June 29, 2021

STAFF REPORT

SE 2021-MA-002
and 2232-M20-8

MASON DISTRICT

APPLICANT: Fairfax County Water Authority

PARCEL: 51-3 ((14)) 1A

ZONING: R-3, SC, and HC

LAND AREA: 23,208 Square Feet (SF)

FAR: 0.14

OPEN SPACE: 57 Percent

PLAN MAP: Residential at 2 to 3 du/ac

SE CATEGORY: Category 1 – Light Public Utility Use

PROPOSAL: To permit a water pumping station

STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission find that the water pumping station proposed under 2232-M20-8 satisfies the criteria of location, character, and extent, as specified in Section 15.2-2232 of the Code of Virginia, as amended, and therefore, is substantially in accord with the Comprehensive Plan.

Staff recommends approval of SE 2021-MA-002, subject to the proposed development conditions contained in Appendix 1.

Zach Fountain

Department of Planning and Development
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia, 22035-5509
Phone: 703 324-1290 / Fax: 703 324-3924
www.fairfaxcounty.gov/planning-development/
Staff recommends approval of a modification of the transitional screening requirement and a waiver of the barrier requirement along the southern property boundary in favor of preserving the existing vegetation as shown on the SE Plat.

Staff recommends approval of a modification of the transitional screening and barrier requirements along the southwestern portion of the property in favor of a seven foot tall brick/pier fence with supplemental plantings as shown on the SE Plat.

Staff recommends approval of a modification of the transitional screening requirement and a waiver of the barrier requirement along Sleepy Hollow Road in favor of a combination of architectural and landscaping techniques as shown on the SE Plat.

Staff recommends approval of a modification of the five foot wide sidewalk requirement along Sleepy Hollow Road in favor of an eight foot wide concrete sidewalk as conditioned.

It should be noted that it is not the intent of the staff to recommend that the Board of Supervisors, in adopting any conditions, relieve the applicants/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

For information, contact the Zoning Evaluation Division, Department of Planning and Development, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.
Special Exception
SE 2021-MA-002

Applicant: FAIRFAX COUNTY WATER AUTHORITY
Accepted: 02/25/2021
Proposed: WATER PUMPING FACILITIES
Area: 23208 SF; DISTRICT - MASON
Zoning Dist Sect: 03-0304
Located: 2959 SLEEPY HOLLOW ROAD, FALLS CHURCH, VA 22044
Zoning: R-3
Plan Area: 1,
Overlay Dist: SC HC
Map Ref Num: 051-3/-14/-0001A
SLEEPY HOLLOW ROAD PUMP STATION

SPECIAL EXCEPTION PLAT/2232 FACILITY PLAN
SE 2021-MA-002

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA
TAX MAP #: 051-3-((14))-0001A

JANUARY 13, 2021
FEBRUARY 19, 2021
APRIL 30, 2021
REVISED JUNE 2, 2021

VIEW OF PROPOSED PUMP STATION FROM SLEEPY HOLLOW ROAD
1. **GENERAL NOTES**

   a. The property is located within the County Zoning District and the property is not located as a Dentist Office.
   
2. **BOUNDARY INFORMATION**

   a. The property is located as a Dentist Office.

3. **EXISTING BUILDINGS**

   a. The property is located as a Dentist Office.

4. **UTILITY SERVICES**

   a. The property is located as a Dentist Office.

5. **EXISTING RIGHTS-OF-WAY**

   a. The property is located as a Dentist Office.

6. **ENVIRONMENTAL QUALITY CORRIDORS**

   a. The property is located as a Dentist Office.

7. **PLANNING SECTOR (B5)**

   a. The property is located as a Dentist Office.

8. **EASEMENTS**

   a. The property is located as a Dentist Office.

9. **AMENITIES, OUTDOOR RECREATION AND SITE FEATURES**

   a. The property is located as a Dentist Office.

10. **STORM WATER MANAGEMENT**

    a. The property is located as a Dentist Office.

11. **ACCESS TO THE PROPERTY**

    a. The property is located as a Dentist Office.

12. **ARCHEOLOGICAL SURVEY**

    a. The property is located as a Dentist Office.

13. **LEGAL INFORMATION**

    a. The property is located as a Dentist Office.
SITE

SEE SHEET 15 FOR IMPROVEMENTS ALONG SLEEPY HOLLOW ROAD.
NOTES:

1. GRADING AND UTILITIES SHOWN ARE FOR INFORMATIONAL AND PLANNING PURPOSES ONLY. FINAL GRADING AND UTILITY DESIGN WILL OCCUR AT TIME OF SITE PLAN.

2. TIE IN LOCATIONS TO FUTURE WATER MAIN ARE CONCEPTUAL AND MAY CHANGE BASED ON FURTHER ENGINEERING BY FAIRFAX WATER. LIMITS OF CLEARING AND GRADING MAY OCCUR OUTSIDE THE LIMITS OF THE PROPERTY BOUNDARY TO MAKE THIS FUTURE CONNECTION.

3. GRADING SHOWN IS CONTINGENT UPON VDOT ROADWAY/SIDEWALK LAYOUT TO BE APPROVED AT TIME OF SITE PLAN.

4. THE VEHICLE MOVEMENT DIAGRAM SHOWN IS BASED ON THE WHEEL PATH OF A SERVICE VEHICLE TRUCK.

5. SEE SHEET 02, NOTES 6-9 REGARDING EXISTING AND PROPOSED UTILITIES.
Gordon
4501 Daly Drive
Chantilly, VA 20151
Phone: 703-263-1900
www.gordon.us.com

PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
SECURITY CONSULTING

REVISIONS

<table>
<thead>
<tr>
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HORIZONTAL DATUM: NAD83    VERTICAL DATUM: NGVD29
6/2/2021

NOTE:
1. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO ANY SITE WORK CLEARING.
2. WHERE REQUIRED, SUPER SOFT FENCE MAY BE USED IN LIEU OF WELDED WIRE FENCE.
3. TREE PROTECTION FENCES SHALL BE REMOVED CONCURRENTLY WITH A RE-PROTECTION PLAN.
4. REVISION 1: REMOVE OVER 1/200101 SHAPED BURRS OR HARD WIRE PROTECTION ADJACENT TO CROWN OF TREE EVERY 8 FEET 2.5 IN. GREATLY DECREASING THE HUMAN WIRE PROTECTION EFFECTIVE.
5. CROWN IS NOT COMPLETE REVISION OF TREE ANGEL WIRE FROM SITE WORKING.
Table 13.10 Shadyside Tree Canopy Calculation Worksheet

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Target Area (sq ft)</th>
<th>Reference</th>
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<tr>
<td>1</td>
<td>Tree planting</td>
<td>12,268</td>
<td>12-2001</td>
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<tr>
<td>2</td>
<td>Percentage of canopy area covered by existing trees</td>
<td>32.0%</td>
<td>20-301</td>
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<td>3</td>
<td>Total canopy area estimated for site (Table 12.4)</td>
<td>39.84</td>
<td>12-2001</td>
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<td>4</td>
<td>Percentage of canopy area protected from tree canopy</td>
<td>50.9%</td>
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<td>5</td>
<td>Total canopy area protected by tree canopy</td>
<td>20.29</td>
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<td>34</td>
<td>Total canopy area protected by tree canopy</td>
<td>17.32</td>
<td>12-301</td>
</tr>
</tbody>
</table>

Note: The values in the table are calculated based on the provided information. The total canopy area protected by tree canopy is the sum of all the calculated areas.
THE ILLUSTRATIVE PLAN IS SHOWN FOR INFORMATION PURPOSES ONLY.
NOTE: ARCHITECTURAL ELEVATIONS PROVIDED FOR INFORMATIONAL PURPOSES TO DEPICT GENERAL STYLE OF BUILDING CONSTRUCTION ONLY.
SEE NOTE 28D REGARDING THE INTERIM CONDITION.

SEE NOTE 28D REGARDING THE FUTURE CONDITION

NOTE: ALL PLANTS SHOWN IN THE PROPOSED RIGHT OF WAY ARE SUBJECT TO VDOT APPROVAL. THE FUTURE CONDITION SECTION IS SHOWN TO FACILITATE FUTURE SIDEWALK IMPROVEMENTS BY OTHERS AND IS FOR INFORMATIONAL PURPOSES ONLY.
## Site Information

### Post-Development Project (Treatment Volume and Loads)

<table>
<thead>
<tr>
<th>Pre-Development Treatment Volume (acre-ft)</th>
<th>Final Post-Development Treatment Volume (acre-ft)</th>
<th>Post-Development Treatment Volume (acre-ft)</th>
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</thead>
<tbody>
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<td>0.018</td>
<td>0.016</td>
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</table>

### Treatment Volume and Nutrient Load

<table>
<thead>
<tr>
<th>Pre-Development TP Load (lb/yr)</th>
<th>Final Post-Development TP Load (lb/yr)</th>
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</thead>
<tbody>
<tr>
<td>0.50</td>
<td>0.45</td>
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</table>

## Water Quality Requirements

### Post-Development Requirement for Site Area

| TP Load Reduction Required (lb/yr) | 0.016 |

---

1 Adjusted land cover assumes Pre-Development land cover minus previous land cover (i.e., open space or managed wetland preservation) for new impervious cover.

2 Adjusted land cover is consistent with Post-Development average (20% average of source impervious cover).

3 Estimates a basic load reduction requirement for new impervious cover (based on new development load limit, 0.016 lb/yr/acre).
STORM WATER ENHANCEMENT NARRATIVE:

THE FOLLOWING IS BASED ON DEQ SPEC #2, VERSION 2.0 WHICH SHALL SERVE AS THE BASIS OF DESIGN FOR PLANTING TREATMENT AND PRE-TREATMENT ONLY.

1. NATURAL VEGETATION IS PROPOSED TO TREAT SHEET FLOW FROM THE DRIVEWAY AND IMPERVIOUS AREAS TO SLOW RUNOFF VELOCITIES AND ALLOW SEDIMENT AND ANY POLLUTANTS TO SETTLE AND/OR BE FILTERED. BASED ON PRELIMINARY GRADING, STORMWATER RUNOFF IS DESIGNED TO ENTER THE VEGETATED BUFFER STRIP AS SHEET FLOW.

SECTION 2 AND 3 DEPICT A TYPICAL STORMWATER RUNOFF CONDITION FROM THE PAVED AREA UNIFORMLY ENTERING A LINEAR EDGE ALONG THE DRIVEWAY AND DRAINING ACROSS THE LENGTH OF THE BUFFER STRIP. THIS PLAN INCLUDES A GRAVEL DIAPHRAGM OR POSSIBLY OTHER "PRE-TREATMENT" PRACTICE TO ESTABLISH A NON-EROSIVE TRANSITION BETWEEN THE PAVEMENT AND THE FILTER STRIP OR OPEN SPACE.

2. PROPOSED PLANTINGS WILL USE NATURAL MATERIALS IN ACCORDANCE WITH FAIRFAX COUNTY'S NATURAL LANDSCAPE POLICY AND MAY CONSIST OF THE FOLLOWING MATERIALS:
   - HYPERICUM DENSIFLORUM
   - KALMIA ANGUSTIFOLIA
   - SPIRAEA ALBA
   - SPIRAEA TOMENTOSA
   - VACCINUM ANGUSTIFOLIUM

   VEGETATED FILTER STRIPS WILL BE SEEDED, NOT SODDED.

3. PROPOSED PLANTINGS WILL USE NATURAL MATERIALS IN ACCORDANCE WITH FAIRFAX COUNTY'S NATURAL LANDSCAPE POLICY AND MAY CONSIST OF THE FOLLOWING MATERIALS:
   - HYPERICUM DENSIFLORUM
   - KALMIA ANGUSTIFOLIA
   - SPIRAEA ALBA
   - SPIRAEA TOMENTOSA
   - VACCINUM ANGUSTIFOLIUM

   VEGETATED FILTER STRIPS WILL BE SEEDED, NOT SODDED.
DESCRIPTION OF THE APPLICATION

The applicant, the Fairfax County Water Authority, seeks concurrent approval of a 2232 Public Facility Review (2232) and a Special Exception (SE) to permit a Light Public Utility Use for a new water pumping station. The new water pumping station would consist of one 3,150 square foot (SF) building designed to resemble a single-family detached dwelling that would contain pumping, electrical, and instrumentation equipment. The building would not be accessed by members of the general public and no staff would permanently be located at the facility. Routine access is proposed for maintenance, with exceptions for emergency repairs.

A reduced copy of the Special Exception Plat (SE Plat) is included at the front of this report. The proposed development conditions and the applicant's statement of justification and affidavit are included in Appendices 1 through 3, respectively.

LOCATION AND CHARACTER

![Site Location Map](image)

*Figure 1: Site Location; Source: GEM 2021 with Added Graphics from Staff*

The subject property is located along Sleepy Hollow Road, approximately 800 feet south of Arlington Boulevard, immediately adjacent to the Seven Corners Community Business Center (CBC) boundary. The 23,208 SF property consists of one parcel, identified as Tax Map 51-3 ((14)) 1A, zoned to the R-3 District. The subject property is also located within the Highway Corridor and Sign Control Overlay Districts.
The property is developed with a single-story building with an asphalt parking lot, which previously accommodated a dentist/medical office. A single vehicular access point is provided from Sleepy Hollow Road. The rear portion of the property is wooded, and a six foot wooden fence is located along the northern, southern, and eastern property boundaries.

Figure 1 depicts the subject site and surrounding areas. The properties to the south and east are zoned R-3 and developed with single-family detached dwellings. The property to the north is zoned R-3 and Community Revitalization District (CRD), and is part of the Seven Corners CBC identified in the Comprehensive Plan. This property is developed with the Seven Corners Fire and Rescue Station #28. The property to the west, across Sleepy Hollow Road, is zoned R-3 and CRD and is part of the Seven Corners CBC. This property is developed with the Dominion Hospital and medical office buildings.

A summary of the surrounding land use, zoning, and Comprehensive Plan recommendations are provided in Table 1.

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<tr>
<th>Direction</th>
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<th>Zoning</th>
<th>Comprehensive Plan</th>
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<tr>
<td>North</td>
<td>Seven Corners Fire Station</td>
<td>R-3, CRD</td>
<td>Public Facilities</td>
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<td>South</td>
<td>Single-Family Detached Dwellings</td>
<td>R-3</td>
<td>Residential 2-3 du/ac</td>
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<td>Single-Family Detached Dwellings</td>
<td>R-3</td>
<td>Residential 2-3 du/ac</td>
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<tr>
<td>West</td>
<td>Dominion Hospital and Medical Office</td>
<td>R-3, CRD</td>
<td>Public Facilities</td>
</tr>
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</table>

**BACKGROUND**

On July 14, 1970, the Board of Zoning Appeals (BZA) approved S-120-70 to permit an office for the general practice of medicine. The use was specifically limited to the applicant for a dental office. On September 28, 1971, the BZA amended the conditions of approval to permit a wooden fence instead of a brick wall around the parking area. The office was constructed in 1971.

On September 19, 1995, the BZA approved SPA 70-M-120 to permit a change of permittee and include a medical office option for the office building.

On March 18, 2015, the BZA approved SPA 70-M-120-02 to permit changes to the previously approved development conditions.

In January 2014, Fairfax Water acquired the City of Falls Church water system, which previously served the Seven Corners area. After the acquisition, Fairfax Water identified multiple system deficiencies in the Seven Corners area, including low water service pressures, fire flow below current Fairfax Water and Fairfax County requirements, and serious reliability concerns associated with an aging elevated water storage tank. To address existing system deficiencies and meet future public health needs of the residents and businesses in the Seven Corners area, Fairfax Water acquired the
subject property in March 2020 to construct a new pump station. The proposed pump station is an initial measure to provide a more consistent level of water service within the existing distribution system and would improve system reliability, water flow, and pressure for many customers in Fairfax County and Falls Church.

COMPREHENSIVE PLAN GUIDANCE (Appendix 4)

Area: I
District: Baileys
Sector: B5-Barcroft
Plan Map: Residential at 2 to 3 du/ac

The relevant Comprehensive Plan text is found in the Fairfax County Comprehensive Plan, Area I, 2017 Edition, Baileys Planning District, as amended through 7-16-2019, under the heading B5-Barcroft Community Planning Sector starting on Page 201. The Plan, as applied to the application area, provides the following land use recommendations:

“The four parcels located at the southeast corner of Sleepy Hollow Road and Nicholson Street, (Tax Map 51-3((14))1A, 2A, 3A and 4A), are planned for residential use at 2-3 dwelling units per acre. The commercial use at Parcel 1A may continue under special permit, if adequate buffering to the adjacent residential uses is provided…”

DESCRIPTION OF THE SPECIAL EXCEPTION PLAT (SE PLAT)

SE Plat: (copy in the front of the staff report)
Title: “Sleepy Hollow Road Pump Station”
Prepared: Gordon
Date: January 13, 2021, as revised through June 2, 2021

Proposed Layout

The applicant proposes to remove the existing dental/medical office building and associated parking lot. The proposal includes a new one-story 3,150 SF water pump station designed to resemble a single-family detached dwelling, that would contain pumping, electrical, and instrumentation equipment. The proposed pump station would have a height of 24 feet and would be setback approximately 30 feet from Sleepy Hollow Road. An emergency back-up power generator and a transformer would be located in the rear yard, directly behind the proposed building, in the event of a power outage. The emergency generator would be located within an open enclosure. Figure 2 below shows the proposed layout.
Access to the property would remain from Sleepy Hollow Road, with parking for Fairfax Water vehicles located behind the building. Only employees and/or contractors of Fairfax Water may access the site via a proposed seven foot tall ornamental gate. A seven foot tall brick and pier fence is proposed along a section of the southwestern side yard. This fence would be set back 17 feet from the property line shared with a residential property zoned to the R-3 District. The applicant also proposes to install supplemental trees and shrubs between the proposed fence and the southwestern property line. In addition, a seven foot tall chain link fence would connect the proposed brick and pier fence to the northeastern corner of the proposed building. The applicant is proposing to preserve a majority of the existing tree canopy located in the rear yard of the subject property, as depicted in Figure 2.

