



**APPLICATION ACCEPTED:** August 15, 2016  
**PLANNING COMMISSION:** January 18, 2017  
**BOARD OF SUPERVISORS:** February 14, 2017 at 3:30 p.m.

# County of Fairfax, Virginia

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January 5, 2017

**STAFF REPORT**

**PCA 2008-SP-012**

**BRADDOCK DISTRICT**



**APPLICANT:** Church of the Apostles (Anglican)

**PRESENT ZONING:** C-2 (Limited Office District)

**REQUESTED ZONING:** C-2 (Limited Office District)

**PARCEL:** 56-2 ((1)) 66

**ACREAGE:** 1.78 acres

**FAR:** 0.24

**OPEN SPACE:** 30%

**PLAN MAP:** Fairfax Center Area

**PROPOSAL:** To amend RZ 2008-SP-012, previously approved for a 30,000-square-foot office building, to permit an 18,500-square-foot place of worship at an overall FAR of 0.24.

## **STAFF RECOMMENDATIONS:**

Staff recommends approval of PCA 2008-SP-012, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of the modifications and deviation listed below, in favor of the alternatives as shown on the proposed Generalized Development Plan (GDP) and as conditioned:

- Reaffirmation of the modification of the construction of an on-road bike lane on Lee Highway, in favor of a 10-foot wide bicycle trail;

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Joe Gorney

Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5505  
Phone 703-324-1290, FAX 703-324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



- Deviation from the Tree Preservation Target, pursuant to Section 12-0508.3A of the PFM, in favor of the plantings shown on the proposed plan and as conditioned;
- Modification of the transitional screening requirements along a portion of the eastern boundary of the subject property adjacent to Lots 26 and H, and along the southern boundary of the subject property adjacent to Lot G, pursuant to Par. 4 of Sect. 13-305 of the Zoning Ordinance, in favor of 7-foot high architectural block walls and as conditioned; and
- Modification of the barrier requirement along Lee Highway, pursuant to Par. 7 of Sect. 13-305 of the Zoning Ordinance, in favor of landscape plantings that include a mixture of Category III deciduous trees, shrubs, and groundcovers.

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

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

The approvals of these applications do not interfere with, abrogate, or annul any easement, covenants, or other agreements between parties, as they may apply to the properties subject to these applications.

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.

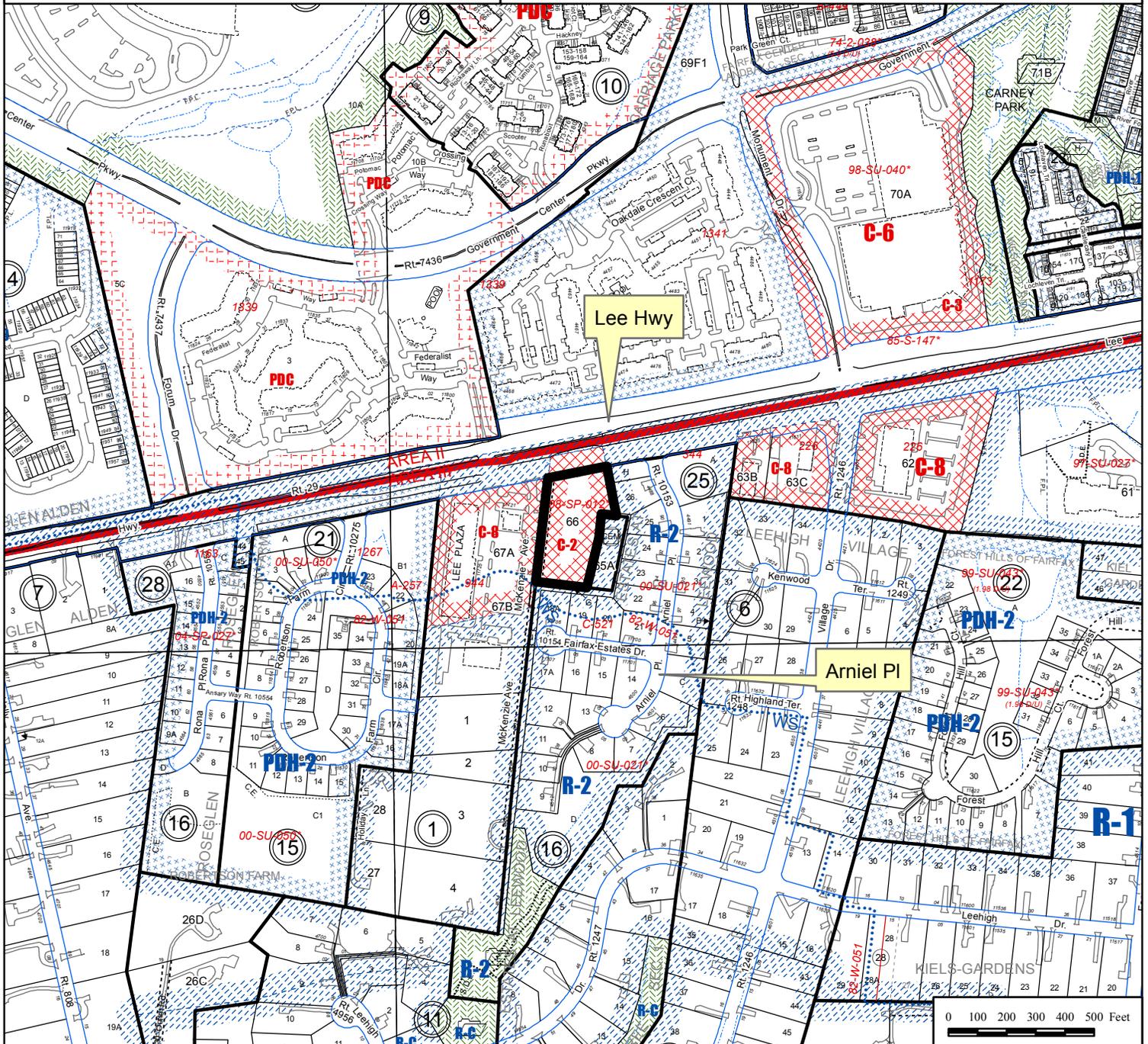


# Proffered Condition Amendment

## PCA 2008-SP-012

Applicant: CHURCH OF THE APOSTLES (ANGLICAN)  
 Accepted: 08/15/2016  
 Proposed: AMEND RZ 2008-SP-012 TO MODIFY SITE AND DEVELOPMENT CONDITIONS

Area: 1.78 AC OF LAND; DISTRICT - BRADDOCK  
 Zoning Dist Sect: SOUTH SIDE OF LEE HIGHWAY, EAST OF ITS INTERSECTION WITH MCKENZIE AVENUE  
 Located:  
 Zoning: C-2  
 Overlay Dist:  
 Map Ref Num: 056-2- /01/ /0066









**NON-TRANSITIONAL SCREEN YARD PLANTING INFORMATION:**

KEY	PROPOSED PLANTING (CATEGORY)	SIZE	10-YR CANOPY (SQ.FT.)	MULTIPLIER	QUANTITY	PERCENTAGE	10-YR CANOPY (SQ.FT.)
	CATEGORY IV DECIDUOUS	2.0 INCH CALIPER	200	1.5	9	43%	2,700
	CATEGORY III DECIDUOUS	2.0 INCH CALIPER	150	1.5	6	21%	1,350
	CATEGORY II DECIDUOUS	2.0 INCH CALIPER	100	1.5	3	7%	450
	CATEGORY II DECIDUOUS	1.0 INCH CALIPER	75	1.5	15	27%	1,687
	CATEGORY I EVERGREEN	2.0 INCH CALIPER	50	1.0	2	2%	100
	VARIOUS SHRUBS	2.0 GALLON	-	-	627	-	-
	GROUND COVER/PERENNIALS	1.0 GALLON	-	-	45	-	-

**TRANSITIONAL SCREEN YARD PLANTING INFORMATION:**

KEY	PROPOSED PLANTING (CATEGORY)	SIZE	10-YR CANOPY (SQ.FT.)	MULTIPLIER	QUANTITY	PERCENTAGE	CANOPY
	CATEGORY III DECIDUOUS	2.0 INCH CALIPER	150	1.0	6	15%	900
	CATEGORY II DECIDUOUS	2.0 INCH CALIPER	100	1.0	6	10%	600
	CATEGORY II EVERGREEN	2.0 INCH CALIPER	100	1.0	20	33%	2,000
	CATEGORY I EVERGREEN	2.0 INCH CALIPER	50	1.0	50	42%	2,500
	VARIOUS SHRUBS	2.0 GALLON	-	-	362	-	-

NOTE: FOR PURPOSES OF THE ABOVE PLANTING INFORMATION, THE ENTIRE SOUTHERN AND EASTERN PROPERTY BOUNDARIES ARE CONSIDERED TRANSITIONAL SCREEN YARDS.



Mr. Keith Cline, Director  
Fairfax County Urban Forest Management Division  
12055 Government Center Parkway, 5th Floor  
Fairfax, VA 22035

Re: Deviation Request for 11717 Lee Highway  
Fairfax County Tax Map 0562-01-0066  
Zoned C-2, approximately 77,593 SF

Dear Mr. Cline,

On behalf of the Applicant, R.C. Fields & Associates, Inc. has submitted a grading plan for the subject property for the construction of a commercial development with associated infrastructure and site improvements. This deviation request from the tree preservation target is detailed below.

The Applicant has retained TNT Environmental, Inc. to complete a Tree Preservation and Protection Plan for the above referenced property in accordance with Section 12 of the Public Facilities Manual (PFM). Copies of this information are provided herein.

In accordance with PFM Section 12-0508.3A(2)(3), the Applicant is respectfully requesting permission to deviate from the Tree Preservation Target requirements. Currently, the subject lot is approximately 100% covered by existing tree canopy. Upon development, 10% of the subject property (approximately 7,759 square feet) shall be required as tree canopy per PFM requirements. Of the required 10% (0 square feet) of tree preservation will be provided based on the proposed plans. The tree preservation target cannot be met on site due to the fact that construction activities could be reasonably expected to impact existing vegetation, as further discussed below. The following serves as our justification for this request:

September 22, 2016

request:

1. The limits of disturbance have been placed to support the proposed project and allow for proper grading and construction activities. In accordance with Section 12-0508.3A(3), deviations from the Tree Preservation Target are permitted if construction activities could be reasonably expected to impact existing trees or forested areas used to meet the tree preservation target to the extent they would not likely survive in a healthy manner for a minimum of ten years. Even if the proposed limits of construction were reduced, much of the onsite vegetation along the perimeter of the site is not of sufficient quality to qualify as preservation canopy per PFM requirements. Further, the proposed limits of construction could not be reduced sufficiently to create preservation areas of quality vegetation which would meet the minimum requirements identified in Section 12-0404.4.

2. The subject property does not contain any "champion", "heritage", "specimen", "memorial" or "street" trees as designated in Chapter 120 of the County Code.

3. In order to meet Tree Canopy requirements, the Applicant will plant quality, native vegetation on site to meet or exceed the canopy requirements. In total, the Applicant is proposing a minimum of 7,759 square feet of new vegetation. The proposed plantings along with tree preservation will result in exceeding the 10% Tree Canopy Requirements as required by the PFM.

For the reasons stated above, we respectfully request your approval of a deviation from the Tree Preservation Target for this project. If you have any questions, please feel free to contact us at any time at (703) 466-5123.

Sincerely,

TNT ENVIRONMENTAL, INC.

Lauren A. Duval  
Lauren A. Duval, PWD, PWS, ISA-CA  
Senior Wetland Scientist  
Lauren@TNTenvironmentalinc.com

Avi M. Sareen, PWD, PWS, ISA-CA  
Principal/President  
Avi@TNTenvironmentalinc.com

**PRELIMINARY TREE COVER TABULATION:**

TOTAL SITE AREA	99,203	SQ.FT.
DEDICATED AREA	13,610	SQ.FT.
BUILDING AREA	9,250	SQ.FT.
ADJUSTED SITE AREA	68,343	SQ.FT.
TREE COVER REQUIRED	10% OR 6,834	SQ.FT.
PRELIMINARY AREA OF EXISTING TREES TO REMAIN	0	SQ.FT.
AREA OF PROPOSED LANDSCAPING WITH NO MULTIPLIER	6,100	SQ.FT.
WITHIN TRANSITIONAL SCREEN YARDS:		
50 PROPOSED TREES @ 50 SQ.FT. EACH	= 2,500	SQ.FT.
26 PROPOSED TREES @ 100 SQ.FT. EACH	= 2,600	SQ.FT.
6 PROPOSED TREES @ 150 SQ.FT. EACH	= 900	SQ.FT.
OUTSIDE TRANSITIONAL SCREEN YARDS:		
9 PROPOSED TREES @ 200 SQ.FT. EACH (1.5 MULTIPLIER)	= 2,700	SQ.FT.
6 PROPOSED TREES @ 150 SQ.FT. EACH (1.5 MULTIPLIER)	= 1,350	SQ.FT.
3 PROPOSED TREES @ 100 SQ.FT. EACH (1.5 MULTIPLIER)	= 450	SQ.FT.
15 PROPOSED TREES @ 75 SQ.FT. EACH (1.5 MULTIPLIER)	= 1,687	SQ.FT.
2 PROPOSED TREES @ 50 SQ.FT. EACH	= 100	SQ.FT.

TOTAL PRELIMINARY TREE COVER PROPOSED = 12,287 SQ.FT. OR 18.0%

NOTE: FOR PURPOSES OF THE ABOVE TABULATION, THE ENTIRE SOUTHERN AND EASTERN PROPERTY BOUNDARIES ARE CONSIDERED TRANSITIONAL SCREEN YARDS.

**PRELIMINARY PARKING LOT LANDSCAPING TABULATION:**

PRELIMINARY PARKING LOT AREA	34,000	SQ.FT.
PRELIMINARY PARKING LOT LANDSCAPING REQUIRED	5% OR 1,700	SQ.FT.
PRELIMINARY PARKING LOT LANDSCAPING PROPOSED	1,900	SQ.FT.
9 PROPOSED TREES @ 200 SQ.FT. EACH	= 1,800	SQ.FT.
1 PROPOSED TREES @ 100 SQ.FT. EACH	= 100	SQ.FT.

\* TREE COUNTED TOWARDS PARKING LOT LANDSCAPING REQUIREMENT

**TRANSITIONAL SCREENING CALCULATION:**

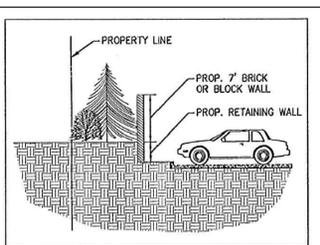
<b>SOUTHERN BOUNDARY</b>	
TRANSITIONAL SCREENING REQUIREMENT:	TYPE 1
TRANSITIONAL SCREENING LENGTH:	173 FT.
REQUIRED TRANSITIONAL SCREEN AREA:	1,470 SQ.FT.
PROPOSED TRANSITIONAL SCREEN AREA:	1,470 SQ.FT.
<b>EASTERN BOUNDARY</b>	
TRANSITIONAL SCREENING REQUIREMENT:	TYPE 1
TRANSITIONAL SCREENING LENGTH:	171 FT.
REQUIRED TRANSITIONAL SCREEN AREA:	1,454 SQ.FT.
PROPOSED TRANSITIONAL SCREEN AREA:	6,900 SQ.FT.

**LANDSCAPE TABULATION NOTE:**

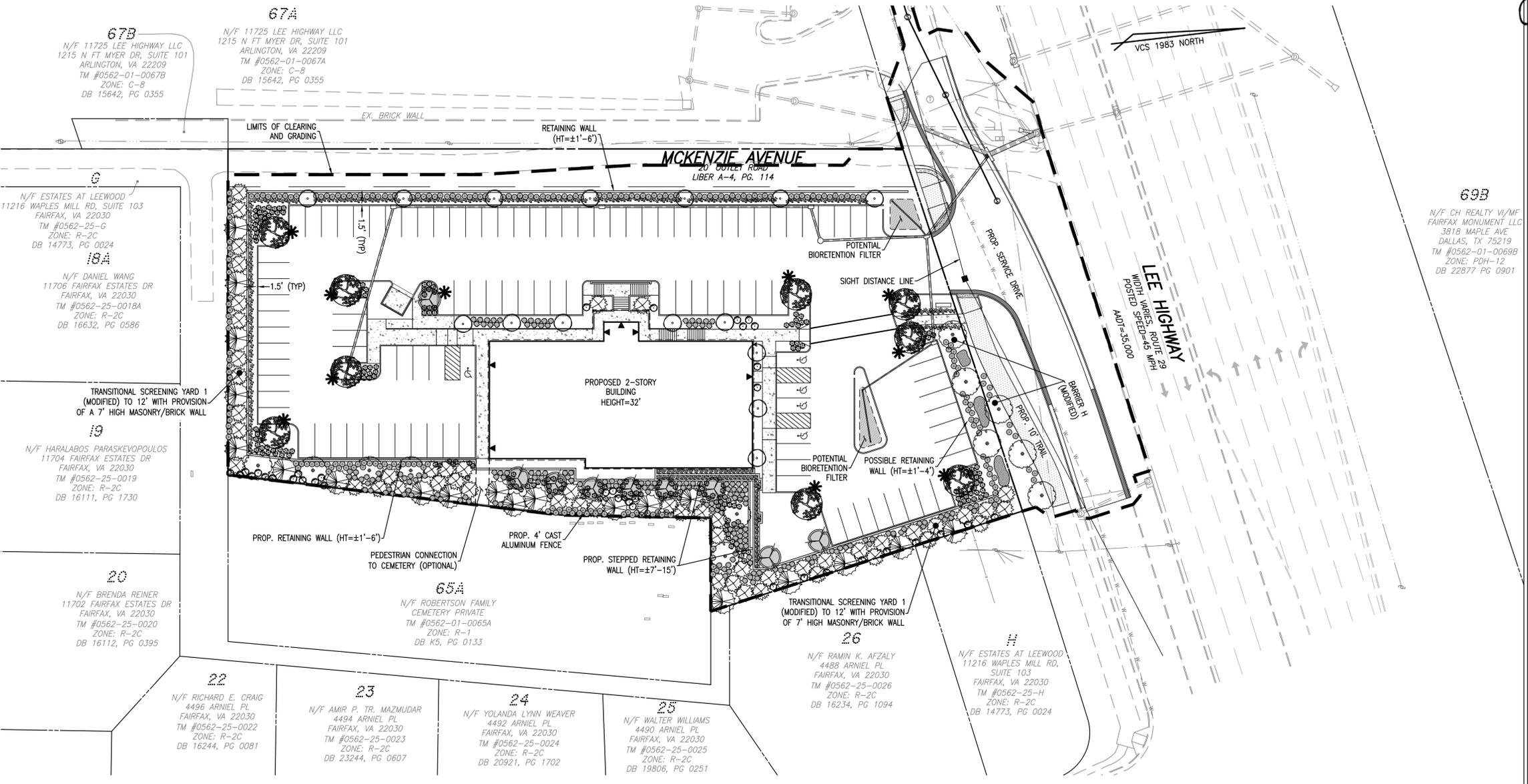
AT THE TIME OF SITE PLAN SUBMISSION, INDIVIDUAL TREES IDENTIFIED MAY VARY IN SPECIES, CATEGORY AND/OR LOCATION. ADDITIONAL TREES MAY BE IDENTIFIED AS CONTRIBUTING TOWARDS MEETING THE LANDSCAPE REQUIREMENT AND/OR ADDITIONAL TREE COVER MAY BE CLAIMED FOR EXISTING TREES WITH LARGER CALIPER/TREE COVERAGE.

**TREE PRESERVATION NOTE:**

ALL EXISTING ONSITE VEGETATION IS TO BE REMOVED.



RETAINING WALL AT PROPERTY LINE DETAIL  
NOT TO SCALE



**R.C. FIELDS & ASSOCIATES, INC.**  
LAND SURVEYING  
ENGINEERING • PLANNING  
730 S. Washington Street  
Alexandria, Virginia 22314  
(703) 549-6422  
www.rcfields.com

ANDREA SPRUCH  
Lic. No. 04783  
JANUARY 5, 2017  
PROFESSIONAL ENGINEERING

GENERALIZED DEVELOPMENT PLAN  
11717 LEE HIGHWAY  
BRADDOCK DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
7/27/16	PER COMMENTS
10/6/16	PER COMMENTS
11/3/16	PER COMMENTS
12/07/16	PER COMMENTS
01/05/17	PER COMMENTS

CHECK: ACS  
DESIGN: ABH  
SCALE: 1"=30'  
DATE: JULY 2016

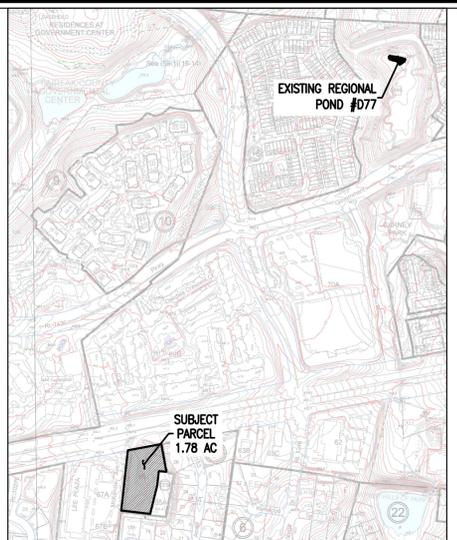
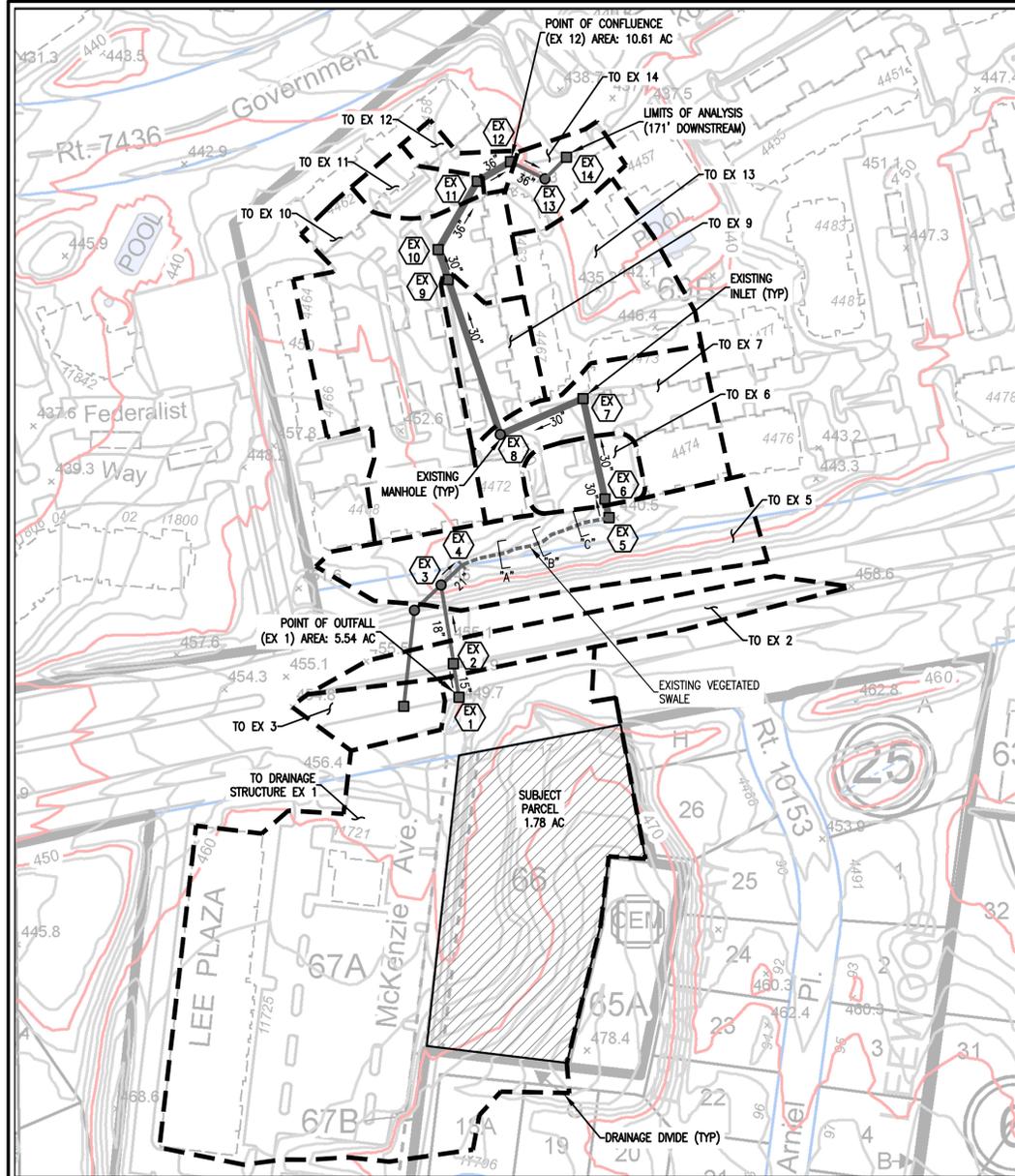
CONCEPTUAL LANDSCAPE PLAN

SHEET 4 OF 10  
FILE: 16-95

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF FAIRFAX COUNTY, VIRGINIA.  
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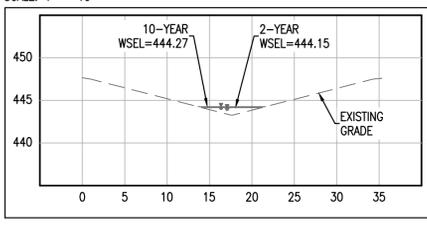


OUTFALL MAP (OVERALL)  
SCALE: 1" = 500'

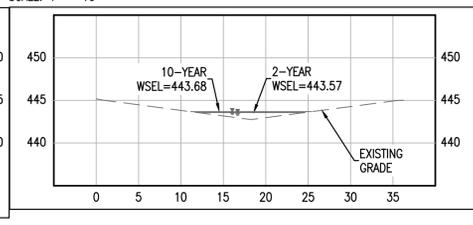
**SWALE COMPUTATION (2 & 10 YEAR 2 HOUR STORM)**

CROSS SECTION	DRAINAGE AREA	"n"	CHANNEL MATERIAL	CHANNEL SLOPE	LEFT SLOPE	RIGHT SLOPE	Q (2-YR, 24-HR STORM)		Q (10-YR, 24-HR STORM)	
							CFS	FT	CFS	FT
A	7.4	0.070	HEAVILY VEGETATED	0.050	SEE CROSS-SECTION	SEE CROSS-SECTION	13.56	0.90	2.77	18.83
B	7.4	0.070	HEAVILY VEGETATED	0.050	SEE CROSS-SECTION	SEE CROSS-SECTION	13.56	0.82	2.61	18.83
C	7.4	0.070	HEAVILY VEGETATED	0.050	SEE CROSS-SECTION	SEE CROSS-SECTION	13.56	0.81	2.58	18.83

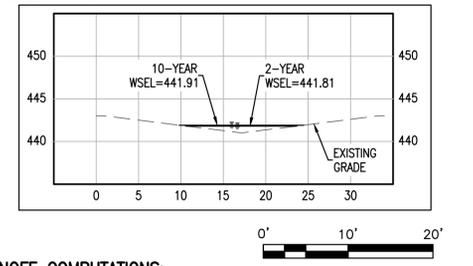
**SWALE CROSS-SECTION "A" (2 & 10 YR, 2 HR STORM):**  
SCALE: 1" = 10'



**SWALE CROSS-SECTION "B" (2 & 10 YR, 2 HR STORM):**  
SCALE: 1" = 10'



**SWALE CROSS-SECTION "C" (2 & 10 YR, 2 HR STORM):**  
SCALE: 1" = 10'



**OUTFALL MAP (DRAINAGE DIVIDES)**  
SCALE: 1" = 100'

**STORM SEWER PIPE COMPUTATIONS (10-YEAR, 2-HOUR STORM):**

STRUCTURE	FROM	TO	INC. DRAINAGE AREA (AC)	ACCU. DRAINAGE AREA (AC)	RUNOFF COEFFICIENT	RAINFALL INTENSITY (IN)	Tc (MINUTES)	INCREMENTAL "q" (CFS)	ACCUMULATED "q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)
EX 1	EX 2	5.54	5.54	-	-	15	11.58	11.58	11.58	15	2.50%	0.013	10.66	8.35	42.0	450.01	448.96	1.05
EX 2	EX 3	0.63	6.17	0.85	5.10	15	2.73	14.31	18.20	18	2.20%	0.013	16.24	8.83	92.0	448.86	446.84	2.02
EX 3	EX 4	0.13	6.30	0.90	5.10	15	0.80	14.91	21	1.00%	0.013	16.54	6.61	25.0	445.50	445.25	0.25	
EX 5	EX 6	1.10	7.40	0.70	5.10	15	3.93	18.83	30	1.00%	0.013	42.81	8.38	10.0	433.84	433.74	0.10	
EX 6	EX 7	0.28	7.68	0.80	5.10	15	1.14	19.98	30	0.51%	0.013	30.50	5.97	135.9	433.49	432.80	0.69	
EX 7	EX 8	0.53	8.21	0.80	5.10	15	2.16	22.14	30	0.47%	0.013	29.26	5.73	100.6	432.55	432.08	0.47	
EX 8	EX 9	0.00	8.21	-	5.10	15	-	22.14	30	0.51%	0.013	30.45	5.96	193.7	431.73	430.75	0.98	
EX 9	EX 10	0.50	8.71	0.80	5.10	15	2.04	24.18	30	0.47%	0.013	29.42	5.76	25.4	430.60	430.48	0.12	
EX 10	EX 11	1.63	10.34	0.80	5.10	15	6.65	30.83	36	0.69%	0.013	57.91	7.87	96.8	430.23	429.56	0.67	
EX 11	EX 12	0.16	10.50	0.80	5.10	15	0.65	31.48	36	0.83%	0.013	63.41	8.62	47.0	429.31	428.92	0.39	
EX 12	EX 13	0.11	10.61	0.80	5.10	15	0.45	31.93	36	0.97%	0.013	68.70	9.34	50.3	428.67	428.18	0.49	
EX 13	EX 14	2.03	12.64	0.47	5.10	15	4.87	36.80	36	0.50%	0.013	49.42	6.72	121.0	427.46	426.85	0.61	

