED FLOODING. NO REQUIREMENT FOR ONSITE
DETENTION BASED ON OUTFALL CONDITIONS AS IDENTIFIED ON THIS SHEET.

25. DETENTION COMPUTATIONS

AS IDENTIFIED IN ITEMS 23 & 24 THE OUTFALL SYSTEM IS ADEQUATE AS
REVIEWED TO A POINT OF 100X THE SITE AREA. THE POST DEVELOPMENT
IMPERVIOUS AREA AND RUNOFF IS LESS THAN PRE-DEVELOPMENT
CONDITIONS. THERE ARE NO EXISTING OR PROPOSED DETENTION SYSTEMS
REQUIRED OR PROPOSED WITHIN THE SITE.

STORMWATER MAP

26. CONTRIBUTING DRAINAGE AREAS

REFER TO THIS SHEET FOR DRAINAGE AREAS. REFER TO FINAL SITE PLAN
FOR DETAILED DRAINAGE TO EACH INLET.

27. EXISTING STREAMS, PONDS, CULVERTS, WETLANDS, RPAS, FLOODPLAINS

THE SITE ONLY CONTAINS PIPES AND INLETS, NOT PONDS, RPAS,
FLOODPLAINS, ETC.

28. SOIL TYPES AND VEGETATIVE COVER

SEE COVER SHEET URBAN LAND AND MINOR TURF AREAS

29. EXISTING LAND USE

REFER TO EXISTING CONDITION SHEET R02.104. SITE IS CURRENTLY
DEVELOPED AS A (VACANT) INDUSTRIAL USE.

30. OFFSITE TOPOGRAPHY

REFER TO EXISTING CONDITION SHEET R02.104

31. LIMITS OF CLEARING AND GRADING

SHOWN ON SITE PLAN SHEETS AND THIS SHEET

32. ONSITE DRAINAGE PATTERNS

SEE EAS SHEETS WITH FINAL SITE PLAN FOR ADDITIONAL INFORMATION.

33. PROPOSED IMPROVEMENTS

SEE SITE PLAN SHEET R02.103 FOR PROPOSED INFRASTRUCTURE

34. PROPOSED LAND USE

SEE SITE PLAN SHEETS FOR PROPOSED USE INFORMATION. TOTAL
SITE/DISTURBED AREA IS 14.4 ACRES

LAND COVER SUMMARY			
DESCRIPTION	AREA (AC)	%	
BUILDING	0.14	10	
HARDSCAPE	0.91	65	
OPEN/TURF	0.35	25	

35. OFF-SITE COMPLIANCE OPTIONS

SEE SHEET R02.108 FOR LETTER OF AVAILABILITY CREDITS FROM OFF-SITE
PROVIDER (WETLAND BANK LOCATED WITHIN HUC CODE WATERSHED).



Dewberry Consultants LLC
1200 N. GARDNER
FAIRFAX, VA 22031
703.848.2100 (PHONE)
703.848.0516 (FAX)

MERRIFIELD TOWN CENTER
CABOOSE BREWERY
SPECIAL EXCEPTION PLAT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA



KEY PLAN

SCALE
SCALE IN FEET
1" = 30'
1 INCH = 30 FEET



REVISIONS	No.	DATE	BY	Description
	2	9/13/16	CM	COUNTY COMMENTS
	1	8/15/16	CM	COUNTY COMMENTS

DRAWN BY: MLJ
APPROVED BY: JMC
CHECKED BY: CAP
DATE: JULY 21, 2016

TITLE
STORMWATER
MAP & NARRATIVE

PLAN NO.	#
R02.107	

R02.107

SECTION R02-SE Package

0201 BMP Standards and Specifications		0203 Drain BMP Standards and Specifications		0204 Virginia Runoff Reduction Method Re-development Compliance Spreadsheet - Version 3.0	
Project Name:	Merrifield Town Center - Caboose Brewery	Site:	Linear Development Project?	data input cell	constant value
Site Information				calculation cell	field result
Post-Development Project (Treatment Volume and Loads)					
Filter Total Discharge Area (acres)		1.41		Check: 2011 State 5 Series	
Minimum reduction required:		20%		Linear project? No	
The site net increase in impervious cover (acres) is:		0		Land cover uses entered correctly? <input checked="" type="checkbox"/>	
Post-Development Net Load Reduction for Site (lb/yr):		0.38		Total distributed over extent? <input checked="" type="checkbox"/>	
Pre-Development Land Cover (Acres)					
Forest/Open Space (Forest - undisturbed, Forest - disturbed, Pasture, Wetland, Shrubland, Grassland, Agricultural, Barren, Bare Soil, Impervious Cover (Forest))	A Soils	B Soils	C Soils	D Soils	Total
	0.00	0.00	0.00	0.00	0.00
Impervious Cover (Forest)	0.27	0.27	0.27	0.27	0.27
Impervious Cover (Non-Forest)	1.14	1.14	1.14	1.14	1.14
Total	1.41	1.41	1.41	1.41	1.41
Post-Development Land Cover (Acres)					
Forest/Open Space (Forest - undisturbed, Forest - disturbed, Pasture, Wetland, Shrubland, Grassland, Agricultural, Barren, Bare Soil, Impervious Cover (Forest))	A Soils	B Soils	C Soils	D Soils	Total
	0.00	0.00	0.00	0.00	0.00
Impervious Cover (Forest)	0.35	0.35	0.35	0.35	0.35
Impervious Cover (Non-Forest)	1.05	1.05	1.05	1.05	1.05
Total	1.41	1.41	1.41	1.41	1.41
Area Check: OK					
Constants					
Area of Impervious Cover (Acres)	4.1	Area of Impervious Cover (Acres)	0.35	Area of Impervious Cover (Acres)	0.35
Area of Forest (Acres)	1.00	Area of Forest (Acres)	0.00	Area of Forest (Acres)	0.00
Area of Non-Forest (Acres)	1.41	Area of Non-Forest (Acres)	0.35	Area of Non-Forest (Acres)	0.35
Area of Forest (Acres)	1.00	Area of Forest (Acres)	0.00	Area of Forest (Acres)	0.00
Area of Non-Forest (Acres)	1.41	Area of Non-Forest (Acres)	0.35	Area of Non-Forest (Acres)	0.35
LAND COVER SUMMARY - PRE-DEVELOPMENT					
Land Cover Summary Post-Development	Adjusted	Land Cover Summary Post-Development	Adjusted	Land Cover Summary Post-Development	Adjusted
Forest/Open Space (Forest)	0.00	Forest/Open Space (Forest)	0.00	Forest/Open Space (Forest)	0.00
Forest/Open Space (Non-Forest)	0.00	Forest/Open Space (Non-Forest)	0.00	Forest/Open Space (Non-Forest)	0.00
Impervious Cover (Forest)	0.27	Impervious Cover (Forest)	0.27	Impervious Cover (Forest)	0.27
Impervious Cover (Non-Forest)	0.25	Impervious Cover (Non-Forest)	0.25	Impervious Cover (Non-Forest)	0.25
Total	0.52	Total	0.52	Total	0.52
LAND COVER SUMMARY - POST-DEVELOPMENT					
Land Cover Summary Post-Development	Adjusted	Land Cover Summary Post-Development	Adjusted	Land Cover Summary Post-Development	Adjusted
Forest/Open Space (Forest)	0.00	Forest/Open Space (Forest)	0.00	Forest/Open Space (Forest)	0.00
Forest/Open Space (Non-Forest)	0.00	Forest/Open Space (Non-Forest)	0.00	Forest/Open Space (Non-Forest)	0.00
Impervious Cover (Forest)	0.35	Impervious Cover (Forest)	0.35	Impervious Cover (Forest)	0.35
Impervious Cover (Non-Forest)	0.25	Impervious Cover (Non-Forest)	0.25	Impervious Cover (Non-Forest)	0.25
Total	0.60	Total	0.60	Total	0.60
Treatment Volume and Nutrient Load					
Pre-Development Treatment Volume (cubic feet)	4,176	Post-Development Treatment Volume (cubic feet)	3,248	Final Post-Development Treatment Volume (cubic feet)	3,248
Pre-Development TP Load (lb/yr)	2.62	Post-Development TP Load (lb/yr)	2.48	Final Post-Development TP Load (lb/yr)	2.48
Pre-Development TN Load (lb/yr)	1.88	Post-Development TN Load (lb/yr)	1.78	Final Post-Development TN Load (lb/yr)	1.78
Pre-Development Total Load (lb/yr)	4.50	Post-Development Total Load (lb/yr)	4.26	Final Post-Development Total Load (lb/yr)	4.26
Post-Development Requirement for Site Area					
TP Load Reduction Required (lb/yr)	0.38				
Nitrogen Loads (Informational Purposes Only)					
Pre-Development TN Load (lb/yr)	18.77	Post-Development TN Load (lb/yr)	17.71	Final Post-Development TN Load (lb/yr)	17.71



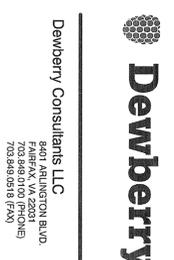
Date: May 23, 2016
 To: Cady Pennett, P.E.
 Site Civil Engineer
 Demberry

From: Cara Conder
 Credit Sales Coordinator
 Resource Environmental Solutions

Subject: Potomac Watershed - Nutrient Credit Availability
 Project Reference: Caboose Brewery; 0.40 Credits Requested; HUC 02070010
 This letter is to confirm the availability of 0.40 authorized nutrient credits ("Nutrient Credits") from one or more of Resource Environmental Solutions ("RES") Potomac nutrient bank facilities for use by permit applicants within the Potomac watershed, including HUC 02070010, to compensate for nutrient loadings in excess of state or local regulations, as per Virginia Code § 62.1-44.1535 and § 62.1-44.19-14 and Virginia Administrative Code 9 VAC 25-820-10 et seq. These Nutrient Credits are generated and managed under the terms of the Banking Instruments known as the Owl Run Nutrient Reduction Implementation Plan ("NRIP") and/or the Edgemoor NRIP.

Please feel free to contact me if you have any questions.
 Sincerely,
 Cara Conder
 Resource Environmental Solutions
 919-209-1052

STORMWATER QUALITY LETTER OF CREDIT
 (TO BE INCLUDED WITH FINAL SITE PLAN SUBMISSION)



MERRIFIELD TOWN CENTER
 CABOOSE BREWERY
 SPECIAL EXCEPTION PLAT
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VA



MINIMUM STORMWATER INFORMATION CHECKLIST

- The following information is required to be shown or provided in all zoning applications, or a waiver 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 the application.
- This information is required under the following Zoning Ordinance Sections:
- Special Permits (Secd. 8-011.21 & 21)
 - Cluster Subdivisions (Secd. 9-615.16 & 16)
 - Development Plans PRC District (Secd. 16-302.3 & 4)
 - FPP Districts (Secd. 16-502.14 (6) & (7))
 - Special Exceptions (Secd. 9-011.21 & 21)
 - Commercial Re-zoning Districts (Secd. 9-822.24 (12) & (14))
 - PRC Plan (Secd. 16-303.1E & 1O)
 - Amendments (Secd. 16-202.10E & 10I)
- Plat is at a minimum scale of "1"=50' (unless it is depicted on one sheet with a minimum scale of "1"=100')
 - 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 Sheet(s) R02.103. If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.
 - Provide:

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)
NO DETENTION REQUIRED	SEE SHEET R02.107 FOR NARRATIVE					
THE PROPOSED DEVELOPMENT WILL SATISFY QUALITY REQUIREMENT THROUGH THE PURCHASE OF NUTRIENT CREDITS.						
SEE LETTER ON THIS SHEET AND NARRATIVE ON R02.107						
 - Outlet drainage channels, outfalls and pipe systems are shown on Sheet(s) R02.103. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.
 - Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) N/A.
 - Type of maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) N/A. (asphalt, gravel, etc)
 - Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) N/A.
 - Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheets and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) R02.107 & R02.108
 - A description of 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 has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) R02.107. If the outfall is proposed to be improved or replaced, it should be specifically noted.
 - A detailed description and analysis of how the stream protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) R02.107
 - 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(s) R02.102 (SURVEY NOTE) & R02.104 (EXISTING CONDITIONS)
 - A subdivision water is required for N/A
 - Stormwater management is not required because N/A

