



FAIRFAX COUNTY PLANNING COMMISSION

April 26, 2012

**PUBLIC HEARING
FOR
PLANNING DETERMINATION**
Pursuant to
Va. Code Sec. 15.2 – 2232

Public Hearing Date: Thursday, May 10, 2012 at 8:15 p.m.

Application Number: FSA-D02-28-1

Applicant: Fairfax County Facilities Management Department

Proposed Use: Lighting of modified (post-Expansion Project) playing field

Subject Property: Tax Map 30-1 ((1)) 33
1437 Balls Hill Road, McLean, VA 22101

Supervisor District: Dranesville

Application Received: February 14, 2012
Application Accepted: February 16, 2012

Recommendation: In accordance with Va. Code Sec. 15.2-2232, staff recommends that the Planning Commission find the proposal by Fairfax County Facilities Management Department, to install lighting within a soccer field (also known as “Police Field”) located at 1437 Balls Hill Road, McLean, to be substantially in accord with provisions of the adopted Comprehensive Plan.

PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: FSA-D02-28-1

District: Dranesville

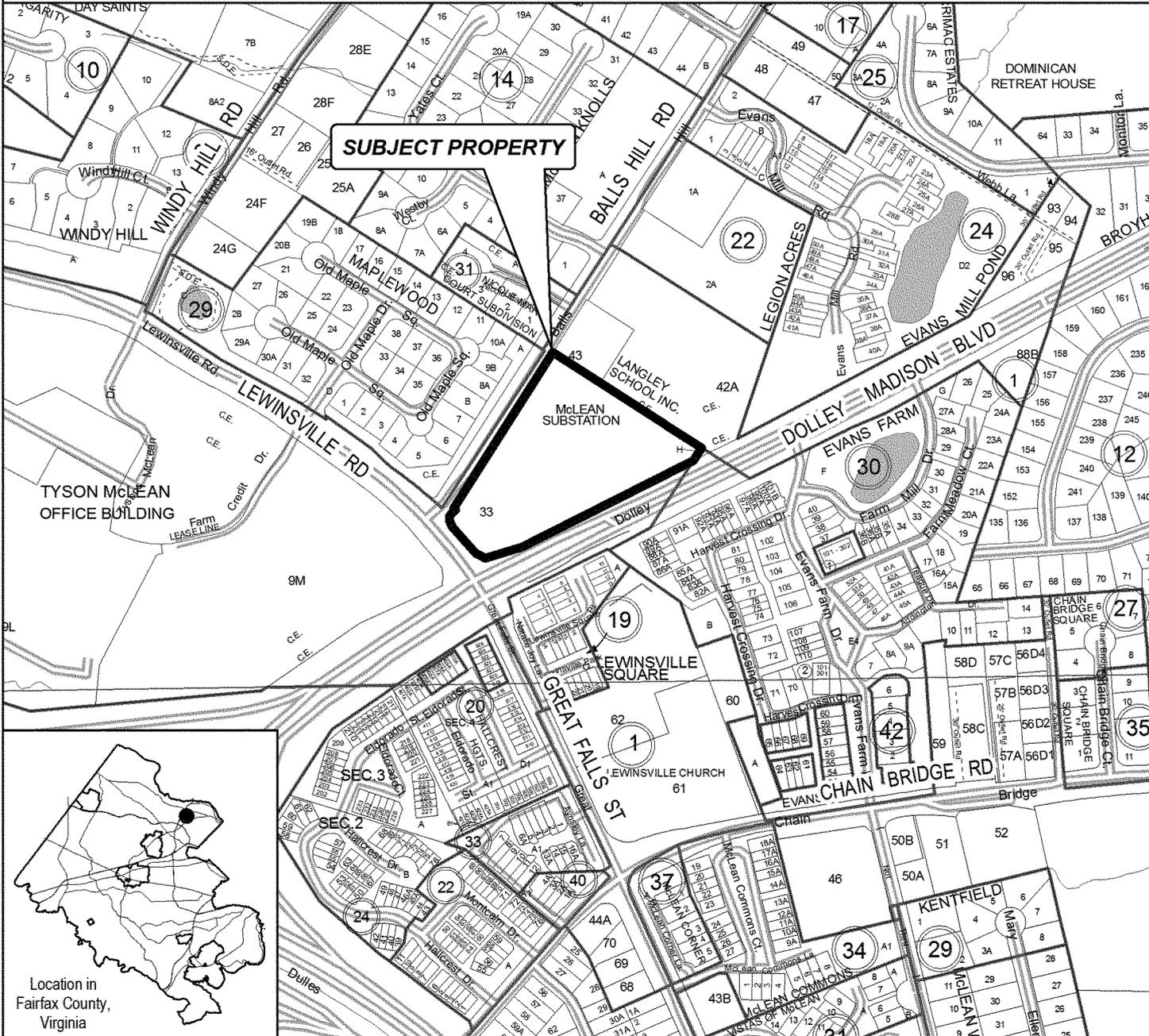
Acreage: 6.37 Ac.

Subject Property: 30-1 ((1)) 33

Planned Use: Public Facilities, Gov't. & Institutional (McLean Substation)

Applicant: Fairfax County Facilities Management Department

Proposed Use: Lighting of a rectangular playing field



500 FEET

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



APPLICATION

Attachment A

PROPOSAL: Modify soccer field by adding lights to the 50 yards wide by 75 yards long rectangular field. The lighting system will be composed of four (4) 50 ft poles with fully shielded, downward facing light fixtures.

APPLICANT: Fairfax County Facilities Management Department (FCFMD)

SUBJECT PROPERTY: Tax Map 30-1 ((1)) 33 [improvements will located on 50 by 75 yard field only]

Location: 1437 Balls Hill Road, McLean

Site Size: approximately 1 acre

Owner: Board of Supervisors of Fairfax County, VA

BACKGROUND

(Included in Attachment A)

On March 22, 1965, the Fairfax County Planning Commission, under provisions of Virginia Code Section 15.1-456 (now 15.2-2232), approved the acquisition of approximately 6-acres for use as the McLean Governmental Center. Approximately 1.6 acres on the northeast portion of the approved site has been used for athletic activities. Since the 1970's, the site referred to as "Police Field" has been adopted and maintained by the McLean Youth Soccer (MYS) for soccer activities for 6 to 10 year old players. MYS is currently a holdover tenant under the terms of a 5 year lease that expired on January 15, 2008.

The Expansion Project, the renovation and expansion of the Dranesville Governmental Center, requires temporary use of the Police Field for equipment and construction staging from Spring 2012 through July 2014. Upon completion of the renovation and expansion, the field will be downsized to 50 by 75 yards (from 50 by 80 yards) and relocated 60 feet to the north.

