

**REVISED**

**COUNTY OF FAIRFAX, VIRGINIA**

**SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS**

MCLEAN ISLAMIC CENTER, SPA 79-D-141-02 Appl. under Sect(s). 3-103 and 8-301 of the Zoning Ordinance to amend SP 79-D-141 previously approved for a place of worship to permit change in permittee and site modifications. Located at 8800 Jarrett Valley Dr., Vienna, 22182, on approx. 1.67 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((1)) 10 A. Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on July 8, 2015; and

WHEREAS, the Board has made the following findings of fact:

1. There is a favorable staff recommendation.
2. This site has been developed as a place of worship since 1959. It was established under the 1959 Ordinance as a matter of right, and it has been expanded to allow 200 worshipers at the site today. There is a traffic impact, but the development that has taken place in Tysons Corner and along Route 7 has overwhelmed this particular location since it was established originally.
3. This site has some real constraints on it. It does not lend itself to very much growth. It seems like there are a regular number of applicants come in and want to seek enlargements five or ten years later, but we would have to deal with such a request at that time.
4. As it is presented with a favorable staff recommendation, with the history of the use as a church, and with the request that it is a change of permittee, there will be an enlargement of the parking lot in phase 2, but there are no proposed changes to the structure on the site at this point, nor is there any request for an increase in the number of worshipers currently. The present church that is there is comparable in size and use. There will be some changes from maybe Sundays to Fridays and other days and perhaps slightly different hours, but given the history and the favorable recommendation and the size of the application, it is approvable with some changes to the proposed development conditions.
5. The proposed development conditions will mitigate to the extent possible the impact of traffic on the adjacent Carrington community, which is the most impacted by this.
6. There is a constant flow of cars doing a U-turn at Jarrett Valley. There are more cars doing a U-turn at Jarrett than going west on Route 7. The enlargement of the left turn lane before bringing in Phase 2 is very important.
7. The Parking Management Plan and the expansion of the parking lot (Phase 2) are both important to mitigate the impact.

8. If traffic studies are right, the traffic generated by this use will not cause the existing level of service to degrade; it will not exacerbate it.
9. The F.A.R. is 0.073 for this site. Under the Ordinance, it could be twice as much.
10. The applicant has read, understands, and concurs with the proposed development conditions.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted for a place of worship for the applicant only, McLean Islamic Center at the specified location only, at 8800 Jarrett Valley Drive, and is not transferable to other land without further action of this Board.
2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit amendment plat (SPA plat) titled, "8800 Jarrett Valley Drive, McLean Islamic Center" prepared by Hamid Matin, P.E., dated June 24, 2014, and revised through May 20, 2015, and approved with this application as qualified by these development conditions. Notwithstanding Note 9 on the plat, the use shall be connected to public sewer.
3. A copy of this special permit and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This special permit 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 submitted pursuant to this special permit shall be in substantial conformance with the approved SPA plat and these development conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. In conjunction with the implementation of Phase II, as defined herein, the applicant shall provide onsite storm water detention and best management practices in accordance with the requirements of the Public Facilities Manual unless waived or modified by DPWES. These facilities shall be constructed in the general locations

shown on the SPA Plat. The location of these facilities shall not encroach into any required areas of transitional screening or result in the displacement of any existing or proposed vegetation as shown on the SPA plat.

