FAIRFAX COUNTY
PLANNING COMMISSION

June 14, 2018

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

Public Hearing Date: June 28, 2018 at 7:30 p.m.

Application Number:	**2232-D18-2**
Applicant:	**Fairfax County Park Authority**
Proposed Use:	Area 1 Maintenance Shop – Park Maintenance Facility
Supervisor District:	Dranesville District
Subject Property Address:	1927 & 1929 Pimmit Drive, Falls Church, VA 22043 Tax Map 40-1 ((13)) A, 40-1 ((15)) B, 40-1 ((09)) A
Area of Subject Property:	7.3 acres
Application Accepted:	April 3, 2018
Recommendation:	In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find that the proposal by the Fairfax County Park Authority, to replace the Area 1 Maintenance Shop at 1927 & 1929 Pimmit Dr, Falls Church, VA 22043, **is substantially in accord** with provisions of the adopted Comprehensive Plan.

PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia

Number: 2232-D18-2 **Acreage:** 7.3 Ac. **District:** Dranesville

Tax Map ID Number: 40-1((13))A, 40-1((15))B, 40-1((9))A

Address: 1927 & 1929 Pimmit Dr. Falls Church, VA 22043

Planned Use: Public Parks

Applicant: Fairfax County Park Authority

Proposed Use: Park Maintenance Facility – Area 1 Maintenance Shop

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

APPLICATION ***Attachment A***

Proposal: Replace existing Area 1 Maintenance Shop – park maintenance facility

Applicant: Fairfax County Park Authority (FCPA)

Subject Property: 1927 & 1929 Pimmit Drive, Falls Church, VA 22043
Tax map 40-1 ((13)) A, 40-1 ((15)) B, 40-1 ((9)) A

Size and location: The 7.3 acre site is located west of the Dulles Airport Access Road and Interstate 66 intersection, between Magarity Road and Idylwood Road. Most of the proposed facility replacement is within the tax map 40-1 ((13)) A.

Existing conditions: The site, located in an upland section of the Pimmit Run Stream Valley Park, has been used for the Area 1 Maintenance Shop since the Park Authority acquired the land from the Fairfax Water Authority in 1970. The existing facility includes multiple storage sheds, a garage, a brick building currently used by the neighborhood association and an asphalt and gravel parking and work area. The existing conditions plan and aerial views of the site can be found in the application (*Attachment A*).

Comprehensive Plan and Zoning District: The Comprehensive Plan Map identifies the property for public parks use. The property is zoned R-2 and R-4.

Project Justification: The existing structures reached their life expectancy and the facility at its current condition is inadequate to serve current and projected needs. The proposed replacement of the facility will maintain the existing Area 1 Maintenance Shop location that is central to serve the Park Management Area 1.

Proposed Use: Existing use of the park maintenance facility will remain. The FCPA proposes to replace the outdated structures with a new one-story building that consolidates the Pimmit Drive and Oak Marr Park maintenance locations to this site. The proposed new building will accommodate administrative space, three work bays, and storage space. All existing structures are proposed to be demolished except a building that is currently used by the Pimmit Hills Citizens Association, a shed in the northern corner of the site, and an existing fuel tank to be relocated to the site's northern boundary. Typical on site activities include administrative use, training, carpentry jobs, vehicle cleaning, and equipment delivery and storage.

Service Area: The Area 1 Maintenances Shop serves 92 parks consisting of approximately 1,795 acres of parkland within the Park Management Area 1.

Access and Parking: Vehicular access is provided on Pimmit Drive. Parking will consist of 26 spaces and the site will also continue to house 14 existing maintenance vehicles.

Staff and Hours of Operation: The facility currently has a total of 13 employees and will have 24 employees with combined staff from Pimmit Drive and Oak Marr Park locations. The hours of operation are from 7:00 am to 3:30 pm Monday through Friday. The majority of the employees will leave the facility in the morning with vehicles and equipment and return in the afternoon.

Anticipated Impacts:

Transportation: The total number of employees on site can reach 24 including four seasonal employees. The site will have 26 parking spaces, including 24 employee spaces and two visitor spaces. Fourteen FCPA maintenance vehicles will continue to park at the facility. The access to the facility is on Pimmit Drive. The Department of Transportation staff anticipates minimal traffic impacts from the proposed facility.

Visual: The proposed new one-story building will be 22 feet in height. The three work bays and pedestrian entrances will be on the north and east sides of the building, facing away from the road and neighbors. The existing 8 foot board-on-board fence at the site perimeter will be retained or replaced in kind. The applicant is coordinating with the Department of Public Works and Environmental Services staff to address the transitional screening requirements prior to site plan.

Noise: The park maintenance facility use is existing and the proposed replacement is not anticipated to increase noise impacts. The tasks, including carpentry jobs and vehicle cleaning, will take place within the interior work bays.

Light: Any exterior lighting required by the code and the light pole relocated near the entrance gate will have motion sensors. Lighting is not proposed at the parking lot.

Air and Water Quality: The use is not anticipated to create significant air quality impacts. The site currently has gravel and asphalt surface and does not have any storm water control. The proposal includes an underground storm water Best Management Practices (BMP) facility to provide water quality and quantity control. The underground facility will capture and treat the water from the roof drainage and the impervious area located outside of the Resource Protection Area (RPA) buffer. The pervious paving at the parking spaces along the eastern boundary is proposed to intercept surface runoff generated from the impervious surface within the RPA buffer.

Tree Preservation: Seventeen existing trees will be removed due to their health condition and proximity to an existing retaining wall. The proposal includes 58 new trees to be planted along the perimeter of the site to replace vegetation and meet transitional screening requirements.

DESCRIPTION OF SURROUNDING AREA

Character and Adjacent Land Uses: The subject property is developed with the existing Area 1 Maintenance Shop in Pimmit Run Stream Valley Park.

- North – Single family residences and Olney Park.
- East – Pimmit Run Stream Valley Park and single family residences.
- South – Pimmit Run Stream Valley Park and single family residences.
- West – Single family residences.

COMPREHENSIVE PLAN PROVISIONS

The property is located in Area II, in the M2 Pimmit Community Planning Sector of the Dranesville Planning District. The Comprehensive Plan Map identifies the property as planned for public parks use.

Adjacent Land Use Recommendations:

- North – Residential use at 3-4 dwelling unit per acre (du/ac) and public parks (Plan Map)
- East – Public parks and residential use at 2-3 du/ac (Plan Map)
- South – Public parks and residential use at 3-4 du/ac (Plan Map)
- West – Residential use at 3-4 du/ac (Plan Map)

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

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition, AREA II, McLean Planning District, Amended through 2-20-2018, M2-Pimmit Community Planning Sector, Page 95:

> "The Pimmit sector is largely developed as single-family residential neighborhoods. Infill development in that sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14."

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition, POLICY PLAN, Public Facilities, Amended through 11-1-2016, Countywide Objective 4, Pages 3-4:

> "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."

> "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."

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition, POLICY PLAN Public Facilities, Amended through 11-1-2016, Maintenance Facilities section, Pages 33-34:

> "Locate any new facility in proximity to the center of its designated service area, which is a determined geographic region based on fleet distribution."

> "Provide screening and buffering around each facility in excess of Zoning Ordinance requirements in order to minimize the impact of this use."

