FAIRFAX COUNTY PLANNING COMMISSION

November 20, 2013

PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to

Va. Code Sec. 15.2 - 2232

Public Hearing Date: December 4, 2013 at 8:15 p.m.

Application Number:	**2232-M13-14**
Applicant:	**Fairfax County School Board**
Proposed Use:	Elementary School
Supervisor District	Mason District
Subject Property:	Tax Map 51-3 ((1)) 30, 31; 51-3 ((11)) 188A; 51-3 ((13)) 5, 10, 11 6245 Leesburg Pike, Falls Church, VA 22044
Area of Subject Property:	3.43 acres
Application Accepted:	October 16, 2013; revised November 12, 2013
Recommendation:	In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find the proposal by the Fairfax County School Board, as amended, to retrofit the existing office building for elementary school use, at 6245 Leesburg Pike, Falls Church, VA 22044, substantially in accord with provisions of the adopted Comprehensive Plan.

PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia

Number: 2232-M13-14 **Acreage:** 3.43 Ac. **District:** Mason

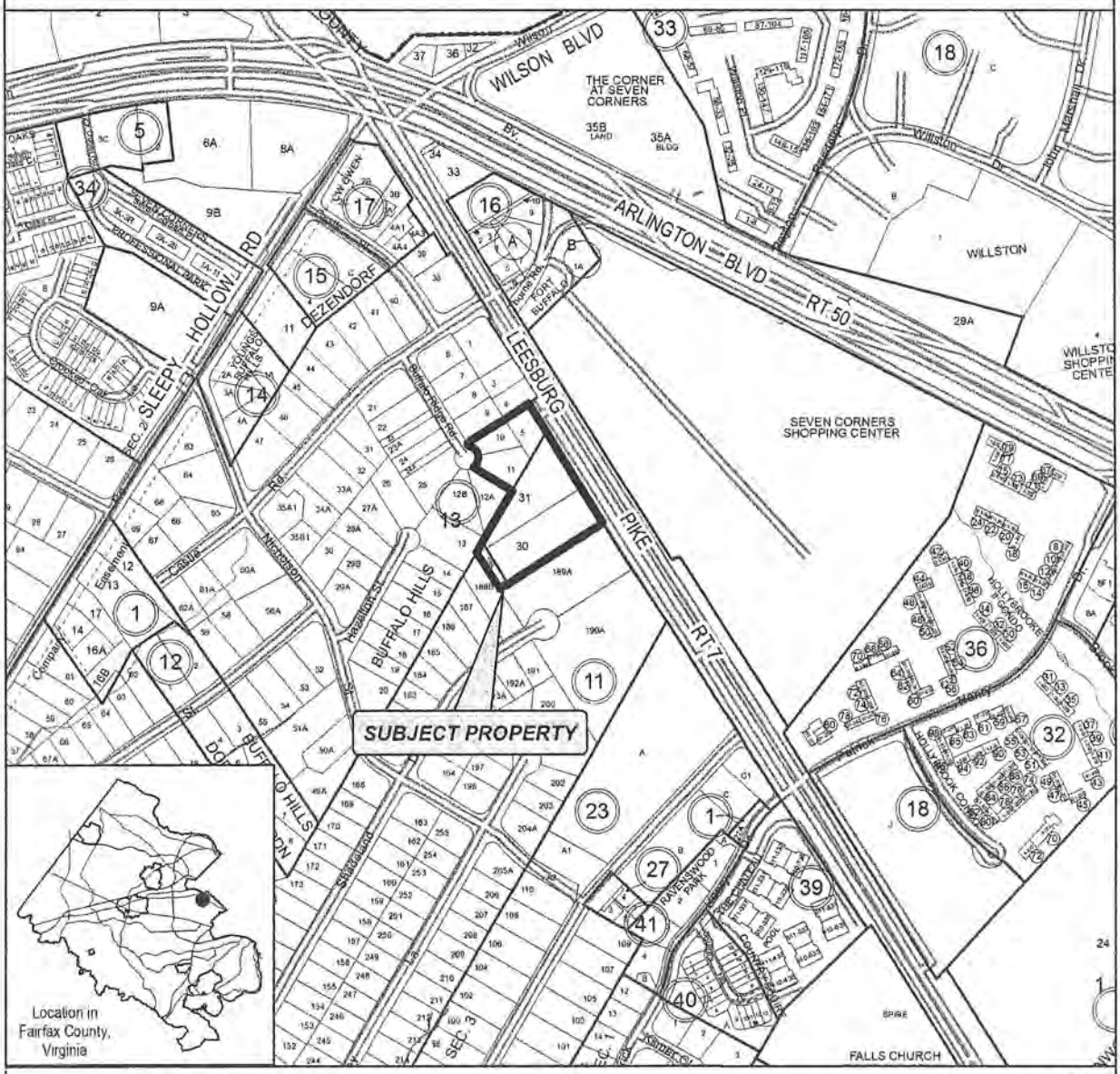
Tax Map I.D. Number: 51-3 ((1)) 30, 31; 51-3 ((11)) 188A; 51-3 ((13)) 5, 10, 11

Address: 6245 Leesburg Pike Falls Church, VA 22044

Planned Use: Office

Applicant: Fairfax County School Board

Proposed Use: Elementary School



500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING
USING FAIRFAX COUNTY GIS

APPLICATION ***Attachment A***

Proposed Use: Retrofit the existing office building for public elementary school use.

Applicant: Fairfax County School Board ("School Board").

Subject Property: Tax Map 51-3 ((1)) 30, 31; 51-3 ((11)) 188A; 51-3 ((13)) 5, 10, 11
6245 Leesburg Pike, Falls Church, VA 22044

Size and location: The 3.43 acre site is located on the south side of Leesburg Pike (Route 7), south of the intersection with Castle Road and across from the Seven Corners Shopping Center.

Existing site conditions: The property is developed with a 5- story, approximately 96,502 square foot office building and approximately 280 parking spaces, which consist of both surface and covered parking. The ground level of the office building is open on the south side and provides covered parking. Access to and from the site is provided by two entrance points from an access road that runs parallel to Leesburg Pike. The site is screened from the adjacent residential uses to the north and west by a wood fence and landscaping.

Comprehensive Plan and Zoning District: The Comprehensive Plan identifies the property for office uses. The property is zoned to the C-3 District.

Project Justification: The School Board proposes to retrofit the existing office building for use as an elementary school. The school will provide relief for the overcrowding at Bailey's Elementary School (ES) for the Arts and Sciences, approximately 1.5 miles away. Bailey's ES is projected to be at 160% capacity by 2017-18. The school is proposed to open for the 2014-2015 school year.

Service area: The proposed elementary school will primarily serve the existing Bailey's ES school community.

School capacity and Hours of Operation: The proposed capacity for the new school will be approximately 700 students and 60 employees, consisting of teachers and administrative staff. Hours of operation will be 7:00 a.m. to 4:00 p.m. Monday through Friday, and as needed in evenings and on weekends to support usage of the school and its facilities for school and/or community sponsored events and programs. The programming of the school, such as grades served at this site, is still under consideration.

Access: Vehicular access to the school will be provided from the two existing entrances on the service drive fronting Leesburg Pike. School bus drop-off and pick-up areas will be provided in front of the main entrance to the building. Ultimately, the western entrance point to the service drive would be closed and a new entrance constructed as shown in the Conceptual Facility Plan. All of the students will arrive to the school by bus. FCPS estimates that 10-15 buses will access the school.

Site Development: The initial use of the building as an elementary school will not require any changes to the exterior improvements to the property. Only modifications to the interior of the existing building will be necessary to accommodate the public school use initially. Two concept plans are included in Attachment A: one for the initial use of the building as an elementary school

("Revised Conceptual Plan"), and one for the ultimate layout of the site ("Conceptual Facility Plan"). A separate Proffer Condition Amendment (PCA) application will be submitted soon after the property is acquired by Fairfax County Public Schools (FCPS). The PCA application will require approval by the Board of Supervisors through the public hearing process for detailed improvements to the site layout as shown in the Conceptual Facility Plan, including the athletic field and play area, as well as modifications to the existing access and on-site vehicular circulation. The existing westernmost access point on the service drive fronting on Leesburg Pike is proposed to be relocated to the east to serve as the main entrance for the elementary school. The parking lot will be modified to designate a school bus drop-off/pick-up area and Kiss and Ride lane. In addition, new sidewalks will be provided on the property to enhance pedestrian connectivity to the proposed elementary school. The existing number of parking spaces will be reduced from 280 to approximately 160 to accommodate the proposed recreational facilities and improved on-site circulation. The addition of the future athletic field will increase the overall amount of open space on the property.