6. Implementation of this use shall be divided into two phases. The applicant shall obtain an updated Non-RUP to establish the use and commence Phase I. During Phase I, the maximum number of seats (or equivalent space for each worshipper) in the main worship area shall not exceed 100, and the minimum number of parking spaces provided shall be 52 as shown on the SPA plat prior to the opening to traffic from the Route 7 VDOT bridge project over the Dulles Toll Road, including the extension of the left-turn lane from Leesburg Pike westbound to Jarret Valley Drive. Thereafter, (Phase II) the maximum number of seats (or equivalent space for each worshipper) in the main worship area shall not exceed 200, and the number of parking spaces shall be 92 as shown on the SPA plat.
7. Friday prayer services shall occur between 11:00 a.m. and 2:30 p.m., with a minimum of 60 minute interval between each service. Start times for evening services for holidays and special events shall occur between 7:00 p.m. and 10:00 p.m. and ending by 10:30 p.m.
8. Regular operating hours shall be from 9:00 a.m. to 11:00 p.m., seven days a week. No group worship activities shall be scheduled between 4:00 p.m. and 7:00 p.m., Monday through Friday. No organized worship services shall occur outside of these hours. The facility may be open for small groups for informal prayer prior to the 9:00 a.m. opening, not to exceed ten worshippers.
9. The applicant shall modify the transitional screening and barrier requirements in consultation with DPWES along the southern, northern and eastern property boundaries as shown on the SPA plat. In addition, the applicant shall install all transitional screening and barriers as shown on the SPA plat prior to issuance of the non-residential use permit.
10. The applicant shall designate the 48-inch diameter maple tree at the northwest portion of the site for protection and preservation. Construction plans shall clearly define the limits of clearing for construction, and any such clearing shall be limited to the minimum area required for said construction. Tree protection fencing shall be placed outside the drip lines of the Silver Maple Tree prior to commencing land-disturbing activities.
11. Parking lot landscaping shall be provided in accordance with Article 13 of the Zoning Ordinance.
12. The applicant shall restrict the easternmost vehicular entrance (approximately 90 feet from Route 7) on Jarrett Valley Drive to right-turn-in only and shall reconfigure

said easternmost entrance to include ingress-only, one-way entry signage, arrows and striping, as depicted on the SPA plat, during Phase I and Phase II.

13. The applicant shall provide ancillary easements and right-of-way to the County or Virginia Department of Transportation, as appropriate, at the corner of Jarrett Valley Drive and Route 7, for transportation projects and noise wall purposes at the time of site plan approval.
14. All parking for the special permit use shall be located on the property. Parking for the special permit use on grassy areas on the property and surrounding streets shall be prohibited. Use of the property for commuter parking purposes is prohibited.
15. The applicant shall comply with to the Parking Management Plan (PMP) dated July 2, 2015 and prepared by MCV Associates, Inc., attached as Attachment 1 to these conditions. A copy of the PMP shall be kept on file with the Special Permit and Variance Branch of the Zoning Evaluation Division of the Department of Planning and Zoning and with the Dranesville District Supervisor's Office, if requested. The Parking Management Plan, which shall include, at a minimum, the following provisions:
  - The applicant shall appoint a transportation coordinator and volunteers to direct traffic.
  - The applicant shall provide the transportation coordinator's name to the president of the Carrington and of the Wolf Trap Woods homeowners associations, and to the office of the Dranesville District Supervisor, to whom any written comments may be submitted.
  - The PMP may be amended so long as the above minimum requirements are maintained with the concurrence of the Zoning Administrator.
16. Any new exterior lighting on the property shall be in conformance with the Performance Standards for Outdoor Lighting contained in Article 14 of the Zoning Ordinance, and shall be designed to prevent glare on adjacent properties and roadways. All parking lot fixtures shall be low-impact "bollard-style" fixtures, and any building-mounted security lights shall be fully cut-off and downward-directed to the interior of the property. All exterior lighting, with the exception of the low-level security lighting, will be extinguished no later than 11:00 p.m. daily.
17. Use of loud speakers or outdoor amplification sound systems shall be prohibited.
18. No landscaping/mowing, deliveries, or trash removal will occur before 9:00 a.m. or after 8:00 p.m.

19. Wedding and funeral services are permitted; however, no wedding or funeral receptions may occur on the property.
20. Signage shall be in accordance with Article 12 of the zoning ordinance. Illuminated signage shall be prohibited.
21. In conjunction with the implementation of Phase II, the applicant will install a 5-foot sidewalk connection, within the proposed right-of-way, between the intersection of Jarret Valley Drive and Route 7 and the Property's easternmost entrance.
22. Vegetation and improvements on site shall be maintained and kept free of debris at all times. The applicant will repair and maintain the wooden fence along the property's Jarrett Valley Drive frontage.
23. The applicant may make its facility available for community uses typical of a place of worship. All such uses shall conclude by 11:00 p.m.

