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

Public Hearing Date: February 15, 2018 at 7:30 p.m.

February 1, 2018

Application Number: 2232-B17-21

Applicant: Fairfax County Department of Public Works and Environmental Services

Proposed Use: Public Facilities General (office and accessory uses)

Supervisor District: Braddock

Subject Property Tax Map ID: 77-3 ((1)) 11 & 13

Subject Property Address: 6000 Freds Oak Road, Burke VA 22015 & 10900 Clara Barton Drive, Fairfax Station 22039

Area of Subject Property: Approximately 23.6 acres

Application Accepted: June 5, 2017

Recommendation: In accordance with Va. Code §15.2-2232, staff recommends that the Planning Commission find that the proposal by the Department of Public Works and Environmental Services, to construct a consolidated office facility, is substantially in accord with the provisions of the adopted Comprehensive Plan.
PLANNING DETERMINATION
Section 15.2-2232 of the Code of Virginia

Number: 2232-B17-21  Acreage: 23.6 Ac.  District: Braddock
Tax Map ID Number: 77-3((1))13 & 77-3((1))11  Address: 6000 Fred's Oak Road, Burke, VA 22015
Planned Use: Industrial  10900 Clara Barton Drive, Fairfax Station, VA 22039
Applicant: Department of Public Works and Environmental Services

Proposed Use: Public Facility, Wastewater/Stormwater Consolidation Facility

Location in Fairfax County, Virginia

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

Proposal: Stormwater/Wastewater Consolidation Facility

Proposed Use: The applicant, the Fairfax County Department of Public Works and Environmental Services (DPWES), proposes to construct a Stormwater/Wastewater Consolidation Facility (SWCF), consisting of office buildings, testing and analysis labs, vehicle maintenance and mechanical repair shops, vehicle washing stations, fuel dispensing, employee and county vehicle parking, and accessory maintenance and storage structures.

Project Justification: The applicant states that the proposed facility would combine the Wastewater Collection Division (WCD), Maintenance and Stormwater Management Division (MSMD), and Stormwater Planning Division (SWPD) into a single consolidated facility. The Ecology Testing Lab would be relocated to the proposed facility as well, bringing four disparately located services to one centrally located site. Deficiencies at the existing MSMD, SWPD, and WCD facilities necessitate new facilities for continued service operations. Expansion of division facilities at their current locations is not feasible. A consolidated facility would achieve building, site, and operational efficiencies. A centrally located SWCF would improve DPWES’s ability to service stormwater management, storm drainage, flood control, snow removal, water quality, road and walkway maintenance, wastewater collection, and other infrastructure issues.

DESCRIPTION OF PROPOSED SITE AND SURROUNDING AREA

Location: The SWCF is proposed to be located over two adjacent parcels at 6000 Freds Oak Road (Tax Map Parcel 77-3 ((1)) 13) and 10900 Clara Barton Drive (Tax Map Parcel 77-3 ((1)) 11), in the northwest quadrant of the intersection of Freds Oak Road and the Fairfax County Parkway, east of Ox Road.

Zoning District: I-5 and I-6

Existing conditions: 6000 Freds Oak Drive, comprised of 14.39 acres, is currently improved with the existing WCD facility. The existing facility includes a two story office building, storage yards, fuel dispensary, vehicle maintenance buildings, accessory storage structures, and paved parking. 10900 Clara Barton Drive is improved with a concrete batch plant, which is no longer active. Abandoned improvements include the plant, silo, and storage tanks. Photographs of the existing conditions of both parcels can be found in the Applicant’s site plan exhibit submitted with their application (Attachment A).

Adjacent and Nearby Land Uses:
- North – Property immediately north of the subject parcels are developed with single family detached residences.
- East – Properties immediately to the east, across Freds Oak Road, are developed with single family detached residences. To the east and south, also across Freds Oak Road, is the Burke Centre Library.
• **South** – Immediately to the south on Fairfax County Parkway, adjacent to both subject parcels, is a commercial storage facility. Across the Parkway to the south are additional single family residences.

• **West** – Along Clara Barton Drive to west are a vacant lot, more commercial storage facilities, and the interchange between the Fairfax County Parkway and Ox Road (Route 123).