The PCA application submittal and review will occur soon after the property is acquired by FCPS. Given the FCPS goal to open the school for the 2014-2015 school year, there may be an interim phase where the school opens before the final site improvements, such as the field and playground, are in place. In this interim period, FCPS would utilize the areas of the existing pavement for play areas during the normal school day. In addition, one or more indoor areas would be provided for student use during recess.

Off-site Considerations

Alternative sites: Fairfax County Public Schools (FCPS) has been working with the Mason District Supervisor for nearly two years to locate a feasible site for a new elementary school. During this timeframe, FCPS explored the potential for constructing a joint facility on an existing County-owned site and on an existing middle school site. FCPS also evaluated a number of privately-owned parcels, which were deemed not acceptable due to access, location, cost and/or timing. The proposed site is ideal given its close proximity to Bailey's ES. The proposed site is the least disruptive since only modifications to and build-out of the interior of the existing building is initially required; this will enable FCPS to address the overcrowding issues at Bailey's ES significantly sooner than if a new school facility had to be constructed.

Anticipated Impacts

The applicant states that no adverse impacts to nearby residential communities or environmental resources are anticipated. Furthermore, there will be no impacts on the surrounding transportation network given that the proposed elementary school will generate less traffic than the approved office use.

DESCRIPTION OF SURROUNDING AREA

Location: The site is located at 6245 Leesburg Pike, Falls Church, VA 22044, on the south side of Leesburg Pike (Route 7), south of the intersection with Castle Road and across from the Seven Corners Shopping Center.

Character and adjacent land uses: The site is developed with a five-story office building and surface and covered parking. The surrounding area is developed with office, retail, and residential uses.

COMPREHENSIVE PLAN PROVISIONS

Comprehensive Plan Map: Office
Planning Area and Planning District: Area I, Baileys Planning District, Seven Corners Community Business Center (CBC)
Planning Sector: Seven Corners CBC, Sub-unit C-2
Land use recommendations:

- Subject property – office use
- North of subject property – office use fronting Leesburg Pike, and residential use at 2-3 dwelling units per acre (du/ac) fronting Buffalo Ridge Road; retail use opposite Leesburg Pike
- East of subject property – retail use opposite Leesburg Pike
- South of subject property – office use adjacent to the subject property; retail use further south; residential use at 2-3 du/ac to the south/southwest of the subject property
- West of subject property – residential use at 2-3 du/ac

COMPREHENSIVE PLAN CITATIONS: 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 from the Plan:

Area Plan:
Fairfax County Comprehensive Plan, Area 1, 2013 Edition: Baileys Planning District, Seven Corners Community Business Center, amended through 4-9-2013, page 124:

"Sub-Unit C-2

> Sub-Unit C-2 fronts on Leesburg Pike, north of its intersection with Patrick Henry Drive, and is directly across from the Seven Corners Shopping Center. It is developed with a variety of larger office and retail uses. The most dominant use is the free-standing department store located on Parcels 51-3((11))190A and 51-3((23))A on Leesburg Pike, west of Juniper Lane. This portion of the sub-unit is planned for retail use at its current intensity. Any revitalization activities in this sub-unit should include parking lot landscaping and streetscape improvements.
>
> *[Emphasis added] The northern portion of the sub-unit includes Parcels 51-3((1))30 and 31 and 51-3((13))5, 10, and 11. This area is planned for office use at the existing intensity with parking facilities situated to preclude visual impact and minimize noise impact on adjacent residences. The screening provided along Buffalo Ridge Road should be sufficient to maintain the residential character of this street.* Parcels 51-3((23))B, C, and C1, to the south, are also planned and developed for office use at the existing intensity. These parcels serve as a transition from the CBC to the surrounding neighborhoods and are designated as gateway locations."

Policy Plan:

Fairfax County Comprehensive Plan, 2013 Edition: Policy Plan, as amended through 4-30-13, Public Facilities, Board of Supervisors Goals, pages 2-4:

"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 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 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 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 456 Process to determine the siting suitability and appropriateness of facilities in relation with the Comprehensive Plan."

Fairfax County Comprehensive Plan, 2013 Edition: Policy Plan, as amended through 4-30-13, Public Facilities, Education, Public Schools, pages 6-9:

"...Pursuant to Virginia Code annotated Section 15.2-2232 when a proposed public school facility is not featured in the Comprehensive Plan, the School Board must submit the proposed facility to the Planning Commission for a determination of whether the general, or approximate location, character, and extent of the proposed facility is substantially in accord with the Comprehensive Plan. The text, objectives, and policies appearing in this portion of the Policy Plan are planning guidelines and are not intended to negate the School Board's constitutionally vested authority for school site selection, school design, or the most appropriate method to house and accommodate Fairfax County public school students. On the other hand, to the extent that the text, objectives, and policies of this section reflect land use rather than programmatic concerns, they will be implemented by the Planning Commission, as required by Virginia Code, Section 15.2-2232.

Location

Objective 6: Acquire sites for future building through negotiation, dedication, or condemnation, which best provide efficiently located schools.

Policy a. Place schools on parcels meeting the optimum number of general locational criteria. Sites should be evaluated by the following factors:

- Safe and convenient accessibility to pedestrian and road networks.

- Acreage to accommodate expansion, when the school is originally sized below the maximum efficiency standard for that type of school.
- Compatibility with adjoining planned and existing development and with the Comprehensive Plan.
- Aesthetically pleasing physical qualities with appropriate engineering features (e.g. soils, topography).
- Proximity to other public facilities, such as Police and Fire and Rescue services.
- Proximity of schools to commercial areas should be avoided, if possible.

Policy b. Locate school sites, when situated in areas conducive to pedestrian traffic, to take advantage of maximum walking distances of one mile for elementary schools and one and a half miles for intermediate and high schools.

Policy c. Locate intermediate and high schools, and when possible, elementary schools, where they can be served by public water and sewer. When elementary schools must be located in nonsewered areas in order to serve their target student population, well and septic can be utilized if no other alternative is available.

Policy d. Purchase school sites, when land dedications cannot be obtained, as far in advance of construction as possible, to ensure availability of both the preferred location and the necessary site features. Implement a land acquisition plan through the Capital Improvement Program.

Policy e. Encourage site dedications which provide sufficient usable acreage to meet locational criteria.

Policy f. Coordinate the acquisition and design of the site's active recreation areas with the Fairfax County Park Authority as required to meet recreational standards and where feasible. This will ensure maximum opportunities for colocation and efficient use of recreational facilities.

Policy g. Encourage as part of the development and redevelopment process, commitments for school renewals and additions…

Character and Extent

Objective 8: Locate schools on sites which meet or exceed minimum State size standards.

Policy a. Ensure that minimum site size conforms to the Fairfax County Zoning Ordinance F.A.R. requirements. This may require acquisition of acreage in addition to the State minimum requirements.

Objective 9: Design schools to allow for maximum site utilization while providing optimum service to, and compatibility with, the local community.

Policy a. Design schools to maximize a site's utility, while providing for safety and aesthetics. Provide for possible future expansion and allow for efficient flow of traffic. Provide adequate stacking space and circulation for school buses, and offstreet parking, as required. The impact of school traffic on local road networks should, to the extent possible, be minimized.

Policy b. Design and construct schools with appreciation for, and attention to, environmentally sensitive lands.

Policy c. Locate elementary, intermediate and high schools in relation to residential areas, the road network and traffic patterns to optimize the resulting safety and convenience for students, residents, and commuters. When possible, elementary schools should be located in, or on the periphery of, residential areas to ensure proximity and convenience for students and the local community.

Policy d. Provide for compatibility between schools and adjacent properties with appropriate screening and fencing, in accordance with the Fairfax County Zoning Ordinance. When designing and constructing schools, preserve as much mature natural vegetation as possible.