SCALE

KEY PLAN

SEAL

PLANNING NO. #

TITLE
 VRRM
 SPREADSHEET &
 CREDIT LETTER

DRAWN BY: MLL

APPROVED BY: JMC

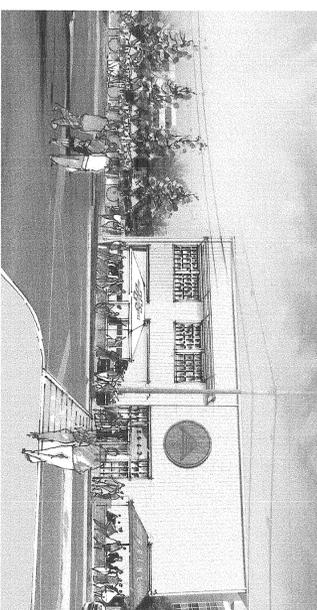
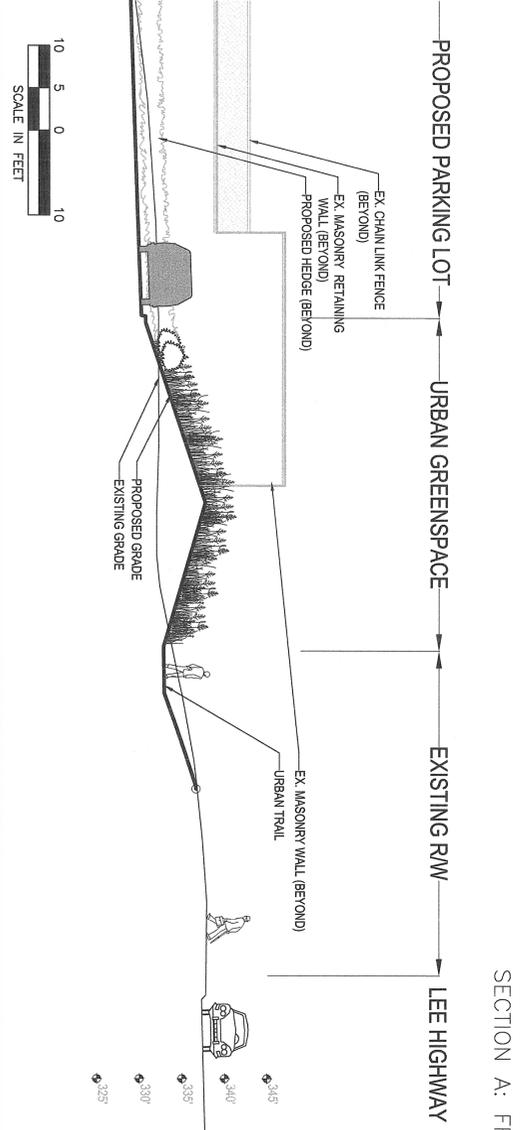
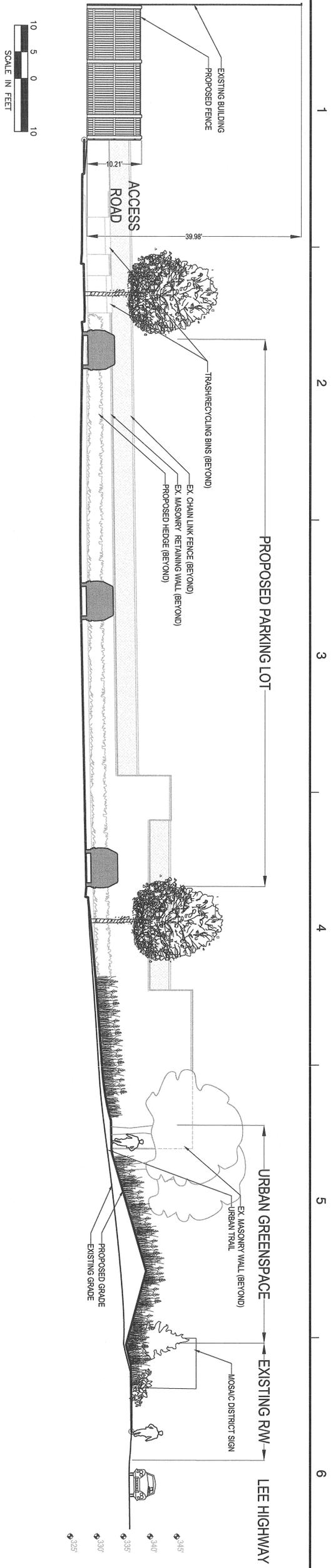
CHECKED BY: CAP

DATE: JULY 21, 2016

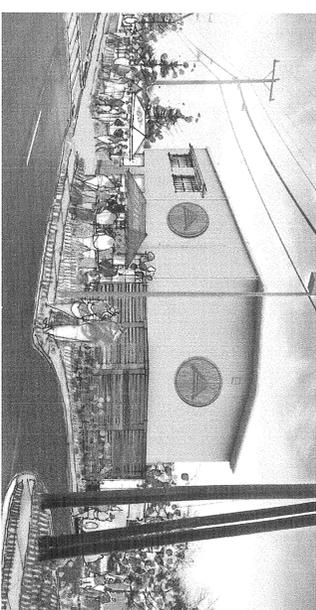
PLAN NO. #

R02.108

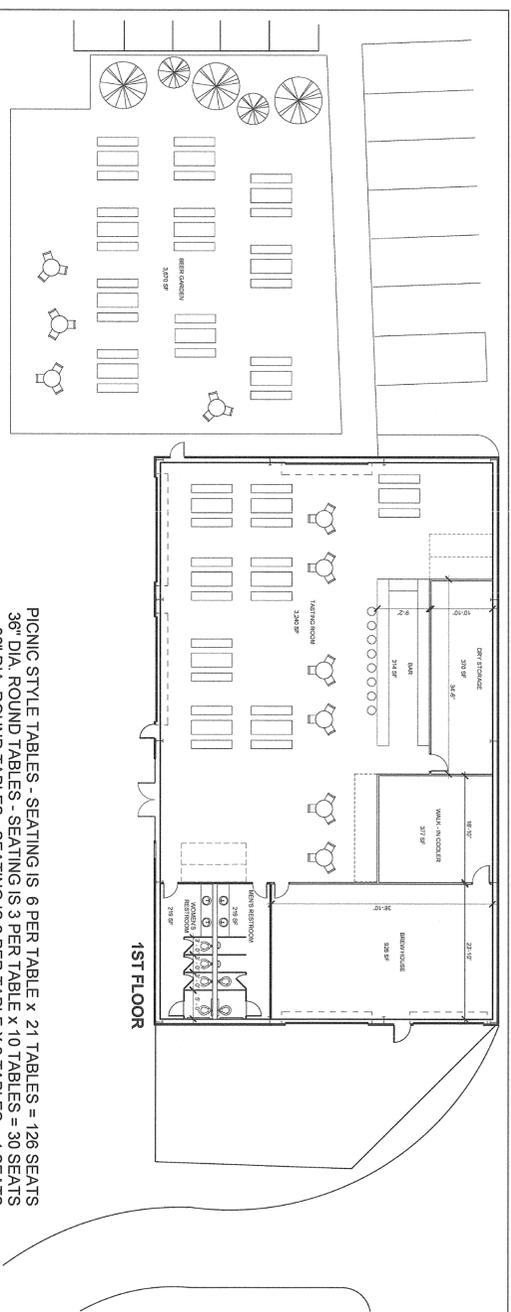
R02-SE Package



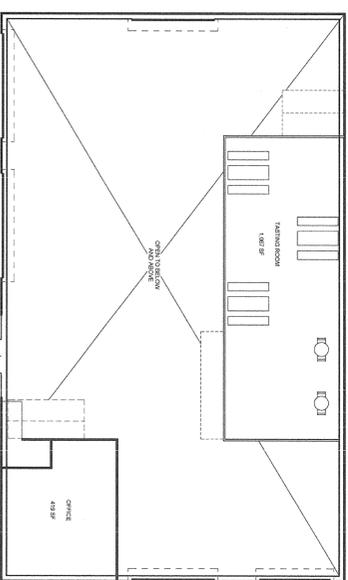
CABOOSE BREWING COMPANY / PERSPECTIVE 1
NOT TO SCALE



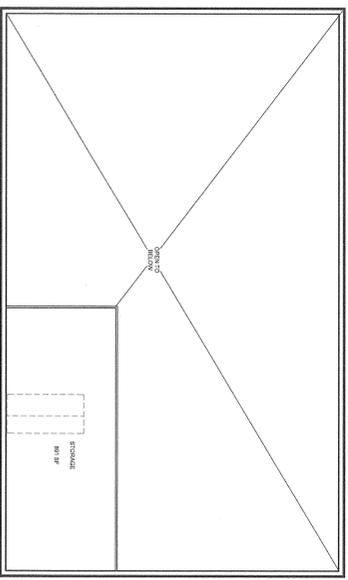
CABOOSE BREWING COMPANY / PERSPECTIVE 2
NOT TO SCALE



PICNIC STYLE TABLES - SEATING IS 6 PER TABLE x 21 TABLES = 126 SEATS
36" DIA. ROUND TABLES - SEATING IS 3 PER TABLE x 10 TABLES = 30 SEATS
38" DIA. ROUND TABLES - SEATING IS 2 PER TABLE x 2 TABLES = 4 SEATS
160 SEATS TOTAL = 40 REQUIRED PARKING SPACES
8 BAR STOOLS = 4 REQUIRED PARKING SPACES



2ND FLOOR MEZZANINE



3RD FLOOR MEZZANINE

SPACE PLAN

NOT TO SCALE

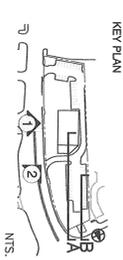


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D-B-1

MERRIFIELD TOWN CENTER
CABOOSE BREWERY
SPECIAL EXCEPTION PLAT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA



SCALE

AS SHOWN

NO.	DATE	BY	Description
1	8/7/15/16	CM	COUNTY COMMENTS
2	9/13/16	CM	COUNTY COMMENTS

DRAWN BY: MLJ
APPROVED BY: JMC
CHECKED BY: CAP
DATE: JULY 21, 2016

TITLE
SITE DETAILS

PLAN NO. #

R02.109

SECTION R02-SE Package

DESCRIPTION OF THE APPLICATION

Proposal: The applicant, Caboose Brewing Company, LLC, seeks approval of a special exception to permit a Category 5 Eating Establishment in the I-5 District within an existing 8,405 square foot industrial building, which will be adaptively reused as an alcohol production facility. The applicant is also seeking approval of a modification of the minimum lot width requirement from 100 feet to 85 feet. The overall FAR would be 0.14.

Hours: 11:00 a.m. to 2:00 a.m.

Employees: 5 to 6 employees on-site at any one time

Waivers/Modifications:

- Modification of the Loading Space Requirement;
- Modification of the Transitional Screening and Barrier Requirements;
- Deviation from the tree preservation target percentage in favor of the proposed landscaping and streetscape shown on the GDP; and
- Modification of the Use Limitations for Retail Sales in the I-5 District;

Copies of the proposed development conditions, applicant's affidavit, and applicant's statement of justification are contained in Appendices 1 through 3 of this report.

LOCATION AND CHARACTER

Site Description:

The 1.34 acre subject property is located at 8301 Lee Highway (Tax Map 49-3 ((1)) 97 and 96B) at the southwest corner of the intersection of Eskridge Road and Route 29 (Lee Highway) in the Merrifield Town Center. The property is zoned to the I-5 and HC Districts and is currently developed with a vacant one-story, approximately 8,405 square foot metal industrial building constructed in 1973 and a gravel parking lot. Overhead utility poles are located along Eskridge Road along the eastern boundary and a 20-foot wide storm drain easement is located along the western property boundary. Access to the property is currently provided from Eskridge Road. Graphic 1 shows an aerial image of the subject property.

Graphic 1: Existing Conditions



Direction	Use	Zoning	Plan
North	Retail & Office	C-6, I-5	Mixed Use
East	Mosaic Mixed Use	PDC & PRM	Mixed Use
South	Office, Retail & Industrial	I-5	Mixed Use and Public Facilities, Government & Institutional
West	Office, United States Postal Service & Industrial	I-5	Mixed Use and Public Facilities, Government & Institutional

BACKGROUND

On December 2, 2014, the Board of Supervisors approved SE 2014-PR-022, subject to development conditions dated November 19, 2014 to allow a 3,000 square foot drive-in financial institution with three drive-through lanes on Tax Map 49-3 ((1)) 97 pt., and a modification of the minimum lot width requirement from 100 feet to 85 feet. This special exception currently governs the property and is proposed to be superseded by the current proposal.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area: Area I

Plan District/Sector: The Merrifield Suburban Center; Sub-Unit F2

Plan Map: Mixed Use

Fairfax County Comprehensive Plan, 2013 Edition, Area I, The Merrifield Suburban Center Planning District, as amended through October 20, 2015, F2-Merrifield Town Center, pages 76 through 81:

“Sub-Unit F2 is the central portion of the Land Unit that is generally between the Post Office property and Sub-Unit F1. Sub-unit F2 is planned for and developed with industrial and office uses up to a .5 FAR, except for the portion of Tax Map 49-3((1))80A that is in Sub-Unit F2. This portion of Parcel 80A could be developed with office or a new theater complex. Any new development should be designed in a manner consistent with the town center concept.

Any modification, expansion, and/or reuse of the existing buildings should be consistent with guidelines for Existing Uses and Buildings under the Area-Wide Land Use section. Any additional development in Sub-unit F1 and F2 at this base level should have consolidation or a coordinated development plan that provides for circulation improvements and streetscape improvements, as well as addresses urban design and other planning objectives which include implementing the town center concept. Also for any additional development at this base level on property in Sub-Units F1 and F2 abutting Sub-Unit G1, inter-parcel access between these sub-units should be considered and provided if needed to improve access to the school.”

ANALYSIS

Special Exception (SE) Plat (copy at front of staff report)

Title of SE Plat: Merrifield Town Center Caboose Brewery

Prepared By: Dewberry Consultants LLC

Original and Revision Dates: July 21, 2016, as revised through
September 13, 2016

The SE Plat consists of eight sheets.

Site Layout: The applicant proposes a Special Exception (SE) application to add an eating establishment with 176 seats in the I-5 District within an existing

Graphic 3: Proposed Architectural Elevations

The maximum height for the facility is 40 feet. Development conditions are included to ensure the building is designed in substantial conformance with the bulk, mass and type and quality of materials as shown on these elevations. In addition, development conditions are recommended to ensure public art is included on the site within the urban green area.

Vehicular Access: As previously discussed, access is proposed to be provided into the site by two formalized access points from Eskridge Road: one right-in only across drive aisle from Glass Alley in the Mosaic development and one full access across from Strawberry Lane. A two way travel-way would connect the two parking areas along the western property line with an inter-parcel access area near the southwest corner of the site. Development conditions are included to ensure that: 1) the inter-parcel access is provided with future redevelopment; 2) additional directional signage is provided near the right-in only access point; and 3) public access is granted in a form acceptable to the County Attorney.

Parking: The Zoning Ordinance requires 47 spaces for the proposed eating establishment (with 176 seats) and alcohol production facility, and one loading space. The applicant is proposing to meet this requirement and seeks a modification of the loading space size, as discussed in the waiver and modification section of the staff report.

