



FAIRFAX COUNTY PLANNING COMMISSION

March 7, 2019

PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to
Va. Code Sec. 15.2 - 2232

Public Hearing Date: March 20, 2019 at 7:30 p.m.

Application Number:	2232-P18-21
Applicant:	Fairfax County Department of Public Works and Environmental Services
Proposed Use:	Tysons East Fire Station # 44
Supervisor District	Providence District
Subject Property:	1766 Old Meadow Lane, Tysons, VA 22102 Tax Map 29-4 ((6)) 96A
Area of Subject Property:	4.15 acres
Application Accepted:	October 17, 2018
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 Department of Public Works and Environmental Services, to construct the Tysons East Fire Station # 44 at 1766 Old Meadow Lane, Tysons, VA 22102, substantially in accord with provisions of the adopted Comprehensive Plan.

APPLICATION***Attachment A***

Proposal: Construct new facility proposed for use as the Tysons East Fire Station.

Applicant: Fairfax County Department of Public Works and Environmental Services (DPWES)

Subject Property: 1766 Old Meadow Lane
Tysons, VA 22102
Tax Map 29-4 ((6)) 96A
Providence District

Location and existing site conditions: The proposed site of the planned fire station is a 4.15 acre parcel located on the south side of Old Meadow Lane adjacent to the Capital Beltway and Chain Bridge Road Interchange. It is planned for Office and zoned to the C-3 district; and is currently developed with a 20,775 square foot two story office building. The site will be subdivided into a fire station and athletic field per the proffer commitment (RZ 2011-PR-010 and RZ 2011-PR-011) for the Scotts Run Station South application, as shown on the approved Conceptual Development Plan. The proposed athletic field is not part of this 2232 application.

Statement of Justification

Proposed Justification: Emergency services to Tysons are currently provided by two existing stations, Tysons Fire Station # 29 and Dunn Loring Fire Station # 13, and a new facility is required in the Tysons East District to meet projected growth needs. The location was selected based on response time analysis by the Fire and Rescue Department which considered the response times of the existing Tysons and Dunn Loring Stations. The proposed Tysons East Fire Station is also a proffered commitment for Scotts Run Station South, a mixed-use transit-oriented development consisting of residential, hotel, office and commercial uses.

Proposed Use: The proposed fire station will be comprised of an approximately 15,150 square foot two-story building and will include three single loaded truck bays, living quarters, administrative offices, and space for operational support accommodating up to 12 fire fighters per shift. The facility will also include restrooms to serve the athletic field as described in the proffers (RZ 2011-010 and PR 2011-PR-011) for Scotts Run Station South. The fire station will be served by a maximum of 22 designated parking spaces for staff and four (4) public parking spaces for visitors, including required accessible spaces.

Staff and Hours of Operation: The fire station will be staffed 24 hours a day, seven days a week, with up to 12 staff members housed at the station per shift.

Service Area: The Tysons East Fire Station will serve the eastern side of Tysons, as well as Pimmit Hills and portions of McLean. (See Attachment 1, Exhibit 5 for a map of the geographic area).

Maintenance Requirements and frequency: Maintenance includes standard facility and routine grounds upkeep. Fire apparatus equipment repairs will only be conducted onsite during an emergency. Otherwise, routine maintenance and miscellaneous repairs will be conducted off-site.

Anticipated Impacts: Impacts anticipated by DPWES are summarized below:

Visual Impacts: The proposed facility will be a two-story flat roof structure with three (3) single loaded truck bays. Topographic conditions of the site will result in the building having a single-story appearance on the north side, near Old Meadow Lane, and a two (2) story appearance from the south side, adjacent to the parking lot. The façade of the fire station will consist of bricks, metal panels, and a stone masonry veneer. The height of the building will vary, with a maximum height of 45 feet. Appropriate landscaping and 35 feet of transitional screening on the southern property line will be provided, creating a buffer between the multifamily residential uses to the south.

Access and Traffic: Minimal traffic impacts are anticipated from the proposed facility. Access to the site will be from Old Meadow Lane, with one ingress/egress point to the fire station's apparatus bays, and a separate ingress/egress point to the station's staff and visitor parking. The proposed parking will be comprised of a surface parking lot with a maximum of 22 spaces for staff and four (4) spaces for visitors, to ensure adequate parking.

Noise and Light Impacts: No adverse light or noise impacts are anticipated from the proposed fire station. To mitigate noise generated by the fire station and response vehicles, no exterior speakers are planned for the building and the use of vehicle-mounted air horns and sirens in the immediate vicinity of the station will be minimized. The proposed parking lot lighting will be appropriately scaled for the facility size and designed to conform with Zoning Ordinance requirements.

Air Quality Impacts: No impacts to air quality are anticipated.

Water Quality Impacts: No impacts to water quality are anticipated. The existing water and sanitary sewer services will support the new facility. Erosion and sediment control measures will be installed to manage stormwater runoff during construction.

Environmental Impacts: The proposed facility will have minimal environmental impact. The design for the site and building will utilize a compact footprint with LEED® Green Building principles. Transitional screening yards and barriers, tree protection measures, and perimeter erosion control measures will be provided in accordance with requirements of the Zoning Ordinance and Public Facilities Manual (PFM) standards.

DESCRIPTION OF SURROUNDING AREA

Character and adjacent land uses: The area surrounding the proposed fire station is primarily characterized by office and industrial/flex uses to the north and east. Directly to the south is the

McLean Sports and Health, and further to the south is multifamily residential, consisting of high-rise and garden style units. The Capital Beltway is located to the west of the proposed facility. The immediate area is part of the Old Meadow Subdistrict within the Tysons East District of the Tysons Urban Center and is planned for office and light industrial uses at the base level, with a redevelopment option for residential mixed-use.

COMPREHENSIVE PLAN PROVISIONS

The subject parcel is located in Area II, in the Tysons Urban Center of the McLean Planning District, within the Old Meadow Subdistrict of the Tysons East District. The Comprehensive Plan Map identifies the subject parcel's base use as office.

Comprehensive Plan Map: Office

Planning Area and Planning District: Area II, McLean Planning District

Planning Sector: Tysons Urban Center

Land use recommendations:

- Subject property – Office, see area plan recommendations below
- East of subject property – Office
- West of subject property – Mixed uses
- North of subject property – Office
- South of subject property – 20+ DU/AC

COMPREHENSIVE PLAN CITATIONS: An assessment of this proposal for substantial conformance with current land use recommendations of the Comprehensive Plan is guided by the following citations:

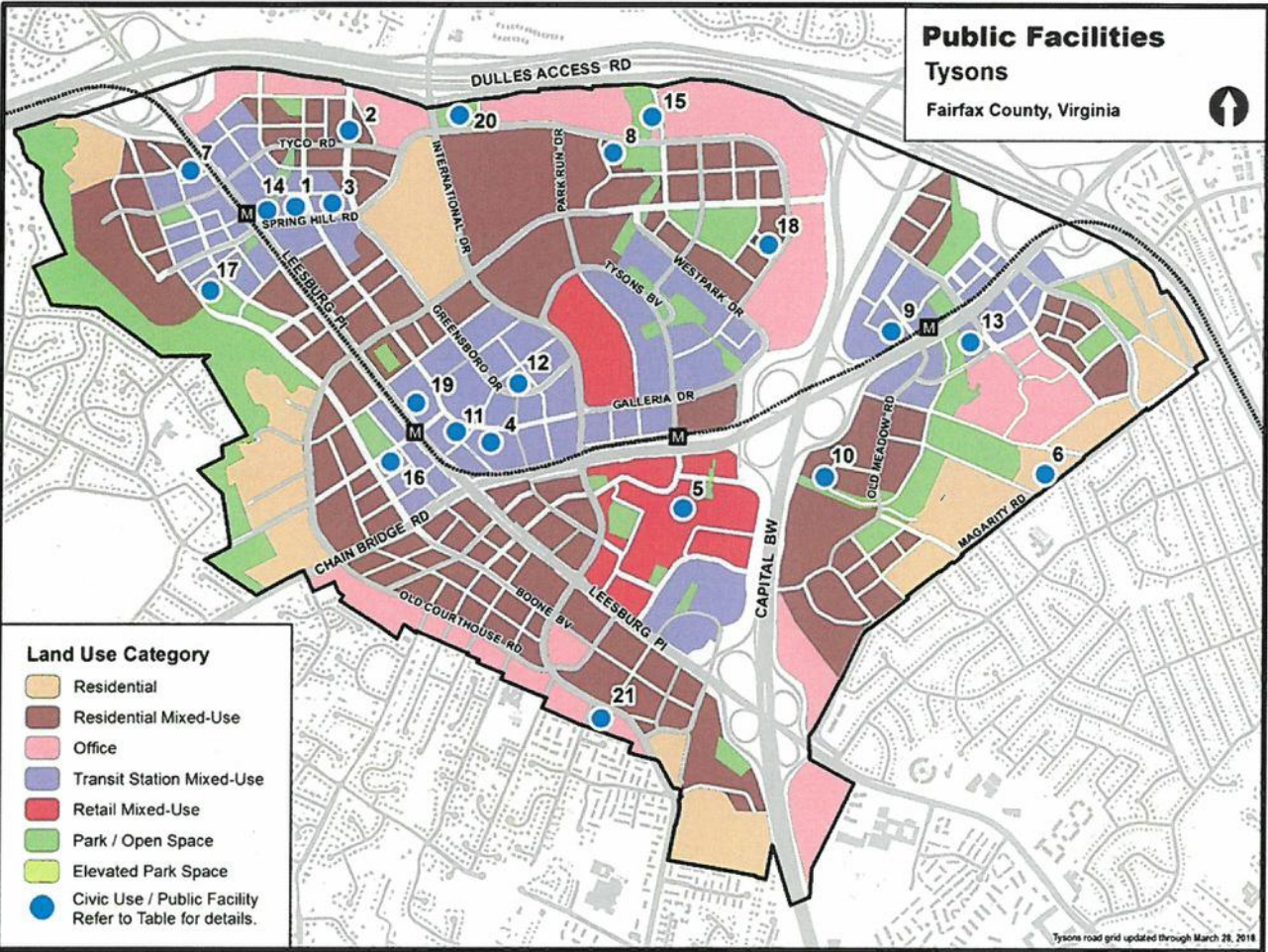
Area Plan:

Fairfax County Comprehensive Plan, 2017 Edition, Tysons Urban Center, amended through 4-4-2017, District Recommendations, Public Facilities, page: 94

“FIRE AND RESCUE

Emergency services to Tysons are currently provided by Tysons Fire and Rescue Station 29 and Dunn Loring Fire and Rescue Station 13. Current planning includes the replacement of Station 29 near the Spring Hill Metrorail station and two new fire stations (for a total of three stations in Tysons). Proffered commitments exist to fund the Station 29 replacement, and for construction of one free standing station with surface parking in the Tysons East District. The location of the third station should account for existing and planned stations as well as access; the preferred location is in the Tysons Central 7 District or the Tysons Central 123 District.”

Fairfax County Comprehensive Plan, 2017 Edition, Tysons Urban Center, amended through 4-4-2017, Areawide Recommendations: Public Facilities, page: 98 – 99



“Table 8
Public Facility Needs and Commitments

Map Key	Facility	Threshold	Proffer Commitment
10	New Fire Station (East)	2020	RZ 2011-PR-010-011 Construct, fit-out and dedicate by 2020, free-standing”

Fairfax County Comprehensive Plan, 2017 Edition, Tysons Urban Center, amended through 4-4-2017, District Recommendations, Public Facilities, pages: 165 – 166

“OLD MEADOW AND ANDERSON SUBDISTRICTS

The Old Meadow Subdistrict is comprised of about 50 acres and is bounded by Dolley Madison Boulevard on the north, the I-495 on the west, Scotts Run on the east and the East Side District on the south. The Anderson Subdistrict is comprised of about 30 acres and is bounded by Dolley

Madison Boulevard on the north, DAAR on the east, the Colshire Subdistrict on the west and the East Side District on the south.

Base Plan

The Old Meadow Subdistrict is developed and planned for office and light industrial uses up to an average .65 FAR. Most of the Anderson Subdistrict is planned for and developed with residential use up to 20 dwelling units per acre. The exceptions are the shopping center located on Anderson Road south of Colshire Drive, which is planned for and developed with retail use, and the northernmost parcels (Tax Map 30-3((28))A, 6A and 6B), which are developed and planned for office uses up to an average .65 FAR.