Although not a subject of this application, the Facilities Management Department will also seek a county permit to replace the grass surface with synthetic upgrades in return for its continued use of the field. MYS will provide the funds for both the lighting and turf upgrades in return for continued use of the field. MS seeks to renew its lease with the County for a 10-year term.

PROPOSED USE:

Project Justification: The applicant states that the proposed park enhancements will allow for a fuller utilization of the athletic field once reestablished by the Expansion Project. The extended hours of play provide by the lights will help to mitigate the chronic shortage of athletic fields in the community.

By lighting the field, scheduled usage can be extended from 2 hours (4:00 to 8:00 pm) to 6 hours (4:00 to 10:00 pm) of weekday use during the spring, summer and fall months.

Lighting, in conjunction with artificial turf, will allow utilization from 4:00 to 10:00 pm during the winter months. Lighting also allows MYS to organize evening matches during the reduced daylight hours in early spring or late fall.

Off-site Considerations:

Alternative Sites: The addition of field lights at Police Field is in response to an identified shortage of youth playing fields and is needed to keep pace with the demand for soccer activities in this part of the County. MYS reviewed every field currently used by its soccer programs for illumination. MYS determined that the unique characteristics of this site make it the least intrusive and disruptive, as well as, the safest and most convenient for the recipients of its services. Furthermore, enhancing existing facilities rather than developing new facilities elsewhere is an efficient method of improving service levels.

Anticipated Impacts: Off-site impacts anticipated by FCPA are summarized below:

- *Traffic* – Access to the site is provided via Balls Hill Road, a two-lane road that has effectively served traffic demands from Governmental Center and Police Field users. The extension of hours on the field will increase traffic during the evening hours, however, diminishing demands by Governmental Center users on the parking lot and access road will offset increases during extended hours.
- *Parking* – The Governmental Center building currently has 55 parking spaces for the public in the front and 111 parking spaces for police use in the secured parking lot in the rear. During the initial public discussions for the Expansion Project, residents voiced concerns over the sufficiency of parking given the intense evening use of the community room in the Governmental Center building and the occasional afterschool use of the parking lot by members of the Langley School. In response, DPWES reconfigured the site plan to permit 12 additional permanent spaces in the public lot for a total of 67 spaces. Nighttime patrons of the Governmental Center building and the Police Field may also utilize the 3 temporary parking spaces around the fuel island and 4 to 5 spaces near the security gate. DPWES anticipates the expansion of the secured police parking lot from 111 spaces to 171 spaces will encourage County employees who currently park their vehicles in the public parking lot to move their vehicles to the secured lot.

In response to a suggestion by the McLean Citizens Association that users of the public parking lot enter into a formal parking arrangement, the Facilities Management Department has partnered with Langley School and MYS to formalize a parking agreement before the completion of the Expansion Project. The agreement will include notification and reservations provisions. The Greater McLean Chamber of Commerce will also be asked to join the agreement.

- *Noise impacts* – The only proposed changes to Police Field is the addition of lights to existing facilities. The use and operation of Police Field will otherwise remain the same.

- *Light impacts* – The lighting system proposed is a MUSCO Green Generation Lighting system designed by MUSCO Sports Lighting, LLC. The system is designed to limit off-field lighting impacts, and meets or exceeds the Fairfax County Zoning Ordinance Standards. The system would consist of a total of four (4) 50ft-poles. These light poles are up to 40 feet shorter in height than typical poles installed at a full-sized field. Each pole would contain four (4) fully shielded, downward facing light fixtures, also called luminaries. The proposed lighting is subject to the outdoor lighting standards contained in Section 9 of Article 14 of the Fairfax County Zoning Ordinance, including the submission of a sports illumination plan of the various attributes of the lighting system, including the location, height, appearance, light spill, and glare. The applicant indicates that a sport illumination plan must be submitted.

The surrounding facility, comprised of the parking lot and Governmental Center, will already be well illuminated by standalone light poles in the public and secured parking lots and by existing street lights. The Expansion Project will add new lights to the north side of Balls Hill Road as well.

- *Air quality* – No impacts relating to air quality exist or are anticipated.
- *Park System* – Fairfax County Park Authority supports the increased capacity derived from the installation of field lights. Based on the 2010 population and adopted park facility service level standards, the McLean Planning District has a deficit of rectangular fields, which is anticipated to increase based on the 2020 projected population. The increase of playing capacity at Police Field from the installation of field lights will help alleviate some of this shortage.

DESCRIPTION OF SURROUNDING AREA

LOCATION: Bounded by Route 123 on the southeast, Langley School (a private K-8 school) on the northeast, Balls Hill Road on the northwest, and the police substation on the southwest. It is co-located on the same County-owned parcel as the McLean police substation and Dranesville Supervisor's office.

CHARACTER: Suburban Neighborhood; medium density residential development
Subject Property: Athletic field co-located with governmental uses.
Adjacent Land Uses: Residential development; single-family detached dwellings and townhomes.

COMPREHENSIVE PLAN PROVISIONS

COMPREHENSIVE PLAN MAP: Public Facility
Planning Area and District: Area II, McLean Planning District
Planning Sector: M4-Balls Hill Planning Sector

Land Use Recommendations:

- Subject property: Public Facility
- West of property: Residential 2-3 dwelling units per acre “DU/AC”; Maplewood and McLean Knolls subdivisions
- East of property: Route 123 with residential 5-8 dwelling units per acre “DU/AC”; Lewisville Square (single family and townhouse community)
- South of property: Tyson McLean Office Building complex
- North of property: Langley School

COMPREHENSIVE PLAN CITATIONS: An assessment of this proposal for substantial conformance with recommendations of the Comprehensive Plan (“the Plan”) is guided by the following Plan citations:

Policy Plan

In the Fairfax County Comprehensive Plan, 2007 Edition; Policy Plan; Parks and Recreation, as amended through June 20, 2005; Board of Supervisors Goals; pages 4 through 7; the Plan states:

Objective 1: Identify and serve current and future park and recreation needs through an integrated park system that provides open space, recreational services and facilities, and stewardship of natural and cultural resources.

Policy c: Ensure the provision of parklands and the efficient use of facilities throughout the County is based on user needs and consistent with population distribution and growth patterns.

Policy k: Coordinate and cooperate with other County, municipal, regional, state and federal agencies in planning, development, protection and management of all park resources to support the integrated park system.

Objective 4: Provide for current and future park and recreational needs through a combination of development of new and existing sites and the optimal use of all existing facilities.

Policy b: Maximize the use of existing public facilities, including Fairfax County Public Schools, for community recreation purposes and provide non-motorized access through coordination among managing agencies of service provision, redevelopment and maintenance of recreation facilities.