> "Ensure that all facilities protect the water quality of nearby water courses by providing the most efficient stormwater Best Management Practices (BMPs) to control run-off from building and parking areas"

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition, POLICY PLAN Parks and Recreation, Amended through 3-4-2014, Objective 5, Page 6

> "Ensure the long term protection, preservation and sustainability of park resources."

> "Ensure that efficient park facility maintenance and management practices can be achieved to provide for long-term sustainability and preservation of the public investment."

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition, POLICY PLAN

Land Use, Amended through 5-1-2018, Objective 14 - Policies c and l, Page 10:

> "Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening."
>
> "Regulate the amount of noise and light produced by nonresidential land uses to minimize impacts on nearby residential properties."

STAFF ANALYSIS: See *Attachments B-1 through B-8* for detailed discussion. *Applicant response to the review comments is found in Attachment B-1.*

Department of Planning and Zoning

Zoning Administration Division – Ordinance Administration Branch *Attachment B-2*

The proposed use is deemed to be a public use, which is permitted by-right in the R-2 and R-4 Districts; it is noted that the majority of the proposed construction activity is limited to Tax Map Ref. 40-1 ((13)) A, which is zoned to the R-4 District. Site plan approval will be required to ensure compliance with all applicable provisions of the Zoning Ordinance, including those bulk regulations in Sect. 3-407, as well as parking, lighting, landscaping/screening, etc.

Planning Division – Environment and Development Review Branch *Attachment B-3*

Staff does not have any comments on this application.

Land Development Services

Site Development and Inspections Division *Attachment B-4*

The review comments have been adequately addressed.

Department of Public Works and Environmental Services

Urban Forest Management Division - Forest Conservation Branch *Attachment B-5*

Staff is coordinating with the applicant to address the transitional screening requirements prior to site plan submission.

Wastewater Planning and Monitoring Division *Attachment B-6*

The existing 12 inch sanitary sewer line on the property has adequate capacity to accommodate the sewage from the proposed new maintenance shop for the referenced application.

Department of Transportation *Attachment B-7*

Staff anticipates minimal traffic impacts to occur from the proposed demolition and replacement of the existing Area 1 Maintenance Shop facility buildings to accommodate a new facility building in Pimmit Run Stream Valley Park. Vehicular access is provided from Pimmit Drive. Currently there are no roadway improvements on the Comprehensive Plan or Transportation Plan Map that would impact the park. There appear to be no significant transportation impacts resulting from the proposed consolidation of facilities.

Fire and Rescue Department - Planning Section *Attachment B-8*

Staff does not have any comments on the application.

Fairfax County Water Authority *Attachment B-9*

Staff does not have any comments on the application.

CONFORMANCE WITH THE COMPREHENSIVE PLAN *Attachment C*

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

Location
The proposed replacement of the Area 1 Maintenance Shop maintains the existing facility's central location within Park Management Area 1. The facility's location is consistent with Policy Plan guidance for maintenance facilities to be located in proximity to the center of its designated service area. The central location also facilitates service efficiency and cost effectiveness, as recommended in Objective 4 of the Public Facilities section of the Policy Plan.

The Parks and Recreation section of the Policy Plan provides guidance on sustainability of park resources in Objective 5, to ensure that efficient park facility maintenance and management practices can be achieved for long-term sustainability and preservation of the public investment. The proposed replacement updates the existing facility to allow for improved maintenance activities necessary to sustain and preserve the parklands.

Character and Extent
The proposal replaces the existing outdated structures with a new one-story building. The approximately 7,316 square foot building will be 22 feet in height, and house administrative use, three work bays, and storage space. The Public Facilities Countywide Objective 4 of the Policy Plan states that 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. The facility is located in an area largely developed as single-family residential neighborhoods, yet centrally-located for the service area.

The proposal includes the planting of 58 trees and additional shrubs along the perimeter of the site to meet transitional screening requirements. The existing board-on-board fence will remain or be replaced in kind. The proposed planting and fencing conform to Plan guidance to achieve compatible transitions between adjoining land uses through the use of appropriate buffering and screening. As outlined by Policy Plan guidance on protecting the water quality of nearby water courses, the proposed project will improve the existing condition by installing an underground storm water Best Management Practices (BMP) facility to control storm water run-off. The row of parking spaces along the eastern boundary will be paved with pervious material to intercept surface run-off towards Pimmit Run.

The Land Use Objective 14 of the Policy Plan states that the amount of noise and light produced by nonresidential land uses should be regulated to minimize impacts to nearby residential properties. The facility is designed in such a way that the work bays and entrances to the building are faced away from the road and neighbors. Also, on-site tasks will be performed within interior work bays to minimize any impact to the surrounding neighborhood. The exterior lighting will be timed and censored. Staff finds that the proposed facility meets Plan guidance to regulate the amount of noise and light produced by the facility.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject proposal by the Fairfax County Park Authority, to replace the existing Area 1 Maintenance Shop facility located at Pimmit Run Stream Valley Park, 1927 & 1929 Pimmit Drive, Falls Church, VA 22043, satisfies the criteria of location, character, and extent as specified in Va. Code Sec 15.2-2232. Therefore, staff recommends that the Planning Commission find the subject Application 2232-D18-2, substantially in accord with provisions of the adopted Comprehensive Plan.

Attachment A | Application

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

RECEIVED
FEB 07 2018
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

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

FROM: ~~Kirk~~ W. Kincannon, Executive Director

DATE: January 31, 2018

SUBJECT: Application for Determination Pursuant to Section 15.2-2232 of the Code of Virginia for the Fairfax County Park Authority Area 1 Maintenance Shop Facility in Pimmit Run Stream Valley Park

The Fairfax County Park Authority respectfully requests review of the attached application and forwarding comments to the Planning Commission for their approval of demolition and replacement of the existing Area 1 maintenance shop facility buildings to accommodate a new facility building in Pimmit Run Stream Valley Park, in order to consolidate staff members from two existing shop locations at Pimmit Drive and Oak Marr Park. This request is submitted in accordance with Section 15.2-2232 of the Code of Virginia requiring that reconstruction and improvement of public facilities have been found by the Planning Commission to be substantially in accord with the adopted Comprehensive Plan.

The project is located at tax map parcels 40-1((13)) A, 40-1((15)) B, and 40-1((9)) A within an upland section of the Pimmit Run Stream Valley Park acquired by the Park Authority on January 15, 1970. The land has since been used for the Area 1 Maintenance Shop. There is currently no park master plan for Pimmit Run Stream Valley since the Park Authority does not typically have master plans for stream valley parks. The park is located in the McLean Planning District and the Dranesville Supervisory District.

If you have any questions, please do not hesitate to contact Juan Du, Park Planner at 703-324-8773 or Juan.Du@fairfaxcounty.gov.