Redevelopment Option

Both subdistricts are envisioned to redevelop into urban residential neighborhoods. One or more lively neighborhood shopping streets will provide local-serving goods and services such as groceries, bookstores, music stores, art studios, and restaurants. Each subdistrict should provide a diversity of housing choices on calm tree-lined streets, some of which have views terminating in open spaces and parks. Farther from the Tysons East station, the housing density should step down gradually to provide a transition to the planned residential development in the East Side District.”

Fairfax County Comprehensive Plan, 2017 Edition, Tysons Urban Center, amended through 4-4-2017, Areawide Recommendations: Public Facilities, page: 94

“FIRE AND RESCUE

Emergency services to Tysons are currently provided by Tysons Fire and Rescue Station 29 and Dunn Loring Fire and Rescue Station 13. Current planning includes the replacement of Station 29 near the Spring Hill Metrorail station and two new fire stations (for a total of three stations in Tysons). Proffered commitments exist to fund the Station 29 replacement, and for construction of one free standing station with surface parking in the Tysons East District. The location of the third station should account for existing and planned stations as well as access; the preferred location is in the Tysons Central 7 District or the Tysons Central 123 District.”

Policy Plan:

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, Amended through 7-25-2017; Pages 2 - 4:

COUNTYWIDE OBJECTIVES AND POLICIES

The overall Public Facilities element of the Comprehensive Plan is based on general objectives which apply to the county's public facility planning effort as a whole and specific functional program areas in particular. These objectives therefore should be viewed as the key principles for establishing a facility network which is responsive to the county's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use impacts.

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.

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

- Policy a. Construct new facilities in size and quantity which is consistent with projected population needs.
- Policy b. Ensure that adequate facility space and services are available, programmed in the CIP, or provided by new development, before increasing planned intensities through revision of the Comprehensive Plan.
- Policy c. Assess the adequacy and need for public facilities in the rezoning process.
- Policy d. Phase increases in development intensity with the establishment of necessary facilities, when rezoning to higher intensities is to occur prior to the establishment or programming of adequate facilities.
- Policy e. Designate and reserve future public facility sites that will be required by future growth and development.
- Policy g. Acquire, as fiscally possible, sites for public facilities in advance of demand either through purchase or dedication.

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

- Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest as long as the integrity of the Comprehensive Plan is not impinged.
- Policy b. Co-locate public facilities whenever appropriate to achieve convenience and economies of scale, as long as the integrity of the Comprehensive Plan is not impinged.
- Policy c. Design facilities to promote and enhance the community identity of existing character.

**Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, Amended through 7-25-2017; Pages 19 - 20:
“FIRE AND RESCUE**

INTRODUCTION

Fire and rescue stations in the county are located to provide maximum coverage based on a total response time of seven minutes, which is further defined as a five-minute travel response and two-minute preparation time from the time the emergency call is received. This response goal is critical to providing effective fire suppression as well as emergency medical services. Provision of service recognizes economical constraints and certain basic guidelines, however, increased requests for service and significant traffic volume create delays which may impede the attainment of this goal.

The county's adopted *Fire and Rescue Station Location Master Plan* assumes that stations can be located to enable a seven-minute response time to at least 95 percent of the county's population. This assumption was based on population and call volume projections that have been exceeded. If all projected stations in the Master Plan are built as planned, it is likely that the response time goal will be reached approximately 90 percent of the time. Therefore, a study of the placement of future infill stations needs to be undertaken.

The fundamental element in facility planning is determining future demand for emergency services, the methodology for which is defined in the *Fire and Rescue Station Location Master Plan*. While providing new facilities to meet the increasing demand is expected to be a primary focus for the Fire and Rescue Department, it is becoming apparent that existing facilities will require additions and rehabilitation to accommodate necessary emergency response equipment. Continued analysis of resource utilization may result in redeployment of equipment to heavier demand areas.

Location

Objective 21: Establish and maintain at a minimum, a seven-minute total response time coverage for fire and rescue emergencies to at least 95 per cent of the county's population. (See Figure 3.)

- Policy a. Plan, locate and construct new fire stations based on the standards and guidelines and when the following conditions are met:
- The projected service area of a new station has a population density of 1,000 persons per square mile;

- The projected service area is greater than two square miles;
- The projected service area is estimated to experience an activity level of 730 calls annually or an average of two per day; and
- Those service areas which are never expected to meet the population density or incident activity criteria due to land use restrictions should receive consideration for a mini (less than 9,500 square feet) fire station when they encompass eight square miles or more.

Policy b. Locate new fire and rescue stations at the most strategic point in a proposed service area to achieve a seven-minute total response time coverage to all points of the area and/or provide the most optimum service to that area based on the service area void map of the *Station Location Master Plan* and the locational criteria of the Plan to include the following:

- Locate stations close to intersections where there is no problem with highway access;
- Avoid hillside locations or locations at the bottom of hills when many responses must be made upgrade;
- Avoid locating stations directly on heavily traveled major arteries; rather, locate on a parallel street or cross street with a traffic signal with pre-emption capability at a nearby intersection for efficient egress/ingress;
- Locate stations on paved roads, preferably state-maintained with shoulders and a minimum of curves in the immediate vicinity of station access;
- Locate stations on relatively flat topography and provide the opportunity to buffer the station from adjoining properties;
- Locate stations on the side where the greatest hazard or higher incident activity exists, where there is either a man-made or natural obstacle such as a railroad or river; and
- Locate stations to minimize service area overlap and to provide coverage to areas not within five minutes of an existing station. When a new station is required to remove an existing service void and there is unavoidable overlap with other existing service area, the new station should be located so that any service overlap benefits the high risk/high density areas and alleviates the response requirements of other high activity areas.

Policy c. In addition to the regular review of fire station needs, plan and implement operational policies which enhance the ability of fire and emergency medical personnel to meet a seven-minute total response time from existing stations.”

STAFF ANALYSIS**Department of Planning and Zoning**Zoning Administration Division***Attachment B***

The proposed use is a public use under the Zoning Ordinance which is permitted in all zoning districts. The subject property is zoned C-3 and is subject to proffered conditions associated with PCA-92-P-001-10 which specifically allows the construction of the fire station at this site. The following additional proffered conditions are also in effect: PCA 92-P-001-2, 3, 4 and 6 unless otherwise superseded by subsequent proffers. The proposed fire station is permitted provided it is in substantial conformance with the above referenced proffers.

Zoning Evaluation Division***Attachment C***

The use of the site as a fire station is permitted and required by governing land use entitlements under PCA 92-P-001-10. The proposed fire station was also addressed in the plans and proffers associated with RZ 2011-PR-10 and RZ 2011-PR-011. The station must remain in substantial conformance with the site layout and design as shown on the Conceptual Development Plan approved with RZ 2011-PR-010, 011. This includes, but is not limited to, stormwater management, landscaping, pedestrian connections, etc. as shown on the approved CDP.

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

The proposed new fire station will meet the Comprehensive Plan guidance for water quality standards within the Tysons Urban Center. The adequacy of stormwater management/best management practices (SWM/BPM) facilities and outfall will be subject to final review and approval by Land Development Services (LDS). The proposed facility will pursue LEED silver certification, consistent with the Comprehensive Plan for the Tysons Urban Center.

Fairfax County Department of Transportation (FCDOT)Site Analysis Division***Attachment E***

Staff is concerned that trucks and emergency vehicles primary access to the fire station for turning maneuvers will be adjacent to an existing driveway along Old Meadow Lane during the interim before planned roadway improvements. This has the potential for adverse impacts to maintenance and operation of the adjacent driveway. Additionally, the orientation of the planned fire station is not positioned as shown on the approved CDP approved with RZ 2011-PR-010, 011. Staff would like to ensure that with the new configuration, the station will be able to operate in conjunction with phased development planned for the area in the ultimate condition.

- In response, DPWES submitted the turning movements study demonstrating sufficient space along Old Meadow Lane for fire trucks and emergency vehicles to safely maneuver into the parking bays during the interim and ultimate conditions. DPWES also demonstrated the new configuration of the station would operate in conjunction with the phased development planned for the area satisfying the concerns of FCDOT.

Virginia Department of Transportation (VDOT)*Attachment F*

VDOT staff has no objections to the proposed fire station.

Fairfax County Park AuthorityPark Planning Branch*Attachment G*

The fire station is adjacent to the site of a future athletic field that will be dedicated to the Park Authority as approved by PCA 92-P-001-10. The Park Authority is coordinating the plans for the fire station and athletic field with DPWES and has no comment on this 2232 application.

Department of Public Works and Environmental ServicesUrban Forest Management Division (UFMD), Forest Conservation Branch *Attachment H*

UFMD Staff noted it is unclear from the application that all elements of Article 13 of the Zoning Ordinance will be met. Staff recommended the application include the following:

- Zoning and use of all adjoining parcels, including those across a roadway from the site.
- Delineation of Transitional Screening buffer yards along all appropriate property lines.
- Barrier types for each property line.
- Peripheral parking lot landscaping.
- Interior parking lot landscaping.

UFMD Staff noted it is unclear that the required 10-year canopy coverage for the site will be met and the applicant should demonstrate that in the application.

- In response, DPWES stated a type 2, 35' width transitional screening is required on the southern property line as the adjoining parcel's use is multi-family residential. All transitional screening and barrier requirements for the southern property line will be satisfied by the proposed tree preservation area. No transitional screening is required on the eastern, northern and western property lines, as the adjoining parcels are office use and the Capital Beltway. The peripheral parking lot landscaping will meet the minimum requirements of the Zoning Ordinance through tree preservation. The interior parking lot landscaping requirements will be met by a combination of tree

preservation and planting. The required 10-year canopy coverage for the site is 10% and the project will meet the minimum requirements by tree preservation and planting.

Wastewater Planning and Monitoring Division

Attachment I

The existing 12" sanitary sewer lines located on site have adequate capacity to accommodate the sewage from the proposed Fire Station for the referenced application.

Site Development and Inspections Division

Attachment J

Staff noted there is a Resource Protection Area (RPA) on the site and the applicant should demonstrate there is no further encroachment into the RPA or increase in impervious area by submitting a Water Quality Impact Assessment with the final site plan. There is also a minor floodplain on site and any encroachment into the floodplain requires permission from the Director of Land Development Services (LDS). If there is encroachment, a floodplain determination request should be submitted with the final site plan. To comply with water quality requirements of the Stormwater Management Ordinance (SWMO) a detailed stormwater management narrative, best management practice (BPM) designs and Virginia Runoff Reduction Spreadsheet are required with final site plan. The SWMO also requires detailed detention computations, outfall narrative and analysis are with the final site plan.

Fairfax Water

Attachment K

The proposed site of the Tysons East Fire Station is served by Fairfax Water and adequate domestic Water Service is available from an existing 8-inch water main located on-site. Depending on the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

Fairfax County DPWES Response to Comments

Attachment L

The DPWES response to comments addresses the comments noted above.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

Attachment M

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

The site of the proposed Tysons East Fire Station is located on a parcel within the Tysons Urban Center and planned for office at the base level. Additionally, the approximate location of the proposed Tysons East Fire Station is identified in the Comprehensive Plan. The proposed facility

is deemed a public use and permitted by right under the current zoning and is subject to proffered conditions which specifically allows the construction of a fire station at the proposed site. The proposed site was determined to be the most suitable location for emergency services in Tysons East based on required response times and consideration of the locations and response times of the Tysons and Dunn Loring Fire Stations. This proposal is consistent with Comprehensive Plan guidelines to site facilities appropriately to the area they are intended to serve.

Character

The design of the proposed fire station is compatible with the existing and planned surrounding land uses. Currently, the area is primarily comprised of office and industrial/flex uses to the north and east, and multi-family residential uses to the south. As previously stated, the proposed facility is located within the Old Meadow Subdistrict of the Tysons East District within the Tysons Urban Center; and the area is planned for office and light industrial uses at the base level. There is a redevelopment option for mixed-use residential, which recommends high density residential uses; with hotel, office and support retail uses. The facility will be a two-story building with a façade comprised of bricks, metal panels, and architectural stone masonry veneer. Topographic conditions of the proposed site will result in the building having a single-story appearance from the north side. Transitional screening 35 feet in width will be provided along the southern property line of the proposed facility, creating a buffer between the multifamily residential uses to the south.