Other

Objective 10: Encourage full utilization of existing school facilities, whenever possible and reasonable, to support educational and community objectives.

Policy a. Build additions, when appropriate, to minimize the need for new facilities. Analyze carefully the costs and benefits associated with construction of an addition as compared to a new facility.

Policy b. Consider the expansion of existing school facilities identified on the Comprehensive Plan map, a feature shown of the Comprehensive Plan provided the proposed expansion has received prior approval by a public bond referendum, is included in the County's currently adopted Capital Improvement Program, and does not significantly impact on the character of the existing facility and its compatibility with the surrounding area.

Policy c. Provide temporary facilities as required to respond to short term student population accommodation needs.

Policy d. Promote equity between older and newer schools through the Renewal Program. Apply the same educational specifications used as a guide in the construction of new schools for planning the renewal of old ones. Consider expected future utilization rates when proposing renewal projects.

Policy e. Continue the practice of serving local communities, for scouts, senior citizen programs and other neighborhood based activities, through the use of school facilities. Provide access to school grounds for community use of recreational facilities. Cooperate in the use of schools for the School Age Children child care program.

Policy f. Continue the practice of allowing the Park Authority to utilize sites before school construction begins.

Policy g. Provide space for other public service needs, when possible and reasonable, in underutilized schools."

STAFF ANALYSIS

Department of Planning and Zoning

Zoning Administration Division *Attachment B*

Staff noted that public uses are allowed in the C-3 District, subject to all applicable Zoning Ordinance requirements, such as parking, as well as approval of any required site plan. While the proposed application does not propose any exterior renovations at this time, the application materials include a conceptual facility plan that does include exterior alterations to the site. Such improvements will require amendment of PCA 76-M-007, as well as site plan approval.

Planning Division – Historic Preservation *Attachment C*

Staff determined that there are no historic preservation issues associated with this application.

Planning Division – Environment and Development Review Branch *Attachment D*

Staff found that there are no significant environmental issues associated with this application.

Fairfax County Department of Transportation

Transportation Planning Section *Attachment E*

The Fairfax County Department of Transportation (FCDOT) noted several comments and issues related to on-site vehicle circulation for buses and for cars. As mentioned previously, the Conceptual Development Plan shows the ultimate site development condition, which will be subject to review through a Proffer Condition Amendment. The items noted below will be addressed during that process.

- A site circulation plan should be provided for when the school opens, if that occurs prior to the future circulation improvements shown on the conceptual plan. This circulation plan has been provided and is included in Attachment A – "Revised Conceptual Plan".
- School buses will be required to make sharp turns from Route 7, onto the access road and then make additional sharp turns into the site. Documentation should be provided indicating that buses are capable of making these sharp turns and what impact their turning movements will have on vehicle traffic along Leesburg Pike (Route 7).
- A plan should be provided indicating how school buses will access the site utilizing the nearest signalized intersection, currently the signal at Route 7 and the Seven Corners Shopping Center entrance.
- The benefit of shifting the cut-through between Route 7 and the access road, as proposed, is unclear. It might be beneficial to reconfigure the existing cut-through to ease the movement of school buses from the mainline to the access road.
- Consideration should be given to keeping the school buses on the access road and out of the parking lot entirely if the demand could be accommodated on the access road. If the cut-through isn't moved, the sidewalk along the proposed athletic field could also be used for bus staging and/or additional loading/unloading space, assuming the sidewalk is wide enough.
- The applicant should provide a pedestrian plan indicating how children will access the site from areas not served by a school bus. The applicant should work to prioritize implementation of trail improvements to address pedestrian access challenges. FCPS indicates that all students will arrive to the school via bus. The applicant noted that all students will arrive to the school by bus.
- The Seven Corners Task Force is developing recommendations for future land uses and a

future transportation network in the Seven Corners Area, including the properties adjacent to and south and east of the proposed site. Recommendations may include new signalized intersections along Leesburg Pike, between Castle Road and the Seven Corners Shopping Center/Sears entrances. Recommendations also may include a new road, running parallel to Leesburg Pike, on the southwest side of Leesburg Pike, that will connect Patrick Henry Drive, Juniper Lane, and the property located immediately south of the subject property to a new signalized intersection on Leesburg Pike. The applicant should coordinate with these efforts. A future roadway connection, from the rear of the applicant's property, should be planned to any future roadway connection, to allow school buses serving the site to access a potential future signalized intersection located immediately adjacent to the site.

Office of Community Revitalization

Based on FCDOT's comments related to the Seven Corners Task Force, DPZ staff contacted the County's Office of Community Revitalization (OCR) for additional information. OCR is coordinating a special study and plan amendment in conjunction with the Seven Corners Task Force to develop land use and transportation recommendations for a portion of the Seven Corners CBC. The Seven Corners Task Force has reviewed a conceptual grid plan that includes a proposed new road to the south of the subject property, as noted in the FCDOT comments. The concept plan has not been approved and is still under review. The planning study schedule anticipates that Task Force recommendations would be provided to the Board of Supervisors in November 2014. Although no formal recommendations have been made, the Task Force does agree at this point that service drives along Leesburg Pike should eventually be removed, to achieve the urban design character the Task Force envisions, to allow for additional right-of-way for future transit services, and to minimize conflicts with future multi-modal improvements to the area.

For the subject application, OCR staff recommends that as this proposal moves forward through additional zoning and site plan review, consideration should be given to 1) providing a connection to the property to the south of the proposed school and 2) to consider options for access to the proposed school if service drives are eventually removed.

Virginia Department of Transportation ***Attachment F***

VDOT has no objection to approval of this application. Staff noted that the curb ramps serving the site do not meet current standards and should be replaced when the ultimate site work is undertaken.

Department of Public Works and Environmental Services

Urban Forest Management Division ***Attachment G***

Staff noted that requirements for tree conservation have not yet been addressed. Comments were provided to address the 10-year canopy and landscaping requirements that will need to be met with any site improvement as part of any future plans, such as the PCA, required for the proposed parking lot, athletic field, and playground. Comments noted requirements that need to be met during future zoning review and site plan review.

Environmental and Site Review Division ***Attachment H***

Staff noted that there are no Resource Protection Areas on the site, no regulated floodplains, and no recent downstream flooding complaints on file. With reduction in parking spaces, the site may quality for redevelopment and water quality requirements for redevelopment and those shall be met during the site plan submission. A detailed BMP computation must be provided at the time of site plan and every effort should be made to provide BMP above the minimum. Stormwater detention

requirements must be met at site plan. Additional information to be provided at site plan includes onsite major storm drainage system and overland relief, adequate outfall analysis and narrative. The natural drainage divide should be honored. The site is located in the Four Mile Run Watershed and Cameron Run Watershed. There are several watershed management plans near the subject site.

Fire and Rescue Department ***Attachment I***

The Fire and Rescue Department has no issue with the proposal. The Seven Corners Fire and Rescue Station, #28, is within .25 miles of this location.

Fairfax County Park Authority ***Attachment J***

Staff determined that the application bears no adverse impact on the land, resources, or service levels of the Park Authority. However, the Park Authority encourages the School Board to construct the proposed athletic field and play area concurrently with the building interior modifications.

Fairfax Water ***Attachment K***

Fairfax Water reviewed the application and had no comments.

CONFORMANCE WITH THE COMPREHENSIVE PLAN ***Attachment L***

Va. Code Sec. 15.2-2232, as amended, requires that the Planning Commission determine whether the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan:

Location, Character and Extent

The proposed school will be located on public property on a site approximately 1.5 miles from Bailey's Elementary School, which meets Plan guidance to provide convenient service to the greatest number of people or service consumers and users, and to site public facilities appropriately to the area they are intended to serve. Plan objectives related to acquiring sites that provide efficiently located schools, and locational criteria such as ensuring compatibility with adjoining planned and existing development are also met. The proposed site also conforms to the Plan policy related to school site design that recommends that elementary schools should be located in, or on the periphery of, residential areas to ensure proximity and convenience for students and the local community. The site is adjacent to and on the periphery of residential development to the north, west and southwest, which is a compatible neighboring use for an elementary school. The proposed site also meets Plan guidance to locate public facilities on sites with access to public sewer and water, and to avoid environmentally sensitive areas.