Attachment: 2232 Application

cc: John Foust, Supervisor, Dranesville District
John Ulfelder, Planning Commissioner, Dranesville District
Tim Hackman, Dranesville District Representative, Park Authority Board
David Bowden, Director, Planning and Development Division
Andrea Dorlester, Manager, Park Planning Branch
Juan Du, Park Planner, Park Planning Branch

RECEIVED
FEB 07 2018
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

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-D18-2

(Please Type or Clearly Print)

PART I: APPLICATION SUMMARY

LOCATION OF PROPOSED USE

Address 1927 / 1929 Pimmit Drive

City/Town Falls Church Zip Code 22043

Place Name (if at county facility) Pimmit Run Stream Valley Park - Area 1 Maintenance Shop Facility

Tax Map I.D. Number(s) 40-1 ((13)) A, 40-1 ((15)) B, 40-1 ((9)) A

Fairfax County Supervisor District Dranesville

Total Area of Subject Parcel(s) 7.19 acres

Zoning District R-2, R-4

APPLICANT(S)

Name (Company or Agency) Fairfax County Park Authority

Agent Name Kirk Kincannon c/o Juan Du

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

Agent's Mailing Address 10255 Government Center Parkway, Suite 406

City/Town Fairfax State VA Zip Code 22035

Telephone Number (703) 324-8773 Fax (____) _____

E-mail Juan.Du@fairfaxcounty.gov

Secondary Contact (Must Be Provided) Andrea Dorlester

Telephone Number (703) 324-8692 E-mail Andrea.Dorlester@fairfaxcounty.gov

RECEIVED
FEB 07 2018
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

PROPERTY OWNER(s) OF RECORD

Owner Fairfax County Park Authority

Street Address 10255 Government Center Parkway Suite 406

City/Town Fairfax State VA Zip Code 22035

Has property owner been contacted about this proposed use? Yes n No _____

BRIEF DESCRIPTION OF PROPOSED USE

The project will include the demolition and replacement of the existing multi-building facility to accommodate a new expanded and connected facility building. The associated site improvements will meet storm water regulations, and provide necessary utility connections for the new building.

PRIOR TELECOMMUNICATIONS APPROVAL(S)

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

N/A Non-telecom related 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.

Acquisition Approved January 15, 1970.

RECEIVED
FEB 07 2018
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

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 2-7-18

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 III: STATEMENT OF JUSTIFICATION

A. DESCRIPTION OF PROPOSED USE

1. **Project description.**

Pimmit Run Stream Valley Park consists of multiple parcels and is a Resource-based park owned and operated by the Fairfax County Park Authority. The Area 1 Maintenance Shop Facility is located within an upland section of the Pimmit Run Stream Valley Park [Tax Map Parcels 40-1((13)) A, 40-1((15)) B, 40-1((9)) A]. On January 15, 1970, the Park Authority acquired the land from the Fairfax Water Authority, and it has since been used for the Area 1 Maintenance Shop Facility. There is currently no park master plan for Pimmit Run Stream Valley as stream valley parks are not typically master planned.

The project will include the demolition and replacement of the existing maintenance facility buildings to accommodate one new building. An equipment storage shed in the northeast corner of the lot and the brick building, used by the Pimmit Hills Citizens Association, will remain in place. The current fuel tank will be relocated to the northwest portion of the site. The associated site improvements will meet storm water regulations, and provide necessary utility connections for the new building.

FCPA met with the Pimmit Hills Citizens Association and presented the project on March 28, 2017. A follow-up meeting was held on March 13, 2018 to present the design progress, which received overall support from the community for the project. The project has been included in the Park Authority Board approved work plan since 2016 before the design started. The scope of the project was presented to the Park Authority Board in March 2018, for their approval.

2. **Area to be served by proposed use.**

The Area 1 Maintenance Shop Facility serves all 92 parks within Maintenance Area 1, which is approximately 1,795 acres of parkland within the County. Maintenance Area 1 intersects with four Planning Districts (Fairfax Planning District, Jefferson Planning District, McLean Planning District, and Vienna Planning District) and six Supervisory Districts (Braddock Supervisory District, Dranesville Supervisory District, Hunter Mill Supervisory District, Mason Supervisory District, Providence Supervisory District, and Sully Supervisory District).

The parcels where the Area 1 Maintenance Shop Facility is located are in the McLean Planning District and the Dranesville Supervisory District. Additionally, a building to remain on site also serves as a community space for the Pimmit Hills Citizens Association.

3. **Maintenance requirements and frequency.**

The Area 1 Maintenance Shop Facility is responsible for the support and management of the Area 1 Park Authority non-staffed facilities as well as the grounds management of most staffed Area 1 Parks. Area 1 Management operations work with citizens, groups, athletic organizations and homeowner associations in providing management and maintenance of the Parks under their purview. Typical park facilities include athletic fields, tennis courts, trails, playgrounds and others, both active and passive.

The normal hours of operation at the Area 1 Maintenance Shop Facility are from 7:00 am to 3:30 pm Monday through Friday. The site consists of administrative offices, work bays for carpentry type projects, storage, and parking for FCPA vehicles. There are fourteen (14) FCPA vehicles including five (5) FCPA trucks and nine (9) FCPA trailers that are housed in the Area 1 Maintenance Shop Facility. The majority of the employees will leave the site in the morning with FCPA vehicles and equipment to non-staffed Park Authority Facilities and return in the afternoon. The typical activities on site are administrative, training, carpentry jobs, cleaning of vehicles within the work bays, and storage and delivery of equipment.

The park and all facilities are programmed for regular maintenance that is typical for Park Authority standards. Maintenance includes routine cleaning, annual inspection, and preventative maintenance of all building systems, structures, and finishes.

4. **Propagation maps (for telecommunications applications).**
N/A

B. REQUIREMENT FOR PROPOSED USE

1. **Why the new or expanded facility is needed.**

The current conditions of the Area 1 Maintenance Shop Facility are inadequate to serve the current and projected need. The existing buildings have reached their life

expectancy and need to be replaced. Roofs are constantly leaking and the buildings flood during large rain storms, and paint is flaking off the walls and ceilings. There could potentially be a problem with asbestos. Additionally, a more efficient use of the buildings is required in order to consolidate the work and staff members of two locations.

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

   The proposed location is the location of the existing Area 1 Maintenance Shop Facility.

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

   The proposed location is the location of the existing Area 1 Maintenance Shop Facility. The work will be outside the resource protection area (RPA).

C. ANTICIPATED IMPACTS / MITIGATION

1. **Visual.**

   There is proposed transitional screening and barrier between the Area 1 Maintenance Shop Facility and the surrounding neighborhood, which will mitigate any visual impacts that the renovation and expansion could potentially have. The transitional screening will be type two (2). The barrier will be a mixture of eight-foot-high wood fence (board on board) and a black vinyl chain link fence with black slats as needed (type D and F). The proposed fencing will be very similar to existing conditions. An application for a transitional screening waiver will be submitted.

   The proposed building is designed to be a simple structure to fit in the surrounding neighborhood context. It will be a one story building with a maximum height of 22 feet. The building will have a generally rectangular shaped footprint with two pitched roofs and have a split face CMU (Concrete Masonry Units) façade. There will be an administrative area, three work bays (including one for cleaning), and covered storage within the building. All pedestrian entrances and roll up doors will face away from the road and neighbors (approximately north and east).

2. **Noise and light.**

It is not anticipated that the noise impacts will significantly increase after the renovation as the majority of the planned uses is existing. Any additional noise due to the increase in potential staff members would be reduce by performing tasks in the proposed building within three interior work bays which face away from the residential area. The transitional screening would also buffer between the Area 1 Maintenance Shop Facility and the surrounding residential area. There is no proposed lighting on the parking lot; there will be minimal lighting on the exterior of the building as required by the building code, and an existing light pole will be relocated near the entrance gate. All exterior lighting will have motion sensors.