Hours of Operation

The applicant has indicated that the facility would operate unstaffed 24 hours a day, seven days a week. Fairfax Water staff would access the site once a week to perform routine preventative maintenance anytime between 7:00 AM and 3:00 PM, Monday through Friday. Weekends and after hour operations may be required to handle non-routine events, such as pump or electrical equipment repairs, primarily inside of the building.

Facility repairs and routine grounds maintenance would be provided on the property as needed. The maintenance cycle typically includes monthly testing of the generator for 30 minutes, during the maintenance hours refenced above, and one annual load bank test for approximately one hour.
Vehicle Access, Frontage Improvement, and Parking

Vehicular access would continue to be from Sleepy Hollow Road. The existing access point would be upgraded to meet the Virginia Department of Transportation’s (VDOT) standards. A drive-aisle would extend to the rear of the proposed building and be designed to accommodate larger maintenance vehicles. The preliminary vehicle movement diagram is depicted in Figure 3.

The applicant is proposing to install an eight foot wide concrete sidewalk with buffers along Sleepy Hollow Road to satisfy the major paved trail requirement identified on the Countywide Trails Plan. Additional right-of-way is proposed to accommodate the proposed sidewalk and a development condition is recommended to ensure the sidewalk is designed to match the adjacent new sidewalk currently being installed by the Seven Corners Fire and Rescue Station to the north, as reviewed and approved by VDOT and FCDOT.

The applicant is proposing to provide one parking space to accommodate all parking and loading activities, which are limited. Two additional parking opportunities exist on the proposed drive-aisle if additional vehicles are required to perform maintenance activities.
Open Space and Landscaping

The applicant is proposing to provide a minimum of 57 percent open space and complies with the 10-year tree canopy requirement. Approximately 8,126 SF of existing tree canopy, located in the rear yard of the property, would be preserved. Supplemental plantings are proposed along the southwestern property boundary and in the subject property’s front yard, as depicted in Figure 4. The applicant has committed to provide supplemental plantings that would comply with the County’s natural landscaping policy.

The applicant is requesting specific waivers and modifications of the transitional screening and barrier requirements. These requests are discussed in the Waivers and Modifications section of this report, below.

Stormwater Management

The applicant proposes to remove some impervious areas and replace them with turf grass and trees as well as modify the drainage divides, which results in a decrease in peak flow. The applicant also proposes a vegetative buffer strip with native plants along the perimeter of the proposed parking area, designed to capture stormwater runoff as sheet flow where it would then infiltrate into the ground, providing a water quality benefit by reducing the rate of runoff. A gravel diaphragm or similar pre-treatment device would also be provided to establish a non-erosive transition between the edge of pavement and the vegetative buffer strip. Vegetation is also proposed to be planted where impervious cover is removed, further slowing stormwater runoff and filtering sediment and pollutants. Figure 5 shows these improvements.
The applicant has designed the proposed pump station to resemble a single-family detached dwelling, as depicted in Figure 6. The building would be constructed of traditional masonry materials with an asphalt shingled gable roof. The building would be designed to include green building measures such as, but not limited to: building materials that are durable, regionally manufactured and, where practical, are of recycled nature; a roofing system designed to provide high reflectivity that minimizes heat island...
effect; low VOC containing coatings, sealants, and adhesives within the building; and native plant materials in accordance with the County's natural landscaping policy that minimizes the need for irrigation.

Signage

No freestanding or building mounted signage is proposed.

STAFF ANALYSIS

Land Use Analysis (Appendix 4)

Location

The proposed water pumping station is located within the B5-Baileys Planning District of the Comprehensive Plan. The Plan calls for residential land uses at 2 to 3 dwelling units per acre. As discussed, the previously existing land use on the property was a commercial dentist office that was approved through a Special Permit. The property is adjacent to a public facility use to the north (the Seven Corners Fire and Rescue station) which creates a logical transition from the Seven Corners Community Business center to the north to the residential uses to the south along Sleepy Hollow Road.

This project is part of the 2021-2030 Fairfax Water Capital Improvement Program (CIP) and is identified as Project No. 2672 Sleepy Hollow Road pump station. The water pumping station is proposed to improve water pressure, fire flow, water quality, and system resiliency based on system deficiencies that were identified to better serve the increasing demands of the Seven Corners and Willston areas, therefore aligning with the Policy Plan Objective 1, Policies a. and c. and Objective 3, Policy a. The proposed facility has direct access to Sleepy Hollow Road and is located on a site that has existing mature vegetation that provides a natural buffer with the surrounding residential uses, therefore aligning with the Policy Plan Objective 5, Policy a. and f.

The proposed water lines for the pumping station are located outside of existing stream valleys, wetlands and forested areas, which also align with the Policy Plan Objective 30, Policy d.

Character and Extent

The conceptual design of the pumping station shows a reduction of impervious surface, conserves a significant amount of existing tree and vegetation cover, and applies the County’s Natural Landscaping Policy, which aligns with the Policy Plan Objective 6, Policy a. and b. The applicant has stated that the building design will incorporate green building practices such as durable building materials that are regionally manufactured, and where practical, are made of recycled nature and the roofing system materials that will provide high reflectivity to minimize the heat island effect, therefore aligning with the Policy Plan Objective 6, Policy d.
The proposed pumping station is also located adjacent to the Seven Corners Fire Station and the site design is being coordinated with the fire station rehabilitation project, therefore aligning with the Policy Plan, Objective 4, Policy a.

Architecturally, the proposed design has the appearance and character of a single-family detached residential structure in order to blend in with the residential uses to the south along Sleepy Hollow Road, therefore aligning with the Policy Plan Objective 4, Policy c. The conceptual site plan shows landscaping and brick fencing to screen from Sleepy Hollow Road and the residential uses to the south, therefore aligning with the Policy Plan Objective 4, Policy d.

Overall, staff finds that the subject proposal satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232, as amended.

Environmental Analysis (Appendix 5)

Stormwater Management

To ensure that water quality and water quantity are appropriately managed, the Comprehensive Plan promotes site design and low impact development (LID) techniques that reduce stormwater runoff volumes and peak flows, increase groundwater recharge, and increase the preservation of undisturbed areas. Developments are expected to optimize stormwater management and water quality controls using innovative Best Management Practices and infiltration techniques, nonstructural Best Management Practices and bioengineering practices, and infiltration landscaping.

Staff recommends the applicant provide additional native landscaping where turf is provided on the east side of the parking area and encourages trees to be underplanted with native shrubs and grasses.

Natural Landscaping

A goal of the Comprehensive Plan is to pursue landscaping practices that optimize the planting of native species of trees, shrubs, and other vegetation in a manner that minimizes the need for mowing and other maintenance activities, and to apply these practices at public facilities.

The applicant annotated native landscaping approaches including providing sustainable landscape plants and to primarily use non-invasive, native plants based on plant availability and final design concept. Staff appreciates that the applicant included additional plants around the west and south side of the property with the most recent submission. These commitments are expected to help increase water quality and the ecological value of the site, consistent with the goals of the Comprehensive Plan.

Staff continues to encourage the applicant to incorporate more native landscaping on the east side of the parking area where turf is provided and encourages trees to be underplanted with native shrubs and grasses.

Overall, the proposal generally conforms to the Comprehensive Plan Policies.
Transportation Analysis (Appendices 6 and 7)

Fairfax County Department of Transportation (FCDOT) did not identify any major transportation or traffic related concerns during the review of this development proposal. The applicant is requesting a modification to permit the construction of an eight foot wide concrete sidewalk with buffers along Sleepy Hollow Road as conditioned. This modification is discussed in the Waivers and Modifications section of this report.

Virginia Department of Transportation (VDOT) also indicated that the proposal would have minimal impact to peak hour traffic and indicated that sight distance and entrance design standards will be addressed at the time of site plan review.

With regard to on-site circulation, staff finds that the proposed access point and drive-isle configuration provide adequate access and circulation on-site. Transportation staff did recommend a few minor on-site improvements, which included: upgrading the proposed entrance apron; providing a sidewalk the width of a major paved trail; dedicating right-of-way to allow VDOT to maintain the proposed concrete sidewalk. The applicant has agreed to provide these improvements. Staff finds the proposed vehicular and pedestrian facilities would improve traffic flow and pedestrian safety for residents traveling along Sleepy Hollow Road.

Urban Forest Analysis (Appendix 8)

As previously noted, the subject property meets the 10-year tree canopy and tree preservation requirements. The applicant is requesting specific waivers and modifications of the transitional screening and barrier requirements, which are further discussed in the Waivers and Modification section below.

The applicant is proposing to preserve the forested area that exists in the rear yard of the property. Supplemental plantings are also proposed along the southwestern property boundary and in the subject property’s front yard. These supplemental plantings would contain a mix of trees, shrubs, and grass plantings to enhance the existing buffers from the adjacent residential uses. The Urban Forest Management Division (UFMD) has proposed development conditions to ensure effective tree preservation and proper landscaping areas are provided. Staff supports the proposed landscaping plan with the acceptance of the proposed development conditions.

Stormwater Management Analysis (Appendix 9)

The applicant indicates that the water quality and quantity requirements would be achieved by providing a net reduction of impervious surfaces and installing a gravel diaphragm filter with a managed turf area around the proposed drive-isle. Land covers, calculations, and final design details will be reviewed at the time of site plan review. No outstanding issues remain.
ZONING ORDINANCE PROVISIONS (Appendix 12)

General Special Exception Standards

All Category 1 Special Exception uses must satisfy the following standards.

**General Standard 1** states that *the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.*

The applicant has proposed a design that would have minimal impact on the adjacent residential uses. As discussed in the Land Use Analysis, staff finds the application satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232, as amended and is in harmony with the Comprehensive Plan.

**General Standard 2** states that *the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.*

The purpose and intent of the R-3 District is to provide for single-family detached dwellings and allow other select uses which are compatible with the low-density character of the R-3 District. A Light Public Utility Use for a new water pumping station is permitted with the approval of a SE in the R-3 District. The applicant has designed the proposed pump station to resemble a single-family detached dwelling. Specifically, the building would be a traditional masonry structure with a gable roof designed to blend with the adjacent residential community. Therefore, staff finds the proposed use is in harmony with the general purpose and intent of the R-3 District.

**General Standard 3** requires that the proposed use *shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan.* The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

The applicant proposes to remove the existing dental/medical office building and the associated parking lot. The property would be redeveloped with a one-story 3,150 SF water pump station that would contain the pumping, electrical, and instrumentation equipment. The proposed pump station would be designed to resemble a single-family detached dwelling and have a height of 24 feet, which is compatible with the surrounding residential uses. The applicant is also proposing to preserve a forested area located in the rear yard. Supplemental plantings are proposed in the front yard and along the southwestern property boundary to provide enhanced natural buffers between the proposed use and the adjacent residential uses. Staff finds the proposed building design, tree preservation areas and supplemental plantings would adequately blend in with and screen the proposal from the adjacent residential uses.

Category 1 uses do not have to comply with the lot size requirements, or the bulk regulations set forth for the zoning district in which located. As identified in Table 2 below, the proposal meets the requirements of the R-3 District.
Table 2: Zoning Standards (R-3 District)

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size</td>
<td>11,500 SF minimum</td>
<td>23,208 SF</td>
</tr>
<tr>
<td>Lot Width</td>
<td>80 foot minimum</td>
<td>106.4 feet</td>
</tr>
<tr>
<td>Height</td>
<td>60 feet maximum</td>
<td>24 feet</td>
</tr>
<tr>
<td>Front Yard</td>
<td>Controlled by a 40° angle of bulk plane, but not less than 30 feet</td>
<td>30 feet</td>
</tr>
<tr>
<td>Side Yard</td>
<td>Controlled by a 35° angle of bulk plane, but not less than 10 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>Controlled by a 35° angle of bulk plane, but not less than 25 feet</td>
<td>135 feet</td>
</tr>
<tr>
<td>Floor Area Ratio (FAR)</td>
<td>0.30 maximum</td>
<td>0.14</td>
</tr>
<tr>
<td>Open Space</td>
<td>N/A</td>
<td>57 percent</td>
</tr>
</tbody>
</table>

Overall, staff finds the proposed use will be harmonious with and not adversely impact the adjacent residential uses. This standard has been satisfied.

**General Standard 4** states that *the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*

As discussed in the Transportation Analysis, staff finds that the proposed improvements would result in a design that allows for safe ingress and egress from the site. Additionally, the applicant proposes to improve the frontage of the property with an eight foot wide sidewalk to meet the major paved trail requirement. Staff finds that the proposed access improvements mitigate potential vehicular conflicts and enhances the pedestrian network within this section of Sleepy Hollow Road, therefore this standard is addressed.

**General Standard 5** requires *that landscaping and screening be provided in accordance with the provisions of Article 13.*

The applicant has demonstrated compliance with the 10-year tree canopy and tree preservation requirements.

The applicant is required to provide transitional screening and barriers along the southern, eastern, and western property boundaries. The applicant is requesting a modification of these requirements. This request is further discussed in the Waivers and Modifications section of this report.

**General Standard 6** requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.*

No specific amount of open space is required in the R-3 District. However, the SE Plat indicates that the site would have a minimum of approximately 57 percent open space. This standard has been satisfied.
General Standard 7 requires that adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements are proposed to be in accordance with the provisions of Article 11.

The Zoning Ordinance requires public uses provide parking to accommodate employees, public use vehicles anticipated to be on site at any one time, and visitor parking. As discussed above, the facility would be unstaffed and accessed once a week by Fairfax Water staff to perform routine maintenance activities. No visitors are permitted on-site. The applicant is proposing to provide one parking space to accommodate all parking and loading activities, which are limited. Two additional parking areas exist on the proposed drive-isle if additional vehicles are required to perform maintenance activities. This standard has been satisfied.

General Standard 8 requires that signs be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

No freestanding or building mounted signage are proposed. Staff has proposed a development condition to prohibit freestanding and building mounted signage at the subject property to ensure the property retains the proposed residential character. With the acceptance of the proposed condition, this standard has been met.

Standards for All Category 1 Uses

In addition to the general standards, all Category 1 Special Exception uses must satisfy the following standards.

Standard 1 for all Category 1 uses states that uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located.

As indicted in this standard, the proposed facility is not required to comply with the lot size requirements or bulk regulations of the R-3 District. As noted above, given the character of the building, staff did provide a table showing that the proposal would meet the regulations.

Standard 2 for all Category 1 uses states that no land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.

Staff has proposed a development condition to restrict the storage of materials, equipment, and vehicles. This standard has been satisfied with the acceptance of this development condition.

Standard 3 for all Category 1 uses states that if the proposed location of a Category 1 use is in an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the proposed location; except that in the case of electric transformer stations and telecommunication central offices, there shall be a finding that there is no alternative site available in a C or I district within a
distance of one (1) mile, unless there is a substantial showing that it is impossible for satisfactory service to be rendered from an available location in such C or I district.

The applicant has indicated that the existing Willston pumping station cannot be expanded or modified to accommodate future needs. The applicant had identified and evaluated fourteen potential sites for a new pump station. Key criteria, including proximity to existing water transmission mains, proximity to commercial zoning, parcel area and ground elevation, parcel availability, and impact to the surrounding neighborhood were used during the evaluation of potential sites. The applicant ultimately determined the subject property would be the best location for the proposed use because of the site’s zoning, area, and ground elevation requirements; fronts on a major road; was available for purchase; and has been previously approved for non-residential uses. Because the property was for sale and met all of the requirements for the pump station, Fairfax Water purchased the property.

The applicant evaluated commercial and industrial zoned parcels within 500 feet of the subject property. These parcels include the Seven Corners Fire and Rescue Station #28, a four-story condominium office zoned to the C-2 District, and three medical/dental low rise office buildings zoned to the C-3 District. These parcels within the 500 foot radius are currently developed and occupied. In summary, the site evaluation process did not identify any feasible alternative locations in a commercial or industrial district within 500 feet of the subject property. This standard has been satisfied.

**Standard 4** for all Category 1 uses requires that before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

The proposed use will be subject to site plan provisions. This standard has been satisfied.

**OVERLAY DISTRICT REQUIREMENTS**

**Highway Corridor Overlay District (7-600)**

The Highway Corridor Overlay District puts additional restrictions on certain automobile oriented uses, including drive-in financial institutions, restaurants with a drive-through, quick-service food stores, service stations and service station/mini-marts. The applicant is not proposing one of these uses, therefore is not subject to the additional requirements of the Highway Corridor Overlay District.

**Sign Control Overlay District (7-500)**

The Sign Control Overlay District is intended simply to restrict freestanding signs in intensely developed commercial and industrial areas of the County. As previously discussed, the applicant is not proposing any freestanding or building mounted signage. Therefore, these regulations would not affect the proposal.
WAIVERS AND MODIFICATIONS

Modification of the transitional screening requirement and a waiver of the barrier requirement along the southern property boundary in favor of preserving the existing vegetation as shown on the SE Plat.

The applicant is requesting a modification of the transitional screening requirement and a waiver of the barrier requirement along the southern property boundary in favor of preserving the existing vegetation. These requirements may be waived and/or modified if the barrier requirements where the topography of the lot providing the transitional screening and the lot being protected is such that a barrier would not be effective. The existing vegetation located in the subject property’s rear yard consists of mature canopy trees and ranges in width from approximately 80 feet to up to 90 feet between the Pump Station facility and the adjacent residences. In addition, the mature canopy trees are approximately 50 - 60 feet in height providing effective screening. Staff supports the requested modification of the transitional screening requirement and waiver of the barrier requirements along the southern property boundary in favor of preserving the existing 80 - 90 foot mature canopy.

Modification of the transitional screening and barrier requirements along the southwestern portion of the property in favor of a seven foot tall brick/pier fence with supplemental plantings as shown on the SE Plat.