In the Fairfax County Comprehensive Plan, 2007 Edition; Policy Plan; Public Facilities, as amended through January 10, 2005; Countywide Objectives and Policies; page 2 the Plan states:

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

STAFF ANALYSIS

ZONING

Attachment B

Findings: Staff in the Zoning Administration Division of the Department of Planning and Zoning reviewed the subject application and noted that the proposed facility is a public use and is permitted by right in the R-3 District, subject to the R-3 District regulations and other applicable regulations. The proposed lighting is subject to the outdoor lighting standards contained in Part 9 of Article 14 of the Zoning Ordinance, including the submission of a sports illumination plan. The applicant indicates that a sports illumination plan will be submitted.

TRANSPORTATION

Attachment C

Findings: Staff in the Virginia Department of Transportation reviewed the subject application and noted that VDOT has no objection to lighting this playing fields as long as no lighting is directed at roadways in any way that would disrupt driver vision.

Attachment D

Findings: Staff in the Fairfax County Department of Transportation reviewed the subject application and noted that

- No road or trail improvements shown on the Fairfax County Transportation Plan or Countywide Trails Plan maps will be impacted by the proposed soccer field lighting.
- There should be no effect on existing transit service.

PARKS AND RECREATION

Attachment E

Findings: Staff in the Fairfax County Park Authority reviewed the subject application and noted that

- Application bears no adverse impact on land or resources of the Park Authority
- Staff supports the installation of field lights in increase the playing capacity of the soccer field.
- The increase in capacity from the installation of field lights will help increase capacity of rectangular fields, thus alleviate some of the forecasted shortages.

COMMUNITY OUTREACH

Attachment F

Dranesville District Supervisor John Foust, requested that the McLean Citizens Association, through its Planning and Zoning and Environment, Parks and Recreation committees, review the proposed plans for the small athletic field to the North of the Balls Hill Government Center renovation. These plans included installation of synthetic turf and lights. The Environment, Parks and Recreation committee meeting was convened on February 16, 2012 and the Planning and Zoning committee meeting was convened on February 28, 2012. Both meetings were conducted at the Dranesville Governmental Center. These meetings afforded the local surrounding communities the opportunity to express any concerns with the proposed plans. Both committees regarded the plans favorably and there were no concerns raised by the surrounding communities. The Facilities Management Department conducted two additional public meetings on the lighting proposal, March 14, 2011 and January 31, 2012.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

Attachment G

Va. Code Sec. 15.2-2232, as amended, requires the Planning Commission to 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: The Fairfax County Facilities Management Department proposes improvements to an existing rectangular field located in the Balls Hill Community Planning Sector of the McLean Planning District. According to the Comprehensive Plan's guidance, this proposal is in conformance with the objective location and service area guidelines for public facilities.

Police field is located on Balls Hill Road and is convenient to single family and multi-family residential neighborhoods. The location will provide a lighted rectangular athletic field suitable for youth soccer. The provision of the lighted athletic field will allow games and practice to take place in the evenings in addition to day play. The addition of a lighted athletic field will expand the utilization of a unique athletic facility in the McLean area.

Character: The proposed lighting improvement is consistent with the character of the existing public facility. The field is preexisting and has historically been used as a soccer field since the 1970s. The character of the athletic field is consistent with the residential character of the immediate area. The modifications include up to 4 light poles with the height of 50 ft around the athletic field. Each pole would contain four (4) fully shielded, downward facing light fixtures. The surrounding facility, comprised of the parking lot and Governmental Center, will already be well illuminated by standalone light poles in the public and secured parking lots and by existing street lights. All lighting spillover will meet Zoning Ordinance requirements.

Extent: The Police Field is located on a 1 acre site and the proposed lighting improvements will be integrated with the facility's existing features while maintaining

buffers introduced through the Expansion Project and compatibility with the surrounding area. Lighting will meet all Zoning Ordinance requirements and diminish spill-over lighting and visual impact.

The proposed lighting is consistent with the extent guidelines for Local Parks cited in the Comprehensive Plan. The proposed lighting fixtures will meet or exceed the Zoning Ordinance requirements and a lighting plan will be submitted for review and approval by Fairfax County Department of Public Works and Environmental Services. The use of strict field light standards and shielded fixtures minimize lighting impacts on the neighboring residents and roads.

Furthermore, typical public facilities are designed to provide services that are utilized by the greatest number of people. Although Police Field was utilized during the daylight hours, the absence of illumination reduced overall utilization of a facility. Adding illumination increases the hours available for scheduling soccer activities, thus increases utilization. Reducing underutilization is an objective of the Policy Plan. Thus, lighting improvements to the athletic field are based on facility requirements associated with level of need, appropriate quantity and size, and relationship to the population consistent with the public facilities guidelines of the Comprehensive Plan.

CONCLUSIONS AND RECOMMENDATIONS

Department of Planning and Zoning staff concludes that the subject proposal by Fairfax County Facilities Management Department, by adding lights to Police Field, located at 1437 Balls Hill Road, McLean, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232. Therefore, staff recommends that the Planning Commission find Application FSA-D02-28-1 substantially in accord with provisions of the adopted Comprehensive Plan.

Attachments

ATTACHMENT A
2232 Application

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

Application Number: FSA-002-28-1
(assigned by staff)

The application contains three parts: I. Application Summary; II. Statement of Justification; and III. Telecommunication Proposal Details. Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

(Please Type or Print All Requested Information)

PART I: APPLICATION SUMMARY

ADDRESS OF PROPOSED USE

Street Address 1437 Balls Hill Road
City/Town McLean Zip Code 22101-3428

APPLICANT(S)

Name of Applicant Fairfax County Facilities Management Department
Street Address 12000 Government Center Parkway Suite 424
City/Town Fairfax State VA Zip Code 22035
Telephone Number: Work (703) 324-2825 Fax (703) 324-3954
E-mail Address michael.lambert@fairfaxcounty.gov
Name of Applicant's Agent/Contact (if applicable) Mike Lambert
Agent's Street Address 12000 Government Center Parkway Suite 424
City/Town Fairfax State VA Zip Code 22035
Telephone: Work (703) 324-2825 Fax (703) 324-3954

PROPOSED USE

Street Address 1437 Balls Hill Road, McLean, VA 22101

Fairfax Co. Tax Map and Parcel Number(s) 30-1 ((1)) 33

Brief Description of Proposed Use _____

Lighting of rectangular playing field next to Police Station and Government Center

Total Area of Subject Parcel(s) 6.37 acres (acres or square feet)

Portion of Site Occupied by Proposed Use approx. 1 acre (acres or square feet)

Fairfax County Supervisor District Dranesville

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)
McLean District Police Station and McLean Governmental Center

Zoning of Subject Property R-3

List all applicable Proffer Conditions, Development Plans, Special Exceptions,
Special Permits or Variances previously approved and related to this site

None

PROPERTY OWNER(S) OF RECORD

Owner Board of Supervisors of Fairfax County, VA

Street Address 12000 Government Center Parkway

City/Town Fairfax State VA Zip Code 22035

PART II, entitled "Statement of Justification," pages 4 through 6, shall be completed by all applicants and included as part of the application. **PART III**, entitled "Telecommunication Proposal Details," pages 7 through 9, also shall be completed and included for all proposed telecommunication uses.