3. **Air and water quality / Environmental.**

It is not anticipated that there will be significant air quality impacts.

A Water Quality Impact Assessment (WQIA) will be submitted to request a 118 square foot expansion of the existing impervious area, within the RPA, to widen the entrance gate by five feet. This will be fully offset by converting at least 118 square feet of existing impervious area to pervious area. There will be a further reduction of impervious area by converting the parking spaces closest to Pimmit Run from impervious gravel and asphalt to pervious pavement or pavers. The remaining existing gravel and asphalt parking area, which is entirely impervious, is being replaced by an asphalt surface which is equally impervious.The project will include an underground BMP storm water maintenance facility to improve the existing water runoff quality per code requirements. The underground BMP facility will capture the proposed facility's roof area and all of the impervious/paved areas located outside of the RPA (0.53 acres). The underground facility provides both water quality and quantity and improves the overall quality of the existing facility prior to out falling into Pimmit Run. It is capable of treating 1,634 cubic feet of water with a 40% phosphorous removal efficiency. The total phosphorus removal of 0.41 pounds per year exceed the code requirements of 0.35 pounds per year.

4. **Transportation (including trip generation).**

Ultimately, the Area 1 Maintenance Shop Facility renovation project will consolidate staff members working from two locations: Pimmit Drive and Oak Marr Park shops. The combined teams would have 20 merit employees and two – four (2-4) seasonal

employees, reaching a total of 24 employees on site. Currently, the Pimmit Drive Maintenance Shop has 11 merit and two (2) on-going seasonal employees. The increase of staff members on-site will be 11 after renovation.

The parking lot will consist of 26 parking spaces, including 24 employee and two (2) visitor spaces. Additionally, fourteen (14) FCPA vehicles will continue to park at the Area 1 Maintenance Shop Facility. The access to the site will remain off of Pimmit Hills Drive. The majority of vehicles will continue to enter and exit in the morning and afternoon around 7:00 am and 3:30 pm.

D. CONFORMANCE WITH THE COMPREHENSIVE PLAN AND OTHER STANDARDS

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

   The Comprehensive Plan map shows the planned use of the property as Public Park. The Resource-based Park Classification found in the Parks and Recreation element of the Countywide Policy Plan states that "facilities are… appropriate at these parks to the extent they are consistent and compatible with resource management within the park".

2. **Relevant standards/criteria supporting the facility and location.**

   Park Authority Policy 401 addresses park maintenance.

E. ALTERNATIVE SITES CONSIDERED FOR THIS USE

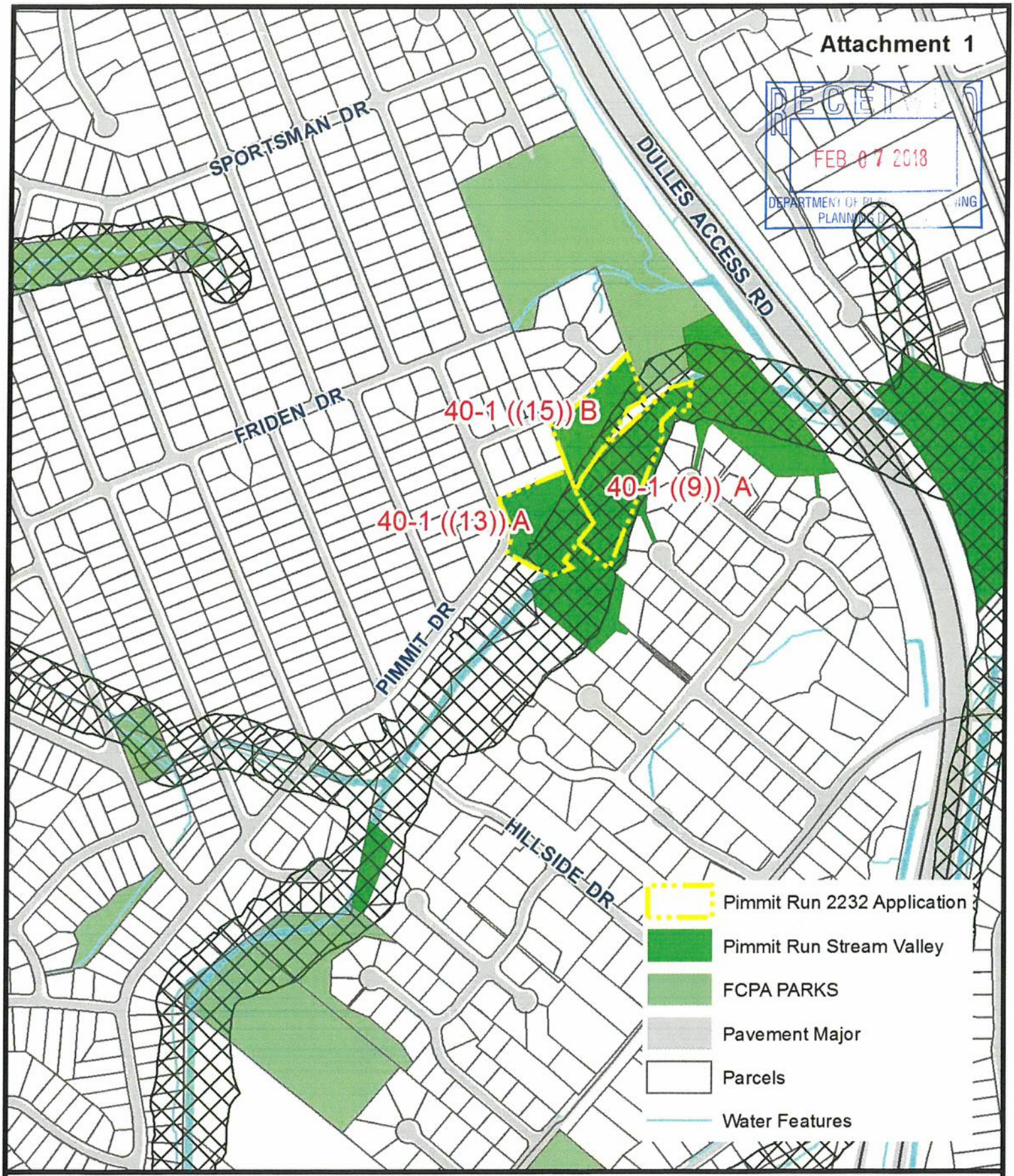
The planned park uses are specific to Pimmit Run Stream Valley and involve the replacement of an existing facility; therefore, no alternative sites have been considered.