Extent

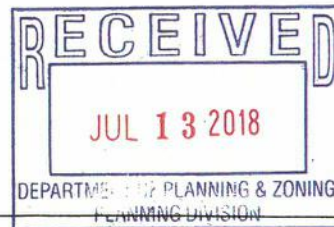
The proposed Tysons East Fire Station will meet emergency service requirements resulting from projected growth in the Tysons East District, and no adverse impacts are anticipated from the proposed facility. Anticipated noise and light generated from the proposed facility will not adversely impact surrounding land uses, as no exterior speakers are planned for the building and all outdoor lighting will conform with the Zoning Ordinance. Additionally, the use of vehicle-mounted air horns and sirens in the immediate area will be minimized. Minimal traffic impacts are anticipated from the station, as staffing levels of 12 firefighters per shift are anticipated. The proposed facility will utilize LEED® Green Building principles and Low Impact Development guidelines conforming to the recommendations of the Comprehensive Plan.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject proposal by the Fairfax County Department of Public Works and Environmental Services, to develop the Tysons East Fire Station at 1766 Old Meadow Lane, Tysons, VA 22102, 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-P18-21 is substantially in accord with provisions of the adopted Comprehensive Plan.

Attachment A

Application

**2232 PUBLIC FACILITY REVIEW
(Non-Telecommunications)**

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

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

APPLICATION NUMBER 2232 - P18-21

(Please Type or Clearly Print)

PART I: APPLICATION SUMMARY**LOCATION OF PROPOSED USE**

Address 1766 Old Meadow Lane
City/Town Tysons Zip Code 22102
Place Name (if at county facility) Tysons East Fire Station #44
Tax Map I.D. Number(s) 0294060096A
Fairfax County Supervisor District Providence
Total Area of Subject Parcel(s) 180,854 sf (to be subdivided per the proffer)
Zoning District C-3

APPLICANT(S)

Name (Company or Agency) Fairfax County DPWES CAP BDCD
Agent Name Hanna Chang
(Note: Failure to notify County of a change in agent may result in application processing delays)
Agent's Mailing Address 12000 Government Center Pkwy, Suite 449
City/Town Fairfax State VA Zip Code 22035
Telephone Number (703) 324-5826 Fax (703) 324-4365
E-mail hanna.chang@fairfaxcounty.gov
Secondary Contact (Must Be Provided) Vrushali Oak
Telephone Number (703) 324-5857 E-mail vrushali.oak@fairfaxcounty.gov

**PROPERTY OWNER(S) OF RECORD**Owner Current Owner (to be transferred to County per the proffer) Taft 1766 Old Meadow Lane, LLC.Street Address 1651 Old Meadow Rd, Suite 650 Cityline Partners, LLC.City/Town McLean State VA Zip Code 22102Has property owner been contacted about this proposed use? Yes ☒ No ☐**BRIEF DESCRIPTION OF PROPOSED USE**

Fairfax County Fire Station #44
(Proffer Commitment RZ-2011-PR-010, 011)

PRIOR TELECOMMUNICATIONS APPROVAL(S)

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

PRIOR ZONING APPROVAL(S)

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

PCA 92-P-001-10
AMEND RZ 92-P-001 PREVIOUSLY APPROVED FOR OFFICE TO PERMIT PUBLIC USE

**SIGNATURE**

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

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

Signature of Applicant or Agent _____

Date 7/13/2018**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**

PART II: SUPPORTING MATERIALS AND INFORMATION

Include the following materials and information as applicable to the proposal:

A. PROPERTY IDENTIFICATION MAP: At a scale of 1" = 500' identify the proposed site for the facility with the subject property centered and highlighted on a Fairfax County Tax Map. Records available online at <http://icare.fairfaxcounty.gov/Main/Home.aspx>

B. PROPOSED FACILITY/SITE PLAN (AT A SCALE OF 1"= NOT MORE THAN 50'):

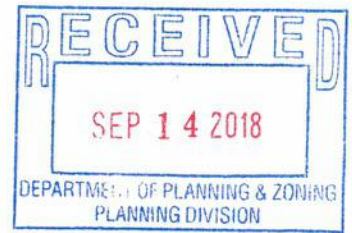
1. One (1) 24" x 36" copy to correct scale
2. Four (4) 11" x 17" copies to correct scale
3. One (1) 8½" x 11" copy

Note: Additional copies may be requested by County Staff

Include in the facility/site plan the following information as relevant to the proposal:

1. Subject and adjoining property boundaries
2. Public right(s)-of-way and names
3. Scale and north arrow
4. Locations, dimensions, and maximum heights of all existing and proposed structures and equipment
5. Distance of proposed structures and equipment to all lot lines
6. When located in a utility easement or road right-of-way, distance of structures and equipment to all utility easement lines or road right-of-way lines
7. Delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, and delineation of any Resource Protection Area
8. Building size or land area of new facility or use (acres or square feet)
9. Area of existing facility or use to be enlarged or renovated (acres or square feet)
10. Area of proposed enlargement or renovation (acres or square feet)
11. Any features of the proposed use such as fencing, screening and landscaping, and existing topography with a maximum contour interval of five (5) feet
12. Existing vegetation, proposed limits of clearing, and proposed landscaping and screening as required by the Fairfax County Zoning Ordinance
13. Details of screening for the use showing type of screening material, dimensions and placement; if landscaping is provided, list the height of the landscaping at time of planting and the ultimate height

C. PHOTOGRAPHS OF SITE: Photographs of the existing structure, building and site as applicable.



Section 15.2-2232 Review
Tysons East Fire Station #44 New Facility
Project Number FS-000043-001
July 13, 2018
Revised September 14, 2018

PART I: APPLICATION SUMMARY

Application is included and attached hereto.

A. AGENCY SUBMITTING THE APPLICATION:

Department of Public Works and Environmental Services
Capital Facilities, Building Design Branch
12000 Government Center Parkway, Suite 449, Fairfax, VA 22035

Contact Person:

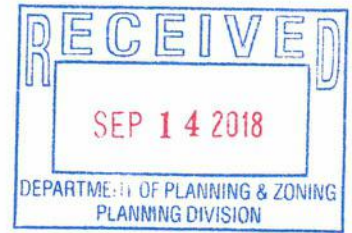
Hanna Chang, Project Manager
703-324-5826 (direct)
hanna.chang@fairfaxcounty.gov

B. LOCATION AND DESCRIPTION OF THE PROPERTY:

Street Address: Not assigned
(current property address: 1766 Old Meadow Lane, McLean, VA 22102)
Property ID: Tax Map 0294 06 0096A
Magisterial District: Providence District
Planning Area: II
Planning District: Tysons East District

Description of Property:

The site is located on the south side of Old Meadow Lane and is planned to be subdivided into an Athletic Field for Fairfax County Park Authority and a Fire Station per the proffer commitment (RZ 2011-PR-010 and RZ 2011-PR-011) and as is generally shown on the approved Conceptual Development Plan.



PART II: SUPPORTING MATERIALS AND INFORMATION

A. PROPERTY IDENTIFICATION MAP AT 1" = 500' IDENTIFYING THE PROPOSED SITE FOR THE FACILITY OR USE:

Exhibit 1 – Property Identification Map

B. PROPOSED FACILITY/SITE PLAN (AT A SCALE OF 1" = NO MORE THAN 50'):

1. One (1) 24" x 36" copy to correct scale
2. Four (4) 11" x 17" copies to correct scale
3. One (1) 8 ½" x 11" copy

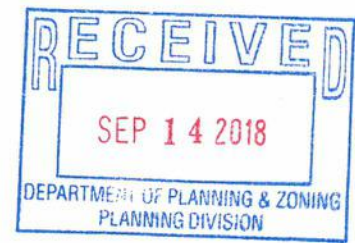
Exhibit 2 – Proposed Facility/Site Plan

C. PHOTOGRAPHS OF SITE:

Exhibit 3 – Photographs of Site

Exhibit 4 – Proposed Design Renderings

Exhibit 5- First Due Boundary and Map



Tysons East Fire Station #44
2232 Report
Page 3

PART III: STATEMENT OF JUSTIFICATION

A. DESCRIPTION OF THE PROPOSED USE:

1. Project Description:

Proffered commitment.

A two-level freestanding building, including restrooms to serve the Athletic Field as described in the Proffers (RZ 2011-PR-010 and RZ 2011-PR-011), with three single loaded truck bays, containing approximately 15,150 gross square feet and up to 22 designated exclusive parking spaces and four (4) public parking spaces (including required accessible spaces) on a portion of Parcel 96A for a fire and rescue station in a location as generally shown on Sheet L-4 of the approved CDP. The exterior design of the fire station incorporates a combination of masonry and metal panel design. The height of the overall building varies. The parapet height of the two-story dormitory portion of the building is approximately 45' from the grade. (Exhibit 4)

2. Area to be served by proposed use:

Tysons (See Exhibit 5: The first due boundary and map from Fire and Rescue Department)

3. Maintenance requirements and frequency:

Facility and equipment repairs and routine grounds maintenance will be provided. Fire apparatus equipment repairs will be provided on an emergency basis only, and other routine maintenance and miscellaneous repairs will be conducted off-site.

4. Propagation maps (for telecommunications applications):

N/A

B. REQUIREMENT FOR PROPOSED USE:

1. Why the new/expanded facility is needed:

Proffered commitment.

Emergency services to Tysons are currently provided by Tysons Fire and Rescue Station 29 and Dunn Loring Fire and Rescue Station 13. A new facility in Tysons East District is required by Fire and Rescue Department to meet the projected future growth needs of the Tysons area.

2. Why the proposed location is the best location for the proposed use:

Proffered commitment.

The proposed location is selected based on the response time analysis by Fire and Rescue Department.

3. Why the proposed location and type of facility is the least disruptive alternative:

Proffered commitment.



C. ANTICIPATED IMPACTS/MITIGATION:

1. Visual impacts:

A two-story freestanding building with three (3) single loaded truck bays as described in the Proffers comparable to other fire stations in Fairfax County is planned. It will have a single-story appearance on the north side by Old Meadow Lane and will be a two-story building from the parking lot on the south due to the existing site topographic conditions. To minimize any visual impact of the structure on the surrounding neighborhood, the building will be designed to be compatible with the character of the surrounding area. Appropriate transitional screening buffer and necessary landscaping will be provided as part of the design.

2. Noise and light impacts:

- **Noise Impacts** - The facility will not have any major on/off site noise impacts other than the noise generated by the Fire Station vehicles. Appropriate setbacks and buffers will be provided. There will not be any exterior speakers on the building, and the use of air horns/sirens in the immediate vicinity of the fire station will be minimized to the extent possible.
- **Light Pollution** – Parking lot lighting, appropriately scaled for the facility size will be installed to provide security. All site lighting will be designed to comply with Zoning Ordinance requirements.

3. Air and water quality:

- **Air Quality** - No change in air quality is anticipated.
- **Water Quality** - Water service will be obtained from the public water main. Stormwater management control during and after construction will be in accordance with the Public Facilities Manual (PFM). The proposed facility will be connected to public sewer. No change in water quality is expected.

4. Environmental:

The overall site and building design has a compact footprint while accommodating the programmatic needs of the station. Transitional screening yards and barriers, tree protection measures and perimeter erosion control measures will be provided in accordance with the requirements of the Zoning Ordinance and PFM standards. The design for site and building will use the LEED Green Building principals to minimize environmental impact.

5. Transportation:

Access to the Fire Station shall be via Old Meadow Lane per the Proffers and as shown on the approved Conceptual Development Plan.

6. Mitigation Measures as applicable for 1 through 5:

N/A



C. CONFORMANCE WITH THE COMPREHENSIVE PLAN AND OTHER STANDARDS

1. Comprehensive Plan policies and guidelines that directly support the proposal:

Proffered commitment.

The use of a Public Facility is in general conformance with Fairfax County Comprehensive Plan.

2. Relevant Stands/Criteria supporting the facility and location:

Proffered commitment.

The use of a Public Facility is in general conformance with Fairfax County Comprehensive Plan.

The site is located in close proximity to the existing station and will cover the present First Due area effectively.