The applicant is requesting a modification of the transitional screening requirement and barrier requirements along the southwestern portion of the property in favor of a seven foot tall brick/pier fence with supplemental plantings. The transitional screening yard width and planting requirements may be reduced as much as two-thirds where the developer chooses to construct a seven foot brick or architectural block wall instead of the lesser barrier indicated by the matrix. As discussed above, the applicant is proposing to construct a seven foot tall brick/pier fence setback approximately 17 feet from the southwestern property boundary. In addition, the applicant is proposing to plant trees and shrubs in between the proposed brick/pier fencing and the southwestern property boundary. This proposal is a major improvement from the transition that exists at the subject property, which includes an asphalt parking lot that extends to the property boundary with a six foot tall broken fence. Setting the proposed barrier back to allow the installation of natural landscaping would be a major improvement and transitional to the adjacent residential use located south of the subject property. Therefore, staff supports the proposed modifications.

Modification of the transitional screening requirement and a waiver of the barrier requirement along Sleepy Hollow Road in favor of a combination of architectural and landscaping techniques as shown on the SE Plat.

The applicant is requesting a modification of the transitional screening requirement and a waiver of the barrier requirement along Sleepy Hollow Road in favor of a combination of architectural and landscaping techniques. 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. The pump station has been designed to appear as a single-family detached home to be consistent with the residential character of the community to the west and south of the property. Therefore, staff supports the applicant’s request to modify the transitional screening and waive the barrier requirement along Sleepy Hollow Road in favor of the proposed landscaping consisting of a mixture of evergreen and canopy trees and an evergreen hedge as shown on the SE Plat.

Modification of the five foot wide sidewalk requirement along Sleepy Hollow Road in favor of an eight foot wide concrete sidewalk as conditioned.

The applicant is requesting a modification of the five foot wide sidewalk requirement along Sleepy Hollow Road in favor of an eight foot wide concrete sidewalk. The sidewalk will be located within the proposed right of way dedication as shown on the SE Plat.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant seeks concurrent approval of a 2232 and a SE to permit a Light Public Utility Use for a new water pumping station. The new water pumping station would consist of one 3,150 SF building that would contain the pumping, electrical, and instrumentation equipment. The development proposal makes several important improvements to the subject property. The applicant proposes a site and building design that provides for an appropriate transition to the adjacent residential uses; a new eight foot wide concrete sidewalk along Sleepy Hollow Road; and reduces the on-site impervious surfaces. In addition, the proposed pump station would provide a more consistent level of water service within the existing distribution system and would improve water flow and pressure for many customers in Fairfax County, Falls Church, and the future Seven Corners and Bailey's Crossroads CBCs. Overall, the applicant has proposed a logical design that fits into the fabric of the site and surrounding community. Staff concludes that the proposal is in harmony with the Comprehensive Plan and the applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends that the Planning Commission find that the water pumping station proposed under 2232-M20-8 satisfies the criteria of location, character, and extent, as specified in Section 15.2-2232 of the Code of Virginia, as amended, and therefore, is substantially in accord with the Comprehensive Plan.

Staff recommends approval of SE 2021-MA-002, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirement and a waiver the barrier requirement along the southern property boundary in favor of preserving the existing vegetation as shown on the SE Plat.
Staff recommends approval of a modification of the transitional screening and barrier requirements along the southwestern portion of the property in favor of a seven foot tall brick/pier fence with supplemental plantings consisting of canopy trees and shrubs as shown on the SE Plat.

Staff recommends approval of a modification of the transitional screening requirement and a waiver of the barrier requirement along Sleepy Hollow Road in favor of a combination of architectural and landscaping techniques as shown on the SE Plat.

Staff recommends approval of a modification of the five foot wide sidewalk requirement along Sleepy Hollow Road in favor of an eight foot wide concrete sidewalk as conditioned.

It should be noted that it is not the intent of the staff to recommend that the Board of Supervisors, in adopting any conditions, relieve the applicants/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. Affidavit
4. 2232 Land Use Analysis
5. Environment and Development Review Branch Analysis
6. Fairfax County Department of Transportation Analysis
7. Virginia Department of Transportation Analysis
8. Urban Forest Management Division Analysis
9. Site Development and Inspections Division Analysis
10. Fairfax County Park Authority Analysis
11. Sanitary Sewer Analysis
13. Glossary of Terms
PROPOSED DEVELOPMENT CONDITIONS

SE 2021-MA-002

June 29, 2021

If it is the intent of the Board of Supervisors to approve SE 2021-MA-002 located at Tax Map 51-3 ((14)) 1A, to permit a Light Public Utility Use (water pumping facility), pursuant to the Fairfax County Zoning Ordinance, staff recommends that the approval be subject to the following development conditions.

1. This Special Exception (SE) is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This SE is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat (SE Plat) approved with the application, as qualified by these development conditions.

3. This SE is subject to the site plan provisions of the Zoning Ordinance as may be determined by the Director, Land Development Services (LDS). Any plan submitted pursuant to this SE must be in substantial conformance with the approved SE Plat entitled “Sleepy Hollow Road Pump Station” prepared by Gordon, consisting of 21 sheets, dated January 13, 2021 as revised through June 2, 2021, and these conditions. Minor modifications to the approved SE may be permitted pursuant to the requirements listed in the Zoning Ordinance.

4. Sidewalk Improvement. Prior to the issuance of a Non-RUP, the applicant must provide an eight foot wide concrete sidewalk with a three foot wide buffer along Sleepy Hollow Road, as shown on Attachment 1, instead of the improvements shown on Sheet 15 of the SE Plat. The proposed sidewalk is subject to the review and approval of Virginia Department of Transportation (VDOT) and Fairfax County Department of Transportation (FCDOT).

5. Walkway. The final layout and materials of the front yard stoop, steps and lead walk to the faux front door of the Pump Station must be determined at time of site plan.

6. Tree Inventory and Condition Analysis. The Applicant must submit a Tree Inventory and Condition Analysis as part of the first and all subsequent plan submissions. All inventoried trees must be tagged in the field with durable metal or plastic tags. The Tree Inventory and Condition Analysis must be prepared by a Certified Arborist or Registered Consulting Arborist and must include elements of Public Facilities Manual (PFM) 12-0307 deemed appropriate to the project site as determined by Urban Forest Management Division (UFMD).

7. Tree Preservation Plan. The Applicant must submit a Tree Preservation Plan and Narrative as part of the first and all subsequent plan submissions. The Tree Preservation Plan and Narrative must be prepared by a Certified Arborist or
8. **Project Arborist/Pre-construction Meeting.** Prior to the pre-construction meeting the Applicant must have the approved limits of clearing and grading flagged with a continuous line of flagging. The Applicant must retain the services of a Certified Arborist or Registered Consulting Arborist (Project Arborist) to attend the pre-construction meeting to review the limits of clearing and grading with an UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of the tree preservation and/or to increase the survivability of trees at the limits of clearing and grading. Such adjustments must be recorded by the Project Arborist and tree protection fencing must be implemented under the Project Arborist’s supervision based on these adjustments.

9. **Tree Protection Fencing.** The Applicant must provide appropriate tree protection devices, based on site conditions and proposed construction activities as reviewed and approved by UFMD. Tree protection fence must consist of four-foot high welded wire attached to six-foot steel posts driven 18 inches into the ground and space no further than 10 feet apart; or super silt fence.

10. **Tree Preservation Measures.** Tree preservation measures must be clearly identified, labeled, and detailed on the Erosion and Sediment Control Plan sheets and Tree Preservation Plan. Tree preservation measures may include, but are not limited to the following: root pruning, crown pruning, mulching, watering, bio-char soil application derived from wood, etc. Specifications must be provided on the plan detailing how preservation measures must be implemented. Tree preservation activities must be completed during implementation of Phase 1 of the Erosion and Sediment Control Plan.

11. **Site Monitoring.** The Applicant’s Project Arborist must be present on-site during implementation of the Phase 1 Erosion and Sediment Control Plan and monitor any construction activities conducted within or adjacent to areas of trees to be preserved. Construction activities include, but may not be limited to clearing, root pruning, tree protection fence installation, vegetation/tree removal, and demolition activities. During implementation of Phase 2 Erosion and Sediment Control Plan, the Project Arborist must visit the site on a regular basis to continue monitoring tree preservation measures and ensure that all activities are conducted as identified in the Tree Preservation Plan and approved by UFMD. Written reports must be submitted to UFMD and Site Development and Inspections Division (SDID) site inspector detailing site visits. A monitoring schedule and Project Arborist reports must be described and detailed in the Tree Preservation Plan.

12. **Invasive Plant Species Management.** Forested areas containing plant species that are known to be invasive in quantities that threaten the long-term health and survival of the existing vegetation present must be the subject of an
invasive plant species management plan in order for the area to be awarded 10-year canopy credit. At the time of site plan submission, the applicant must provide a management plan for review and approval by UFMD specifying the common and scientific name of invasive species proposed for management, the target area for management efforts, methods of control and disposal of invasive plants, timing of treatments and monitoring, duration of the management program, and potential reforestation as needed.

13. **Landscape Planting Pre-installation Meeting.** Prior to installation of any plants to meet the requirements of the approved landscape planting plan, the contractor/developer must coordinate a pre-installation meeting on the site with the landscape contractor, UFMD staff, and any additional appropriate parties. Any proposed changes to planting locations, tree/shrub planting sizes, and species substitutions shown on the approved plan must be reviewed and approved by UFMD staff prior to planting. The installation of plants not approved by UFMD may require the submission of a revision to the landscape plan or removal and replacement with approved trees/shrubs prior to bond release.

14. **Soil Remediation.** Soil in planting areas that contain construction debris and rubble, are compacted or are unsuitable for the establishment and long-term survival of landscape plants, must be the subject of remedial action to restore planting areas to satisfy cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan. The applicant must provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review and approval by UFMD.

15. **Landscape Planting Plan.** As part of the first and all subsequent plan submissions, the Applicant must include a landscape planting plan and specifications for review and approval by UFMD. All landscaping must be installed prior to the issuance of the first RUP/Non-RUP on the property, or as determined by UFMD for a particular project, but no later than bond release. The landscape planting plan and specifications must incorporate sustainable landscape planting techniques designed to reduce maintenance requirements; and contribute to a cleaner and healthier environment with improved air quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation.

Reduce turf areas to minimize mowing operations and the resulting air pollution. Turf must be no more than (75) percent of the pervious area of each of lot (site). Mulched planting beds incorporating groups of trees and other vegetation must be used to provide a root zone environment favorable to tree trees and other vegetation.

- Plant trees in areas to contribute to energy conservation for buildings, as depicted in Plate 4-12 of the Public Facilities Manual.
• Provide a diverse selection of native and non-invasive plants to encourage native pollinators and reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides and chemical control of harmful insects and disease.

• Sustainable landscape planting implemented with the subdivision/site plan should be made up of groups of trees including larger overstory trees (Category III and IV as listed in PFM Table 12.17) together smaller understory trees, (Category II) shrubs and groundcovers. In this application, it is acceptable for the 10-year projected canopies of overstory trees to overlap the canopies of understory trees as well as shrubs and groundcovers, as may occur in a multi-layer, wooded environment.

Inspection of mulch beds for conformance with the approved subdivision/site plan must be conducted at the time that the RUP/Non-RUP is issued for each building or phase of the plan. After mulch areas have been accepted, they must become the responsibility of the property owner who must not be precluded from managing or planting these areas according to their preference.

16. **Outdoor Storage.** Outdoor storage may be provided as generally shown on Sheet 5 of the SE Plat. The exact location of the outdoor storage will be determined at time of site plan review.

17. **Outdoor Lighting.** All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting must be in conformance with the Zoning Ordinance.

18. **Signage.** No freestanding or building mounted signage is permitted.

19. This special exception will automatically expire, without notice, 36 months after the date of approval unless, at a minimum, the use has been established as evidenced by the issuance of a Non-RUP for the use. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the SE. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

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

This approval, contingent on the above noted conditions, does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant must be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception will not be valid until this has been accomplished.
June 2, 2021

Fairfax Water
Sleepy Hollow Road Pump Station
2232 Public Facility Review
and Special Exception

APPLICANT'S STATEMENT

Pursuant to Virginia Code § 15.2-2232 and Sect. 9-101 of the Fairfax County Zoning Ordinance, the Fairfax County Water Authority ("Fairfax Water") requests approval of a 2232 Public Facility Review ("2232") and a Special Exception ("SE") for property identified as Fairfax County Tax Map Parcel 51-3-((14))-1A (the "Property"). The purpose of the 2232 and SE (together, the "Applications") is to provide a water pumping station ("Pump Station") on the Property to improve Fairfax Water's public water distribution system in the Seven Corners service area.

The Property is located on the southeast side of Sleepy Hollow Road, approximately 800 feet south of its intersection with Arlington Boulevard (see EXHIBIT 1). The Property consists of approximately 0.53 acres and is zoned to the R-3 (Residential – Three Dwelling Units/Acre) District. The Property is also located in the Highway Corridor ("HC") and Sign Control ("SC") Overlay Districts. The Seven Corners Commercial Business Center ("CBC") is located immediately to the north of the Property. Vehicular access is provided from Sleepy Hollow Road.

The Property is primarily surrounded by single-family residential uses in the Buffalo Hills subdivision, zoned to the R-3 District. The Seven Corners Fire and Rescue Station 28 is located immediately to the north of the Property. The fire station is over 40 years old and the County is currently going through the 2232 process (Application # 2232-M20-5) to construct a new fire station to replace the existing facility. A medical hospital and health facility on property zoned to the R-3 District and condominium office uses on property zoned to the C-2 District are located immediately across Sleepy Hollow Road from the Property. The Seven Oaks residential community, zoned to the R-12 District, with single family attached townhomes, is located to the southwest of the Property across Sleepy Hollow Road.

Prior to Fairfax Water's acquisition of the Property, it was used as a dentist/medical office. The Property currently contains a single-story building with an existing asphalt parking lot, a single access point to Sleepy Hollow Road, an existing six (6) foot high board-on-board fence, and areas of mature deciduous trees and evergreen vegetation as shown on EXHIBIT 2. Approximately 0.18 acres (34%) of the Property currently is impervious surface which primarily consists of the building and pavement.

In January 2014, Fairfax Water acquired the City of Falls Church ("Falls Church") water system. The Seven Corners area was previously served by Falls Church water system. After the acquisition, Fairfax Water identified multiple system deficiencies in the Seven Corners area, including low water service pressures, fire flow below current Fairfax Water and Fairfax County requirements, and serious reliability concerns associated with an aging elevated water storage tank. Fairfax Water also developed an integrated system master plan to identify projects necessary to
meet current and future water needs of the larger community. To address existing system deficiencies and meet future public health needs of the residents and businesses in the Seven Corners area, Fairfax Water acquired the Property in March 2020 to construct a new Pump Station. The Pump Station is an initial measure required to provide a more consistent level of water service within the existing distribution system and will improve system reliability, water flow and pressure for many customers in Fairfax County, Falls Church and the future Seven Corners and Bailey's Crossroads CBCs. The area served by the former Falls Church water system and the new Pump Station are shown in EXHIBIT 3.

### 2232 SUBMISSION REQUIREMENTS

The following information addresses Items A through E for the 2232 Application.

**A. DESCRIPTION OF THE PROPOSED USE:**

1. **Project Description.**

   The Pump Station will immediately improve water service to customers in the Seven Corners area. The facility as identified on the Special Exception Plat/2232 Facility Plan ("SE/2232 Plat") consists of one building that will contain the pumping, electrical and instrumentation equipment inside of the building. An emergency back-up power generator and a transformer will be located at the rear of the building in the event of a utility outage at the Pump Station. Access to the Property will be from Sleepy Hollow Road with parking for Fairfax Water vehicles located at the rear of the site.

   The building will not be accessed by members of the general public and no staff will be permanently located at the facility. The facility will be routinely accessed for maintenance and as needed for non-routine repairs or emergencies.

2. **Hours and Days of Operation.**

   The facility will operate unmanned 24 hours a day, seven days a week. Fairfax Water staff will access the site weekly to perform preventative maintenance between 7:00 am and 3:00 pm Monday through Friday. Weekends and after hour operations will be required to handle non-routine events, such as pump or electrical equipment repairs, primarily on the inside of the building.

3. **Area to be Served by the Proposed Use.**

   The Pump Station will be located immediately to the south of the Seven Corners CBC. The Pump Station will serve customers generally located in the Seven Corners area including portions of the City of Falls Church and Arlington County as shown on EXHIBIT 3.

4. **Maintenance Requirements and Frequency.**

   Facility repairs and routine grounds maintenance will be provided on the Property as needed. The maintenance cycle typically includes monthly testing of the generator for 30 minutes (during business hours) and one annual load bank test for approximately one hour.
B. REQUIREMENT FOR PROPOSED USE

1. Why the New or Expanded Facility is Needed.

The Seven Corners area was previously served by Falls Church water system. Since acquiring the Falls Church water system, Fairfax Water has been implementing measures to improve pressure, fire flow, water quality, and system resiliency to the newly acquired customers, consistent with Fairfax Water's legacy service area. One of the highest priorities has been the water pumping, transmission, and storage facilities serving the Seven Corners and Willston areas to remedy the identified deficiencies in the service area. The Seven Corners and Willston areas, located on high ground surrounded by lower areas of topography, require pumping and elevated storage in order to provide sufficient flow and pressure to the water system. The existing Willston pump station supplies flow and pressure to the Willston storage tank. The Willston storage tank is undersized, in poor condition, and in need of replacement. While Fairfax Water has prepared an emergency response plan, consisting of temporary pumping provisions in the event that the Willston tank needs to be taken out of service immediately, the primary measures to improve reliability in this service area are to construct a new Pump Station and a new elevated tank. In order to provide reliable water service to the Seven Corners and Willston areas, the new Pump Station is needed now as plans progress to replace the existing Willston storage tank. Existing water facilities serving the service area were originally constructed in the early 1950s. The existing Willston pumping station (shown on EXHIBIT 3) is located on an easement and was expanded in 1985 from its original construction in the early 1950s by Falls Church to the maximum extent possible and cannot be expanded any further.