Pedestrian Access: An existing 8-foot wide multi-purpose trail is shown on the south side of Route 29 (Lee Highway) with a crosswalk leading to the Mosaic mixed use development at the intersection of Route 29 and Eskridge Road. The applicant proposes to construct a new 8-foot wide concrete sidewalk along the property's frontage on Eskridge Road. A note on Sheet 3 of the SE Plat indicates that an additional crosswalk would be provided from the new access road across Eskridge Road to the existing sidewalks on the north side of Strawberry Lane, as reviewed and approved by the Virginia Department of Transportation. In addition, the applicant proposes a 6-foot wide pedestrian path through the urban green area connecting existing sidewalks on the south side of the Hilltop Road Service Road to the new proposed sidewalks along Eskridge Road.

Landscaping and Urban Green Area: The subject property is developed with a one-story, approximately 8,450 square foot metal industrial building constructed in 1973 and a gravel parking lot. Overhead utility poles are located along Eskridge Road on the eastern boundary and a 20-foot wide storm drain easement is located along the western property boundary. Vegetation on the site is non-existent. The applicant proposes to meet the 10-year tree canopy requirements through the planting of new deciduous and evergreen trees on the site and has agreed to supplement these plantings with several ornamental shrubs along the perimeter of the parking areas; Eskridge Road; within the landscape islands in the parking lots; and within the proposed urban green area on the northern portion of the site. Graphic 4 below shows the landscape plans for these areas.

improve the access points, the surface parking areas and the landscaping serving the existing building. The existing utility poles and attached guy-brace poles along the eastern portion of the site, which were installed by others, would remain. Approximately 28 percent open space would be provided on site, and the FAR would be 0.14. Staff feels that the proposal would be considered a neighborhood retail use and would improve the existing conditions of the site without detracting from the overarching mixed-use vision of the Town Center Area. Staff also feels that the proposal meets Objective 7 of the Land Use Section of the Policy Plan, which encourages redevelopment in commercial areas that would preserve or increase desirable community services.

To help achieve the coordinated development objectives of the Comprehensive Plan, the applicant proposes two access points into the site from Eskridge Road across from Glass Alley and close to Strawberry Lane. The access point near Strawberry Lane would also be designed to accommodate future inter-parcel access to the adjacent site [Tax Map 49-3 ((1)) 97]. Two-way circulation is proposed around the building to connect the surface parking areas. An 8-foot wide concrete sidewalk is proposed along Eskridge Road to connect with the sidewalk along Route 29 (Lee Highway). A 10-foot wide painted crosswalk is also proposed across Eskridge Road to connect pedestrians between Strawberry Lane (on Mosaic's site) and the application site. A 6-foot wide pedestrian path is also proposed through the urban green area connecting existing sidewalks on the south side of the Hilltop Road Service Road to the new proposed sidewalks along Eskridge Road.

In addition, the Comprehensive Plan guidance for the Merrifield Suburban Center also includes Building and Site Design recommendations for Core Areas (Pages 32 - 24) which note that buildings should be close to roadways after allowing for streetscape amenities, such as a setback of minimum of 26 feet from the curb along Route 29 (Lee Highway). The applicant proposes to adaptively reuse an existing industrial building with a setback of approximately 37 feet along Eskridge Road at the closest point of the structure. Eskridge Road is considered a "Main Street;" but, staff feels that the applicant is adaptively reusing the existing structure due to the presence of a utility easements and utility poles, as well as sight distance constraints, the recommended Main Street streetscape guidance and building setback cannot be easily executed. There is also a significant grade difference between the site and Lee Highway (approximately 10 feet), which limits development closer to Lee Highway. The applicant is proposing to enhance the existing streetscape with new landscaping, an urban green area with public art and a potential bike share area.

The Comprehensive Plan guidance for the Merrifield Suburban Center also recommends an "Open Space and Pedestrian System Map" (Page 21), which shows a plaza/urban green planned for the northern area of the site. The applicant proposes an urban green or lawn area with extensive landscaping on the northern portion of the site between the proposed building and Route 29 (Lee Highway). As previously mentioned, the site slopes down from Route 29. The

applicant proposes to landscape the area intensely with shrubs, grasses and perennials. A 6-foot wide pedestrian path is proposed through the green area, as well as areas for a sculptural bench and public art. The existing off-site Mosaic monument sign located in the public right of way along Route 29 (Lee Highway) is also proposed to be incorporated in the design of the urban green area. Considering the substantial right-of-way present along Route 29, as well as the large utility and stormwater drainage easements located through this corner of the site, staff recognizes the applicant's efforts to design an urban green area using these design amenities in this difficult location. Staff remains concerned that pedestrians may not be drawn to walk across the proposed urban green area, which would make the space underutilized. Staff included a development condition to ensure that public art is provided within the urban green area to encourage more daytime and year-round interest. Art work visible to pedestrians and drivers along Route 29 and from Merrilee Drive would be particularly compelling and make the space more useable.

With imposition of the proposed development conditions, staff finds that the proposed drive-in financial institution adheres to the Plan guidance described above, and is in harmony with the Comprehensive Plan.

Environmental Analysis (Appendix 5)

Green Building

The applicant is proposing an adaptive reuse of an existing building within a portion of the Merrifield Town Center area. If the applicant were proposing new construction, then staff would be seeking third-party green building certification in a manner consistent with other new development in this area as recommended under the guidance of the Comprehensive Plan. Given this is a reuse of an existing structure, staff feels that applying a variety of green building measures to the extent practical would be the most reasonable approach in this instance. As such, the applicant has agreed to a list of commitments in support of the green building policies noted in the Comprehensive Plan. Staff recommends a development condition to ensure that the commitments are executed prior to the issuance of building permits and meet the intent of the Policy.

Water Quality

The proposed development will result in an overall reduction of impervious surface area for the subject property. The site is largely denuded in its current condition and the applicant is planning a substantial landscaping package as part of the overall site improvements for the proposed use. Stormwater management for the subject property was included as part of the development of the adjoining Merrifield Town Center, according to the notes on the special exception plat. Any final determination regarding the adequacy of the

proposed facilities will be made by the Department of Public Works and Environmental Services (DPWES).

Tree Cover (Appendix 6)

As previously mentioned, vegetation on the site is non-existent. The applicant proposes to meet the 10-year tree canopy requirements in the I-5 District (10 percent of the gross site area for tree coverage) and provide approximately 23 new deciduous trees and 203 new shrubs on the site, primarily along Eskridge Road, and within the landscape islands in the parking lot and the proposed urban green area on the northern portion of the site. Urban Forest Management has reviewed the proposed landscape plan and identified technical concerns, which include a need to: 1) identify the transitional screening requirements on the eastern and western property lines; 2) clarify the planting symbols shown on the SE Plat; 3) illustrate the full extent of the parking facilities on site and provide the required number of trees needed to satisfy the interior parking lot requirements; 4) ensure that all proposed trees are located such that the 10-year canopy is a minimum of 5 feet away from any property line; and 5) provide a justification to deviate from the Tree Presentation Target requirements. The applicant has revised the SE Plat, which now lists the tree preservation target and the transitional screening/barrier requirements for the site on the landscape plan and proposes modifications to those requirements, which are discussed further in the modifications section of the staff report. The applicant proposes to adaptively reuse an existing building where there is no existing vegetation and proposes to add Category IV deciduous trees within the landscaped parking lot islands, shrubs along the western property line and Category IV deciduous trees mixed with shrubs and pedestrian facilities along the eastern boundary. In addition, the applicant has revised the map legend on the landscape plan to clarify the plantings used to meet the peripheral and interior parking lot landscaping requirements. No other issues were raised.

Transportation Analysis (Appendix 7)

The Fairfax County Department of Transportation (FCDOT) reviewed the applications and indicated that the applicant revised the circulation pattern in keeping with staff's recommendations. This circulation pattern should operate more efficiently given the two-way travel-way proposed to the rear of the building. Staff also indicated that directional signage should be provided at the proposed one-way drive aisle to discourage drivers from using the one-way aisle to exit the parking lot. In addition, any proposed signage on the site should be located out of the right-of-way and be placed in a manner that would not obstruct the line of sight for drivers entering and/or exiting the subject site. Development conditions have been included to address these comments.

The Virginia Department of Transportation (VDOT) also reviewed the application and indicated that the sidewalk coming from the service drive to the northwest of

the site should connect to the sidewalk along Route 29. The applicant indicated that they will provide a connection through the proposed urban green to a new sidewalk along the west side of Eskridge Road. Additional connections may be provided in the future if/when the adjacent property redevelops. No other issues remain.

Office of Community Revitalization (OCR)

No issues were identified.

Park Authority Analysis (Appendix 8)

As this project proposes to adaptively reuse an existing facility, no additional demand of parks or park facilities is anticipated. The Comprehensive Plan recommends an urban green to be located on the northern portion of the subject property. The applicant proposes an urban green or lawn area with extensive landscaping on the northern portion of the site between the proposed building and Route 29 (Lee Highway). The applicant proposes to heavily landscape the area with shrubs, grasses and perennials. A 6-foot wide pedestrian path is proposed through the green area, as well as areas for a sculptural bench and public art. The existing off-site Mosaic monument sign located in the public right of way along Route 29 (Lee Highway) is also proposed to be incorporated in the design of the urban green area. The Park Authority reviewed this proposal and indicated that the inherent location and surroundings detracts from usage of this green area space for public gathering. The level of noise from traffic on Lee Highway, the ground elevation which physically disconnects the space from street activity, the distance from uses that might activate the space, and the availability of more appropriate gathering spaces within Mosaic all suggest that this is not an ideal location for a civic plaza space. Alternately, staff feels that the prominence of the intersection of Lee Highway and Eskridge Road provides an opportunity to create a gateway element for the town center area. The applicant proposes to include public art in this location that will serve, not only to enhance the visibility of Caboose Brewery, to announce entry into the town center area while providing an element that would help activate the space of the urban green. Development conditions are included to include public art in the urban green. No other issues remain.

DPWES Stormwater Analysis (Appendix 9)

There are currently no stormwater controls on the site and the site is primarily impervious, resulting from existing industrial development. According to the Stormwater Management and Quality narratives on Sheet 2.106 of the SE Plat, no off-site detention is required or proposed because the proposal results in a reduction of impervious area with adequate outfall. In addition, to meet County and State requirements, the applicant has shown an additional BMP quality device (either a rain garden or a vegetative swale) along the southern boundary line and proposes to seek additional offsite credits during site plan review. Staff

has reviewed the proposal and indicated that the proposal will reduce the amount of impervious area on the site and stormwater quality requirements will be met by receiving offsite Nutrient Credits during site plan review, and through the proposed low impact BMP shown on the southern portion of the site. Development conditions are recommended to ensure that the low impact BMP is provided as shown on the SE Plat. The proposed development also outfalls to the southwest and into an existing storm sewer system. The outfall analysis details will be reviewed at the final design/site plan stage.

Other general comments included the need to ensure adequate space for the trash and recycling containers, the loading space area and stormsewer easements are provided on the site. Development conditions are included to address these comments. No significant issues remain.

ZONING ORDINANCE PROVISIONS (Appendix 10)

The subject property is zoned I-5 and HC. The chart below lists the bulk regulations applicable to the proposal on the I-5 District.

Standard	Required (I-5)	Provided
Lot Size	20,000 square feet	58,491 square feet (1.34 ac)
Lot Width	100 feet	85*
Building Height	75 feet maximum	40 feet
Front Yard	45 degree ABP and 40 feet minimum	±37 feet from Eskridge Road**
FAR	0.5	0.14
Open Space	15%	28%
Parking Spaces	1 space per 4 seats (176 seats) = 44 1 space per 2 employee (restaurant) = 3 1 space per 1 employee (brewery) = 3	48 spaces (brewery and restaurant will not overlap)
Loading	1	1**

As shown in the chart above, the proposal conforms to all of the minimum bulk regulations for the I-5 District, except for the lot width, the front setback and the loading space requirements (which is further discussed in the Waivers and Modifications Section).

*Pursuant to Par. 2 of Sec. 5-506 of the Zoning Ordinance, the minimum lot width for an I-5 District is 100 feet. As the lot width of the subject property measures approximately 85 feet, the applicant has requested a reduction of this requirement to allow for a special exception use in the I-5 District. Par. 3 of

Section 5-506 allows the Board to modify this requirement in accordance with Sect. 910 provided that:

- 1) *the subject property has not been reduced in width or area since the effective date of this Ordinance;*
- 2) *the waiver request results in a development that preserves existing vegetation, topography, historic resources and/or other environmental features; provides for reduced impervious surface; maintains or improves stormwater management systems; and/or similar demonstrable impact;*
- 3) *the proposal will not have any deleterious effect on the existing or planned development of adjacent properties or on area roadways; and*
- 4) *all remaining provisions of this Ordinance can be satisfied.*

As discussed in the background, the Board of Supervisors previously approved the subject property for a drive through financial institution and a reduction of the minimum lot width from 100 feet to 85 feet in SE 2014-PR-022. The applicant seeks to replace the financial institution use with an eating establishment within an existing building that will be adaptively reused as an alcohol production facility and continues to request the reduction of the minimum lot width. The subject property was purchased by the applicant to facilitate the construction of the Eskridge Road public improvement project associated with the Mosaic redevelopment to the east. Part of this construction required additional land at the corner of property to align the road properly at the intersection with Route 29 (Lee Highway), resulting in a lot width that does not meet the bulk requirements in the I-5 District. With this improvement, coupled with the additional streetscape improvements proposed along Eskridge Road and the inclusion of an urban green area at this corner, staff continues to support the reduction and feels that the proposed commercial use would improve the existing conditions of the site without detracting from the overarching mixed-use vision of the Town Center Area.