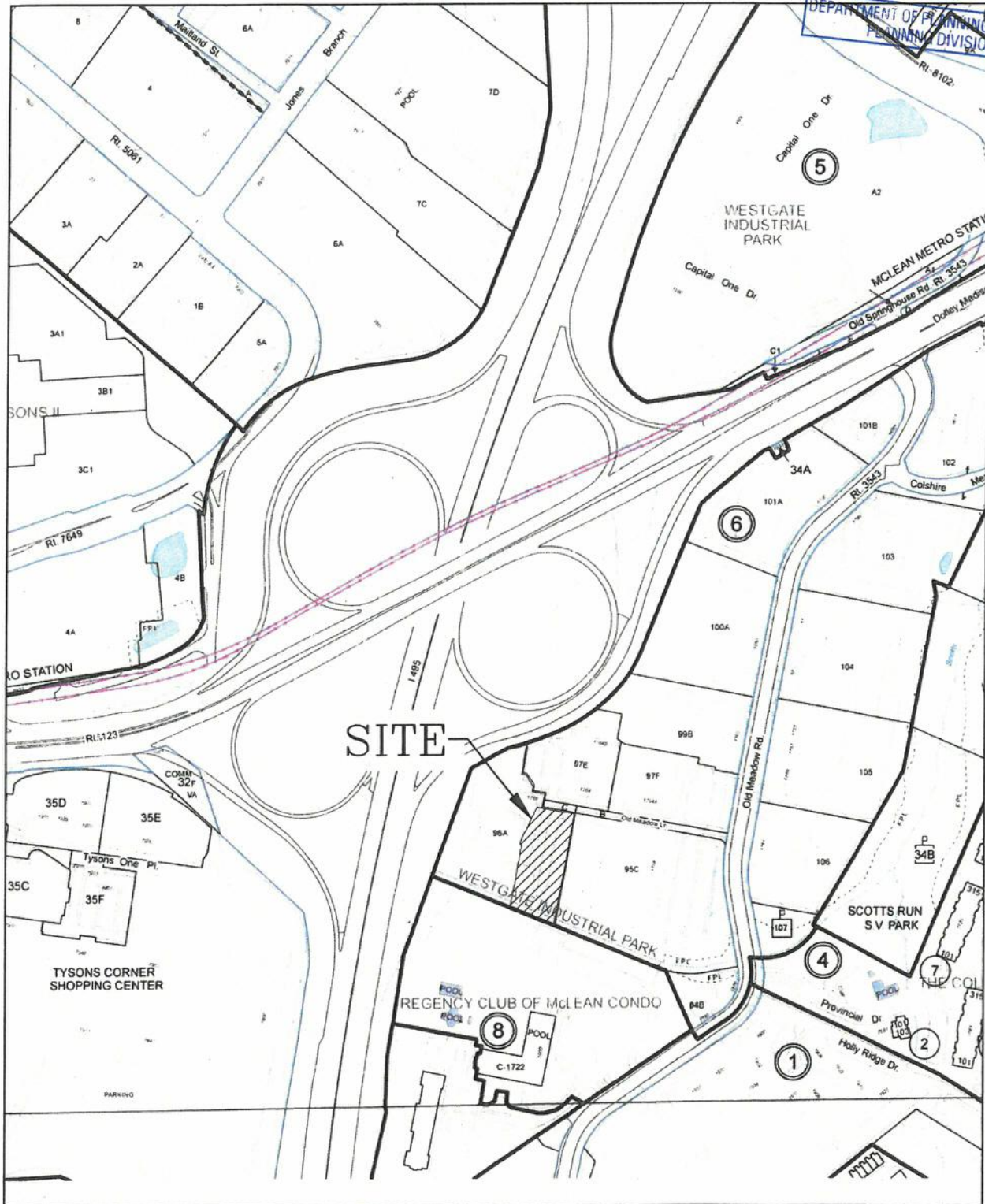
D. ALTERNATIVE SITE CONSIDERED FOR THIS USE:

Proffered commitment.

The provided site per the proffer commitment was determined to be the most suitable location to provide the emergency services to the growing Tysons East area and was coordinated with the locations and response times of the existing Tysons Fire and Rescue Station 29 and Dunn Loring Fire and Rescue Station 13.

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

EXHIBIT 1
Property Identification Map



Bowman
CONSULTING

14020 Thunderbolt Place
Suite 300
Chantilly, VA 20151

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

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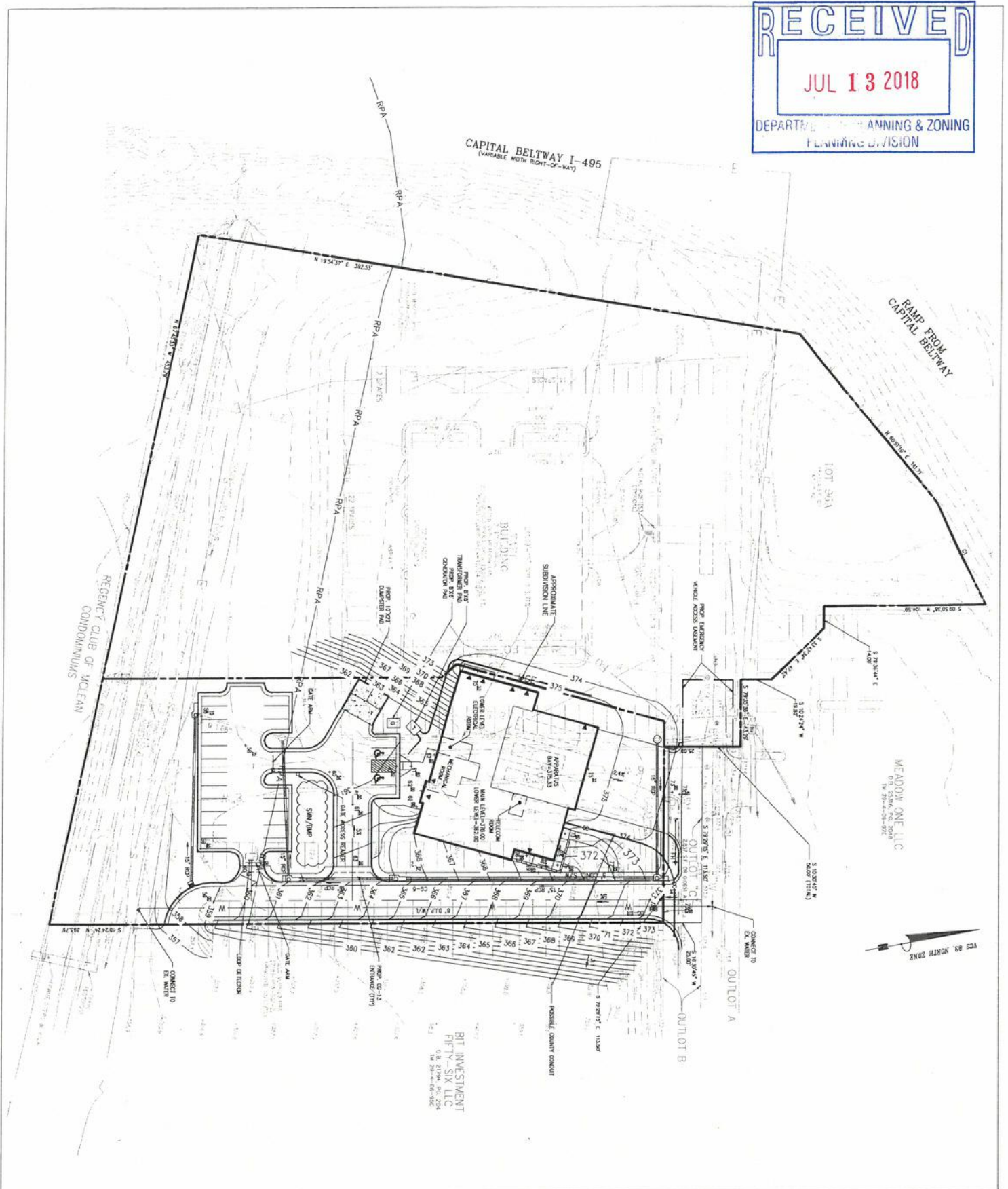
VICINITY MAP
SCOTT'S RUN FIRE STATION
FAIRFAX COUNTY, VIRGINIA

Scale: 1" = 500'

JUNE 19, 2018

Tysons East Fire Station #44
2232 Report
Page 7

EXHIBIT 2
Proposed Facility/Site Plan 8 ½" x 11" copy



PLAN STATUS 06/19/18 EXHIBIT		COUNTY PROJECT NUMBER		SCHEMATIC SITE PLAN SCOTT'S RUN FIRE STATION		Bowman Consulting Group, Ltd. 14020 Thunderbolt Place Suite 300 Chantilly, Virginia 20151 Phone: (703) 484-1000 Fax: (703) 481-6720 www.bowmanconsulting.com		BOWMAN CONSULTING	
DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION
MMK	CL	MMK	CL	MMK	CL	MMK	CL	MMK	CL
DESIGN	DRAWN	DESIGN	DRAWN	DESIGN	DRAWN	DESIGN	DRAWN	DESIGN	DRAWN
SCALE	H:1"=60'	SCALE	H:1"=60'	SCALE	H:1"=60'	SCALE	H:1"=60'	SCALE	H:1"=60'
JOB NO.	140021-01	JOB NO.	140021-01	JOB NO.	140021-01	JOB NO.	140021-01	JOB NO.	140021-01
DATE	JUNE, 2018	DATE	JUNE, 2018	DATE	JUNE, 2018	DATE	JUNE, 2018	DATE	JUNE, 2018
FILE NO.	140021-0-CP-001	FILE NO.	140021-0-CP-001	FILE NO.	140021-0-CP-001	FILE NO.	140021-0-CP-001	FILE NO.	140021-0-CP-001
SHEET	1	SHEET	1	SHEET	1	SHEET	1	SHEET	1



EXHIBIT 3
Photographs of Site

Aerial view of the site



Fire Station Site



Looking south to the site from Old Meadow Lane



Looking west (site on the left) from Old Meadow Lane



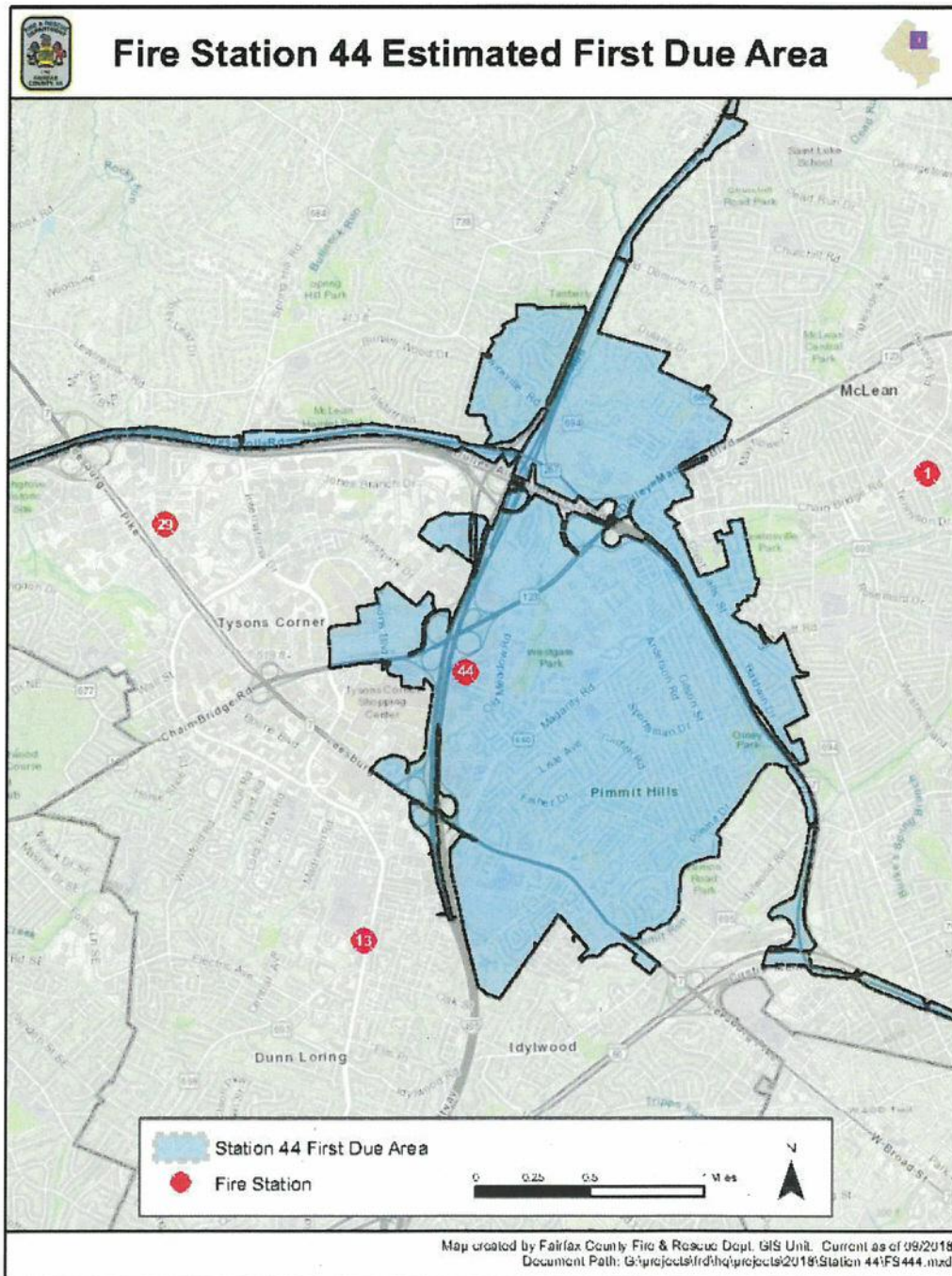


EXHIBIT 4
Proposed Building Design Renderings





EXHIBIT 5
First Due Boundary and Map



Attachment B

Staff Analysis

Department of Planning and Zoning
Zoning Administration Division

Stinson, David B.