\*RUNOFF FOR ADJACENT RETAIL DEVELOPMENT IS EQUAL TO 2.09 CFS FOR THE 10 YEAR STORM PER FAIRFAX COUNTY PLAN #1741-SP-001-2, APPROVED 10/28/2003

**HYDRAULIC GRADE LINE COMPUTATIONS (10-YEAR, 2-HOUR STORM):**

INLET ID	OUTLET WSE	D <sub>o</sub> (in)	Q <sub>o</sub>	L <sub>o</sub>	S <sub>10%</sub>	H <sub>i</sub>	JUNCTION LOSS										FINAL H	RIM/THROAT ELEV	FREE BOARD			
							V <sub>o</sub>	H <sub>o</sub>	Q <sub>i</sub>	V <sub>i</sub>	Q <sub>i</sub> V <sub>i</sub>	V <sub>i</sub> <sup>2</sup> /2g	H <sub>i</sub>	ANGLE	H <sub>b</sub>	H <sub>t</sub>				1.3 H <sub>t</sub>	0.5 H <sub>t</sub>	
EX 13	429.25	36	36.80	121.00	0.505%	0.6114	7.39	0.212	36.80	7.39	271.93	0.85	0.30	45.00	0.478	0.99	-	0.47	1.10	430.35	439.50	9.15
EX 12	430.58	36	31.93	50.30	0.980%	0.4928	9.25	0.332	31.93	9.25	295.37	1.33	0.47	45.00	0.478	1.28	-	0.64	1.13	431.71	441.60	9.89
EX 11	431.71	36	31.48	47.00	0.835%	0.3924	8.69	0.293	31.48	8.69	273.59	1.17	0.41	0.00	-	0.70	-	0.35	0.74	432.45	442.10	9.65
EX 10	432.45	36	30.83	96.80	0.695%	0.6723	8.06	0.252	30.83	8.06	248.49	1.01	0.35	45.00	0.474	1.08	-	0.54	1.21	433.67	441.70	8.03
EX 9	433.67	30	24.18	25.40	0.476%	0.1208	6.46	0.162	24.18	6.46	156.20	0.65	0.23	0.00	-	0.39	-	0.19	0.32	433.98	442.49	8.51
EX 8	433.98	30	22.14	193.70	0.512%	0.9918	6.57	0.168	22.14	6.57	145.46	0.67	0.23	90.00	0.469	0.87	-	0.44	1.43	435.41	447.80	12.39
EX 7	435.41	30	22.14	100.60	0.471%	0.4742	6.36	0.157	22.14	6.36	140.81	0.63	0.22	90.00	0.440	0.82	-	0.41	1.43	435.29	444.50	8.21
EX 6	436.29	30	19.98	135.90	0.512%	0.6952	6.43	0.161	19.98	6.43	128.45	0.64	0.22	0.00	-	0.39	-	0.19	0.89	437.18	443.00	5.82
EX 5	437.18	30	18.83	10.00	1.014%	0.1014	8.19	0.260	18.83	8.19	154.26	1.04	0.36	90.00	0.700	1.32	-	0.66	0.76	437.94	442.50	4.56
EX 3	446.65	21	14.91	25.00	1.002%	0.2504	7.51	0.219	14.91	7.51	111.96	0.88	0.31	45	0.412	0.94	-	0.47	0.72	447.37	457.87	10.50
EX 2	448.04	18	14.31	92.00	2.224%	2.0456	10.03	0.391	14.31	10.03	143.54	1.56	0.55	0	0.94	-	0.47	2.51	450.55	455.90	5.35	
EX 1	450.55	15	11.58	42.00	2.784%	1.1692	9.22	0.330	11.58	9.22	106.77	1.32	0.46	45	0.620	1.41	-	0.71	1.88	452.43	454.02	1.59

**STORMWATER MANAGEMENT/OUTFALL NARRATIVE:**

**EXISTING CONDITIONS:**  
THE 1.69 ACRE SITE IS LOCATED IN THE DIFFICULT RUN WATERSHED. IN EXISTING CONDITIONS, THE PARCEL IS A VACANT LOT AND CONSISTS ENTIRELY OF VEGETATION. THE MAJORITY OF THE SITE SHEET FLOWS NORTHWEST TO A CULVERT SYSTEM WITHIN THE EXISTING RIGHT-OF-WAY. RUNOFF IS THEN CONVEYED NORTH BY AN UNDERGROUND STORM SEWER SYSTEM WHERE IT EVENTUALLY OUTFALLS TO FAIRFAX COUNTY REGIONAL POND #077. A MINOR AMOUNT OF PARCEL RUNOFF SHEET FLOWS NORTHEAST WHERE IT IS COLLECTED BY AN EXISTING STORM SEWER SYSTEM WITHIN THE EXISTING RIGHT-OF-WAY. DRAINAGE IS THEN CONVEYED SOUTHEAST TO AN EXISTING DETENTION FACILITY LOCATED WITHIN THE ESTATES AT LEWOOD SUBDIVISION.

**PROPOSED CONDITIONS:**  
THE DEVELOPMENT OF THE SITE PROPOSES THE CONSTRUCTION OF A CHURCH STRUCTURE, SURFACE PARKING AND PARKING LOT LANDSCAPING, AND ROAD FRONTAGE INFRASTRUCTURE IMPROVEMENTS. IN PROPOSED CONDITIONS, THE ENTIRE PROJECT LIMITS WILL OUTFALL TO AN EXISTING RIPRAP AREA AND CULVERT (EX 2) LOCATED WITHIN THE EXISTING RIGHT-OF-WAY NORTHWEST OF THE SITE. FROM THIS POINT, STORMWATER IS CONVEYED NORTH BY AN EXISTING UNDERGROUND STORM SEWER SYSTEM WHERE IT EVENTUALLY OUTFALLS TO FAIRFAX COUNTY REGIONAL POND #077.

**OUTFALL:**  
THE OUTFALL ANALYSIS FOR THIS PROJECT BEGINS AT THE POINT OF OUTFALL (EX 1) WHICH HAS A TOTAL DRAINAGE AREA OF 5.54 ACRES. THE POINT OF CONFLUENCE (EX 12) IS WHERE THE OUTFALL WILL BE JOINED BY ANOTHER DRAINAGE AREA OF APPROXIMATELY 5.07 ACRES (10.61 ACRES TOTAL), WHICH IS GREATER THAN 90% OF THE WATERSHED DRAINING TO THE POINT OF OUTFALL. THE LIMITS OF ANALYSIS FOR THIS PROJECT IS LOCATED AT EX 14 WHICH IS 171 FEET DOWNSTREAM OF THE POINT OF CONFLUENCE. OUTFALL COMPUTATIONS PROVIDED ON THIS SHEET DEMONSTRATE THE ADEQUACY OF THE RECEIVING OUTFALL SYSTEM IN ACCORDANCE WITH PFM 6-0203.2A; THEREFORE WE ARE OF THE OPINION THAT THE OUTFALL FOR THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY EFFECT DOWNSTREAM PROPERTIES AND THE EXISTING CONVEYANCE SYSTEM IS ADEQUATE.

**WATER QUANTITY:**  
STORMWATER DETENTION FOR THE PROPOSED DEVELOPMENT HAS BEEN PROVIDED BY EXISTING REGIONAL POND #077 (FAIRFAX COUNTY PLAN #7656-SP-005, APPROVED 04/10/2000). THE PROPOSED DEVELOPMENT IS WITHIN SUBAREA X1 (SEE SHEET 6) WHICH WAS ASSUMED TO BE B SOILS. THE INCREASE OF IMPERVIOUS AREA ASSOCIATED WITH THE SITE AND ROAD FRONTAGE IMPROVEMENTS IS REFLECTED IN THE HYDROLOGIC MODEL SINCE THE ENTIRE DRAINAGE SUBAREA WAS ASSUMED TO BE A COMMERCIAL/OFFICE DEVELOPMENT WITH A CN VALUE OF 85. THEREFORE, THE EXISTING REGIONAL POND FULFILLS THE QUANTITY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT UP TO CN VALUE OF 85. HOWEVER, DUE TO THE PRESENCE OF D SOILS ONSITE, AN ONSITE DETENTION SYSTEM IS PROPOSED TO MITIGATE THE INCREASE OF STORM RUNOFF ABOVE A CN OF 85 (SEE STORMWATER RUNOFF COMPUTATIONS, THIS SHEET). THE EXISTING REGIONAL POND AND THE ADDITION OF A PROPOSED ONSITE DETENTION SYSTEM WILL PROVIDE THE 10-YEAR DETENTION FOR THE PROPOSED PROJECT AND THEREFORE STORMWATER MANAGEMENT (WATER QUANTITY) REQUIREMENTS HAVE BEEN MET.

**WATER QUALITY (BMPs):**  
WATER QUALITY (BMPs) FOR THE PROPOSED DEVELOPMENT HAS BEEN PROVIDED BY EXISTING REGIONAL POND #077 (FAIRFAX COUNTY PLAN #7656-SP-005, APPROVED 04/10/2000). THE PROPOSED DEVELOPMENT IS WITHIN SUBAREA X1 (SEE SHEET 7). THE INCREASE OF IMPERVIOUS AREA ASSOCIATED WITH THE SITE AND ROAD FRONTAGE IMPROVEMENTS IS REFLECTED IN THE HYDROLOGIC MODEL SINCE THE ENTIRE DRAINAGE SUBAREA WAS ASSUMED TO BE A COMMERCIAL/OFFICE DEVELOPMENT WITH A "C" COEFFICIENT OF 0.70 WHICH IS CONSISTENT WITH THE PROPOSED DEVELOPMENT (SEE STORMWATER RUNOFF COMPUTATIONS, THIS SHEET). THE EXISTING FACILITY FULFILLS THE WATER QUALITY REQUIREMENTS FOR THE PROPOSED PROJECT AND THEREFORE STORMWATER MANAGEMENT (WATER QUALITY) REQUIREMENTS HAVE BEEN MET.

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

The following information is required to be shown or provided in all zoning applications, or a 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 this application.

This information is required under the following Zoning Ordinance Sections:

- Special Permits (Sect. 8-011 2J & 2L)
- Cluster Subdivision (Sect. 9-615 1G & 1N)
- Development Plans PRC District (Sect. 16-302 3 & 4L)
- FDDP Districts (Sect. 16-502 1A (6) & (17))
- Special Exceptions (Sect. 9-011 2J & 2L)
- Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
- PRC Plan (Sect. 16-303 1E & 1 O)
- Amendments (Sect. 18-202 10F & 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) N/A. 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.

3. 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)
REGIONAL POND #0-77 PLAN #7656-SP-005	2.09	±269	±271	211,838	2,432,363	24.6
<b>Totals:</b>	2.09	±269	±271	211,838	2,432,363	24.6

- Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) 3, 5. 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 surface noted on the plat is N/A (asphalt, geoblock, 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 Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) 5\*\*.
- 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) 5\*\*. If the outfall is proposed to be improved off-site it should be specifically noted.
- A detailed description and analysis of how the channel 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) 5\*\*.
- 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) 1, 2.
- A submission waiver is required for ONSITE STORMWATER DETENTION.
- Stormwater management is not required because N/A.

**\*\*STORMWATER REQUIREMENTS GRANDFATHERING NOTE:**

PER STORMWATER MANAGEMENT ORDINANCE DETERMINATION #25091-SW00-001-1, THE PROPOSED DEVELOPMENT MAY BE CONDUCTED IN ACCORDANCE WITH THE TECHNICAL CRITERIA IN ARTICLE 5 OF THE SWMO FOR ONE ADDITIONAL STATE PERMIT CYCLE (JUNE 30, 2019).

**STORMWATER RUNOFF COMPUTATIONS:**

VIRGINIA RUNOFF REDUCTION METHOD (PER TR-20, TYPE II, 24-HOUR STORM COMPUTER USING HYDROCAD SOFTWARE)

- PROJECT AREA = 1.69 ACRES  
EXISTING IMPERVIOUS AREA = 0.00 ACRES  
PROPOSED IMPERVIOUS AREA = 1.11 ACRES
- WEIGHTED "CN" FACTOR CALCULATION  
CN PRE-DEVELOPMENT (D SOILS) = (80 X 1.69 + 98 X 0.00) ÷ 1.69 = 80  
CN POST-DEVELOPMENT (B SOILS) = (60 X 0.58 + 98 X 1.11) ÷ 1.69 = 85  
CN POST-DEVELOPMENT (D SOILS) = (80 X 0.58 + 98 X 1.11) ÷ 1.69 = 92
- PRE-DEVELOPMENT PEAK DISCHARGES (D SOILS/ Tc=5 MINS.):  
PEAK Q2 PRE-DEVELOPMENT (D SOILS) = 2.88 cfs  
PEAK Q10 PRE-DEVELOPMENT (D SOILS) = 6.21 cfs
- POST-DEVELOPMENT PEAK DISCHARGES (B SOILS/ Tc=5 MINS.):  
PEAK Q2 POST-DEVELOPMENT (B SOILS) = 3.58 cfs  
PEAK Q10 POST-DEVELOPMENT (B SOILS) = 7.03 cfs
- POST-DEVELOPMENT PEAK DISCHARGES (D SOILS/ Tc=5 MINS.):  
PEAK Q2 POST-DEVELOPMENT (D SOILS) = 4.58 cfs  
PEAK Q10 POST-DEVELOPMENT (D SOILS) = 8.03 cfs
- INCREASE IN RUNOFF ABOVE A CN OF 85  
Q2 INCREASE = 1.00 CFS  
Q10 INCREASE = 1.00 CFS
- A DETENTION SYSTEM WILL BE DESIGNED DURING THE FINAL SITE PLAN TO MITIGATE THE MINOR INCREASE OF RUNOFF FROM THE SITE.

**R. C. FIELDS & ASSOCIATES, INC.**  
LAND SURVEYING  
PLANNING  
ENGINEERING  
730 S. Washington Street  
Alexandria, Virginia 22314  
www.rcfields.com  
(703) 549-6422

ANDREA SPRUCH  
Lic. No. 04783  
JANUARY 5, 2017  
PROFESSIONAL ENGINEER

GENERALIZED DEVELOPMENT PLAN  
11717 LEE HIGHWAY  
BRADDOCK DISTRICT  
FAIRFAX COUNTY, VIRGINIA

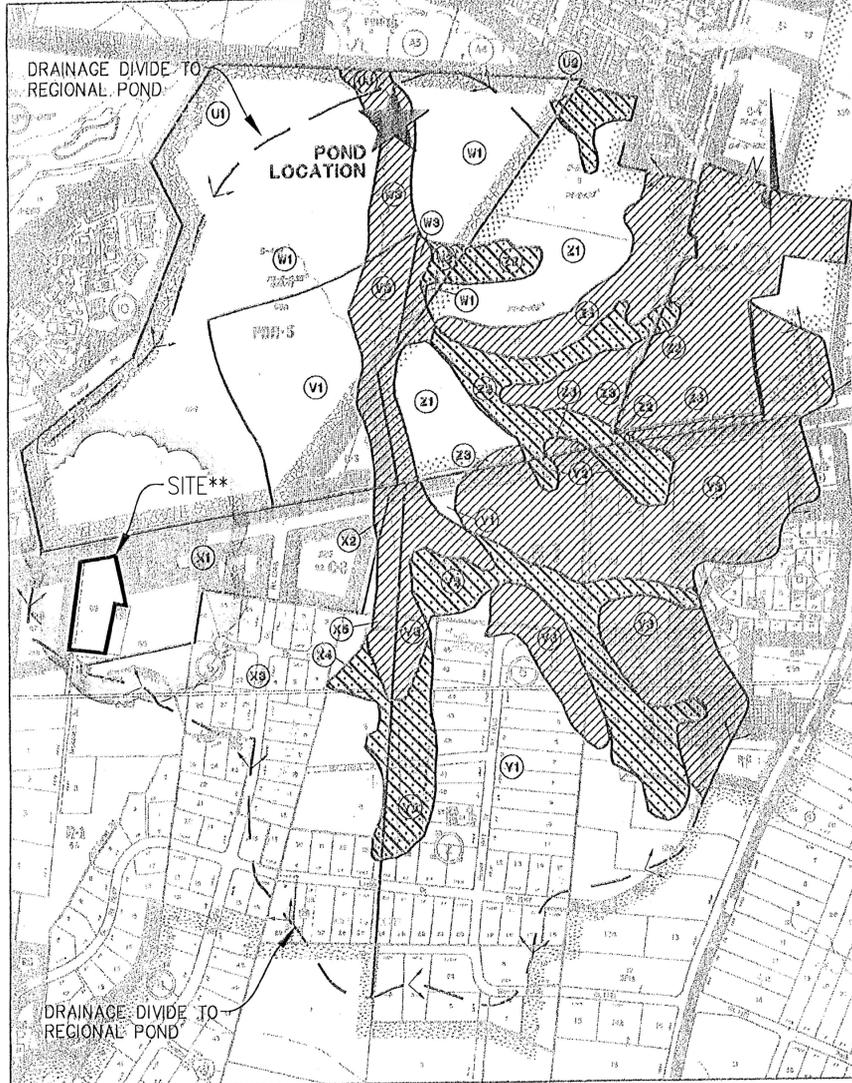
DATE	REVISION
7/27/16	PER COMMENTS
10/6/16	PER COMMENTS
11/3/16	PER COMMENTS
12/07/16	PER COMMENTS
01/05/17	PER COMMENTS

CHECK: ACS  
DESIGN: ABH  
SCALE: AS NOTED  
DATE: JULY 2016

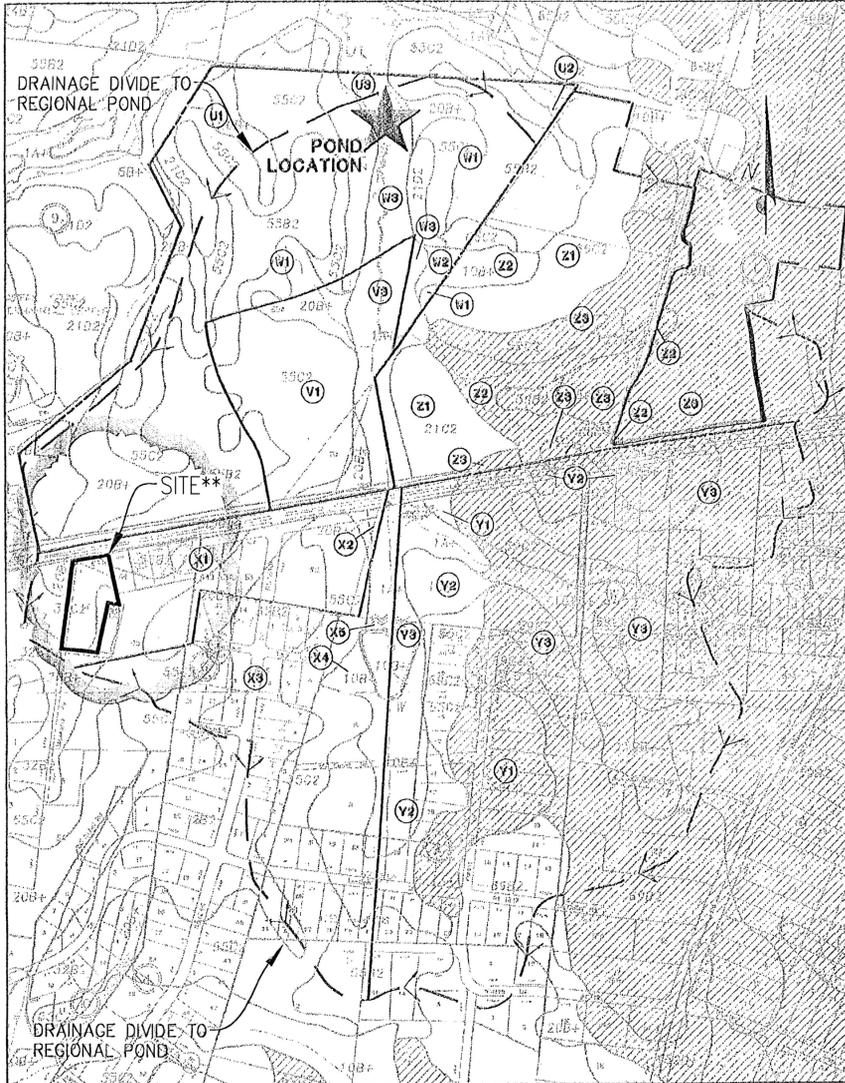
**STORMWATER MANAGEMENT PLAN AND OUTFALL ANALYSIS**

1. DATE: 07/27/2016  
 2. TIME: 10:00 AM  
 3. DRAWING NO: 16-95-05-01  
 4. PROJECT: 11717 LEE HIGHWAY  
 5. SHEET: 5 OF 10

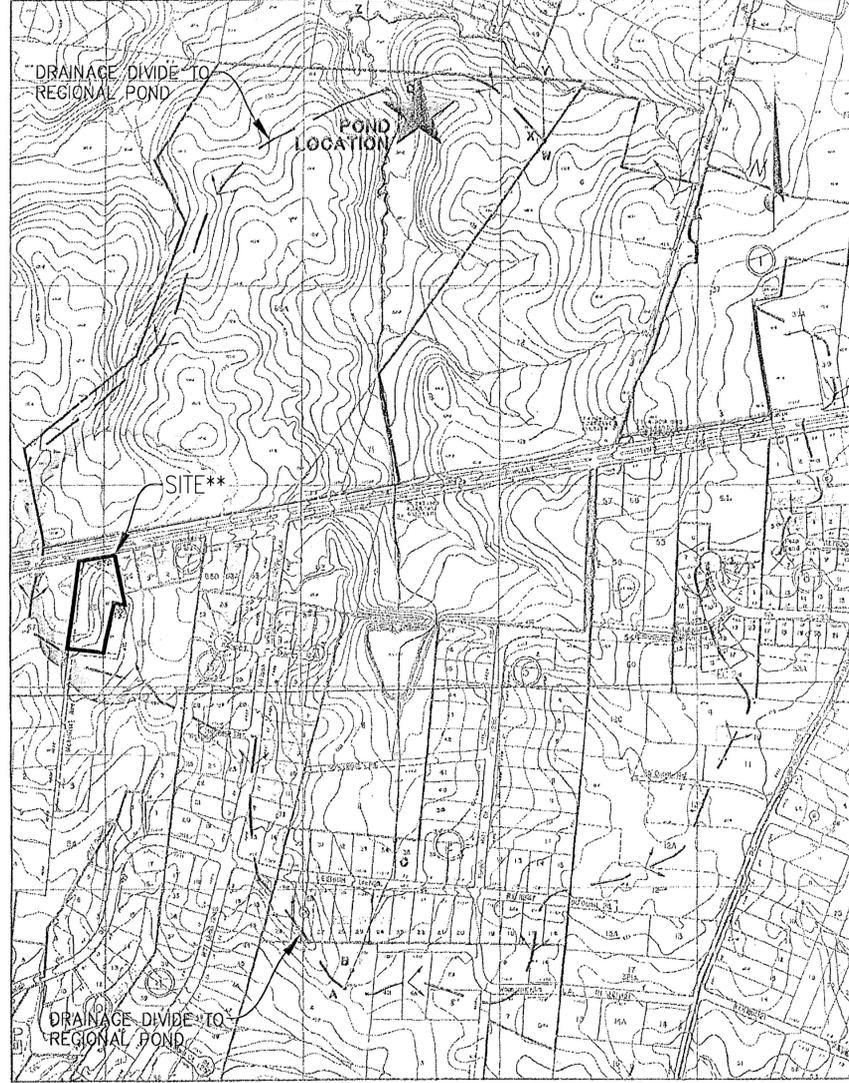
DRAINAGE AREA MAP - ZONING OVERLAY 1:5000



DRAINAGE AREA MAP - SOIL TYPE OVERLAY 1:5000



DRAINAGE AREA MAP - TOPO OVERLAY 1:5000



\*\*NOTE: PCA PROPERTY DELINEATED ON GRAPHIC FOR REFERENCE ONLY AND IS NOT PART OF THE ORIGINALLY APPROVED SHEET.

FAIRFAX CENTER - CN VALUES

CONTROLLED SUBAREA	DESCRIPTION	AREA	AREA	AREA	PRE-DEVELOPMENT CN	POST-DEVELOPMENT CN
V1	ONSITE - SHOPPING CENTER - B SOILS	653,862 SF	15.01 AC	6.07 HA	65	92
V3	ONSITE - SHOPPING CENTER - D SOILS	201,394 SF	4.62 AC	1.87 HA	79	93
W1	ONSITE - SFA, MF - B SOILS	1,970,626 SF	45.24 AC	18.31 HA	65	85
W2	ONSITE - SFA, MF - C SOILS	28,380 SF	0.65 AC	0.26 HA	73	90
W3	ONSITE - SFA, MF - D SOILS	196,431 SF	4.51 AC	1.82 HA	79	92
X1	OFFSITE - COMMERCIAL & OFFICE - B SOILS	903,803 SF	20.75 AC	8.40 HA	65	85
X2	OFFSITE - COMMERCIAL & OFFICE - D SOILS	14,843 SF	0.33 AC	0.14 HA	79	92
X3	OFFSITE - 2 DU PER ACRE - B SOILS	1,344,507 SF	30.87 AC	12.49 HA	65	70
X4	OFFSITE - 2 DU PER ACRE - C SOILS	84,894 SF	1.95 AC	0.79 HA	73	80
X5	OFFSITE - 2 DU PER ACRE - D SOILS	107,948 SF	2.48 AC	1.00 HA	79	85
Y1	OFFSITE - 3 DU PER ACRE - B SOILS	1,664,096 SF	38.20 AC	15.46 HA	65	72
Y2	OFFSITE - 3 DU PER ACRE - C SOILS	796,797 SF	18.29 AC	7.40 HA	73	81
Y3	OFFSITE - 3 DU PER ACRE - D SOILS	1,703,810 SF	39.11 AC	15.83 HA	79	86
Z1	OFFSITE - SFA, MF & COMMERCIAL & OFFICE - B SOILS	814,162 SF	18.69 AC	7.56 HA	65	85
Z2	OFFSITE - SFA, MF & COMMERCIAL & OFFICE - C SOILS	451,315 SF	10.36 AC	4.19 HA	73	90
Z3	OFFSITE - SFA, MF & COMMERCIAL & OFFICE - D SOILS	1,527,623 SF	35.07 AC	14.19 HA	79	92
TOTAL - WEIGHTED AVERAGE			286.14 AC	115.80 HA	70	85

UNCONTROLLED SUBAREA	DESCRIPTION	AREA	AREA	AREA	PRE-DEVELOPMENT CN	POST-DEVELOPMENT CN
U1	ONSITE - SFA, MF - B SOILS	573,573 SF	12.86 AC	5.20 HA	65	85
U2	ONSITE - SFA, MF - C SOILS	4,594 SF	0.11 AC	0.04 HA	73	90
U3	ONSITE - SFA, MF - D SOILS	23,848 SF	0.55 AC	0.22 HA	79	92
TOTAL - WEIGHTED AVERAGE			13.51 AC	5.47 HA	66	85

ALLOWABLE RELEASE COMPUTATIONS

STORM EVENT	ALLOWABLE RELEASE CRITERIA	(PRE-DEV. CONTROLLED)	(POST-DEV. UNCONTROLLED)	ALLOWABLE RELEASE	ACTUAL RELEASE
2-YEAR	(PREDEVELOPMENT CONTROLLED) - (POSTDEVELOPMENT UNCONTROLLED)	184 CFS	30 CFS	154 CFS	96 CFS
10-YEAR	(PREDEVELOPMENT CONTROLLED) - (POSTDEVELOPMENT UNCONTROLLED)	580 CFS	60 CFS	520 CFS	495 CFS
100-YEAR	(NONE)			N/A	1132 CFS

**NOTE**  
SITE AREA SHOWN ON SWM/BMP COMPUTATION SHEETS INCLUDES ALL THREE PARCELS ASSOCIATED WITH REZONING APPLICATION RZ-1998-SU-041/040. (TAX MAP NUMBERS 58-2-01-69A,70&71)

THIS SHEET REFERENCED FROM FAIRFAX COUNTY PLAN #7656-SP-005-2, ENTITLED "FAIRFAX CENTER REGIONAL STORMWATER MANAGEMENT POND #D-77" PREPARED BY BC CONSULTANTS, APPROVED ON APRIL 10, 2000 FOR INFORMATION PURPOSES ONLY.