Name of Applicant or Agent Mike Lambert, Property Manager, FMD

Signature of Applicant or Agent 

Date 2-7-12

Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

Submit completed application to:

**Fairfax County
Department of Planning and Zoning, Planning Division
Herrity Building
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035**

FOR STAFF USE ONLY

Date application received: 2/14/2012

By: RICHARD LAMBERT

Additional information requested to complete application:

Date application accepted: / /

By: _____

PART II: STATEMENT OF JUSTIFICATION

1. DESCRIPTION OF PROPOSED USE

Existing Conditions

The Police Field is a mid-sized soccer field located at 1437 Balls Hill Road in McLean ("Police Field"). It is part of the same County-owned parcel as the McLean police substation and Dranesville Supervisor's office. It is bordered by Route 123 on the southeast, Langley School (a private K-8 school) on the northeast, Balls Hill Road on the northwest, and the police substation on the southwest. There is a 55-space parking lot that serves the soccer field and provides public parking for the government facility. The lot is well lighted. There is a second lighted parking lot behind the police station for use by County employees.

The soccer field has been used by McLean Youth Soccer (MYS) since the 1970's. MYS is currently a holdover tenant under the terms of a 5-year lease that expired on January 15, 2008. The field is presently 50 yards wide and 80 yards long. It is bordered by fences on two sides and has a buffer of trees, vegetation and gully along Route 123.

The soccer field is currently not scheduled for use commencing in the spring of 2012 because the field is proposed to be used as a staging area for the renovation and expansion ("Expansion Project") of the Dranesville Governmental Center ("Building") by the Fairfax County Department of Public Works and Environmental Services ("DPWES"). The Planning Commission approved the Expansion Project as substantially in accord with the provisions of the Comprehensive Plan on May 26, 2011. During construction of the Expansion Project, which should begin in April 2012 and end in July 2014, the Police Field will be downsized to 50 yards wide by 75 yards long and shifted 60 feet to the north. Three retaining walls will surround the northwest, southwest, and southeast boundaries of the field, and Langley School's existing fence will parallel the northeast boundary of the Police Field. Stormwater facilities will be constructed under the secured police lot to address both the runoff from the Building and any artificial turf field.

The Facilities Management Department (FMD) of Fairfax County is submitting this application to secure approval for the addition of lights to the site to enable greater usage of the field. The extended hours of play provided by the lights will help to mitigate the chronic shortage of athletic fields in the community. Although not the subject of this application, FMD will also seek a county permit to replace the grass surface with synthetic turf to improve the playing surface. MYS will provide the funds for both of these upgrades in return for its continued use of the field. MYS seeks to renew its lease with the County for a 10-year term, since ten years is the length of time MYS requires to amortize its capital investment in the field upgrades.

2. REQUIREMENT OF PROPOSED USE

Usage

MYS is unable to meet the needs of its membership during the hours after school for team practices. This is particularly a problem for junior high school-aged players who have school sports and activities that prevent them from getting to a daytime practice. By lighting the Police Field, scheduled usage can be extended from 2 hours (4:00 – 8:00 PM) to 6 hours (4:00 – 10:00 PM) of weekday use during the spring, summer and fall months. The combination of lighting and artificial turf will allow field play to be initiated from 4:00 PM to 10:00 PM during the winter months. It also allows MYS to extend scheduled field usage during the reduced daylight hours in early spring or late fall and to organize evening games.

Existing hours of permitted use by MYS for Police Field

SEASON	DATES	WEEKDAYS	WEEKENDS
Summer	June 15- August 15	8 am – 8 pm	8 am – 8 pm
Fall	August 15 – November 15	4 pm – 8 pm	8 am – 8 pm
Winter	November 15 – March 15	None	None
Spring	March 15 – June 15	4 pm – 8 pm	8 am – 8 pm

Proposed revised hours of permitted use by MYS for Police Field

SEASON	DATES	WEEKDAYS	WEEKENDS
Summer	June 15- August 15	8 am – 10 pm	8 am – 8 pm
Fall	August 15 – November 15	4 pm – 10 pm	8 am – 8 pm
Winter	November 15 – March 15	4 pm – 10 pm	8 am – 8 pm
Spring	March 15 – June 15	4 pm – 10 pm	8 am – 8 pm

MYS anticipates usage of this facility over a 12-month period each year. It will conduct its regular program of practices, games and tournaments during the fall, winter and spring seasons and operate camps during the summer. During the soccer games on the weekends, the Police Field will be occupied by approximately 22-24 youth players and typically an equal number of coaches and spectators. The total number of people at the location would range from 40-50. At the practices taking place on weekday evenings, there would be a maximum of 40 players and coaches. Based on previous parking patterns, most of parents will drop off the youth players at the site rather than remain for the practice session. All of the above numbers are identical to the current field loading for practices and games.

Most of the practices will be comprised of players in the younger age groups (U-13 and under); however, it is anticipated that the 8:30 PM to 10:00 PM time slot may be used by older age groups.

Field usage is scheduled through the Fairfax County Department of Neighborhood and Community Services (“NCS”). A portion of field usage will be reserved for user groups other than MYS. The NCS Field Monitoring System is available 24/7 to address any field usage issues.

Suitability

The Police Field is the most viable candidate in the McLean area for the addition of lights because:

1. The field is a popular site for MYS players. It is well located, is conveniently accessed, has a level surface, has good facilities, and is safe and secure.
2. The parking lot is sufficient for the field size.
3. There is good access and egress to the parking lot from the nearby road system.
4. There are restroom facilities and a water fountain in the police substation.
5. The adjacency of the police substation increases the safety and security of the field.
6. The field is already in use for soccer, and does not require any major changes to the environment or land usage, other than an extension of hours and the replacement of grass with synthetic turf. No trees will be removed or wetlands affected.
7. The area will already be well illuminated by standalone light poles in the public and secured parking lots and by existing street lights. The Expansion Project will add new lights to the north side of Balls Hill Road as well.

Route 123, the police station, and Langley School provide three natural barriers. The fourth boundary is buffered by a small incline, a lighted parking lot, a lighted street, and a right-of-way grass strip on the far side of the street. There is a strand of trees between the nearest houses and Balls Hill Road, and additional landscaping will be provided as part of the Center Expansion. These trees provide partial visual obstruction and noise dampening with the field. The closest residence is approximately 190 feet away from the nearest edge of the Police Field.