![Aerial photography of subject property and surrounding areas](image)

**Figure 1. Aerial photography of subject property and surrounding areas**

**Alternate locations:** DPWES evaluated twelve potential sites for the proposed facility, based on sixteen different criteria, such as size, location, zoning, access, and cost. The proposed SWCF site ultimately prevailed due to several factors. Chief among them were the central location, access to major connector roads, the presence of the existing WCD facility at 6000 Freds Oak Road, and the industrial zoning districts.
COMPREHENSIVE PLAN PROVISIONS

Comprehensive Plan Map: The subject property is located in the Area III, Pohick Planning District, P6 Middle Run Community Planning Sector. The Comprehensive Plan Map identifies both parcels as planned for Industrial uses. The Plan Map for the immediate area is depicted in Figure 2.

![Figure 2. Excerpt of Comprehensive Plan Map for subject area](image)

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

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Pohick Planning District, Amended through 3-24-2017, P6-Middle Run Community Planning Sector, Land Use Recommendation 3, Page 69:

“The area between Clara Barton Drive, the Fairfax County Parkway, Fred's Oak Road and the Burke Centre Residential Planned Community to include Parcels 77-3((1))7A, 8, 9 pt. (north of the Fairfax County Parkway), 11, 12 and 13 is planned for light intensity industrial use up to .25 FAR. Industrial development in the subject area should provide for visually attractive and appropriately buffered relationships with adjacent areas planned for residential use. Existing and future uses should not adversely affect the area’s environmental resources and efforts should be made to protect and improve water quality in the Pohick Creek watershed. Existing vegetative buffers shall be preserved to minimize visual, light and noise impacts on the residential uses to the north, and east. Future uses should not be of a regionally-
oriented scope due to the limited access to properties through neighborhood streets.”

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Pohick Planning District, Amended through 3-24-2017, P6-Middle Run Community Planning Sector, Heritage Resources, Page 72:

“Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.”


STAFF ANALYSIS

Zoning Administration: The property contains two parcels. Parcel 13 (6000 Freds Oak Road) is zoned I-5 District, and is subject to the proffered conditions associated with RZ 74-8-020. Parcel 11 (10900 Clara Barton) is zoned I-6 District, and is subject to the proffered conditions associated with RZ 99-BR-050. The 6000 Fred Oaks Road property is currently owned by the Board of Supervisors and houses WCD. The 10900 Clara Barton Drive property is currently privately owned. The proposed SWCF would include buildings for office, testing and analysis labs, maintenance and mechanical repair shops, employee and County vehicle parking, vehicle wash, fuel dispensing and additional accessory maintenance and storage buildings and structures. The proposed use would be deemed a public use under the Zoning Ordinance, and would be permitted provided that any development of Parcel 11 must be in substantial conformance with the proffered conditions associated with RZ 99-BR-050 and meet all I-6 District and any other applicable zoning regulations, and any development of Parcel 13 must be in substantial conformance with the proffered conditions associated with RZ 74-8-020 and meet all I-5 District and any other applicable zoning regulations.

Zoning Evaluation: The proposal was analyzed for substantial conformance with proffered conditions associated with approved rezoning applications RZ 99-BR-050 and RZ 74-8-020. The proposal was determined to be in substantial conformance with the proffered conditions associated with RZ 99-BR-050. The SWCF proposal was potentially in conflict with two proffers associated with RZ 74-8-020, which prompted staff to request that the Applicant submit a formal interpretation request to the Zoning Evaluation Division.

The proffers pertained to onsite stormwater management, site circulation, topography, and grading. The resulting determination letter, which discusses the proffers in the context of the proposed SWCF in detail, is found in Attachment C. The proposal was determined to be in substantial conformance with RZ 74-8-020.
**Urban Forestry:** The Urban Forest Management Division of DPWES recommends supplemental plantings to achieve the intent of transitional screening requirements, specifically evergreen plantings (*Attachment D*). In their statement of justification, DPWES states that the southeast portion of the site will be supplemented with additional plantings. Land by the northern property lines of both parcels are heavily forested with healthy trees, which includes resource protected area and a 100’ conservation easement. Sufficient vegetative screening between the proposed site and the adjacent residential properties to the north and east are paramount to the “appropriately buffered relationships” recommended in the Plan text.