F. ATTACHMENTS

1. Property Identification Map (1" = 500' scale)
2. Proposed Facility/Site Plan (24" x 36")
3. Proposed Facility/Site Plan (11" x 17")
4. Proposed Facility/Site Plan (8.5" x 11")
5. Aerial Photographs

Attachment 1

RECEIVED
FEB 07 2018
DEPARTMENT OF PLANNING



FAIRFAX COUNTY PARK AUTHORITY
12055 Government Center Parkway, Suite 406
Fairfax, VA 22035-1118

PIMMIT RUN STREAM VALLEY
AREA 1 MAINTENANCE FACILITY
2232 APPLICATION
PROPERTY IDENTIFICATION MAP

0 250 500
Feet

N
W E
S

January 30, 2018

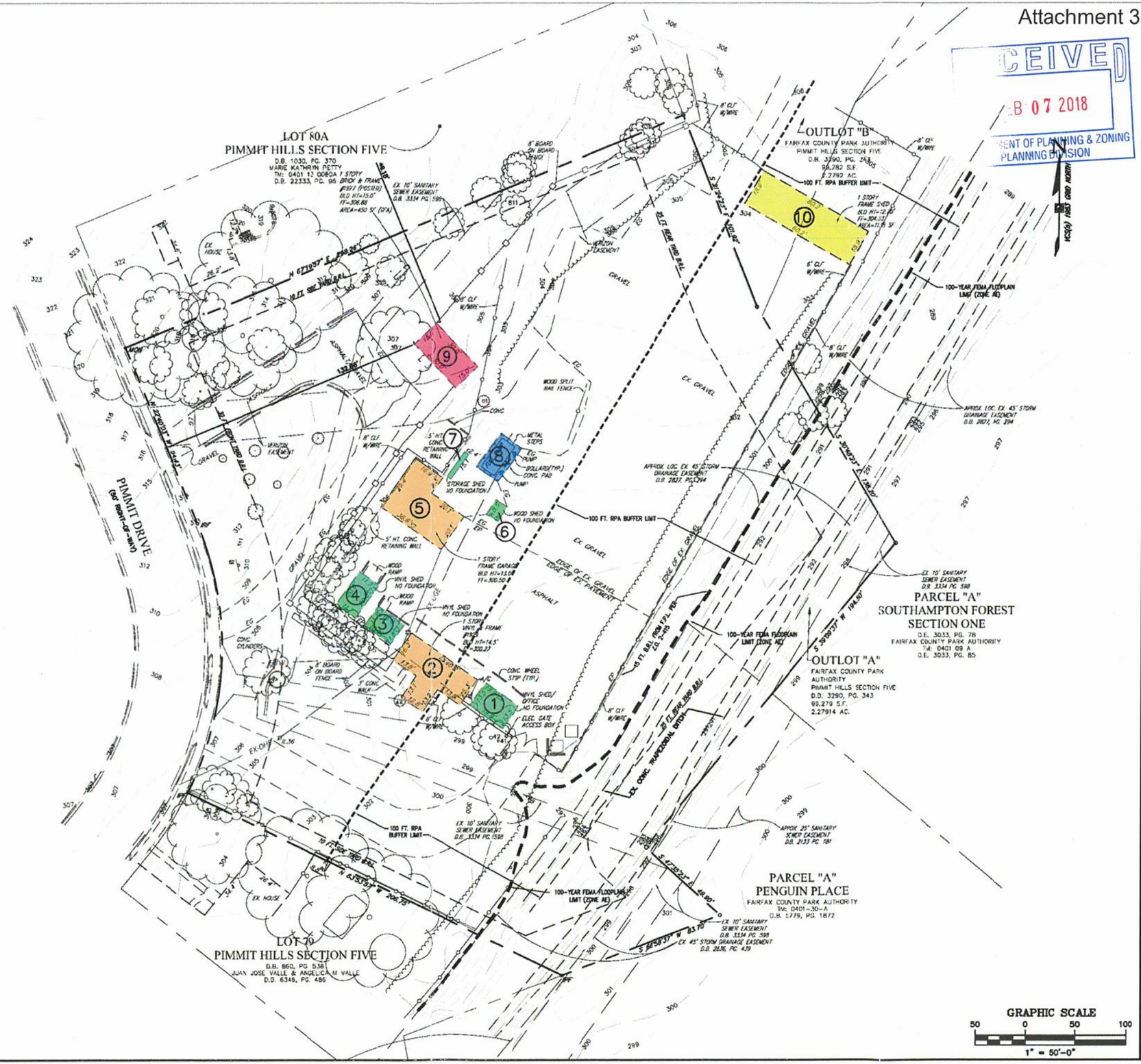
Attachment 3

EXISTING ONSITE FACILITY LEGEND

- EX. BUILDING TO REMAIN
- EX. BUILDING TO BE REMOVED
- EX. SHED TO REMAIN
- EX. SHED TO BE REMOVED
- EX. FUEL TANK TO BE RELOCATED

EXISTING BUILDING DATA					
BLDG #	BLDG TYPE	AREA (S.F.)	HEIGHT (FT.)	FOUNDATION	TO REMAIN?
1	SHED	269	12	NO	NO
2	VINYL FRAME	801	14.5	YES	NO
3	SHED	189	12	NO	NO
4	SHED	234	12	NO	NO
5	FRAME GARAGE	896	14	YES	NO
6	SHED	92	10	NO	NO
7	SMALL SHED	36	5	NO	NO
8	FUEL PUMP	263 (SEE NOTE 2)	6	N/A	YES (SEE NOTE 1)
9	BRICK FRAME	450	15	NO	YES
10	FRAME SHED	1138	12.7	NO	YES

NOTES: 1. EXISTING FUEL PUMP TO BE RELOCATED DURING NEW DEVELOPMENT.
2. FOOTPRINT OF EXISTING FUEL PUMP INCLUDES CONCRETE PAD AND BOLLARDS.



ADTEK
CIVIL | STRUCTURAL | SPECIAL INSPECTIONS
9990 Fairfax Boulevard, Suite 300
Fairfax, Virginia 22030
Phone: 703-691-4040 Fax: 703-691-4056
www.ADTEKengineers.com

RECEIVED
DEC 07 2018
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

NO.	DATE	DESCRIPTION
		ISSUE

FCPA AREA 1 MAINTENANCE
REPLACEMENT FACILITY
DRANESVILLE DISTRICT FAIRFAX, VA

2232 EXISTING CONDITIONS PLAN-1

SCALE: 1"=50' | DATE: 11/22/2018 | DRAWING NUMBER: 1 OF 2
DRAWN BY: KG | CHECKED BY: TV | PROJECT NUMBER: 16790004

THIS DRAWING SHALL BE USED FOR THE PROJECT INDICATED IN THE TITLE BLOCK ONLY AND ONLY IF IT IS STAMPED WITH AN ORIGINAL BLACK STAMP AND SIGNED IN BLUE.

© ADTEK ENGINEERS, INC. 2017

I:\Proj\16790004 FCPA AREA 1\Drawings 16790004\Exhibits\2232 S-EEX-EXISTING.dwg PLOTTED Jan 29, 2018

SITE AREA=2.2792 AC (99,279 SF)
EX. BUILDING FOOTPRINT AREA (1-STORY BRICK & FRAME, TO REMAIN)=450 SF (GFA)
EX. BUILDING HEIGHT (1-STORY BRICK & FRAME, TO REMAIN)=15 FT.
EX. SHED FOOTPRINT AREA (1-STORY FRAME SHED TO REMAIN)=1138 SF (GFA)
EX. SHED HEIGHT (1-STORY FRAME SHED TO REMAIN)=12.70 FT.
PROPOSED BUILDING FOOTPRINT AREA=7316 SF (GFA)
PROPOSED BUILDING HEIGHT=22 FT.
RELOCATED FUEL TANK HEIGHT=6 FT. FUEL AREA FOOTPRINT=263 S.F. (FOOTPRINT OF EXISTING FUEL PUMP INCLUDES CONCRETE PAD AND BOLLARDS.)