Hydraulic evaluations of both current and anticipated future water demand in the Seven Corners area have identified the need for increased pumping, transmission, and storage facilities. Existing Seven Corners water system facilities are marginally capable of meeting existing maximum day water demands, as required by the Virginia Department of Health Waterworks Regulations. A new independent pumping station is required to provide water system capacity and resiliency to meet current water demands as well as future demands associated with revitalization of the Seven Corners CBC as identified in the Fairfax County Comprehensive Plan (2017). Without the proposed Pump Station, future development in the Seven Corners CBC may be hindered due to lack of adequate water pressure and fire flow. This pumping station will provide an increased level of service in conjunction with future planned improvements to elevated storage within this service area.

2. Why the Proposed Location is the Best Location for the Proposed Use.

As previously noted, the existing Willston pumping station cannot be expanded. Fairfax Water identified and evaluated fourteen (14) potential sites for the new Pump Station. Key criteria, including proximity to existing water transmission mains, proximity to commercial zoning, parcel area and ground elevation, parcel availability, and impact to the surrounding neighborhood were used in the evaluation of potential sites.

Fairfax Water has identified this Property as the best location for the proposed use because it meets zoning, area, and ground elevation requirements; fronts a major road and is easy to access; was available for purchase on the open market; and has been approved and used for non-residential
uses. Building the proposed Pump Station on this parcel will provide critical flow improvements to areas of the community south of Arlington Boulevard, and its location is central to the water distribution area it serves.

Commercial and Industrial zoned parcels within 500 feet of the Property were evaluated. These parcels include the Seven Corners Fire and Rescue Station 28 (to be replaced per Application #2232-M20-5), a 4-story condominium office zoned to the C-2 District and three medical/dental low rise office buildings zoned to the C-3 District or the Commercial with mix of Commercial Zoning. In addition to these parcels being developed and occupied, these parcels were eliminated because of either the anticipated increase in cost and difficulty of procurement related to a subdivision for a permanent pump station from the existing property owner or were excluded due to the level of uncertainty of FCDOT’s future plans for the Seven Corners interchange. The evaluation included contacting certain property owners regarding possible purchase. The Property site evaluation process did not find any feasible alternative locations in the Commercial or Industrial zoned area within 500 feet of the Property.

3. **Why the Proposed Location and Type of Facility is the Least Disruptive Alternative.**

The Property is adjacent to the Seven Corners CBC and the existing Seven Corners Fire Station. The proposed Pump Station will be significantly less disruptive than the previous dentist office occupying the Property, the existing fire station adjacent to the Property, and the commercial businesses across Sleepy Hollow Road because there will be no outside visitors to the Property. Of the viable alternative sites considered, none were less disruptive to the community than this Property.

The Property allows construction of a permanent above-ground Pump Station facility in a manner that is sensitive to the adjacent residential properties. The existing mature trees on the rear portion of the Property will continue to be preserved in order to provide screening from the Pump Station facility and adjacent residential properties.

Fairfax Water's proposed Pump Station will be new, well-designed, and well-buffered to blend in with the surrounding neighborhood. Fairfax Water intends to preserve and substantially enhance the vegetation in the existing buffer area between the new Pump Station and the residential lots to the east and south.

C. **ANTICIPATED IMPACTS/MITIGATION**

1. **Visual Impacts.**

The Pump Station will be designed to mitigate any potential visual impacts on the surrounding area as shown on the SE/2232 Plan. Specifically, the building for the Pump Station will be designed to resemble a single-family detached home to blend with the surrounding residential uses. Evergreen trees and shrubs will be provided along the Property frontage on Sleepy Hollow Road. Access to the Property is restricted to only employees and/or contractors of Fairfax Water via an ornamental gate. The building for the Pump Station will be approximately 24 feet in height at the mid-point. An enclosed generator consisting of approximately 350 square feet is located behind the Pump Station building. Overall, the proposed Pump Station will consist of
approximately 3,150 square feet at an FAR of 0.14, excluding 0.027 acres of proposed dedication of right-of-way along Sleepy Hollow Road for a future trail. The rear portion of the Property consists of mature deciduous and evergreen trees which will continue to provide substantial screening for the adjacent residential neighborhood. The existing six (6) foot high board-on-board fence located along the southwestern Property line will be replaced with a seven (7) foot high architectural brick/pier fence. Additional canopy and evergreen trees and shrubs will be provided along the brick/pier fence in order to minimize any impacts to the adjacent single-family detached home.

2. **Noise and Light Impacts.**

All proposed outdoor noise and lighting will comply with Sect. 14-700 (Noise Standards) and Sect. 14-900 (Outdoor Lighting Standards) of the Zoning Ordinance. All exterior lighting fixtures will be full cut-off fixtures to prevent light trespass.

The pumps will be inside the Pump Station and the noise will be buffered from the adjacent properties by the vegetated screen on the north and east and south sides, and the brick/pier fence on the south side. The emergency generator will be located at the rear of the Pump Station closer to the fire station and have an enclosure to mitigate noise during use. The generator will include a sound attenuating enclosure and critical grade silencer such that the noise level will not exceed a decibel level of 65dBA at the residential properties to the east and south. Maintenance of the generator will typically occur only once a month for 30 minutes (during business hours only) and one annual load bank test for approximately one hour.

2a. **Air Quality.**

No change in or impact on air quality is anticipated. The proposed Pump Station will comply with all applicable Environmental Protection Agency and Fairfax County standards with respect to exhaust, pollutants, air filtration and indoor/outdoor air quality.

2b. **Water Quality.**

In accordance with the County's Public Facilities Manual requirements, erosion and sediment control measures will be installed prior to the start of construction to manage storm water runoff during construction activities. The Property currently contains a single-story building with an asphalt parking lot which consists of approximately 0.21 acres of impervious surface area. With the proposed Pump Station facility, the amount of impervious area will be reduced to 0.17 acres. On-site practices will include the replacement of the existing asphalt area along the rear yard to a vegetated buffer. Stormwater management facilities, such as permeable pavement, bioretention and tree box filters are not recommended as installation of such facilities would require more site disturbance on the Property.

3. **Environmental.**

The Pump Station will be designed to include green building measures such as, but not limited to:
• Building materials that are durable, regionally manufactured and, where practical, are of recycled nature.

• Roofing system to provide high reflectivity that minimizes heat island effect.

• Low VOC containing coatings, sealants, and adhesives within the Pump Station.

• Native plant materials in accordance with the County's natural landscaping policy that minimizes the need for irrigation.

Some of these materials will be dictated by the exterior architectural design of the Pump Station which is intended to match the look of the surrounding single-family homes.

This 2232 Application is in general conformance with the applicable Fairfax County Code provisions and County regulations, except for the following requested modifications:

• Transitional Screening and Barriers (Zoning Ordinance Sect.#13-305.14): Transitional screening consisting of a 50-foot wide landscape buffer and a seven foot high barrier is required along the southern and eastern Property lines adjacent to the existing single family detached lots. The southeastern and southwestern portion of the Property, consists of a wooded area which provides a significant buffer between the Pump Station and the single family neighborhood as shown on the SE/2232 Plan. The Pump Station will be secured with a seven (7) foot high brick/pier fence located along a portion of the southwestern Property which transitions to a seven (7) foot high chain link fence along the rear portion of the Property and will not be visible to the adjacent residences. Transitional Screening consisting of a mixture of evergreen trees and an evergreen hedge will be provided along Sleepy Hollow Road as shown on the SE/2232 Plan. The use of the existing vegetation will provide a better buffer than the transitional screening required by the Zoning Ordinance.

4. Transportation.

Access to and from the Property is provided from Sleepy Hollow Road, a public street. The proposed Pump Station facility will not be accessed by members of the general public and no staff will be permanently located at the facility. The facility will be accessed for maintenance on both a regular and intermittent basis as needed to complete both preventative maintenance and non-routine repairs.

5. Mitigation Measures as Applicable for 1 Through 5.

The mitigation measures for each are discussed in the responses above.

D. CONFORMANCE WITH THE COMPREHENSIVE PLAN AND OTHER STANDARDS

-6-
The Property is located in Area I, B5-Barcroft Community Planning Sector ("Barcroft Sector") of the Comprehensive Plan. The Barcroft Sector is located outside of the Seven Corners and Bailey's Crossroads Community Business Centers, and is largely developed as stable single-family residential neighborhoods. The land use recommendation for the Property states the following: "The four parcels located at the southeast corner of Sleepy Hollow Road and Nicholson Street (Tax Map 51-3 ((14)) 1A, 2A, 3A and 4A), are planned for residential use at 2-3 dwelling units per acre. The commercial use at Parcel 1A may continue under special permit, if adequate buffering to the adjacent residential uses is provided."

Since 1970, the Property has been used for a commercial use (dentist/medical office) pursuant to Special Permit 70-M-120 approved by the Board of Zoning Appeals ("BZA"). The proposed Pump Station is a public utility use which will be significantly less disruptive than the previous commercial use of the Property as there will be no outside visitors.

The Comprehensive Plan's Policy Plan provides objectives and policies as guidelines to determine if a proposed public facility is substantially in accordance with the Comprehensive Plan. The Policy Plan's Public Facilities sections contains specific objectives that relate to the Pump Station.

1. **Countywide Objectives and Policies that Directly Support the Proposed Pump Station.**

**Objective 1:** Locate new facilities to provide convenient service to the greatest number of people or service consumer users.

- **Policy a.** Site facilities appropriately to the area they are intended to serve.
- **Policy b.** Reduce service area overlap between like facilities, unless overlap is necessary to correct service deficiencies.
- **Policy c.** Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization.
- **Policy d.** Ensure that minimum populations or service thresholds are projected to be met before facility construction is undertaken.

**Objective 2:** Construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.

- **Policy a.** Program the establishment of facilities through the county's Capital Improvement Program. Projects programmed for construction in the CIP should either be 1) identified in the plan text or on the Plan map in accordance with adopted service levels; 2) be demonstrated as particularly urgent to meet public health or safety needs or required service levels; or 3) be supported by a needs analysis reviewed both by the Offices of Comprehensive Planning and Management and Budget and supported by the County Executive's recommendation as evidenced by CIP inclusion.
Policy b. Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population.

Policy c. Ensure adequate maintenance of existing facilities.

Objective 3: Balance the provision of public facilities with growth and development.

Policy a. Construct new facilities in size and quantity which is consistent with projected population needs.

Policy b. Ensure that adequate facility space and services are available, programmed in the CIP, or provided by new development, before increasing planned intensities through revision of the Comprehensive Plan.

Policy c. Assess the adequacy and need for public facilities in the rezoning process.

Policy d. Phase increases in development intensity with the establishment of necessary facilities, when rezoning to higher intensities is to occur prior to the establishment or programming of adequate facilities.

Policy e. Designate and reserve future public facility sites that will be required by future growth and development.

Policy g. Acquire, as fiscally possible, sites for public facilities in advance of demand either through purchase or dedication.

Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.

Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest as long as the integrity of the Comprehensive Plan is not impinged.

Policy b. Co-locate public facilities whenever appropriate to achieve convenience and economies of scale, as long as the integrity of the Comprehensive Plan is not impinged.

Policy c. Design facilities to promote and enhance the community identity of existing character.

Policy d. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on adjacent planned development of a different use or nature.
Policy e. Ensure that site size and development conforms to all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.

Objective 5: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.

Policy a. Consider accessibility in siting facilities. In general, public facilities should have access to primary arterial roadways. Exceptions to this locational principle include facilities with a community pedestrian orientation, such as a neighborhood park or an elementary school.

Policy b. Locate facilities on sites which have adequate acreage for short-term needs, but can also accommodate expansion.

Policy c. Avoid areas of environmental sensitivity except where site acquisition is in support of open space.

Policy d. Evaluate engineering considerations, such as slopes and soils and other factors pertinent to knowing the extent of the site's development cost.

Policy e. Locate, as possible, facilities on sites with public water and sewer.

Policy f. Locate facilities on sites preferably having mature vegetation, capable of providing a natural buffer and enhancing building design.

Policy g. Use the 2232 review process to determine the siting suitability and appropriateness of facilities in relation with the Comprehensive Plan.

Objective 6: Design, retrofit and maintain public facilities and sites in an environmental – sensitive manner.

Policy a. Apply low impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff, decreasing life-cycle maintenance requirements, increasing the habitat value of each site, and increasing soil and plant health.

Policy c. Ensure that natural landscaping and LID practices are monitored and maintained such that they will remain viable over time.

WATER SUPPLY

Objective 30: Locate sites, for adequate and appropriate facilities to treat, transmit and distribute a safe and adequate potable water supply, which conform to the land use goals of the Comprehensive Plan.

Policy b. Locate booster pumping stations, wherever feasible, in well-buffered, attractively designed structures.
Policy d. Locate water lines to minimize impacts on environmental features such as stream valleys, wetlands, and forested areas.

This location for the proposed Pump Station will allow Fairfax Water and the County to achieve numerous Policy Plan objectives and policies.

E. ALTERNATIVE SITES CONSIDERED FOR THIS USE

1. Other Properties.

As described in Par. B.2 above, fourteen (14) properties were evaluated and were ranked based on key criteria. The ranking matrix narrowed the final evaluation to four (4) properties. Further criteria such as site access, traffic impacts, constructability, temporary easements required, noise and other potential impacts, setback and screening limitations, and suitability for a permanent above-ground pumping station were considered.

The remaining three (3) properties were eliminated from further consideration for one or more of the following reasons:

- the property did not allow for a permanent above-ground pumping station to be constructed;
- anticipated land acquisition challenge;
- a subdivision agreement would be required;
- the usable acreage was reduced because of the existence of a stream; and
- site security concerns.

Because the Property was for sale and met all of the requirements for the Pump Station, Fairfax Water purchased the property.

2. Other Locations on the Subject Property.

The Pump Station is comprised of one building and a generator which reflects Fairfax Water's minimum needs for the facility based upon the water distribution system requirements. The 2233/SE Plat reflects the building on the west side of the Property, closest to Sleepy Hollow Road, with a proposed architectural treatment of the building to blend with surrounding residential architecture.

The generator will be placed at the rear of the building, screened from Sleepy Hollow Road. The pavement layout has been designed to accommodate the minimum pavement needed to permit required vehicle movements. The existing buffer along the eastern border of the Property will be preserved. Additional landscaping and a seven (7) foot high brick/pier fence will be located along the southern Property line to screen the Pump Station from the adjacent residential single-family detached home.
3. **Reasons for Rejecting Each Alternative Location.**

The reasons for rejecting the alternative locations are provided in Par. E. 1 above.

**SPECIAL EXCEPTION SUBMISSION REQUIREMENTS**

The following information addresses the requirements of Par. 7 of Sect. 9-011 of the Zoning Ordinance:

A. **Type of Operation.**

The Pump Station will serve as a booster pumping station to provide water service to customers in the Seven Corners area including portions of Falls Church and Arlington. The pumping operations are internal to the facility with both internal and external security measures in place. The facility will be monitored remotely at the Fairfax Water Operations Center 24 hours a day, seven days a week for any unauthorized activity. Dispatch staff will alert field staff of any activity requiring attention and any issues will be addressed in a reasonable timeframe.

B. **Hours of Operation.**

The facility will operate unmanned 24 hours a day, seven days a week. Fairfax Water staff will access the site weekly to perform preventative maintenance between 7:00 am and 3:00 pm Monday through Friday. Weekend and after hour operations will be required to handle non-routine events, such as pump or electrical equipment repairs, primarily on the interior of the building.

C. **Estimated Number of Patrons.**

Normally, there will be no outside visitors to the Pump Station.

D. **Proposed Number of Employees.**

No staff members will be located at this facility.

E. **Estimate of Traffic Impact of the Proposed Use.**

Typically, trip generation for the Pump Station will generate no greater than six (6) weekly trips.

F. **Vicinity or General Area to be Served by the Use.**

The Pump Station will serve customers in the Seven Corners area including portions of the City of Falls Church and Arlington County, as well as a portion of the Mason District.

G. **Description of Building Facade and Architecture of Proposed New Building or Additions.**

The Pump Station will be a traditional masonry structure with an asphalt shingled gable roof and will be a maximum height of 24 feet to the mid-point of the roof (one story).
H. **Listing, if Known, of All Hazardous or Toxic Substances.**

Hazardous and/or toxic substances to be stored on-site will be limited to products which are required for general operation of the Pump Station and its equipment. Methods for use and disposal shall adhere to all applicable federal, state and County laws and regulations.

I. **Statement of Conformance with Applicable Ordinances, Regulations and Standards.**

This SE Application complies with all applicable ordinances, regulations and standards, except that Fairfax Water requests the following modifications/waivers:

- A modification of the transitional screening and a waiver of the barrier requirements along the southern Property line in favor of preserving the existing vegetation as shown on the SE/2232 Plat pursuant to Par. 12 of Sect. 13-305 of the Zoning Ordinance. The existing substantial buffer consists of mature canopy trees and ranges in width from approximately 80 feet to up to 90 feet between the Pump Station facility and the existing residences. The mature canopy trees are approximately 50 - 60 feet in height.

- A modification of the transitional screening and barrier requirements along the southwestern portion of the Property (Parcel 2A) to allow a 2/3 reduction in the yard width in favor of a seven (7) foot high brick/pier fence with supplemental plantings consisting of canopy trees and shrubs as shown on the SE/2232 Plat pursuant to Par. 4 of Sect.13-305 of the Zoning Ordinance. Landscaping consisting of a mixture of canopy and evergreen trees and shrubs will be provided. The existing six (6) foot high board on board fence will be replaced with a seven (7) foot high architecturally designed brick/pier fence.

- A modification of the transitional screening and a waiver of the barrier requirements along Sleepy Hollow Road in favor of a combination of architectural and landscaping techniques as shown on the SE/2232 Plat pursuant to Par. 3 of Sect. 13-305 of the Zoning Ordinance. The Pump Station has been designed to appear as a single family detached home to be consistent with the residential character of the community to the west and south of the Property. Therefore, the Applicant is requesting a waiver of the barrier requirements (chain link fence, solid wall or brick architectural block wall) along Sleepy Hollow Road in favor of the landscaping consisting of a mixture of evergreen and canopy trees and an evergreen hedge as shown on the SE Plat.