****Pursuant to Section 2-417 of the Zoning Ordinance, a twenty (20) percent reduction of a minimum yard requirement shall be permitted by the Director on any yard reduced in dimension below minimum requirements at any time by condemnation or by acquisition of a portion thereof for public purposes by any governmental agency. As mentioned, the subject property was purchased by the applicant to facilitate the construction of the Eskridge Road public improvement project associated with the Mosaic redevelopment to the east. Part of this construction required additional land at the corner of property to align the road properly at the intersection with Route 29 (Lee Highway), resulting in a front yard building setback that is three feet short of the bulk requirements in the I-5 District, which results in a need to reduce the setback by eight percent. Staff supports the proposal to adaptively reuse the building and supports the eight percent reduction in the front yard setback for the existing building.**

Waivers and Modifications:**Modification of the Loading Space Size Requirements in favor of the size shown on the SE Plat.**

According to the Zoning Ordinance Section 11-203, the eating establishment within an existing 8,405 square foot industrial building (that will be adaptively reused as an alcohol production facility) requires one loading space. The Zoning Ordinance (Sect. 11-202.10) also requires the space to be 15 feet by 25 feet. The applicant is proposing to provide one loading space, but is requesting a modification of its size to be 15 feet by 24 feet because there will not be oversized vehicles serving the facility. If there is a need for an oversized vehicle, there is sufficient area on the proposed travel-way to the rear of the building and the applicant agreed to limit deliveries prior to operation hours.

Section 11-202-3B allows the Director to reduce the required space "in an amount which is justified by a reduction in the need for such space by reason of a reduction in size or change in the nature of the use to which such is appurtenant". Staff has no objection to this waiver request and recommends a development condition to ensure all deliveries requiring oversized vehicles to occur during nonbusiness hours.

Modification of the Transitional Screening and Barrier Requirements in favor of the proposed landscaping shown on the SE Plat.

Transitional Screening I is required to screen the proposed use from the adjacent office and mixed used properties to the west and east, respectively, which shall consist of an unbroken strip of open space a minimum of twenty-five (25) feet wide. Barrier D, E or F is required to the west and Barrier A, B or C is required to the east, which require fences and/or walls to be installed along both property lines using chain link, wood or cement/ brick materials. The Zoning Ordinance permits modifications in Sections 13-305(2) where the strict provisions of this part would reduce the usable area of a lot due to lot configuration or size to a point which would preclude a reasonable use of the lot, transitional screening and/or barriers may be waived or modified by the Director where the side of a building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. The subject property is developed with a one-story, approximately 8,450 square foot metal industrial building constructed in 1973 and a gravel parking lot. Overhead utility poles are located along Eskridge Road on the eastern boundary and a 20-foot wide storm drain easement is located along the western property boundary. Vegetation on the site is non-existent and an existing four foot tall chain link fence and a retaining wall ranging from 4 to 15 feet in height is located along the western property line. The applicant proposes to adaptively reuse the existing building and to plant new deciduous and evergreen trees on the site with additional ornamental shrubs, along the perimeter of the parking areas, Eskridge Road and within the

landscape islands in the parking lots and the proposed urban green area on the northern portion of the site. With these improvements, staff supports the requested modifications.

Deviation from the tree preservation target percentage in favor of the proposed landscaping and streetscape shown on the SE Plat.

The applicant has requested a deviation from the tree preservation target area and has submitted justification to DPWES indicating that conformance would preclude development of the use and intensity permitted by the Zoning Ordinance. The applicant proposes to adaptively reuse the existing building and to plant new deciduous and evergreen trees on the site with additional ornamental shrubs, along the perimeter of the parking areas, Eskridge Road and within the landscape islands in the parking lots and the proposed urban green area on the northern portion of the site. With this proposal, staff feels that the prerequisites for the deviation in Section 122-2-3 of the Fairfax County Code have been met, and as such, staff supports the requested deviation.

Modification of the Use Limitations for Retail Sales in the I-5 District to allow up to 15 percent of building gross square footage to be used for retail sales associated with the eating establishment and alcohol production facility.

According to the Zoning Ordinance Section 5-503 par. 4B, retail sales within an establishment for production and processing of materials, goods or products, provided the associated retail sales area shall be limited to ten (10) percent of the gross floor area of the establishment. The applicant proposes a Category 5 Eating Establishment in the I-5 District within an existing 8,405 square foot industrial building, which will be adaptively reused as an alcohol production facility. As part of the eating establishment and alcohol production facility, additional retail sales of accessory items such as shirts, growlers, glassware, etc. could be sold within a separate area of the facility. The applicant estimated that the retail sales of these items could amount to 10 to 20 percent of the total revenue, and seeks a minor increase in the area used for retail from 10 to 15 percent of the total gross floor area of the building. Staff does not object to this request.

Other Zoning Ordinance Requirements

Sect. 9-006 (General Special Exception Standards)

General Standards 1 and 2 require that the proposed use at the specified location “be in harmony with the adopted Comprehensive Plan” and “with the general purpose and intent of the applicable zoning district regulations”. Staff finds that the proposed eating establishment within an existing 8,405 square foot industrial building, which will be adaptively reused as an alcohol production facility, is in harmony with the Comprehensive Plan and the purpose and intent of

the I-5 zoning district, which is to provide areas where a wide range of industrial and commercial activities may locate. Staff finds that the proposal is consistent with this purpose and would complement the existing neighborhood-oriented retail uses in the area.

General Standard 3 states that the proposed use shall “be harmonious with and not adversely affect the use or development of neighboring properties”. This standard also requires that “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”. Staff finds that the proposal will be in harmony with the existing uses in the area and will contribute to the continued revitalization of the neighborhood. While it might have been ideal to further coordinate redevelopment between this parcel and neighboring parcels, the provided inter-parcel access reservation to the west will allow future redevelopment to take advantage of the connections to the Mosaic development Lane and might reduce access requirements onto Route 29. In addition, the proposed sidewalks will connect the adjacent properties to the Mosaic Development to the east, across Eskridge Road. Improved streetscaping will also positively contribute to the neighborhood while not hindering future development in the area. Overall, staff finds that this application meets the standard.

General Standard 4 requires “that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing or anticipated traffic”. A new access point with inter-parcel access to the west from Eskridge Road is proposed. This access would replace an existing substandard access from Eskridge Road and provide inter-parcel access to the property to the west, which should improve congestion near the busy intersection of Eskridge Road and Route 29 (Lee Highway). Pedestrian connectivity will be improved along Eskridge Road and from the adjacent property to the west with new sidewalks and trails. As previously mentioned, an urban green area is located on the northern portion of the property, which includes a trail connecting the existing sidewalk along the Hilltop Service Road through the site and to the Mosaic development to the east. Overall, staff finds that the vehicular and pedestrian traffic associated with the proposed use would be an improvement and not be hazardous or conflict with existing or anticipated traffic.

General Standard 5 stipulates that “the Board shall require landscaping and screening in accordance with the provisions of Article 13”. As previously discussed, the applicant seeks to modify the transitional screening requirements along the west and east boundary lines in favor of the proposed landscaping. The site is constrained with overhead utility poles located along Eskridge Road on the eastern boundary, a 20-foot wide storm drain easement located along the western property boundary and an overall lack of vegetation on the site. The applicant proposes to adaptively reuse the existing building and to plant new deciduous and evergreen trees on the site with additional ornamental shrubs,

along the perimeter of the parking areas, Eskridge Road and within the landscape islands in the parking lots and the proposed urban green area on the northern portion of the site. The applicant also proposes to meet the parking lot landscaping requirements. Staff finds that the application meets this standard.

General Standard 6 stipulates that “open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located”. In the I-5 zoning district, 15 percent of the gross area must be landscaped open space. As noted in the Zoning Ordinance Provisions section of this report, the subject application proposes to meet the requirement. As a result, staff finds that the application satisfies this standard.

General Standard 7 states that “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”. Adequate utilities, drainage, and parking have been provided with this application. The applicant has requested a modification of the required loading space dimensions and staff is not opposed. Staff finds that, with the approval of this waiver request, this standard will be satisfied.

General Standard 8 specifies that “signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance”. Building-mounted signs may be incorporated in the site. These signs will be in conformance with the placement criteria and within the size requirements found in Section 12-203 of the Zoning Ordinance.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

Staff concludes that the proposal to add an eating establishment within an existing 8,405 square foot industrial building, which will be adaptively reused as an alcohol production facility, would be in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions, subject to the imposition of the proposed development conditions.

Recommendations

Staff recommends approval of SE 2016-PR-014, subject to the development

conditions consistent with those found in Appendix 1 of this report.

Staff recommends approval of a modification of the loading space size requirement in favor of the size shown on the SE Plat.

Staff recommends approval of a modification of the Transitional Screening and Barrier Requirements in favor of the proposed landscaping shown on the SE Plat.

Staff recommends approval of deviation from the tree preservation target percentage in favor of the proposed landscaping and streetscape shown on the SE Plat.

Staff recommends approval of a modification of the Use Limitations for Retail Sales in the I-5 District to allow up to 15 percent of building gross square footage to be used for retail sales associated with the eating establishment and alcohol production facility.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Comprehensive Plan Text
5. Environmental Analysis
6. Urban Forest Management Analysis
7. Transportation Analysis
8. Park Authority Analysis
9. Stormwater Management Analysis
10. Applicable Zoning Ordinance Provisions
11. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SE 2016-PR-014

October 5, 2016

If it is the intent of the Board of Supervisors to approve SE 2016-PR-014 to permit an eating establishment within an existing industrial building that will be adaptively reused as an alcohol production facility and a modification of the minimum lot width requirement from 100 feet to 85 feet located in the I-5 and Highway Corridor Overlay Districts on at Tax Map 49-3 ((1)) 96B and 97, pursuant to Sect. 5-504 the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and run with the land indicated in this application and are 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 these applications, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan (which may include a minor site plan) submitted pursuant to these special exceptions shall be in substantial conformance with the approved Special Exception Plat entitled "Merrifield Town Center Caboose Brewery," consisting of nine sheets prepared by Dewberry Consultants LLC and dated July 21, 2016 as revised through September 13, 2016, and these conditions. Minor modifications to the approved special exceptions may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of this Special Exception Amendment and the Non Residential Use Permit shall be posted in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. Notwithstanding the notes listed on the SE Plat, one or more Best Management Practices (BMPs) listed in the Virginia Stormwater Management BMP Clearinghouse shall be provided on site in the LID area shown on Sheet 2.103 of the SE Plat, as reviewed and approved by DPWES. If at the time of site plan review, in consultation with the Department of Planning and Zoning, Zoning Evaluation Division, it is determined that these facilities do not satisfy all of the Stormwater Management Ordinance BMP requirements, additional offsite BMP credit (i.e. offsite nutrient credits) may be granted during site plan review to offset the BMP requirements.

6. The hours of operation for the eating establishment shall be limited to 6:00 a.m. to 2:30 a.m.
7. Loading requiring oversized vehicles of 40 feet in length or above shall occur on site to the rear of the building between the hours of 6:00 am to 10:00 am.
8. The maximum number of seats shall be 176, which may be increased subject to the review and approval of a shared parking agreement by the Department of Public Works and Environmental Services.
9. Any signage on the site must be located out of the right-of-way and shall be placed in a manner that does not obstruct the line of sight for drivers entering and/or exiting the site.
10. Additional directional signage, which include a “do not enter sign,” shall be provided at the proposed one-way access point and drive aisle to discourage drivers from using the one way aisle to exit the parking lot.
11. The exterior design, building materials and colors used for the building shall be generally compatible with the finish details shown on Sheet 2.109 of the SE Plat.
12. Landscaping shall be provided in general as shown on Sheet 2.105 of the SE Plat. Prior to the installation of plants to meet requirements of the approved landscape plan, the Contractor/Developer shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of the County Urban Forest Management Division (UFMD). Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at this time and must be approved prior to planting. The installation of plants not specified on the approved plan, and not previously approved by UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material, prior to bond release. UFM shall also be contacted (703-324-1770) a minimum of three (3) days prior to the meeting on site.
13. Prior to the issuance of a Non-RUP, the applicant shall install public art in the urban green area shown on the northern portion of the SE Plat as reviewed and approved by the Department of Planning and Zoning, Zoning Evaluation Division in consultation with the Providence District Supervisor.
14. A public access easement, in a form approved by the Office of the County Attorney, shall be recorded on the inter-parcel access road, sidewalks, trails and the urban green area shown on the SE Plat.
15. Future vehicular and pedestrian connections to the drive aisle shown on the SE Plat from the adjacent property identified as Tax Map 49-3 ((1)) 98 shall be permitted. The Applicant shall reserve the area designated on the SE Plat as

"Future Inter-parcel Access" in an easement. The future connection and expansion are to be provided by others; however, the Applicant shall be responsible for removing any landscaping on the Property necessary to accommodate the construction by others, and replacing the landscaping elsewhere on the Property.

16. The final architectural design shall be in substantial conformance with the general type, quality, and proportion of materials depicted in the illustrative perspectives shown on the SE Plat. The Applicant shall incorporate design elements to break up the facades of the building. Building materials and colors used shall be consistent on all four sides of the building. The final design shall be forwarded to the Providence District Supervisor for review and comment.
17. Green Building: The Applicant shall incorporate into the design and implement the green building technology and strategies listed below. The Applicant is not required to achieve green building certification, but shall at the time of site plan review and/or building plan review, provide a certification statement from a LEED-AP who is also a professional engineer or licensed architect, confirming that the green building elements listed below are incorporated into the design.
 - Secure bicycle racks and/or storage are provided within 200 yards of a building entrance.
 - The area shown on the SE Plat for a future Bike Share facility is reserved.
 - At least one reserved Electric Vehicle parking space with charger is provided.
 - The shell of the existing building is reused.
 - Installation of motion sensor faucets and flush valves and ultralow-flow plumbing fixtures that have a maximum water usage as listed below are provided with a proof of installation and manufacturers' product data during Building Permit review.
 - Water Closet (gallons per flush, gpf) 1.28
 - Urinal (gpf) 0.5
 - Showerheads (gallons per minute, gpm*) 2.0
 - Lavatory faucets (gpm**) 1.5
 - No chlorofluorocarbon (CFC) based refrigerants are used in any of the building systems and proof of the manufacturer's specification sheets for any refrigerant installed in the building is provided during Building Permit review.