GENERAL NOTES:
1. THE PROPERTY SHOWN HEREON IS IN THE NAME OF FAIRFAX COUNTY PARK AUTHORITY AS RECORDED IN DEED BOOK 3290 PAGE 343, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

2. THE 100 YEAR ZONE AE FEMA FLOODPLAIN INDICATED HEREON AS DETERMINED BY REFERENCE TO FIRM COMMUNITY PANEL 51059C0165E, DATED SEPTEMBER 17, 2010 AS PUBLISHED BY FEMA.

3. EXISTING FENCES TO REMAIN LOCATED ADJACENT TO LOT 79 INCLUDES A 4 FOOT HIGH WOOD SPLIT RAIL FENCE AND AN 8 FOOT HIGH WOOD PICKET FENCE LOCATED IN THE LOT 79 REAR YARD ONLY.

4. PROPOSED CHAIN LINK FENCE FOR SITE SECURITY AND SCREENING INCLUDES AN 8 FT. HIGH, BLACK VINYL-COATED CHAIN LINK FENCE WITH 6 GAUGE 2" HIGH DIAMOND FABRIC AND 9 GAUGE STEEL FABRIC TIES AT 1 FT. INTERVALS.

FENCE LEGEND
1. PROPOSED 8 FT. HIGH BOARD ON BOARD FENCE
2. PROPOSED 8 FT. HIGH CHAIN LINK FENCE (SEE NOTE 4)
3. EX. 8 FT. HIGH CHAIN LINK FENCE (TO REMAIN)

RECEIVED
JUN 13 2018
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

LOT 80A
PIMMIT HILLS SECTION FIVE
D.B. 1030, PG. 370
MARIE KATHRYN PETTY
TM: 0401 13 0080A 1 STORY BRICK & FRAME #1927 (POSTED) BLD HT=15.0' FF=306.88 AREA=450 SF (GFA)

OUTLOT "B"
FAIRFAX COUNTY PARK AUTHORITY
PIMMIT HILLS SECTION FIVE
D.B. 3290, PG. 343
99,282 S.F.
2.2792 AC.

PARCEL "A"
SOUTHAMPTON FOREST
SECTION ONE
D.B. 3033, PG. 78
FAIRFAX COUNTY PARK AUTHORITY
TM: 0401 09 A
D.B. 3033, PG. 85

OUTLOT "A"
FAIRFAX COUNTY PARK AUTHORITY
PIMMIT HILLS SECTION FIVE
D.B. 3290, PG. 343
99,279 S.F.
2.27914 AC.

PARCEL "A"
PENGUIN PLACE
FAIRFAX COUNTY PARK AUTHORITY
TM: 0401-30-A
D.B. 5779, PG. 1872

LOT 79
PIMMIT HILLS SECTION FIVE
D.B. 860, PG. 538
JUAN JOSE VALLE & ANGELICA M VALLE
D.B. 6346, PG. 486

PIMMIT DRIVE
(50' RIGHT-OF-WAY)
ROUTE 7107
POSTED SPEED=25 MPH

STORAGE FF=302.00
BAY 3 FF=301.67
MAINTENANCE BAYS 1 & 2 FF=300.67
OFFICE & OPERATIONS FF=300.67 HEIGHT=22 FT.

LIMITS OF DISTURBANCE
EX. HOUSE
FUEL TANK (RELOCATED)
PROP. DUMPSTERS (40 CY)
VERIZON EASEMENT
TREE CANOPY
100-YEAR FEMA FLOODPLAIN LIMIT (ZONE AE)
PROPOSED FENCE (SEE NOTE 4)
APPROX. LOC. EX. 45' STORM DRAINAGE EASEMENT D.B. 2827, PG. 294
100 FT. RPA BUFFER LIMIT
YELLOW PAINTED STRIPED ISLANDS
DENSE WOODS (MIXED DECIDUOUS/EVERGREEN)
EX. 10' SANITARY SEWER EASEMENT D.B. 3334 PG. 598
EX. DUMPSTERS (TO REMAIN)
PROP. 20' WIDE SLIDING SECURITY GATE
EX. FENCES TO REMAIN (SEE NOTE 3)
APPROX. 25' SANITARY SEWER EASEMENT D.B. 2133 PG. 181
EX. 45' STORM DRAINAGE EASEMENT D.B. 2836, PG. 439
10 FT. SIDE YARD B.R.L.
25 FT. REAR YARD B.R.L.
15 FT. B.R.L. FROM F.P.L. PER Z.O. 2-416
85 FT. REAR YARD B.R.L.
PCC = 13+05.48
PC = 12+75.25
PT = 14+21.80
VCS(fs) 1983 GRID NORTH
GRAPHIC SCALE 20 0 20 40 — 1" = 20'-0"

PLANTING SCHEDULE - FCPA AREA 1 MAINTENANCE										
Key	Botanical Name	Common Name	Quan.	Size	Stock Type	10-YR. Tree Cover S.F.	Tree Cover Sub-Total S.F.	TYPE	USE	Ultimate Ht. (Ft.)
	Large Deciduous									
AR	*Acer rubrum*	Red Maple	2	3"-3.5" cal.	B&B	250	500	LD	SCREEN	50
TA	*Tilia americana*	American Linden	1	3"-3.5" cal.	B&B	250	250	LD	SCREEN	50
	Large Evergreens									
MG	*Magnolia grandiflora*	Southern Magnolia	5	2" cal.	B&B	200	1000	LE-II	SCREEN	50
PT	*Pinus taeda*	Loblolly Pine	6	2" cal.	B&B	200	1200	LE-II	SCREEN	50
	Medium Evergreens									
JV	*Juniperus virginiana*	Eastern Red Cedar	20	6' ht.	B&B	75	1500	ME-II	SCREEN	20
TS	*Thuja standishii x plicata*	Green Giant Arborvirtae	24	6' ht.	B&B	75	1800	ME-II	SCREEN	30
		TOTAL	**58**				**6250**			
	Shrubs									
PLS	*Prunus laurocerasus 'Schipkaensis'*	Schip laurel	12	30" ht.	5 gal. cont.				SCREEN	10
VD	*Viburnum dentatum*	Arrowwood	24	30" ht.	5 gal. cont.				SCREEN	15
MC	*Myrica cerifera*	Wax Myrtle	7	30" ht.	5 gal. cont.				SCREEN	10

© ADTEK ENGINEERS, INC. 2018

ADTEK
CIVIL STRUCTURAL SPECIALTY ENGINEERING
9990 Fairfax Boulevard, Suite 300
Fairfax, Virginia 22030
Phone: 703-691-4040 Fax: 703-691-4056
www.ADTEKengineers.com

NO.	DATE	DESCRIPTION
		ISSUE

THIS DRAWING SHALL BE USED FOR THE PROJECT INDICATED IN THE TITLE BLOCK ONLY AND ONLY IF IT IS STAMPED WITH AN ORIGINAL BLACK STAMP AND SIGNED IN BLUE.