- A waiver of the five (5) foot wide sidewalk along the Property frontage of Sleepy Hollow Road pursuant to Par. 2 of Sect. 17-201 of the Zoning Ordinance in favor of a ten (10) foot wide sidewalk as shown on the SE/2232 Plat. The sidewalk will be located within the proposed right of way dedication as shown on the SE/2232 Plat. As an alternative to construction, the Applicant will provide an escrow to the County for the construction of a ten (10) foot wide sidewalk along the Property frontage of Sleepy Hollow Road to match what is constructed on the adjacent Fire Station property.
Pursuant to Sect. 9-103 of the Zoning Ordinance, four (4) copies of a map showing the service area for Fairfax County as well as for retail and wholesale water service to surrounding jurisdictions along with a statement, prepared by a certified engineer, giving the exact technical reasons for selecting the particular site as the location for the proposed facility and certifying that the proposed use will meet the performance standards of the district in which located is provided in EXHIBIT 4.
FAIRFAX WATER
SPECIAL EXCEPTION
ZONING ORDINANCE SECTION 9-103
ADDITIONAL SUBMISSION REQUIREMENTS FOR "CATEGORY 1" SPECIAL EXCEPTION USE

Pursuant to Sect. 9-103 of the Zoning Ordinance, the following supplemental information is submitted for the proposed Sleepy Hollow Road Pump Station which is a "Category 1" Special Exception (SE) use being requested with this Application:

Paragraph 1 of Sect. 9-103: Four (4) copies of a map showing the utility system of which the proposed use will be an integral part, together with a written statement outlining the functional relationship of the proposed use to the utility system.

Fairfax Water provides retail water service to 1.1 million residents and 11,000 businesses in Fairfax County and the Cities of Falls Church and Fairfax, and a small area of Arlington County. Fairfax Water also provides wholesale service to the City of Alexandria, Prince William and Loudoun Counties, the Towns of Herndon and Vienna, Fort Belvoir and Dulles Airport. Fairfax Water is chartered by the Virginia State Corporation Commission as a public, non-profit water utility and is the largest water utility in the Commonwealth of Virginia, serving one of every five Virginians who obtain their water from a public utility.

The Special Exception application is to permit the development of a new pump station on the Property in order to provide a consistent level of water service within the existing distribution system and to improve system reliability, water flow and pressure to customers in the Seven Corners area and portions of the City of Falls Church and Arlington County.

Paragraph 2 of Sect. 9-103: Four (4) copies of a statement, prepared by a certified engineer, giving the exact technical reasons for selecting the particular site as the location for the proposed facility and certifying that the proposed use will meet the performance standards of the district in which located.

Four copies of the certified statement and utility system map showing the service area for Fairfax County as well as for retail and wholesale water service to surrounding jurisdictions are enclosed.
FAIRFAX WATER
PROPOSED SLEEPY HOLLOW ROAD PUMP STATION
CERTIFICATION
ZONING ORDINANCE SECTION 9-103

The undersigned states the following technical reasons for selecting the particular site as the location for the proposed Sleepy Hollow Road Pump Station.

The proposed site is located immediately south of the Seven Corners Commercial Business Center (CBC) where there are currently system deficiencies related to water flow and pressure. This site is within proximity to existing water transmission mains and has the required elevation to meet system requirements. The proposed Sleepy Hollow Road Pump Station will provide improved system reliability, water flow and pressure to customers in the Seven Corners area and portions of the City of Falls Church and Arlington County. The pump station will accommodate future development in the Seven Corners and Bailey’s Crossroads CBCs.

The undersigned certifies that the proposed use will comply with applicable standards in Article 14 of the Zoning Ordinance. These standards can be achieved through the regulatory review and approval process. The Applicant will obtain the required permits and regulatory agency approvals during the site plan process.

[Signature]

Nat Atapoor, P.E.
Director, Planning and Engineering
Fairfax Water

[License Stamp]
SPECIAL EXCEPTION AFFIDAVIT

DATE: June 3, 2021

(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant’s authorized agent listed in Par. 1(a) below

in Application No.(s): SE 2021-MA-002
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

(NOTE: All relationships to the application listed above in BOLD print are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
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<tbody>
<tr>
<td>Fairfax County Water Authority (1)</td>
<td>8570 Executive Park Avenue Fairfax, VA 22031</td>
<td>Applicant, Title Owner of Parcel 51-3 ((14))-1A</td>
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<tr>
<td>Agents: • Steven T. Edgemon (former, as of June 30, 2021)</td>
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<td>Jamie Bain Hedges</td>
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</tr>
<tr>
<td>Hunton Andrews Kurth LLP (2)</td>
<td>8405 Greensboro Drive, Suite 140 Tysons Corner, VA 22102</td>
<td>Attorneys/Agents for Applicant</td>
</tr>
<tr>
<td>John C. McGranahan, Jr.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jessica N. Vara</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Susan K. Yantis</td>
<td>8405 Greensboro Drive, Suite 140 Tysons Corner, VA 22102</td>
<td>Planners/Agents for Applicant</td>
</tr>
<tr>
<td>Elaine O'Flaherty Cox</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Theresa L. Rizzo</td>
<td>8405 Greensboro Drive, Suite 140 Tysons Corner, VA 22102</td>
<td>Paralegals/Agents for Applicant</td>
</tr>
<tr>
<td>Diane R. Hicks</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

[✓] There are more relationships to be listed and Par. 1(a) is continued on a “Special Exception Attachment to Par. 1(a)” form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).
Special Exception Attachment to Par. 1(a)

DATE: June 3, 2021
(enter date affidavit is notarized)

for Application No. (s): SE 2021-MA-002
(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.)

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>William H. Gordon Associates, Inc. (3)</td>
<td>4501 Daly Drive, Suite 200 Chantilly, VA 20151</td>
<td>Engineers/Landscape Architects/Agents for Applicant</td>
</tr>
<tr>
<td>Agents: Robert W. Walker Steven E. Gleason Alexander J. Sarant Wilbur L. Peart Kelsey L. Ryan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hazen and Sawyer, P.C. (4)</td>
<td>498 Fashion Avenue New York, New York 10018-6798</td>
<td>Engineers/Agents for Applicant (former) Design Professionals/Agents for Applicant</td>
</tr>
<tr>
<td>Wetland Studies and Solutions, Inc.(5)</td>
<td>5300 Wellington Branch Drive, Suite 100 Gainesville, VA 20155</td>
<td>Environmental Consultants/Agents for Applicant</td>
</tr>
<tr>
<td>Agents: Cary J. Hulse Frank R. Graziano Brian M. Chromey</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a “Special Exception Attachment to Par. 1(a)” form.
SPECIAL EXCEPTION AFFIDAVIT

DATE: June 3, 2021
(enter date affidavit is notarized)

for Application No. (s): SE 2021-MA-002
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

(1) Fairfax County Water Authority
8570 Executive Park Avenue
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

Fairfax County Water Authority is a public body corporate with no shareholders

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a “Special Exception Affidavit Attachment 1(b)” form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.
Special Exception Attachment to Par. 1(b)

DATE: June 3, 2021
(enter date affidavit is notarized)

for Application No. (s): SE 2021-MA-002
(enter County-assigned application number (s))

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

(3) William H. Gordon Associates, Inc.
4501 Daly Drive, Suite 200
Chantilly, VA 20151

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)

William H. Gordon IV Revocable Trust Dated July 22, 1997, As Amended
Trustee: William H. Gordon IV
Beneficiaries: Anne G. Tirona, William H. Gordon V, Sharon G. Blount

McClellan Living Trust Dated September 03, 2009
Trustees: Joseph W. McClellan and Marsha K. McClellan
Beneficiaries: Leif E. Hansen, Karen M. McClellan, Wendy A. McClellan, Erika L. Hansen, Christopher S. Hansen

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

(4) Hazen and Sawyer, P.C.
498 Fashion Avenue
New York, New York 10018-6798

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)

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

DATE: June 3, 2021
(enter date affidavit is notarized)

for Application No. (s): SE 2021-MA-002
(enter County-assigned application number (s))

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

(5) Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, #100
Gainesville, Virginia 20155

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

• The Davey Tree Expert Company (former)
• Davey Resource Group, Inc. (7)

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

(6) The Davey Tree Expert Company
1500 N Mantua Street
Kent, OH 44240

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)

• An employee-owned company with the only shareholder that owns 10% or more is The Reliance Trust Company, as trustee for the Davey 401(k) SOP and ESOP. There are in excess of thousands of members in this pension fund, none of whom own 10% or more of The Davey Tree Expert Company. (former)

• Employee-owned company with the only shareholder owning 10% or more is Argent Financial Group as trustee for the Davey 401(k) SOP and ESOP. There are in excess of thousands of members in this pension fund, none of whom individually own 10% or more of The Davey Tree Expert Company.

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

Information updated.
Special Exception Attachment to Par. 1(b)

DATE: June 3, 2021
(enter date affidavit is notarized)

for Application No. (s): SE 2021-MA-002
(enter County-assigned application number (s))

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

• (7) Davey Resource Group, Inc.
  1500 North Mantua Street
  Kent, OH 44240

DESCRIPTION OF CORPORATION: (check one statement)

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

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

• The Davey Tree Expert Company(6)

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

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)

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

Information updated.
SPECIAL EXCEPTION AFFIDAVIT

DATE: June 3, 2021
(enter date affidavit is notarized)

for Application No. (s): SE 2021-MA-002
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

(2) Hunton Andrews Kurth LLP
8405 Greensboro Drive, Suite 140
Tysons, Virginia 22102

(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)

Gary Arkady Abelev
Paul D. Ackerman
• Lawrence C. Adams (former)
Jessica N. Agostinho
Syed S. Ahmad
Michael F. Albers
Fernando C. Alonso
Walter J. Andrews
Mark B. Arnold
L. Scott Austin
Howard T. Ayers
Brittany M. Bacon
Ian Phillip Band
Ryan M. Bates
• John J. Beardsworth, Jr. (former)
Ryan A. Becker
• Steven H. Becker (former)
Michele J. Beilke
Stephen John Bennett
Melinda R. Beres
• Lucas Bergkamp (nmi) (former)
Stephen R. Blacklocks
Jeffry M. Blair
Andrew J. Blanchard
Joseph Blizard (nmi)
Jeremy S. Boczk
Anthony P. Bonan
George Borovas (nmi)
Matthew P. Bosher
James W. Bowen
Lawrence J. Bracken, Jr.
Callie P. Bradford

James P. Bradley
J. Mark Breeding
Tammy W. Brennig
Scott A. Brister
Shannon S. Broome
Benjamin P. Browder
A. Todd Brown, Sr.
Samuel L. Brown
Tyler P. Brown
F. William Brownell
Melinda H. Brunger
F. Robert Brusco
• Kevin J. Buckley (former)
Kristy A. Niehaus Bulleit
Joseph B. Buonanno
Joseph W. Buoni

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.
Special Exception Attachment to Par. 1(e)

DATE: June 3, 2021

for Application No. (s): SE 2021-MA-002

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

(2) Hunton Andrews Kurth LLP - CONTINUED
8405 Greensboro Drive, Suite 140
Tysons, Virginia 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Nadia S. Burgard
Eric R. Burner
M. Brett Burns
P. Scott Burton
Courtney P. Burton
Ellis M. Butler
Jeffrey M. Butler
Emily E. Cabrera
Ferdinand A. Calice
Matthew J. Calvert
Daniel M. Campbell
Thomas H. Cantrill
• Mark A. Chapman (former)
  J. C. Chenault, V
• John B. Clutterbuck (former)
Hervé Cogels (nmi)
Cassandra C. Collins
James B. Comyn
Christopher J. Cunio
Alexandra B. Cunningham
Samuel A. Danon
James V. Davidson
Timothy A. Davidson II
Wyatt A. Deal
John J. Dedyo
John J. Delionado
Stephen P. Demm
• Jeff C. Dodd (former)
  Edward L. Douma
Ashley D. Drummond
Robert T. Dumbacher
David Dumont (nmi)
Angus J. Duncan
Deidre G. Duncan
M. Kaylan Dunn
Frederick R. Eames
Heather Archer Eastep

Maya M. Eckstein
• W. Jeffery Edwards (former)
• Marvin W. Ehrlich (former)
  Tara L. Elgie
Emmett N. Ellis
James R. England
Juan C. Enjamio
Anthony J. Eppert
Phillip J. Eskensazi
Joseph P. Esposito
Kelly L. Faglioni
Susan S. Failla
Timothy J. Fazio
Eric H. Feiler
Andrew D. Feiner
Kevin C. Felz
• Norman W. Fichthorn (former)
  Andrea Bear Field
  Kevin J. Finto
Melanie Fitzgerald (nmi)
Michael F. Fitzpatrick, Jr.
• John Flock (nmi) (former)
  William M. Flynn
  Erin F. Fonte
• Thomas W. Ford, Jr. (former)
  Bradley W. Foster
  Lauren E. Freeman
  Steven C. Friend
  Edward J. Fuhr
  Charles A. Gall
  Douglas M. Garrou
  Martin F. Gaynor III
  Kevin M. Georgian
  John T. Gerhart, Jr.
  Andrew G. Geyer
  Jeffrey W. Giese
  Neil K. Gilman

C. Christopher Giragosian
Courtney B. Glaser
Ryan A. Glasgow
Michael P. Goldman
Alexis J. Gomez
Douglas S. Granger
Laurie A. Grasso
Kendall M. Gray
Tonya M. Gray
• Roger J. Griesmeyer (former)
Greta T. Griffith
Brett L. Gross
Steven M. Haas
• Brian L. Hager (former)
  Kevin K. Hahn
• Robert J. Hahn (former)
  Eric R. Hail
  Philip M. Haines
  Matthew R. Halal
  Jarrett L. Hale
  Hal V. Halton, Jr.
  Jason W. Harbour
  Jeffrey L. Harvey
  Henry Havre (nmi)
  Rudene Mercer Haynes
  James W. Head
  Mark S. Hedberg
  Gregory G. Hesse
  E. Perry Hicks
  Thomas Y. Hiner
  Jane L. Hinton
  Jordan E. Hirschi
  Clayton T. Holland
  Stuart C. Hollimon
  John R. Holzgreafe
  Cecelia Philipps Horn
  David B. Horn

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

DATE: June 3, 2021
(enter date affidavit is notarized)

for Application No. (s): SE 2021-MA-002
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PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(2) Hunton Andrews Kurth LLP - CONTINUED
8405 Greensboro Drive, Suite 140
Tysons, Virginia 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

George C. Howell, III
Kevin F. Hull
Jamie Zysk Isani
Judith H. Itkin
Timothy L. Jacobs
Matthew D. Jenkins
Robert V. Jewell
Harry M. Johnson, III
Robert M. Johnson
Kevin W. Jones
Laura Ellen Jones
Dan J. Jordanger
Roland Juarez (nni)
Neil D. Kelly
James A. Kennedy, II
Michael C. Kerrigan
Ryan T. Ketchum
Jonathan H. Kim
Scott H. Kimpel
Sarah J. Kittleman
David Klass (nni)
Michael D. Klaus
• Charles H. Knauss (former)
Edward B. Koehler
Leslie W. Kostyshak
Torsten M. Kracht
Richard H. Kronthal
Christopher G. Kulp
• Jonathan Z. Kurry (former)
S. Christina Kwon
Terri J. Lacy
Taylor E. Landry
Gregory F. Lang
Kurt G. Larkin
Andrew W. Lawrence
• Corey A. Lee (former)
Craig Y. Lee

• Parker A. Lee (former)
Hilary B. Lefko
Matthew Z. Leopold
L. Steven Leshin
Michael S. Levine
Brent A. Lewis
Jerry Jie Li
Elbert Lin (nni)
W. Scott Locher
• David C. Loneran (former)
Nash E. Long, III
Geoffrey C. Lorenz
Kirke A. Lovric
• David S. Lowman, Jr. (former)
Georgia L. Lucier
Abigail M. Lyle
Kimberly C. MacLeod
Michael J. Madden, Jr.
Tyler Maddry (nni)
Rori H. Malech
Harry L. Manion III
Allison D. Mantor
Alan J. Marcus
Phyllis H. Marcus
Brian R. Marek
Fernando Margair (nni)
Eric R. Markus
Laura Colombell Marshall
Jeffrey N. Martin
John S. Martin
Walfredo J. Martinez
Lorelie S. Master
John Gary Maynard, III
William H. McBride
Jeffrey B. McClure
Daniel E. McCormick
Janet Sadler McCrae

Thomas R. McCulloch
Alexander G. McGeoch
John C. McGranahan, Jr.
Kerry L. McGrath
Darren C. McHugh
Channats L. McLeod
L. Lee McMurtry III
Robert J. McNamara
Gustavo J. Menjibar
Uriel A. Mendieta
Jeffrey D. Migit
Peter J. Mignone
Patrick E. Mitchell
Brit Mohler (nni)
Michael D. Morley
• Sheila Mortazavi (nni) (former)
Ann Marie Mortimer
Jay B. Mower
Michael J. Mueller
Kathleen T. Muñoz
Eric J. Murdock
Ted J. Murphy
David A. Mustone
James P. Naughton
Eric J. Nedell
Michael Nedzbala (nni)
Scott M. Nelson
William L. Newton
Lonnie D. Nunley, III
Michael A. Oakes
Adam R. O'Brien
Peter K. O'Brien
John T. O'Connor
• Sergio F. Oehninger (former)
Cecilia Y. Oh
Leslie A. Okinaka
G. Michael O'Leary

There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.
for Application No. (s): SE 2021-MA-002
(enter County-assigned application number (s))

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

(2) Hunton Andrews Kurth LLP - CONTINUED
8405 Greensboro Drive, Suite 140
Tysons, Virginia 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