- Installation of carbon dioxide (CO₂) monitors with demand control mechanical ventilation shall be provided. CO₂ monitors shall be located in all occupied spaces with a design occupancy of 25 or more people per 1,000 square feet. Monitors shall be located between 3 and 6 feet above the floor. All monitoring equipment shall be configured to generate increased ventilation and restore proper ventilation levels per ASHRAE62.1-2007, or its equivalent.
- Energy Star appliances and equipment for all refrigerators, dishwashers, water heaters, computers, monitors, televisions, vending machines, water coolers, and other appliances and office equipment (if available) associated with the eating establishment shall be installed.

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

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board. This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, 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-six (36) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted for the building shown on the SE Plat. 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.

SPECIAL EXCEPTION AFFIDAVIT

135391

DATE: July 28, 2016
(enter date affidavit is notarized)

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

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

in Application No.(s): SE 2016-PR-014
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

(NOTE: All relationships to the application listed above in **BOLD** print 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)
(1) Eskridge II (E&A), LLC	1221 Main Street, Suite 1000, Columbia, SC 29201	Title Owner
Agents:		
Jodie W. McLean	1221 Main Street, Suite 1000, Columbia, SC 29201	Agent for Title Owner
Mark P. Garside	1221 Main Street, Suite 1000, Columbia, SC 29201	Agent for Title Owner
William C. Caldwell	7200 Wisconsin Ave., Ste. 400, Bethesda, MD 20814	Agent for Title Owner
Steven F. Teets, L.S.	7200 Wisconsin Ave., Ste. 400, Bethesda, MD 20814	Agent for Title Owner
 (2) Caboose Brewing Company, LLC	 520 Mill Street NE, Vienna, VA 22180	 Applicant
Agents:		
Matthew D. Greer	520 Mill Street NE, Vienna, VA 22180	Agent for Applicant
Timothy L. McLaughlin	520 Mill Street NE, Vienna, VA 22180	Agent for Applicant

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

Special Exception Attachment to Par. 1(a)

DATE: July 28, 2016
 (enter date affidavit is notarized)

1353911

for Application No. (s): SE 2016-PR-014
 (enter County-assigned application number (s))

(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)
(3) Gorove/Slade Associates, Inc. Agents: Chad A. Baird Kevin D. Sitzman	15125 Washington Street, Suite 316, Haymarket, VA 20169 15125 Washington Street, Suite 316, Haymarket, VA 20169 15125 Washington Street, Suite 316, Haymarket, VA 20169	Agent for Applicant/Title Owner Agent for Applicant/Title Owner Agent for Applicant/Title Owner
(4) Dewberry Consultants LLC Agents: Cody A. Pennetti Janice M. Cena	8401 Arlington Boulevard, Fairfax, VA 22031 8401 Arlington Boulevard, Fairfax, VA 22031 8401 Arlington Boulevard, Fairfax, VA 22031	Agent for Applicant/Title Owner Agent for Applicant/Title Owner Agent for Applicant/Title Owner

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: July 28, 2016
(enter date affidavit is notarized)

135391

for Application No. (s): SE 2016-PR-014
(enter County-assigned application number(s))

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

(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)
(1) Eskridge II (E&A), LLC
1221 Main Street, Suite 1000
Columbia, SC 29201

DESCRIPTION OF CORPORATION: (check one statement)

- [x] 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)

(5) Edens Limited Partnership

(check if applicable) [x] There is more corporation information and Par. 1(b) is continued on a "Special Exception 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.

Special Exception Attachment to Par. 1(b)

DATE: July 28, 2016
(enter date affidavit is notarized)

135391

for Application No. (s): SE 2016-PR-014
(enter County-assigned application number (s))

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

(2) Caboose Brewing Company, LLC
520 Mill Street NE
Vienna, VA 22180

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)

Matthew D. Greer, Member
Timothy L. McLaughlin, Member

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

(3) Gorove/Slade Associates, Inc.
15125 Washington Street, Suite 316
Haymarket, VA 20169

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)

Erwin N. Andres
Tushar A. Awar
Chad A. Baird
Christopher M. Tacinelli
Daniel B. VanPelt

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

Special Exception Attachment to Par. 1(b)

DATE: July 28, 2016
(enter date affidavit is notarized)

135391

for Application No. (s): SE 2016-PR-014
(enter County-assigned application number (s))

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

(4) Dewberry Consultants LLC
8401 Arlington Boulevard
Fairfax, VA 22031

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 Dewberry Companies LC, Member
James L. Beight, Member
Dennis M. Couture, Member

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

The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, VA 22031

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)

Members: Barry K. Dewberry;	Michael S. Dewberry Credit Shelter Trust
Karen S. Grand Pre;	u/a/d 11/23/05 (f/b/o Michael S. Dewberry
Thomas L. Dewberry;	II, Katie Anne Dewberry and two minor
	children of Michael S. Dewberry

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: July 28, 2016
(enter date affidavit is notarized)

135391

for Application No. (s): SE 2016-PR-014
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

(5) Edens Limited Partnership
1221 Main Street, Suite 1000
Columbia, SC 29201

(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)

General Partner Edens GP, LLC This LLC does not own 10% or more of the Title Owner.

Limited Partners Founders Holdings, LP ("Holdings") Neither Holdings nor any individual, partner, or member having a beneficial interest in Holdings holds a 10% or greater interest in Title Owner.

(6) Edens Investment Trust ("Investment Trust")

Named Individuals:
John R. Allen
Herbert F. Ames, Jr.
Keith A. Angely

None of these named individuals who are limited partners holds a 10% or greater interest in Title Owner.

(check if applicable) [X] There is more partnership information and Par. 1(c) is continued on a "Special Exception 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.

Special Exception Attachment to Par. 1(c)

DATE: July 28, 2016
(enter date affidavit is notarized)

135391

for Application No. (s): SE 2016-PR-014
(enter County-assigned application number (s))

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

(5) Edens Limited Partnership (CONTINUED)
1221 Main Street, Suite 1000
Columbia, SC 29201

(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**)

- Named Individuuals (CONTINUED):
- Avant, Dan
 - Boyle, Steve
 - Brandenburg, Richie
 - Braun, Chad
 - Bruner, Jessica
 - Bucklew, Katie
 - Caldwell, Bill
 - Carbone, Greg
 - Cocker, John
 - Connell, Barnes
 - Crosland, Matt
 - Darnall, Lyle
 - Davidson, Keith
 - Di Iaconi, Krista
 - Drogalis, Mark
 - Dumont, Brad
 - Dunn, De Anne
 - Edelstein, Gregg
 - Edwards, Jason
 - Fawcett, Sara
 - Furnelli, Elizabeth
 - Garside, Mark
 - Germakian, David
 - Gonce, Brooke
 - Griffin, Robert
 - Hague, Keith
 - Halberg, Ryan
 - Hall, Carol
 - Harms, Evan
 - Inman, Kristy
 - Kapp, Copeland
 - Kaufman, Jeff
 - Kenny, Mike
 - Kracke, Reed

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

Rezoning Attachment to Par. 1(c)

DATE: July 28, 2016
(enter date affidavit is notarized)

135391

for Application No. (s): SE 2016-PR-014
(enter County-assigned application number (s))

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

(5) Edens Limited Partnership (CONTINUED)
1221 Main Street, Suite 1000
Columbia, SC 29201

(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**)

- Lumpkin, John
- Maguire, Jennifer
- Martin, Daniel
- McKenney, Jim
- McLean, Jodie W.
- Meyer, Anne
- Monroe, Van
- Palmer, Samuel
- Passer, Jami
- Picarsic, Thomas
- Pransky, Jeffrey
- Reuling, Jennifer
- Sankaran, Senthil
- Sharpe, Geoff
- Smith, Maria
- Tayar, Tenel
- Timiraos, Mallie
- Vonada, Joyce
- Westbrook, Marguerite
- Weston, Ray
- Wyant, Rob

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

Rezoning Attachment to Par. 1(c)

DATE: July 28, 2016
(enter date affidavit is notarized)

135391

for Application No. (s): SE 2016-PR-014
(enter County-assigned application number (s))

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

(6) Edens Investment Trust (formerly known as Edens & Avant Properties Trust)
1221 Main Street, Suite 1000
Columbia, SC 29201

(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**)

Trustees: There are nine (9) named individuals who are trustees of the Trust, none of whom hold a 10% or greater interest in Title Owner.

Beneficiaries: Edens Retail Investments LLC ("Retail"). Retail holds a 30.89% interest (as of 5/20/16) in Title Owner; however, no individual beneficiary of the JP Morgan Chase Bank, as trustee under Amended & Restated Trust dated November 13, 2001, as amended, for its Commingled Pension Trust Fund ("Strategic Property"), (the "JP Morgan Trust"). Trust has greater than a 10% interest in Title Owner.

Knickerbocker Edens LLC ("NYSTRS"). NYSTRS holds a 32.92% interest (as of 5/20/16) in Title Owner; however, no one individual pension beneficiary has greater than a 10% interest in Title Owner.

BREP Edens Investment Partners L.P. ("Blackstone"). Blackstone holds a 30.89% interest (as of 5/20/16) in Title Owner; however, no partner or holder of any beneficial interest therein has greater than a 10% interest in Title Owner.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: July 28, 2016
(enter date affidavit is notarized)

135391

for Application No. (s): SE 2016-PR-014
(enter County-assigned application number(s))

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

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

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

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

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

NONE.

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

SPECIAL EXCEPTION AFFIDAVIT

135391

DATE: July 28, 2016
(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 Exception 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:

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

Mark P. Garside/Agent for Title Owner
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 28 day of July, 2016, in the State/Comm. of South Carolina, County/City of Richland/Columbia.

My commission expires: 4/10/25

Rebecca A Collins
Notary Public

Rebecca A Collins
NOTARY PUBLIC
State of South Carolina
My Commission Expires 4/10/25

**STATEMENT OF JUSTIFICATION
CATEGORY 5 SPECIAL EXCEPTION
FOR AN EATING ESTABLISHMENT WITHIN AN ALCOHOL MANUFACTURING PREMISE
MERRIFIELD TOWN CENTER: CABOOSE BREWING
8301 Lee Highway, Fairfax, VA Tax Map 49-3 ((1)) 97 & 96B**

INTRODUCTION

We, Eskridge II (E&A), LLC, also known as EDENS, the owners of the property located at the southwest corner of Lee Highway and Caboose Brewing Company, LLC, are excited to submit this request to Fairfax County to allow for a Category 5 Special Exception that will allow for an Eating Establishment in the 1-5 Zoning District.

WHAT'S NEW?

An adaptive re-use of an existing free standing building within Merrifield Town Center. Caboose Brewing Company is currently working toward opening an Alcohol Manufacturing facility on the Parcels that are subject to this Special Exception Request. Caboose Brewing Company opened in Vienna in 2014 to rave reviews from the community and has created a loyal following. To that end, they are expanding their alcohol manufacturing to meet the demand.

EDENS is excited for Caboose to come to Mosaic, though not Mosaic proper. However, we believe that this Building and Location lend itself to much more than a Brewery. We believe that this could be an exciting gathering place for Mosaic visitors as well as other members of the community. The popularity of Craft Beer is exploding across the country and many local Breweries are becoming the backbone of redevelopment in many jurisdictions across the country.

But to become such a place, offering a more diverse option of food and entertainment is required. That is why we and our partner, Caboose Brewing Company offer you this Request for Special Exception to expand upon the Alcohol Manufacturing Element of the business with just limited tasting and food options so as to offer a full Eating Establishment to compliment the beverages being produced daily.

PROPERTY HISTORY & CHALLENGES

During the Development process for the Merrifield Town Center, or what is now called Mosaic, improving Eskridge Road was one of the paramount elements of the Rezoning and conformance with the Comprehensive Plan. As part of the final proffered transportation improvements of RZ 2005-PR-041, the developer was required to obtain right of way from nine (9) different owners along Eskridge Road, including the property that is the subject of this Special Exception, and construct Eskridge Road along those frontages where right of way was obtained.

To facilitate this proffer requirement, we prepared a fully engineered Road Improvement Plan for Eskridge Road (0561-SP-02) and began the process of right-of-way acquisition for the ultimate roadway. This plan ultimately was engineered and approved prior to the Rezoning approval.

The property at the northwest quadrant of proposed Eskridge (subject of this SE) was the most affected property since the Comprehensive Plan called for Eskridge to meet 'at grade' with Route 29, as well as line up with Merilee Drive on the north side of Route 29. These requirements caused the road to curve

substantially to the west, reducing the property's frontage on Route 29 by nearly half. (See Road Dedication Exhibit attached)

Further complicating the acquisition of the right of way for the property owned by Commercial Net Lease, was that entire property was for sale. EDENS, unable to come to terms on right-of-way ONLY part of the property (due to a provision in the CNL lease with United Rentals, lessee of the land, that forbid the owner from agreeing to any takings), made a business decision so as to continue pursuing the vision of the Town Center and purchased the entire property.

Because of the aforementioned lease obligations, we could not negotiate with Fairfax County on the R/W, but we forced condemnation by the County and ultimately in 2010, the final part of the Eskridge Road "assemblage" occurred.

The impact of the 'taking' on this property is not it's only physical challenge. It is currently the outfall of a substantial watershed from the north. This outfall is in the form of a 96" storm drain pipe and 20' storm drain easement along the entire western property line. The property also collects storm drain systems that drain properties from Gallows west to Eskridge. This conglomeration of easements and road dedication creates an unusually small developable area. This can best be seen on Page 4 of the Special Exception Plat, "Existing Conditions" where the easement areas are hatched.