FCPA AREA 1 MAINTENANCE
REPLACEMENT FACILITY
DRANESVILLE DISTRICT
FAIRFAX, VA
2232 SITE PLAN EXHIBIT

SCALE: 1"=20'
DATE: 6/11/2018
DRAWN BY: KG
CHECKED BY: TV
PROJECT NUMBER: 16790004
DRAWING NUMBER: 2 OF 2

ADTEK # 16010080

N:\Proj\16790004_FCPA AREA 1\Drawings\16790004 Exhibit\2232 SHEET-PROPOSED.dwg PLOTTED Jun 11, 2018

RECEIVED
FEB 07 2018
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

Attachment 5

Photographs of Site

January 26, 2018

Photographs of Site

Page 2 of 2

January 26, 2018

RECEIVED
FEB 07 2018
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

Attachment 5

Attachment B | Staff Comments

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Yvonne Goh
Facilities Planning Branch, Planning Division
Department of Planning and Zoning

FROM: Andrea Dorlester, AICP, Manager
Park Planning Branch, PDD

DATE: March 27, 2018

D18-2

SUBJECT: Application for determination #2232-~~Y17-42~~, Pimmit Run Stream Valley Park - Area 1 Maintenance Shop Facility

Thank you for your consideration of the referenced application. The Fairfax County Park Authority has reviewed the agency comments and provides the following responses. Please let us know if there is anything else needed to assist staff and the Planning Commission.

Comments from Mohan Bastakoti, Site Development and Inspections Division (SDID), LDS:

Comment #1: Chesapeake Bay Preservation Ordinance (CBPO)
Resource Protection Area (RPA) is present on this site. RPA delineation will be required per LT 08-12. Per the application, there is a re-development within this site. Water quality impact assessment is required during site plan review.

Response: An RPA delineation has already been established with LDS. A Water Quality Impact Assessment (WQIA) will be submitted.

Comment #2: Floodplain
FEMA flood hazard area zone AE is located within this site. If there is any encroachment or land disturbance proposed within regulated Flood Plain, a flood plain use determination shall be required from SDID. ZO 2-902

Response: There are no encroachments and/or land disturbance proposed within the flood plain.

Comment #3: Downstream Drainage Complaints
There are no current downstream drainage complaints on file.

Response: Comment acknowledged.

Comment #4: Stormwater Detention
Unless waived by the Director, the post development peak flow for the 2-year 24-hour storm event shall be released at a rate that is equal to or less than the predevelopment peak flow rate from the 2-year 24-hour storm event and the post development peak flow for the 10-year 24hour storm event shall be released at a rate that is less than or equal to the predevelopment peak flow rate from the 10-year 24-hour storm event. SWMO 124-4-4(D). Application states that there is no net increase in impervious area, stormwater detention may not be required to meet 124-4-4D.

***Response*:** Comment acknowledged.

Comment #5: Water Quality Control
Water quality controls must be satisfied for this development. Application does not state how water quality requirements of Section 124-4-4-3 is met.

***Response*:** An underground BMP/SWM facility will provide the required water quality controls.

Comment #6: Drainage Diversion
During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. (PFM 6-0202.2A)

***Response*:** Comment acknowledged.

Comment #7: Onsite Major Storm Drainage System and Overland Relief
Applicant needs to provide an overland relief narrative and arrows showing runoff flow path of the 100-year storm event with the site plan.

***Response*:** Comment acknowledged.

Comment #8: Downstream Drainage System
The applicant shall provide adequate Outfall Analysis for each outfall per PFM 6-0203.2B with site plan.

***Response*:** Comment acknowledged.

Comments from Ian Fuze, Forest Conservation Branch, DPWES:

Comment #9: Transitional Screening
The attached statement of justification mentions the landscape and barrier requirements of Zoning Ordinance Article 13 for Transitional Screening. The Applicant states that Transitional Screening Type 2 will be provided. In addition,

the Applicant states that a waiver/modification of transitional screening will be provided.

Recommendation: If transitional screening Type 2 is provided than no waiver/modification is necessary, However if the Applicant intends to plant/install only what is shown on the provided 2232 attachments, a waiver/modification with the appropriate justifications should be submitted to Urban Forest Management prior to site plan submission.

Response: A waiver/modification will be submitted.

FCPA Reviewer: Juan Du, Park Planner, Park Planning Branch, PDD

Copy: David Bowden, Director, Planning and Development Division
Marianne Gardner, Director, Planning Division, DPZ
Cindy Walsh, Director, Resource Management Division
John Stokely, Manager, Natural Resource Management & Protection Section
Andrew Miller, Building Branch Manager, Planning and Development Division
Valerie Maislin, Project Manager, Planning and Development Division
Chron File
File Copy

Goh, Yvonne

From: Hushour, Andrew
Sent: Thursday, March 22, 2018 2:55 PM
To: Goh, Yvonne
Subject: 2232-~~Y18-2~~; Fairfax County Park Authority; 1927-1929 Pimmit Drive
D18-2

D18-2

2232-~~Y18-2~~

Fairfax County Park Authority – Demolition of existing Area 1 Maintenance Shop Facility buildings and construction of a single, new 7,300 square foot facility, and relocation of an existing fuel tank on-site.
1927-1929 Pimmit Drive – Pimmit Run Stream Valley Park
Tax Map Ref.: 40-1 ((9)) A, 40-1 ((13)) A, and 40-1 ((15)) B.
Zoning District: R-2/Cluster (40-1 ((9)) A) and R-4.
Comments: The proposed use is deemed to be a public use, which is permitted by-right in the R-2 and R-4 Districts; it is noted that the majority of the proposed construction activity is limited to Tax Map Ref. 40-1 ((13)) A, which is zoned to the R-4 District. Site plan approval will be required to ensure compliance with all applicable provisions of the Zoning Ordinance, including those bulk regulations in Sect. 3-407, as well as parking, lighting, landscaping/screening, etc.
ZED: None applicable.

Prepared by: Andrew Hushour – 3/22/2018

Goh, Yvonne

From: Dhavale, Maya
Sent: Thursday, March 15, 2018 5:16 PM
To: Goh, Yvonne
Cc: James, Denise
Subject: 2232 - FCPA Pimmit Run Maintenance Shop

Yvonne,

We do not have any comments on this application and will not be providing a report.

Thank you!
Maya

Goh, Yvonne

From: Bastakoti, Mohan
Sent: Tuesday, April 3, 2018 9:06 AM
To: Goh, Yvonne
Subject: RE: Area 1 Maintenance Shop - 2232

Hi Yvonne,
My previous comments have been adequately addressed.
Thanks,
Mohan

From: Goh, Yvonne
Sent: Tuesday, April 3, 2018 8:40 AM
To: Bastakoti, Mohan <Mohan.Bastakoti@fairfaxcounty.gov>; Fuze, Ian <Ian.Fuze@fairfaxcounty.gov>
Subject: Area 1 Maintenance Shop - 2232

Mohan and Ian –

Please see the attached Park Authority response to your review comments on Area 1 Maintenance Shop, and let me know if the response adequately addresses your comments/questions.

Thank you.
-
Yvonne Goh | Planner
Public Facilities Branch
Department of Planning and Zoning
703-324-1288

County of Fairfax, Virginia

MEMORANDUM

DATE: February 27, 2018

TO: Yvonne Goh, Planner II
Public Facilities Planning Branch, Planning Division
Department of Planning and Zoning

FROM: Mohan Bastakoti, P.E., Senior Engineer III
South Branch
Site Development and Inspections Division (SDID)
Land Development Services (LDS)

SUBJECT: Public Park – Area 1 Maintenance Shop at Pimmit Run Stream Valley Park; 2232 ~~Y 18-2~~. D18-2

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

Chesapeake Bay Preservation Ordinance (CBPO)
Resource Protection Area (RPA) is present on this site. RPA delineation will be required per LT 08-12. Per the application, there is a re-development within this site. Water quality impact assessment is required during site plan review.