BC REVISIONS

DATE	REV. PER	SUBJ. COMMENTS
11/27/99	REV PER 1st SUBJ. COMMENTS	
11/2/99	UPDATE RCL & AC AREAS PER CO	

OWNER: GARNETT & B.M. SMITH  
13012 BEECHWOOD LANE  
FALLS CHURCH, VA 22042

DESIGNED BY: DMS  
DRAFTED BY: CAD  
CHECKED BY: MRT  
DATE: AUGUST, 1999  
SCALE: HOR. 1:5000  
VERT. -  
SHEET 10 OF 56  
CO. NO. 7656-SP-05  
FILE NO. 98000-43  
CADD NAME: SWMRCN.DWG  
FILE NO. 7P-1614

RCN COMPUTATIONS

FAIRFAX CENTER

REGIONAL STORMWATER MANAGEMENT POND #D-77

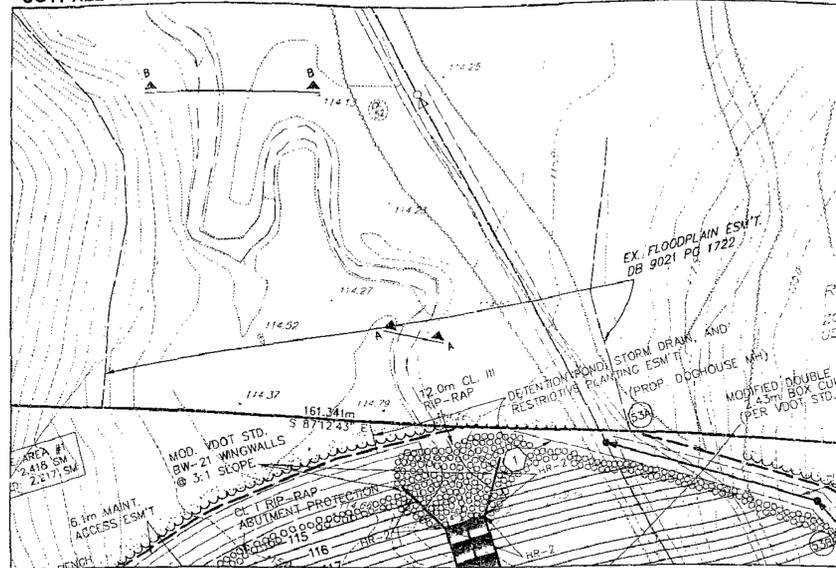
FAIRFAX COUNTY, VIRGINIA



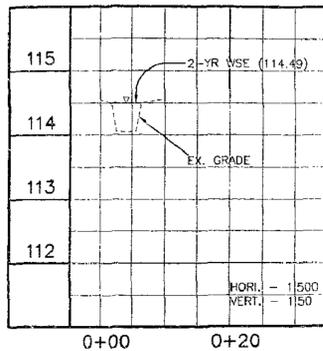
**BC Consultants**  
Pioneers • Engineers • Surveyors • Landscape Architects  
12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033  
(703)449-8100 (703)449-8103 (Fax)  
BCcon@bccon.com

**OUTFALL CROSS-SECTIONS**

1:500

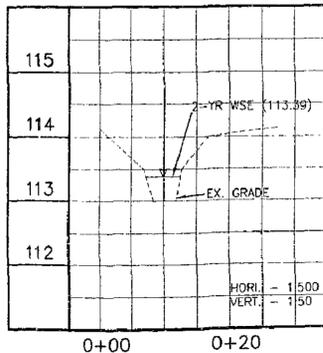


**CROSS SECTION A-A**



MANNINGS COEFFICIENT	0.038
FLOW AREA	1.7 SQ. M
WETTED PERIMETER	4.89 M
TOP WIDTH	4.67 M
ACTUAL DEPTH	0.44 M
CRITICAL ELEVATION	114.41 M
CRITICAL SLOPE	0.021720 M/M
VELOCITY	1.32 M/S
VELOCITY HEAD	0.09 M
SPECIFIC ENERGY	114.58 M
FROUDE NUMBER	0.70
FLOW TYPE	SUBCRITICAL
SLOPE	0.010 M/M
DISCHARGE (2-YEAR RELEASE)	79.0 CFS

**CROSS SECTION B-B**



MANNINGS COEFFICIENT	0.035
FLOW AREA	1.7 SQ. M
WETTED PERIMETER	5.47 M
TOP WIDTH	5.30 M
ACTUAL DEPTH	0.39 M
CRITICAL ELEVATION	113.33 M
CRITICAL SLOPE	0.019218 M/M
VELOCITY	1.31 M/S
VELOCITY HEAD	0.09 M
SPECIFIC ENERGY	113.48 M
FROUDE NUMBER	0.74
FLOW TYPE	SUBCRITICAL
SLOPE	0.010 M/M
DISCHARGE (2-YEAR RELEASE)	79.0 CFS

**OUTFALL NARRATIVE**

THIS REGIONAL STORMWATER MANAGEMENT POND ACCEPTS RUNOFF FROM SOME 271 ACRES AT THE TOP OF THE DIFFICULT RUN WATERSHED. THE DRAINAGE AREA TO THE POND IS MASTER PLANNED FOR SINGLE FAMILY ATTACHED, MULTIFAMILY, COMMERCIAL OFFICE AND RETAIL USES. ON THE SOUTH SIDE OF ROUTE 29, THE AREA IS MASTER PLANNED FOR SINGLE FAMILY DWELLINGS AT A DENSITY OF 2-3 UNITS PER ACRE. THE PEAK RELEASE FROM THIS DRAINAGE AREA WILL BE REDUCED TO BELOW PRE-DEVELOPMENT CONDITIONS FOR THE 2-YEAR AND 10-YEAR STORM. A SIDE-EFFECT OF THIS REGIONAL STORMWATER MANAGEMENT POND IS THE DETENTION OF THE 1-YEAR STORM TO BELOW PRE-DEVELOPMENT LEVELS. THE DETENTION EFFECT OF THIS STORMWATER MANAGEMENT POND WILL MAINTAIN THE QUALITY OF THE DOWNSTREAM WATERSHED.

THE OUTLET CONDUIT FROM THE STORMWATER MANAGEMENT POND CONSISTS OF TWIN BOX CULVERTS, WHICH DISCHARGE NEAR THE NORTHERN BOUNDARY LINE OF THE FAIRFAX CENTER SITE. THIS OUTFALL LOCATION SHALL BE PROVIDED WITH PERMANENT OUTFALL PROTECTION IN CONFORMANCE WITH THE PUBLIC FACILITIES MANUAL. THE CROSS-SECTIONS ON THIS SHEET SHOW THAT THE EXISTING NATURAL STREAM IS ADEQUATE TO HANDLE THE 2-YEAR STORM WITHIN BED AND BANKS.

PEAK RUNOFF FROM THIS SITE HAS BEEN CONSIDERABLY REDUCED, AND THE EXISTING NATURAL CHANNEL DOWNSTREAM IS SUFFICIENT TO HANDLE THE PROPOSED FLOW. THEREFORE, IT IS THE OPINION OF THE ENGINEER THAT ADEQUATE OUTFALL EXISTS AND THAT THIS DEVELOPMENT WILL NOT DEGRADATE THE QUALITY OF THE ADJACENT WATERSHED.

**BMP FACILITY DESIGN CALCULATIONS**

PLAN NAME: FAIRFAX CENTER  
PLAN NUMBER: 7656-SP-05  
DATE: 8/5/99  
ENGINEER: DMS

**BMP - I. WATER QUALITY NARRATIVE**

REGIONAL STORMWATER MANAGEMENT POND #077 IS BEING CONSTRUCTED IN CONJUNCTION WITH THE FAIRFAX CENTER DEVELOPMENT. DUE TO THE REGIONAL NATURE OF THIS FACILITY, A CONSIDERABLE AMOUNT OF OFFSITE AREA IS BEING CONTROLLED BY THIS REGIONAL STORMWATER MANAGEMENT POND. BMP'S ARE PROVIDED FOR ALL PROPERTIES WITHIN THE DRAINAGE SHED & THE FAIRFAX CENTER SITE AREA.

THIS EXTENDED DETENTION DRY POND WILL UTILIZE A 10" DIAMETER ORIFICE TO PROVIDE 48 HOUR DRAWDOWN. THE DRAWDOWN ORIFICE SHALL BE FITTED WITH A TRASH RACK IN ACCORDANCE WITH PFM PLATE 61-6. THE FACILITY WILL BE MAINTAINED BY FAIRFAX COUNTY.

**BMP - II. WATERSHED INFORMATION**

**PART 1. LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS**

SUBAREA DESIGNATION	"C"	ACRES	(4a)
(1)	(2)	(3)	(4)
V1 Onsite Shopping Center - B Soils	0.80	15.01	6.0743
V3 Onsite Shopping Center - D Soils	0.85	4.62	1.8696
W1 Onsite SFA, MF - B Soils	0.70	45.24	18.3990
W2 Onsite SFA, MF - C Soils	0.75	0.65	0.2630
W3 Onsite SFA, MF - D Soils	0.80	4.51	1.8251
X1 Offsite Commercial & Office - B Soils	0.70	20.75	8.3972
X2 Offsite Commercial & Office - D Soils	0.80	0.33	0.1335
X3 Offsite 2 DU per Acre - B Soils	0.45	30.87	12.4926
X4 Offsite 2 DU per Acre - C Soils	0.45	1.95	0.7891
X5 Offsite 2 DU per Acre - D Soils	0.50	2.48	1.0036
Y1 Offsite 3 DU per Acre - B Soils	0.50	38.20	15.4590
Y2 Offsite 3 DU per Acre - C Soils	0.50	18.29	7.4017
Y3 Offsite 3 DU per Acre - D Soils	0.55	39.11	15.8273
Z1 Offsite SFA, MF & Commercial & Office - B Soils	0.70	18.69	7.5636
Z2 Offsite SFA, MF & Commercial & Office - C Soils	0.75	10.36	4.1925
Z3 Offsite SFA, MF & Commercial & Office - D Soils	0.80	35.07	14.1923
U1 Onsite SFA, MF - B Soils	0.70	12.86	5.2043
U2 Onsite SFA, MF - C Soils	0.75	0.11	0.0445
U3 Onsite SFA, MF - D Soils	0.80	0.55	0.2226
<b>TOTAL DRAINAGE &amp; ONSITE AREA</b>		<b>299.65</b>	<b>Ac. (A)</b>

**PART 2. COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE**

SUBAREA DESIGNATION	"C"	ACRES	PRODUCT
(1)	(2)	(3)	(4)
V1 Onsite Shopping Center - B Soils	0.80	x 15.01	= 12.01
V3 Onsite Shopping Center - D Soils	0.85	x 4.62	= 3.93
W1 Onsite SFA, MF - B Soils	0.70	x 45.24	= 31.67
W2 Onsite SFA, MF - C Soils	0.75	x 0.65	= 0.49
W3 Onsite SFA, MF - D Soils	0.80	x 4.51	= 3.61
X1 Offsite Commercial & Office - B Soils	0.70	x 20.75	= 14.53
X2 Offsite Commercial & Office - D Soils	0.80	x 0.33	= 0.26
X3 Offsite 2 DU per Acre - B Soils	0.45	x 30.87	= 13.89
X4 Offsite 2 DU per Acre - C Soils	0.45	x 1.95	= 0.88
X5 Offsite 2 DU per Acre - D Soils	0.50	x 2.48	= 1.24
Y1 Offsite 3 DU per Acre - B Soils	0.50	x 38.20	= 19.10
Y2 Offsite 3 DU per Acre - C Soils	0.50	x 18.29	= 9.15
Y3 Offsite 3 DU per Acre - D Soils	0.55	x 39.11	= 21.51
Z1 Offsite SFA, MF & Commercial & Office - B Soils	0.70	x 18.69	= 13.08
Z2 Offsite SFA, MF & Commercial & Office - C Soils	0.75	x 10.36	= 7.77
Z3 Offsite SFA, MF & Commercial & Office - D Soils	0.80	x 35.07	= 28.06
U1 Onsite SFA, MF - B Soils	0.70	x 12.86	= 9.00
U2 Onsite SFA, MF - C Soils	0.75	x 0.11	= 0.08
U3 Onsite SFA, MF - D Soils	0.80	x 0.55	= 0.44
<b>(B) TOTAL</b>		<b>= 190.70</b>	
<b>(B) / (A) = (C) =</b>		<b>0.64</b>	

**PART 3. COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE**

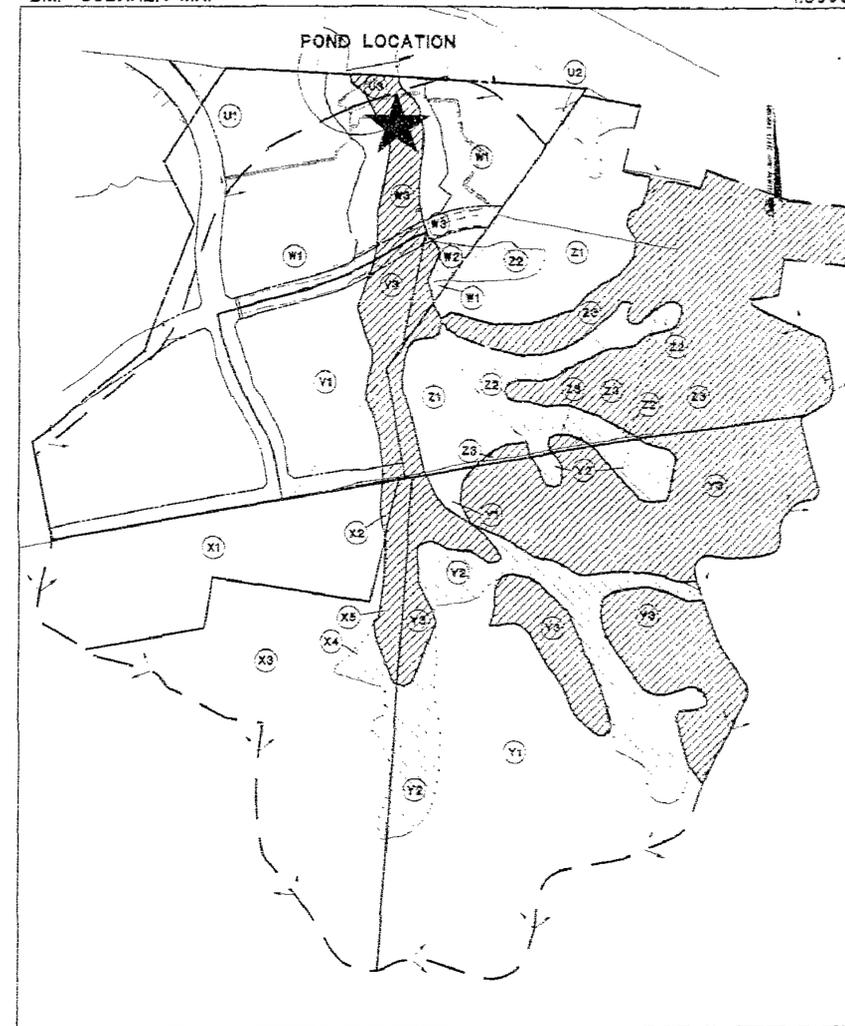
SUBAREA	BMP	REMOVAL EFF. (%)	AREA*	"C"	PRODUCT
DESIG.	TYPE	(3)	(4)	(5)	(6)
V1	REGIONAL DRY POND	50%	x 0.0501	x 1.26	= 3.16%
V3	REGIONAL DRY POND	50%	x 0.0154	x 1.34	= 1.03%
W1	REGIONAL DRY POND	50%	x 0.1510	x 1.10	= 8.31%
W2	REGIONAL DRY POND	50%	x 0.0022	x 1.18	= 0.13%
W3	REGIONAL DRY POND	50%	x 0.0151	x 1.26	= 0.95%
X1	REGIONAL DRY POND	50%	x 0.0692	x 1.10	= 3.81%
X2	REGIONAL DRY POND	50%	x 0.0011	x 1.26	= 0.07%
X3	REGIONAL DRY POND	50%	x 0.1030	x 0.71	= 3.66%
X4	REGIONAL DRY POND	50%	x 0.0065	x 0.71	= 0.23%
X5	REGIONAL DRY POND	50%	x 0.0093	x 0.79	= 0.33%
Y1	REGIONAL DRY POND	50%	x 0.1275	x 0.79	= 5.04%
Y2	REGIONAL DRY POND	50%	x 0.0610	x 0.79	= 2.41%
Y3	REGIONAL DRY POND	50%	x 0.1305	x 0.86	= 5.61%
Z1	REGIONAL DRY POND	50%	x 0.0624	x 1.10	= 3.43%
Z2	REGIONAL DRY POND	50%	x 0.0346	x 1.18	= 2.04%
Z3	REGIONAL DRY POND	50%	x 0.1170	x 1.26	= 7.37%
U1	NONE	0%	x 0.0429	x 1.10	= 0.00%
U2	NONE	0%	x 0.0004	x 1.18	= 0.00%
U3	NONE	0%	x 0.0018	x 1.26	= 0.00%
<b>(A) TOTAL</b>					<b>= 47.6%</b>

**PART 4. DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT**

NECESSARY REQUIREMENT: 40% (A)  
CHESAPEAKE BAY PRESERVATION AREA - NEW DEVELOPMENT  
(SEE BMP MANUAL FOR GUIDE TO REQUIREMENTS)  
IF 3(A) = 47.6% IS >= 4(A) 40%  
THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

**BMP SUBAREA MAP**

1:5000



**PART 7. COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR EACH PROPOSED BMP FACILITY**

SUBAREA DESIGNATION	"C"	ACRES	PRODUCT
(1)	(2)	(3)	(4)
V1 Shopping Center - B Soils	0.80	x 15.01	= 12.01
V3 Shopping Center - D Soils	0.85	x 4.62	= 3.93
W1 SFA, MF - B Soils	0.70	x 45.24	= 31.67
W2 SFA, MF - C Soils	0.75	x 0.65	= 0.49
W3 SFA, MF - D Soils	0.80	x 4.51	= 3.61
X1 Commercial & Office - B Soils	0.70	x 20.75	= 14.53
X2 Commercial & Office - D Soils	0.80	x 0.33	= 0.26
X3 2 DU per Acre - B Soils	0.45	x 30.87	= 13.89
X4 2 DU per Acre - C Soils	0.45	x 1.95	= 0.88
X5 2 DU per Acre - D Soils	0.50	x 2.48	= 1.24
Y1 3 DU per Acre - B Soils	0.50	x 38.20	= 19.10
Y2 3 DU per Acre - C Soils	0.50	x 18.29	= 9.15
Y3 3 DU per Acre - D Soils	0.55	x 39.11	= 21.51
Z1 SFA, MF & Commercial & Office - B Soils	0.70	x 18.69	= 13.08
Z2 SFA, MF & Commercial & Office - C Soils	0.75	x 10.36	= 7.77
Z3 SFA, MF & Commercial & Office - D Soils	0.80	x 35.07	= 28.06
<b>(A) =</b>		<b>236.15</b>	
<b>(B) / (A) = (C) =</b>		<b>0.64</b>	

**PART 8. DETERMINE THE STORAGE REQUIRED FOR EACH PROPOSED FACILITY**

EXTENDED DETENTION DRY POND  
CHART A8-40 VALUE FOR BMP STORAGE PER AC(4.578 x 7(C)) = 875 = 892  
DESIGN 1 (48 HOUR DRAWDOWN) (7.01 x 8(A)) = 842,300

**PART 9. DETERMINE THE REQUIRED ORIFICE SIZE FOR EACH EXTENDED DETENTION FACILITY**

BMP STORAGE REQUIREMENT (S)	=	842,300 CF
MAXIMUM HEAD (h) AT THE REQUIRED BMP STORAGE (FROM ELEVATION-STORAGE CURVE)	=	7.00 FT
PEAK OUTFLOW RATE (Qp) AT THE MAX. HEAD FOR 48 HR. DRAWDOWN (Qp = S / (0.5 x 3600 x 48))	=	6.18 CFS
REQUIRED ORIFICE AREA (A) (A = Qp / (0.6 x (64.4 + h)^0.5))	=	1.48 FT^2
DIAMETER OF A CIRCULAR ORIFICE (D) (D = 2.0 x (A / PI)^0.5)	=	1.38 FT
RADIUS OF CIRCULAR ORIFICE IN INCHES (R) (R = D * 12)	=	16.5 IN

**IBC Consultants**  
Planners - Engineers - Surveyors - Landscape Architects  
12700 Fair Lakes Circle, Suite 100, Fairfax VA 22033  
(703)440-8100 (703)440-8108 (Fax)  
ibcconsultants.com



BMP COMPUTATIONS & OUTFALL NARRATIVE

**FAIRFAX CENTER**

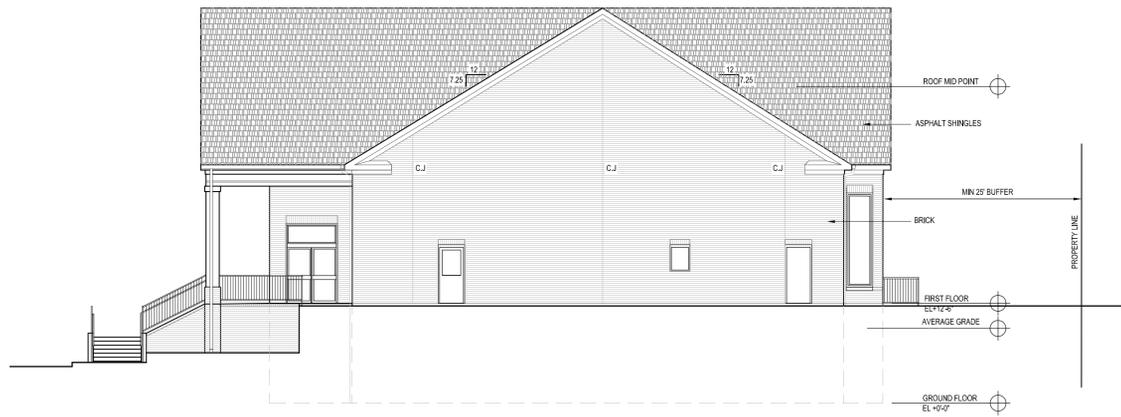
REGIONAL STORMWATER MANAGEMENT POND #077

FAIRFAX COUNTY, VIRGINIA

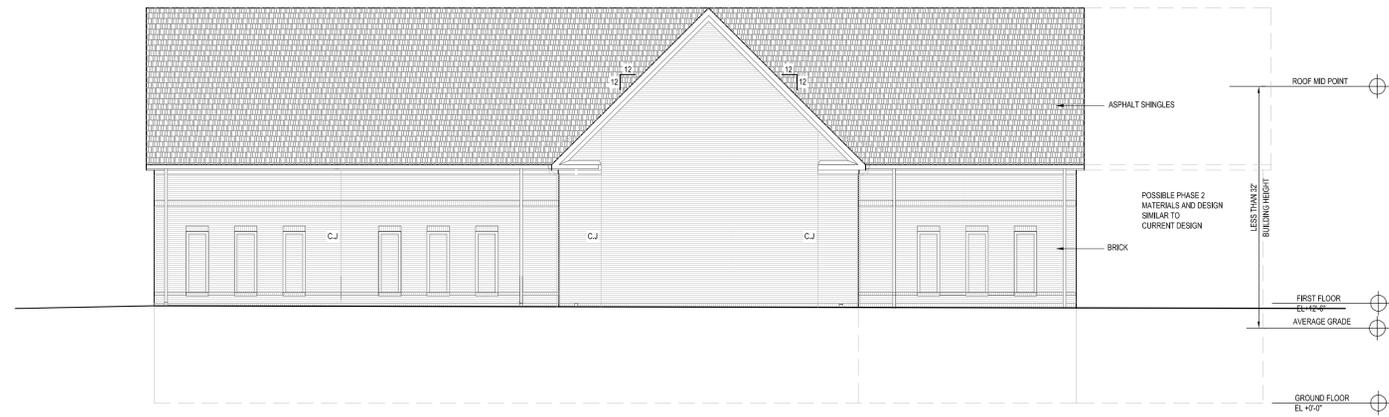
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PROJECT: FAIRFAX CENTER	APPROVED: DMS
SHEET: 7 OF 10	



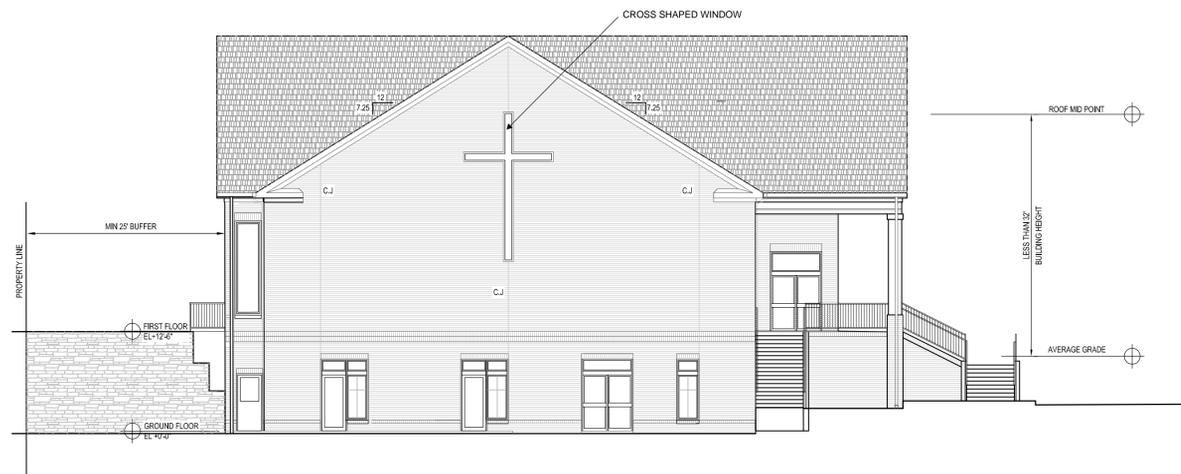
GENERALIZED DEVELOPMENT PLAN  
11717 LEE HIGHWAY  
FAIRFAX, VIRGINIA



2 SOUTH-ELEVATION  
3/16"=1'-0"



1 EAST-ELEVATION  
3/16"=1'-0"



2 NORTH-ELEVATION  
3/16"=1'-0"



1 WEST-ELEVATION  
3/16"=1'-0"

REVISIONS		
NO	DESCRIPTION	DATE
1	per comments	1-5-17

PRELIMINARY  
BUILDING  
ELEVATIONS

SCALE 3/32" = 1'-0"

DATE 10-6-16  
DWN BY  
CHECKED BY DdB

PROJECT NO  
D1602

DRAWING NO

8



Typical Receptacle shown as  
Victor Stanley Economy Series ES-335  
Final Color to be Determined



Typical Receptacle shown as  
Victor Stanley Economy Series ES-242  
Final Color to be Determined



Typical Bench shown as  
Victor Stanley Steelsites Series RBF-12  
Final Color to be Determined



Typical Bench shown as  
Victor Stanley Steelsites Series RBF-28  
Final Color to be Determined



Typical Stone Retaining Wall  
Ledgestone pattern with railing above  
Final Color to be Determined



Typical Stepand Path Light  
Bronze Trap LED Light



Typical single Lamp Site Light  
Area Luminaires Gullwing G-13 on 15' pole  
Final finish to be Determined



Typical paired Lamp Site Light  
Area Luminaires Gullwing G-18 on 15' pole  
Final finish to be Determined



Typical Bike Rack  
Victor Stanley BRWS-1  
Final color to be Determined



Gated Trash Enclosure  
with Masonry walls

All images are for illustrative purposes only.  
All final finishes and colors to be determined.  
Designer is not responsible for the  
discontinuation and/or changes in  
manufacturing at time of construction.



REVISIONS		
NO	DESCRIPTION	DATE
1	per comments	1-5-17

SITE  
DEVELOPMENT  
FEATURES

SCALE NTS

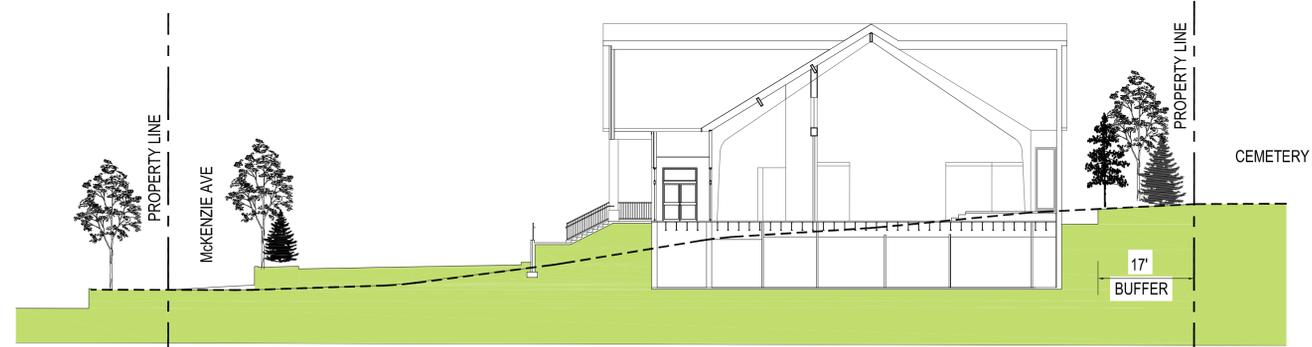
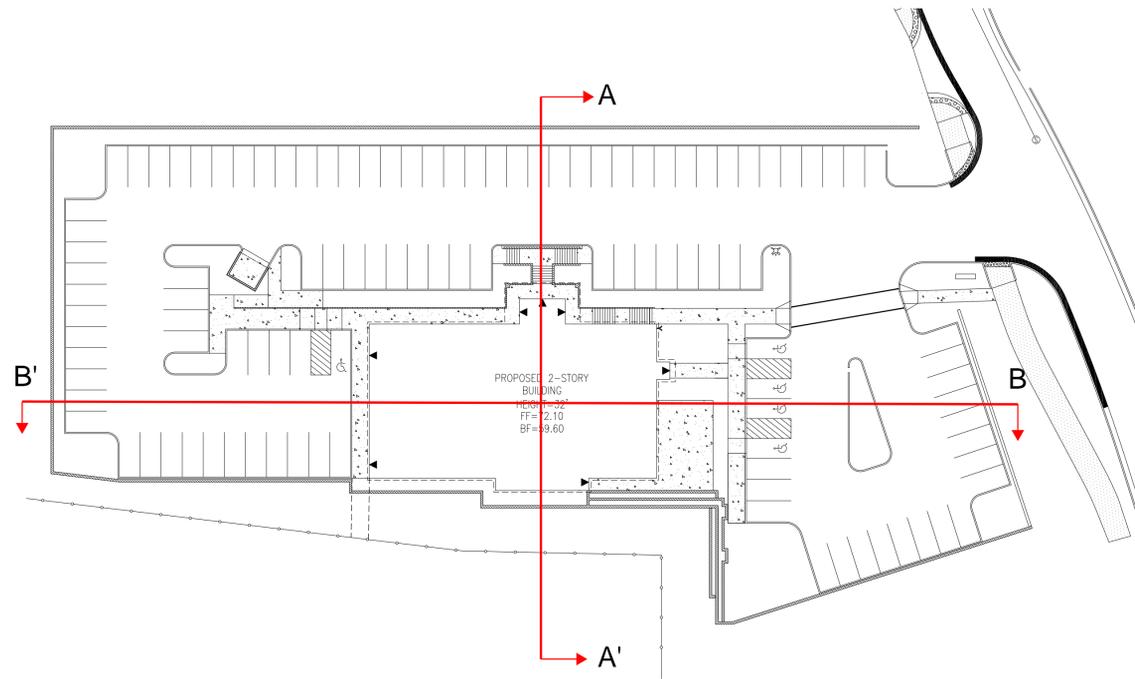
DATE 10-6-16  
DWN BY  
CHECKED BY DdB

PROJECT NO  
D1602

DRAWING NO



**GENERALIZED DEVELOPMENT PLAN**  
11717 LEE HIGHWAY  
FAIRFAX, VIRGINIA



A-A' WEST EAST SECTION THROUGH CENTER OF BUILDING



B-B' NORTH SOUTH SECTION THROUGH BUILDING

REVISIONS

NO	DESCRIPTION	DATE
1	per comments	1-5-17

SITE SECTIONS

SCALE  $\frac{1}{16}'' = 1'-0''$   
DATE 10-16-16  
DWN BY  
CHECKED BY DdB

PROJECT NO  
**D1602**

DRAWING NO  
**10**

## **APPLICATION DESCRIPTION**

The applicant, Church of the Apostles (Anglican), requests approval of a Proffered Condition Amendment (PCA) for the development of a two-story 18,500-square-foot place of worship at an overall Floor Area Ratio (FAR) of 0.24. The proposal includes a church building with a maximum of 350 seats, associated parking, and landscaping. Vehicular access would be provided from a single driveway entrance onto a Lee Highway service road. The applicant would be responsible for the construction of the service drive and a bicycle trail within the Lee Highway right-of-way along the property frontage, which would connect to developed portions of these facilities to the east and west.