From: Kirst, Lorrie
Sent: Wednesday, August 22, 2018 8:08 AM
To: Stinson, David B.
Cc: Wright, Suzanne L.
Subject: 2232-P18-21 - TYsons East Fire Station

RE: 2232-P18-21
Tysons East Fire Station #44
1766 Old Meadow Lane
Tax Map 29-4 ((6)) 96A
Zoning District C-3

The proposal is to build a 15,150 square foot fire station with 3 single-loaded truck bays on a portion of Parcel 96A. County operated fire stations are public uses under the Zoning Ordinance and are permitted in all zoning districts. The subject property is zoned C-3 District and is subject to proffered conditions associated with PCA 92-P-001-10 which specifically allow the construction of the fire station at this site. The following additional proffered conditions are also in effect: PCA 92-P-001-2, -3, -4 and -6 unless otherwise superseded by subsequent proffers. The proposed fire station is permitted provided that it is in substantial conformance with the above referenced proffers.

Refer to ZED

Attachment C

Staff Analysis

Department of Planning and Zoning
Zoning Evaluation Division



County of Fairfax, Virginia

MEMORANDUM

DATE: August 28, 2018

TO: Michelle Stahlhut, Branch Chief
Facilities Planning Branch, Planning Division, DPZ

FROM: Suzanne L. Wright, Chief *SLW*
Special Projects/Applications Management Branch, ZED, DPZ

SUBJECT: Tysons East Fire Station #44, Facility at
Tax Map 29-4 ((6)) 96A; 2232 Application 2232-P18-21

This memorandum is in response to a request from your office for comment on whether a fire station, specifically Fire Station #44, proposed by the Department of Public Works and Environmental Services (DPWES), is in substantial conformance with PCA 92-P-001-10. While the specific property is governed by this PCA, we note that the fire station was also addressed in the plans and proffers associated with RZ 2011-PR-10 and RZ 2011-PR-011, collectively known as Scotts Run Station South.

Per the application received from the DPWES, a two-level free standing fire station is proposed on the south side of Old Meadow Lane, east of the intersection of Old Meadow Lane and Old Meadow Road in Tysons. The approximately 15,150 square foot fire station would feature three single loaded truck bays and surface parking spaces.

The fire station property is zoned C-3 and is governed by the proffers associated with PCA 92-P-001-10. Specifically, on April 9, 2013, the Board of Supervisors (BOS) approved PCA-92-P-001-10, subject to proffers, to permit a public use on this property. In addition, on the same date, the BOS approved RZ 2011-PR-010 and 011, subject to proffers and a Conceptual Development Plan, to permit the mixed use development known as Scotts Run Station South. Those rezonings permitted roughly 24 acres to be rezoned to the Planned Tysons Corner Urban District (PTC) to permit the development of roughly 7 million square feet of retail, commercial, hotel and residential uses. In order to satisfy the Comprehensive Plan recommendations related to the provision of public facilities in Tysons, the applicant agreed to provide this nearby offsite parcel to house a future fire station and part of an athletic field and construct and convey both.

The fire station is proposed to be located on a portion of Tax Map 29-4 ((6)) 96A which is currently developed with an office building and surface parking. The existing office building has been vacant for several years and would be razed to accommodate the station and field. As noted above, PCA 92-P-001-10 governs the uses on the site and amended Proffer 4 states "The use of the Application Property shall be limited to public uses for the benefit of and/or operated by Fairfax County." Proffer 5 further notes that "the applicant shall coordinate with the applicants in RZ 2011-PR-010 and 011 to construct and convey the fire station and athletic field as defined in the proffers for the Scotts Run Station

Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290
FAX 703-324-3924
www.fairfaxcounty.gov/planning-zoning/



Michelle Stahlhut
August 28, 2018
Page 2 of 2

Application.” Finally, this PCA specifically noted that the site would be developed as generally shown on the Conceptual Development Plan submitted and approved with RZ 2011-PR-010, 011.

RZ 2011-PR-010 and 011 (which were approved concurrently under a unified set of proffers and plans) further details the fire station commitment. Specifically, Proffer 99(D) requires the applicant, or their successors, to design, construct and convey to Fairfax County a two-level freestanding fire station no later than December 31, 2020. The proffer provides details on the process of design, approval and construction of the fire station. Further, sheet L-4 of the approved CDP depicts the general layout of the fire station and athletic field.

It is my determination that the use of the site as a fire station is permitted and required by the governing land use entitlements. The fire station must remain in substantial conformance with the site layout and design as shown on the approvals described above through the site planning and permitting processes. This requirement includes, but is not limited to, any stormwater management, landscaping, pedestrian connections, etc. as shown on the approved CDP.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator and only addresses the issue discussed herein. If you have any questions regarding this memorandum, please call Suzanne Wright at (703) 324-1290.

N:\Cityline Fire Station\fire station.docx

Attachments: A/S

cc: File: PCA 92-P-001-10, RZ 2011-PR-010, RZ 2011-PR-011, ANT 18 08 025, Imaging, Reading File

Attachment D

Staff Analysis

Department of Planning and Zoning
Planning Division – Environmental and Development Review Branch



County of Fairfax, Virginia

MEMORANDUM

DATE: September 24, 2018

TO: Michelle Stahlhut, Chief
Public Facilities Branch, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: **2232-P18-21**
Scotts Run South
Fire Station #44

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced final development plan as revised through April 18, 2018. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Water Quality

The Comprehensive Plan provides specific guidance for managing runoff within the Tysons Urban Center. The Comprehensive Plan recommends that three development elements be satisfied in order to achieve full compliance with the Plan:

- 1) Meet the PFM standards
- 2) Meet the LEED standards for water quantity control
- 3) Retain the 1st inch of rainfall onsite

The stormwater information provided indicates that the proposed new fire station will meet these standards noted here for new developments within the Tysons Urban Center. The land on which the fire station will be built was dedicated as part of the Scotts Run South development. The proffers associated with that development require adhering to these standards. The adequacy of stormwater management/best management practice (SWM/BMP) facilities and outfall will be subject to final review and approval by the Land Development Services (LDS).

Green Buildings

Green building measures consistent with the recommendations of the Comprehensive Plan for the Tysons Corner Urban Center shall be provided. The Comprehensive Plan recommends that proposals for office, hotel and retail provide commitment sufficient to attain, at a minimum, USGBC LEED-Silver certification or an equivalent. The applicant has provided a proposal to pursue LEED silver certification, consistent with Fairfax County practices. This issue has been fully addressed.

COMPREHENSIVE PLAN

Fairfax County Comprehensive Plan, Policy Plan, 2017 Edition, Environment section as amended through March 14, 2017, page 7 through 9:

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

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.

- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .”

Fairfax County Comprehensive Plan, 2007 Edition, Tysons Corner Urban Center, Areawide Recommendations: Environmental Stewardship, as amended through June 22, 2010, page 74:

“Tysons Corner is located in the headwaters area of several of the county’s watersheds. Watershed management plans have been prepared for each of these watersheds; these plans identify a comprehensive set of projects needed to improve stream habitat conditions. These efforts are intended to be pursued independent of development proposals and are not dependent upon such proposals for implementation. However, the provision of effective stormwater management controls for new development and redevelopment projects in these watersheds is imperative to the success of watershed planning efforts. Redevelopment offers considerable opportunities to improve upon past stormwater management practices.

Receiving waters downstream of Tysons should be protected by reducing runoff from impervious surfaces within Tysons. By using a progressive approach to stormwater management, downstream stormwater problems can be mitigated and downstream restoration efforts can be facilitated. Achieving a goal of retaining on-site and/or reusing the first inch of rainfall will ensure that runoff characteristics associated with the site will mimic those of a good forest condition for a significant majority of rainfall events.

Measures to reach this goal may include application of Low Impact Development (LID) Techniques (including but not limited to rain gardens, vegetated swales, porous pavement, vegetated roofs, tree box filters, and water reuse). The incorporation of LID practices in the rights-of-way of streets will also support this goal; such efforts should be pursued where allowed. There is also a potential for the establishment of coordinated stormwater management approaches to address multiple development sites.”

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Environment, as amended through March 14, 2017, pages 19-21:

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

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

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building

Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range.

Fairfax County Comprehensive Plan, 2017 Edition, Tysons Corner Urban Center, Areawide Recommendations, as amended through April 4, 2017, page 83-84:

“Currently Fairfax County encourages new buildings in mixed use centers to have Leadership in Energy and Environmental Design (LEED) certification, or the equivalent. The concept of green buildings recognizes that certain design and construction practices can increase the efficiency of resource use, protect occupants’ health and productivity, and reduce waste and pollution. LEED, developed by the U.S. Green Building Council, is just one rating system used to measure a building’s effectiveness on these measures. Non-residential development in Tysons should achieve LEED Silver certification or the equivalent, at a minimum. Residential development should be guided by the Policy Plan objectives on Resource Conservation and Green Building Practices.

Buildings are one of the largest consumers of energy in this country. According to the U.S. Green Building Council, buildings use one-third of our total energy, two-thirds of our electricity, and one-eighth of our water. With the extensive redevelopment that will occur in Tysons, a prime opportunity exists to reduce the amount of energy consumed by the built environment through LEED certification, or its equivalent, for new construction.

A recent study conducted by the New Buildings Institute concluded that, on average, LEED certified buildings use 25 to 30 percent less energy than non-LEED certified buildings. Gold and Platinum LEED certified buildings, the highest certification that can be achieved, have an

average energy savings of approximately 50 percent when compared with similar buildings without LEED certification.

In addition to green buildings, green roofs (also referred to as vegetated roofs) can enhance the natural environment within Tysons. Green roofs use the traditionally unused part of the building to grow vegetation. Public benefits of green roofs include increased stormwater retention, reduced greenhouse gas emissions, and improved air quality through filtration of airborne particles. Where green roofs are not provided, other roofing systems containing highly reflective materials may be considered, as they can reduce heat absorption and thereby conserve energy and reduce related greenhouse gas emissions.”

Fairfax County Comprehensive Plan, 2017 Edition, Tysons Corner Urban Center, Amended through April 4, 2017, Areawide Recommendations: Environmental Stewardship, pages 78-79 and 81-82:

“Tysons’ redevelopment should be pursued in a manner that will reduce greenhouse gas emissions to help achieve 80% greenhouse gas reductions within the region by 2050 in accordance with the Cool Counties Climate Stabilization Initiative adopted by the Fairfax County Board of Supervisors. These reductions can only be attained through reductions in energy use and associated greenhouse gas emissions from transportation and buildings. Innovative energy efficiency and conservation strategies should be incorporated into all redevelopment projects.

Toward this end, the following are but a few examples of efforts that could be considered: on-site generation of electricity, such as from solar, wind or geothermal sources (thereby reducing the need for power from the electrical grid); the use of community energy distribution systems; transit-oriented development design; the use of energy efficient heating and cooling systems; and the application of enhanced building commissioning to provide early and ongoing verification of system performance. Numerous other strategies as outlined in green building rating systems such as the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) program are available to support energy-efficient development and conservation.

More compact development, like that proposed in the concept for Tysons, uses less energy than low density, suburban style development. For residential housing, the energy consumption rates decrease on a per capita basis as the density increases. In addition, green building design, as encouraged through green building rating systems with third party verification such as the LEED program, reduces energy consumption and encourages innovations in water and wastewater technology. A combination of these and other strategies can have a significant impact on resource consumption for individual buildings, and can contribute to a more sustainable Tysons Corner.