Floodplain
FEMA flood hazard area zone AE is located within this site. If there is any encroachment or land disturbance proposed within regulated Flood Plain, a flood plain use determination shall be required from SDID. ZO 2-902

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

Stormwater Detention
Unless waived by the Director, the post development peak flow for the 2-year 24-hour storm event shall be released at a rate that is equal to or less than the predevelopment peak flow rate from the 2-year 24-hour storm event and the post development peak flow for the 10-year 24-hour storm event shall be released at a rate that is less than or equal to the predevelopment peak flow rate from the 10-year 24-hour storm event. SWMO 124-4-4(D). Application states that there is no net increase in impervious area, stormwater detention may not be required to meet 124-4-4D.

Water Quality Control
Water quality controls must be satisfied for this development. Application does not state how water quality requirements of Section 124-4-4-3 is met.

Drainage Diversion
During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. (PFM 6-0202.2A)

Onsite Major Storm Drainage System and Overland Relief
Applicant needs to provide an overland relief narrative and arrows showing runoff flow path of the 100-year storm event with the site plan.

Downstream Drainage System
The applicant shall provide adequate Outfall Analysis for each outfall per PFM 6-0203.2B with site plan.

Please contact me at 703-324-1739 if you 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
Bijan Sistani, Chief, South Branch, SDID, LDS
Zoning Application File
IQ# 301894

County of Fairfax, Virginia

MEMORANDUM

DATE: March 5, 2018

TO: Yvonne Goh, Planner II
Department of Planning and Zoning

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

SUBJECT: Public Park-Area 1 Maintenance Shop at Pimmit Run Stream Valley Park.2232 ~~Y18-2~~ D18-2

The following comments are based on the above mentioned 2232 application stamped as received by the Department of Planning and Zoning February 7, 2018.

1. **Comment:** The attached statement of justification mentions the landscape and barrier requirements of Zoning Ordinance Article 13 for Transitional Screening. The Applicant states that Transitional Screening Type 2 will be provided. In addition, the Applicant states that a waiver/modification of transitional screening will be provided.

   Recommendation: If transitional screening Type 2 is provided than no waiver/modification is necessary, However if the Applicant intends to plant/install only what is shown on the provided 2232 attachments, a waiver/modification with the appropriate justifications should be submitted to Urban Forest Management prior to site plan submission.

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

if/

UFMDID #: 244180

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Marianne Gardner
Facilities Planning Branch, DPZ

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

SUBJECT: 2232 Application for Review
D18-2

REF: Application No.: 2232-~~Y18-2~~;
1927-1929 Pimmit Drive
TAX MAP: 040-1-((13))-A; 040-1-((13))-B; and 040-1-((09))-A

DATE: February 26, 2018

The existing 12 inch sanitary sewer line on the property has adequate capacity to accommodate the sewage from the proposed new maintenance shop for the referenced application.

County of Fairfax, Virginia

MEMORANDUM

DATE: March 12, 2018

TO: Marianne Gardner, Director
Planning Division, DPZ

FROM: Jeffrey Hermann, Chief
Site Analysis Section
Department of Transportation

SUBJECT: 15.2-2232 Analysis for Application Number 2232 ~~Y18-2~~ D18-2, Fairfax County Park Authority Area 1 Maintenance Shop Facility in Pimmit Run Stream Valley Park

The Fairfax County Department of Transportation (FCDOT) has reviewed the 2232 Y18-2 application and anticipates minimal traffic impacts to occur from the proposed demolition and replacement of the existing Area 1 Maintenance Shop Facility buildings to accommodate a new facility building in Pimmit Run Stream Valley Park. Pimmit Run Stream Valley Park is in the McLean Planning District and the Dranesville Supervisory District, Tax Map parcels 40-1 ((13)) A, 40-1 ((15)) B, and 40-1 ((19)) A. It is located at 1927 and 1929 Pimmit Drive in Area II, McLean Planning District, M2 Pimmit Community Planning Sector as described in the Fairfax County Comprehensive Plan. There is currently no park master plan for Pimmit Run Stream Valley Park as stream valley parks are not typically masterplanned.

The Area 1 Maintenance Shop Facility serves all 92 parks within Maintenance Area 1, some 1,795 acres of parkland within the County, and has been used since the Park Authority acquired the land from the Fairfax Water Authority in 1970. Replacement of existing facilities is needed as the current buildings are old, in disrepair, may have problem asbestos and are deemed inadequate to serve current and projected needs. The project will consolidate staff from two existing shop locations at Pimmit Drive and Oak Marr Park for a total of 24 employees on site, 20 merit employees and 2-4 seasonal employees. Currently, there are 11 merit employees and 2 seasonal employees on site.

Vehicular access to Pimmit Run Stream Valley Park is provided from Pimmit Drive. Currently, there are no roadway improvements on the Comprehensive Plan or Transportation Plan Map that would impact Pimmit Run Stream Valley Park.

There appear to be no significant transportation impacts resulting from the proposed consolidation of facilities. If you have any questions, please contact Lou Ann Hutchins at 703-877-5680 or LouAnn.Hutchins@fairfaxcounty.gov.

cc: Yvonne Goh, Planning Division, DPZ

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

FCDOT
Serving Fairfax County for 25 Years and More

Goh, Yvonne

From: Stone, Laurie A.
Sent: Monday, May 21, 2018 8:50 AM
To: Goh, Yvonne
Cc: Aceto, William
Subject: RE: 2232 review - Area 1 Maintenance Shop

Yvonne,

There are no comments on the FCPA's 2232 from the Planning Section of the Fire and Rescue Department.

Laurie Stone
Planning Section Manager
Fairfax County Fire and Rescue Department
12099 Government Center Parkway, 4th Fl, 4713
Fairfax, VA 22030
Phone: 703-246-3889
Cell: 571-395-1814

From: Goh, Yvonne
Sent: Monday, May 21, 2018 8:35 AM
To: Stone, Laurie A. <Laurie.Stone@fairfaxcounty.gov>; Aceto, William <William.Aceto@fairfaxcounty.gov>
Subject: 2232 review - Area 1 Maintenance Shop

Laurie and William,

I'd just like to follow up on a 2232 review comment request for Area 1 Maintenance Shop replacement by FCPA. (copy attached)
Could you please let me know if there're any issues or comments for me to include in the 2232 report to be finalized in the next week?

Thank you.
-
Yvonne Goh | Planner
Public Facilities Branch
Department of Planning and Zoning
703-324-1288

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

February 23, 2018

Ms. Yvonne Goh
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

D18-2

Re: Application No. 2232-~~Y18-2~~
Public Park-Area 1 Maintenance Shop at
Pimmit Run Stream Valley Park
1927-1929 Pimmit Drive
Tax Map: 40-1 ((13)) A, 40-1 ((15)) B,
40-1 ((9)) A

Dear Ms. Goh:

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

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

Sincerely,

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

Code of Virginia
Title 15.2. Counties, Cities and Towns
Chapter 22. Planning, Subdivision of Land and Zoning

§ 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.

The chapters of the acts of assembly referenced in the historical citation at the end of this section may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.