Lighting

The lighting system proposed is a MUSCO Green Generation Lighting system designed by MUSCO Sports Lighting, LLC. The system is designed to limit off-field lighting impacts, and meets or exceeds the Fairfax County Zoning Ordinance Standards. The system would consist of a total of four (4) poles, each with a height of 50 feet. These light poles are up to 40 feet shorter in height than those poles that may typically be installed at a full-sized field. Each pole would contain four (4) fully shielded, downward facing light fixtures, also called luminaires. The Fairfax County Zoning Ordinance, Section 10-904, stipulates that a light illumination plan must be submitted to the County for approval of the various attributes of the lighting system, including the location, height, appearance, light spill, and glare.

The same section of the Zoning Code limits athletic field lighting to no later than 11:00 PM. FMD and MYS propose having the lights turned off at 10:00 PM on weekday evenings and 8:00 PM on weekend evenings. A satellite-controlled timer will begin to extinguish the lights at 9:50 PM to alert the coaches to start closing their practices. The lights will go out entirely at 10:00 PM. The shutoff is automatic, but the MYS staff member in charge of scheduling also has the ability to turn off the lights remotely from his/her house.

Parking

The Building currently has 55 parking spaces for the public in the front and 111 parking spaces for police use in the secured parking lot in the back. During the initial public discussions for the Expansion Project, residents voiced concerns over the sufficiency of parking given the intensive evening use of the community room in the Building and the occasional afterschool use of the parking lot by members of the Langley School. To allay these concerns, DPWES reconfigured the site plan to permit 12 additional permanent spaces in the public lot for a total of 67 spaces. Because the refueling trucks only deliver during the day, nighttime patrons of the Building and Police Field could also utilize the temporary parking around the fuel island (3 spaces) and near the security gate (4-5 spaces). It is anticipated that the expansion of the secured police parking lot from 111 spaces to 171 spaces will encourage County employees who may be parking in the public parking lot to move their vehicles to the secured lot.

DPWES and police staff conducted an informal survey of the occupancy levels of the parking lot at various times of the day, and found the following usage patterns:

Number of Spaces Occupied in Front Parking Lot				
Total Spaces: 55				
	Tuesday 5/10/11	Wednesday 5/11/11	Thursday 5/12/11	Friday 5/13/11
8:00 AM	38	25	32	40
10:00 AM	X	X	X	35
12:00 PM	37	26	27	30
3:00 PM	27	27	17	29
5:00 PM	X	X	38	30
6:00 PM	35	32	28	24

	Saturday 5/14/11	Sunday 5/15/11	Monday 5/16/11	Tuesday 5/17/11
8:00 AM	55	41	39	34
10:00 AM	X	X	34	32
12:00 PM	55	16	15	17
3:00 PM	11	4	26	1*
5:00 PM	X	X	40	38
6:00 PM	27	1	41	32

* = Significant precipitation during the day.

X = No count taken at that time.

As this chart indicates, the most intensive use of the parking lot occurred on Saturday mornings. The parking lot was never fully occupied in the evening hours during the sampling period.

In deference to the suggestion by the McLean Citizens Association that the users of the public parking lot enter into a formal parking arrangement, FMD has met with Langley School and MYS to discuss coordination of activities. The parties have consented to enter into a parking agreement before the completion of the Expansion Project that will encompass notification and reservation provisions. The Greater McLean Chamber of Commerce will also be asked to join the agreement.

Nets

MYS often installs netting on both ends of the field to keep stray balls from going into the street. These nets are usually twenty-five (25) feet in height; however, given the recessed elevation of the Police Field and existence of retaining walls with railings and fencing around the perimeter, this height could be reduced. The netting material may also be adapted to the aesthetics of the site. MYS has not received any complaints from the community about the appearance of the netting in place at Spring Hill Park or Linway Terrace Park.

3. ANTICIPATED IMPACTS ON ADJOINING PROPERTIES AND ON- AND OFF-SITE ENVIRONMENTAL FEATURES

Traffic Impacts

Access to the site is from Balls Hill Road, a two-lane road that has effectively served the local traffic needs. The extension of hours on the field will increase traffic during the

evening hours when the Building receives far fewer regular visitors. Over the many years of soccer played on the Police Field, the access roads and parking lot have proven to be sufficient to support the Building and Police Field. With lights, the usage of these services will be extended into the evening hours, but not increase the number of vehicles during each hour of daytime usage. The other uses of the parking lot diminish during these extended hours.

Noise Impacts

The primary use for the extended hours will be for soccer practices. The normal sounds of an athletic contest may be heard, with noise levels lower at practices than at games. The closest neighbors to the field are Langley School and the Building. Langley School ends its school day before MYS uses the field. There is no record of conflict between the soccer activities on the Police Field and any of the neighbors. The school, government office, private homes and soccer activities have co-existed for many years without issues.

Light Impacts

The lighting system has been designed to minimize radiance in the direction of the closest homes. Installation of lights will create a visual change to the site. The illumination spill to nearby homes will be visible by looking directly at the Police Field, but should add little to the ambient radiance already contributed from lights in the parking lot and along the street. The smaller size of the field, the lower grade of the field relative to the nearest homes, and the protective trees will reduce the light spill beyond the field's boundaries.

Fairfax County Park Authority illumination standards, which exceed the requirements of the Zoning Ordinance, will be incorporated into the Musco lighting system. These lighting standards mandate an illumination of 40-foot candles on the field. The light spillage or brightness from the site must fall to 0.3-foot candles within 150 feet of the perimeter of the edges of the Police Field. Glare, or light contrast, must also diminish to acceptable limits within 200 feet of the perimeter. Under these restrictions, the only adjacent property that is impacted by light trespass from the Police Field is Langley School, which will not be occupied during evening hours except for the occasional special event.

Air Quality Impacts

None.

Water Quality Impacts

The lights will have no effect on the water quality.

Visual Impacts

Minimal. There will be the addition of four, fifty-foot light poles to the site. The new power lines to the light poles will be underground.

4. ALTERNATIVE SITES CONSIDERED FOR THE PROPOSAL

MYS reviewed every field that it is presently using for soccer to consider the characteristics before selecting the Police Field for illumination. It is believed the unique nature of this site makes it the least intrusive or disruptive and the safest and most convenient.

5. PROPERTY IDENTIFICATION MAP(S) AT A SCALE OF 1" = 500' IDENTIFYING THE PROPOSED SITE FOR THE FACILITY OR USE

Subject property is highlighted in the attached Fairfax County Tax Map.

6. PROPOSED FACILITY PLAN

It will be forwarded upon completion. A preliminary sketch of the location and topography of the Police Field was included as part of the site plan for the Building Expansion. The expected completion date of the final plan is Spring 2014.