Further, the elevation change of over ten feet from Route 29 to the proposed entrance across from Strawberry Lane creates a need for sloped or retained areas that further impact the developable envelope.

WHY ADAPTIVE RE-USE WAS BECOMING OUR LAST OPTION

Over the past five years, EDENS has explored multiple options for this property. We have had no luck in convincing any small retail, service or the like facilities that are pedestrian centric and require the mass of the Town Center to view this parcel as connected. We did get a Drive Thru Bank approved for the site a few years ago, but with the evolution of on-line banking the demand for such facilities has drastically curtailed in the past few years. As such, our partner backed away from a prominent corner in the County.

Further, as demonstrated on Sheet 4, there is very little opportunity to provide any viable office or residential.

With practically no options due to the aforementioned problems with the site, finding someone who could use the building became our final focus.

THE PLAN

We have spent considerable time coming up with a plan that we believe meets the demands of Caboose with the best chance of success along with the lessons we've learned along the way in what is best for the public of Fairfax County.

First, let's discuss the re-use of the existing building. Sheet 8 of the SE Plat has renderings showing how subtle façade changes with a major clean-up of a building will make. The addition of windows and

associated accents above the garage doors, which will be open much of the year will complete the industrial theme that follows Mosaic from the Hotel to the Organic Grocer along Route 29.

Because of the location of the exiting building and the desire to keep it in place for re-use, parking became an issue. But after several versions, we found a solution that will meet Caboose's demand and we think address any County concern.

First, we can no longer extend Strawberry Lane. In its place we are offering a private road across from the Comcast driveway that will run along the parcel's southern property line and to an inter-parcel access to the property on the west. We have noted that inter-parcel access will be made available to the adjoiner upon construction completion. This location will not see any opposing left turn movement problems and will also maximize the future development area of our western neighbor, which saw Strawberry Lane extended bisect his property in the previous designs.

A one way entrance just before the Strawberry intersection will move visiting traffic into the site quicker with options to park on the north side or continue in a one way fashion to the front. This entrance meets the VDOT Corner Clearance guidelines.

We are proposing to provide the same crosswalk from Mosaic as was approved with the Bank Special Exception. We believe that this use will find a portion of Mosaic patronage walking to the Brewery.

Please also note that the Urban Greenspace has been honored. While its configuration has become more linear, the area devoted to this Greenspace is actually just slightly larger than the one approved with the Bank Special Exception and incorporates most of the features of that previous plan.

The Eskridge Streetscape remains as was approved with the Bank S.E.

From an Environmental standpoint, Caboose is dedicated where possible to be "green". Certain challenges to become green occur in the retrofit of an old building, but using that building is a giant step in the green direction. In addition to the adaptive re-use, the Applicant offers the following for your consideration during this process:

1. The Applicant shall provide secure bicycle racks and/or storage for XXX bicycles within 200 yards of a building entrance. The Applicant shall include the racks as part of a Site Plan submission.
2. Set aside an area for a future Bike Share facility.
3. The Applicant will have at least one (1) reserved Electric Vehicle space with charger.
4. The Applicant is re-using the existing building shell.
5. The Applicant shall exclusively use native and non-invasive species for landscape and other plantings on the site. The Applicant shall provide planting lists during site plan approval showing species and location of plantings.
6. The Applicant shall install motion sensor faucets and flush valves and ultralow-flow plumbing fixtures that have a maximum water usage as listed below (to be modified with the project-specific fixtures to be included). The Applicant shall provide proof of installation and manufacturers' product data during Building Permit.
 - Water Closet (gallons per flush, gpf) 1.28
 - Urinal (gpf) 0.5
 - Showerheads (gallons per minute, gpm*) 2.0
 - Lavatory faucets (gpm**) 1.5

Kitchen and janitor sink faucets 2.20

Metering faucets 0.25

7. 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 from the date of installation). The Applicant shall provide a planting list with the number, size, and space of trees (including native and other species) and plant materials as a landscape plan that is part of the site plan, and shall be subject to review and approval of UFMD, and proof of installation and installation date.
8. 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.
9. The Applicant shall reuse walls, floors, roof portions, and/or interior nonstructural elements
10. The Applicant shall install carbon dioxide (CO2) monitors with demand control mechanical ventilation. CO2 monitors shall be located in all occupied spaces with a design occupancy of 25 or more people per 1,000 square feet. Monitors shall be located between 3 and 6 feet above the floor. The Applicant shall configure all monitoring equipment to generate increased ventilation to restore proper ventilation levels per ASHRAE62.1-2007, or its equivalent.
11. The Applicant shall install Energy Star appliances and equipment for all refrigerators, dishwashers, water heaters, computers, monitors, televisions, vending machines, water coolers, and other appliances and office equipment (if available).

COMPREHENSIVE PLAN

So how does this mesh with the Comp Plan? I would offer the following answers (Plan text in italics)

Encourage mixed-use development that includes pedestrian and auto circulation systems that integrate the development both internally and externally, resulting in transit-oriented and pedestrian-friendly environments. AND

Develop a cohesive roadway system that provides a more extensive grid of streets to serve the town center, transit station area, and the area between

The extension of Strawberry in the Comp Plan does not create a cross street all the way to Prosperity. It loops back toward Lee highway along the Coakley/Post office property line. This configuration would indicate low usage and we believe the movement of it to its location further south will not impact its effectiveness.

Develop a cohesive pedestrian circulation system linked to open spaces such as plazas, courtyards, greenways, and parkland in order to facilitate walking and reduce reliance on private automobiles.

We have honored the Urban Greenspace and created its path toward Mosaic from the most travelled of the Route 29 sidewalks.

An important aspect that helped to determine the Land Use Concept's development potential for

the Merrifield Suburban Center was an analysis of future planned infrastructure and environmental constraints. The most significant infrastructure constraint on future development was the capacity of the planned transportation system. The evaluation of the transportation system's future capacity assumed increased utilization of the existing Metro rail service, improvements in bus circulatory service, increased utilization of Transportation Demand Management (TDM) programs and numerous road improvements to establish a more urban grid of streets. By optimizing this transportation capacity, the Plan's maximum development potential was formulated through several iterations of analysis

We point this part of the plan to further highlight the "need" for vehicular connectivity and why Eskridge has become what it is.

STREETSCAPE DESIGN

The streetscape included herein is in accordance with the Suburban Center guidelines

BUILDING AND SITE DESIGN

As outlined before, we are re-using the existing building and believe the subtle upgrades and future use will be a positive to the entire community.

TRANSPORTATION

An updated Traffic Analysis by Gorove Slade Associates is included in this package and provides a detail analysis of the impacts of this proposed facility and also demonstrates that the existing road network is sufficient for approval of the same. Fairfax D.O.T.'s acknowledgment that no TIA is required is also included.

ROADWAY IMPROVEMENTS

No additional Roadway Right of Way or construction is required.

TRANSIT FACILITIES AND SERVICES

One half mile from the Dunn Loring Metro Station

PEDESTRIAN AND BICYCLE CIRCULATION

As noted previously we have included a path connecting the busiest of Lee Highway's sidewalks through our site and tying close to the crosswalk to Strawberry Lane. We are encouraging Bicycle stop ins.

PUBLIC FACILITIES AND INFRASTRUCTURE:

FIRE AND RESCUE

No impact on these services. The building is along Eskridge and service can be provided from that Road.

LIBRARIES

No impact on these services.

PARKS AND RECREATION

No impact on these services.

POLICE

No impact on these services.

SCHOOLS

No impact on these services.

WATER

There is public water within Eskridge Road.

SANITARY SEWER

There is sewer on-site and it has been upgraded during the development of Mosaic to accommodate this development.

STORM WATER MANAGEMENT

As you will note on the SE Plan, Storm water Detention has been accounted for in the vault in the Garage across Eskridge. A waiver of on-site detention is being requested due to this over design on the Mosaic property. Quality (BMP's) will be provided during the Site Planning process in either above grade or below grade acceptable methods.

This facility will interact several uses on site. It will house an Industrial Beer Production Facility. It will offer Retail Sales of the product and in the mezzanine areas will house the company's offices. We believe these uses are allowed within the I-5 Zoning District. In addition to these uses we are proposing and Eating Establishment Use that will also have a live music component during certain evenings of the year.

The Applicant sees these uses being roughly distributed across the main floor (6,405 s.f.) follows:

- Industrial Beer Production 20% to 40%
- Restaurant / Tap Room 50% to 70%
- Retail Sales 10% to 20%

In addition, spur of the moment events like a farmers market inside during a winter weekend are asked to be approved with this SE.

The Eating Establishment's Hours of Operation:

- Monday thru Sunday 11am until 2am.

There is expected to be 5-6 employees on-site at the same time with 800 estimated daily patrons of which about 700 would be arriving by vehicle and the other 100 estimated as walk in from the neighboring retail and residential areas.

It is anticipated that the customers will primarily reside in the Merrifield, eastern Fairfax and West Falls Church areas.

The only hazardous and/or toxic substance will be Alcohol which will be produced/distilled and stored on site. There are no other known hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; There is no hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site.

MODIFICATIONS & WAIVERS

With this application we are also asking the Board to reaffirm three items modified and waived with the previous Bank Special Exception.

- Minimum Lot Width, Section 5-506(2) to provide the existing 85'
- Loading Space, Section 11-203(6), to provide non-standard sized Loading Space
- Storm Water Management On-Site Detention (PFM Requirement) to be provided Offsite

And we will ask for the Following new waiver

- Encroachment into the Bulk Plane. The existing building is 40' tall and should sit 40' from the property line in accordance with the Bulk Plane requirements. Due to multiple Eskridge Road takings, the existing building to remain is 37' from the property line.

IN CLOSING

Both EDENS and Caboose Brewing couldn't be more excited to bring this product to Fairfax County, and most notably the Mosaic area. We feel both will benefit and the County's population will enjoy those benefits.

We feel this is well within the intent of the Comprehensive Plan and see zero negative impacts to any person or property owner of the County.

With that, we ask you accept this Application and work with us to gain approval of a Special Exception for an Eating Establishment within this re-used structure.

July 15, 2016

Sincerely,
ESKRIDGE II, LLC & Caboose Brewing Company

A handwritten signature in black ink, appearing to read 'SFT', with a stylized flourish at the end.

Steven F. Teets, L.S.
Sr. Project Manager

(see Figure 27). Existing development generally consists of retail uses in the eastern portion primarily along Gallows Road, industrial and office uses in the central portion, and the Merrifield Regional Post Office in the western portion of the Land Unit.

Most of Land Unit F, the portion east of the Merrifield Regional Post Office, is envisioned to redevelop as the “Town Center” for the Merrifield Suburban Center, with a mix of uses including office, retail, hotel, and residential uses. Buildings in the town center are envisioned to have retail and service uses located on the ground levels that are designed with a pedestrian orientation. Primary access points to the Town Center are envisioned to be at Merrilee Drive extension/realignment with Eskridge Road and Lee Highway, Gallows Road and Strawberry Lane, and Gallows Road and “Main Street/Festival Street”.

The major circulation improvements for this land unit include the extension of Eskridge Road to Williams Drive. Since Williams Drive connects with Route 50, this will complete the link from the Metro station through the “Town Center” to Arlington Boulevard. Additional circulation improvements include aligning a Merrifield Regional Post Office entrance with the Dorr Avenue Extension to Lee Highway; the extension of Strawberry Lane west to connect with Eskridge Road; the movie theater access road extension south to connect with Williams Drive and/or Gatehouse Road (connecting with Gatehouse Road would require crossing Luther Jackson Intermediate School property); and an east/west road that connects Prosperity Avenue with Eskridge Road or Williams Drive. Within this area, at least one new road should function as the “Festival Street” as illustrated on Figure 28. The major arterial improvements include the widening of Lee Highway and Gallows Road, and the planned improvements at the intersection of the two roads.

Guidance for evaluating development proposals is provided in the Area-Wide Recommendations under Land Use, Urban Design, Transportation, and Public Facilities/Infrastructure sections, as well as in the following specific sub-unit recommendations.

Sub-Units F1 and F2 (Town Center Area)

Sub-Unit F1 is the eastern portion of the Land Unit that is oriented to Gallows Road and is planned for community-serving retail up to .35 FAR. Additional freestanding single tenant uses and “drive-through” uses, such as fast-food restaurants and car washes, are discouraged because each may disrupt pedestrian access. Drive-through uses that are low traffic generators, such as financial institutions and drug stores, may be considered provided that the drive-through facility is integrated within a multi-tenant building and is designed in a manner that does not impede pedestrian access. In any new retail center, an office component could be provided, if it does not exceed .10 FAR (or approximately 30% of the development’s gross square feet), with any office component designed as an integral part of the retail center. Furthermore, any new retail center(s) should be designed in a manner that is consistent with the town center concept.

Sub-Unit F2 is the central portion of the Land Unit that is generally between the Post Office property and Sub-Unit F1. Sub-unit F2 is planned for and developed with industrial and office uses up to a .5 FAR, except for the portion of Tax Map 49-3((1))80A that is in Sub-Unit F2. This portion of Parcel 80A could be developed with office or a new theater complex. Any new development should be designed in a manner consistent with the town center concept.