The site is developed with an office building and associated parking, and is screened from the adjacent residential development with a wooden fence and vegetation. The Area Plan text for the site states that the screening along Buffalo Ridge Road should be sufficient to maintain the residential character of that street. The proposed use will remain in conformance with this recommendation. Existing screening minimizes the visual impact of the existing building and will continue to minimize the visual impact of the proposed use of the building for an elementary school. Additional screening recommendations have been provided and will be reviewed with the future zoning application, to ensure that the site will continue to meet Plan guidance related to screening public facilities with the ultimate build-out of the site. The proposed location and use meet Plan guidelines to locate public facilities in areas of compatible land use, and to design facilities to promote and

enhance the community identity of existing character.

It is anticipated that the proposed school will also have a lower traffic impact than the approved office use, in conformance with Plan guidance to minimize the impact of traffic on local road networks. The number of parking spaces will be reduced with the ultimate site layout, allowing for more on-site open space. By including an athletic field and play area with the ultimate build-out, the proposal meets Plan guidance to maximize a school site's utility while providing for safety and aesthetics. The proposed use meets Plan guidance to encourage full utilization of school facilities and support educational and community objectives by acknowledging the planned use of the building for community-related functions after school hours. The proposal meets Plan guidance to ensure that the minimum site size conforms to the Zoning Ordinance FAR requirements. The ultimate site layout, to include the athletic field and site improvements, will be subject to additional review by DPZ during review of a PCA application, and by DPWES during site plan review.

Finally, the proposal also conforms to Plan policies to program facilities through the Capital Improvement Programming. The FCPS FY 2014-2018 CIP identifies Bailey's ES as one of twelve elementary schools in the 2012-2013 school year that have capacity utilization of 115% or more. The CIP identifies that Bailey's ES is at 130% capacity (2012-2013) which is projected to increase to 160% in the 2017-2018 school year, as noted previously.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject proposal by the Fairfax County School Board, as amended, to retrofit the existing building for elementary school use, located at 6245 Leesburg Pike,
Falls Church, VA 22044, 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 2232-M13-14 substantially in accord with provisions of the adopted Comprehensive Plan.

COUNTY OF FAIRFAX, VIRGINIA
APPLICATION FOR DETERMINATION
PURSUANT TO VIRGINIA CODE SECTION 15.2–2232

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

APPLICATION NUMBER 2232 – M13 – 14

Date application received 10/8/13 by DPZ

Date(s) Revised 11/12/13 & 11/20/13

Date application accepted 10/16/13 by JHD

RECEIVED
OCT 08 2013
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

(Please Type or Clearly Print)

PART I: APPLICATION SUMMARY

LOCATION OF PROPOSED USE

Address 6245 Leesburg Pike

City/Town Falls Church, VA Zip Code 22044

Place Name (example: Dale High School) Proposed Elementary School

Tax Map I.D. Number(s) 51-3-((1))-30, 31; 51-3-((11))-188A; 51-3-((13))-5, 10, 11

Fairfax County Supervisor District Mason

APPLICANT(S)

Name (Company or Agency) Fairfax County School Board

Agent Name John C. McGranahan, Jr.

(Note: Failure to notify County of a change in agent may result in application processing delays)

Agent's Mailing Address Hunton & Williams LLP, 1751 Pinnacle Drive, Suite 1700

City/Town McLean State VA Zip Code 22102

Telephone Number (703) 714-7464 Fax (703) 714-7410

E-mail jmcgranahan@hunton.com

Secondary Contact Grady K. Carlson

Telephone Number (571) 423-1035 E-mail gkcarlson@fcps.edu

BRIEF DESCRIPTION OF PROPOSED USE

Proposed elementary school and accessory uses.

Total Area of Subject Parcel(s) ±3.43 acres
Zoning District C-3, SC, HC, CRD, H-C

Previous Zoning Approvals for all uses on site (proffered conditions, special permits, special exceptions, variances, development plans)

RZ 76-M-007
PCA 76-M-007
RZ 1998-MD-037 (CRD)

RECEIVED
OCT 08 2013
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

PROPERTY OWNER(s) OF RECORD

Owner 6245 Leesburg Pike Holdings LLC

Street Address c/o CW Capital Asset Management LLC, 7501 Wisconsin Avenue, Suite 500

City/Town Bethesda State MD Zip Code 20814

Has property owner been contacted about this proposed use? ☑ YES ☐ NO

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 John C. McGranahan Jr.

Date 10/8/13

Submit completed application to:

Chris Caperton, Chief, Facilities Planning Branch
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5507
(703) 324-1380

VIRGINIA CODE § 15.2-2232 APPLICATION

PROPOSED ELEMENTARY SCHOOL
6245 LEESBURG PIKE, FALLS CHURCH

STATEMENT OF JUSTIFICATION

RECEIVED
OCT 08 2013
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

October 8, 2013

Description of the Proposed Use

The Fairfax County School Board (the "School Board") proposes to retrofit an existing office building located on the south side of Leesburg Pike (Route 7), across from the Seven Corners Shopping Center, for use as an elementary school. The existing building is located at 6245 Leesburg Pike and is identified as Fairfax County Tax Map Parcels 51-3-((1))-30, and -31, 51-3-((11))-188A, and 51-3-((13))-5, -10 and -11 (collectively, the "Property"). The Property consists of approximately 3.43 acres and is zoned to the C-3 (Office) District, Bailey's Crossroads/Seven Corners Commercial Revitalization District (CRD), and the HC (Highway Corridor) and SC (Sign Control) Overlay Districts. Public uses, such as public elementary schools, are permitted uses in the C-3 District.

The overcrowding conditions at Bailey's Elementary School for the Arts and Sciences ("Bailey's ES") have become dire. To provide essential relief, the School Board proposes to initially modify only the interior of the existing building for use as a new elementary school. Bailey's ES is located approximately 1.5 miles from the Property. Bailey's ES is in its 20th year as a magnet school which integrates arts and technology in all curricular areas. These programs attract students to Bailey's ES from all over the County and the school is projected to be at 160% capacity by 2017-18. The proposed elementary school will primarily serve the existing Bailey's ES school community.

A Conceptual Facility Plan dated September 24, 2013 is enclosed which depicts the existing building as well as future planned improvements to the site to support the school use. The existing building consists of a gross floor area of approximately 96,502 square feet and is five (5) stories (60 feet in height). The existing floor area ratio (FAR) is 0.64. There are approximately 280 existing parking spaces located on the Property, which consist of a combination of surface parking spaces and ground level parking underneath the building. The initial use of the existing building as an elementary school will not require any changes to the existing exterior improvements on the Property. Only modifications to and build-out of the interior of the existing building will be necessary to accommodate the public school use.

The proposed capacity for the new school will be approximately 700 students and 60 employees, consisting of teachers and administrative staff. Hours of operation will be 7:00 a.m. to 4.00 p.m., Monday through Friday, and as needed in evenings and on weekends to support usage of the school and its facilities for school and/or community

sponsored events and programs. Vehicular access to the elementary school will be provided from the two existing entrances on the service drive fronting Leesburg Pike. School bus drop off and pick up areas will be provided in front of the main entrance to the building.

Ultimately, the School Board would propose construction of an athletic field and play area as well as modifications to the existing access and on-site vehicular circulation as shown on the Conceptual Facility Plan. The existing westernmost access point on the service drive fronting on Leesburg Pike is proposed to be relocated to the east to serve as the main entrance to the elementary school. The parking lot will be modified to designate a school bus drop-off/pick-up area and Kiss and Ride lane. In addition, new sidewalks will be provided on the Property to enhance pedestrian connectivity to the proposed elementary school. The existing number of parking spaces will be reduced from 280 spaces to approximately 160 spaces in order to accommodate the proposed recreational facilities and improved on-site circulation. With the addition of the athletic field, the overall amount of open space on the Property will be increased significantly.

Requirement for Proposed Use

In consultation with the School Board, the Board of Supervisors and the local community, Fairfax County Public Schools ("FCPS") staff has determined that this elementary school will provide the necessary relief to the significant overcrowding issues at Bailey's ES. Bailey's ES is projected to be at 160% capacity by the 2017-18 school year. This proposed location for the elementary school is ideal given its close proximity to Bailey's ES. This proposed site is the least disruptive alternative since only modifications to and build-out of the interior of the existing building is required. This will enable FCPS to address the overcrowding issues at Bailey's ES significantly sooner than if a new school facility had to be constructed.