7. REDUCED COPY OF THE PLAN

It will be forwarded upon completion. The expected completion date is Spring 2014.

Exhibit 1 – Vicinity Map

Exhibit 2 – Site Plan for Building Expansion

Exhibit 3 – Location of Light Poles

Exhibit 4 – Diagrams of Light Spillage and Glare from Police Field

Any changes to the information contained herein, which results from ongoing coordination with citizen's groups and Fairfax County reviewing agencies, will be forwarded to the Department of Planning and Zoning as soon as possible.



MUSCO
GREEN GENERATION LIGHTING™

ILLUMINATION SUMMARY

Soccer
MYS McLean Police Station Government Center Soccer
McLean, VA

Soccer - 150' Spill
Grid Spacing = 30.0'

- Values given at 3.0' above grade
- Luminaire Type: Green Generation
- Rated Lamp Life: 5,000 hours
- Avg Lumens/Lamp: 134,000

**CONSTANT ILLUMINATION
TV FOOTCANDLES: Spill**

Entire Grid

No. of Target Points: 65
Average: 0.128
Maximum: 0.18
Minimum: 0.06

Average Lamp Tilt Factor: 1.000
Number of Luminaires: 16
Avg KW over 5,000: 25.02
Max KW: 27.2

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

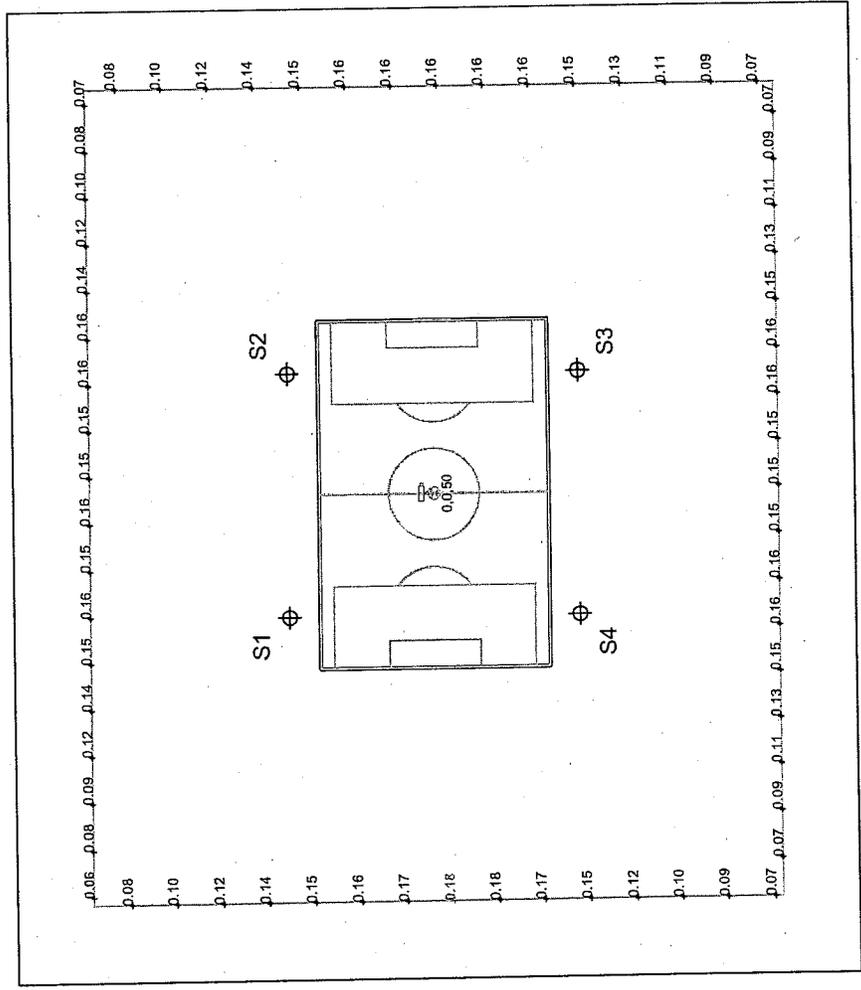
Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

By: Justin Van Soelen
File #: 156587
Date: 14-Dec-11

Not to be reproduced in whole or part without the written consent of Musco Lighting. ©1981, 2011 Musco Lighting

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	Luminaires		
						THIS GRID	OTHER GRIDS	TOTALS
4	S1-S4	50'	-	50'	1500W MZ	4	0	4
4						16	16	0



SCALE IN FEET 1 : 120



Pole location(s) ⚡ dimensions are relative to 0.0 reference point(s) ⊗



MUSCO
GREEN GENERATION LIGHTING™

GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Soccer
MYS McLean Police Station Government Center Soccer
McLean, VA

Soccer

- Size: 225' x 150'
- Grid Spacing = 30.0' x 30.0'
- Values given at 3.0' above grade

- Luminaire Type: Green Generation
- Rated Lamp Life: 5,000 hours
- Avg Lumens/Lamp: 134,000

**CONSTANT ILLUMINATION
HORIZONTAL FOOTCANDLES**

No. of Target Points: 40
Entire Grid

- Average: 37.9
- Maximum: 51
- Minimum: 24
- Avg/Min: 1.6
- Max/Min: 2.10
- UG (Adjacent Pts): 1.5
- CV: 0.2

- Average Lamp Tilt Factor: 1.000
- Number of Luminaires: 16
- Avg KW over 5,000: 25.02
- Max KW: 27.2

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/- 10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