Any modification, expansion, and/or reuse of the existing buildings should be consistent with guidelines for Existing Uses and Buildings under the Area-Wide Land Use section. Any additional development in Sub-unit F1 and F2 at this base level should have consolidation or a

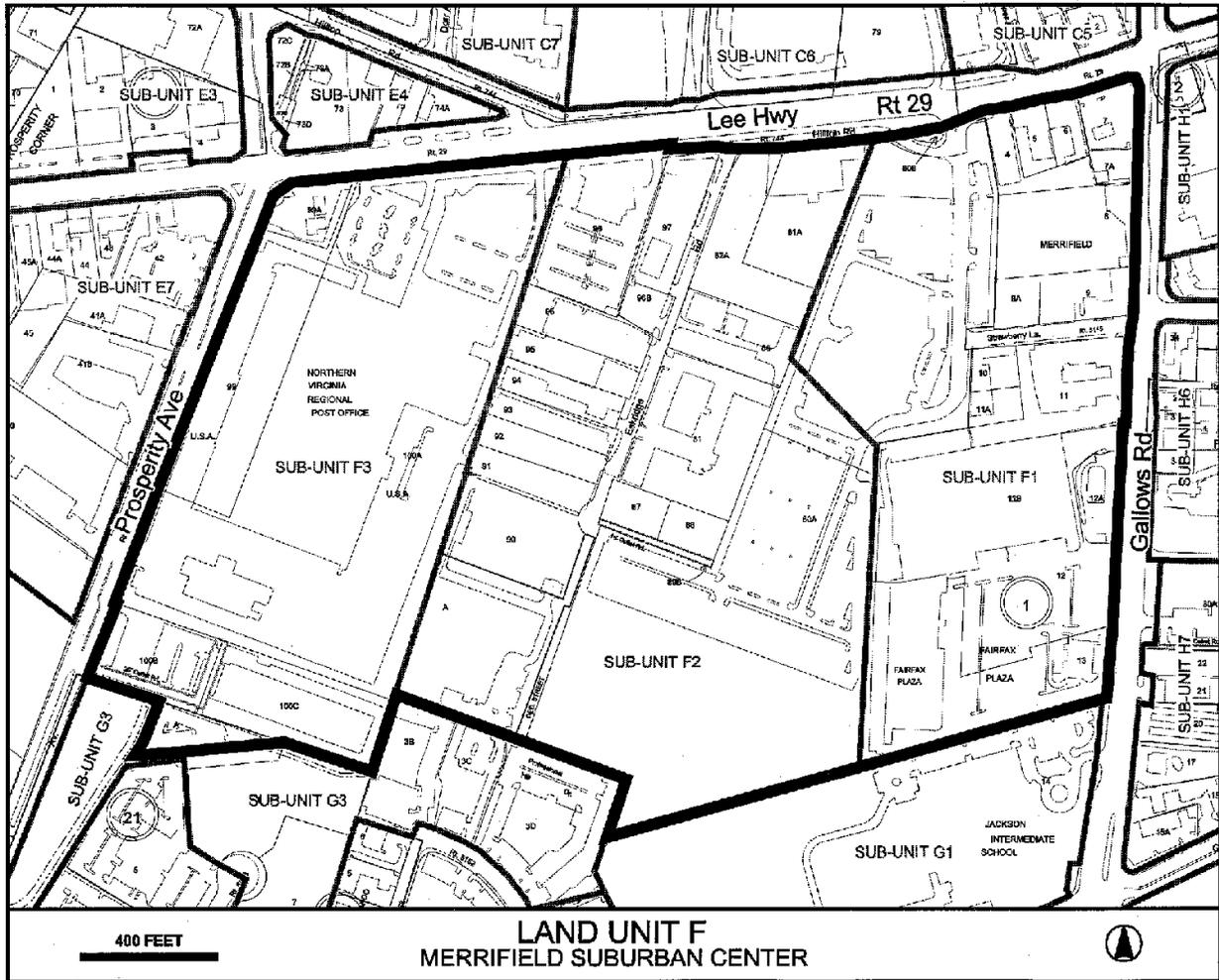


FIGURE 27

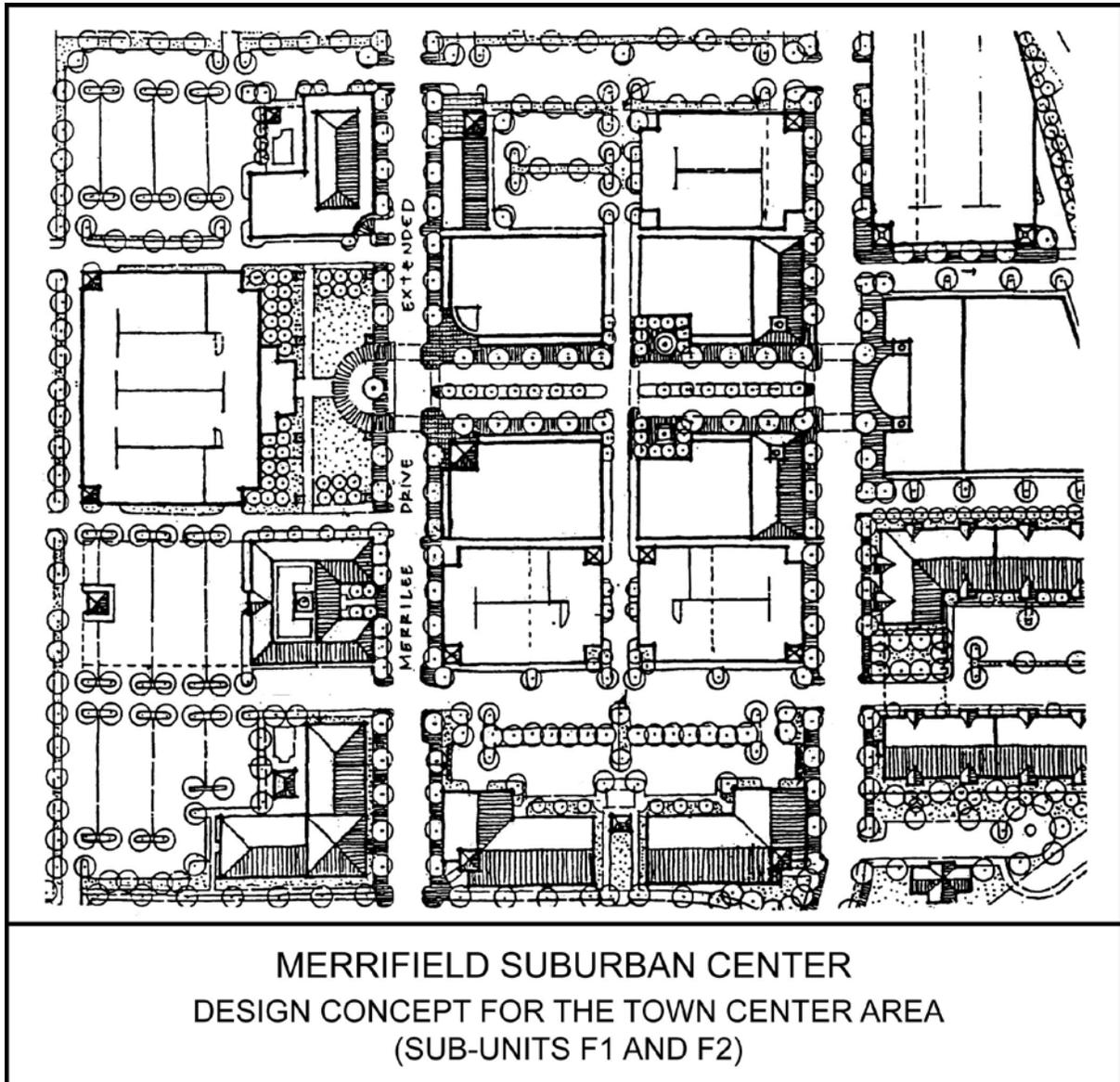


FIGURE 28

coordinated development plan that provides for circulation improvements and streetscape improvements, as well as addresses urban design and other planning objectives which include implementing the town center concept. Also for any additional development at this base level on property in Sub-Units F1 and F2 abutting Sub-Unit G1, inter-parcel access between these sub-units should be considered and provided if needed to improve access to the school.

Option 1: As an option, in both Sub-units F1 and F2, redevelopment within these sub-units to office and retail up to .65 FAR may be appropriate if the redevelopment creates a component of the envisioned “Town Center.” The retail component should comprise, at a minimum, 30% of the total development. Any development proposal under this option must address all applicable Area-Wide recommendations as well as the following guidelines.

- Consolidations of at least eight contiguous acres are encouraged. As an alternative, coordinated development plans with a combined land area of at least eight acres may be appropriate if the consolidation objectives are met. In any instance, it must be demonstrated that any unconsolidated parcels are able to develop in conformance with the Plan as described under the Land Use Guidelines in the Area-Wide Land Use section.
- Development proposals in these sub-units should provide for or contribute to road improvements as described in the Transportation Section of the Area-Wide recommendations. This area’s recommended grid street system includes: the Eskridge Road extension south to Williams Drive and its realignment with Merrilee Drive to the north; the improvement of Strawberry Lane and its extension to Eskridge Road; the movie theater access road to connect with Williams Drive or Gatehouse Road. With the extension of the movie theater access road to either Williams Drive or Gatehouse Road, improvements to the intersection of Arlington Boulevard/Williams Drive/Service Road should be made. Within this area, at least one road should function as the “Festival Street” that will have a concentration of retail and pedestrian activity (i.e., plazas, retail browsing areas and outdoor dining). See Figure 28 for an illustration of the grid system with the “Festival Street.” Since a key transportation issue is the improvement of Eskridge Road and its realignment to Merrilee Drive, all development proposals under this option should contribute towards the Eskridge Road improvement in addition to providing other road improvements that improve circulation within this and adjacent areas as recommended in the Area-wide Transportation section.
- Development proposals should provide for inter-parcel access as well as other improvements that improve circulation within this and adjacent sub-units. For example, development proposals in Sub-Units F1 and F2 that abut Sub-Unit G1 should provide inter-parcel access to Sub-Unit G1 if needed to provide access to the school.
- Buildings should have retail and service uses located on the ground level that are designed to have a pedestrian orientation.
- Development should be designed with a pedestrian orientation, including open space amenities such as public plazas or greens as described under the Pedestrian and Transit Oriented Development Guidelines in the Urban Design section.
- Development should provide or contribute to the purchase of one to two acres of land for a public park within Sub-Units F1 and F2. This urban park should function as a public meeting and gathering place and should have a focal point such as a pavilion and/or fountain.

As an alternative, this open space amenity could be a private facility if the space has public access and is available for public activities.

- Development should be designed with parking structures behind and/or under buildings.

Option 2: As an alternative to the office and retail option, mixed-uses with residential use and/or hotel use may be appropriate up to 1.2 FAR, if the redevelopment creates a component of the envisioned “Town Center.” Development proposals should be in conformance with the Area-Wide Recommendations for alternative uses (see the Area-Wide Recommendations, Land Use Guidelines), and development proposals under this option must address the previous option’s guidance, all applicable Area-Wide guidelines, as well as provide for the following:

- The alternative uses appropriate in this sub-unit are limited to residential, institutional, hotel, major entertainment uses, as well as retail and service uses. Only the portions of retail and service uses that exceed 20% of the total development’s square footage are considered alternative uses as described under the Alternative Use Guidelines. Retail and service uses may comprise up to 35% of the development’s square feet and may include employee amenities such as health clubs, day care and food services, all of which should be an integral part of the office, hotel and/or residential buildings.
- Major entertainment uses could include a “theater complex” and/or retail entertainment centers. These uses combined with retail and service uses should not exceed 55% of the development’s total square footage.
- Institutional, cultural, recreational, and/or governmental uses are encouraged within the Town Center and should be provided consistent with the Area-Wide guidance.
- If residential development is proposed, affordable dwelling units should be provided on-site or as indicated under the Land Use Guidelines in the Area-Wide Land Use Section.
- Any proposed residential development should demonstrate that it is an integral component of the Town Center through design, architecture, materials, access and parking and should create a viable living environment by providing recreation and other amenities for the residents as indicated under the Land Use Section of the Area-Wide Recommendations.

Height Limit: Under the options, maximum building height is 95 feet when development is not integrated with structured parking. In order to encourage structured parking to be located under buildings, a height bonus of up to 20 feet (or a maximum height of 115 feet) is appropriate when at least 2 levels of structured parking are provided under the building, either at or below grade. The building height bonus should be contingent on increasing the amount of open space amenities. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.

The following illustrative urban design plan shows an approach for creating a “sense of place” for the area south of Lee Highway and west of Gallows Road, the new town center for the Merrifield Suburban Center (see Figure 28). The “sense of place” is provided through the creation of a “Festival Street,” which could be anchored at one end by the town green and at the other by a multiple screen theater. The Festival Street has wide sidewalks and pedestrian plazas fronting retail shopping and restaurants on the lower floors of the office buildings. It should be designed to foster both daytime and nighttime activity, reminiscent of the downtowns of earlier times and what has been achieved at other Town Centers such as the Reston Town Center. Residential areas are shown as ringing the southern boundary in this town center illustration.

The purpose is to encourage more pedestrian activity by allowing people to live close to the town center's shops, restaurants, theaters, offices, and parks.

The wide variety of land uses shown in this illustration, are integrated through both landscape and architectural transitions. Buildings front and address the street with finished facades that create the feeling of a mixed-use downtown. With attractive facades, low- to mid-rise building heights, and comparable building masses, nonresidential uses can face residential uses across the street with no adverse impact. Where parking decks are located along a street, they are designed to incorporate street level retail as a mask to the garage behind, providing an appropriate transition to other uses. In some locations, formally landscaped green spaces provide transitions between nonresidential and residential uses.