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special permit shall not be valid until this has been accomplished.

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

Mr. Hart seconded the motion, which carried by a vote of 7-0.

A Copy Teste:

  
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Suzanne Frazier, Deputy Clerk  
Board of Zoning Appeals

**PARKING MANAGEMENT PLAN  
FOR  
THE MCLEAN ISLAMIC CENTER  
  
FAIRFAX COUNTY, VIRGINIA**

**Prepared For  
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**July 2, 2015**

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## I. INTRODUCTION

This Parking Management Plan ("PMP") was prepared for the McLean Islamic Center ("MIC") and supplements the traffic report titled "Traffic Impact Analysis for the McLean Islamic Center," dated December 24, 2014 and prepared by MCV Associates, Inc. (the "Traffic Study"), by identifying potential issues and developing strategies to reduce the potential for traffic impacts on neighborhood streets and the study intersection of Route 7 and Jarrett Valley Drive.

The Subject Property is located at 8800 Jarrett Valley Drive at the southwest corner of the intersection of Leesburg Pike (Route 7) and Jarrett Valley Drive (Route 8912), and is more particularly identified as Fairfax County Tax Map #29-1 ((1)) 10A. MIC has proposed to use the Subject Property as a place of worship designed to serve a maximum of 200 congregants during any given service.

Use of the Subject Property will be constrained by the availability of parking spaces. Consequently, development of the Subject Property will involve two phases: Phase I will utilize the existing 54 parking spaces; Phase II will involve an expansion of the existing parking lot to accommodate 92 parking spaces. At all times, parking on the Subject Property will be limited to the number of parking spaces shown on the approved site plan (e.g., 54 or 92 spaces), and commuter parking will be prohibited. Additionally, MIC will limit attendance for each prayer service based on available parking and the total number of worshippers per service permitted by Fairfax County (e.g., no more than 200 congregants).

As noted in the Traffic Study, three 30-minute prayer services are planned at the Subject Property each Friday between 11:00 a.m. and 2:30 p.m. The three prayer services will start at 11:00 a.m., 12:30 p.m., and 2:00 p.m. each Friday, with a 60-minute gap between each service. The 60-minute gap will minimize overlap between arriving and departing vehicles between the first and second prayer services, as well as between the second and third prayer services.

By way of example, if the first prayer service commences at 11:00 a.m. and extends for 30 minutes to 11:30 a.m., the second prayer service will not commence until 12:30 p.m., thereby allowing 60 minutes for all first prayer service congregants to exit the Subject Property and for new prayer service congregants to enter.

We note that the Traffic Study, and the trip generation utilized in the Traffic Study, assumed a "worst case" with overlaps between the three prayer services. However, by providing a 60-minute gap between services, the overlap would be eliminated. Therefore, the Traffic Study results should be a conservative estimate.

## **II. POTENTIAL IMPACTS**

We have identified the following potential traffic impacts of MIC's use of the Subject Property as a place of worship:

- The existing and proposed parking supply does not meet the projected demand on the Subject Property which may lead some worshippers to park on the neighborhood residential streets or Jarrett Valley Drive.
- Traffic volumes turning onto Jarrett Valley Drive from Route 7 are nearing available queue capacity and could result in additional blocking of vehicles in the westbound Route 7 left through lane.
- An increase in queue length for vehicles exiting Jarrett Valley Drive and turning left onto Route 7 could increase delays for the residents using Jarrett Valley Drive.
- An increase in the volume of turning movements on Jarrett Valley Drive could increase the likelihood of conflicts at or near the two site driveways.

## **III. PARKING MANAGEMENT PLAN GOALS**

Given the potential impacts listed in Section II, and in particular response to concerns raised by the Carrington and Wolf Trap Woods communities, we propose the following goals to reduce traffic impact on neighborhood streets and the study intersection of Route 7 and Jarrett Valley Drive.