- John D. O'Neill, Jr. (former)
- Brian V. Otero
- Raj Pande (nni)
- Christopher M. Pardo
- Jason B. Parker
- Randall S. Parks
- Peter S. Partee, Sr.
- Joseph A. Patella
- J. Steven Patterson
- Michael R. Perry
- Ryan P. Phair
- Brian C. Pidcock
- James M. Pinna
- Chumhbot Plangtrakul (nni)
- Cameron P. Pope
- Gregory L. Porter
- Laurence H. Posorske
- Kurtis A. Powell
- Lewis F. Powell, III
- Shemin V. Proctor
- Robert T. Quakenboss
- Paul T. Qualey (former)
- John Jay Range
- Stuart A. Raphael
- Robert S. Rausch
- Vera A. Rechsteiner
- Shawn Patrick Regan
- Jonathan D. Reichman (former)
- Mitch A. Reid (former)
- Sona Rewari (nni)
- Myles F. Reynolds
- Robert A. Rich
- Jennings G. ("J. G.") Ritter, II
- Daryl B. Robertson
- Gregory B. Robertson
- Patrick L. Robson
- Amber M. Rogers
- Robert M. Rolfe
- Ronald D. Rosener
- James E. Rosini
- Adam J. Rosser
- Brent A. Rosser
- Joseph P. Rovira
- Marguerite R. ("Rita") Ruby
- Robin Russell (nni)
- Thomas A. Sage
- Kelly S. Sandill
- Arthur E. Schmalz
- Gregory J. Schmitt
- John R. Schneider
- Howard E. Schreiber
- Jeffrey P. Schroeder
- Carl F. Schwartz
- Matthew A. Scoville
- P. Watson Seaman
- James S. Seivers, Jr.
- Douglass P. Selby
- Daniel G. Shanley
- Joel R. Sharp
- Conor M. Shary
- Michael R. Sibelksie
- Lisa M. Shelton (former)
- John B. Shely
- George P. Sibley, III
- Kendal A. Sibley
- Paul N. Silverstein (former)
- Donald F. Simone
- Aaron P. Simpson
- James D. Simpson
- Laurence E. Skinner
- Caryl Greenberg Smith
- John R. ("J. R.") Smith
- Robert K. Smith
- Yisun Song (nni)
- Lisa J. Sotto
- Aimee N. Soucie
- Joseph C. Stanko, Jr.
- M. Katherine Strahan
- Gregory M. Sullivan
- Koorsht Talieh (nni)
- Andrew J. Tapscott
- Robert M. Tata
- Eric Jon Taylor
- Thomas W. Taylor
- W. Lake Taylor, Jr.
- W. Roberts "Rob" Taylor, Jr.
- Wendell L. Taylor
- John Charles Thomas (former)
- Gary E. Thompson
- Mark J. Thurber
- Paul M. Tiao
- Jessica R. Tobin
- Julia V. Trankiem
- Bridget C. Treacy
- Laura M. Trenaman (former)
- Harve A. Truskett
- Andrew J. Turner
- Kelly A. Ultis
- Tab R. Urbanke
- Alex R. Velinsky (former)
- Emily Burkhardt Vicente
- Bridget Burke Vick
- Daniel G. Vivarelli, Jr.
- Mark R. Vowell
- J. Greg Waller
- Richard L. Warren
- Thomas R. Waskom
- Lawton B. Way
- Peter G. Weinstock
- Malcolm C. Weiss
- Beth Alexander Whitaker

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

Information updated.
Special Exception Attachment to Par. 1(c)

DATE: June 3, 2021
(enter date affidavit is notarized)

for Application No. (s): SE 2021-MA-002
(enter County-assigned application number (s))

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

(2) Hunton Andrews Kurth LLP - CONTINUED
8405 Greensboro Drive, Suite 140
Tysons, Virginia 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Kevin J. White
Mark W. Wickersham
Amy McDaniel Williams
Holly H. Williamson
Susan F. Wiltsie
• David C. Wright (former)
  Kathleen J. Wu
  W. Mark Young
  David A. Zdunkewicz
  Dimitri D. Zgourides

• Additions as of June 3, 2021:
  Brian M. Clarke
  Andrea DeField (nmi)
  Ian R. Goldberg
  Jared D. Grodin
  Douglas H. Hoffmann
  Serena M. Mentor
  John L. Shepherd
  Carter C. Simpson

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

DATE: June 3, 2021
(enter date affidavit is notarized)

for Application No. (s): SE 2021-MA-002
(enter County-assigned application number(s))

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

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

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

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

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

NONE.

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a “Special Exception Attachment to Par. 2” form.
SPECIAL EXCEPTION AFFIDAVIT

DATE: June 3, 2021
(enter date affidavit is notarized)

for Application No. (s): SE 2021-MA-002
(county-assigned application number(s), to be entered by County Staff)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter “NONE” on line below.)

NONE.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a “Special Exception Attachment to Par. 3” form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

Steven T. Edgemon, General Manager/Agent for Applicant
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 3 day of June, 2021, in the Comm. of Virginia, County of Fairfax.

My commission expires: August 31, 2023
TO: Tracy Strunk, Director  
Zoning Evaluation Division, DPD  

FROM: Michelle Stahlhut, Chief  
Public Facilities and Planning Branch, DPD  

SUBJECT: Section 15.2-2232 Review  
Application 2232-M20-8  
Fairfax County Water Authority  
Sleep Hollow Water Pump Station  
2959 Sleepy Hollow Road, Tax Map 51-3 ((14))-1A  
Mason District  

PURPOSE  
This memorandum conveys my determination that the proposed construction of a water pumping station, located at 2959 Sleepy Hollow Road (Tax Map 51-3 ((14))-1A is substantially in accord with recommendations of the adopted Comprehensive Plan and should be considered a “feature shown” pursuant to Va. Code Section 15.2-2232, as amended.  

RECOMMENDATION  
Staff recommends that the Planning Commission concur with our determination and find the proposed water pumping station a “feature shown” of the adopted Comprehensive Plan.  

SUMMARY OF PROJECT  
Proposed Facility: The Fairfax County Water Authority proposes to construct a water pumping station facility. See Proposed Concept Plan below for specific elements of the proposal.  

Location: 2959 Sleepy Hollow Road, Tax Map 51-3 ((14))-1A. The project site located on the southeast side of Sleepy Hollow Road, approximately 900 feet south of its intersection with Arlington Boulevard. The site is located just outside of the Seven Corners Community Business Center (CBC) and the Seven Corners Commercial Revitalization District (CRD).  

Site: The site is approximately 0.53 acres and is owned by the Fairfax County Water Authority. The site is currently developed with a single-story building with an existing asphalt parking lot, a single access point to Sleepy Hollow Road, an existing six (6) feet high board-on-board fence, and areas of mature trees and vegetation.
Project Justification: This project proposes a water pumping station to improve Fairfax County’s public water distribution system in the Seven Corners service area. In January 2014, the Fairfax County Water Authority acquired the City of Falls Church water system. The Seven Corners area was previously served by the Falls Church water system. After the acquisition, multiple system deficiencies were identified in the Seven Corners area, including low water service pressures, fire flow below current Fairfax Water and Fairfax County requirements, and serious reliability concerns associated with an aging elevated water storage tank. Fairfax Water developed an integrated system master plan to identify projects necessary to meet current and future water needs of the larger community. To address existing system deficiencies and meet future public health needs of the residents and businesses in the Seven Corners area, Fairfax Water acquired the property in March 2020 with the intent to construct a new water pumping station. The pumping station is an initial measure required to provide a more consistent level of water service within the existing distribution system and will improve system reliability, water flow and pressure for many customers in Fairfax County, Falls Church and for future growth within the Seven Corners and Baily’s Crossroads CBCs.

Proposed Plan: The water pumping station includes the pumping, electrical and instrumentation equipment inside the building with a back-up power generator and transformer located at the rear of the building. Ingress/egress to the property will be from Sleepy Hollow Road with a small parking lot located at the rear of the site.

Figure 1. Proposed Concept Plan
Design and Architecture: The water pump station building is designed to resemble a single-family detached home to be compatible with the surrounding residential uses to the south that are primarily masonry/brick construction. The building façade will include faux windows and doors to imitate a typical residential façade. The proposed building is approximately 2,000 square feet and will be 28 feet in height. An ornamental metal gate is proposed to provide restricted access to Fairfax Water employees. A seven-foot-high architecture brick and pier fence is proposed on the southwestern property line.

Figure 2. Elevation West (Front)

Figure 3. Elevation East (Rear)

Figure 4. Elevation North (Side Adjacent to Fire Station)

Figure 5. Elevation South (Side Adjacent to Resident)
Operating Hours and Maintenance: Fairfax Water staff will access the site weekly to perform preventative maintenance between 7:00 am and 3:00 pm Monday through Friday. Weekends and after hour operations will be required to handle non-routine events, such as a pump or electrical equipment repairs, primarily on the inside of the building.

Personnel: The facility will operate unmanned 24 hours a day, seven days a week.

Service Area: The Pump Station will serve customers generally located in the Seven Corners area including portions of the City of Falls Church and Arlington County.

Access and Traffic Impacts: FCDOT staff expects no significant transportation impacts from the change of use from a dentist office to a water pump station, as the new use will generate fewer trips per day. The driveway to the facility has been realigned to better support vehicular turning movements and safer ingress and egress of the site. Vehicular access to the site is provided from one access point on Sleepy Hollow Road.

Parking: The proposed facility provides a small parking area at the rear of the building for vehicles used to access the building for maintenance.

Noise and Light: All proposed outdoor noise and lighting will comply with Sect. 14-700 (Noise Standards) and Sect. 14-900 (Outdoor Lighting Standards) of the Zoning Ordinance. All exterior lighting fixtures will be full cut-off fixtures to prevent light trespass. The pumps are located inside the building and the noise will be buffered from the adjacent properties by the vegetated screening on the north, east and south sides of the property, and the brick/pier fence on the south side of the property. The generator will include a sound attenuating enclosure and critical grade silencer such that the noise level will not exceed a decibel level of 65dBA at the residential properties to the east and south. Maintenance of the generator will typically occur only once a month for 30 minutes (during business hours only) and one annual load bank test for approximately one hour.

Visual Impacts: The pump station building design is proposed to resemble a single-family detached home to blend with the surrounding residential uses. An enclosed generator consisting of approximately 350 square feet is located behind the Pump Station building. Overall, the proposed building will consist of approximately 3,150 square feet at an FAR of 0.14, excluding 0.027 acres of proposed dedication of right-of-way along Sleepy Hollow Road for a future trail.

Landscaping and Screening: Evergreen trees and low evergreen shrubs will be provided along the property frontage on Sleepy Hollow Road. The rear portion of the property consists of mature deciduous and evergreen trees which will continue to provide substantial screening for the adjacent residential neighborhood. The existing six (6) foot high board-on-board fence located along the southwestern property line will be replaced with a seven (7) foot high brick and pier fence. Additional canopy and evergreen trees and shrubs will be provided along the brick and pier fence to minimize any impacts to the adjacent residence.

Environmental Impacts: No stormwater facilities are being proposed to limit site disturbance, however, the impervious surface area will be reduced from an existing 0.21 acres to 0.17 acres by converting existing areas of pavement into a vegetated buffer. The proposed pump station will comply with all applicable Environmental Protection Agency and Fairfax County standards with respect to exhaust, pollutants, air filtration and indoor/outdoor air quality. The building design will include green building measures such as building materials that are durable, regionally manufactured, and where practical, are of recycled nature. The roofing system materials are to provide high reflectivity to minimize the heat island
effect. The applicant has stated that much of the existing plants will be saved and that native species will be selected for landscaping in accordance with the County’s Natural Landscaping Policy.

**Alternative Sites:** Fairfax County Water Authority evaluated fourteen (14) potential sites for the proposed pump station. The evaluation was based on proximity to existing water transmission mains, proximity to commercial zoning, parcel area and ground elevation, parcel availability, and impact to the surrounding neighborhood. The proposed site was selected because it meets zoning requirements; minimum area needs; ground elevation requirements; access to a major road; purchase availability on the open market; and had been used previously for non-residential uses as an operating dental office. Additionally, the site is in a central location for the overall distribution area it serves.

**COMPREHENSIVE PLAN GUIDANCE**

The proposed site is in the Area I, B5-Barcroft Community Planning Sector of the Baileys Planning District section of the Comprehensive Plan. The Comprehensive Plan Map identifies the property’s base plan recommendation use as Residential 2-3 units per acre.

An assessment of this proposal for substantial conformance with current land use recommendations of the Comprehensive Plan (“the Plan”) is guided by the following citations:


**CONCEPT FOR FUTURE DEVELOPMENT**

The Concept for Future Development recommends that the areas of the Barcroft Planning Sector outside the Seven Corners and Baileys Crossroads Community Business Centers develop as Suburban Neighborhoods.

**RECOMMENDATIONS**

**Land Use**

The Barcroft sector, outside of the Seven Corners and Baileys Crossroads Community Business Centers, is largely developed as residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan in Land Use Objectives 8 and 14.

**Public Facilities**

The Woodrow Wilson Community Library is in need of infrastructure revitalization. Expand the Sleepy Hollow Elementary School by eight classrooms.


“**Objective 1:** Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.

Policy a. Site facilities appropriately to the area they are intended to serve.
Policy b. Reduce service area overlap between like facilities, unless overlap is necessary to correct service deficiencies.

Policy c. Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization.

Policy d. Ensure that minimum populations or service thresholds are projected to be met before facility construction is undertaken.

**Objective 3:** Balance the provision of public facilities with growth and development.

Policy a. Construct new facilities in size and quantity which is consistent with projected population needs.

**Objective 4:** Mitigate the impact of public facilities on adjacent planned and existing land uses.

Policy b. Co-locate public facilities whenever appropriate to achieve convenience and economies of scale, as long as the integrity of the Comprehensive Plan is not impinged.

Policy c. Design facilities to promote and enhance the community identity of existing character.

Policy d. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on adjacent planned development of a different use or nature.

Policy e. Ensure that site size and development conforms to all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.

**Objective 5:** Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.

Policy a. Consider accessibility in siting facilities. In general, public facilities should have access to primary arterial roadways. Exceptions to this locational principle include facilities with a community pedestrian orientation, such as a neighborhood park or an elementary school.

Policy f. Locate facilities on sites preferably having mature vegetation, capable of providing a natural buffer and enhancing building design.

**Objective 6:** Design, retrofit and maintain public facilities and sites in an environmentally-sensitive manner.

Policy a. Apply low impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff, decreasing life-cycle maintenance requirements, increasing the habitat value of each site, and increasing soil and plant health. Consider factors including costs, health, safety/security, and the broader context of facility and site needs (e.g., recreational uses). Design and coordinate county infrastructure projects, such as trails, sanitary sewer lines, and stream restorations, to minimize disturbance of natural habitats and to minimize the limits of clearing and grading. Design and maintain utility corridors as natural areas to the extent practicable.

“WATER SUPPLY”

INTRODUCTION

Residents of Fairfax County receive public water service from one of three water agencies; Fairfax County Water Authority, City of Fairfax Department of Transit and Utilities, or the Falls Church Department of Public Utilities. (The Towns of Vienna and Herndon, while operating their own water distribution systems, purchase water from the City of Falls Church and the Fairfax County Water Authority, respectively. In terms of building major capital facilities to meet water supply needs, the towns are dependent of these two water agencies.) According to recent estimated averages, seventy-nine percent of Fairfax County residents are served by the Fairfax County Water Authority, Falls Church serves thirteen percent, the City of Fairfax one percent, and the remaining seven percent of the residents receive water from individual wells.

Location

Objective 30: Locate sites, for adequate and appropriate facilities to treat, transmit and distribute a safe and adequate potable water supply, which conform to the land use goals of the Comprehensive Plan.

Policy b. Locate booster pumping stations, wherever feasible, in well-buffered, attractively designed structures.

Policy d. Locate water lines to minimize impacts on environmental features such as stream valleys, wetlands, and forested areas.

COMFORMANCE TO THE COMPREHENSIVE PLAN

Location

The proposed water pumping station is located within the B5-Baileys Planning District. The Comprehensive Plan calls for Residential Land Uses at 2-3 units per acre. The existing land use on the property is for a commercial dentist office that was approved through a Special Permit. The property is adjacent to a public facility use to the north that is the Seven Corners Fire and Rescue station which creates a transition from the Seven Corners Community Business center to the north and residential uses to the south along Sleepy Hollow Road.

This project is part of the 2021-2030 Fairfax Water Capital Improvement Program (CIP) and is identified as Project No. 2672 Sleepy Hollow Road Pump Station. The water pumping station will improve water
pressure, fire flow, water quality, and system resiliency based on system deficiencies that were identified to better serve the increasing demands of the Seven Corners and Willston areas, therefor aligning with the Policy Plan Objective 1, Policies a. and c. and Objective 3, Policy a. The proposed facility has direct access to Sleepy Hollow Road and is located on a site that has existing mature vegetation that provides a natural buffer with other surrounding uses, therefor aligning with the Policy Plan Objective 5, Policy a. and f.

The proposed water lines for the pumping station are located outside of existing stream valleys, wetlands and forested areas, therefore aligning with the Policy Plan Objective 30, Policy d.

**Character and Extent**

The conceptual design of the pumping station shows a reduction of impervious surface, conserves a significant amount of existing tree and vegetation cover, and is applies the County’s Natural Landscaping Policy, therefor aligning with the Policy Plan Objective 6, Policy a. and b. The applicant has stated that the building design will incorporate green building practices such as using building materials that are durable, regionally manufactured, and where practical, are of recycled nature and the roofing system materials will provide high reflectivity to minimize the heat island effect, therefor aligning with the Policy Plan Objective 6, Policy d.

The proposed pumping station is located adjacent to the Seven Corners Fire Station and the site design is being coordinated with the fire station rehabilitation project, therefor aligning with the Policy Plan, Objective 4, Policy a.

The pumping station architectural design has the appearance and character of a single-family detached residential structure in order to blend in with the residential uses to the south along Sleepy Hollow Road, therefor aligning with the Policy Plan Objective 4, Policy c. The conceptual site plan shows landscaping and brick fencing to screen from Sleepy Hollow Road and the residential uses to the south, therefor aligning with the Policy Plan Objective 4, Policy d.

**CONCLUSION AND RECOMMENDATIONS**

Staff concludes that the subject proposal by the Fairfax County Water Authority, to construct a water pumping station, located at 2959 Sleepy Hollow Road, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232, as amended. Staff therefore recommends that the Planning Commission find the subject Application FS-M20-8, a “feature shown” of the adopted Comprehensive Plan.