Green Building Design and Energy/Resource Conservation

Existing Fairfax County policy calls for certain zoning proposals for nonresidential development and multifamily residential development of four or more stories in urban centers to incorporate green building practices sufficient to attain LEED certification or its equivalent. Nonresidential development in Tysons should go one step further and seek LEED Silver certification or equivalent as a minimum. Residential development should be guided by the Policy Plan objectives on Resource Conservation and Green Building Practices.

All redevelopment projects in Tysons should incorporate design elements and practices that will reduce the use of energy and water resources. There are numerous strategies available that

are outlined in green building rating systems such as the LEED program, and strategies such as these should be pursued in support of or in addition to efforts to attain LEED Silver certification or its equivalent. The following are examples of efforts that could be pursued:

- Transit-oriented development design
- Transportation demand management programs
- On-site renewable energy generation, such as solar, wind and/or geothermal systems
- If/when on-site renewable energy generation is not cost effective at the time of building design, the provision of building designs that will facilitate future retrofits for on-site energy generation if/when such efforts will become cost effective
- Orientation of buildings for solar access
- Energy-conscious landscape design (e.g., natural landscaping; shading)
- Water-efficient landscaping
- The use of energy efficient heating, ventilation and air conditioning systems
- Enhanced building commissioning to provide early and ongoing verification of system performance
- The use of energy efficient lighting systems
- The use of energy conserving building materials
- The provision of vegetated and/or highly reflective roofs
- The use of community energy distribution systems through which energy/heat generated on one site will be shared among buildings on other nearby sites
- The use of water-conserving plumbing fixtures
- The use of harvested stormwater runoff for irrigation
- Where consistent with building codes, the use of grey water
- The use of information and communications technology to improve the efficiency and economy of building operations.
- If/when the provision of information and communications technology efforts is not cost effective at the time of building design, the design of buildings to include conduits supporting the future installation of such measures

Setting Future Environmental Goals for Tysons

Tysons should endeavor to remain the leader in environmental stewardship. As such, the Plan should include flexibility to accommodate new strategies and technologies as they emerge, such as district energy systems, alternative energy sources, cogeneration, microgrids, district-scale environmental performance measures, innovative stormwater management and stream restoration practices, innovative green building practices and innovative approaches in the provision and design of park facilities and other open spaces. In order to encourage the use of new technologies as they become available, the Environmental Stewardship Guidelines will need to be regularly reviewed and updated.”

DMJ:JRB

Attachment E

Staff Analysis

Fairfax County Department of Transportation
Transportation Planning Section




County of Fairfax, Virginia

MEMORANDUM

DATE: September 12, 2018

TO: Michelle Stahlhut, Branch Chief
Planning Division

FROM: William Capers III, Transportation Planner III 
Site Analysis Section
Department of Transportation

SUBJECT: 2232-P18-21
Land Identification Maps: 29-4((6))96A

The following memorandum is FCDOT staff's response to the 2232 Public Facility Review Application dated August 17, 2018. The 2232 Review Application is to construct a Fairfax County Fire and Rescue Station on a lot located on the south side Old Meadow Lane in the Tysons East District. The 2232 application and review coincides with the approved Scotts Run Station South CDP dated April 9, 2013.

The plan submission shows that the fire truck and emergency vehicle parking will be provided via three (3) parking bays along Old Meadow Lane. Given the interim condition before the construction of the Highland District development and planned road improvements along Old Meadow Lane, staff is concerned that trucks/emergency vehicles primary access for turning maneuvers will be at the adjacent driveway on the north side of the roadway. This has the potential to result in adverse impacts to the maintenance and operation of the adjacent driveway.

In addition, the orientation of the building is not positioned as shown in the approved CDP. Staff would like to ensure that with the new configuration, the fire station will still be able to operate in conjunction with the phased development planned for this immediate area (i.e. turning maneuvers and access).

Aside from the above, staff has no other concerns with the proposed County Fire and Recuse Station.

Cc: David Stinson, Planner
Greg Fuller, Transportation Planner IV, FCDOT-SAS
Jeffrey Hermann, AICP, Chief, FCDOT-SAS




County of Fairfax, Virginia

MEMORANDUM

DATE: September 17, 2018

TO: Michelle Stahlhut, Branch Chief
Planning Division

FROM: William Capers III, Transportation Planner III 
Site Analysis Section
Department of Transportation

SUBJECT: 2232-P18-21
Land Identification Maps: 29-4((6))96A

The following memorandum is FCDOT staff's response to the 2232 Public Facility Review Application dated August 17, 2018. The 2232 Review Application is to construct a Fairfax County Fire and Rescue Station on a lot located on the south side Old Meadow Lane in the Tysons East District. The 2232 application and review coincides with the approved Scotts Run Station South CDP dated April 9, 2013.

The plan submission shows that the fire truck and emergency vehicle parking will be provided via three (3) parking bays along Old Meadow Lane. Turning Plans submitted by DPWS indicate that sufficient space is provided along Old Meadow Lane for fire trucks and emergency vehicles to safely maneuver into the parking bays during the interim and ultimate conditions.

However, the orientation of the building is not positioned as shown in the approved CDP. Staff would like to ensure that with the new configuration, the fire station will still be able to operate in conjunction with the phased development planned for this immediate area (i.e. turning maneuvers and access) in the ultimate condition.

Aside from the above, staff has no other concerns with the proposed County Fire and Recuse Station.

Cc: David Stinson, Planner
Greg Fuller, Transportation Planner IV, FCDOT-SAS
Jeffrey Hermann, AICP, Chief, FCDOT-SAS

Stinson, David B.

From: Capers, William
Sent: Monday, September 24, 2018 10:06 AM
To: Stinson, David B.
Cc: Fuller, Gregory
Subject: RE: Final Memo- Tysons East Fire and Rescue 2232 Review Application

David:

I have reviewed the turning plans and find the assumptions acceptable. Please feel free to contact me if you have any additional questions/concerns.

Will

From: Stinson, David B.
Sent: Tuesday, September 18, 2018 4:16 PM
To: Capers, William <William.Capers@fairfaxcounty.gov>
Subject: FW: Final Memo- Tysons East Fire and Rescue 2232 Review Application

Hello Will,

Please see the attached document from DPWES in response to your revised memo.

Please let me know if you need anything else.

David

David Stinson
703-324-1370

From: Chang, Hanna
Sent: Tuesday, September 18, 2018 8:59 AM
To: Stinson, David B. <David.Stinson@fairfaxcounty.gov>
Subject: RE: Final Memo- Tysons East Fire and Rescue 2232 Review Application

Hi David,

Thanks for the revised memo.

I have attached the turning movement study for ultimate condition to address FCDOT's concern and to respond to their comments.

Please let me know if you need any further information.

Thank you.

Hanna Chang, RA, LEED AP
Project Manager, Building Design Branch
Building Design and Construction Division, DPWES
Fairfax County
703.324.5826

Attachment F

Staff Analysis

Virginia Department of Transportation



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive

Fairfax, VA 22030

August 28, 2018

Stephen C. Brich, P.E.
COMMISSIONER

Ms. Marianne Gardner, Director
Planning Division, DPZ
Fairfax County Dept. of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5503

Subject: 2232 Review Application

Re: **DPWES, Building Design and Construction Division**
Application No.: 2232-P18-21

Dear Ms. Gardner:

VDOT has reviewed the above referenced application and has no objections to the approval of the application. Please let me if you have any questions or concerns. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Jordan".

David Jordan
Land Use Engineer

cc: Fairfax Permits

We Keep Virginia Moving

Attachment G

Staff Analysis

Fairfax County Park Authority
Park Planning Branch



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Marianne Gardner
Director, Planning Division
Department of Planning and Zoning

FROM: Andrea L. Dorlester, AICP, Manager
Park Planning Branch, PDD *AKD*

DATE: September 17, 2018

SUBJECT: 2232-P18-21, Tysons East Fire Station #44 New Facility
Tax Map Number: 29-4 ((06)) 96A

The Park Authority staff has reviewed the referenced application regarding the construction of a fire station that was approved as part of PCA 92-P-001-10. The site is adjacent to a future athletic field site, also approved with PCA 92-P-001-10, that will be dedicated the Park Authority. The Park Authority has been coordinating with DPWES regarding the fire station and future athletic field plans and has no comment on this 2232 request.

FCPA Reviewer: Suzie Battista
DPZ Coordinator: David Stinson

Copy: David Bowden, Director, Planning and Development Division
David Stinson, Planner, Facilities Planning Branch, DPZ
File Copy

Attachment H

Staff Analysis

Department of Public Works and Environmental Services
Urban Forest Management Division, Forest Conservation Branch



County of Fairfax, Virginia

MEMORANDUM

DATE: September 10, 2018

TO: David B. Stinson, Staff Coordinator
Public Facilities Planning Branch, DPZ

FROM: Jay Banks, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Tysons East Fire Station #44, 2232 P18-21

The following comments are based on a review of the first submission of the 2232 application listed above and dated August 17, 2018. A site visit was conducted on September 7, 2018.

1. **Comment:** It is unclear from the application that all elements of Article 13 of the Zoning Ordinance of Fairfax County will be met.

Recommendation: At a minimum the following should be provided:

- a. The zoning and used of all adjoining parcels, include those across a roadway from the site.
 - b. The delineation of Transitional Screening buffer yards along all appropriate property lines.
 - c. Barrier types for each property line.
 - d. Show the Peripheral Parking Lot landscaping.
 - e. Show the Interior Parking Lot landscaping.
2. **Comment:** It is unclear that the required 10-year canopy coverage will be attained for the proposed site.

Recommendation: The applicant should demonstrate that the required 10-year canopy coverage for the site will be met.

If further assistance is desired, please contact me at 703-324-1770.

JSB/

UFMDID #: 253341

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes



Stinson, David B.

From: Banks, Jay
Sent: Monday, November 26, 2018 6:51 AM
To: Stinson, David B.
Cc: Chang, Hanna
Subject: RE: 2232 P18-21 Tysons East Fire Station #44

Yes, I believe this demonstrates a better understanding of the ZO needs for the site.
Cheers,

Jay Banks

Urban Forester III
Team Lead: Hunter-Mill, Providence, Sully
Forest Conservation Branch
Department of Public Works & Environmental Services
12055 Government Center Parkway
Suite 518, Fairfax, Va 22035
Ph: 703-324-1770
jay.banks@fairfaxcounty.gov

From: Stinson, David B.
Sent: Wednesday, November 21, 2018 6:35 PM
To: Banks, Jay <Jay.Banks@fairfaxcounty.gov>
Cc: Chang, Hanna <Hanna.Chang@fairfaxcounty.gov>
Subject: FW: 2232 P18-21 Tysons East Fire Station #44

Hello Jay,

Attached are responses from DPWES addressing your comments for the Tysons East Fire Station.

Please let me know if the responses satisfy your concerns or if you further comments.

Thanks,

David

David Stinson
Planning Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035
703-324-1370

From: Chang, Hanna
Sent: Tuesday, November 20, 2018 3:09 PM
To: Stinson, David B. <David.Stinson@fairfaxcounty.gov>
Subject: RE: 2232 P18-21 Tysons East Fire Station #44

Hi David,

Attached please find the response letter for the UFMD's comments.
What are the remaining items to complete the 2232 review process?
Please feel free to let me know if you need anything else.
Thanks,

Hanna Chang, RA, LEED AP
Project Manager, Building Design Branch
Building Design and Construction Division, DPWES
Fairfax County
703.324.5826

From: Stinson, David B.
Sent: Wednesday, October 31, 2018 10:18 AM
To: Chang, Hanna <Hanna.Chang@fairfaxcounty.gov>
Subject: RE: 2232 P18-21 Tysons East Fire Station #44

Hi Hanna,

Thanks for letting me know. I will look for your comments.

David

David Stinson
Planning Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035
703-324-1370

From: Chang, Hanna
Sent: Wednesday, October 31, 2018 8:54 AM
To: Stinson, David B. <David.Stinson@fairfaxcounty.gov>
Subject: RE: 2232 P18-21 Tysons East Fire Station #44

Good Morning David,

We had a meeting with the UFMD to get the clarification on the comments and will be sending out the responses to you attention.

I am hoping to send it in a week or so.

If you have any questions, please feel free to let me know.