- GOAL 1: Use of the Subject Property for MIC events will not exceed available on-site parking capacity in a parking lot approved on an approved site plan (54 parking spaces in Phase I; 92 parking spaces in Phase II; no parking on grassy areas).
- GOAL 2: MIC congregants will not park off of the Subject Property on Jarrett Valley Drive or other neighborhood streets.
- GOAL 3: Use of the Subject Property for MIC events will not result in excessive queuing on Jarrett Valley Drive during organized activities, including Friday prayer services.
- GOAL 4: Use of the Subject Property will not result in excessive queuing beyond existing Levels of Service for westbound left turning traffic at the intersection of Route 7 and Jarrett Valley during Friday prayer services.

#### **IV. STRATEGIES TO MEET GOALS**

To achieve the goals listed in Section III, MIC will employ a series of separate, but synchronized parking management strategies. It is anticipated that implementation of the PMP strategies will lead to a reduced impact on neighborhood streets and the study intersection, as well as a measured and monitored traffic system in the vicinity of the Subject Property.

It is intended that day-to-day implementation for this PMP will be vested in a Transportation Coordinator, to be appointed by MIC. MIC will provide the Transportation Coordinator's name, phone number, and email address to the President of the Carrington and Wolf Trap Woods homeowners associations, and to the Office of the Dranesville District Supervisor. The Transportation Coordinator may appoint as many designees/volunteers as needed to assist with implementation of this PMP.

The Transportation Coordinator and/or his/her designees will be present on the Subject Property during all Friday prayer services and anytime more than 50 vehicles are anticipated to be present at the Subject Property (e.g., for weekend religious education classes, community meetings, etc.). A Transportation Coordinator contact shall be immediately available on-site and via phone during such events in order to immediately resolve any identified parking problems. The Transportation Coordinator will also advise the Carrington President or his/her representative via email, cell phone, or other preferred method of communication at least 48 hours in advance of any event at which more than 50 vehicles are anticipated to be present on the Subject Property.

If any written concerns are submitted to the Transportation Coordinator, a written response shall be provided to any identified concern within five business days with a copy provided to the Office of the Dranesville District Supervisor.

Further, the Transportation Coordinator will provide a biannual assessment of goal monitoring, including number of parking lot utilization, parking violations, and program attendance figures, to Carrington homeowners association and the Dranesville District Supervisor and, if the goals are not met, to review and implement additional measures in coordination with the Dranesville District Supervisor.

MIC will also establish a neighborhood liaison committee to meet with interested neighbors on a quarterly basis (or as needed) from Carrington Woods and Wolf Trap Woods to discuss and address neighborhood concerns regarding the operation of the Subject Property as it relates to impacts on the surrounding neighborhood. The neighborhood liaison committee shall annually publish a contact person and telephone number and provide the information to the President of the Carrington homeowners association and the Dranesville District Supervisor's office.

This PMP is not intended to prescribe any single strategy over any other, and these strategies may change as conditions dictate. The emphasis, though, is to ensure the realization of the goals contained in Section III.

- **Strategy 1: Minimum Vehicle Occupancy Requirement**

MIC will restrict parking on the Subject Property to vehicles with two or more occupants only, except for senior citizens or vehicles holding handicap/disabled parking placards or license plates. As noted in the Traffic Study, the survey at the Alexandria and Springfield prayer sites showed that the average vehicle occupancy to the sites was 1.44 persons per vehicle during the Friday prayer services. Restricting parking to two or more occupants will significantly increase the average vehicle occupancy to almost 2.0 persons per vehicle.

- **Strategy 2: Shuttle Bus Service**

MIC will provide a shuttle bus operating to and from designated pick-up location(s) near the Subject Property. The shuttle service is anticipated to consist of up to two 16-passenger vans which will operate under a schedule to allow for the time required for boarding and disembarking passengers, the travel time between the two locations, and start of each prayer service.