By: Justin Van Soelen

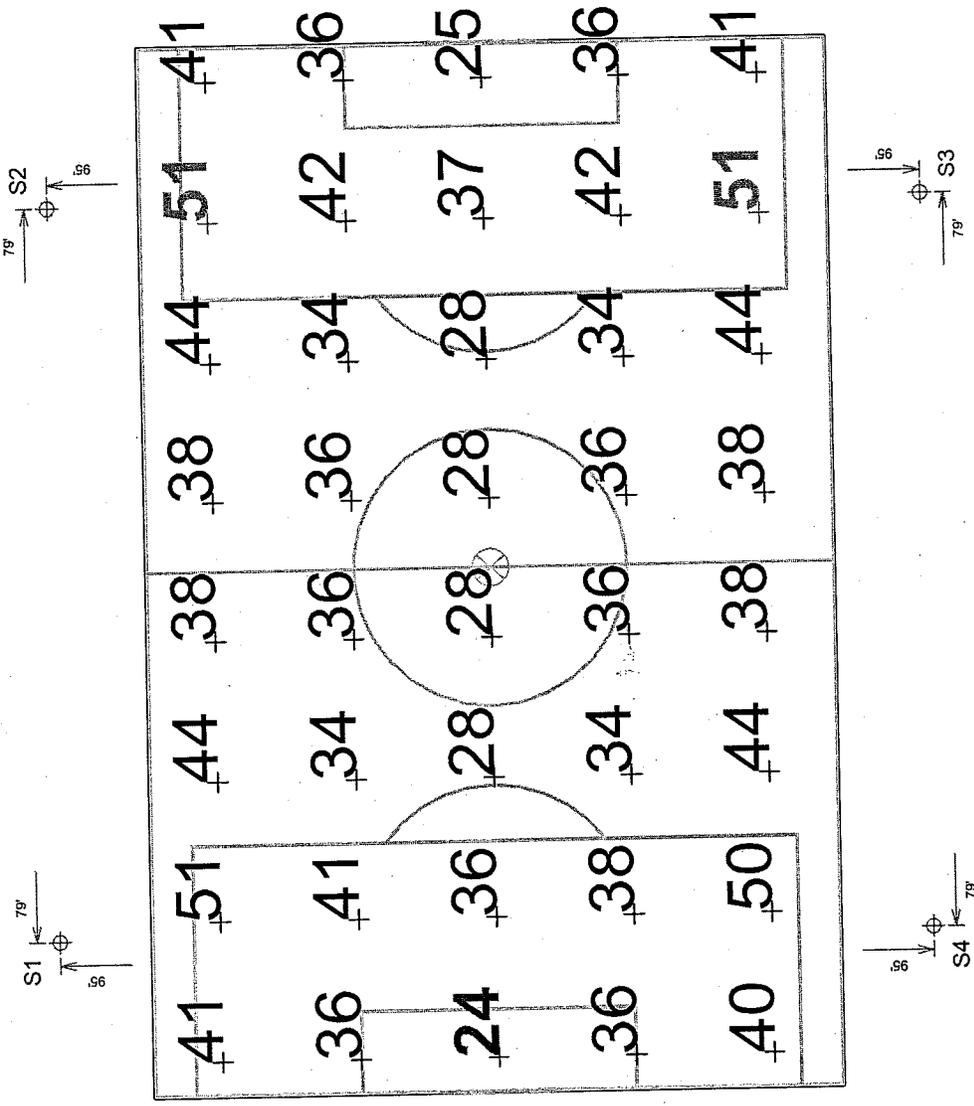
File #: 156587

Date: 14-Dec-11

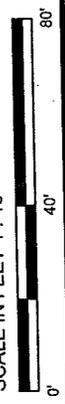
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EQUIPMENT LIST FOR AREAS SHOWN

Pole		Luminaires						
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
4	S1-S4	50'	50'	50'	1500W M/Z	4	4	0
4	TOTALS							
						16	16	0



SCALE IN FEET 1 : 40





COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Gregory Whirley
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

March 4, 2012

Mr. Richard Lambert, Property Manager
Fairfax County Facilities Management Department
12000 Government Center Parkway
Fairfax, Virginia 22035

Re: Lighting of Playing Field
Fairfax County Plan No: FSA-D02-28-1

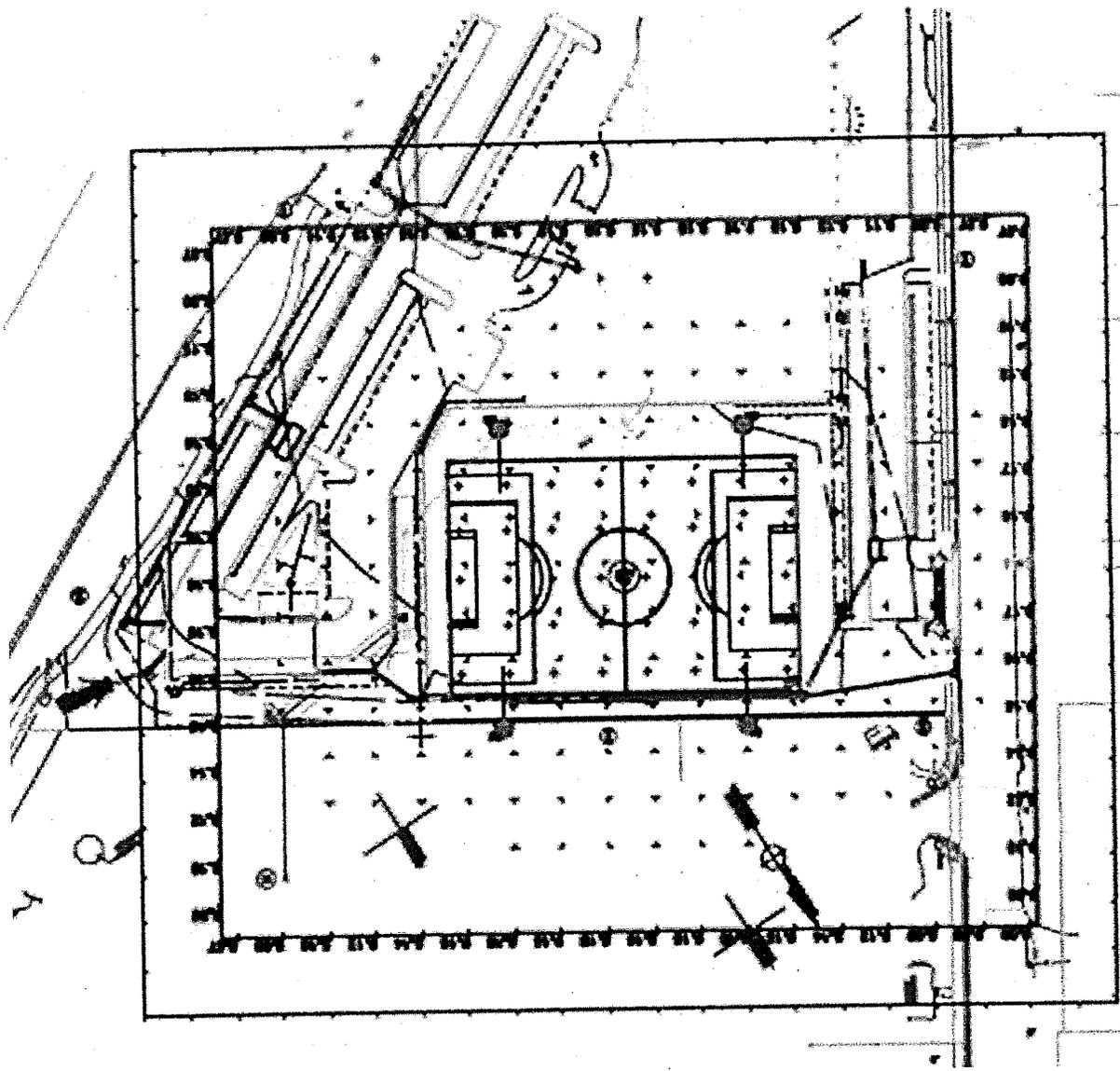
Dear Mr. Lambert:

We have reviewed the above referenced plan and have no objection to approval of this project as long as no lights are directed towards roadways where they could seriously curtail driver vision.