Thanks,

Hanna Chang, RA, LEED AP
Project Manager, Building Design Branch
Building Design and Construction Division, DPWES
Fairfax County
703.324.5826

From: Stinson, David B.
Sent: Monday, October 15, 2018 3:53 PM

To: Chang, Hanna <Hanna.Chang@fairfaxcounty.gov>
Subject: FW: 2232 P18-21 Tysons East Fire Station #44

From: Banks, Jay
Sent: Monday, October 15, 2018 7:24 AM
To: Stinson, David B. <David.Stinson@fairfaxcounty.gov>
Subject: RE: 2232 P18-21 Tysons East Fire Station #44

Sorry for the delay David,
I got hit with an enormous amount of plans these past couple of weeks.

To address the question. It is not clear from the submission that ALL ZO and PFM requirements will be met. The submission does not demonstrated that they will provide for the screening, landscaping, and minimum canopy coverage. The MOU from BDCD says they will be in conformance with all requirements of the ZO and PFM, so it would make sense to demonstrate that now.
Cheers,

Jay Banks
Urban Forester III
Team Lead: Hunter-Mill, Providence, Sully
Forest Conservation Branch
Department of Public Works & Environmental Services
12055 Government Center Parkway
Suite 518, Fairfax, Va 22035
Ph: 703-324-1770
jay.banks@fairfaxcounty.gov

From: Stinson, David B.
Sent: Monday, September 24, 2018 2:19 PM
To: Banks, Jay <Jay.Banks@fairfaxcounty.gov>
Subject: FW: 2232 P18-21 Tysons East Fire Station #44

Hello Jay,

Does the response below from DPWES satisfy your comments or do you need additional documentation?

Thanks,

David

David Stinson
Planning Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035
703-324-1370

From: Chang, Hanna
Sent: Wednesday, September 19, 2018 5:21 PM

To: Stinson, David B. <David.Stinson@fairfaxcounty.gov>

Subject: RE: 2232 P18-21 Tysons East Fire Station #44

Hi David,

The design team responded:

With regard to the UFMD comments, we acknowledge the applicability of the regulations referenced. Compliance with the Zoning Ordinance and PFM regulations will be demonstrated on the forthcoming site plan submission.

Please let me know if we need to submit other supporting documents as discussed.

Thanks,

Hanna Chang, RA, LEED AP

Project Manager, Building Design Branch

Building Design and Construction Division, DPWES

Fairfax County

703.324.5826

From: Stinson, David B.

Sent: Wednesday, September 19, 2018 4:52 PM

To: Chang, Hanna <Hanna.Chang@fairfaxcounty.gov>

Subject: RE: 2232 P18-21 Tysons East Fire Station #44

Hello Hanna,

Did you get a chance to respond to the Urban Forestry Comments?

David

David Stinson

Planning Division

Fairfax County Department of Planning and Zoning

12055 Government Center Parkway, Suite 730

Fairfax, VA 22035

703-324-1370

From: Stinson, David B.

Sent: Monday, September 10, 2018 4:29 PM

To: Chang, Hanna <Hanna.Chang@fairfaxcounty.gov>

Subject: FW: 2232 P18-21 Tysons East Fire Station #44

Hi Hanna,

Attached are comments from Urban Forestry. Please let me know if you would like to discuss.

David

David Stinson

Planning Division

Fairfax County Department of Planning and Zoning

12055 Government Center Parkway, Suite 730

Fairfax, VA 22035

703-324-1370

From: Banks, Jay
Sent: Monday, September 10, 2018 12:48 PM
To: Stinson, David B. <David.Stinson@fairfaxcounty.gov>
Subject: 2232 P18-21 Tysons East Fire Station #44

David,
For your review and records.
Cheers,

Jay Banks

Urban Forester II
Forest Conservation Branch
Department of Public Works & Environmental Services
12055 Government Center Parkway
Suite 518, Fairfax, Va 22035
Ph: 703-324-1770
jay.banks@fairfaxcounty.gov

Attachment I

Staff Analysis

Department of Public Works and Environmental Services
Wastewater Planning and Monitoring Division

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: David Stinson
Facilities Planning Branch, DPZ

FROM: Sharad Regmi, P.E.
Engineering Analysis and Planning Branch
Wastewater Planning and Monitoring Division

SUBJECT: 2232 Application for Review:
Tysons East Fire Station # 44 New Facility

REF: Application No.: **2232-P18-21**;
1766 Old Meadow Lane, Tysons
TAX MAP: 29-4-((6))-0096A

DATE: September 28, 2018

The existing 12" sanitary sewer lines located on site have adequate capacity to accommodate the sewage from the proposed Fire Station for the referenced application.

Attachment J

Staff Analysis

Department of Public Works and Environmental Services
Site Development and Inspections Division



County of Fairfax, Virginia

MEMORANDUM

DATE: September 5, 2018

TO: David Stinson, Staff Coordinator
Planning Division
Department of Planning and Zoning

FROM: Bin Zhang, Tysons Corner Site Reviewer *BZ*
Site Development and Inspections Division (SDID)
Land Development Services (LDS)

SUBJECT: 2232 Application #2232-P18-21; Tysons East Fire Station #44
Application for Determination Pursuant to Section 15.2-2232 of the Code of
Virginia for Tysons East Fire Station #44, dated July 12, 2018
LDS Project IQ# 306994;
Tax Map #029-4-((6))-96A; Providence District; Scotts Run Watershed

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

Zoning Ordinance

A site plan submittal is required for this proposed development. The Fire Station shall be in general conformance with the approved Conceptual Development Plan RZ 2011-PR-010/011 and associated proffers. The development should also be coordinated with the adjacent Highland District (RZ 2014-PR-021) parcels.

Chesapeake Bay Preservation Ordinance (CBPO)

There is 1993 Resource Protection Area (RPA) on the site. The proposed encroachment into the RPA includes the proposed road and parking lot associated with the Fire Station. Since the area is currently developed as a parking lot, the proposed disturbance may qualify as redevelopment under CBPO 118-2-1, the applicant shall demonstrate that there is no further encroachment into the RPA and no net increase in impervious area within the RPA. In addition, public roads are exempt under CBPO 118-5-2. A Water Quality Impact Assessment shall be submitted with the final site plan in accordance with CBPO 118-4-4.

Floodplain

There is minor floodplain on the site. Any encroachment into the floodplain requires LDS Director's permission. A floodplain determination request shall be submitted with the final site plan if there is encroachment into the floodplain.



David Stinson, Staff Coordinator
2232 App #2232-P18-21; IQ# 306994
Page 2 of 2

Downstream Drainage Complaints

There is no applicable storm drain complaint on file within the property.

Stormwater Quality Control

The proposed development shall comply with Stormwater Management Ordinance (SWMO) for water quality requirements (SWMO 124-4-2). Detailed stormwater management narrative, BMP designs and Virginia Runoff Reduction Spreadsheet (V3) are required with final site plan.

Stormwater Quantity Control

The proposed development shall comply with SWMO for water quantity requirements (SWMO 124-4-4), including detention, channel protection and flood protection. Detailed detention computations, outfall narrative and analysis are required with final site plan.

Tysons Corner Urban Center

The site is located within the boundary of Tysons Corner Urban Center. Per Proffer #99D of RZ 2011-PR-010/011, the development shall provide stormwater management consistent with the requirements outlined in Proffer #94 for the fire station portion of Parcel 96A (approximately 1.2 acres). The development shall, to the maximum extent practicable, strive to retain onsite and/or reuse the first one inch of rainfall. Additionally, the SWM facilities shall be designed to meet the current LEED (LEED V4) rainwater management credits.

Please contact me at 703-324-1720 or bin.zhang@fairfaxcounty.gov, if you have any questions or require additional information.

cc: Dipmani Kumar, Chief, Watershed Planning and Evaluation Branch, Stormwater Planning Division (SWPD), Department of Public Works and Environmental Services (DPWES)
Shannon Curtis, Chief, Watershed Assessment Branch, SWPD, DPWES
Durga Kharel, Chief, Central Branch, SDID, LDS
Zoning Application File
County IQ# 306994

Attachment K

Staff Analysis

Fairfax Water



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

September 11, 2018

RECEIVED
Department of Planning & Zoning

SEP 17 2018

Zoning Evaluation Division

Mr. David Stinson
Senior Planner
Facilities Planning Branch
Planning Division, DPZ
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Re: Application No. 2232 -P18-21
Tysons East Fire Station #44
Tax Map: 29-4 ((6)) 96A

Dear Mr. Stinson:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 8-inch water main located on-site. See the enclosed water system map.
3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

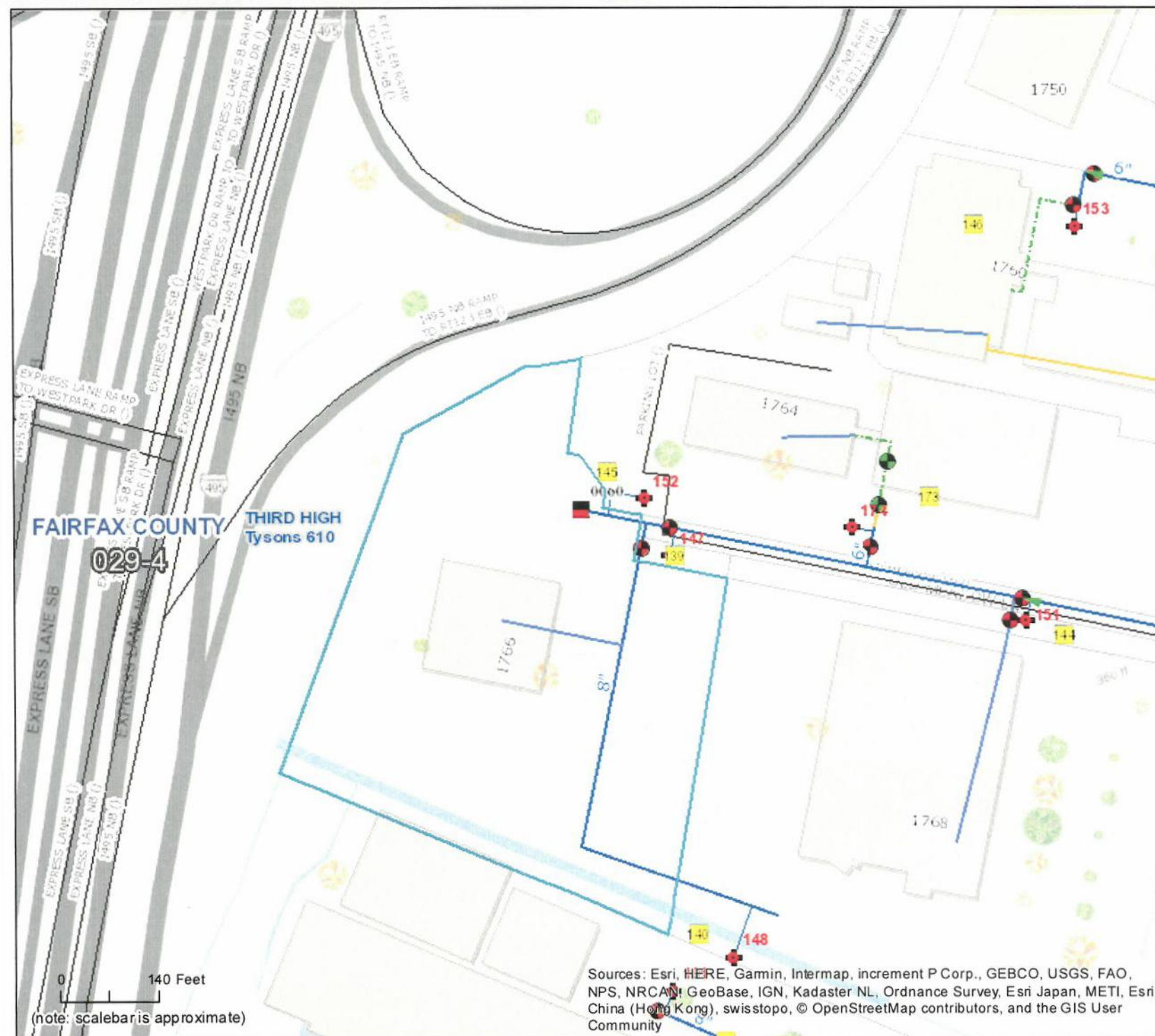
If you have any questions regarding this information please contact Ross K. Stilling, P.E., Chief, Site Plan Review at (703) 289-6385.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory J. Prelewicz".