While a place of worship is permitted within the C-2 District, a PCA is necessary to revise specific architectural facades that were proffered in 2009 when the property was rezoned from the R-1 to the C-2 District.

### **Modifications and Deviation:**

Modifications and a deviation are proposed, as listed below, in favor of the alternatives as shown on the proposed Generalized Development Plan (GDP) and as conditioned:

- Reaffirmation of the modification of the construction of an on-road bike lane on Lee Highway, in favor of a 10-foot wide bicycle trail;
- Deviation from the Tree Preservation Target, pursuant to Section 12-0508.3A of the PFM, in favor of the plantings shown on the proposed plan and as conditioned;
- Modification of the transitional screening requirements along a portion of the eastern boundary of the subject property adjacent to Lots 26 and H, and along the southern boundary of the subject property adjacent to Lot G, pursuant to Par. 4 of Sect. 13-305 of the Zoning Ordinance, in favor of 7-foot high architectural block walls and as conditioned; and
- Modification of the barrier requirement along Lee Highway, pursuant to Par. 7 of Sect. 13-305 of the Zoning Ordinance, in favor of landscape plantings that include a mixture of Category III deciduous trees, shrubs, and groundcovers and as conditioned.

A reduced copy of the submitted GDP is included at the front of this report. Copies of the proposed proffers, the affidavit, and the applicant's statement of justification are included in Appendices 1 through 3, respectively. The previously accepted proffers and approved GDP associated with RZ 2008-SP-012 are included in Appendices 4 and 5, respectively. Staff analyses are included in Appendices 6 through 11.

## LOCATION AND CHARACTER

### Site Description:

The 1.78-acre project site is located on Tax Map 56-2 ((1)) 66, on the south side of Lee Highway and immediately east of its intersection with McKenzie Avenue and the Lee Plaza Shopping Center. The property is currently undeveloped and directly adjacent to a privately-owned and maintained cemetery (the Robertson-Kidwell Cemetery), which is located along the eastern boundary of the site. The larger area is predominantly residential with single-family and multi-family uses along this portion of Lee Highway.

**Project Site**



**Project Site**



A summary of the surrounding land use, zoning, and Comprehensive Plan recommendations is provided in the following table:

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Comprehensive Plan Recommendation</b>
<b>North</b>	Lee Highway; multi-family residential	PDH-12	Fairfax Center Area
<b>East</b>	Estates at Leewood subdivision (single-family detached); cemetery	R-2	Fairfax Center Area
<b>South</b>	Estates at Leewood subdivision (single-family detached); cemetery access road	R-2	Fairfax Center Area
<b>West</b>	McKenzie Avenue (private access road); Lee Plaza Shopping Center	C-8	Fairfax Center Area

**BACKGROUND**

RZ 2008-SP-012 was approved on June 1, 2009 for the development of a single, 3-story, 30,000-square-foot office building at a maximum FAR of 0.22. At the time of the rezoning approval, the parcel contained 2.09 acres. Thirteen thousand six hundred ten (13,610) square feet (SF) were subsequently dedicated as right-of-way for the Lee Highway widening project and the construction of a service drive, with a resultant parcel size of 1.78 acres. No structures were developed on the site following the rezoning approval.

**COMPREHENSIVE PLAN PROVISIONS**

**Plan Area:** III  
**Plan Map:** Fairfax Center Area  
**Land Unit:** U

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, AREA III, Fairfax Center Area, Amended through 9-20-2016, Land Use Plan Recommendations – The Overlay Level, Pages 108-109:**

**Sub-unit U1**

*This sub-unit contains retail, auto repair, and office uses in addition to vacant land and a cemetery. The retail uses should not be expanded or intensified. Redevelopment to office use at a maximum FAR of .25 is appropriate to be more compatible with the adjacent residentially planned areas. Any commercial development in this sub-unit should provide effective screening and buffering to adjacent residential uses through landscaping and other measures including architectural treatments on all sides of the structures. Adequate landscaping should also be provided along Lee Highway. The existing cemetery should be*

*preserved and adequately buffered. Development of the area adjacent to Village Drive should be designed to allow for the development of the planned interchange of Monument Drive, Village Drive and Lee Highway.*

*As an option, alternative uses of a similar intensity, such as assisted living, may also be appropriate for Tax Map parcels 56-2 ((1)) 62, 63B, 63C, 66, 67A and 67B to be more compatible with the adjacent residentially planned areas. These uses should be sited in a way such that screening, buffering, building tapering, landscaping along Lee Highway, open space, architectural treatments on all sides of the structure, and internal circulation may be provided in such a way to minimize visual impact on the adjacent residential uses. Residential use up to 2 du/ac may also be appropriate.*

A complete listing of current and relevant Comprehensive Plan text is included in Appendix 12.

## **ANALYSIS**

**Development Plan:** (copy at front of staff report)  
**Title:** 11717 Lee Highway  
**Prepared by:** R.C. Fields & Associates, Inc.  
**Date:** July 2016, as revised through  
December 7, 2016  
**Number of Pages:** 10

### Proposal:

The applicant proposes to amend the proffers and GDP for Tax Map 56-2 ((1)) 66, previously approved for a 3-story 30,000-square-foot office building with a maximum building height of 40 feet, to permit the development of a 2-story 18,500-square-foot place of worship (church) with a maximum building height of 32 feet. Building placement, parking, and screening would be generally consistent with the previous approval.



constructed along the eastern and southern boundaries and retaining walls of 1 to 6 feet tall would be constructed along the western and northern boundaries, with the finished heights dependent on final engineering. Walls would be faced with architectural stone.

Transportation:

The applicant proposes the completion of a service drive and a 10-foot-wide bicycle trail and pedestrian trail along the property's frontage within the Lee Highway right-of-way. The service drive would accommodate two-way traffic. No on-street parking would be allowed. Both the service drive and the trail would be extended to the east and west to connect with existing facilities. Pedestrian access from the trail to the church would be accommodated by a 5-foot-wide sidewalk and crosswalk. A pedestrian connection is also available from the upper level of the church to the cemetery. The proposed proffers include a commitment to the installation of five inverted-U bicycle racks, sufficient to accommodate 10 bicycles. McKenzie Drive, which is a private gravel outlet road located along the western property line, would remain in its current condition and continue to provide access to several residential lots, located to the south, and the Robertson-Kidwell Cemetery.

Access and Parking:

Direct access to the site would be provided from a single driveway onto the future Lee Highway service drive. The applicant proposes 108 parking spaces. The proposal includes an enclosed dumpster. Auto-Turn analyses and truck details are included in the GDP for dumpster trucks and fire trucks.

Stormwater Management:

The majority of site runoff would outfall into the Fairfax Center Regional Pond 77, located to the northeast of the subject property. The existing pond would provide both water quality and quantity control for the proposed use. On-site facilities, including an underground vault and potential bioretention areas, would augment the off-site facilities, as required.

## **Land Use Analysis (Appendix 6)**

The Comprehensive Plan states that redevelopment to office uses at a maximum FAR of 0.25 would be appropriate to help ensure compatibility with the adjacent residentially-planned areas. Alternative uses of a similar intensity may also be appropriate provided that "screening, buffering, building tapering, landscaping along Lee Highway, open space, architectural treatments on all sides of the structure, and internal circulation may be provided in such a way to minimize visual impact on the adjacent residential uses." Adequate landscaping is also anticipated along Lee Highway and the cemetery is anticipated to be preserved and adequately buffered.

The proposed church is of a similar intensity to the previously approved and Plan-recommended office use and would be consistent with the Plan's option for "alternative uses of a similar intensity" on the subject site.

The placement of the church, parking, and screening would be generally consistent with the previous approval. Prior proffered commitments related to transitional screening and buffering would be carried forward with the change in use. While the building placement would be generally consistent with the previous approval, the maximum height of the building would be reduced from 40 to 32 feet and the Gross Floor Area (GFA) reduced from 30,000 SF to 18,500 SF. The bulk of the building would also be reduced, through the use of a peaked roof, rather than the flat roof approved for the office building.

Following the dedication of right-of-way for the Lee Highway widening, the parcel size was reduced from 2.09 acres to 1.78 acres. When calculated using a parcel size of 1.78 acres and assuming an office building of 30,000 sq. ft., the resultant FAR for the previously approved office use would be 0.39. The current proposal, using a church of 18,500 SF, would result in a reduction of the FAR to 0.24.

In addition to the landscape and screening commitments approved with the original rezoning, the applicant proposes the following measures to ensure compatibility with the neighboring uses and to ensure consistency with the Comprehensive Plan sub-unit recommendations:

- Commitments to architectural elevations;
- Limited fenestration to the south and east to ensure nighttime illumination does not shine onto neighboring properties; the use of non-glare glass and tinted windows; and motion sensors for interior lighting;
- Downward-directed and fully shielded parking lot and sidewalk lighting;
- Supplemental plantings for the adjacent cemetery and residential properties;
- Enhanced landscape plantings along the Lee Highway service road;
- Architectural treatment of retaining walls;
- The installation of a 4-foot tall cast aluminum fence along the eastern property boundary adjacent to the cemetery;
- The incorporation of an optional pedestrian connection to the cemetery from the upper level of the church;
- Dumpster screening;
- Consistent design and materials for all exterior trash receptacles, tables, and benches;
- Construction vehicle parking restrictions;
- Trash collection restrictions (Monday through Friday, 7:00 a.m.-9:00 p.m.); and
- Prohibition against outdoor loudspeakers.

The proposed use and intensity are consistent with Comprehensive Plan guidance. The screening, buffering, building massing, landscaping, open space, architectural treatments, and circulation have been designed to minimize impacts on the adjacent residential uses. Landscaping has also been provided along Lee Highway and the cemetery to help ensure that these areas are preserved and adequately buffered.

## **Transportation Analyses – FCDOT (Appendix 7) and VDOT**

Fairfax County Department of Transportation (FCDOT) and Virginia Department of Transportation (VDOT) staff reviewed the application. FCDOT staff noted that McKenzie Avenue, a private outlet road located along the western property line, is the only means of accessing multiple properties south of the subject property. The applicant has indicated that private access easements authorize the owners of these properties to utilize McKenzie Avenue. Staff recommended that the proposed development not violate the terms of any access easements; that no structures encroach upon, restrict, or block the outlet road; and that McKenzie Avenue be accessible before, during, and after the construction of the proposed church. Further, staff recommended that parking for the church be entirely accommodated on-site without overflowing onto the proposed service drive. Finally, staff recommended that the applicant commit to an escrow sufficient to construct a trail connection to the west, as depicted on the GDP, in the event that the applicant was unable to do so. Staff estimated the cost of the connection at approximately \$4,000.

In response to staff recommendations, proffers are proposed that would restrict the parking of construction vehicles in order to minimize any effect on the adjacent properties (see Proffer VII). Additionally, the proposal includes 108 parking spaces, which is 20 spaces above the minimum required by the Zoning Ordinance. Finally, the applicant committed to an escrow for a trail connection, if a connection were to be necessary, subject to annual adjustments for inflation (see Proffer IV.2).

The applicant has addressed the concerns raised by FCDOT. Additionally, VDOT reviewed the subject application and cited no outstanding comments.

## **Environmental Resources Analysis (Appendix 8)**

### Green Building:

The Comprehensive Plan supports the application of energy conservation, water conservation, and other green building practices in the design and construction of new development and redevelopment projects. When the subject property was originally rezoned to the C-2 District in 2009, that application included a proffered commitment to LEED certification. Staff noted that the current applicant indicated an intention to pursue the Earthcraft Light Commercial (ECLC) certification. Staff recommended that the proffer statement be updated to reflect that commitment. The applicant subsequently revised the proffer statement consistent with staff recommendations, to include details regarding the following ECLC reviews: Design and Planning Review; Pre-Construction Meeting; Final Site Visit; and Certification (see Proffer III.1).

Water Quality Protection and Stormwater Best Management Practices: The subject property is located on the southern edge of the Difficult Run watershed. The stormwater management narrative indicates that site runoff is captured by a storm sewer system, which outfalls into the Fairfax Center Regional Pond 77, located to the northeast of the subject property.

Staff encouraged the applicant to incorporate low impact development strategies in order to retain some amount of runoff onsite, similar to a commitment that was offered at the time the property was initially rezoned in 2009.

In response, the applicant noted that the project would retain approximately the same number of parking spaces as proposed in 2009 to meet the parking needs of the church, precluding the conversion of additional areas for stormwater management. The applicant also noted that the topography drops approximately 20 feet from the southeast corner of the site to the northwest corner, necessitating a finished slope of approximately 5 percent and limiting the application of pervious pavement.

As an alternative, the applicant proposes two potential bio retention areas. Additionally, the applicant anticipates the incorporation of on-site underground detention to help fulfill on-site stormwater detention requirements. Any final determination regarding the adequacy of the stormwater management measures for the proposed development would be made by the Department of Public Works and Environmental Services (DPWES) during site plan review. (See the Stormwater Management Analysis section below for additional discussion regarding a Stormwater Management Ordinance Determination and an On-Site Detention Waiver).

Water quality issues have been adequately addressed.

Tree Preservation: The applicant proposes to cut the surface layer of soil from the property and re-grade the site, resulting in the loss of the existing vegetation, tree canopy, and parent topsoil. Staff encouraged the applicant to coordinate with the Urban Forest Management Division (UFMD) to incorporate organic material into the remaining soil in order to create a more favorable medium to restore native vegetation to the site.

The applicant has committed to Soil Profile Rebuilding, consistent with staff recommendations (see Proffer VI.2). (The Forestry Analysis section, listed below, contains an additional discussion of soil profile rebuilding).

### **Forestry Analysis (Appendix 9)**

The site currently contains approximately 100 percent upland forest in fair to good condition. Given the tree locations, the extent of the proposed grading, and the finished slopes, site development would result in the loss of all of the trees and the necessity for a Deviation from the Tree Preservation Target, in accordance with Sect. 12 of the Public Facilities Manual.

UFMD staff reviewed the application and noted the following:

- UFMD supported a request for a deviation from the Tree Preservation Target, provided that a commitment is made to soil profile rebuilding for all landscape areas.
- Due to the extensive nature of the proposed grading, the majority of the landscape trees would be planted in compacted subsoil, which is not conducive to the long-term growth of the trees.

In order to help ensure the long-term growth and viability of the landscape plants, staff recommended a commitment to Soil Profile Rebuilding within all planting areas, consistent with the specifications developed by Susan Day of the Virginia Polytechnic Institute and State University.

Proffer VI.2. would commit the applicant to Soil Profile Rebuilding for transitional screening yards, peripheral parking landscaping strips, interior parking lot landscape tree islands, and a proposed amenity area. Soil Profile Rebuilding would include a subsoiling procedure, the addition of compost, the replacement or addition of topsoil, and planting.

All Urban Forest Management Division issues have been addressed.

### **Stormwater Management Analysis (Appendix 10)**

The majority of site runoff would outfall into the Fairfax Center Regional Pond 77, located to the northeast of the subject property. The existing pond would provide both water quality and quantity control for the proposed use.

The applicant submitted an on-site detention/retention waiver request in order to use the regional facility for stormwater quantity control. However, since the time of the original rezoning, County soil maps have been updated. Based on a revised soil classification for the regional pond, a portion of the stormwater runoff would be required to be detained on-site. The applicant provided preliminary information regarding on-site detention. Staff noted that no further action is required under the zoning application and that further analysis would take place as part of the site plan review.

Additionally, the applicant submitted a Stormwater Management Ordinance Determination (SWOD), to determine whether the site could be governed by the water quality control standards in place at the time of the original approval, in 2009. DPWES determined that the project is qualified for "grandfathering" under Chapter 124 of the Fairfax County Code and approved the SWOD request. Regarding water quality, the existing regional pond has been identified as the means for providing the required phosphorus reduction for the project. Additional quality controls would be provided if the post-development phosphorus pollutant rate exceeds the pond design. Calculations and design details will be reviewed during the site plan review stage.

There are no outstanding stormwater issues.

### **Cultural Resources Analysis (Appendix 11)**

Research indicates the parcel once contained structures visible on the 1937 aerial photography of the County. Additionally, the parcel is adjacent to the Robertson-Kidwell Family Cemetery (Cultural Resources Site #44FX1172), which is located along the property's eastern boundary. An investigation was conducted on the project site along the eastern boundary to determine the nature of ground-penetrating radar anomalies recorded during previous remote sensing (ECS Project No. 01:13581-A). However, no unmarked graves were found. The anomalies were assumed to be caused by large tree root systems. The report recommended that appropriate measures be taken to reduce/control erosion along the property line with the Robertson-Kidwell cemetery property. Additionally, a Phase I Cultural Resources Investigation was conducted for the Route 29 Widening project, which investigated a narrow strip of land along the property's northern boundary (WSSI #21732.18). However, the investigation found the area to be disturbed and comprised of impenetrable fills, due to utility relocations and service road construction.

While a portion of the property along the cemetery has been investigated, staff found no record of an archaeological investigation for the remainder of the project site. Given the extensive ground disturbance proposed for the development, staff recommended a Phase I archaeological survey, in order to determine the presence or absence of archaeological sites, with Phase II and Phase III archaeological testing if sites are found to be significant or eligible for listing on the National Register of Historic Places.

The proposed proffers would allow the County, or the County's designee, on-site prior to construction activities to perform archeological testing and recover any artifacts found (see Proffer VIII). The proposed proffer statement does not commit the applicant to Phase I archeological testing.

These comments remain outstanding.

### **Fire and Rescue Analysis**

The Fire and Rescue Department reviewed the application and had no specific comments on the application. Fire and Rescue staff did note that construction of buildings and structures will require full compliance with fire protection and access requirements listed in the Statewide Building Code, the Fairfax County Public Facilities Manual, and the Statewide Fire Prevention Code, as amended by Fairfax County, including all fire lane markings.

## Water Service Analysis

Water Authority staff stated that the property can be served by Fairfax Water. Adequate domestic water service is available at the site from an existing 8-inch water main on Lee Highway. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns. There are no outstanding water issues.

## Sanitary Sewer Analysis

DPWES staff reviewed the application. The application property is located in the Accotink Creek (M-9) watershed. It would be sewerred into the Noman M. Cole Pollution Control Plant (NMCPCP). Based upon current and committed flow, there is excess capacity in the NMCPCP. An existing 8-inch line located in the Lee Highway right-of-way and about 385 feet from the property is adequate for the proposed use at this time. There are no outstanding sanitary sewer issues.

## ZONING ORDINANCE PROVISIONS (See Appendix 13)

### C-2 DISTRICT STANDARDS

The requested rezoning for the 1.78-acre site must comply with the Zoning Ordinance provisions found in Article 4, Commercial District Regulations, among others.

#### Zoning District Requirements

C-2 (Limited Office District) Lot Requirements & Parking (Article 4, Part 2; & Article 11, Part 1)		
Standard	Required	Provided
Min. Lot Area	20,000 sf	1.78 acres
Min. Lot Width	100 feet	+/- 201 feet
Max. Building Height	40 feet	32 feet
Front Yard	30° angle of bulk plane, not less than 25 feet	105 feet
Rear Yard	25 feet	160 feet
Maximum FAR	0.50	0.24
Min. Open Space	30%	30%
Parking	88	108

The proposal meets all of the lot, bulk, and parking requirements of the C-2 District, as listed above.

## MODIFICATIONS

The following modifications and deviation are requested:

### On-Road Bicycle Lane

- Reaffirmation of the modification of the construction of an on-road bike lane on Lee Highway, in favor of a 10-foot wide bicycle trail.

The property owner has previously dedicated the land necessary for the widening of Lee Highway and the construction of a service road along the property frontage. Additionally, the applicant has proffered to: 1) construct a service drive along the Lee Highway frontage, which would accommodate two-way traffic, to extend and connect with the existing service drives located to the east and west of the property; 2) construct a ten-foot wide trail within the right-of-way area; and 3) complete a pedestrian connection to the existing sidewalk to the west of the Property (along the Lee Plaza frontage).

Staff supports the modification of the construction of an on-road bike lane on Lee Highway in favor of the 10-foot wide bicycle trail and a connection to the existing sidewalk.

### Tree Preservation Target

- Deviation from the Tree Preservation Target, pursuant to Section 12-0508.3A of the PFM, in favor of the plantings as shown on the proposed plan and as conditioned.

*Sect. 12-0508.3 of the Public Facilities Manual states that the Director may approve a deviation from the site's Tree Preservation Target when meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance or would require the preservation of trees that do not meet standards for health and structural condition and other vegetation and risk management requirements.*

As discussed above in the Forestry Analysis Section, the site is almost entirely forested. Given the recommended densities of the Comprehensive Plan, parking requirements, tree locations, and the anticipated site development, the preservation of the existing forest resources would likely result in significant adverse impacts to any remaining vegetation and may prove infeasible.

However, in order to help ensure the long-term growth and viability of the landscape plantings, the applicant would commit to Soil Profile Rebuilding for transitional screening yards, peripheral parking landscaping strips, interior parking lot landscape tree islands, and a proposed amenity area, consistent with staff recommendations. Soil Profile Rebuilding would include a subsoiling

procedure, the addition of compost, the replacement or addition of topsoil, and planting.

Given the above conditions, staff supports the deviation request in favor of the alternatives as shown on the proposed plan and as conditioned.

### **Transitional Screening and Barriers**

- Modification of the transitional screening requirements along a portion of the eastern boundary of the subject property adjacent to Lots 26 and H, and along the southern boundary of the subject property adjacent to Lot G, pursuant to Par. 4 of Sect. 13-305, in favor of 7-foot high architectural block walls and as conditioned; and
- Modification of the barrier requirement along Lee Highway, pursuant to Par. 7 of Sect. 13-305, in favor of landscape plantings, to include a mixture of Category III deciduous trees, shrubs, and groundcovers.

*Transitional screening and barriers may be waived or modified by the Director in certain circumstances in accordance with Sect. 13-305 of the Zoning Ordinance. The Director may attach conditions to any modification which would assure that the results of the modification would be in accordance with the purpose and intent of the Zoning Ordinance.*

*Pursuant to Par. 4 of Sect. 13-305 of the Zoning Ordinance, the transitional screening yard width and planting requirements may be reduced by as much as two-thirds where the developer chooses to construct a seven (7) foot brick or architectural block wall instead of the lesser barrier indicated by the matrix.*

As an alternative to Transitional Screening 1, which would require an unbroken strip of open space a minimum of 25 feet wide with various plantings, 7-foot high masonry walls, a 12-foot wide planting area, and enhanced plantings are proposed along the eastern and southern boundaries.

*Pursuant to Par. 7 of Sect. 13-305 of the Zoning Ordinance, Transitional screening and barriers may be waived or modified where the adjoining property is used for any public purpose other than a school or hospital.*

The Lee Highway public right-of-way measures approximately 240 feet wide and separates the proposed use from the multi-family development to the north of Lee Highway. As an alternative to Barrier H, which would require one row of 6-foot high trees of various types averaging 50 feet on centers, the applicant proposes a mixture of Category III deciduous trees, shrubs, and groundcovers to the east of the entrance driveway within a 12-foot wide planting area. A bioretention filter would be placed to the west of the entrance driveway, adjacent to the McKenzie Drive gravel access road. The bioretention filter is proposed in this location to collect surface runoff, as it is the lowest point on the property.

Staff supports the modifications of the transitional screening and barrier, as proposed.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff concludes that the proposed development is generally consistent with the land use guidance of the Comprehensive Plan, is at an intensity anticipated by the Comprehensive Plan, would adequately modify the roadways in the area to serve the proposed uses, would accommodate walking and bicycling, has been designed to ensure compatibility with the surrounding community, and would be designed to not exceed the design capacity of the affected off-site stormwater management facilities.

However, the lack of a commitment to a Phase I Archaeological survey for the unsurveyed portion of the site is a significant shortcoming of the application. A Phase I archaeological survey would be advisable to determine the presence or absence of archaeological sites. If sites are found to be significant or eligible for listing on the National Register of Historic Places, Phase II and Phase III archaeological testing would be appropriate.

### **Recommendations**

Staff recommends approval of PCA 2008-SP-012, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of the modifications and deviation listed below, in favor of the alternatives as shown on the proposed Generalized Development Plan (GDP) and as proffered:

- Reaffirmation of the modification of the construction of an on-road bike lane on Lee Highway, in favor of a 10-foot wide bicycle trail;
- Deviation from the Tree Preservation Target, pursuant to Section 12-0508.3A of the PFM, in favor of the plantings as shown on the proposed plan and as proffered;
- Modification of the transitional screening requirements along a portion of the eastern boundary of the subject property adjacent to Lots 26 and H, and along the southern boundary of the subject property adjacent to Lot G, pursuant to Par. 4 of Sect. 13-305 of the Zoning Ordinance, in favor of 7-foot high architectural block walls and as proffered; and
- Modification of the barrier requirement along Lee Highway, pursuant to Par. 7 of Sect. 13-305 of the Zoning Ordinance, in favor of landscape plantings that include a mixture of Category III deciduous trees, shrubs, and groundcovers and as proffered.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owners, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of these applications do not interfere with, abrogate, or annul any easements, covenants, or other agreements between parties, as they may apply to the properties subject to these applications.

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 Proffers
2. Affidavit
3. Statement of Justification
4. RZ 2008-SP-012: Previously Accepted Proffers
5. RZ 2008-SP-012: Previously Approved GDP
6. Land Use Analysis – DPZ/PD
7. Transportation Analysis – FCDOT
8. Environmental Resources Analysis – DPZ/PD
9. Forestry Analysis – DPWES/UFMD
10. Stormwater Management Analysis – DPWES/SDID
11. Cultural Resources Analysis – FCPA
12. Comprehensive Plan Excerpts
13. Applicable Zoning Ordinance Standards
14. Glossary of Terms

PROFFER STATEMENT

Church of the Apostles (Anglican) PCA 2008-SP-012

Tax Map Parcel 56-2 ((1)) 66

January 5, 2017

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950 as amended, and Section 18-204 of the Zoning Ordinance of the County of Fairfax, Virginia (“Zoning Ordinance”), the applicant (“Applicant”) in this rezoning, proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference 56-2 ((1)) 66 (“Property”) shall be developed in accordance with the conditions set forth below, if and only if, said proffered condition amendment request for PCA 2008-SP-012 (“Application”) is granted by the Board of Supervisors of Fairfax County (“Board”). In the event said Application is denied or the Board’s approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The Applicant, for itself, its successors and assigns agrees that these proffers shall be binding on the future development of the Property, unless modified, waived or rescinded in the future by the Board in accordance with Fairfax County and State statutory procedures. The proffers, which supersede previous proffers, are as follows:

## I. GENERALIZED DEVELOPMENT PLAN.

1. Substantial Conformance. The Property shall be developed in substantial conformance with the Generalized Development Plan, dated July 2016, amended through January 5, 2017, titled “Generalized Development Plan 11717 Lee Highway,” prepared by RCFields & Associates, Inc. (Sheets 1-7) and dBF Associates Architects (Sheets 8-10), which consists of ten (10) sheets (“GDP”).
2. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP and these proffers may be permitted as determined by the Zoning Administrator.