SB

**List of Attachments**

Attachment 1 – Application

Attachment 2 – Code of Virginia § 15.2-2232
January 4, 2021

Ms. Michelle Stahlhut
Public Facilities Planning Branch
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Fairfax County Water Authority – Special Exception
Fairfax County Tax Map Parcel 51-3-((14))-1A

Dear Ms. Stahlhut:

Enclosed please find the following submission documents for the above-referenced 2232 Public Facility Review:

1. 2232 Public Facility Review Application (four copies);

2. Special Exception Plat/2232 Public Facility Plan (one copy at 24”x36”) – the 11 x 17 and 8 ½ x 11 copies will be submitted once the plan has been deemed acceptable;

3. Fairfax County Zoning Section Sheet 51-3 (1 copy) showing the 2232 application area;

4. Photographs of the property, with labels, together with a CD containing electronic copies of the photographs; and

5. Statement of Justification (4 copies).
Ms. Michelle Stahlhut  
January 4, 2021  
Page 2 of 2  

A Special Exception application has also been filed with the Zoning Evaluation Division for concurrent processing with the 2232 Public Facility Review.

If you have any questions or require additional information, please direct such inquiries to the attention of John McGranahan at (703) 714-7464, Susan Yantis at (703) 714-7492, Terry Rizzo at (202) 955-1634, all of whom are with our attorneys, Hunton Andrews Kurth LLP.

Very truly yours,

Very truly yours,

[Signature]

Steven T. Edgemon  
General Manager  

Enclosures
2232 PUBLIC FACILITY REVIEW
(Non-Telecommunications)

County of Fairfax, Virginia
Application for Determination
Pursuant to
Virginia Code Section 15.2-2232

*** This area to be completed by staff ***

APPLICATION NUMBER ____________________________________________

(Please Type or Clearly Print)

PART I: APPLICATION SUMMARY

LOCATION OF PROPOSED USE
Address 2959 Sleepy Hollow Road
City/Town Falls Church, Virginia Zip Code 22044
Place Name (if at county facility) ________________________________
Tax Map I.D. Number(s) 51-3-((14))-1A
Fairfax County Supervisor District Mason
Total Area of Subject Parcel(s) 0.532 AC.
Zoning District R-3

APPLICANT(S)
Name (Company or Agency) Fairfax County Water Authority
Agent Name John C. McGranahan, Jr., Esquire
(Note: Failure to notify County of a change in agent may result in application processing delays)
Agent’s Mailing Address Hunton Andrews Kurth LLP, 8405 Greensboro Drive, Suite 140
City/Town Tysons State Virginia Zip Code 22102
Telephone Number (703) 714-7464 Fax (703) 714-7410
E-mail jmcranahan@huntonak.com
Secondary Contact (Must Be Provided) Susan K. Yantis, Senior Land Use Planner
Telephone Number (703) 714-7492 E-mail syantis@huntonak.com
PROPERTY OWNER(s) OF RECORD

Owner ___________________ Fairfax County Water Authority

Street Address ___________________ 8570 Executive Park Avenue

City/Town ___________________ Fairfax State __________ Zip ________

Code Has property owner been contacted about this proposed use? Yes __ X __ No ___ (Applicant is Owner)

BRIEF DESCRIPTION OF PROPOSED USE

Proposed water pumping facility incidental to public water use.

PRIOR TELECOMMUNICATIONS APPROVAL(S)

Research and provide all previous 2232, 456, 6409, or "Feature Shown" (FS) approvals for the applicant carrier that is the subject of this application. Provide explanation for any conflicting information between previous approval(s) of record and the information shown in this current application.

N/A

PRIOR ZONING APPROVAL(S)

Research and provide previous zoning approvals (RZ, SE, SP, VC, etc.) for all uses on site such as proffered conditions, special exceptions, special permits, variances, or development plans. This applies to any carrier with telecommunication equipment on the subject property.

• Special Permit S-120-70 permitted the development of a dentist office on the Property, subject to development conditions.
• Special Permit Amendment ("SPA") SPA 70-M-120 permitted medical office and change of permittee on the Property.
• SPA 70-M-120-2 permitted changes to the development conditions to remove the condition that the Special Permit was granted to the applicant only.
SIGNATURE

The undersigned acknowledges that additional Fairfax County land use review requirements may be identified during the review of this 2232 Review application and the fulfillment of such requirements is the responsibility of the applicant. The undersigned also acknowledges that all Fairfax County Zoning Ordinance requirements pertaining to this project shall be fulfilled.

In the event a new agent is assigned responsibility for this application, the applicant agrees to provide a letter to the Department of Planning and Zoning authorizing the transfer of responsibility for the application and providing all new contact information. In the event the applicant fails to notify County staff of a change in agent, the application may be subject to processing delays.

Signature of Applicant or Agent ________________

Date ________________

Submit completed application to:

Facilities Planning Branch
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5507
§ 15.2-2232. Legal status of plan

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.2-353 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within 10 days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within 60 days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless such work involves a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or subdivision A 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted plan.
master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility on or before July 1, 2012, by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 or after July 1, 2012, by the Board of Education pursuant to § 22.1-20.1 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Board of Education shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission’s decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within 90 days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than 60 additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

G. A proposed telecommunications tower or a facility constructed by an entity organized pursuant to Chapter 9.1 (§ 56-231.15 et seq.) of Title 56 shall be deemed to be substantially in accord with the comprehensive plan and commission approval shall not be required if the proposed telecommunications tower or facility is located in a zoning district that allows such telecommunications towers or facilities by right.

H. A solar facility subject to subsection A shall be deemed to be substantially in accord with the comprehensive plan if (i) such proposed solar facility is located in a zoning district that allows such solar facilities by right; (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is located, or will be owned or operated by an eligible customer-generator or eligible agricultural customer-generator under § 56-594 or 56-594.01 or by a small agricultural generator under § 56-594.2; or (iii) the locality waives the requirement that solar facilities be reviewed for substantial accord with the comprehensive plan. All other solar facilities shall be reviewed for substantial accord with the comprehensive plan in accordance with this section. However, a locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.
TO: Tracy Strunk, AICP, Director
Zoning Evaluation Division, DPD

FROM: Kelly M. Atkinson, AICP, Chief
Environment and Development Review Branch, DPD

SUBJECT: Comprehensive Plan Environmental Analysis:
SE 2021-MA-002 (Fairfax County Water Authority)

The memorandum, prepared by Ellen K. Huber, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced application and development plans for the Special Exception dated January 13, 2021, as revised through April 30, 2021. 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.

DESCRIPTION OF THE APPLICATION

The applicant, Fairfax County Water Authority, is requesting a 2232 Public Facility Review (2232) and a Special Exception (SE) on 2959 Sleepy Hollow Road and Tax Map Parcel 51-3-((14))-1A. The purpose of the 2232 and SE is to provide a water pumping station (pump station) on the property to improve Fairfax Water’s public water distribution system in the Seven Corners service area.

The property is currently improved with a dentist/medical office and surface parking lot. The applicant proposes to demolish the existing building and build a one-story pump station that will contain the pumping, electrical and instrumentation equipment inside of the building. A back-up power generator and a transformer will be located at the rear of the building. Vehicle access will continue to be provided from Sleepy Hollow Road with parking for Fairfax Water vehicles located at the rear of the property. The building will not be accessed by the general public and no staff will be permanently located at the pump station. The pump station will operate unmanned 24 hours a day, seven days a week. Fairfax Water staff will access the property weekly to perform preventative maintenance between 7:00 am and 3:00 pm Monday through Friday. Weekends and after hour operations will be required to handle non-routine events, such as pump or electrical equipment repairs, primarily on the inside of the building.
The applicant proposes to reduce the existing amount of impervious area from 0.21 acres to 0.17 acres. Evergreen trees and low evergreen shrubs will be provided along the property frontage on Sleepy Hollow Road and on the south side of the property. The rear portion of the property consists of mature deciduous and evergreen trees which will continue to provide substantial screening for the adjacent residential neighborhood to the east. Evergreen trees and shrubs will be provided along the brick and pier fence to minimize any impacts to the adjacent single-family detached home to the south.

LOCATION AND CHARACTER

The 0.53-acre subject property is zoned to the Residential, 3 dwelling units per acre (du/ac) (R-3) District and is also located in the Highway Corridor and Sign Control Overlay Districts. The site is located within Area I of the Comprehensive Plan, in the Baileys Planning District, Barcroft Community Planning Sector, and the Seven Corners Commercial Business Center (CBC) is located immediately to the north of the property; the subject property is planned for 2-3 du/ac per the Comprehensive Plan Map. The subject property is located on the southeast side of Sleepy Hollow Road, approximately 800 feet south of its intersection with Arlington Boulevard. The property is primarily surrounded to the south and east by single-family residential uses zoned to the R-3 District and planned for 2-3 du/ac. The area north of the property is zoned to the R-3 District and planned for Office and Public Facilities and includes the Seven Corners Fire and Rescue Station. The fire station is in process with a 2232 application (2232-M20-5) to construct a new fire station to replace the existing facility. A medical hospital and health facility on property zoned to the R-3 District and planned for Office and Public Facilities and condominium office uses on property zoned to the C-2 District and planned for Office lie west of the property. The Seven Oaks residential community, zoned to the R-12 District, with single family attached townhomes, is located to the southwest of the property across Sleepy Hollow Road. The subject property is in the Cameron Run Watershed and does not contain any Resource Protection Areas (RPA) or Environmental Quality Corridors (EQC). Stormwater management improvements do not currently exist on the property. The Comprehensive Plan citations for the site are contained at the end of this report.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Particular emphasis is given to opportunities to conserve and enhance environmental resources. Analysis of this application addresses the overall general development plan for the subject property.

Stormwater Management

The property is in the Cameron Run Watershed. This watershed consists of a long history of urbanization, with most of the land developed before the advent of stormwater controls. Nonpoint source pollution and urban stormwater runoff greatly affect the health of the watershed. The Comprehensive Plan recommends that receiving waters downstream of Seven Corners should be protected by reducing runoff from impervious surfaces within the Seven
Corners CBC. By using a progressive approach to stormwater management, downstream stormwater problems can be mitigated, and downstream restoration efforts can be facilitated.

To ensure that water quality and water quantity are appropriately managed, the Comprehensive Plan promotes site design and low impact development (LID) techniques that reduce stormwater runoff volumes and peak flows, increase groundwater recharge, and increase the preservation of undisturbed areas. Developments are expected to optimize stormwater management and water quality controls using innovative Best Management Practices and infiltration techniques, nonstructural Best Management Practices and bioengineering practices, and infiltration landscaping. (Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Environment, Amended through 3-14-2017, Pages 8-9).

The applicant proposes to remove 0.4 acres of impervious area and replace this area with turf grass and trees as well as modify the drainage divides, which results in a decrease in peak flow leaving the site. The applicant also proposes a vegetative buffer strip, with native plants, along the perimeter of the parking area, designed for stormwater runoff to enter the strip as sheet flow where it will infiltrate into the ground providing a water quality benefit by reducing the rate of runoff. A gravel diaphragm or similar pre-treatment device will be provided to establish a non-erosive transition between the edge of pavement and the vegetative buffer strip. Vegetation is also proposed to be planted where impervious cover is removed, further slowing stormwater runoff and filtering sediment and pollutants.

Staff recommends the applicant incorporate increased native landscaping where turf is provided on the east side of the parking area and encourages trees to be underplanted with native shrubs and grasses. Staff notes that final design and site plan must meet stormwater quality and quantity requirements. Any final determination regarding the adequacy of the proposed facilities would be made by Land Development Services (LDS) at the time of site plan.

Natural Landscaping

A goal of the Comprehensive Plan is to pursue landscaping practices that optimize the planting of native species of trees, shrubs, and other vegetation in a manner that minimizes the need for mowing and other maintenance activities, and to apply these practices at public facilities (Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, Amended through 6-9-2020, Pages 4-5).

The applicant annotated native landscaping approaches including providing sustainable landscape plants and to primarily use non-invasive, native plants based on plant availability and final design concept. Staff appreciates that the applicant included additional plants around the west and south side of the property with the most recent submission.

These commitments are expected to help increase water quality and the ecological value of the site, consistent with the goals of the Comprehensive Plan.
CONCLUSION AND RECOMMENDATIONS

Staff finds that the application generally conforms to Comprehensive Plan guidance regarding environmental resources. To address environmental concerns, the applicant is encouraged to incorporate increased native landscaping more fully on the east side of the parking area where turf is provided and encourages trees to be underplanted with native shrubs and grasses.

COMPREHENSIVE PLAN CITATIONS

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

In Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, Amended through 7-16-2019, Seven Corners Community Business Center, page 124-125 states:

“Stormwater Management

The Seven Corners CBC is located on the drainage divide between the Cameron Run and Four Mile Run watersheds. Specifically, it is located in the upper reaches of a subwatershed associated with a tributary of Tripps Run (Cameron Run watershed) and the upper reaches of the Long Branch subwatershed (Four Mile Run). Both watersheds have long histories of urbanization, with most of the land developed before the advent of stormwater controls. Nonpoint source pollution and urban stormwater runoff greatly affect the health of these watersheds. An RPA associated with the Long Branch subwatershed is located in Sub-unit F-2. A watershed management plan was developed in 2007 for the Cameron Run watershed, and in 2011 for the Four Mile Run watershed. These plans recommend a number of spot-improvement stormwater projects within or near the CBC.

Receiving waters downstream of Seven Corners should be protected by reducing runoff from impervious surfaces within the Seven Corners CBC. By using a progressive approach to stormwater management, downstream stormwater problems can be mitigated and downstream restoration efforts can be facilitated. Measures to reach this goal may include the application of LID Techniques, including but not limited to rain gardens, vegetated swales, porous pavement, vegetated roofs, tree box filters, and water reuse. The incorporation of LID practices in street rights-of-way and parking lots will also support this goal; such efforts should be pursued wherever allowed. There is also a potential for the establishment of coordinated stormwater controls over multiple development sites.”

In Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, Amended through 7-16-2019, B5-Barcroft Community Planning Sector, page 202, the Comprehensive Plan states:

“Land Use

The Barcroft sector, outside of the Seven Corners and Baileys Crossroads Community Business Centers, is largely developed as residential neighborhoods. Infill development in
these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan in Land Use Objectives 8 and 14.”

In Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Environment, Amended through 12-3-2019, page 3-4, the Comprehensive Plan states:

**“Objective 1: Preserve and improve air quality.”**

...  
Policy c. Support air quality improvement through tree preservation, tree planting and sensitive landscaping practices. Support and encourage the following during the reviews of development proposals:
- Maximization of tree preservation consistent with planned land use and good silvicultural practices.
- Maximization of tree planting/tree cover restoration consistent with planned land use and good silvicultural practices.
- Pursuit of energy-conscious landscaping efforts such as the planting of trees to provide shading of buildings during the summer months.
- Pursuit of landscaping practices that optimize the planting of native species of trees, shrubs and other vegetation in a manner that minimizes the need for mowing and other maintenance activities, particularly during the hotter months of the year.”

In Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Environment, Amended through 12-3-2019, page 7, the Comprehensive 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 k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the county’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:
- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
Where feasible, convey drainage from impervious areas into pervious areas.

Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.

Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with county requirements.

Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with county requirements.”

In Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Environment, Amended through 12-3-2019, page 18, the Comprehensive Plan states:

“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.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.

Policy c: Use open space/conservation easements as appropriate to preserve woodlands, monarch trees, and/or rare or otherwise significant stands of trees, as identified by the county.”

In the Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, Amended through 6-9-2020, Pages 4-5 states:

“Objective 6: Design, retrofit and maintain public facilities and sites in an environmentally-sensitive manner.

Policy a. Apply low impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff, decreasing life-cycle maintenance requirements, increasing the habitat value of each site, and increasing soil and plant health. Consider factors including costs, health, safety/security, and the broader context of facility and site needs (e.g., recreational uses). Design and coordinate county infrastructure projects, such as trails, sanitary sewer lines, and stream restorations, to minimize disturbance of natural habitats and to minimize the limits of clearing and grading. Design and maintain utility corridors as natural areas to the extent practicable.

Policy b. Where opportunities arise in consideration of the factors identified in Policy a above, retrofit and maintain existing facilities and sites with natural landscaping and LID methods/practices.

Policy c. Ensure that natural landscaping and LID practices are monitored and maintained such that they will remain viable over time.”
In the Fairfax County Comprehensive Plan, 2017 Edition, Glossary, Amended through 6-09-2020, page 12 states:

“NATURAL LANDSCAPING: A landscaping approach through which the aesthetic and ecological functions of landscapes installed in the built environment are improved, and through which natural areas are restored by preserving and recreating land and water features and native plant communities. Sustainable landscapes are formed by protecting and restoring natural ecosystem components; maximizing the use of native plants; controlling invasive plant species; reducing areas of unnecessary mowing; reducing or eliminating synthetic fertilizers; protecting, creating, and maintaining healthy soils; and retaining rainwater on-site through low impact development practices. In natural areas, only locally native plant species are used to provide the greatest possible ecological benefits. In built landscapes, most of the plant cover is composed of native plant species that support wildlife and improve environmental conditions, although non-invasive non-native plants may be selectively used where appropriate.”
MEMORANDUM

DATE: June 23, 2021

TO: Tracy Strunk, AICP, Director
    Zoning Evaluation Division, DPD

FROM: Danielle H. Barlow, Transportation Planner II
       Site Analysis Section, FCDOT

SUBJECT: SE 2021-MA-002 – Fairfax County Water Authority
         Tax Identification Map: 51-3 ((14)) 1A

Site Description and Proposal
This department has reviewed the subject Special Exception (SE) application including the SE plat dated April 30, 2021. The subject property contains approximately 0.53 acres and is located at 2959 Sleepy Hollow Road, Falls Church, Virginia. The subject property is currently developed with an office building and vehicular access is provided via one full access driveway from Sleepy Hollow Road. The applicant proposes a special exception for the site to permit construction and operation of a water pumping facility to replace the existing office building.

Proposed Improvements
The Fairfax County Comprehensive Plan recommends a major paved trail along Sleepy Hollow Road. The applicant plans to construct an 8-foot-wide, concrete sidewalk along the Sleepy Hollow Road frontage of the site in accordance with the adjacent Fairfax County Fire Station development.