Anticipated Impacts

No adverse impacts to nearby residential communities or environmental resources are anticipated with the proposed elementary school use on the Property. Furthermore, there will be no impacts on the surrounding transportation network given that the proposed elementary school will generate less traffic than the approved office use.

Comprehensive Plan

The Property is located in Sub-Unit C-2 within Land Unit C of the Seven Corners Community Business Center (CBC) of the Comprehensive Plan and is planned for office use. The proposal to utilize an existing building for a public elementary school is in furtherance of the following objectives and policies set forth in the Policy Plan for Public Facilities:

Location

- **Objective 6: Acquire sites for future building through negotiation, dedication, or condemnation, which best provide efficiently located schools.**

  Policy A. Place schools on parcels meeting optimum number of general locational criteria.

  Policy B. Locate school sites, when situated in areas conducive to pedestrian traffic, to take advantage of maximum walking distances of one mile for elementary school.

Character and Extent

- **Objective 8: Locate schools on sites which meet or exceed minimum State standards.**

  Policy A. Ensure that the site size conforms to the Fairfax County Zoning Ordinance F.A.R. requirements.

- **Objective 9: Design schools to allow for maximum site utilization while providing optimum service to, and compatibility with, the local community.**

  Policy A. Locate elementary schools in relation to residential areas, the road network and traffic patterns to optimize the resulting safety and convenience for students, residents, and commuters.

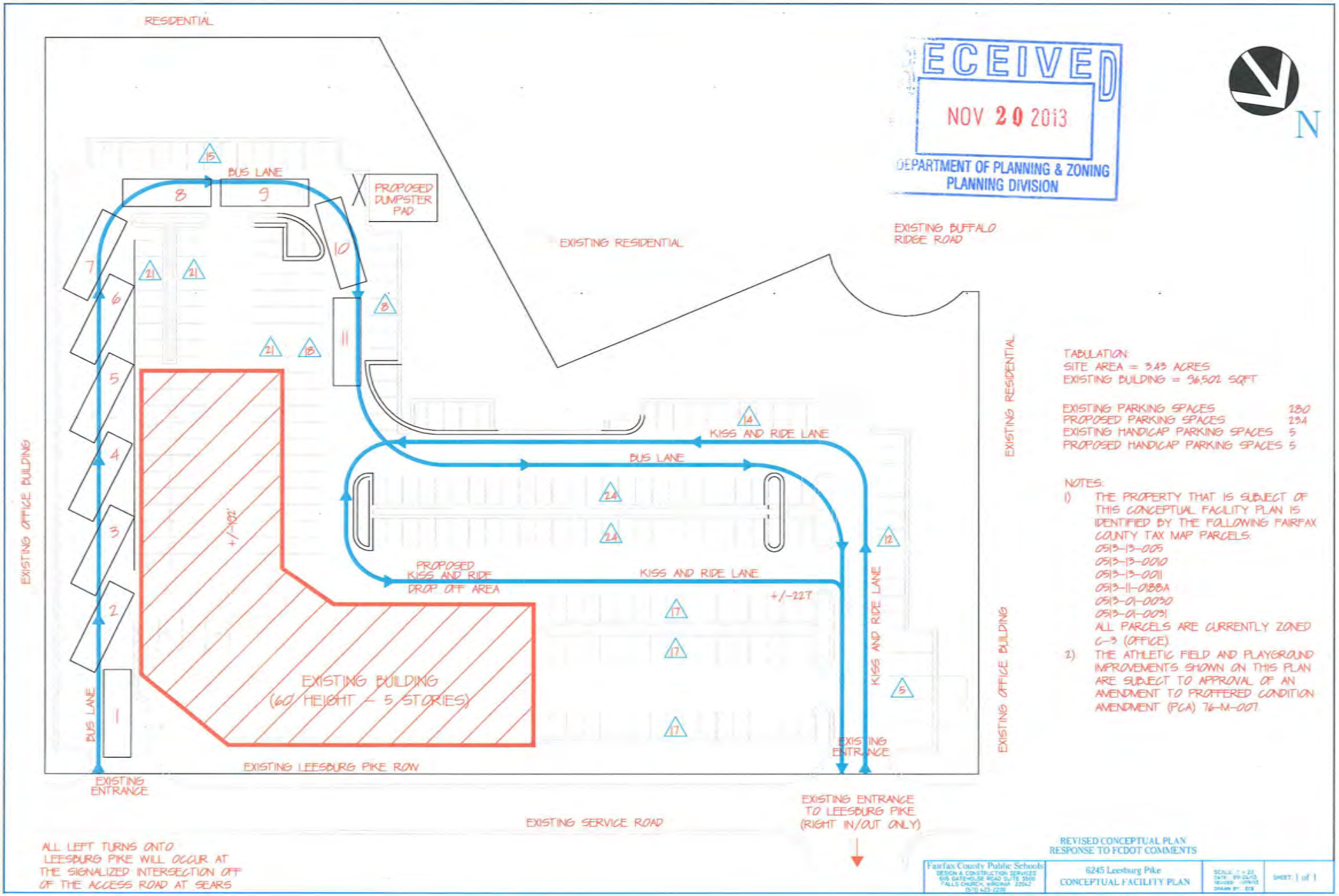
  Policy D. Provide for compatibility between schools and adjacent properties with appropriate screening and fencing.

Alternative Sites Considered for Proposal

FCPS has been working with the Mason District Supervisor for nearly two years attempting to locate a feasible site for a new elementary school. During this timeframe, FCPS explored the potential for constructing a joint facility on an existing County-owned site and on an existing middle school site. FCPS also evaluated a number of privately-owned parcels, which were deemed not acceptable due to access, location, cost and/or timing.