Sincerely,

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

cc: Fairfax Permits



MAP #: 0301 01 0033
BOARD OF SUPERVISORS FAIRFAX
COUNTY

1437 BALLS HILL RD

Owner

Name BOARD OF SUPERVISORS FAIRFAX COUNTY,
 Mailing Address 12000 GOVERNMENT CENTER PW SUITE 533
 FAIRFAX VA 22035
 Book 02850
 Page 0569

Parcel

Property Location 1437 BALLS HILL RD
 Map # 0301 01 0033
 Tax District 2T101
 District Name DRANESVILLE DIST. #1A TRANSPORTATION
 Land Use Code Government owned low rise(< = 4 stories)
 Land Area (acreage)
 Land Area (SQFT) 257,440
 Zoning Description R-3(Residential 3 DU/AC)
 Utilities WATER CONNECTED
 SEWER CONNECTED
 GAS NOT AVAILABLE
 County Historic Overlay District NO
 For further information about Historic Overlay
 Districts, Click here
 Street/Road PAVED
 Site Description

Legal Description

Legal Description LEWINSVILLE
 GARAGE
 2636 195 198

Sales History

Date	Amount	Seller	Buyer
12/31/1966	\$0		BOARD OF SUPERVISORS FAIRFAX COUNTY

Sales

Date 12/31/1966
 Amount \$0
 Seller
 Buyer BOARD OF SUPERVISORS FAIRFAX COUNTY
 Notes Pending verification
 Deed Book and Page 02850-0569
 Additional Notes

Values

Current Land \$12,099,680
 Current Building \$1,199,760
 Current Assessed Total \$13,299,440
 Tax Exempt YES
 Note

Values History

Tax Year	Land	Building	Assessed Total	Tax Exempt
2011	\$12,099,680	\$1,199,760	\$13,299,440	YES
2010	\$12,099,680	\$1,047,780	\$13,147,460	YES
2009	\$14,159,200	\$2,060,980	\$16,220,180	YES
2008	\$14,202,490	\$1,253,350	\$15,455,840	YES

MAP #: 0301 01 0033
BOARD OF SUPERVISORS FAIRFAX
COUNTY

1437 BALLS HILL RD



Aerial Imagery © 2007 Commonwealth of Virginia

Source: Fairfax County Department
of Tax Administration, Real Estate Division.

Lighting of the "Police Field" at 1437 Balls Hill Road, McLean, VA 22101
2232-D12-2



ATTACHMENT A
2232 Application

ATTACHMENT B
Zoning Analysis

Lambert, Richard

From: Kirst, Lorrie
Sent: Thursday, February 16, 2012 6:53 AM
To: Lambert, Richard
Subject: FSA-D02-28-1

FSA-D0²~~1~~-28-1
Fairfax County Facilities Management – Lighting of Existing Playing Field at McLean Police Station/Dranesville
Supervisors' Office
1437 Balls Hill Road
Tax Map 30-1 ((1)) 33
Zoning District: R-3

The proposed facility is a public use and is permitted by right in the R-3 District, subject to the R-3 District regulations and other applicable regulations. The proposed lighting is subject to the outdoor lighting standards contained in Part 9 of Article 14 of the Zoning Ordinance, including the submission of a sports illumination plan. The applicant indicates that a sports illumination plan will be submitted. It appears that the proposal will meet the Zoning Ordinance outdoor lighting standards.

Refer to ZED: N/A

Prepared by Lorrie Kirst 2/16/12

ATTACHMENT C
Virginia Department of Transportation Analysis



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Gregory Whirley
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

March 4, 2012

Mr. Richard Lambert, Property Manager
Fairfax County Facilities Management Department
12000 Government Center Parkway
Fairfax, Virginia 22035

Re: Lighting of Playing Field
Fairfax County Plan No: FSA-D02-28-1

Dear Mr. Lambert:

We have reviewed the above referenced plan and have no objection to approval of this project as long as no lights are directed towards roadways where they could seriously curtail driver vision.

Sincerely,

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

cc: Fairfax Permits

ATTACHMENT D
Fairfax County Department of Transportation Analysis



County of Fairfax, Virginia

MEMORANDUM

DATE: March 9, 2012

TO: Chris Caperton, Chief
Facilities Planning Branch, DPZ

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

FILE: 10-5

SUBJECT: Application for 15.2-2232 determination FSA-D02-28-1 to add lighting to the existing Dranesville District Police Substation soccer field located at 1437 Balls Hill Road in McLean, VA.

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

- There are no road improvements shown on the Fairfax County Transportation Plan Map that will be impacted by the proposed soccer field lighting.
- There are no trail improvements shown on the Fairfax County Countywide Trails Plan that will be impacted by the proposed soccer field lighting.
- No Fairfax Connector or Metrobus routes will be affected by the proposed soccer field lighting; therefore, there should be no effect on existing transit service.

There appear 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: Richard Lambert, DPZ
Angela Rodeheaver, FCDOT
Karyn Moreland, FCDOT
Charlie Strunk, FCDOT
Kris Morley-Nikfar, FCDOT
Randy White, FCDOT
Chris Wells, FCDOT

ATTACHMENT E
Fairfax County Park Authority



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

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

DATE: February 27, 2012

SUBJECT: 2232-FSA-D01-28-1, Fairfax County Facilities Management Department
Tax Map Number: 30-1 ((1)) 33

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

In addition, staff supports the installation of field lights to increase the playing capacity of the soccer field. Based on the 2010 population and adopted park facility service level standards, the McLean Planning District has a deficit of rectangle fields, which is anticipated to increase based on the 2020 projected population. The increase of playing capacity from the installation of field lights will help alleviate some of this shortage.

FCPA Reviewer: Jay Rauschenbach
DPZ Coordinator: Richard Lambert

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

ATTACHMENT F
Community Outreach

Supervisor Foust requested that the McLean Citizens Association through its Planning and Zoning and Environment, Parks and Recreation Committee review the proposed plans for the small athletic field to the North of the Balls Hill Government Center renovation. These plans included installation of synthetic turf and lights. These meetings afforded the local surrounding communities the opportunity to express any concerns with the proposed plans. Both committees regarded the plans favorably and there were no concerns raised by the surrounding communities. Therefore, The McLean Citizens Association is pleased to support the 2232 application that is before the Planning Commission.

Rob Jackson

President McLean Citizens Association

ATTACHMENT G
Legal Status of Plan

§ 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 railroad facility, 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.

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 sixty 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 ten 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 sixty 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 involving 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 provision 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 by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 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 Virginia Public Broadcasting Board 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 ninety 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 sixty 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.)