Issue Summary
There are no outstanding transportation issues associated with this application.

CC: Zachary Fountain, Staff Coordinator, DPD-ZED
    Jeremy Ko, Transportation Planner III, FCDOT-SAS
    Marc L. Dreyfuss, AICP, Transportation Planner IV, FCDOT-SAS
    Gregory Fuller Jr., Chief, FCDOT-SAS
To: Ms. Tracy Strunk  
Director, Zoning Evaluation Division

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

Subject: SE 2021-MA-002 Fairfax County Water Authority  
Tax Map # 51-3((14))0001A  
Fairfax County

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plans received on May 6 and June 2, 2021. Comments are attached on the following page.

cc: Ms. Amy Muir

fairfaxspec2021-MA-002so2FWA6-2-21TS

We Keep Virginia Moving
VIRGINIA DEPARTMENT OF TRANSPORTATION  
FAIRFAX/ARLINGTON LAND DEVELOPMENT  
COMMENT/RESOLUTION SHEET

COMMENT CATEGORY:  
1. REQUIREMENT  
2. RECOMMENDATION  
3. CLARIFICATION  

TIA - NOT REQUIRED  
(SELECT FROM DROP-DOWN MENU)

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<th>No. (1)</th>
<th>Sht. No. (2)</th>
<th>Comments (5)</th>
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<td>1.1</td>
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<td>The entrance apron should be a CG-13 and be 20′-30′ wide at the end of the radius on the site side of the apron based on traffic volumes (20′ minimum for infrequent use and 30′ for daily use).</td>
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<td>Sight distance will be required for a commercial entrance.</td>
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<td>The typical section width of Sleepy Hollow Road should be 34′ to 36′. A dimension from curb to curb on the narrowed portion needs to be provided</td>
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<td>No landscaping is permitted within 3′ of the sidewalk.</td>
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(1) XX first number indicates submission number (i.e. 1 or 2, etc.).  
(2) Indicate sheet/page no. or, when comment applies to more than one sheet, use “G” for general comment.  
(3) Comment Category and response date to be filled out by Applicant/Engineer.  
(4) VDOT reviewer is responsible for final disposition of all comments.  
(5) Comments previously unaddressed may/will be repeated.  
Note:  This form is to be used by VDOT’s Northern Virginia Fairfax – Arlington Land Development Section to provide comments and/or concerns associated with plans or documents under their review.
DATE:       June 7, 2021
TO:    Zachary Fountain, Staff Coordinator
       Zoning Evaluation Division, DPD
FROM:     Nicholas Drunasky, Urban Forester III
          Forest Conservation Branch, UFMD
SUBJECT:  Sleepy Hollow Road Pump Station, SE 2021-MA-002

Site Description: The site is currently occupied by an existing dental/medical office, which encompasses 0.53 acres of developed land. In addition to the existing structure the site is occupied by an existing asphalt driveway/parking lot, turf and existing bottomland forest cover. The application proposes to construct a new pump station.

This review is based on the special exception application SE 2021-MA-002 dated as “Revised June 2, 2021.”

1. **Comment:** Given the nature of tree cover on this site, the following development conditions will be instrumental in assuring adequate tree preservation and successful landscaping throughout the development process.

   **Recommendation:** UFMD feels that the following development conditions should be incorporated, to ensure effective tree preservation and landscaping:

   **Tree Inventory and Condition Analysis:** The Applicant must submit a Tree Inventory and Condition Analysis as part of the first and all subsequent plan submissions. All inventoried trees must be tagged in the field with durable metal or plastic tags. The Tree Inventory and Condition Analysis must be prepared by a Certified Arborist or Registered Consulting Arborist and must include elements of PFM 12-0307 deemed appropriate to the project site as determined by UFMD.

   **Tree Preservation Plan:** The Applicant must submit a Tree Preservation Plan and Narrative as part of the first and all subsequent plan submissions. The Tree Preservation Plan and Narrative must be prepared by a Certified Arborist or Registered Consulting Arborist and must include elements of PFM 12-0309 deemed appropriate to the project site as determined by UFMD.

   **Project Arborist/Pre-construction Meeting:** Prior to the pre-construction meeting the Applicant must have the approved limits of clearing and grading flagged with a continuous...
line of flagging. The Applicant must retain the services of a Certified Arborist or Registered Consulting Arborist (Project Arborist) to attend the pre-construction meeting to review the limits of clearing and grading with an UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of the tree preservation and/or to increase the survivability of trees at the limits of clearing and grading. Such adjustments must be recorded by the Project Arborist and tree protection fencing must be implemented under the Project Arborist’s supervision based on these adjustments.

Tree Protection Fencing: The Applicant must provide appropriate tree protection devices, based on site conditions and proposed construction activities as reviewed and approved by UFMD. Tree protection fence must consist of four-foot high welded wire attached to six-foot steel posts driven 18 inches into the ground and space no further than 10 feet apart; or super silt fence.

Tree Preservation Measures: Tree preservation measures must be clearly identified, labeled, and detailed on the Erosion and Sediment Control Plan sheets and Tree Preservation Plan. Tree preservation measures may include, but are not limited to the following: root pruning, crown pruning, mulching, watering, bio-char soil application derived from wood, etc. Specifications must be provided on the plan detailing how preservation measures must be implemented. Tree preservation activities must be completed during implementation of Phase 1 of the Erosion and Sediment Control Plan.

Site Monitoring: The Applicant’s Project Arborist must be present on-site during implementation of the Phase 1 Erosion and Sediment Control Plan and monitor any construction activities conducted within or adjacent to areas of trees to be preserved. Construction activities include, but may not be limited to clearing, root pruning, tree protection fence installation, vegetation/tree removal, and demolition activities. During implementation of Phase 2 Erosion and Sediment Control Plan, the Project Arborist must visit the site on a regular basis to continue monitoring tree preservation measures and ensure that all activities are conducted as identified in the Tree Preservation Plan and approved by UFMD. Written reports must be submitted to UFMD and SDID site inspector detailing site visits. A monitoring schedule and Project Arborist reports must be described and detailed in the Tree Preservation Plan.

Invasive Plant Species Management: Forested areas containing plant species that are known to be invasive in quantities that threaten the long-term health and survival of the existing vegetation present must be the subject of an invasive plant species management plan in order for the area to be awarded 10-year canopy credit. At the time of site plan submission, the applicant must provide a management plan for review and approval by UFMD specifying the common and scientific name of invasive species proposed for management, the target area for management efforts, methods of control and disposal of invasive plants, timing of treatments and monitoring, duration of the management program, and potential reforestation as needed.
Landscape Planting Pre-installation Meeting. Prior to installation of any plants to meet the requirements of the approved landscape planting plan, the contractor/developer must coordinate a pre-installation meeting on the site with the landscape contractor, UFMD staff, and any additional appropriate parties. Any proposed changes to planting locations, tree/shrub planting sizes, and species substitutions shown on the approved plan must be reviewed and approved by UFMD staff prior to planting. The installation of plants not approved by UFMD may require the submission of a revision to the landscape plan or removal and replacement with approved trees/shrubs prior to bond release.

Soil Remediation. Soil in planting areas that contain construction debris and rubble, are compacted or are unsuitable for the establishment and long-term survival of landscape plants, must be the subject of remedial action to restore planting areas to satisfy cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan. The applicant must provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review and approval by UFMD.

Landscape Planting Plan. As part of the first and all subsequent plan submissions, the Applicant must include a landscape planting plan and specifications for review and approval by UFMD. All landscaping must be installed prior to the issuance of the first RUP/Non-RUP on the property, or as determined by UFMD for a particular project, but no later than bond release. The landscape planting plan and specifications must incorporate sustainable landscape planting techniques designed to reduce maintenance requirements; and contribute to a cleaner and healthier environment with improved air quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation.

Reduce turf areas to minimize mowing operations and the resulting air pollution. Turf must be no more than (75) percent of the pervious area of each lot (site). Mulched planting beds incorporating groups of trees and other vegetation must be used to provide a root zone environment favorable tree trees and other vegetation.

- Plant trees in areas to contribute to energy conservation for buildings, as depicted in Plate 4-12 of the Public Facilities Manual.

- Provide a diverse selection of native and non-invasive plants to encourage native pollinators and reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides and chemical control of harmful insects and disease.

- Sustainable landscape planting implemented with the subdivision/site plan should be made up of groups of trees including larger overstory trees (Category III and IV as listed in PFM Table 12.17) together smaller understory trees, (Category II) shrubs and groundcovers. In this application, it is acceptable for the 10-year projected canopies of overstory trees to overlap the canopies of understory trees as well as shrubs and groundcovers, as may occur in a multi-layer, wooded environment.
Inspection of mulch beds for conformance with the approved subdivision/site plan must be conducted at the time that the RUP/Non-RUP is issued for each building or phase of the plan. After mulch areas have been accepted, they must become the responsibility of the property owner who must not be precluded from managing or planting these areas according to their preference.

If you have any questions, please feel free to contact me at 703-324-1770.

NJD/

UFMDID #: 294241
DATE: May 12, 2021

TO: Zachary Fountain, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Durga Kharel, P.E., Senior Engineer III (Stormwater)
South Branch, Site Development and Inspections Division (SDID)
Department of Land Development Services

SUBJECT: Zoning Application No.: SE 2021-MA-002, 2959 Sleepy Hollow Road;
Special Exception Plan revised April 30, 2021; LDS Project No.: 000425-
ZONA-001-2; Tax Map No.: 051-3-14-0001A; Mason District

The 2nd submission of the subject application has been reviewed, and the following stormwater management comments are offered at this time:

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area (RPA) located on the project property.

Floodplains
There is no regulated floodplain located on the project property.

Downstream Drainage Complaints
There are no contemporary downstream drainage complaints on file.

Water Quality

Water quality controls are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-2). The SWM Narrative on sheet 19 indicates the project’s required phosphorous reduction for proposed re-development with an approximate land disturbance of 0.32 acres will be achieved by a net reduction of impervious area by about 0.04 acres and converting the same to a managed turf area. The same has been demonstrated on the VRRM spreadsheets with 10% phosphorus load reduction with an approximate reduction of (~)0.01 pound per year of phosphorus.

Land covers, calculation and design details will be reviewed at the final design/site plan stage.
Water Quantity - Detention
Water quantity controls for stormwater detention are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-4.D). The SWM Narrative on sheet 20 indicates that there will be a net reduction of impervious area by about 0.04 acres and no onsite detention facilities are required per section 124-4-4-D of County Stormwater Ordinance. Calculation and design details will be reviewed at the final design/site plan stage.

Water Quantity - Outfalls
Water quantity controls for outfall channel and flood protection are required for this project (SWMO 124-1-6, 124-4-1, 124-4-4.B & 124-4-4.C).

SWM narratives on sheet 16 and 20 state that the proposed disturbed area of 0.32 acres sheet flow in two different directions in reduced amounts for two and 10-year events in post-developed condition without causing any downstream erosion meeting the requirement of section 124-4-4-E. The design engineer has provided an opinion that adequate outfall requirements will be met. The outfall analysis calculations and details will be reviewed at the final design/site plan stage.

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

Miscellaneous
The stormwater management plan to be prepared at final design must address all of the items listed in SWMO 124-2-7.B.

The latest BMP specifications provided on the Virginia Stormwater BMP Clearinghouse website, in addition to the PFM, must be used for final design. The design engineer is also referred to LTI 14-13 with regard to the selection of appropriate BMPs.

Please contact me at Durga.Kharel@fairfaxcounty.gov, if you have any questions or require additional information.

cc: Dipmani Kumar, Chief, Watershed Planning and Evaluation Branch, Stormwater Planning Division (SWPD), Department of Public Works and Environmental Services (DPWES)
    Catie Torgersen, Planner IV, SWPD
    Shannon Curtis, Chief, Watershed Assessment Branch, SWPD, DPWES
    Matthew Hansen, Acting Chief, South Branch, SDID, LDS
    Zoning Application File
MEMORANDUM

TO:   Michelle Stahlhut, Chief  
       Public Facilities Planning Branch, Planning Division  
       Department of Planning and Development

FROM: Andrea L. Dorlester, Development Review Section Chief  
       Park Planning Branch, PDD

DATE: April 5, 2021

SUBJECT: SE 2021-MA-002, Sleepy Hollow Road Pump Station  
          Tax Map Number(s): 51-3 ((14)) 1A

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on the land, resources, facilities or service levels of the Park Authority.

FCPA Reviewer: Jasmin Kim  
DPD Planner: Zachary Fountain

eCopy: Aimee Vosper, Deputy Director/CBD  
       Stephanie Leedom, Director, Park Planning & Development Division  
       Anna Bentley, Manager, Park Planning Branch  
       Zachary Fountain, Planner, Public Facilities Planning Branch, DPD  
       Jasmin Kim, Senior Park Planner, Park Planning Branch  
       Lynne Johnson, Planning Tech, Park Planning Branch

File Copy

\s51b204\Planning\Park Planning\Development Plan Review\DPZ Applications\SE\SE 2021\SE 2021-MA-002\SE 2021-MA-002 FCPA.docx
DATE: March 31, 2021

TO: Zach Fountain  
Zoning Evaluation Division  
Department of Planning and Development

FROM: Sharad Regmi, P.E. (703-324-5008)  
Engineering Analysis and Planning Branch, Wastewater/DPWES

SUBJECT: Sanitary Sewer Analysis Report

REF: Application No. SE 2021-MA-002 (Fairfax County Water Authority)  
Tax Map No. 51-3-((14))-1A  
2959 Sleepy Hollow Road

Proposed Special Exception to allow water pumping facility does not have adverse impact on the capacity of sanitary sewer system. Please contact me at the number above if you have any questions.
General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

Standards for all Category 1 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 1 special exception uses shall satisfy the following standards:

1. Category 1 special exception uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located.

2. No land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or
equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.

3. If the proposed location of a Category 1 use is in an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the proposed location; except that in the case of electric transformer stations and telecommunication central offices, there shall be a finding that there is no alternative site available in a C or I district within a distance of one (1) mile, unless there is a substantial showing that it is impossible for satisfactory service to be rendered from an available location in such C or I district.

4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.
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, 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 be 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 15.1-451) 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.
<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
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<tbody>
<tr>
<td>A&amp;F</td>
<td>Agricultural &amp; Forestal District</td>
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<tr>
<td>ADU</td>
<td>Affordable Dwelling Unit</td>
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<td>ARB</td>
<td>Architectural Review Board</td>
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<tr>
<td>BMP</td>
<td>Best Management Practices</td>
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<tr>
<td>BOS</td>
<td>Board of Supervisors</td>
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<td>BZA</td>
<td>Board of Zoning Appeals</td>
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<td>COG</td>
<td>Council of Governments</td>
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<tr>
<td>CBC</td>
<td>Community Business Center</td>
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<tr>
<td>CDP</td>
<td>Conceptual Development Plan</td>
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<td>CRD</td>
<td>Commercial Revitalization District</td>
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<tr>
<td>DOT</td>
<td>Department of Transportation</td>
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<tr>
<td>DP</td>
<td>Development Plan</td>
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<tr>
<td>DPWES</td>
<td>Department of Public Works and Environmental Services</td>
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<tr>
<td>DPZ</td>
<td>Department of Planning and Zoning</td>
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<tr>
<td>DU/AC</td>
<td>Dwelling Units Per Acre</td>
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<tr>
<td>EQC</td>
<td>Environmental Quality Corridor</td>
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<td>FAR</td>
<td>Floor Area Ratio</td>
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<td>FDP</td>
<td>Final Development Plan</td>
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<td>GDP</td>
<td>Generalized Development Plan</td>
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<tr>
<td>GFA</td>
<td>Gross Floor Area</td>
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<tr>
<td>HC</td>
<td>Highway Corridor Overlay District</td>
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<tr>
<td>HCD</td>
<td>Housing and Community Development</td>
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<td>LOS</td>
<td>Level of Service</td>
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<tr>
<td>Non-RUP</td>
<td>Non-Residential Use Permit</td>
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<td>OSDS</td>
<td>Office of Site Development Services, DPWES</td>
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<td>PCA</td>
<td>Proffered Condition Amendment</td>
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<td>PD</td>
<td>Planning Division</td>
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<td>PDC</td>
<td>Planned Development Commercial</td>
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<td>PDH</td>
<td>Planned Development Housing</td>
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<tr>
<td>PFM</td>
<td>Public Facilities Manual</td>
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<td>PRC</td>
<td>Planned Residential Community</td>
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<td>RC</td>
<td>Residential-Conservation</td>
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<td>RE</td>
<td>Residential Estate</td>
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<td>RMA</td>
<td>Resource Management Area</td>
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<td>RPA</td>
<td>Resource Protection Area</td>
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<td>RUP</td>
<td>Residential Use Permit</td>
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<td>RZ</td>
<td>Rezoning</td>
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<td>SE</td>
<td>Special Exception</td>
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<td>SEA</td>
<td>Special Exception Amendment</td>
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<td>SP</td>
<td>Special Permit</td>
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<td>TDM</td>
<td>Transportation Demand Management</td>
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<td>TMA</td>
<td>Transportation Management Association</td>
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<td>TSA</td>
<td>Transit Station Area</td>
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<td>TSM</td>
<td>Transportation System Management</td>
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<tr>
<td>UP &amp; DD</td>
<td>Utilities Planning and Design Division, DPWES</td>
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<td>VC</td>
<td>Variance</td>
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<tr>
<td>VDOT</td>
<td>Virginia Dept. of Transportation</td>
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<td>VPD</td>
<td>Vehicles Per Day</td>
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<tr>
<td>VPH</td>
<td>Vehicles per Hour</td>
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<tr>
<td>WMATA</td>
<td>Washington Metropolitan Area Transit Authority</td>
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<tr>
<td>WS</td>
<td>Water Supply Protection Overlay District</td>
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<td>ZAD</td>
<td>Zoning Administration Division, DPZ</td>
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<tr>
<td>ZED</td>
<td>Zoning Evaluation Division, DPZ</td>
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<tr>
<td>ZPRB</td>
<td>Zoning Permit Review Branch</td>
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