## II. SITE ELEMENTS

1. Lighting.
  - (a) Exterior Lighting - All lighting on the Property shall be in accordance with Part 9 of Article 14 of the Zoning Ordinance. Parking lot and sidewalk lighting shall be focused downward and directly on parking/driving areas and sidewalks. All outdoor parking lot and sidewalk lighting (exclusive of security

lighting) that is located along the Property's southern and eastern property lines shall be set on timers that shall turn off at approximately 11:00 p.m. The Applicant shall use dark sky friendly luminaires to reduce any light pollution. In addition, along the southern and eastern property lines, the "Gullwing" style light fixtures shall be on poles that do not exceed 15' in height. All building accent lighting shall be directed toward the building surfaces. All lighting for outdoor signage shall be designed to minimize glare. The Applicant shall submit an exterior lighting plan to DPWES at time of site plan review.

(b) Interior Lighting - The Applicant shall minimize the effect of the interior lighting of the building on the residential lots located to the south and east of the Property by minimizing the windows on the southern and eastern sides of the building, utilizing non-glare glass, and providing tinted windows. The interior lighting system for all exterior facing spaces within the building shall have natural light overrides, as well as motions sensors, so that these lights shall turn off during unoccupied hours.

2. Architectural Design. The final architectural design of the building shall be in substantial conformance with the general type, quality and proportion of materials depicted in the illustrative perspectives, elevations and sections shown on the GDP.
3. Unifying Elements. All street furniture, including trash receptacles, tables, benches and lamp posts shall be consistent, both in terms of materials and design, throughout the Property and in quality and character with the illustrative examples included on the GDP.
4. Trash. All outdoor trash receptacles shall conform to the standards set forth in the Public Facilities Manual for the screening of such receptacles and shall be located as shown on the GDP. The Applicant shall: (a) provide at least one (1) trash receptacle in the general vicinity of the proposed amenity area, (b) provide for the removal of the trash at least one (1) time per week from this area, and (c) generally clean and clear the proposed amenity area of trash. The Applicant shall arrange for trash pick-up from the dumpster at least one (1) time per week and such trash pick-ups shall occur on weekdays, no earlier than 7 a.m. and no later than 9 p.m.
5. Signage. All signage provided on the Property shall comply with Article 12 of the Zoning Ordinance. Any permanent freestanding signs shall be monument type. Pole signs shall not be permitted on the Property. No illuminated signs shall be permitted on the facade of the building facing the residential lots on the southern and eastern sides of the Property.

### III. GREEN BUILDING AND LOW IMPACT DEVELOPMENT

1. EarthCraft Light Commercial. Prior to the issuance of the building permit, the applicant shall provide documentation from an assigned EarthCraft Light Commercial (ECLC) Project Manager demonstrating that the project has had both the ECLC Design and Planning Review and the ECLC Pre-Construction Meeting, and is meeting all requirements to obtain ECLC certification. Prior to the issuance of the non-RUP, the applicant shall provide documentation from the assigned ECLC Project Manager demonstrating that the project has met all requirements pertaining to the ECLC Final Site Visit and has applied for the ECLC Certification.
2. Bioretention Filters. Bioretention filters shall be installed in the locations depicted on the GDP, or as otherwise permitted by DPWES at the time of site plan approval

### IV. TRANSPORTATION/TRAILS.

1. Bicycles. A bicycle parking area shall be provided for the exclusive use of the tenants of the building and their visitors. At a minimum, "Inverted U" bicycle rack(s) with total storage sufficient for at least ten (10) bicycles (two (2) bicycles per Inverted U) shall be provided.
2. Lee Highway (Route 29) Improvements. Subject to Virginia Department of Transportation ("VDOT") and DPWES approval, the Applicant shall (a) construct a service drive which can accommodate two-way traffic within the proposed service drive area, in the location as generally shown on the GDP, along the Property's Lee Highway frontage, to extend and connect said service drive to the existing service drive located to the east and west of the Property, (b) construct a ten (10) foot wide trail within the proposed right-of-way area, as generally shown on the GDP, and (c) complete the pedestrian connection between the existing sidewalk on the retail property located to the west of the Property (known as Lee Plaza) to the proposed ten (10) foot wide trail referenced herein (said service drive, sidewalk and trail improvements are collectively referred to as the "Lee Highway Improvements"). The Lee Highway Improvements shall be constructed prior to the issuance of any NonRUP. For purposes of this proffer, "constructed" shall mean open and available for use by the public, but not necessarily accepted by VDOT into the state secondary road system for maintenance.

To the extent the final trail location and connection to the west requires approval from any off-site owner and/or governmental agency, the Applicant shall diligently pursue such permission from any applicable owner and/or governmental agency, at no cost to the Applicant, except for typical administrative fees and costs associated with the preparation, approval and recordation of deeds, plan and plats. If the Applicant is unable to obtain the

necessary permission and has demonstrated such to DPWES through the submission of documented attempts to obtain said permission to construct the trail connection to the west, the Applicant shall construct the trail to a point immediately east of the western property line, and escrow the cost for such unconstructed trail connection with DPWES at the time of site plan, in an amount not to exceed \$4,000.00. This escrow amount shall adjust on a yearly basis from the base month of January 2018 and change effective each January 1 thereafter, based on changes in the Consumer Price Index as permitted by VA. Code Ann. Section 15.2-2303.3

3. Density Credit. Density credit shall be reserved for the Property as provided by Section 2-308 of the Zoning Ordinance for all dedications as may reasonably be required by Fairfax County, VDOT or others at the time of site plan review.
4. Lee Highway/Village Drive. Within one (1) year after issuance of the Non-Residential Use Permit for the building, the Applicant shall apply to VDOT for approval of the installation of a “No Right On Red” sign for the east-bound right turn lane on Lee Highway (Route 29) at its intersection with Village Drive. Should VDOT not grant approval, there shall be no further obligation under this proffer.

#### V. STORM WATER MANAGEMENT/BMPs.

Storm water management for the Property is provided by Regional Pond D-77, and by onsite detention in the location generally shown on the GDP. Together, the Regional Pond and on-site detention shall accommodate both water quality and quantity requirements that shall be generated by the Property.

#### VI. LANDSCAPING/FENCING.

1. Landscape Plan. The Property shall be developed in substantial accordance with the landscape plan, as generally shown on Sheet 4 of the GDP, subject to modification and review by the Urban Forest Management Division (“UFMD”) of DPWES, as part of site plan review. In coordination with UFMD, the exact locations and species of plantings may be adjusted during site plan review and shall include the planting of native and desirable tree and plant species suitable for the specific conditions and topography of the Property. The Applicant shall maintain all landscaping on the Property.
2. Soil Profile Rebuilding. Soil Profile Rebuilding specifications as described within the document by Susan Day of Virginia Tech, “Soil Profile Rebuilding,” that is included as Exhibit 1, or by similar techniques as may otherwise be reviewed and approved by UFMD, shall be provided by the Applicant for the transitional screening yards, peripheral parking landscaping strips, interior parking lot landscaping tree islands, and the proposed amenity area on the

Property at the time of site plan. Soil Profile Rebuilding shall include a subsoiling procedure, the addition of organic matter in the form of compost, the replacement or addition of topsoil, and planting. Once Soil Profile Rebuilding is complete, all vehicular traffic and equipment, with the exception of lawn mowers, and storage of materials on areas subject to Soil Profile Rebuilding shall be prohibited. Foot traffic for the purposes of planting, mulching, weeding, mowing, and property maintenance shall be permitted within the areas of Soil Profile Rebuilding.

3. Fence/Supplemental Landscaping. Prior to the commencement of construction, the Applicant shall provide and install at its sole cost, a powder coated cast aluminum four (4) foot high fence along the property line running between the Property and the adjacent parcel known as Tax Map Reference 56-2 ((25)) 65A ("cemetery"). The Applicant shall maintain that portion of the fence that it installs. The fence shall match the existing four (4) foot fence that runs along the Property's eastern boundary with the cemetery. In addition, the Applicant shall coordinate with a designated representative of the cemetery to relocate, at its sole cost, the gate to the existing four (4) foot high fence to an area that shall allow for more efficient ingress and egress into the cemetery by vehicles and equipment necessary for the cemetery use. The Applicant shall coordinate with a designated representative of the cemetery to determine if supplemental landscaping is desired by the owners of the cemetery, and thereafter use its best efforts to accomplish the planting of such supplemental landscaping along its common fence line with the cemetery in an amount, to be paid by the Applicant, not to exceed \$1,000.00. In the event that such supplemental landscaping is desired, the Applicant shall install the chosen low plantings along the eastern fence line. After installation, the Applicant shall have no further obligation for the maintenance, care or replacement of said landscaping.

In addition, the Applicant shall contact and use its best efforts to obtain permission from the owners of the residential lots known as Tax Map References 56-2 ((25)) 18A, 19A, 20, 21 and 26, to provide supplemental landscaping on said lots in an amount, to be paid by Applicant, not to exceed \$1,000.00 per lot. After installation, the Applicant shall have no further obligation for the maintenance, care or replacement of said landscaping. In the event that at the time of site plan review, the owners of lots 18A, 19A, 20, 21 and 26 have not granted permission to the Applicant to establish the supplemental landscaping as demonstrated with the provision of written documentation of its attempts to DPWES, then this proffer, as it relates to the lots 18A, 19A, 20, 21 and 26 shall be considered null and void and of no further effect.

VII. CONSTRUCTION PARKING.

In order to minimize any effect on the adjacent residential properties during construction, the Applicant shall enforce the following restrictions for construction vehicles:

- (1) No access or parking of construction vehicles on McKenzie Avenue, Arniel Place, Fairfax Estates Drive, or Robertson Farm Circle; and,
- (2) No construction parking along the existing service drive; however, parking may occur on that portion of the Property that will be dedicated for service drive use.

VIII. ARCHEOLOGICAL

The Applicant shall notify the County Archeologist, in writing, three months prior to any construction activity or clearing of the Property (the "Date of Notification"). The Applicant shall permit the County Archeologist, or other person(s) designated by the County Archeologist, to enter the Property to search for and recover any artifacts until such time as construction activity or clearing of the Property commences. In no instance shall construction activity or clearing of the Property commence prior to three months from the Date of Notification. The County shall have the right to retain any artifacts that may be discovered on the Property.

IX. MISCELLANEOUS.

1. The Applicant shall deliver a courtesy copy of the initial site plan for the proposed building to the President of the Estates at Leewood Homeowners Association upon submission of such plan to DPWES.
2. No noise amplifying devices, such as loudspeakers, shall be utilized outdoors on the Property

X. GENERAL PROVISIONS.

Successors and Assigns. These proffers shall bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to the "Applicant" in these proffers shall include and be binding upon the Applicant's successor(s) in interest and/or developer(s) of any portion of the Property.

APPLICANT/TITLE OWNER OF  
TAX MAP 56-2 ((1)) 66

CHURCH OF THE APOSTLES (ANGLICAN)

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By: Philip J. Rooney  
Its: Treasurer

# Exhibit 1 (Soil Rebuilding)

## Soil Profile Rebuilding

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Specification for Restoration of Graded and Compacted Soils that will be Vegetated

CSI Div 2

CSICode-02910-Plant Preparation-Soil Preparation

### CONTENTS

#### 1. PURPOSE AND DESCRIPTION

#### 2. PROCEDURE

#### 3. DEFINITIONS

#### 4. SUBMITTALS

#### REFERENCES & PERMISSIONS

#### 1. PURPOSE AND DESCRIPTION

##### 1.1 Purpose

Soil Profile Rebuilding is an appropriate soil restoration technique for sites where topsoil has been completely or partially removed and subsoil layers have been compacted (graded and/or trafficked by equipment). It may also be used with some modifications if topsoil is present. This is not an appropriate technique in sites with surface compaction only (6 inches or less), although this situation is rare on construction sites. This technique is not appropriate within the root zones of trees that are to be protected. Soil Profile Rebuilding can improve physical and biological characteristics of soil to allow for revegetation. Soil chemical problems, soil contamination from heavy metals, pathogens, or excessive debris or gravel shall be addressed separately.

##### 1.2 Description of Procedure

The procedure includes a subsoiling procedure, addition of organic matter in the form of compost, replacement or addition of topsoil, and subsequent planting with woody plants. The soil preparation portion of Soil Profile Rebuilding puts the components in place for restoration to characteristics similar to undisturbed soils, however, the complete restoration process requires root activity and occurs over many years. This technique may be appropriate for restoration of disturbed soils as defined by SITES™.

##### 1.3 Expected Outcomes

Soil Profile Rebuilding may improve vegetation establishment, increase tree growth rates, increase soil permeability, enhance formation of aggregates in the subsoil, and enhance long-term soil carbon storage.

# Exhibit 1 (Soil Rebuilding)

## 2. PROCEDURE

### 2.1 Location

Profile Rebuilding shall occur on all soil areas that are to be vegetated that have been disturbed by trafficking or grading during construction or prior to construction. Soil areas that are not to be treated should be protected by permanent fencing during the construction period and all access to these areas prohibited. A soil map delineating protected areas and areas to be treated shall be approved by the owner, arborist, or landscape architect before grading or construction begins.

### 2.2 Sequencing

Profile Rebuilding shall occur after site disturbance is complete, including all vehicle and equipment trafficking, but before replacement of topsoil. Once profile rebuilding is complete, all traffic and equipment or materials storage on treated areas is prohibited with the exception of foot traffic for the purposes of planting or mulching.

If topsoil is already present and is 4 inches or greater in depth, use the "modifications for pre-existing topsoil."

### 2.3 Remove foreign materials

Remove all foreign materials resulting from construction operations, including oil drippings, stone, gravel, and other construction materials from the existing soil surface.

### 2.4 Application of Compost

Spread mature, stable compost (see Section 3. Definitions for definition of compost) to a 4 inch depth over compacted subsoil.

### 2.5 Subsoiling

Subsoiling may be performed when soil is neither wet nor dry. If a shovel cannot be forced into the soil, it is too dry. If the surface is sticky or muddy, it is too wet. Use a backhoe rearbucket or similar equipment with a tined bucket to break up the compacted soil and incorporate the compost. Work backwards away from excavated soils so that treated soil is not trafficked by the equipment. Insert the bucket through the compost layer and into the subsoil to a depth of 24 inches and raise a bucket of soil at least 24 inches above the soil surface. Tip the bucket and allow soil to fall. Repeat this procedure until no clumps of compacted soil larger than 12 inches in diameter remain. The tines of the bucket can be used to break apart larger clumps if necessary. 50% of the soil shall be in clumps 6 inches or smaller. No clumps shall be greater than 18" in diameter. The subsoiling is not intended to homogenize the compost and soil, but rather loosen the soil to a 24-inch depth and create veins of compost down to that depth as well. To ensure that subsoiling reached the appropriate depth, a push tube soil sampler shall be used to verify compost is present at 24 inch depth.

# Exhibit 1 (Soil Rebuilding)

## 2.6 Replacement of topsoil

### 2.6.1 Standard procedure

Stockpiled topsoil, or additional topsoil if none is available from the site, shall be returned to the site to a 4 inch minimum depth (see *Section 3.3 Definitions* for definition of topsoil). If soil was severely disturbed (see definitions), a 6-8 inch minimum shall be replaced.

### 2.6.2 Modification if significant topsoil is already present before Profile Rebuilding is initiated

#### Case 1:

At least four inches of topsoil is present on the site after construction activities are completed AND soil is not severely disturbed (see *Section 3.3 Definitions* for description of severely disturbed).

#### Case 2:

Less than 4 inches of topsoil is present on site after construction activities were completed but before Profile Rebuilding is initiated, OR soil is severely disturbed (see *Section 3.3 Definitions* for description of severely disturbed).

For Case 1: A minimum of 3 inches additional topsoil shall be placed over the subsoiled layer before tilling.

For Case 2: Follow *Section 2.6.1 Standard procedure*, as if no topsoil had been present.

## 2.7 Tilling

Rototill topsoil to a depth of 6-8 inches when soil is neither dry nor very moist. Rototilling depth should cross the interface with the subsoiled layer by a minimum of 1 inch and can be verified with a random sampling with a push tube soil sampler.

## 2.8 Planting

Plant the site with woody plants, trees or shrubs, at a density that insure a minimum of 50% of the site will be occupied with roots within 10 years. Planting of at least one large stature tree (e.g., one that will mature at approximately 60-70 feet in height) or 20 medium stature shrubs per 5,000 sq. ft. shall be considered to achieve this.

## I. DEFINITIONS

### 3.1 Topsoil

Soil can be considered topsoil if it originates from an A horizon of a natural soil or is a mineral soil with 3% or greater organic matter content and a NRCS textural class similar to pre-development A horizon soils for the site or as specified by the owner, arborist, or landscape architect. Blended soils shall not be used unless specified by the owner, arborist, or landscape architect. In addition topsoil shall:

1. Be friable and well drained

# Exhibit 1 (Soil Rebuilding)

2. have a pH between 5.2 and 7.5 (a narrower range may be specified for particular plant material)
3. have an organic matter content not less than 3%
4. have low salinity as indicated by an electrical conductivity of less than 4.0 mmhos/cm
5. be free of debris, stones, gravel, trash, large sticks, heavy metals, and other deleterious contaminants, (if screening is used to remove debris, screen size must be ¾ inch or larger).
6. have a nutrient profile such that it is able to support plant growth
7. be free of noxious weed seeds

## 3.2 Compost

Compost feedstock shall be leaves, yardwaste, or foodwaste. Biosolid-based composts shall not be used. A compost sample with analysis shall be submitted for approval to the client before application.

Stability refers to the rate of biological breakdown, measured by carbon dioxide release. Maturity refers to completeness of the aerobic composting process and suitability (lack of plant toxicity) as a plant growth media, often measured by ammonia release and by plant growth tests. Compost manufacturers that subscribe to the US Composting Council's testing program may document stability as compost testing 7 or below in accordance with TMECC 05.08-B, "Carbon Dioxide Evolution Rate". Maturity (suitability for plant growth) may be documented as compost testing greater than 80% in accordance with TMECC 05.05-A, "Germination and Vigor". Compost is considered mature and stable if it tests at 6.0 or higher on the Solvita Compost Maturity Index Rating, which is a combination of Carbon Dioxide and Ammonia Maturity Tests (test information and equipment available at [www.solvita.com](http://www.solvita.com)).

Compost shall also:

1. Free of weed seeds
2. Free of heavy metals or other deleterious contaminants
3. Have an EC of less than 4.0 mmhos/cm

## 3.3 Severely Disturbed Soil

Soil shall be considered *severely disturbed* if grade was lowered more than 14 inches OR soil was compacted in lifts regardless of the final grade.

# Exhibit 1 (Soil Rebuilding)

## 4. SUBMITTALS

### 4.1 Soil Map

A soil map indicating soil areas to be protected and those to be restored via Soil Profile Rebuilding shall be submitted by the contractor for approval by the owner, arborist, or landscape architect before construction begins.

### 4.2 Compost

A compost sample with analysis certifying it is stable, mature, from acceptable feedstocks and free of contaminants and weed seeds shall be submitted for approval to the landscape architect or owner before compost is applied to the soil.

### 4.3 Topsoil

A topsoil sample with analysis from a certified testing laboratory and verification of source shall be submitted for approval to the landscape architect or owner before application. Separate documentation is required for each 100 cubic yards of topsoil unless otherwise approved by the landscape architect or owner.

## REFERENCES & PERMISSIONS

Use of this specification has been documented to increase tree canopy and soil carbon stores compared with typical practices. See [www.urbanforestry.frec.vt.edu/SRES](http://www.urbanforestry.frec.vt.edu/SRES) for more information.

Soil Profile Rebuilding Specification by Susan Day et al. is licensed under a Creative Commons Attribution-NonCommercial 3.0 United States License. It may be used freely as is, or modified. However use of the term "Soil Profile Rebuilding" should only be used when soil restoration is performed as described in this specification. See [www.urbanforestry.frec.vt.edu/SRES/specification.html](http://www.urbanforestry.frec.vt.edu/SRES/specification.html) for full details.

1363181b

**REZONING AFFIDAVIT**

DATE: December 21, 2016  
(enter date affidavit is notarized)

I, Robert D. Brant, attorney/agent, do hereby state that I am an  
(enter name of applicant or authorized agent)

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

in Application No.(s): PCA 2008-SP-012  
(enter County-assigned application number(s), e.g. RZ 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 must 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 <b>BOLD</b> above)
Church of the Apostles (Anglican)	3957 Pender Drive, Suite 100 Fairfax, VA 22030	Applicant/Title Owner of Tax Map 56-2 ((1)) 66
Agents: Philip J. Rooney Gary L. French Joseph Acanfora Michael S. Henretty • Tyler J. Aberle		
R.C. Fields & Associates, Inc.	730 S. Washington Street Alexandria, Virginia 22314	Engineer/Agent
Agents: Paul A. Wilder Andrea C. Spruch Alex B. Holleman Alex W. Boulden		

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

• Information added.

**Rezoning Attachment to Par. 1(a)**

136318b

DATE: December 21, 2016  
(enter date affidavit is notarized)

for Application No. (s): PCA 2008-SP-012  
(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 <b>BOLD</b> above)
Walsh, Colucci, Lubeley & Walsh, P.C.  Agents: Martin D. Walsh Lynne J. Strobel M. Catharine Puskar Sara V. Mariska ● G. Evan Pritchard (FORMER) Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland (FORMER) Robert D. Brant Elizabeth D. Baker Inda E. Stag Amy E. Friedlander	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Agents for Applicant  Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent FORMER Attorney/Agent Attorney/Agent Attorney/Agent FORMER Attorney*/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent  *Admitted in New York and California. Admission to Virginia Bar pending.
M. J. Wells and Associates, Inc.  Agents: Robin L. Antonucci Michael J. Workosky John F. Cavan, IV	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Consultant/Agent
Plan Consultants, Inc. d/b/a Soil Consultants  Agents: Douglas S. Smith Max Alvaredo S. Timothy Gentry	9303 Center Street Manassas, VA 20110	Soil Consultant/Agent

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

*Information updated.*

REZONING AFFIDAVIT

136018b

DATE: December 21, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2008-SP-012
(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, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Church of the Apostles (Anglican)
3957 Pender Drive, Suite 100
Fairfax, VA 22030

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 THE SHAREHOLDERS: (enter first name, middle initial, and last name)
A non-stock, not-for-profit corporation

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Philip J. Rooney, Treasurer; Joseph Acanfora, Rector; Tyler J. Aberle, Senior Warden; John L. Stock, Junior Warden
Lynne Harris, Registrar
Vestry (directors): Tyler J. Aberle, Jane Campbell, John L. Stock, Daniel F. Klein, Lynne Harris, Tamara Otten, Judith Heisinger, Paul St. André

FORMER officers: William Collins, Senior Warden, Gary L. French, Administrator, Andrew Blount, Senior Warden
FORMER Vestry (directors) members: William Collins, Bradley Brewster, James Daffron, Thomas Desocio, Gayle Fischer, Elaine Hoptiak, George Keitt, David Smith, Andrew Blount

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

**Rezoning Attachment to Par. 1(b)**

DATE: December 21, 2016  
(enter date affidavit is notarized)

1363180

for Application No. (s): PCA 2008-SP-012  
(enter County-assigned application number (s))

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

R.C. Fields & Associates, Inc.  
730 S. Washington Street  
Alexandria, Virginia 22314

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

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

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

Paul A. Wilder  
Ronald J. Keller

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer, etc.**)

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

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201

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

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

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

Wendy A. Alexander	Jay du Von	J. Randall Minchew	Lynne J. Strobel
David J. Bomgardner	William A. Fogarty	Andrew A. Painter	Garth M. Wainman
E. Andrew Burcher	John H. Foote	● G. Evan Pritchard (FORMER)	Nan E. Walsh
Thomas J. Colucci	H. Mark Goetzman	M. Catharine Puskar	<i>Effective 1/1/17, additional</i>
Michael J. Coughlin	Bryan H. Guidash	John E. Rinaldi	<i>shareholders:</i>
Peter M. Dolan, Jr.	Michael J. Kalish	Kathleen H. Smith	<i>Sara V. Mariska</i>
			<i>Charles E. McWilliams</i>

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer, etc.**)

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

• Information updated.

**Rezoning Attachment to Par. 1(b)**

DATE: December 21, 2016  
(enter date affidavit is notarized)

136318b

for Application No. (s): PCA 2008-SP-012  
(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 610  
Tysons, VA 22102

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

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

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

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

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

Plan Consultants, Inc. d/b/a Soil Consultants  
9303 Center Street  
Manassas, VA 20110

**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)

Donn S. Smith

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

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

REZONING AFFIDAVIT

1363186

DATE: December 21, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2008-SP-012
(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, number, street, city, state and zip code)
NONE

(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)

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

REZONING AFFIDAVIT

DATE: December 21, 2016  
(enter date affidavit is notarized)

136318b

for Application No. (s): PCA 2008-SP-012  
(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 "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: December 21, 2016
(enter date affidavit is notarized)

136318b

for Application No. (s): PCA 2008-SP-012
(enter County-assigned application number(s))

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 "Rezoning 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

Robert D. Brant, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 21 day of December 2016, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2019

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



**WALSH COLUCCI  
LUBELEY & WALSH PC**

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

October 6, 2016

**Via Hand Delivery**

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

Re: Statement of Justification  
PCA 2008-SP-012 (the "PCA Application")  
Church of the Apostles Anglican (the "Applicant" or the "Church")  
11717 Lee Highway, Fairfax, VA  
TM 56-2 ((1)) 66 (the "Property")

Dear Ms. Berlin:

Please accept this statement as justification for the requested PCA Application.

The Applicant is seeking approval to modify proffers that were accepted by the Board of Supervisors ("BOS") on June 1, 2009 pursuant to RZ 2008-SP-012 (the "Rezoning"), which rezoned the Property from the R-1 District to the C-2 District to permit office development. The Property was not developed in accordance with the Rezoning's approval, and has subsequently been purchased by the Church for construction of their congregation's new facilities. House of worship uses are permitted in the C-2 District without additional zoning approval; however, because the Rezoning's generalized development plan ("GDP") was proffered and included specific architectural façades for the office structure, the Church must obtain approval of a PCA by the BOS to modify the architecture.

**Property Description**

The 1.78 acre Property is located in the Braddock Magisterial District of Fairfax County, Virginia.

To the north of the Property is Lee Highway (Rt. 29); to the east of the Property are the Estates at Leewood subdivision, Arniel Place (Rt. 10153), and a private cemetery; to the west of the Property are McKenzie Avenue (a private outlet road) and the Lee Plaza

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 • WOODBRIDGE 703 680 4664

Shopping Center; and, to the south of the Property is private open space associated with the Estates at Leewood subdivision.

The Property is currently vacant and undeveloped.

### **History and Approvals**

- On June 1, 2009, the Property was rezoned pursuant to RZ 2008-SP-012 from the R-1 District to the C-2 District, and is subject to proffers dated May 27, 2009. Pursuant to the rezoning the Board of Supervisors also:
  - Waived the construction of the on-road bicycle lane for Lee Highway;
  - Modified the barrier requirement along the eastern property line to allow for a four-foot tall fence in lieu of a seven-foot tall brick or architectural block wall;
  - Modified the 25-foot transitional screening yard on the eastern property line to allow a taper to a minimum of 12 feet along the cemetery property;
  - Modified the transitional screening yard requirements to allow a two-thirds reduction of the 35-foot transitional screening yard along the eastern edge of the property to allow a 12-foot screening yard along the residential parcels to the east;
  - Modified the barrier requirement along the eastern property line to allow for a three-foot high screening/safety wall along the residential parcels to the east;
  - Waived the 35-foot transitional screening yard and barrier requirement along the Lee Highway frontage of the property; and,
  - Modified the transitional screening yard requirements to allow a two-thirds reduction of the required 25-foot transitional screening yard along the southern property line and construction of a seven-foot tall brick or architectural wall.

### **Comprehensive Plan Recommendation**

The Property is located in the Fairfax Center Area (Area III), Sub-unit U1. Recommendations for Sub-unit U1 state,

“This sub-unit contains retail, auto repair, and office uses in addition to vacant land and a cemetery. The retail uses should not be expanded or intensified. Redevelopment to office use at a maximum FAR of .25 is appropriate to be more compatible with the adjacent residentially planned areas. Any commercial development in this sub-unit should provide effective screening and buffering to adjacent residential uses through

landscaping and other measures including architectural treatments on all sides of the structures. Adequate landscaping should also be provided along Lee Highway. The existing cemetery should be preserved and adequately buffered...

“As an option, alternative uses of a similar intensity, such as assisted living, may also be appropriate for Tax Map parcels 56-2 ((1)) 62, 63B, 63C, 66, 67A and 67B to be more compatible with the adjacent residentially planned areas. These uses should be sited in a way such that screening, buffering, building tapering, landscaping along Lee Highway, open space, architectural treatments on all sides of the structure, and internal circulation may be provided in such a way to minimize visual impact on the adjacent residential uses. Residential use up to 2 du/ac may also be appropriate.”

**Description of the Application**

The Church is proposing to construct a 32 foot high, 18,500 gross square foot (“GFA”) structure on the Property for their congregation’s use. This results in a 0.20 floor area ratio (“FAR”) for the Property, when calculated as permitted on the total land area prior to road dedications. The structure will contain typical house of worship facilities, including, but not necessarily limited to: a sanctuary (maximum 350 seats); rooms for gathering, prayer meetings and religious teaching; and, administrative offices. More than adequate parking is provided on the Property: 88 parking spaces are required (at a ratio of 1 parking space/4 sanctuary seats) and approximately 108 parking spaces are provided.

A comparison to the C-2 District permitted GFA, FAR, Open Space, Building Height and Parking to the Rezoning and PCA Applications is inserted below for reference.