Sub-Unit F3

Sub-Unit F3 is the western portion of the land unit or the southeastern quadrant of Lee Highway and Prosperity Avenue. The majority of this sub-unit is planned for and developed with governmental and institutional uses, primarily the Merrifield Regional Post Office. The exception is Parcel 49-3-((1)) 99A, which is planned for and developed with a service station, and the parcels immediately south of the postal facility [Parcels 49-3-((1)) 100B, 100C, and 49-3-((21)) A], which are planned and developed with industrial uses up to .5 FAR. Any modification, expansion, and/or reuse of the existing buildings should be consistent with guidelines for Existing Uses and Buildings under the Area-Wide Land Use section, as well as provide for or contribute to the circulation improvements planned for this sub-unit. The planned circulation improvements within this area include: 1) aligning a post office entrance with the Dorr Avenue extension to Lee Highway; 2) to improve circulation within this area, consideration should be given to connecting the service drive located on the south side of Lee Highway to Prosperity Avenue; and 3) the provision of an east/west road that extends along the northern boundary of Parcels 100B and 100C. This east/west road should provide access from or connect Eskridge Road to Prosperity Avenue.

Options: If access to the service station [Parcel 49-3-((1)) 99A] is impacted by the widening of Lee Highway to the extent that the property is no longer appropriate for retail use, the parcel should be considered for an expansion of the Postal Facility, or as a park.

As an option, it may be appropriate for the Merrifield Post Office to expand southward to include Parcels 49-3-((1)) 100B, 100C, and 49-3-((21))A. If this expansion were proposed, circulation improvements as identified in the Transportation Section of the Area-Wide Recommendations should be provided.

Height Limit: The maximum building height in this sub-unit is 75 feet. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.

LAND UNIT G

Land Unit G is approximately 78 acres and is bounded by Land Unit F on the north, Gallows Road on the east, Arlington Boulevard on the south, and Prosperity Avenue on the west (see Figure 29). Existing development within the eastern portion consists of the Luther Jackson Intermediate School and a restaurant park, with the western portion being developed with office uses.



County of Fairfax, Virginia

MEMORANDUM

DATE: September 2, 2016

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: **SE 2016-PR-014**
Caboose Brewing Co.

This memorandum, prepared by John R. Bell, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Special Exception (SE), application and plat dated August 15, 2016. The extent to which the application conforms to the applicable guidance contained in 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 conformance with Plan policies.

Note: The applicable Comprehensive Plan citations may be found at the end of this report.

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. Analysis for this application addresses the overall general development plan and proffered commitments for the subject property.

Green Building

The applicant is proposing an adaptive reuse of an existing building within a portion of the Merrifield Town Center area. If the applicant were proposing new construction, then staff would be seeking third-party green building certification in a manner consistent with other new development in this area as recommended under the guidance of the Comprehensive Plan. Given this is a reuse of an existing structure, staff feels that applying a variety of green building measures to the extent practical would be the most reasonable approach in this instance. As such, the applicant has submitted a list of soft commitments in support of the green building policies noted in the Comprehensive Plan. Staff feels that this satisfies this concern.

- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- Reuse of existing building materials for redevelopment projects;
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;
- Use of recycled and rapidly renewable building materials;
- Use of building materials and products that originate from nearby sources;
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;
- Reuse, preservation and conservation of existing buildings, including historic structures;
- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

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

recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations.”

DMJ: JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: September 2, 2016

TO: William J. O'Donnell Jr., Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Jay Banks, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Merrifield Town Center Caboose Brewing Co, SE 2016-PR-014

I have reviewed the above referenced Special Exception Plat stamped "Received, Department of Planning and Zoning, August 17, 2016". A site visit was conducted on July 15, 2016. The following comments and recommendations are based on this review.

1. **Comment:** The Table averring the modifications/waivers of Peripheral Parking Lot Landscaping and Transitional Screening and Barrier requirements does not provide a full accounting of what will be modified and/or waived. Further, pursuant to section 13-203 of the County's Zoning Ordinance (ZO), where transitional screening is required than peripheral parking lot landscaping shall be superseded by the screening requirements.

Recommendation: A listing of the full requirements for each Transitional Screening Buffer Yard should be provided with an accompanying listing of how the requirements will be modified. The listing should also include the required Barrier(s) and what will be provided. This will allow for a review of the requested modifications/waivers to determine their appropriateness.

2. **Comment:** Continuing from comment 1 it is unclear as to the level of modification to the transitional screen without a complete accounting of the required buffer material. It is not clear if enough shrub material will be supplemented within the buffer yards as a single symbol is used to represent both shrubs and ground covers. Additionally, if some material can be placed such that the intent of screen can be attained without strict adherence to the buffer yard width then that should also be part of the modification.

Recommendation: The applicant should provide separate symbols for shrubs and ground covers and fully address comment 1 above.

3. **Comment:** The plan does not illustrate the locations of the required Transitional Screen and buffer yards.

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



Recommendation: The SE plan sheet R02.102 should illustrate and label the full width and length of the required transitional screen buffer yard.

4. **Comment:** The Interior Parking Lot Landscaping exhibit appears to omit a portion of the site's parking facilities and may have been left out of the calculations. Pursuant to section 12-0514.2 of the County's Public Facilities Manual, the area to be counted as part of the parking lot is defined as the entire surface of the parking lot, loading spaces, drive-thru spaces, the exposed surfaces of parking decks and **any paved surface that serves exclusively as access to the parking lot**, deck, loading area or drive-thru.

Recommendation: The applicant should illustrate the full extent of the parking facilities on site and provide the required number of trees needed to satisfy the interior parking lot requirements.

5. **Comment:** A number of proposed trees on the south and east sides of the site are shown to be planted on the property line. Purposely planting trees on lot lines will cause a conflict in ownership between landowners. Each on-lot landscape tree shall be placed a minimum of 5 feet from any property line.

Recommendation: All proposed trees should be located such that the 10-year canopy spread is a minimum of 5' away from any property line.

6. **Comment:** The request to deviate from the Tree Preservation Target does not appear to include the relevant condition(s) for the requested. Pursuant to section 12-0508.3A of the PFM a specific condition(s) for the requested deviation shall be specified.

Recommendation: The letter requesting the deviate from the Tree Presentation Target should specify the limiting condition(s) for the request.

JSB/

UFMDID #: 217820

cc: DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: September 19, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael Davis, Acting Chief *JCH For MAD*
Site Analysis Section, DOT

SUBJECT: SE 2016-PR-014
Land Identification Maps: 49-3 ((1)) 97 and 96B

This department has reviewed the subject Special Exception dated August 15, 2016. The applicant seeks approval of a Special Exception to permit at Category 5 Eating Establishment in the I-5 District within an industrial building proposed to be adaptively reused as an alcohol production facility.

FCDOT requests that the Applicant provide signage to aid the safety of internal circulation. This should include a "Do Not Enter" sign to indicate that vehicles traveling north around the back of the building cannot exit using the northernmost entrance to the site. This should also include cautionary signage for those entering the northernmost entrance, in order to avoid conflicts with vehicles traveling around the back of the building.

MAD/BMC
Cc: Billy O'Donnell, DPZ

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





COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

September 2, 2016

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

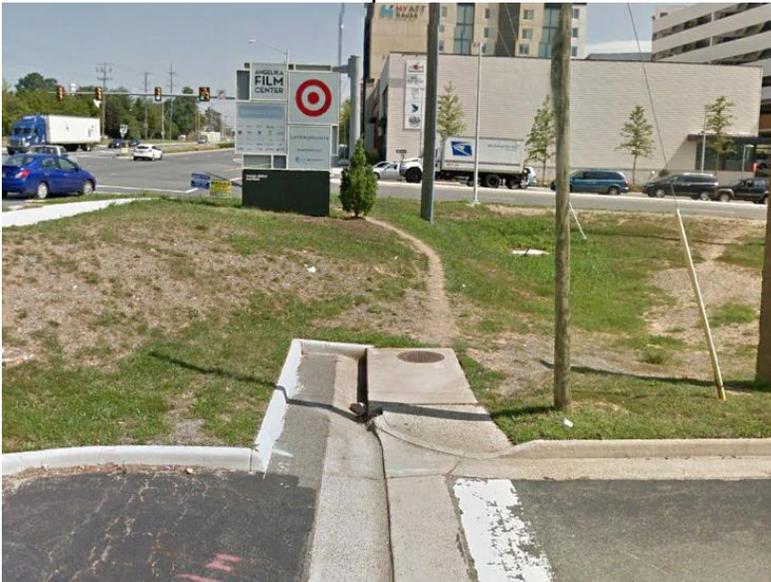
From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: SE 2016-PR-014 Caboose Brewing Company, LLC
Tax Map # 49-3((01))0097 & 0096B

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.

I have reviewed the above plan submitted on June 20, 2016, and received on June 23, 2016. The following comments are offered:

- The sidewalk coming from the service drive to the west should also connect to the intersection of Eskridge Road at Rt. 29. The grades are not an issue here and it is well documented this is a heavy pedestrian movement due to the dirt path which exists from the service drive area to the existing Rt. 29 intersection. See the picture below:*



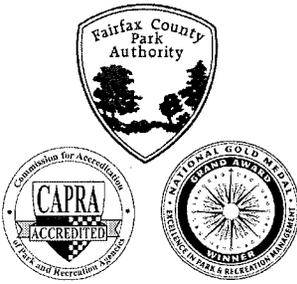
If you have any questions, please call me.

cc: Mr. Mike Davis

fairfaxrezoning2016-PR-014se2CabooseBrewingCoLLC9-2-16BB

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M



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

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD *SS*

DATE: September 12, 2016

SUBJECT: SE 2016-PR-014, Caboose Brewery
Tax Map Number: 49-3 ((1)) 97

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated July 21, 2016 as revised through August 16, 2016, for the above referenced application. The Development Plan reflects the adaptive reuse of an existing structure to establish an alcohol manufacturing facility.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). The Parks and Recreation element of the Policy Plan includes an Urban Parks Framework that provides an urban parkland standard and detailed guidance on urban park development.

The Area-Wide Recommendations for the Merrifield Suburban Center include guidance for pedestrian and open space connections. The Merrifield Suburban Center Open Space and Pedestrian System Map included as Figure 8 on Page 21 reflects a Plaza/Urban Green and a Mid-block Connection in the area of the subject property.

ANALYSIS AND RECOMMENDATIONS**Park Needs:**

New commercial development entails impacts to Fairfax County parks and facilities. Employees have a need to access recreational amenities at lunchtime or after work.

Analysis: As this project proposes the adaptive reuse of an existing facility, no additional demand of parks or park facilities is anticipated.

Onsite Facilities:

The plan reflects a trail, benches, bike rack, and landscaping at the north end of the site. The trail makes the space more accessible for the public and completes a pedestrian route between the service drive adjacent to Lee Highway and the Mosaic District. Two locations are noted as being potential spots where public art is to be included.

Analysis: The pedestrian connection shown does not fully equate to providing a Plaza/Urban Green as shown in the Comprehensive Plan for this location. However, the site's location and surroundings detracts from usage of this space for public gathering. The level of noise from traffic on Lee Highway, the ground elevation which physically disconnects the space from street activity, the distance from uses that might activate the space, and the availability of more appropriate gathering spaces within Mosaic all suggest that this is not an ideal location for a civic plaza space.

Alternately, the prominence of the intersection of Lee Highway and Eskridge Road provides an opportunity to create a gateway element for the town center area. The applicant had chosen to include public art in this location that will serve, not only to enhance the visibility of Caboose Brewery, to announce entry into the town center area while providing an element that would help activate the space of the urban green.

Cultural Resources Impact:

The parcels were subjected to cultural resources review. This property has previously been significantly disturbed. No archaeological work is warranted.

Please note the Park Authority would like to review and comment on development conditions related to park and recreation issues. We request that draft and final development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: William O'Donnell

Copy: Cindy Walsh, Director, Resource Management Division
William O'Donnell, DPZ Coordinator
Andrea L. Dorlester, Planner IV, Park Planning Branch
Chron File
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: SEP 13 2016

RECEIVED
Department of Planning & Zoning

TO: William O'Donnell, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

SEP 13 2016
Zoning Evaluation Division

FROM: Clinton Abernathy, Commercial Revitalization Coordinator *CMA*
Site Development and Inspections Division
Land Development Services

SUBJECT: Zoning Application No.: SE 2016-PR-014
Caboose Brewing Company LLC Special Exception Plat (Dated June 9, 2016)
LDS Project No.: 561-ZONA-009-1
Tax Map No.: 049-3-01-0097 and 049-3-01-96B
Providence District

General Comments

1. Provide 30 feet reinforced pad in front of the trash and recycling containers if possible or a minimum 13 feet in front of the enclosure to withstand the pressure of the front wheels of the vehicle while dumping. (PFM 10-0306.1)
2. The minimum size for the loading space is 15 feet by 25 feet. (County Code 112-11-202.10)
3. Please ensure that the widths of the stormsewer easements over the existing stormsewer complies with the minimum widths shown in Table 6.7 of the PFM and that the outside pipes where possible are a minimum of 5 feet from the edge of the easement. (PFM Table 6.7)

Stormwater Quantity

The stormwater narrative state that the stormwater quantity requirement from Article 4 of Chapter 124 (the Stormwater Management Ordinance [SWMO]) will be met by reducing the amount of impervious area on the site and thereby reduce the amount of Stormwater runoff.

William O'Donnell, Staff Coordinator
Page 2 of 2

Stormwater Quality

The Stormwater quality from Article 4 of the SWMS is proposed to be met by receiving offsite Nutrient Credits at the time of site plan approval. In addition, the use of low impact BMP should be provided.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no significant, contemporary downstream drainage complaints on file.

Site Outfall

A preliminary Outfall Narrative has been included, and the design engineer has provided a professional opinion that the development meets the criteria for an Adequate Outfall. The outfall analysis details will be reviewed at the final design/site plan stage.

Stormwater Planning Comments

This case is located in the Pimmit Run Watershed. There are no comments from stormwater planning at this time.

Please contact me at 703-324-1720 if you require additional information.

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Durga Kharel, Chief, Central Branch, SDID, LDS

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such 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 category or use, the Board 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 Board may impose more strict requirements for a given use than those set forth in this Ordinance.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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