Gregory J. Prelewicz, P.E.
Manager, Planning

Enclosure

**Legend****Hydrants**

- ◆ Fairfax Water, Active
- ◆ Other, Active
- ◆ Fairfax Water, Inactive

Hydrant Valves

- ◆ Fairfax Water
- ◆ Other

System Valves

- ◆ Gate, Open, Fairfax Water
- ◆ Gate, Closed, Fairfax Water
- ◆ Gate, Open, Other
- ◆ Gate, Closed, Other
- ◆ Butterfly, Open, Fairfax Water
- ◆ Butterfly, Closed, Fairfax Water
- ◆ Butterfly, Open, Other
- ◆ Butterfly, Closed, Other

Main Breaks

- ◆ Main Breaks

Pressurized Mains - Private

- ◆ Private, In Service
- ◆ Private, Approved

Pressurized Mains

- ◆ Approved
- ◆ Transmission Main, CastIron
- ◆ Transmission Main, DuctileIron
- ◆ Transmission Main, Steel
- ◆ Transmission Main, Plastic
- ◆ Transmission Main, AsbestosCement
- ◆ Transmission Main, PCCP
- ◆ Transmission Main, Unknown
- ◆ DistributionMain, CastIron
- ◆ DistributionMain, DuctileIron
- ◆ DistributionMain, Steel
- ◆ DistributionMain, Plastic
- ◆ DistributionMain, PolyVinylChloride
- ◆ DistributionMain, AsbestosCement
- ◆ DistributionMain, PCCP
- ◆ DistributionMain, Copper
- ◆ DistributionMain, Galvanized
- ◆ DistributionMain, HDP
- ◆ DistributionMain, Unknown

Attachment L

DPWES Response to Comments

Stinson, David B.

From: Chang, Hanna
Sent: Tuesday, September 18, 2018 8:59 AM
To: Stinson, David B.
Subject: RE: Final Memo- Tysons East Fire and Rescue 2232 Review Application
Attachments: Tysons East Fire Station 44_Turning Movements Study Ultimate Condition.pdf

Hi David,

Thanks for the revised memo.

I have attached the turning movement study for ultimate condition to address FCDOT's concern and to respond to their comments.

Please let me know if you need any further information.

Thank you.

Hanna Chang, RA, LEED AP
Project Manager, Building Design Branch
Building Design and Construction Division, DPWES
Fairfax County
703.324.5826

From: Stinson, David B.
Sent: Monday, September 17, 2018 4:38 PM
To: Chang, Hanna <Hanna.Chang@fairfaxcounty.gov>
Subject: FW: Final Memo- Tysons East Fire and Rescue 2232 Review Application

From: Capers, William
Sent: Monday, September 17, 2018 11:45 AM
To: Stinson, David B. <David.Stinson@fairfaxcounty.gov>
Cc: Fuller, Gregory <Gregory.Fuller@fairfaxcounty.gov>; Hermann, Jeffrey C. <Jeffrey.Hermann@fairfaxcounty.gov>; Arsalan Faghri <arsalan.faghri@vdot.virginia.gov>; Lerner, Abraham <abraham.lerner@vdot.virginia.gov>; Muir, Amy M. <Amy.Muir@fairfaxcounty.gov>
Subject: RE: Final Memo- Tysons East Fire and Rescue 2232 Review Application

David:

Attached please find the revised memo which considers the turning movement plans. Please feel free to contact me if you have any additional questions/concerns.

Will

From: Stinson, David B.
Sent: Friday, September 14, 2018 6:48 PM
To: Capers, William <William.Capers@fairfaxcounty.gov>
Subject: FW: Final Memo- Tysons East Fire and Rescue 2232 Review Application

Hello Will,

In response to your comments, DPWES provided the turning movements study.

Do you plan to provide additional comments?

Thanks,

David

David Stinson
Planning Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035
703-324-1370

From: Chang, Hanna
Sent: Friday, September 14, 2018 11:20 AM
To: Stinson, David B. <David.Stinson@fairfaxcounty.gov>
Subject: RE: Final Memo- Tysons East Fire and Rescue 2232 Review Application

Hello David,

Attached please find the turning movements study as a response to the comments from FCDOT.
If you have any questions, please feel free to let me know.
Thank you so much.

Hanna Chang, RA, LEED AP
Project Manager, Building Design Branch
Building Design and Construction Division, DPWES
Fairfax County
703.324.5826

From: Stinson, David B.
Sent: Thursday, September 13, 2018 11:18 AM
To: Chang, Hanna <Hanna.Chang@fairfaxcounty.gov>
Subject: FW: Final Memo- Tysons East Fire and Rescue 2232 Review Application

Hello Hanna,

Attached are comments from FCDOT.

David

David Stinson
703-324-1370

From: Capers, William
Sent: Thursday, September 13, 2018 10:29 AM
To: Stinson, David B. <David.Stinson@fairfaxcounty.gov>
Cc: Fuller, Gregory <Gregory.Fuller@fairfaxcounty.gov>; Hermann, Jeffrey C. <Jeffrey.Hermann@fairfaxcounty.gov>;

Arsalan Faghri <arsalan.faghri@vdot.virginia.gov>; Lerner, Abraham <abraham.lerner@vdot.virginia.gov>; Muir, Amy M. <Amy.Muir@fairfaxcounty.gov>

Subject: Final Memo- Tysons East Fire and Rescue 2232 Review Application

David:

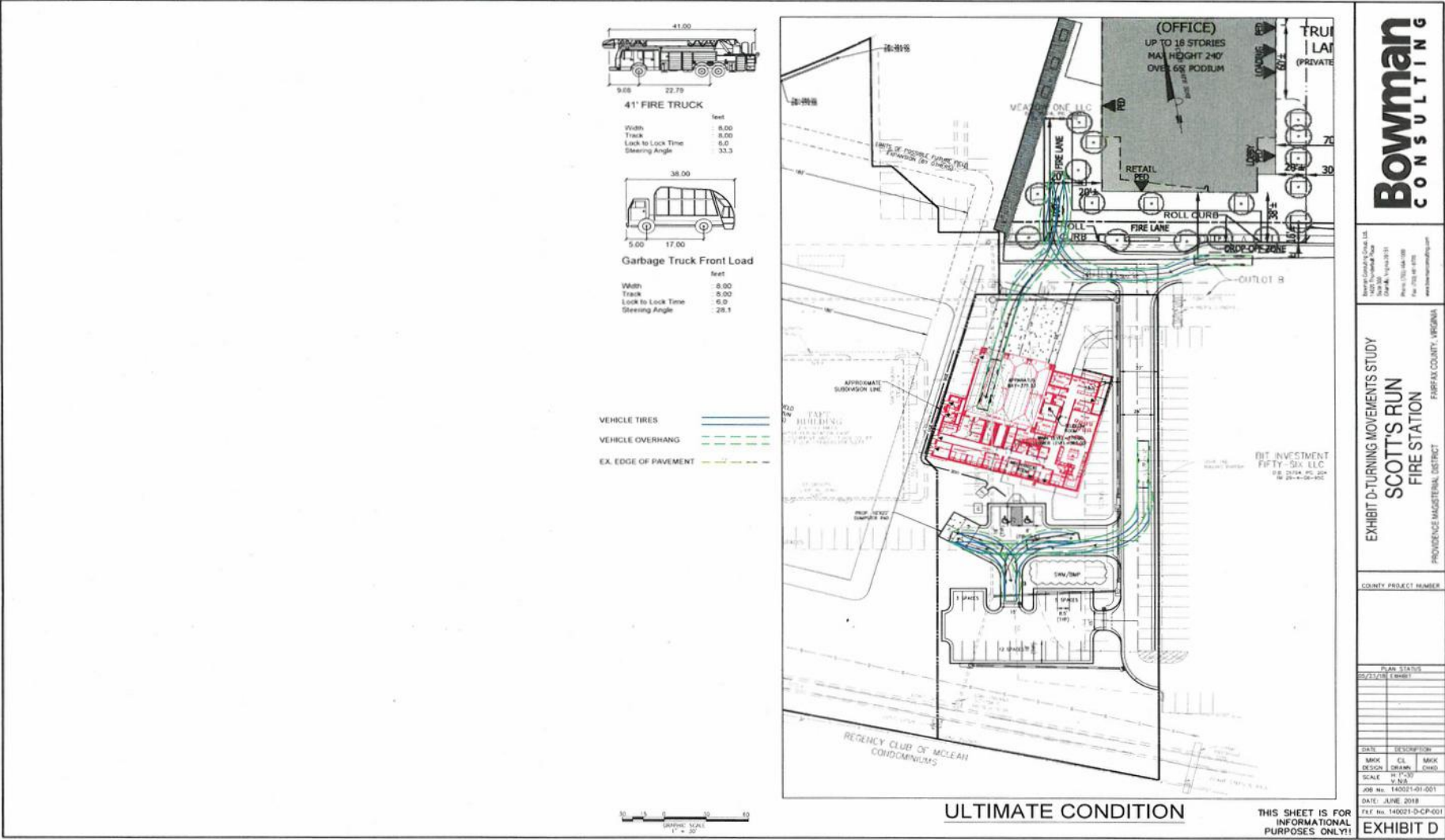
Please find attached, FCDOT final memo for the referenced 2232 Public Facilities Review Application. Please feel free to contact me if you have any additional questions/concerns.

Thanks,

Will

William J. Capers, III
Transportation Planner III
Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Office (703) 877-5763,
Mobile (571)446-9610

EXHIBIT D-TURNING MOVEMENTS STUDY



Scotts Run Fire Station #44 (Tysons East Station)

Bowman
CONSULTING

Bowman Consulting Group, LLC
10000 Corporate Center
Suite 200
Falls Church, VA 22041
Phone: (703) 441-1000
Fax: (703) 441-1001
www.bowmanconsulting.com

EXHIBIT D-TURNING MOVEMENTS STUDY
**SCOTT'S RUN
FIRE STATION**
PROVIDENCE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

PLAN STATUS

DATE: JUNE 2018

FILE NO. 140021-D-CP-001

DATE: JUNE 2018

FILE NO. 140021-D-CP-001

DATE: JUNE 2018

FILE NO. 140021-D-CP-001

DATE: JUNE 2018

FILE NO. 140021-D-CP-001

DATE: JUNE 2018

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DATE: JUNE 2018

FILE NO. 140021-D-CP-001

DATE: JUNE 2018

FILE NO. 140021-D-CP-001

DATE: JUNE 2018

FILE NO. 140021-D-CP-001

DATE: JUNE 2018

FILE NO. 140021-D-CP-001

November 13, 2018

Mr. David Stinson
Staff Coordinator
Fairfax County
Department of Public Works & Environmental Services
12000 Government Center Parkway
Fairfax, VA 22035

RE: Tysons East Fire Station #44
2232 P18-21

Dear Mr. Stinson:

We are in receipt of your comments dated September 10, 2018 from the DPWES Forest Conservation Branch and offer the following in response.

- **UFMD (Jay Banks):**

1. **Comment:** It is unclear from the application that all elements of Article 13 of the Zoning Ordinance of Fairfax County will be met.

Recommendation: At a minimum the following should be provided:

- a. The zoning and used of all adjoining parcels, include those across a roadway from the site.
- b. The delineation of Transitional Screening buffer yards along all appropriate property lines.
- c. Barrier types for each property line.
- d. Show the Peripheral Parking Lot landscaping.
- e. Show the Interior Parking Lot landscaping.

Response:

- A type 2, 35' width transitional screening is required on the southern property line as the adjoining parcel's use is multi-family residential. All transitional screening and barrier requirements for the southern property line will be satisfied by the proposed tree preservation area.
- No transitional screening is required on the eastern and northern property line as the adjoining parcels' use is office.

- No transitional screening is required on the western property line as the adjoining parcel's use is Capital Beltway I-495.
 - Peripheral parking lot landscape requirement is 1 tree per 50' or 3 trees. The project will meet the minimum requirement by the proposed tree preservation area.
 - Interior parking lot landscaping requirement is 5% and the project will meet the minimum requirement by tree preservation and planting.
2. **Comment:** It is unclear that the required 10-year canopy coverage will be attained for the proposed site.

Recommendation: The applicant should demonstrate that the required 10-year canopy coverage for the site will be met.

Response: The required 10-year canopy coverage for the site is 10% and the project will meet the minimum requirement by tree preservation and planting.

We trust that the above responses satisfactorily address the comments related to this project. Should you have any questions or need additional information, please do not hesitate to contact me.

Regards,



Gregg D. Eberly
Team Leader
ISA MA-4616, PLA VA #1428

Attachment M

Va. Code Sec. 15.2-2232

§ 15.2-2232. Legal status of plan.

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

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

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

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

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

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

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

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; 2016, c. 613.