	ALLOWED/REQUIRED (C-2 DISTRICT)	PREVIOUSLY APPROVED PER RZ 2008-SP-012	PROVIDED PER THIS PCA
GROSS FLOOR AREA	45,601 SF *	20,061 SF	18,500 SF
FLOOR AREA RATIO	0.50	0.22	0.20 *
OPEN SPACE	30% (23,278 SF **)	30%	30% (23,278 SF **)
BUILDING HEIGHT	40'	40'	32'
PARKING	88 SPACES ([4 SPACES/SEAT] x 350 MAX SEATS)	108 SPACES	108 SPACES ***

\* BASED ON PRE RIGHT-OF-WAY DEDICATION AREA (91,203 SF)

\*\* BASED ON POST RIGHT-OF-WAY DEDICATION AREA (77,593 SF)

The location of the Church’s structure, parking areas, vehicular ingress/egress, trails and sidewalks are all generally located as was approved in the Rezoning. The amount

of transitional screening and landscaping has not been reduced over that approved in the Rezoning, even though the same Transitional Screening and Barrier requirements are not required between church use and detached home use, as was required between office use and detached home use. It is notable that the Church structure is 8 feet and one-floor shorter than the approved office structure, which means that there will no longer be any views from windows down into neighboring yards.

### **Waivers/Modifications**

The Applicant requests the following modifications:

- Modification of the 25 foot wide transitional screening yard on the eastern periphery of the subject property adjacent to detached dwellings (TM 56-2((25)) 26 and H) and on the southern periphery of the subject property adjacent to detached dwelling's open space (TM 56-2 ((25)) G).
  - Pursuant to Par. 4 of sect. 13-305, modifications may be permitted in order to allow a 2/3 reduction in the required 25-foot wide transitional screening yard with the construction of 7-foot high masonry walls.
  - 7-foot high masonry walls are proposed in both locations.
- Modification of the barrier requirement along Lee Highway is requested to permit streetscaping that includes a mixture of Category III deciduous trees, shrubs and groundcover as recommended by the Comprehensive Plan for Fairfax Center in lieu of the required Barrier H (one row of 6 foot high trees, approx. 50 feet on center).
  - Pursuant to Par. 3 of 13-305 of the Ordinance, Transitional Screening may be modified where the 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.

### **Summary**

Church uses are permitted in the C-2 District, but in this instance, a PCA approval must be obtained to revise proffers that were accepted pursuant to a previous Rezoning. In that Rezoning, the BOS determined that the approved office use was in conformance with the recommendations of the Comprehensive Plan. At 0.20 FAR, the proposed Church use is less intense than that of the approved office use; regardless, the Church will continue to provide effective screening and buffering to adjacent residential uses through landscaping and other measures including architectural treatments on all sides of the church structure. Adequate landscaping is provided along Lee Highway in the

form of Fairfax Center Area streetscaping. In addition, the existing cemetery is preserved and adequately buffered with this PCA Application.

The proposed PCA Application meets the requirements for approval and is in conformance with the recommendations of the Comprehensive Plan. For these reasons, we request your favorable consideration.

As always, I appreciate your time and review of these requests. Please do not hesitate to contact me if you should require additional information or clarification.

Very truly yours,

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



Inda E. Stagg  
Senior Land Use Planner

Enclosures

cc: Gary French  
Paul Wilder  
Andrea Spruch  
Dan deBettencourt  
Lynne J. Strobel

PROFFER STATEMENT

11-7 Associates, LLC  
RZ 2008-SP-012

Tax Map Parcel 56-2-((1))-66

Revised May 27, 2009

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950 as amended, and Section 18-204 of the Zoning Ordinance of the County of Fairfax, Virginia, as amended as of the date hereof ("Zoning Ordinance"), the property owners and the applicant/contract purchaser ("Applicant") in this rezoning, proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference 56-2-((1))-66 ("Property") shall be developed in accordance with the conditions set forth below, if and only if, said rezoning request for the C-2 zoning district is granted by the Board of Supervisors of Fairfax County ("Board"). In the event said application is denied or the Board's approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The property owners and the Applicant, for themselves, their successors and assigns agree that these proffers shall be binding on the future development of the Property, unless modified, waived or rescinded in the future by the Board in accordance with Fairfax County and State statutory procedures. The proffers are as follows:

I. GENERALIZED DEVELOPMENT PLAN.

1. Substantial Conformance. The Property shall be developed in substantial conformance with the Generalized Development Plan, dated May 30, 2008, amended through February 9, 2009, titled "11717 Lee Highway Generalized Development Plan," prepared by Walter L. Phillips Incorporated, which consists of eleven (11) sheets ("GDP"), subject to minor engineering modifications as permitted by the Zoning Ordinance and subject to review and approval by the Department of Public Works and Environmental Services ("DPWES").

2. Minor Modifications. In addition to that described above, pursuant to paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP and these proffers may be permitted as determined by the Zoning Administrator.

3. Lighting.

(a) Exterior Lighting - All parking lot and sidewalk lighting on the Property shall be in accordance with Part 9 of Article 14 of the Zoning Ordinance, and shall be focused downward and directly on parking/driving areas and sidewalks. All outdoor parking lot and sidewalk lighting (exclusive of security lighting) that is located along the Property's southern and eastern property lines shall be set on timers that shall turn off at approximately 11:00 p.m. The proposed patio located near the northeastern corner of the building, as depicted on the GDP, shall only be lighted by wall packs and shall only be used during daylight hours. The Applicant shall use dark sky friendly luminaires to reduce any light pollution. In addition, along the southern and eastern property lines, these "Gullwing" style light fixtures shall be on poles that do not exceed 15' in height. All building accent lighting shall be directed towards the building surfaces. All lighting for outdoor signage shall be designed to minimize glare. The Applicant shall submit an exterior lighting plan to DPWES at time of site plan review.

(b) Interior Lighting - The Applicant shall minimize the effect of the interior lighting of the building on the residential lots located to the south and east of the Property by a combination of the use of non-glare glass, tinted windows, and motion sensors for the interior lights in the building. The interior lighting system for all exterior facing offices shall have natural light overrides, as well as motions sensors, so that these lights shall turn off during unoccupied hours.

4. Architectural Design. The final architectural design of the building shall be in substantial conformance with the general type, quality and proportion of materials depicted in the illustrative perspectives, elevations and sections shown on the

GDP. More particularly, the building shall incorporate elements that offer its occupants the latest in office amenities, including a state of the art low solar heat gain glass curtain wall system with double and triple glazing to optimize natural light and energy efficiency. In addition, a combination of 'brise-soleil' elements, vertical louvers and shaded and spandrel glass shall be used for the building. The 'brise-soleil' elements, louvers and other storefront elements shall be a silver-grey in color to compliment the different shades of blue of the window glass. The building shall have strong horizontal elements that unify it with the plane of the site and help to keep the building proportional to the adjacent shopping center and other smaller structures that surround it. The silver-grey color of the building shall coordinate with the grey stone of the retaining and privacy walls, as shown on the GDP. The unifying elements on the site shall match the silver-grey color of the building's storefront and other metal systems. The front pylon sign shall sit on a stone base to integrate it into the design of the site.

5. Unifying Elements. All street furniture, including trash receptacles, tables, benches and lamp posts shall be consistent, both in terms of materials and design, throughout the Property and in quality and character with the illustrative examples included on the GDP.
6. Trash. All outdoor trash receptacles shall conform to the standards set forth in the Public Facilities Manual for the screening of such receptacles and shall be located as shown on the GDP. The Applicant shall : (a) provide at least one (1) trash receptacle in the general vicinity of the outdoor seating and patio area, (b) provide for the removal of the trash at least one (1) time per week from this area, and (c) generally clean and clear the outdoor seating and patio area of trash. The Applicant shall arrange for trash pick up from the dumpster one (1) to two (2) times per week and such trash pickups shall occur on weekdays, no earlier than 7 a.m. and no later than 9 p.m.
7. Signage. All signage provided on the Property shall comply with Article 12 of the Zoning Ordinance. Any permanent freestanding signs shall be monument

type and shall be generally located as shown on the GDP. Pole signs shall not be permitted on the Property. No illuminated signs shall be permitted on the façade of the building facing the residential lots on the southern and eastern sides of the Property. All directional signage shall be consistent, both in terms of materials and design with the illustrative example included on the GDP.

8. LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN ("LEED") CERTIFICATION.

(a) The Applicant shall include, as part of the site plan submission and building plan submission, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design-New Construction (LEED®-NC) rating system, or other LEED rating system determined to be applicable to the building by the U.S. Green Building Council ("USGBC"), that the Applicant anticipates attaining. A LEED-accredited professional, who is also a professional engineer or architect licensed to practice in the Commonwealth of Virginia shall provide certification statements at both the time of site plan and the time of building plan review confirming that the items on the list shall meet at least the minimum number of credits necessary to attain LEED Certification of the project.

(b) Prior to site plan approval, the Applicant shall submit documentation to the Environment and Development Review Branch of Department of Planning and Zoning ("DPZ"), regarding the USBGC's preliminary review of design-oriented credits in the LEED program. This documentation should demonstrate how the building shall attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, shall be sufficient to attain LEED Certification. At the time of site plan approval, the Applicant shall execute a separate agreement and post a "green building escrow" in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$197,000.00. This green building escrow shall be in addition to and separate from other bond requirements and shall be released upon demonstration of attainment of LEED Certification, by the USGBC, under the most current version of the LEED-NC rating system or other

LEED rating system determined, by the USGBC, to be applicable to the building. The provision to submit documentation from the USGBC to the Environment and Development Review Branch of DPZ that the building has attained LEED Certification shall be sufficient to satisfy this commitment. Should the Applicant fail to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED Certification within one (1) year of issuance of the first non-RUP for the building, the green building escrow shall be released to Fairfax County and shall be posted to a fund within the Fairfax County budget supporting implementation of its environmental initiatives.

(c) Prior to the approval of the first non-RUP, the Applicant shall provide to the Environment and Development Review Branch of the DPZ, a letter from a LEED<sup>®</sup>-accredited professional certifying that a green building maintenance reference manual has been prepared for use by future building occupants (including tenants of premises to be rented or leased), that this manual has been written by a LEED-accredited professional, that copies of this manual shall be provided to all future building occupants and that this manual, at a minimum: (i) provides a narrative description of each green building component, including a description of the environmental benefits of that component and including information regarding the importance of maintenance and operation in retaining the attributes of a green building; (ii) provides, where applicable, product manufacturer's manuals or other instructions regarding operations and maintenance needs for each green building component, including operational practices that can enhance energy and water conservation; (iii) provides, as applicable, either or both of the following: (y) a maintenance staff notification process for improper functioning equipment; or (z) a list of local service providers that offer regularly scheduled service and maintenance contracts to assure proper performance of green building-related equipment and the structure, to include, where applicable, the HVAC system, water heating equipment, water conservation features, sealants and caulks; and (iv) provides contact information that building occupants can use to obtain further guidance on each green building component. Prior to approval of non-RUPs, the Applicant shall provide an

electronic copy of the manual in pdf format to the Environment and Development Review Branch of the DPZ.

## II. TRANSPORTATION/TRAILS.

1. Bicycles. A bicycle parking area shall be provided for the exclusive use of the tenants of the building and their visitors. At a minimum, one (1) bicycle rack with storage sufficient for at least ten (10) bicycles shall be provided.
2. Right-of-Way Dedication. The Applicant shall dedicate and convey to the Board, in fee simple, the land area shown on the GDP (consisting of approximately 13,885 square feet) ("proposed right-of-way") for public street purposes, which includes adequate space for a future on-road bicycle lane. The dedicated land area shall be conveyed subject to all existing easements and other encumbrances. Dedication of such right-of-way area shall be made prior to or concurrent with site plan approval, or upon demand by Fairfax County, whichever occurs first.
3. Lee Highway (Route 29) Improvements. Subject to Virginia Department of Transportation ("VDOT") and DPWES approval, the Applicant shall : (a) construct a service drive which could accommodate two-way traffic within the proposed right-of-way area, in the location as generally shown on the GDP, along the Property's Lee Highway frontage, to extend and connect said service drive to the existing service drive located to the east and west of the Property, (b) construct a ten (10) foot wide trail within the proposed right-of-way area, as generally shown on the GDP, and (c) complete the pedestrian connection between the existing sidewalk on the retail property located to the west of the Property (known as Lee Plaza) to the proposed ten (10) foot wide trail referenced herein (said service drive, sidewalk and trail improvements are collectively referred to as the "Lee Highway Improvements"). The Lee Highway Improvements shall be constructed prior to the issuance of any non-RUP. For purposes of this proffer, "constructed" shall mean open and available for use by the public, but not necessarily accepted by VDOT into the state secondary road system for maintenance. To the extent the final trail location requires approval from any off-site owner and/or governmental agency, the Applicant shall diligently pursue such permission from any applicable owner and/or governmental agency, at no cost to the Applicant, except for typical administrative fees and costs associated with the preparation, approval and recordation of deeds, plan

and plats. If the Applicant is unable to obtain the necessary permission and has demonstrated such to DPWES through the submission of documented attempts to obtain said permission, the Applicant shall escrow the cost for such unconstructed trail improvement with DPWES, in an amount not to exceed \$6,000.00.

4. On-Road Bicycle Lane. In lieu of the construction of an on-road bicycle lane along the Property's Lee Highway frontage, prior to the issuance of the first non-RUP, the Applicant shall contribute funds to the Springfield District Walkway Fund, in a form deemed appropriate by Fairfax County, equal to the cost of such constructed on-road bicycle lane in accordance with the prices listed in the Fairfax County Unit Price List.
5. Fairfax Center Area Road ("FCAR") Fund. The Applicant shall contribute to the FCAR Fund in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as amended, as escalated, subject to credit for all creditable expenses as determined by Fairfax County Department of Transportation and/or DPWES.
6. Density Credit. Density credit shall be reserved for the Property as provided by Section 2-308 of the Zoning Ordinance for all dedications described herein and/or as shown on the GDP, or as may reasonably be required by Fairfax County, VDOT or others at the time of site plan review.
7. Lee Highway/Village Drive. Within one (1) year after issuance of the first Non-Residential Use Permit for the building, the Applicant shall apply to VDOT for approval of the installation of a "No Right On Red" sign for the east-bound right turn lane on Lee Highway (Route 29) at its intersection with Village Drive.

### III. STORM WATER MANAGEMENT.

Storm water management for the Property is provided by Regional Pond D-77, which shall accommodate both water quality and quantity requirements that shall be generated by the Property. At the time of site plan review, if it is determined by the Applicant to be feasible, the Applicant shall provide additional low impact development ("LID") water

quality measures. These measures shall include, but may not be limited to, pervious pavers, tree box filters, vegetated swales or a vegetated roof. Any additional measures that the Applicant provides shall be designed and approved in coordination with DPWES.

#### IV. LANDSCAPING/FENCING.

1. Landscape Plan. The Property shall be developed in substantial accordance with the landscape plan, as generally shown on Sheet 4 of 11 of the GDP, subject to modification and review by the Urban Forest Management Division (“UFMD”) of DPWES, as part of site plan review. In coordination with UFMD, the exact locations and species of plantings may be adjusted during site plan review and shall include the planting of native and desirable tree and plant species suitable for the specific conditions and topography of the Property. The Applicant shall professionally maintain all landscaping on the Property.
  
2. Fence/Supplemental Landscaping. Prior to the commencement of construction, the Applicant shall provide and install at its sole cost, a powder coated cast aluminum four (4) foot high fence along the property line running between the Property and the adjacent parcel known as Tax Map Reference 56-2-((25))-65A (“cemetery”). The Applicant shall maintain that portion of the fence that it installs. The fence shall match the existing four (4) foot fence that runs along the Property’s eastern boundary with the cemetery. In addition, the Applicant shall coordinate with a designated representative of the cemetery to relocate, at its sole cost, the gate to the existing four (4) foot high fence to an area that shall allow for more efficient ingress and egress into the cemetery of the vehicles and equipment necessary for the cemetery use. The Applicant shall coordinate with a designated representative of the cemetery to determine if supplemental landscaping is desired by the owners of the cemetery, and thereafter use its best efforts to accomplish the planting of such supplemental landscaping along its common fence line with the cemetery, in an amount to be paid by the Applicant, not to exceed \$1,000.00. In the event that such supplemental landscaping is desired, the Applicant shall install the chosen low plantings along the eastern fence line. After installation, the

Applicant shall have no further obligation for the maintenance, care or replacement of said landscaping. In addition, the Applicant shall contact and use its best efforts to coordinate with the owners of the residential lots known as Tax Map References 56-2-((25))-18A, 19A, 20, 21 and 26, to provide supplemental landscaping on said lots, in an amount to be paid by Applicant, not to exceed \$1,000.00 per lot. After installation, the Applicant shall have no further obligation for the maintenance, care or replacement of said landscaping. In the event that at the time of site plan review, the owners of lots 18A, 19A, 20, 21 and 26 have not worked in good faith with the Applicant to establish the supplemental landscaping, the Applicant shall provide written documentation of its attempts to DPWES, and this proffer, as it relates to the lots 18A, 19A, 20, 21 and 26 shall be considered null and void and of no further effect.

V. SITE AMENITIES. The Applicant shall provide the site amenities and outdoor seating and patio area(s) as generally depicted on Sheets 3 and 7 of the GDP, including a rooftop patio area. A roof garden shall be provided in the rooftop patio area that shall form a 'U' around the mechanical equipment. Any lighting in the rooftop patio area shall be provided by wall packs placed along the interior of the parapet, and shall not be visible from the ground. No light poles shall be placed on the rooftop. All mechanical equipment on the rooftop shall be located at the center of the roof and behind a screen to shield it from the view of and in an effort to minimize any sound to the adjacent residential properties. The exact elements that shall comprise such amenities shall be determined at the time of site plan review.

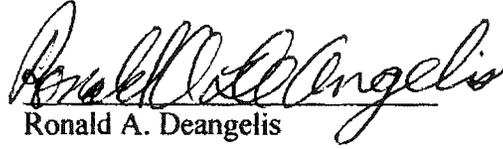
VI. CONSTRUCTION PARKING. In order to minimize any affect on the adjacent residential properties during the time of construction of the building, the Applicant shall enforce the following guidelines for the construction vehicles: (1) no access or parking of construction vehicles on McKenzie Avenue and (2) no construction parking along the existing service drive.

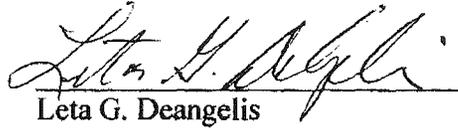
VII. MISCELLANEOUS. The Applicant shall deliver a courtesy copy of the initial site plan for the proposed building to the President of the Estates at Leewood Homeowners Association upon submission of such plan to DPWES.

VIII. GENERAL PROVISIONS.

1. Successors and Assigns. These proffers shall bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to the "Applicant" in these proffers shall include and be binding upon the Applicant's successor(s) in interest and/or developer(s) of any portion of the Property.
  
2. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed shall be deemed an original document and all when taken together shall constitute but one and the same instrument.

Property Owners:

  
Ronald A. Deangelis

  
Leta G. Deangelis

Applicant/Contract Purchaser:

11-7 Associates, LLC

By:

  
Name: Robert B. Seidel

Title: Managing Member

# 11717 LEE HIGHWAY

SPRINGFIELD DISTRICT - FAIRFAX COUNTY, VIRGINIA

## GENERALIZED DEVELOPMENT PLAN

COVER SHEET

11717 LEE HIGHWAY  
 SPRINGFIELD DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS  
 INCORPORATED  
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 FAX (703) 533-1301  
 WWW.WLPHINC.COM

DATE: 5/20/08, REV. 7/8/08, 9/12/08  
 REV. 12/1/08, 1/8/08, 2/9/08

SCALE AS NOTED

REVISION APPROVED BY

NO. DESCRIPTION DATE BY APPROVED DATE

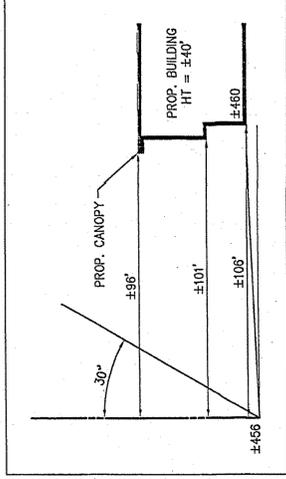
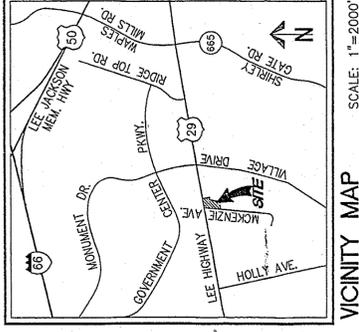


**ZONING TABULATION**

EXISTING ZONE: R-1, RESIDENTIAL, 1 DU/AC  
 PROPOSED ZONE: C-2, LIMITED OFFICE  
 SITE AREA: 491,188 SF OR 2.28 AC\*

	REQUIRED	PROVIDED
MIN. LOT AREA:	20,000 SF	491,188 SF*
MIN. LOT WIDTH:	100 FT	±213 FT
MAX. BLD. HT.:	40 FT	±40 FT*
MIN. YARD REQUIREMENTS:		
FRONT:	30'; BUT NOT LESS THAN 25 FT	±105 FT
SIDE:	NONE	N/A
REAR:	25 FT	±135 FT
MAX. FAR:	0.50	±0.22
OPEN SPACE:	30%	±30%

\*SITE AREA IS BASED ON PRE RIGHT-OF-WAY DEDICATION (±413,885 SF) INCLUDING PENTHOUSE



**NOTES**

- OWNER: RONALD A. AND LETA C. DEANGELIS  
 3547 HALF MOON CIRCLE  
 FALLS CHURCH, VA 22044
- APPLICANT: 11-7 ASSOCIATES, LLC  
 9669 B MAIN STREET  
 FAIRFAX, VA 22031
- THIS PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP #66-2-01. THIS PARCEL AND IS CURRENTLY ZONED R-1, RESIDENTIAL, ONE DWELLING UNIT PER ACRE. THIS PLAN REQUIRES A REZONING OF THE PROPERTY TO C-2, COMMERCIAL, LIMITED OFFICE.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A FIELD RUN SURVEY BY WALTER L. PHILLIPS, INC. CONTOUR INTERVAL IS TWO (2) FEET.
- THERE ARE NO PROPOSED SPECIAL AMENITIES FOR THIS PROPERTY.
- THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
- THERE ARE NO FLOODPLAINS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY. NO RESOURCE PROTECTION AREAS (RPA), AND/OR ENVIRONMENTAL QUALITY CORRIDORS (EQC) ARE LOCATED ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE. THERE IS AN ADJACENT GRAVEYARD, HOWEVER, BASED ON A SURVEY, NO GRAVES ARE LOCATED ON THE SITE.
- THERE ARE NO KNOWN UTILITY EASEMENTS ON THE PROPERTY HAVING A WIDTH OF 25 FEET OR MORE.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS SUBSTANCES ON THIS PROPERTY.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.
- THERE WILL BE NO ADVERSE IMPACT ON THE ADJACENT AND NEIGHBORING PROPERTIES. THEY WILL BE PROTECTED THROUGH THE USE OF LANDSCAPE SCREENING, DECORATIVE WALLS, AND QUALITY ARCHITECTURE.
- NO PROPOSED MAJOR SANITARY SEWER IMPROVEMENTS ARE PROPOSED.
- THE APPLICATION PROPOSES TO DEDICATE RIGHT-OF-WAY AND CONSTRUCT THE SERVICE DRIVE AND 10 FOOT TRAIL ALONG ROUTE 29. ADDITIONALLY, SANITARY SEWER WILL BE EXTENDED DOWN ROUTE 29 TO SERVE THE PROPERTY. THESE IMPROVEMENTS WILL BE COMPLETED CONCURRENT WITH CONSTRUCTION OF THE ON-SITE IMPROVEMENTS.
- IT IS ANTICIPATED THAT DEVELOPMENT OF THE SITE WILL OCCUR IMMEDIATELY FOLLOWING SITE PLAN APPROVAL.
- SIGNAGE WILL BE PROVIDED IN CONFORMANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.
- THERE ARE NO EXISTING BUILDINGS OR STRUCTURES ON-SITE.
- LIGHTING WILL BE PROVIDED IN CONFORMANCE WITH ARTICLE 14 OF THE ZONING ORDINANCE.

**PARKING TABULATION**

REQUIRED  
 USE: OFFICE  
 RATE: 3.6 SPACES/1,000 SF OF GFA  
 (±30,000 SF/1,000 X 3.6)  
 TOTAL REQUIRED = ±108 SPACES  
 PROVIDED  
 PARKING PROVIDED = ±108 SPACES (INCLUDING 5 HANDICAP)

**WAIVERS/MODIFICATIONS REQUESTED**

- REQUEST A WAIVER OF THE ONROAD BIKE ROUTE ALONG LEE HIGHWAY.
- REQUEST A MODIFICATION OF THE BARRIER REQUIREMENT TO ALLOW FOR A 3 FOOT STEPPED SCREEN/SAFETY WALL ALONG 56-2-25-0065A ARCHITECTURAL WALL ALONG PARCEL 56-2-25-0065A.
- REQUEST A MODIFICATION OF THE 25 FOOT TRANSITIONAL SCREENING YARD TO ALLOW THE YARD TO BE TAPERED DOWN TO A MINIMUM OF 12 FEET ALONG PARCEL 56-2-25-0065A.
- REQUEST A MODIFICATION OF THE 35 FOOT TRANSITIONAL SCREENING YARD TO ALLOW FOR A 12 FOOT SCREENING YARD ALONG 56-2-25, LOTS 26 AND H.
- REQUEST A MODIFICATION OF THE BARRIER REQUIREMENT TO ALLOW FOR A 3 FOOT STEPPED SCREEN/SAFETY WALL ALONG 56-2-25, LOTS 26 AND H.
- REQUEST A WAIVER OF THE 35 FOOT TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENT ALONG LEE HIGHWAY.
- PER SECTION 13-304, PARAGRAPH 4 OF THE ZONING ORDINANCE, THE TRANSITIONAL SCREENING YARD AND PLANTING REQUIREMENTS MAY BE REDUCED AS MUCH AS 2/3 WHERE THE DEVELOPER CHOOSES TO CONSTRUCT A 7 FOOT BRICK OR ARCHITECTURAL BLOCK WALL. THESE REQUIREMENTS ARE BEING MET ALONG THE SOUTHERN PROPERTY LINE; THEREFORE NO WAIVER/MODIFICATION IS REQUESTED.