The shuttle service will be operated by a volunteer(s) possessing a valid Commercial Driver's License containing a passenger endorsement issued by the Virginia Department of Motor Vehicles. MIC or the individual driver(s), as appropriate, will be responsible for carrying motor vehicle insurance for the use and operation of the passenger vans. Pick-up locations for worshippers will vary depending on parishioner's work locations, and will be dropped off in the drop-off/pickup location depicted on the Special Permit Plat.

MIC will provide flyers to each attendee that will include advisory information on parking and shuttle service schedules. This information will also be available on the MIC website.

The shuttle bus will park on the rear (north) side of the Subject Property when not in use during the peak Friday prayer services. When in use (e.g., during the peak Friday prayer services), the shuttle bus would essentially be "on the road," driving back and forth between the Subject Property and the designated off-site pickup location(s). Consequently, the shuttle bus would not require a parking space during this period.

- **Strategy 3: Monitoring of Vehicles Queuing on Jarrett Valley Drive**

Vehicular access to the Subject Property is provided by two entrances along Jarrett Valley Drive. Driveway 1 – the easternmost entrance – has an aisle width of 34 feet and is located approximately 100 feet from the intersection of Route 7 and Jarrett Valley Drive. Driveway 1 is currently used for ingress and egress purposes. Driveway 2 – the westernmost entrance – has an aisle width of 25 feet and is located approximately 310 feet from the intersection of Route 7 and Jarrett

Valley Drive. Driveway 2 is currently used for ingress and egress purposes, but is mainly used to exit the Subject Property.

To prevent queuing on Jarrett Valley Drive, MIC will employ two strategies. First, for inbound traffic, MIC will modify Driveway 1 for ingress purposes only, while Driveway 2 will continue to serve as a two-way entrance (although it will be primarily used for egress purposes). MIC will install one-way entry signage and striping at Driveway 1 and will reconfigure the entrance to allow ingress-only traffic. Converting Driveway 1 into a one-way ingress entrance will facilitate an internal circulation pattern on the Subject Property, will prevent vehicles exiting the Subject Property from Driveway 1, and will reduce any conflicts with arriving congregants and shuttles. In the event traffic cannot enter the Subject Property at Driveway 1, the Transportation Coordinator, or his/her designee, will direct inbound traffic to Driveway 2.

Second, for exiting traffic, the Transportation Coordinator, or his/her designee will monitor and control exiting traffic at Driveway 2 to ensure that queues on Jarrett Valley Drive do not exceed 200 feet from the intersection of Route 7 and Jarrett Valley Drive. Such monitoring will ensure that vehicles exiting the Subject Property will not cause undue delays to nearby residents and non-congregant vehicles seeking to access the Route 7/Jarrett Valley Drive intersection at the driveway as they wait to join the queue.

- **Strategy 4: Neighborhood Parking Monitoring Program**

To ensure that congregants do not park along Jarrett Valley Drive or nearby neighborhood streets, MIC will implement and adopt a policy that prohibits congregants from parking on neighborhood streets when engaged in any activity on the Subject Property. At the request of the Carrington HOA, the Transportation Coordinator and his/her designees/volunteers will monitor surrounding streets on an as-needed basis to ensure that congregants do not park their vehicles in the neighborhood or are otherwise idling/waiting for prayer services to conclude. Any such infraction will be duly noted and brought to MIC's attention, which will take appropriate action against the violators which may include, but will not be limited to, informing the offending party that they are not to park on neighborhood streets.

- **Strategy 5: Information Dissemination**

The Transportation Coordinator, or his/her designee, will be responsible for placing notices in conspicuous places inside the facility which encourage carpooling and state that the parking on neighborhood streets is prohibited. The Transportation Coordinator will also instruct attendees not to use Jarrett Valley Drive/Edgepark Road/Laurel Hill Road to access the Subject Property or Route 7.

## **V. CONCLUSION & MONITORING**

MIC will implement and update this PMP as needed to ensure that the program is effective. Where needed, this PMP may be amended to incorporate additional measures or delete ineffective measures to meet the identified goals listed herein.