RECEIVED
OCT 08 2013
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

703.770.3400



RECEIVED
NOV 20 2013
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

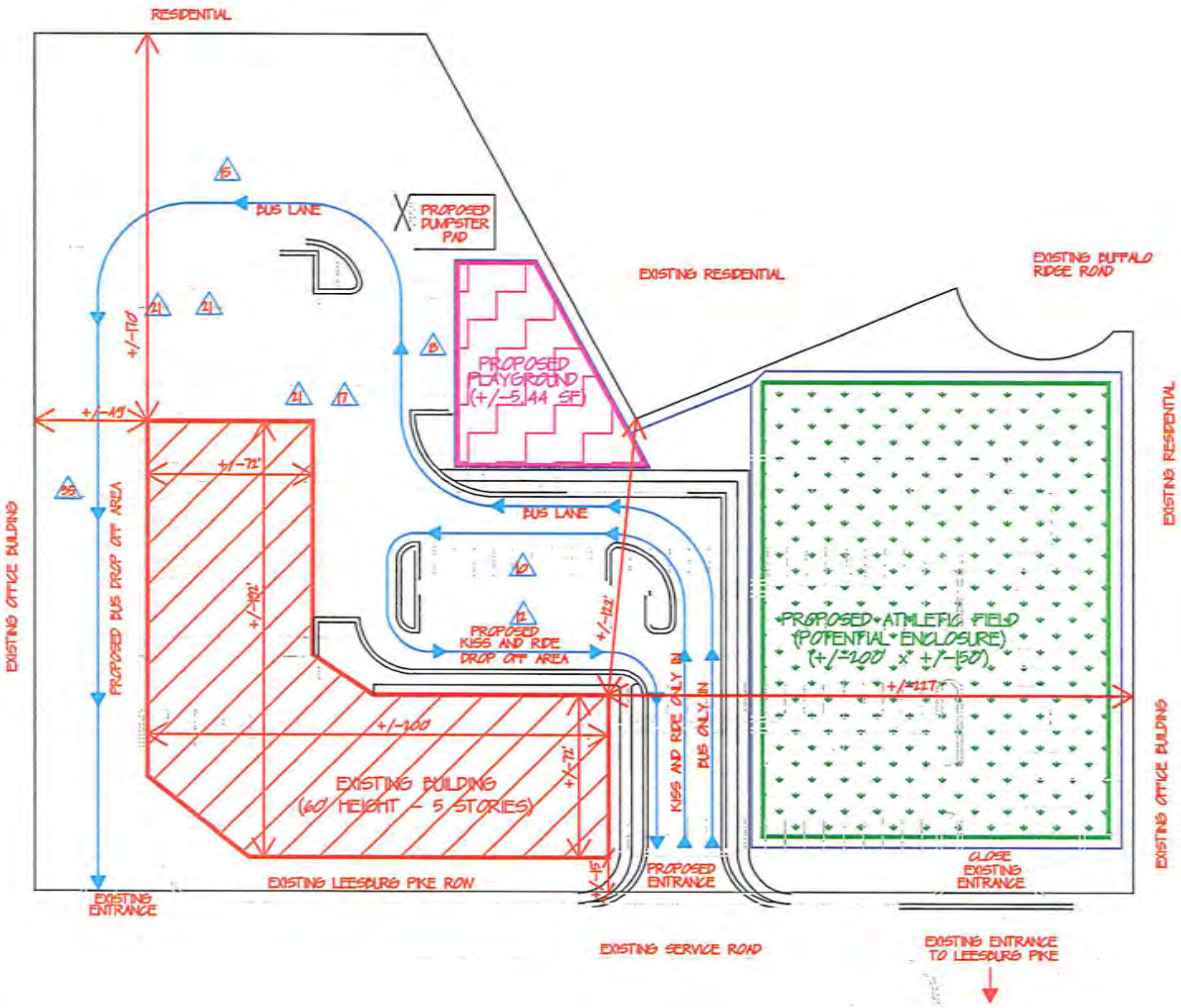
TABULATION:
SITE AREA = 3.43 ACRES
EXISTING BUILDING = 96,502 SQFT

EXISTING PARKING SPACES	280
PROPOSED PARKING SPACES	234
EXISTING HANDICAP PARKING SPACES	5
PROPOSED HANDICAP PARKING SPACES	5

NOTES:

1) THE PROPERTY THAT IS SUBJECT OF THIS CONCEPTUAL FACILITY PLAN IS IDENTIFIED BY THE FOLLOWING FAIRFAX COUNTY TAX MAP PARCELS:
   0513-13-005
   0513-13-0010
   0513-13-0011
   0513-11-0188A
   0513-01-0030
   0513-01-0031
   ALL PARCELS ARE CURRENTLY ZONED C-3 (OFFICE).
2) THE ATHLETIC FIELD AND PLAYGROUND IMPROVEMENTS SHOWN ON THIS PLAN ARE SUBJECT TO APPROVAL OF AN AMENDMENT TO PROFFERED CONDITION AMENDMENT (PCA) 76-M-007.

RECEIVED
NOV 12 2013
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION



TABULATION:
SITE AREA = 3.43 ACRES
EXISTING BUILDING = 96,502 SQFT

EXISTING PARKING SPACES	280
PROPOSED PARKING SPACES	160
EXISTING HANDICAP PARKING SPACES	5
PROPOSED HANDICAP PARKING SPACES	5

NOTES:

1) THE PROPERTY THAT IS SUBJECT OF THIS CONCEPTUAL FACILITY PLAN IS IDENTIFIED BY THE FOLLOWING FAIRFAX COUNTY TAX MAP PARCELS:
   0513-13-005
   0513-13-0010
   0513-13-0011
   0513-11-0188A
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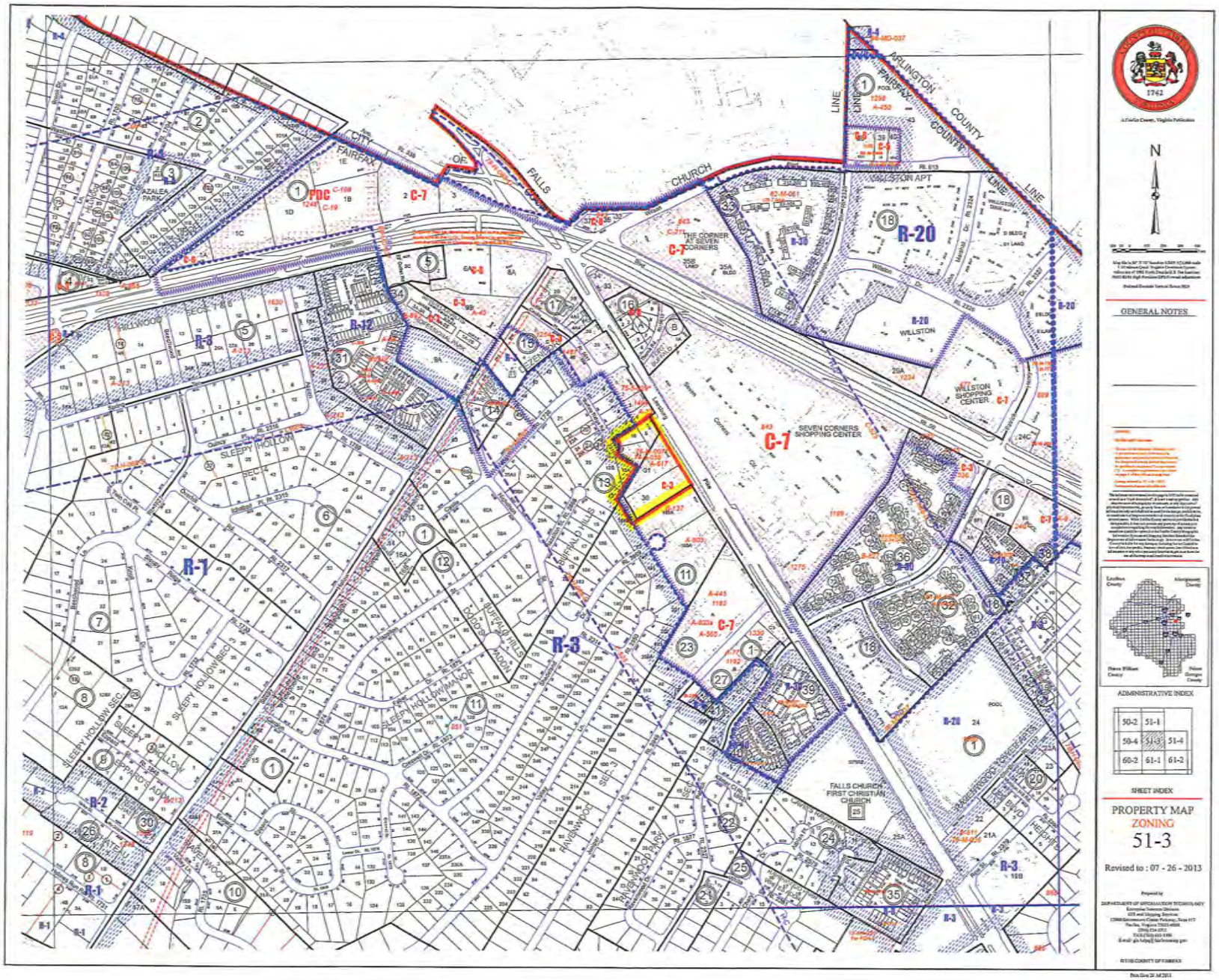
N

Fairfax County Public Schools DESIGN & CONSTRUCTION SERVICES 8115 GATEHOUSE ROAD SUITE 3500 FALLS CHURCH, VIRGINIA 22042 (571) 423-2200	6245 Leesburg Pike CONCEPTUAL FACILITY PLAN	SCALE: 1" = 80' DATE: 09/24/13 REVISED: 11/08/13 DRAWN BY: ECB	SHEET: 1 of 1



GENERAL NOTES

ADMINISTRATIVE INDEX

50-2	51-1	
50-4	51-3	51-4
60-2	61-1	61-2

SHEET INDEX

PROPERTY MAP
ZONING
51-3

Revised to : 07 - 26 - 2013

RECEIVED
OCT 08 2013
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

O'Donnell, Leanna

From: Hushour, Andrew
Sent: Monday, November 18, 2013 12:21 PM
To: O'Donnell, Leanna
Subject: 2232-M13-14; Fairfax County School Board; 6245 Leesburg Pike