**SHEET INDEX**

- COVER SHEET
- EXISTING CONDITIONS EXHIBIT/EXISTING VEGETATION MAP
- GENERALIZED DEVELOPMENT PLAN
- CONCEPTUAL LANDSCAPE PLAN
- PRELIMINARY SWM, BMP, AND OUTFALL ANALYSIS
- POND #077 PLAN (FOR INFORMATION ONLY)
- GENERAL DEVELOPMENT SPECIFICATION DETAILS (FOR INFORMATION ONLY)
- SITE SECTIONS (FOR INFORMATION ONLY)
- SITE SECTIONS (FOR INFORMATION ONLY)
- GENERAL DEVELOPMENT ROOF STUDY (FOR INFORMATION ONLY)

Application No. EZZ-2008-SF-012 Staff S.Z.  
 APPROVED-DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFESSIONAL STAMP  
 Date of (BOS) (FC) Approval: 6-01-2009

Sheet 1 of 11

RECEIVED  
 Department of Planning & Zoning  
 FEB 10 2009  
 Zoning Evaluation Unit

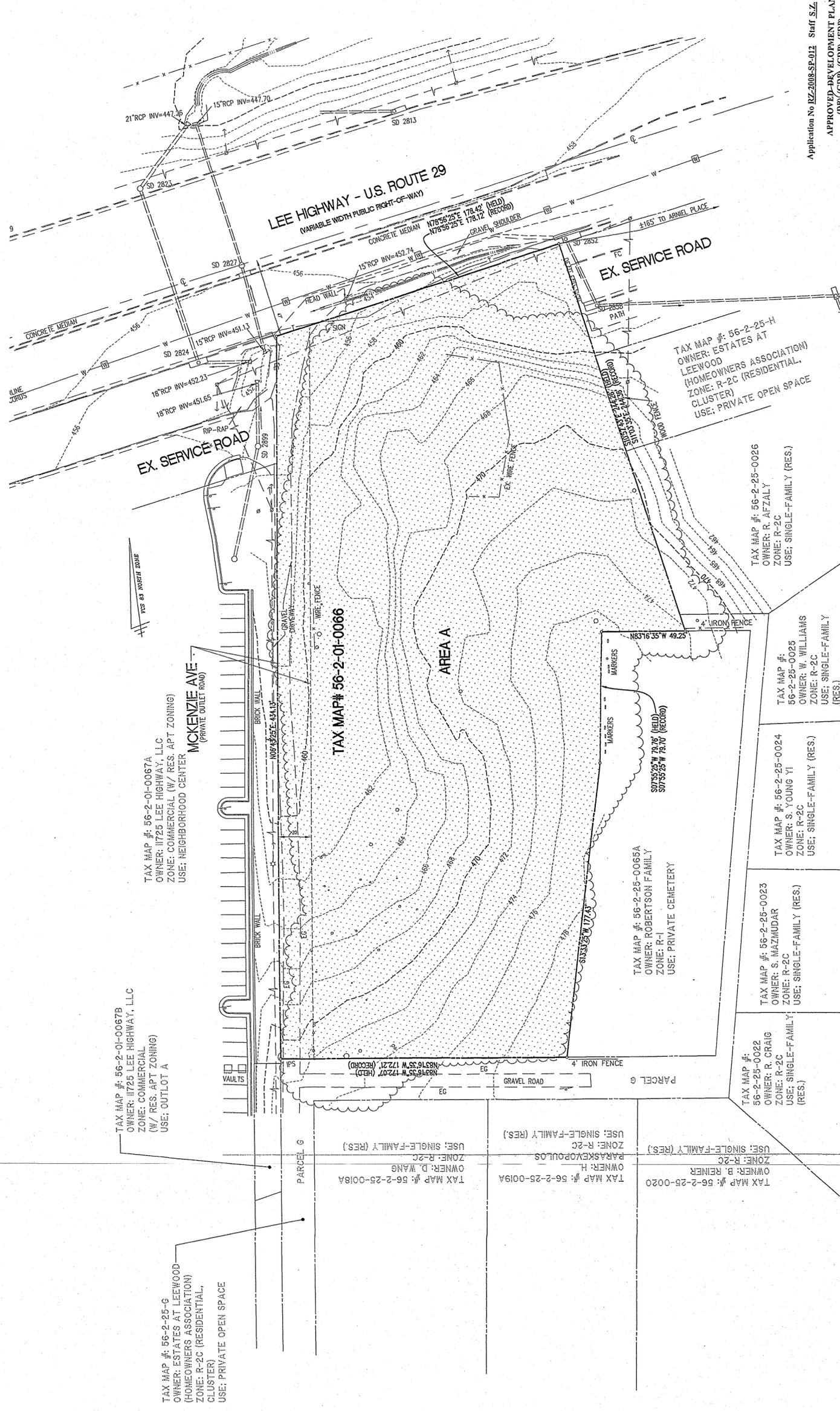
1717 LEE HIGHWAY  
 SPRINGFIELD DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS EXHIBIT/EXISTING VEGETATION MAP

WALTER L. PHILLIPS  
 INCORPORATED  
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 FAX (703) 533-1301  
 WWW.WLPHILLIPS.COM  
 DRAWN: MRW  
 DATE: 5/20/08 REC: 7/8/08 9/12/08  
 REV: 12/11/08 1/8/09 2/9/09

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

REVISION APPROVED BY



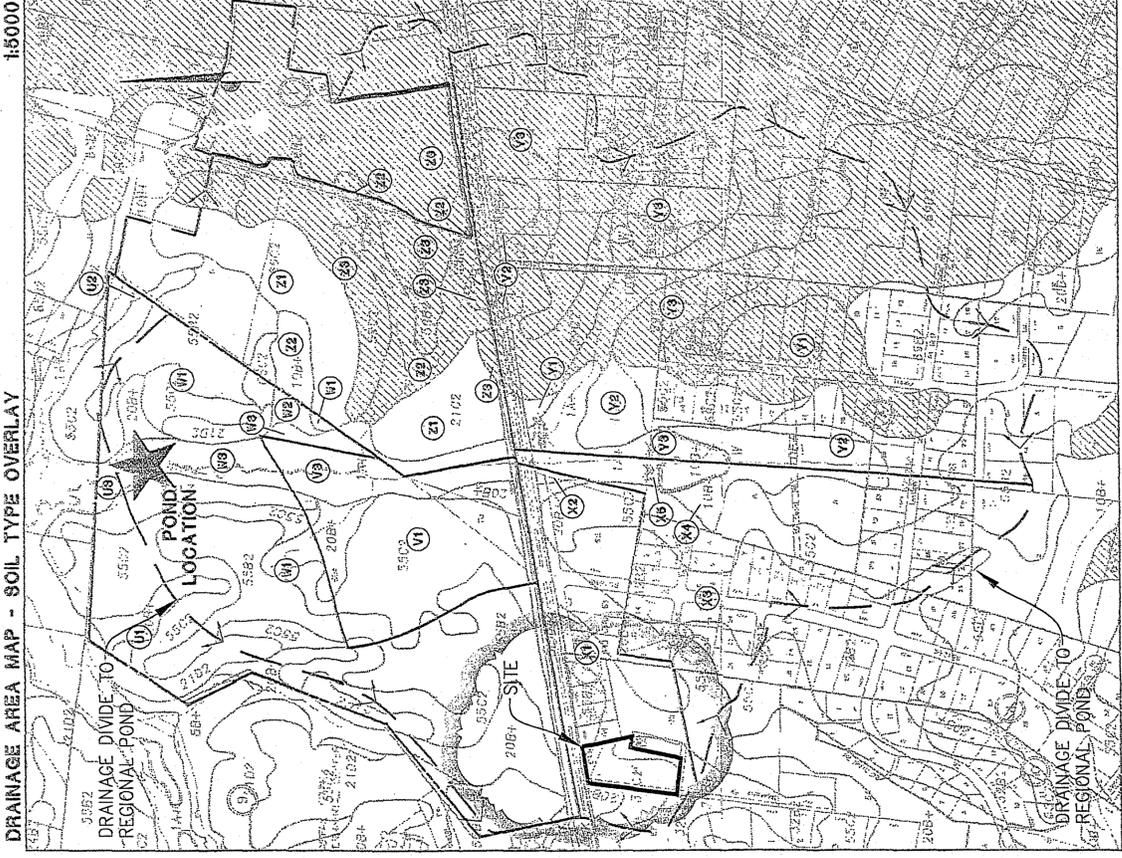
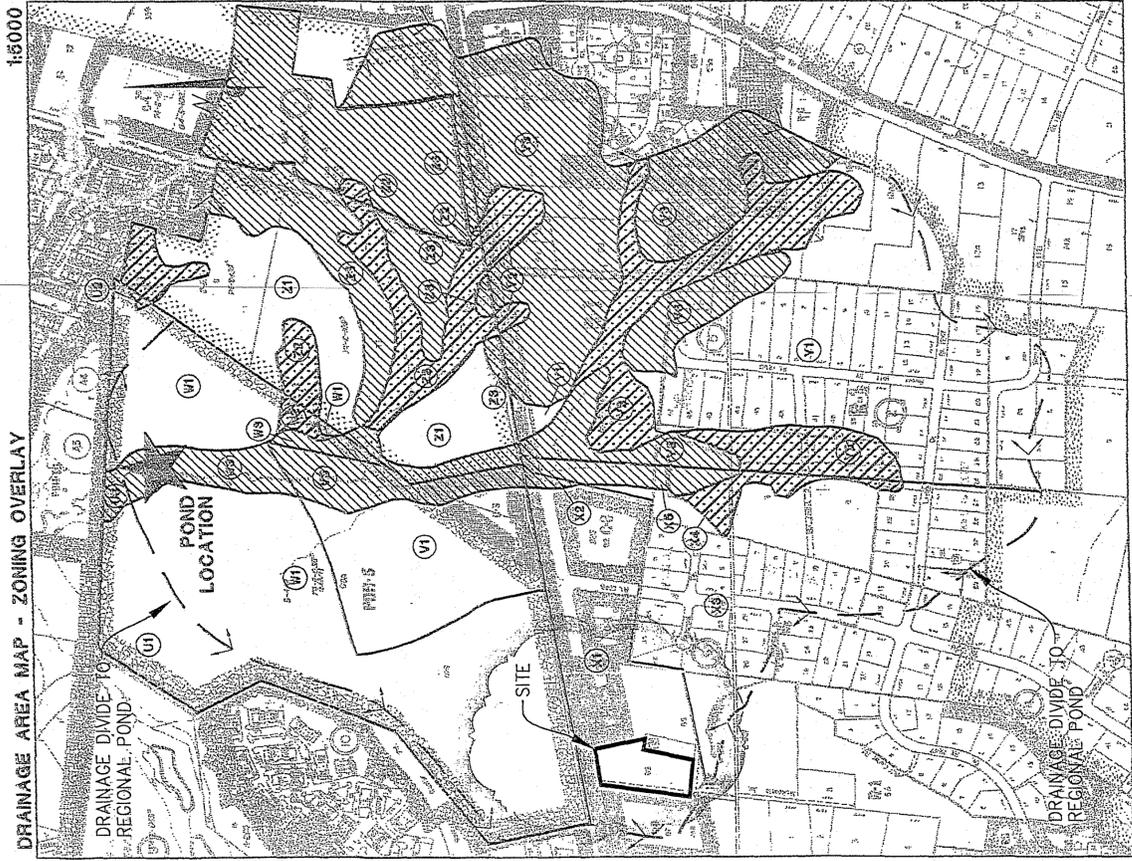
Application No RZ-2008-SF-012 Staff SZ  
 APPROVED-DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROGRESS DATED 5-27-2009  
 Date of (BOS) (PC) Approval 6-01-2009











**BC Consultants**  
 Planners • Engineers • Surveyors • Landscapers Architects  
 12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033  
 (703)449-8100 - (703)449-8108 (Fax)  
 Bccom@bccom.com



**FAIRFAX CENTER**  
 REGIONAL STORMWATER MANAGEMENT POND #D-77  
 SUITE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

RCN COMPUTATIONS

THIS SHEET REFERENCED FROM FAIRFAX COUNTY PLAN #7656-SP-005-2, ENTITLED "FAIRFAX CENTER REGIONAL STORMWATER MANAGEMENT POND #D-77," PREPARED BY BC CONSULTANTS, APPROVED ON APRIL 10, 2000, FOR INFORMATION PURPOSES ONLY.  
 REVISIONS  
 DATE: 2/7/99 REV PER 1ST SUBM. COMMENTS  
 DATE: 11/2/99 UPDATE RCN & AC AREAS PER CO.  
 DESIGNED BY: DMS  
 CHECKED BY: CAD  
 DRAFTED BY: MRT  
 DATE: AUGUST, 1999  
 SCALE: HOR: 1"=600'  
 SHEET 10 OF 56  
 CO. NO. 7656-SP-005  
 FILE NO. 98000-43  
 CADD NAME: SIMONS.DWG  
 PLOT NO. 72-1614

**FAIRFAX CENTER - CN VALUES**

CONTROLLED SUBAREA	DESCRIPTION	AREA	PRE-DEVELOPMENT CN	POST-DEVELOPMENT CN
V1	SHOPPING CENTER - B SOILS	653,862 SF	65	92
V3	ON-SITE - SHOPPING CENTER - D SOILS	201,394 SF	79	93
W1	ON-SITE - SFA, MF - B SOILS	1,970,626 SF	65	85
W2	ON-SITE - SFA, MF - C SOILS	28,360 SF	65	90
W3	ON-SITE - SFA, MF - D SOILS	186,431 SF	79	92
X1	OFF-SITE - COMMERCIAL & OFFICE - B SOILS	803,803 SF	65	85
X2	OFF-SITE - COMMERCIAL & OFFICE - D SOILS	14,543 SF	79	92
X3	OFF-SITE - 2 DU PER ACRE - B SOILS	1,344,907 SF	65	70
X4	OFF-SITE - 2 DU PER ACRE - D SOILS	84,694 SF	79	70
X5	OFF-SITE - 3 DU PER ACRE - B SOILS	107,906 SF	75	70
X6	OFF-SITE - 3 DU PER ACRE - D SOILS	796,797 SF	65	72
Y1	OFF-SITE - SFA, MF - B SOILS	1,703,810 SF	73	81
Y2	OFF-SITE - SFA, MF - C SOILS	814,162 SF	65	86
Y3	OFF-SITE - SFA, MF & COMMERCIAL & OFFICE - C SOILS	451,316 SF	73	90
Z1	OFF-SITE - SFA, MF & COMMERCIAL & OFFICE - D SOILS	1,527,623 SF	79	92
Z3	TOTAL - WEIGHTED AVERAGE	286,14 AC	70	83

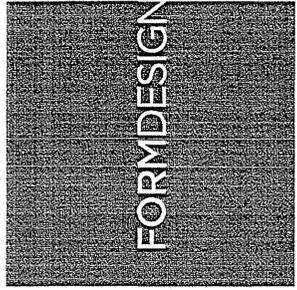
**ALLOWABLE RELEASE COMPUTATIONS**

STORM EVENT	ALLOWABLE RELEASE CRITERIA	(PRE-DEV. CONTROLLED)	(POST-DEV. UNCONTROLLED)	ALLOWABLE RELEASE	ACTUAL RELEASE
2-YEAR	(PREDEVELOPMENT CONTROLLED) - (POSTDEVELOPMENT UNCONTROLLED)	184 CFS	30 CFS	154 CFS	66 CFS
10-YEAR	(PREDEVELOPMENT CONTROLLED) - (POSTDEVELOPMENT UNCONTROLLED)	560 CFS	60 CFS	500 CFS	495 CFS
100-YEAR	(NONE)			N/A	1132 CFS

**NOTE**  
 SITE AREA SHOWN ON SWA/RMP COMPUTATION SHEETS INCLUDES ALL THREE PARCELS ASSOCIATED WITH REZONING APPLICATION RZ-1998-SU-041/040. (TAX MAP NUMBERS 56-2-01-69A,70&71)

Application No RZ-2008-SP-012 Staff S/L  
 APPROVED-DEVELOPMENT PLAN  
 (DP) (GDP) (CDF) (FDF)  
 SEE PROJECTIONS DATED 5-27-2009  
 Date of (RCS) (PC) Approval 6-01-2009  
 Sheet 6 of 11





9669D MAIN STREET, FAIRFAX, VA 22031  
 (703)503.5185 FAX: (703) 503.2055  
 THE SHAPE OF THE WORLD TO COME

**11717**  
**LEE HIGHWAY BUILDING**  
 11717 Lee Highway  
 Fairfax, VA 22030

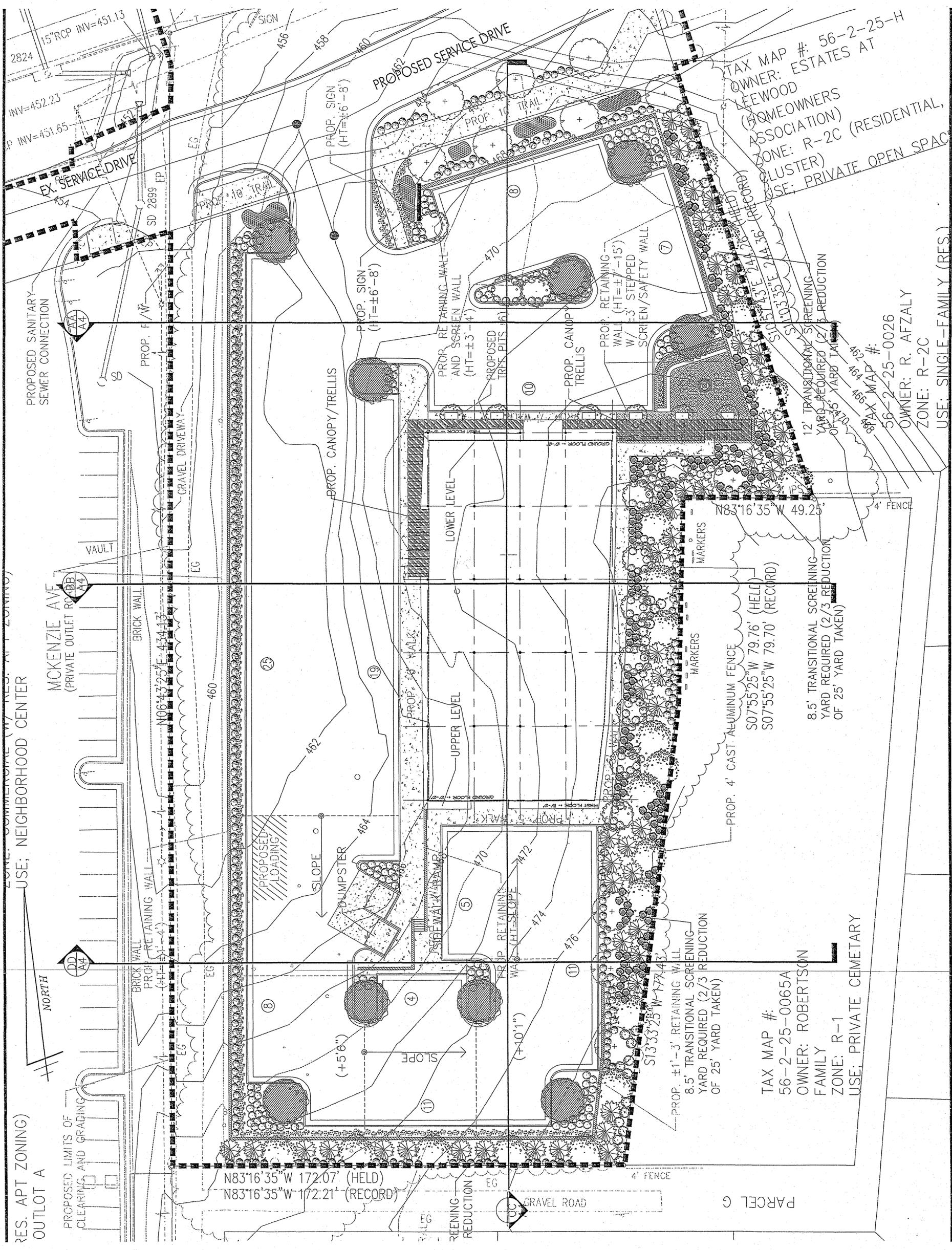
Project Number:	07-536	
Issue:	Description	
12/1/2008	GENERAL DEVELOPMENT PLAN	
Revisions:		
No.	Date	Description

Application No RZ-2008-SF-012 Staff: S.Z.  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (GDP) (RDP)  
 SEE PROFORMS DATED 5-27-2009  
 Date of (BOS) (PC) Approval 6-01-2009

Client Approval  
 SIGNATURE OF AUTHORIZED REPRESENTATIVE  
 APPROVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SEAL: \_\_\_\_\_

Sheet Title:  
 GENERAL DEVELOPMENT  
 SITE PLAN  
 Drawn By: NP, DW Checked By: DW, DD  
 Scale: 1/16" = 1'-0"  
 Sheet No.: \_\_\_\_\_

A-2



TAX MAP #: 56-2-25-H  
 OWNER: ESTATES AT  
 LEWOOD  
 (HOMEOWNERS  
 ASSOCIATION)  
 ZONE: R-2C (RESIDENTIAL,  
 CLUSTER)  
 USE: PRIVATE OPEN SPACE

56-2-25-0026  
 OWNER: R. AFZALY  
 ZONE: R-2C  
 USE: SINGLE-FAMILY (RES.)

TAX MAP #: 56-2-25-0065A  
 OWNER: ROBERTSON  
 FAMILY  
 ZONE: R-1  
 USE: PRIVATE CEMETARY

RES. APT ZONING)  
 OUTLOT A

PARCEL C



FORMDESIGN

ARCHITECTS  
INTERIORS

9669D MAIN STREET, FAIRFAX, VA 22031  
(703)503.5185 FAX:(703) 503.2055  
THE SHAPE OF THE WORLD TO COME

Project Name:

**11717**  
**LEE HIGHWAY BUILDING**  
11717 Lee Highway  
Fairfax, VA 22030

Project Number:

07-536

Issued:

Date:

Description:

12/11/2008

GENERAL DEVELOPMENT PLAN

Revisions:

No. Date Description

CLIENT APPROVAL  
SIGNATURE OF AUTHORIZED REPRESENTATIVE  
APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
Seal:

Sheet Title:

SITE SECTIONS

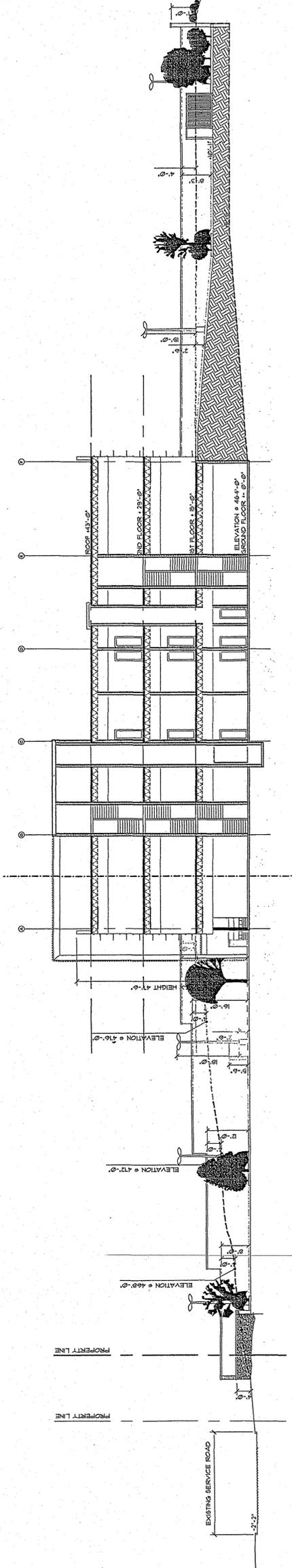
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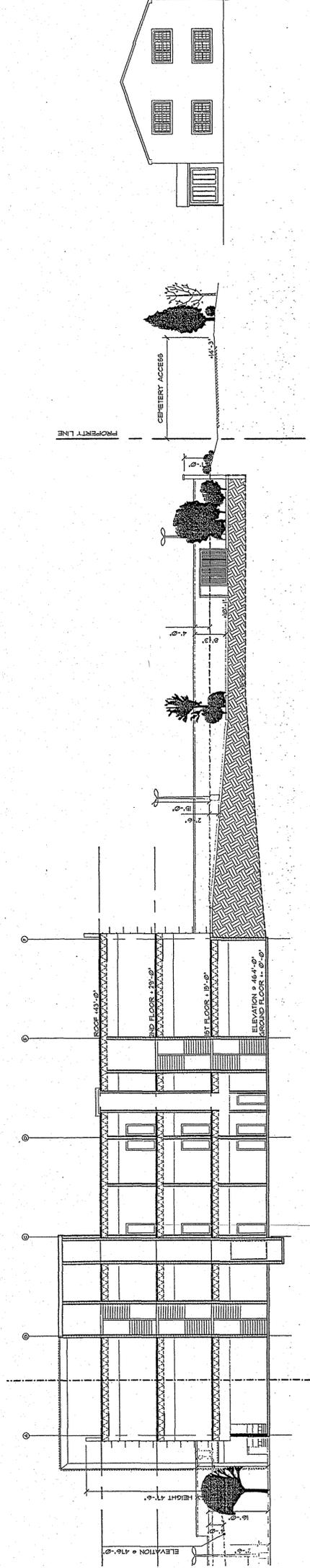
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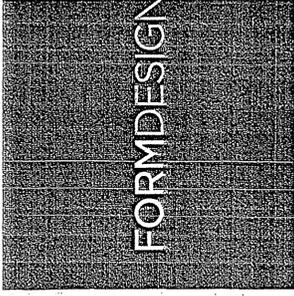
Application No RZ-2008-SP-012 Staff S.Z.  
APPROVED-DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP)  
SEE PROFESSIONAL STAMP 5-27-2009  
Date of (BOS) (PC) Approval 6-01-2009  
Sheet 10 of 11



SITE SECTION CC  
1/16" = 1'



SITE SECTION CC  
1/16" = 1'



**FORMDESIGN**  
**ARCHITECTS**  
**INTERIORS**  
 9669D MAIN STREET, FAIRFAX, VA 22031  
 (703)503.5185 FAX:(703) 503.2055  
 THE SHAPE OF THE WORLD TO COME  
 Project Name:

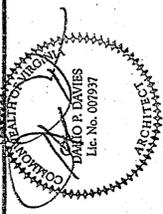
**11717**  
**LEE HIGHWAY BUILDING**  
 11717 Lee Highway  
 Fairfax, VA 22030

Project Number: **07-636**

Issue: **2/17/2008** Description: **GENERAL DEVELOPMENT PLAN**

Revisions:	No.	Date	Description

**CLIENT APPROVAL**  
 SIGNATURE OF AUTHORIZED REPRESENTATIVE  
 APPROVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 Seal:

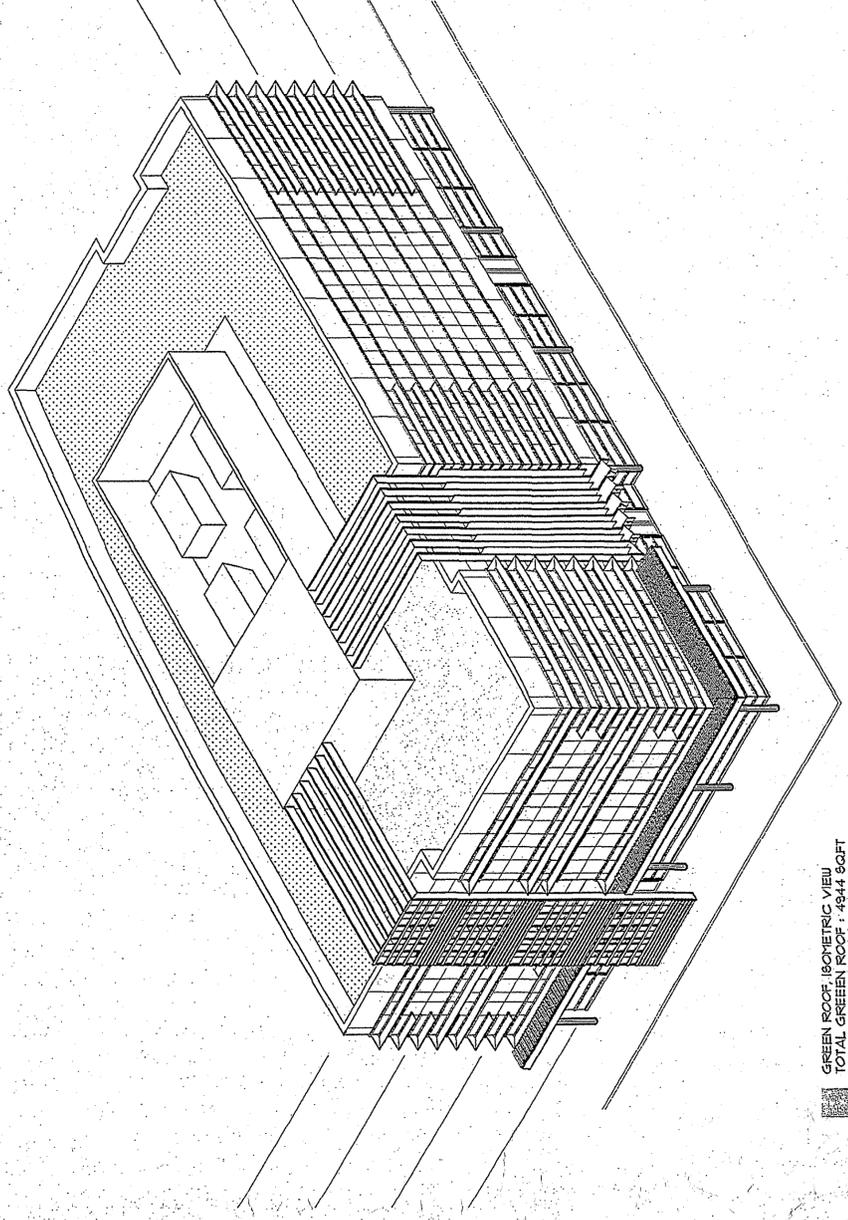


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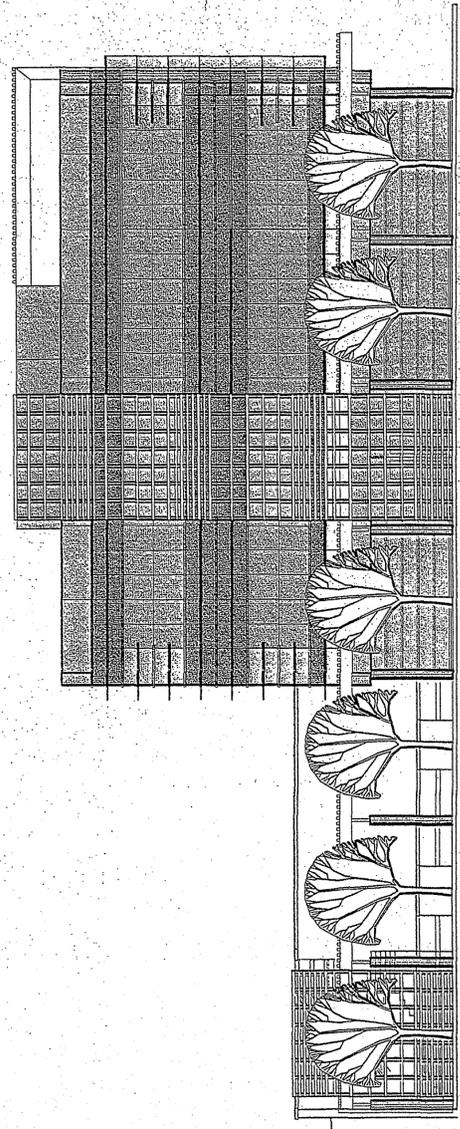
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Drawn By: NP, ELS Checked By: DD  
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 Sheet No.:

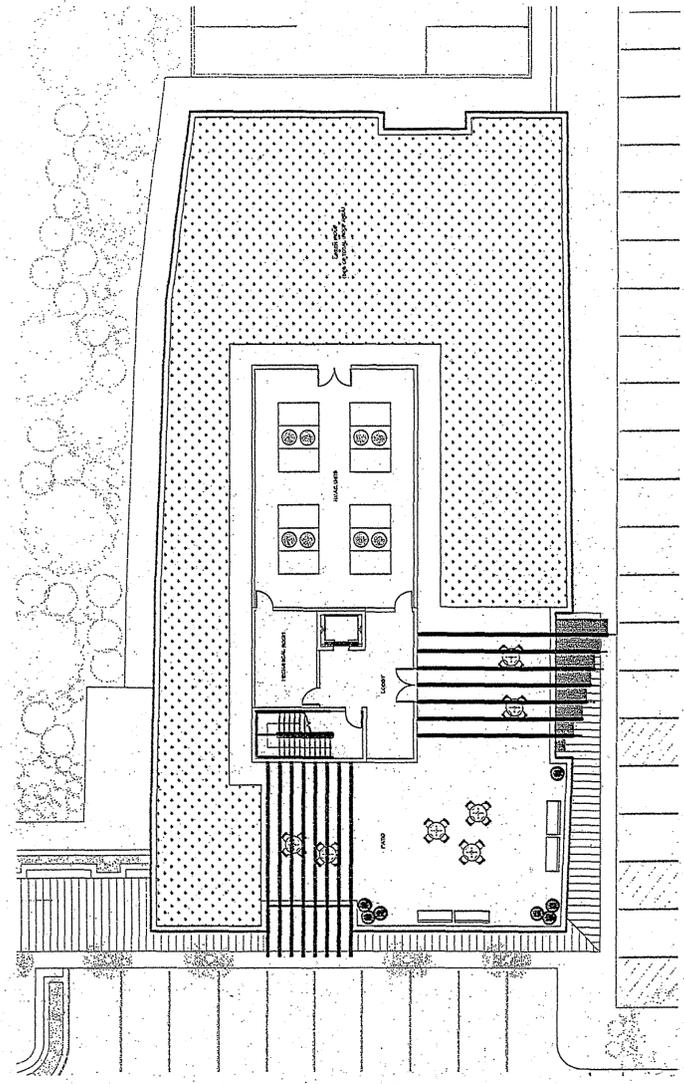
**A-5**



**GREEN ROOF, ISOMETRIC VIEW**  
 TOTAL GREEN ROOF : 4944 SQFT  
 NOT TO SCALE



**NORTH ELEVATION**  
 NOT TO SCALE



**GREEN ROOF, PLAN VIEW**  
 TOTAL GREEN ROOF : 4944 SQFT  
 NOT TO SCALE

Application No **RZ-2008-SP-012** Staff **S.Z.**  
 APPROVED-DEVELOPMENT PLAN  
 (DP) (CDP) (DDP) (FDP)  
 SEE PROFESSIONAL STAMP, 5-27-2009  
 Date of (DDP) (PC) Approval 5-27-2009



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** October 18, 2016

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

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

**SUBJECT:** Land Use Analysis: PCA 2008-SP-012, Church of the Apostles

This memorandum, prepared by Anna Bentley, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Proffered Condition Amendment (PCA) dated July 27, 2016, as revised through October 6, 2016, and the latest proffers dated October 6, 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.

### DESCRIPTION OF THE APPLICATION

The 1.78 acre subject property is 11717 Lee Highway, located on the southern side of Lee Highway (Route 29) at the intersection of McKenzie Avenue on Tax Map Parcel 56-2 ((1)) 66 in the Braddock District. The applicant proposes to amend proffers previously approved with RZ 2008-SP-012 to change the proposed use from an office development to a house of worship with changes in architecture, but no change in overall intensity/FAR. The site is zoned C-2 with proffers.

### LOCATION AND CHARACTER OF THE AREA

The subject property fronts Lee Highway with residential uses to the east and south and retail and commercial (Lee Plaza Shopping Center) to the west. The currently vacant and undeveloped property is also directly adjacent to a privately-owned and maintained cemetery. The larger area is predominantly residential with single family and multi-family uses along this portion of Lee Highway.

Excellence \* Innovation \* Stewardship  
Integrity \* Teamwork \* Public Service

Department of Planning and Zoning  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5509  
Phone 703-324-1380  
Fax 703-653-9447  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



## **COMPREHENSIVE PLAN CITATIONS:**

### **Land Use**

The Comprehensive Plan Areawide Recommendations for Fairfax Center may be accessed at:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/fairfaxcenter.pdf>

In the Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, amended through September 20, 2016, Fairfax Center Land Unit Recommendations, Pages 108 – 109, the Plan, as applied to the application area, states the following:

#### **“Sub-unit U1**

This sub-unit contains retail, auto repair, and office uses in addition to vacant land and a cemetery. The retail uses should not be expanded or intensified. Redevelopment to office use at a maximum FAR of .25 is appropriate to be more compatible with the adjacent residentially planned areas. Any commercial development in this sub-unit should provide effective screening and buffering to adjacent residential uses through landscaping and other measures including architectural treatments on all sides of the structures. Adequate landscaping should also be provided along Lee Highway. The existing cemetery should be preserved and adequately buffered. Development of the area adjacent to Village Drive should be designed to allow for the development of the planned interchange of Monument Drive, Village Drive and Lee Highway.

As an option, alternative uses of a similar intensity, such as assisted living, may also be appropriate for Tax Map parcels 56-2 ((1)) 62, 63B, 63C, 66, 67A and 67B to be more compatible with the adjacent residentially planned areas. These uses should be sited in a way such that screening, buffering, building tapering, landscaping along Lee Highway, open space, architectural treatments on all sides of the structure, and internal circulation may be provided in such a way to minimize visual impact on the adjacent residential uses. Residential use up to 2 du/ac may also be appropriate.”

### **COMPREHENSIVE PLAN MAP: Office**

### **LAND USE ANALYSIS**

On June 1, 2009, the Board of Supervisors approved RZ 2008-SP-012 rezoning the subject parcel from R-1 to C-2; the rezoning is subject to proffers dated May 27, 2009. The approval allowed a .22 FAR office building with associated surface parking. The approval and proffers also emphasized the importance of screening and the transition from the office use to adjacent residential.

The applicant proposes to amend proffers to allow a house of worship instead of the approved office building. The proposal retains prior proffered commitments to screening, transitions, and buffering and would reduce the maximum FAR on the site from 2.2 to 2.0. The proposed structure would be roughly similar in bulk to the previously approved structure with a proposed building height of 32 feet (40 feet previously approved). The current proposal will not negatively impact access to the adjacent private cemetery.

The current development plan set and draft revised proffers maintain landscaping and screening approved with the prior rezoning. This is consistent with the Comprehensive Plan sub-unit recommendations and may also yield improved buffering to and views from adjacent residential uses.

The proposed use (house of worship) is of a similar intensity to the approved and Plan recommended office use. This use would be consistent with the Plan's option for "alternative uses of a similar intensity" on the subject site. The proposed use and intensity are consistent with Plan guidance.

## **CONCLUSION**

The application property is located along Lee Highway in a predominantly residential area, near a small retail center and adjacent to a private cemetery. The proposal would replace an approved office building with an institutional use (a house of worship) of a similar bulk but slightly lower height. Prior proffered commitments related to transitional screening and buffering are proposed to carry forward with the change in use.

In use type, intensity, and buffering from nearby residences, the subject application is consistent with the approved use. The proposal is also generally consistent with and in conformance with the Comprehensive Plan.

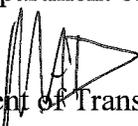
DMJ:AOB



## County of Fairfax, Virginia

**MEMORANDUM****DATE:** December 9, 2016

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, Department of Planning & Zoning

**FROM:** Michael A. Davis, Acting Chief   
Site Analysis Section, Department of Transportation

**FILE:** PCA 2008-SP-012

**SUBJECT:** Church of the Apostles (Anglican)  
11717 Lee Highway, Fairfax, VA 22030  
Tax Map: #56-3 ((1)) 66

This department has reviewed this application to permit the construction of a church at the subject property. Specifically, this application is a Proffer Condition Amendment (PCA) to modify the proffers associated with rezoning application RZ 2008-SP-012 approved in 2009. Rezoning application RZ 2008-SP-012 rezoned the subject property from the R-1 District to the C-2 District to permit an office development. The office development was never constructed, and the property was purchased by the applicant in order to build a congregation facility. Churches are permitted within the C-2 District without additional rezoning approval. However, a Generalized Development Plan (GDP) depicting an office development was proffered as part of RZ 2008-SP-012. Thus, this PCA is needed to allow the construction of the proposed church. We offer the following comments:

- McKenzie Avenue, a private outlet road located along the western property line, is the only means of accessing multiple properties south of the subject property. The applicant has indicated that private access easement(s) authorize the owners of these properties to utilize McKenzie Avenue. The development proposed by the current application should not violate the terms of any access easements. No structures should encroach upon, restrict, or block this outlet road. McKenzie Avenue should be accessible before, during, and after the construction of the proposed church.
- Parking for the proposed church should be entirely accommodated on-site without overflowing onto the proposed service drive.
- According to Proffer 2 under the "Transportation/Trails" section of the Proffer Statement, the applicant shall escrow a maximum of \$500 if the trail connection to the west shown in the GDP cannot be made. This department estimates that the trail connection would cost roughly \$4,000. It is recommended the applicant increase their proposed escrow. Furthermore, any escrow amount should be subject to annual inflation adjustments.

cc: Joe Gorney  
MAD/EAI/AH



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** November 7, 2016

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

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

**SUBJECT:** ENVIRONMENTAL ASSESSMENT PCA 2008-SP-012  
Church of the Apostles

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Proffer Condition Amendment (PCA) Application, revised through October 7, 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. Applicable Comprehensive Plan citations are attached.

### DESCRIPTION:

The 2.09 acre subject property is situated on the south side of Lee Highway immediately east of Lee Plaza in the Braddock Magisterial District. In 2009 the Board of Supervisors approved an application which rezoned the subject property from the R-1 District (residential, 1 dwelling unit per acre) to the C-2 District (limited office). The property was not developed with an office building. This application proposes to amend the previously approved proffered plan to request development of a 2 story place worship with a gross square footage of 18,500 square feet, a maximum of 350 seats and 108 parking spaces. Places of worship are permitted in the C-2 District.

### ENVIRONMENTAL ANALYSIS

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

**Water Quality Protection and Stormwater Best Management Practices:** The 2.09 acre subject property is located on the southern edge of the Difficult Run watershed, bordering on the Popes Head Creek watershed. The stormwater management narrative indicates that a significant amount of site runoff flows north and slightly west; the runoff is captured by the storm sewer system which outfalls into the Fairfax Center Regional Pond 77 located northeast of the subject property. The applicant's consulting engineer indicates that the existing regional stormwater facility has capacity to accommodate the 2 year and the 10 year storm events for the proposed new impervious surfaces for this place of worship and associated parking. Furthermore, the narrative indicates that this development proposal is "grandfathered" from Chapter 124 of the County Code, the Stormwater Management Ordinance. However, no correspondence or documentation to support this information has been included on the development plan.

The applicant is encouraged to create opportunities to implement low impact development strategies in order to retain some amount of runoff onsite, similar to a commitment which was offered at the time the property was initially rezoned in 2009.

The suitability of the stormwater management/best management practice facilities, outfall adequacy and conformance with the requirements of the County's Stormwater Management Ordinance (Chapter 124 of the Code of Fairfax County) are subject to review and approval by the Department of Public Works and Environmental Services.

**Tree Preservation:** The applicant proposes to cut the surface layer of soil from the property and to completely re-grade the site. Such extensive excavation will result in the complete loss of all the existing vegetation, tree canopy and parent topsoil. The applicant is encouraged to work with the Urban Forest Management Branch to augment organic material into the remaining soil in order to create a more favorable medium to restore native vegetation to the site.

**Green Building:** The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. When the subject property was originally rezoned to the C-2 District in 2009, that application included a proffered commitment to LEED certification. During this amendment process, the current applicant has verbally committed to pursue Earthcraft Light Commercial (ECLC) for the future church. Staff recommends that the applicant include language in that commitment which stipulates that prior to the issuance of the building permit for the church, that the applicant will provide a letter describing the status of the project from the ECLC project manager demonstrating that the project is on track to achieve ECLC certification. In addition, the applicant should demonstrate attainment of ECLC certification and that such certification be provided to Environment and Development Review Branch staff prior to the issuance of the Non-Residential Use Permit for the church.

DMJ: MAW

**COMPREHENSIVE PLAN CITATIONS:**

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

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

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

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

Policy c. Minimize the application of fertilizers, pesticides, and herbicides to lawns and landscaped areas through, among other tools, the development, implementation and monitoring of integrated pest, vegetation and nutrient management plans. . . .”

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

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

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

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

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

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

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

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

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

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

- Environmentally-sensitive siting and construction of development;
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- Reuse of existing building materials for redevelopment projects;
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;
- Use of recycled and rapidly renewable building materials;
- Use of building materials and products that originate from nearby sources;

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;
- Reuse, preservation and conservation of existing buildings, including historic structures;
- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

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



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** October 14, 2016

**TO:** Joe Gorney, Staff Coordinator  
Zoning Evaluations Division, DPZ

**FROM:** Ian Fuze, Urban Forester II  
Forest Conservation Branch, DPWES

**SUBJECT:** 11717 Lee Highway/Church of the Apostles (Anglican) PCA 2008-SP-012

The following comments and recommendations are based on the review of the above mentioned application stamped as received by the Department of Planning and Zoning October 7, 2016.

1. Comment: The applicant has requested a deviation to the tree preservation target.

Recommendation: Urban Forestry supports this deviation request provided a commitment is obtained from the applicant to soil profile rebuilding for all landscape material. Detailed recommendation for this commitment to follow below.

2. Comment: Close to 10,000 square feet of transitional screening yard is proposed, 118 trees and over 1,000 shrubs are proposed to meet requirements of the Zoning Ordinance and Chapter 12 of the PFM. Due to the extreme grading proposed for this project the majority of the landscape trees will have to be planted in compacted sub soil, which is not an environment conducive to the long term growth of the trees. Trees used to meet the requirements of the zoning ordinance, will have to be maintained in perpetuity per Article 13 of the Zoning Ordinance.

Recommendation: Obtain a commitment to Soil Profile Rebuilding within the transitional screening yards, peripheral parking landscaping strip and within interior parking lot landscaping tree islands. Soil Profile Rebuilding specifications shall be provided at site plan as described within the specification from Susan Day of Virginia Tech, "Soil Profile Rebuilding."

If you have any questions please contact me at 703-324-1770.

if/

UFMDID #: 219240

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](http://www.fairfaxcounty.gov/dpwes)





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** ~~September 8, 2016~~ November 1, 2016

**TO:** Joe Gorney, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Prutha Rueangvivatanakij, PE, Senior Engineer III (Stormwater)  
Central Branch, Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** Zoning Application No.: PCA 2008-SP-012  
Church of the Apostles (Anglican)  
Generalized Development Plan, dated July 27, 2016  
LDS Project No.: 025091-ZONA-002-1  
Tax Map No.: 056-2-01-0066; Braddock District

The subject application has been reviewed and the following stormwater management comments are offered with follow-up responses based on the meeting on October 10<sup>th</sup> and 25<sup>th</sup>, 2016:

The design engineer has claimed the proposed site is “grandfathered” with respect to the site’s stormwater management design requirements. Therefore, the expectation is that Article 5 (“old” criteria) of County Code, Chapter 124 (the Stormwater Management Ordinance [SWMO]) and the 2011 version of the Public Facilities Manual (PFM) are applicable to the site. However, specific data/information to support this claim, as identified in the SWMO 124-1-12.A, has not been provided to date. As a result, prior to site plan submittal for the proposed project, a request for determination of grandfathering status will need to be submitted to the County and approved. If grandfathering status is not approved, the project will need to be designed in accordance with the “new” stormwater management criteria and requirements.

Note: The subsequent comments consider the proposed “grandfathered” status for the project, and are therefore based on the “old” stormwater management design criteria (SWMO Article 5 & 2011 PFM). However, as indicated above, the site plan for this application may ultimately be required to comply with SWMO Article 4 and the current, updated PFM.

***Follow-up:*** *The applicant has submitted SWOD (Stormwater management Ordinance Determination). The site is qualified for the Grandfathered under Fairfax County Code, SWMO 124-1-12.A.*



**Chesapeake Bay Preservation Ordinance (CBPO)**

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

*Follow-up: No action required.*

**Floodplains**

There are no regulated floodplains on the property/site.

*Follow-up: No action required.*

**Downstream Drainage Complaints**

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

*Follow-up: No action required.*

**Water Quality**

Water quality controls are required for this proposed project (PFM 6-0401). The existing Regional pond has been identified as the means for providing the required phosphorus reduction for the project. The design engineer has indicated that the stormwater management system designed and constructed with the Fairfax Center Regional Stormwater Management Pond #D77 (7656-SP-005-2) has included the water quality requirement for the proposed project based on the site CN (Curve Number) of 85. Also, it has been stated that additional SWM/BMP will be provided if the site post-development phosphorus pollutant rate exceeds the Regional pond design. Approved on-site LID measures will be proposed as the additional BMP facilities, if needed. Calculations and design details will be reviewed at the final design/site plan state.

*Follow-up: The applicant has submitted the on-site detention/retention waiver request to utilize the Regional Facility as approved in 2009. The applicant has addressed this comment and no further action is required under this zoning application, 025091-ZONA-002-1. Comments will be provided with the submitted waiver request.*

**Water Quantity - Detention**

Water quantity controls are required for this proposed project (PFM 6-0301.3). The existing Regional pond has been identified as the means for providing the required stormwater detention for the project. The design engineer has indicated that the stormwater management system designed and constructed with the Fairfax Center Regional Stormwater Management Pond #D77 (7656-SP-005-2) has included the water quantity requirement for the proposed project based on the site CN (Curve Number) of 85. Also, it has been stated that additional SWM/BMP will be provided if the site post-development phosphorus pollutant rate exceeds the Regional pond design. Calculations and design details will be reviewed at the final design/site plan stage.

*Follow-up: The applicant has submitted the on-site detention/retention waiver request to utilize the Regional Facility as approved in 2009. The applicant has addressed this comment and no further action is required under this zoning application, 025091-ZONA-002-1. Comments will be provided with the submitted waiver request.*

### **Water Quantity - Outfalls**

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 narrative identifies two primary outfall locations (Northwest and East) and into existing storm sewer systems. The outfall analysis details will be reviewed at the final design/site plan stage.

Also note for the final design/site plan stage that the impacts of the site to the existing pond (at approximately 300' downstream to the East, known as the Estates at Leewood) via an existing drainage system will need to be demonstrated. In addition, the limit of analysis will need to be extended to at least 90 percent of the size of the first drainage area at the point of confluence (PFM 6-203.2A)

***Follow-up:** The applicant has submitted the on-site detention/retention waiver request to utilize the Regional Facility as approved in 2009 and provide calculations regarding outfall analysis. The applicant has addressed this comment and no further action required under this zoning application, 025091-ZONA-002-1. Note to date (October 2016) that there is a current roadway improvement on Route 29, Lee Highway adjacent the subject site. The site outfall drainage system along Route 29 is slightly altered from the approved GDP by the current roadway improvements. The applicant shall demonstrate adequate outfall conveyance systems to the required limits of downstream analysis in accordance with the County PFM and SWMO or to the Regional SWM facility. If the outfall conveyance systems found to be inadequate, the applicant shall be required to provide either downstream improvements or on-site detention in compliance with the County PFM and SWMO. Comments will be provided with the submitted waiver request.*

### **Stormwater Planning Comments**

This site is located in the Difficult Run Watershed. There is a future County Capital Improvement project to retrofit the existing Regional pond. A narrative will be needed to describe how the proposed site improvements will complement the County's project, or at least how they will impact any existing stormwater management problems. Please also refer to any other specific comments provided directly from Stormwater Planning.

***Follow-up:** The Fairfax Forward interagency team is considering adding enhanced development elements for the stormwater to the Comp Plan. Additional information can be obtained from <http://www.fairfaxcounty.gov/dpz/fairfaxcenter/>. No further action is required under this zoning application, 025091-ZONA-002-1. The applicant shall describe how the proposed site development will complement the County's project or at least how the development will not exacerbate the existing stormwater management problems on subsequent plan.*

### **Dam Breach**

The property is not located within a dam breach inundation zone.

***Follow-up:** No action required.*

Joe Gorney, Staff Coordinator  
Zoning Application No.: PCA 2008-SP-012  
September 8, 2016  
Page 4 of 4

**Miscellaneous**

The stormwater management plan to be prepared at final design must address all of the items listed in SWMO 124-2-7.B. A PFM waiver to allow the use of offsite detention must be submitted and approved prior to site plan submittal.

***Follow-up:** The applicant has submitted the on-site detention/retention waiver request to utilize the Regional Facility as approved in 2009. The applicant has addressed this comment and no further action is required under this zoning application, 025091-ZONA-002-1. Comments will be provided with the submitted waiver request.*

Please contact me at 703-324-1720 or [Prutha.Rueangvivanakij@fairfaxcounty.gov](mailto:Prutha.Rueangvivanakij@fairfaxcounty.gov), if you have any questions or require additional information.

PR/

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, DPWES  
Hani Fawaz, Senior Engineer III, Central Branch, SDID, DPWES  
Zoning Application File



# FAIRFAX COUNTY PARK AUTHORITY

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## 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 *AS*

**DATE:** October 24, 2016

**SUBJECT:** PCA 2008-SP-012 (2), 11717 Lee Highway (Church of the Apostles)  
Tax Parcel: 56-2 ((1)) 66

The Park Authority has reviewed the Development Plan dated July 27, 2016 and the Revised Development Plan, Comment Response Letter, and Draft Proffers all dated October 6, 2016, for the above referenced application.

### **BACKGROUND**

The Applicant is seeking approval to modify proffers that were accepted in 2009 when the property was rezoned from the R-1 District to the C-2 District. The Applicant purchased the property subsequent to the rezoning to construct new worship facilities, which are permitted under the existing zoning. The proffer modification is needed in order to change specific architectural facades that were proffered in the 2009 rezoning.

### **COMPREHENSIVE PLAN GUIDANCE**

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7). The County Comprehensive Plan identifies the following challenge for the Fairfax Center Area: "...to institute cooperative public and private sector efforts to protect significant ecological and heritage resources..." (Area III, Fairfax Center Area-Wide Recommendations, Parks and Recreation, p.40). In addition, guidance is provided regarding treatment of resources within proximity to the proposed development: "...the existing cemetery should be preserved and adequately buffered..." (Area III, Fairfax Center Area, Sub-unit U1).

Finally, the Great Parks, Great Communities Plan, Cultural Resources Theme, identifies the following issue: "Cultural resources should be identified and evaluated prior to any proposed construction activity" (Great Parks, Great Communities, Fairfax Planning District, p. 19).

## **ANALYSIS AND RECOMMENDATIONS**

The following analysis includes concerns identified by the Park Authority as part of the initial review of Development Plans dated July 27, 2016. Subsequent to the initial comments, the applicant provided responses in order to address the concerns. Most of the applicant responses adequately address staff's comments and where this is not the case the issue is reiterated in this memo in order to reinforce the concern.

### **Natural Resources Impact:**

The Fairfax County Park Authority owns and operates Carney Park which is located to the northeast of the proposed redevelopment. The applicant should clarify how the downstream Park Authority property (Carney Park) and waterway will be protected from damages that may be caused from the increase in storm water runoff. As part of the revised development plan dated October 6, 2016, the applicant further engineered the design and site grading such that the property completely outfalls to the west. Given the development plan revisions, it is anticipated that storm water from the development will not adversely impact Carney Park.

Vegetation and plant material to be installed for landscaping should consist of locally common, native species to Fairfax County. No non-native invasive species should be used in proximity to Park Authority property. The proposed proffer statement dated October 6, 2016 indicates the applicant's commitment to using native and non-invasive species exclusively for landscape and other plantings on the property.

### **Cultural Resources Impact:**

Research indicates the parcels once contained structures visible on the 1937 aerial photography of the county. In addition the parcel is adjacent to cultural resources site #44FX1172, the Kidwell Robertson Family Cemetery (FFX Cemetery #83). The applicant acknowledged the presence of these resources in the comment responses and also indicated that assurance has been provided by the caretaker of the private cemetery that no graves are located on the application property.

It remains important to note that proposed development could adversely impact these resources, particularly during the construction phase due to ground disturbance. As such, FCPA's initial comments recommended the parcel undergo a Phase I archaeological survey (including a cemetery delineation) in order to determine the presence or absence of archaeological sites. Additional steps were recommended, including Phase II and Phase III archaeological testing, if sites are found to be significant or eligible for listing. Subsequent to these initial comments, Park Authority staff further reviewed the historical aerial photography of the site in order to determine whether it would be adequate to conduct a Phase I study on a portion of the property, rather than the entire property.

Based on this review, the recommendation continues to be for a Phase 1 study to be completed for the entire property. As part of the comment responses, the applicant

indicated they are willing to allow the County, or County's designee on-site prior to construction activities to perform archeological testing and if human remains are discovered during construction work will stop until such remains can be relocated. The proposed proffer statement does not address the need for a Phase 1 study or potential further archeological testing.

### **SUMMARY OF RECOMMENDATIONS**

The Park Authority recommends the following:

- A Phase I archaeological survey (including a cemetery delineation) should be completed for the entire site in order to determine the presence or absence of archaeological sites. Additional steps are recommended, including Phase II and Phase III archaeological testing, if sites are found to be significant or eligible for listing.

Please note the Park Authority would like to review and comment on proffers and development conditions related to park and recreation issues. We request that draft and final proffers and 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: Samantha Hudson  
DPZ Coordinator: Joe Gorney

Copy: Cindy Walsh, Director, Resource Management Division  
Elizabeth Crowell, Manager, Archeology and Collections Branch  
Joe Gorney, DPZ Coordinator  
Chron File  
File Copy

## COMPREHENSIVE PLAN EXCERPTS

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, AREA III, Fairfax Center Area, Amended through 9-20-2016, Land Use Plan Recommendations – The Overlay Level, Pages 108-109:**

### LAND UNIT U

#### CHARACTER

This land unit is located south of Lee Highway across from the Fairfax County Government Center. Existing uses include a portion of the stable Leehigh subdivision, vehicle repair and service uses, and some vacant tracts. This area serves as a transition to the area to the south that is zoned R-C and planned for low density residential use in conformance with the Occoquan Basin Study recommendations.

### RECOMMENDATIONS

#### Land Use

##### Sub-unit U1

This sub-unit contains retail, auto repair, and office uses in addition to vacant land and a cemetery. The retail uses should not be expanded or intensified. Redevelopment to office use at a maximum FAR of .25 is appropriate to be more compatible with the adjacent residentially planned areas. Any commercial development in this sub-unit should provide effective screening and buffering to adjacent residential uses through landscaping and other measures including architectural treatments on all sides of the structures. Adequate landscaping should also be provided along Lee Highway. The existing cemetery should be preserved and adequately buffered. Development of the area adjacent to Village Drive should be designed to allow for the development of the planned interchange of Monument Drive, Village Drive and Lee Highway.

As an option, alternative uses of a similar intensity, such as assisted living, may also be appropriate for Tax Map parcels 56-2 ((1)) 62, 63B, 63C, 66, 67A and 67B to be more compatible with the adjacent residentially planned areas. These uses should be sited in a way such that screening, buffering, building tapering, landscaping along Lee Highway, open space, architectural treatments on all sides of the structure, and internal circulation may be provided in such a way to minimize visual impact on the adjacent residential uses. Residential use up to 2 du/ac may also be appropriate.

## ZONING ORDINANCE EXCERPTS

### 4-201 Purpose and Intent

The C-2 District is established to provide areas where predominantly non-retail commercial uses may be located such as offices and financial institutions; to provide for such uses in a low intensity manner such that they can be employed as transitional land uses between higher intensity uses and residential uses; and otherwise to implement the stated purpose and intent of this Ordinance.

### 11-106 Minimum Required [Parking] Spaces for Other Uses

Minimum off-street spaces accessory to the uses hereinafter designated shall be provided as follows:

#### 3. Church, Chapel, Temple, Synagogue or Other Such Place of Worship:

One (1) space per four (4) seats in the principal place of worship; provided that the number of spaces thus required may be reduced by the Director, subject to conditions the Director deems appropriate, by not more than fifty (50) percent if the place of worship is generally located within 500 feet of any public parking lot or any commercial parking lot where sufficient spaces are available by permission of the owner(s) without charge, during the time of services to make up the additional spaces required.

For places of worship with child care centers, nursery schools and/or schools of general or special education, the Director may, subject to conditions the Director deems appropriate, reduce the total number of parking spaces required by the strict application of this Part for such child care centers, nursery schools and/or schools of general or special education when the Director has determined that fewer spaces than those required will adequately serve all the uses on-site due to their respective hourly parking accumulation characteristics.

### 13-303 Transitional Screening Requirements

3. There shall be three (3) different transitional screening requirements as identified on the matrix, which shall be provided pursuant to Chapter 12 of the Public Facilities Manual and as follows:

- A. Transitional Screening 1 shall consist of an unbroken strip of open space a minimum of twenty-five (25) feet wide and planted with all of the following:

- (1) A mixture of large and medium evergreen trees and large deciduous trees that achieve a minimum ten (10) year tree canopy of seventy-five (75) percent or greater;
- (2) A mixture of trees consisting of at least seventy (70) percent evergreen trees, and consisting of no more than thirty-five (35) percent of any single species of evergreen or deciduous tree; and
- (3) A mixture of predominately medium evergreen shrubs at a rate of three (3) shrubs for every ten (10) linear feet for the length of the transition yard area. The shrubs shall generally be located away from the barrier and staggered along the outer boundary of the transition yard.

### **13-304 Barrier Requirements**

4. There shall be different barrier requirements as identified on the matrix, which shall be provided as follows:

H. Barrier H shall consist of one row of 6 foot trees averaging 50 feet on centers, such trees being a variety of types. This requirement may be omitted in cases where the building is 6 feet or less from the property line.

### **13-305 Transitional Screening and Barrier Waivers and Modifications**

Transitional screening and barriers may be waived or modified by the Director in any of the following circumstances. The Director may attach conditions to any waiver or modification which would assure that the results of the waiver or modification would be in accordance with the purpose and intent of this Part.

4. The transitional screening yard width and planting requirements may be reduced as much as two-thirds (2/3) where the developer chooses to construct a seven (7) foot brick or architectural block wall instead of the lesser barrier indicated by the matrix. This wall may be reduced to a height of six (6) feet where the Director deems such a height will satisfy the purpose and intent of this Part.

7. Transitional screening and barriers may be waived or modified where the adjoining property is used for any public purpose other than a school or hospital.

### 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		