2232-M13-14
Fairfax County School Board
6245 Leesburg Pike – Interior Renovation of Existing Office Building For Elementary School
Tax Map Ref.: 51-3 ((1)) 30, 31; 51-3 ((11)) 188A; 51-3 ((13)) 5, 10, 11
Zoning District: C-3
Comments: Public uses are allowed in the C-3 District, subject to all applicable Zoning Ordinance requirements, such as parking, as well as approval of any required site plan. While the proposed application does not propose any exterior renovations at this time, the application materials include a conceptual facility plan that does include exterior alterations to the site. Such improvements will require amendment of PCA 76-M-007, as well as site plan approval.
Prepared by Andrew Hushour - 11/18/2013

County of Fairfax, Virginia

MEMORANDUM

DATE: 1 November 2013

TO: Leanna Hush O'Donnell, Planner IV, Facilities Planning Branch

FROM: Linda Cornish Blank, Historic Preservation Planner LCB

SUBJECT: 2232-M13-14: 6245 Leesburg Pike Tax Map 51-3 ((1)) 30, 31; ((11)) 188A and ((13)) 5, 10, 11; retrofit office building for elementary school use

Finding: The subject property is not included within the boundaries of a Fairfax County Historic Overlay District, is not listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the historic structures survey file. There are no properties in the immediate vicinity of the property which is the subject of this application that are within the boundaries of a Fairfax County Historic Overlay District, listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the historic structures survey file that would be negatively impacted by the proposed retrofitting of the existing office building for elementary school use.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

O'Donnell, Leanna

From: Bell, John
Sent: Wednesday, November 06, 2013 11:31 AM
To: O'Donnell, Leanna
Cc: Nee, Pamela; Caperton, Chris B
Subject: Comment request for 2232-M13-14, Fairfax County School Board, 6245 Leesburg Pike

Leanna,

After reviewing the above-noted 2232 application, which is a request to establish a school within an existing office building, I find that there are no significant environmental issues associated with this application.

Please feel free to contact me should you have any questions, comments or concerns regarding my remarks.

John R. Bell, Planner III
Fairfax County
Department of Planning & Zoning
(703) 324-1278

County of Fairfax, Virginia

MEMORANDUM

DATE: November 15, 2013

TO: Chris Caperton, Chief
Facilities Planning Branch, DPZ

FROM: Leonard Wolfenstein, Chief
Transportation Planning Section
Department of Transportation

FILE: 10-5

SUBJECT: Application for 15.2-2232 determination – 2232-M13-14 to retrofit an existing office building, located at 6245 Leesburg Pike, Falls Church, VA, into an elementary school.

The Fairfax County Department of Transportation (FCDOT) has reviewed the above 2232 application and has the following comments:

- There are substantial issues related to on-site vehicle circulation for buses and for cars that need to be addressed. These are detailed below:
  - The application provides a longer range site plan for the proposed school that includes planned improvements to the site to address circulation. However, the application also states that "the School Board proposes to initially modify only the interior of the existing building for use as a new elementary school". No indication of the timing of the opening of the school, or the timing of future improvements is provided. The applicant needs to provide a site circulation plan for when the school opens but prior to future circulation improvements as proposed in this application.
  - Since access to the site is currently, and proposed to be, off the Route 7 access road, school buses will be required to make sharp turns from Route 7, onto the access road and then make additional sharp turns into the site. The applicant should provide documentation indicating buses are capable of making these sharp turns and what impact their turning movements will have on vehicle traffic along Leesburg Pike.
  - The applicant should provide a plan indicating how school buses will access the site utilizing the nearest signalized intersection, currently the signal at Route.7 and the Seven Corners Shopping Center Entrance.

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

FCDOT
Serving Fairfax County for 25 Years and More

- The benefit of shifting the cut-through between Route 7 and the access road, as proposed, is unclear. It might be beneficial to reconfigure the existing cut-through to ease the movement of school buses from the mainline to the access road.

- The application does not indicate the number of school buses that are expected to serve the site. However, the number of school buses anticipated to serve the site should be provided. Additionally, it would make more sense to keep the school buses on the access road and out of the parking lot entirely if the demand could be accommodated on the access road. If the cut-through isn't moved, the sidewalk along the proposed athletic field could also be used for bus staging and/or additional loading/unloading space, assuming the sidewalk is wide enough.

- According to Fairfax County School Board Policy 8610.8, "Daily school bus service shall be provided for all elementary students living in excess of one mile from the school" But that "Students living within the mileage limitations shall be transported if, in the judgment of the Division Superintendent, or his or her designee, unusual hazards make walking to school unsafe". Considering the site's proximity to Leesburg Pike and Arlington Blvd, both located within 1 mile of the proposed use and potential barriers to pedestrian and bicycle access to the proposed school, the applicant should provide a pedestrian plan indicating how children will access the site from areas not served by a school bus.

- There are no trail improvements shown on the Fairfax County Countywide Trails Plan that will be impacted by the proposed retrofit. However, the Fairfax Countywide Trails Plan does include major paved trails along roadways within close proximity of the proposed school site, namely on Sleep Hollow Road, Route 50, Route 7 and Patrick Henry Dr. The applicant should work with the Fairfax County Board of Supervisors and Fairfax County Department of Transportation Staff to prioritize the implementation of these trail improvements, helping to address pedestrian access challenges as noted in the bullet above.

- Metrobus Routes 1A/B/E/F, 4A/B/H, and 28A/X, provide service within the immediate vicinity of the site on Route 7.

- No Fairfax Connector or Metrobus routes will be affected by the proposed retrofit; therefore, there should be no effect on existing transit service.

- The Seven Corners Task Force has been working for over a year on developing recommendations for future land uses and a future transportation network in the Seven Corners Area, including the properties located adjacent too and immediately south and east of the proposed site. The Seven Corners Task Force Recommendations will ultimately lead to a Plan Amendment for the Seven Corners Area. Recommendations include new signalized intersections along Leesburg Pike, between Castle Rd and the Seven Corners Shopping Center/Sears entrances. Recommendations also include a new road, running parallel to Leesburg Pike, on the south west side of Leesburg Pike, that will connect Patrick

Henry Dr., Juniper Ln and the property located immediately south of the proposed sight to a new signalized intersection on Leesburg Pike. The applicant should coordinate with the Seven Corners Task Force efforts to ensure the applicant's plans and the Task Force's plans are cohesive and complement each other. A future roadway connection, from the rear of the applicant's property, should be planned to the future roadway connection, referenced above, as proposed by the Seven Corners Task Force. This roadway connection will allow school buses serving the site to access a future signalized intersection located immediately adjacent to the site.

There appears to be no other significant traffic impacts resulting from the proposed use for the site. If you have any questions please feel free to contact Kris Morley-Nikfar (tel. 703-877-5672) Kris.Morley-Nikfar@fairfaxcounty.gov.

Cc: Leanna O'Donnell, DPZ
Angela Rodeheaver, FCDOT
Karyn Moreland, FCDOT
Charlie Strunk, FCDOT
Kris Morley-Nikfar, FCDOT
Randy White, FCDOT
Chris Wells, FCDOT

Attachment F

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Gregory Whirley
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

November 7, 2013

Ms. Leanna O'Donnell
Fairfax County Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5505

Re: Retrofit 6245 Leesburg Pike
Fairfax County Plan No: 2232-M13-14

Dear Ms. O'Donnell:

VDOT has reviewed the above referenced plan and has no objection to its approval.

Please note that the curb ramps serving this site do not meet current standards and should be replaced when the ultimate site work is undertaken.

Sincerely,

Paul J. Kraucunas

Paul J. Kraucunas, P.E.
Land Development Program Manager

cc: Fairfax Permits

County of Fairfax, Virginia

MEMORANDUM

DATE: November 13, 2013

TO: Ms. Leanna O'Donnell AICP, Planner III
Facilities Planning Branch, Planning Division

FROM: Nicholas J. Drunasky, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: Proposed Baileys Elementary School Retrofit, 2232-M13-14

This review is based upon the rezoning application 2232-M13-14 stamped as "Received by the Department of Planning & Zoning Planning Division October 8, 2013."

General Comment: Chapter 122 of the Fairfax County Code, (Tree Conservation Ordinance) and Section 12 of the Public Facilities Manual (PFM), requirements for tree conservation, have not been addressed in this application. Additional comments are provided addressing the 10-year tree canopy and landscaping requirements that will need to be met with any site improvement as part of any future plans such as the PCA that will be required for the proposed parking lot, athletic field, and playground.

1. **Comment:** It is unclear what type of vegetation is present onsite since an existing vegetation map (EVM) has not been provided.

   Recommendation: The applicant should provide an accurate EVM that depicts the location of any cover types identified in PFM Table 12.2 and one that meets the requirements of Zoning Ordinance, Chapter 112, Article 13 and all elements of PFM 12-0506.

2. **Comment:** Preliminary 10-year canopy calculations have not been provided and it is unclear how the tree canopy requirements (10%) will be met for the site.

   Recommendation: The applicant should provide 10-year canopy calculations contained with table 12.10 from the PFM to demonstrate how 10-year canopy requirements will be met for the site in accordance with PFM 12-0511 and Article 13.

3. **Comment:** It is unclear how the Tree Preservation Target will be met for the site since no calculations have been provided.

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

Recommendation: Information included in the EVM should be utilized to provide a Tree Preservation Target level in accordance with PFM 12-0508. The Tree Preservation Target Calculations and Statement should be provided as shown in table 12.3.

4. **Comment:** It appears that transitional screening and a barrier is required on the southern and western sides of the property based on the surrounding residential uses.

   Recommendation: The uses and zoning of the surrounding parcels should be added to the plan and Transitional Screening Type I (25 feet wide) along with a Type D, E, or F barrier provided as required by 13-302 and 13-303 of the Zoning Ordinance. A matrix should be provided to show how this requirement will be met.

5. **Comment:** It is unclear how the site may be landscaped.

   Recommendation: The landscape plan should be submitted that depicts using a key and symbol the different categories of trees and shrubs, their size, quantity, and 10-year canopy cover that will be provided. It should be noted on the plan that a variety of suitable native and desirable trees and shrubs will be provided throughout the site with the site plan. The applicant should consider using species that provide the opportunity to receive additional canopy credits in exchange for planting trees that provide specific environmental and ecological benefits, or species that are resistant to disease, pests, decay and negative impacts such as drought.

6. **Comment:** It is unclear how interior parking lot landscaping requirements will be met.

   Recommendation: Interior parking lot landscaping tabulations should be provided, along with depicting with a key and symbol areas of the parking lot being counted in the tabulation and trees used to meet the requirement in accordance with ZO 13-201 and PFM 12-0514.

7. **Comment:** It is unclear how the peripheral parking lot landscaping will be met along the eastern and northern sides of the site.

   Recommendation: The applicant should provide tabulations and landscaping to depict how the property that abuts the right-of-way along the northern side of the site, along with property along the eastern side of the site will met peripheral parking lot landscaping requirements in accordance with ZO 13-202.

8. **Comment:** The limits of clearing and grading are not shown on the plan, making it difficult to tell which existing vegetation will be preserved.

   Recommendation: The limits of clearing and grading should be added to the landscape and tree preservation plans as may be necessary for any site work proposed.

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

NJD/

UFMDID #: 185781

cc: DPZ File

County of Fairfax, Virginia

MEMORANDUM

DATE: November 15, 2013

TO: Leanna O'Donnell
Planning Division
Department of Planning and Zoning

FROM: Thakur Dhakal, Senior Engineer III
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Application for determination #2232 –M13-14, Proposed Elementary School, Application dated Oct 08, 2013, Tax Map #051-3-01-0030, 051-3-11-0188A, 051-3-13-0005, 0010, 0011; Four Mile Run and Cameron Run Watershed; Mason District

We have reviewed the subject application and offer the following comments.

General Comments:
The conceptual plan indicates that it will not propose any gross floor area and it may qualify for Minor Site Plan (MSP) per Zoning Ordinance 17-105.1D.

Stormwater Comments:

Chesapeake Bay Preservation Ordinance (CBPO)
There are no Resource Protection Areas on the site.

Floodplain
There are no regulated floodplains on the site.

Downstream Drainage Complaints
There are no recent downstream flooding complaints on file.

Water Quality Control
The conceptual facility plan does not have detailed information however, indicates that the plan will modify parking area and add athletic fields. Since the parking space in proposed conditions are being reduced, the site may qualify for redevelopment and water quality requirements for redevelopment shall be met during the site plan submission.

In site plan submission, a detail BMP computation must be provided. Furthermore, every effort shall be made to provide BMP more than that of minimum necessary.

Stormwater Detention
Detention requirements must be met if not waived (PFM 6-0301.3). The conceptual plan does not have enough information to review the detention requirements. However, the peak post development runoff for 2-year and 10-year storm shall be less than that of pre-development runoff. In addition to this, the site plan shall detain 100-year storm event on the portion of the site located in Four Mile Run Watershed.

Onsite Major Storm Drainage System and Overland Relief
Applicant needs show that no buildings will be flooded with a 100-year design flow, even if the minor system should fail due to blocking. Applicant needs to provide an overland relief narrative and arrows showing runoff flow path of the 100-year storm event. Cross-sections at key locations including the building entrances must be shown on the site plan submission.

Downstream Drainage System
An adequate outfall analysis and narrative shall be provided in the site plan. If the downstream drainage system is not adequate, drainage improvements or additional detention may be required to comply with the PFM requirements.

Drainage Diversion
The site drains into two watersheds, Four Mile Run and Cameron Run Watershed. During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

Stormwater Planning Comments
This case is located in Four Mile Run Watershed and Cameron Run Watershed. There are several watershed management plans near the subject site. Please visit http://www.fairfaxcounty.gov/dpwes/watersheds/ or call 703 324 5500 for more information.

Dam Breach
None of this property is within the dam breach inundation zone.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new Stormwater ordinance and updates to the PFM's Stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

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

TD/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning Division, DPWES
Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
Bijan Sistani, Branch Chief, South Branch, SDID, DPWES
Zoning Application File

O'Donnell, Leanna

From: O'Donnell, Leanna
Sent: Friday, November 15, 2013 4:10 PM
To: O'Donnell, Leanna
Subject: FW: Comment request for 2232-M13-14 Fairfax County School Board, 6245 Leesburg Pike -- deadline moved up

---

From: Stone, Laurie A.
Sent: Friday, November 15, 2013 4:06 PM
To: O'Donnell, Leanna
Subject: RE: Comment request for 2232-M13-14 Fairfax County School Board, 6245 Leesburg Pike -- deadline moved up

Leanna,

The Fire and Rescue Department has no issue with the request to retrofit the existing office building at 6245 Leesburg Pike for elementary use. The Seven Corners Fire and Rescue Station 28 is within .25 miles of this location.

Regards,

Laurie Stone
Strategic Planner
Fairfax County Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
Phone: 703-246-3889 Fax: 703-273-1049

Attachment J

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Chris B. Caperton, Chief
Facilities Planning Branch, Planning Division
Department of Planning and Zoning

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

DATE: November 13, 2013

SUBJECT: 2232-M13-14, 6245 Leesburg Pike – Proposed Elementary School
Tax Map Number: 51-3((1)) 30, 31; 51-3((11)) 188A; 51-3((13)) 5, 10, 11

The Park Authority has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on the land, resources or service levels of the Park Authority. However, the Park Authority encourages the School Board to construct the proposed athletic field and play area concurrently with the building interior modifications as the timing for these improvements are not clearly indicated in the application.

FCPA Reviewer: Jay Rauschenbach
DPZ Coordinator: Leanna O'Donnell

Copy: Cindy Walsh, Director, Resource Management Division
Chron Binder
File Copy

Attachment K

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

October 24, 2013

Mr. Leanna O'Donnell
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Re: Application No. 2232-M-13-14
Tax Map: 51-3 ((1)) 30, 31
51-3 ((11)) 188A
51-3 ((13)) 5, 10, 11

Dear Ms. O'Donnell:

Fairfax Water has reviewed the above referenced application and has no comments.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

Traci K. Goldberg

Traci K. Goldberg, P.E.
Manager, Planning

§ 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 § 33.1-23.03 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 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.

(Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683; 2007, c. 801; 2009, cc. 670, 690; 2012, cc. 803, 835.)

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