**Transportation:** There are several factors at play in reviewing the proposed facility’s impact upon the transportation network in the immediate vicinity. Figure 3 illustrates the context of the site with the transportation network in the discussion that follows. The existing WCD facility on Parcel 13 has two access points to Freds Oak Road. All access to and from the facility occurs via the southern access. The northern access is currently gated and used only for emergency purposes. All county vehicles, those operated for service delivery, are instructed to exclusively turn right out of the southern access and head south on Freds Oak Road and proceed to take a right onto Fairfax County Parkway. In response to feedback provided by the local community, the Applicant modified their proposal to further limit the traffic movements of county vehicles by prohibiting them from using Clara Barton Drive to access or exit the SWCF site. These restrictions do not apply to employee personal vehicles. The Fairfax County Department of Transportation (FCDOT) recommends that the Clara Barton Drive access remain open to personal vehicles (*Attachment E*).

![Figure 3. Subject site and servicing roadways](image-url)
The project is undergoing a transportation impact analysis, which continues to evolve as the Applicant responds to community feedback. On a basic level, the proposed SWCF would increase the number of vehicles coming in and out of the site, as compared with current utilization levels at the existing WCD facility. The table in Figure 4 depicts the twenty year projection.

![20 Year Projection - 2037](image)

*Figure 4. Projected increase in vehicles utilizing site*

While the increase in the number of vehicles would have a minimal impact on the region-wide road network, it has the potential to have a large impact on the queueing at nearby intersections during peak hours, as vehicles enter and exit the site. The signalized intersection at Clara Barton Drive and Ox Road and the unsignalized intersection at Freds Oak Road and the Fairfax County Parkway would experience the most impact. The Applicant is actively pursuing options to mitigate the queueing impact. For the signalized intersection at Clara Barton Drive and Ox Road, the Applicant is considering re-striping improvements. As requested by the community, DPWES has submitted a Signal Justification Report (SJR) to the Virginia Department of Transportation (VDOT) for the Freds Oak Road and Parkway intersection. The SJR is under consideration as the first step in the VDOT process to secure a new traffic signal. However, VDOT is also designing a widening of the Parkway from Lee Highway to Ox Road, which will include the study of the Ox Road and Parkway interchange to west of the subject site. Given the proximity to the interchange, a new signal may not ultimately be approved. Alternatively, DPWES is considering the construction of a southbound right turn lane on Freds Oak Road and the restriction of left turns during peak hours with signage. FCDOT recommends final intersection improvements be determined prior to site plan approval.

The Countywide Trails Plan shows the Cross County Trail (CCT) on the south side of the Fairfax County Parkway and a major paved trail on the north side of the Parkway. Because the CCT diverges from the Fairfax County Parkway just before the Ox Road and Parkway interchange, a major paved trail is recommended on the Trails Plan, to provide a continuous major trail on the Fairfax County Parkway. There is also a recommendation in the Trails Plan for a 6-8 foot wide natural surface or stone dust trail on Clara Barton Drive from Burke Centre Parkway to the Fairfax County Parkway. A stone dust or natural surface trail would not be in lieu of a sidewalk, if the trail were implemented. The community has asked for the Applicant to consider a trail on the north side of Fairfax County Parkway and sidewalks or a trail by intersection at Clara Barton Drive and Ox Road. DPWES is actively pursuing these elements in coordination with FCDOT.
CONFORMANCE WITH THE COMPREHENSIVE PLAN

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

Location: Objectives 2 and 3 of the Public Facilities section of the Policy Plan detail guidance on providing public facilities in response to rising levels of service requirements due to growth and development. DPWES states that the proposed SWCF facility derives from a need to replace existing, deficient facilities. Consolidating four disparate DPWES services into a single-sited facility harmonizes with several Plan policies. Reducing the number of sites required to provide services lowers the County’s overall fiscal expenditure. Co-locating the services achieves convenience and economies of scale. Additionally, the site’s central location allows DPWES to serve the greatest number of systems and users efficiently, as outlined in Objective 1.

As a redevelopment and expansion of an existing public facility, DPWES is minimizing the acquisition of new properties. The existing WCD facility on Parcel 13 is listed in the inventory of public facilities for the Pohick Planning District (Fairfax County Comprehensive Plan, 2017 Edition, Area III, Pohick Planning District, Amended through 3-24-2017, Overview, Figure 6, Page 16).

Due to the proximity of the Fairfax County Parkway, Ox Road, and Burke Center Parkway, the location also achieves a high level of accessibility. Policy f. of Objective 5 recommends that facilities be located on sites that have mature vegetation to provide a natural buffer. Both parcels feature a large number of mature, healthy trees to aid in buffering the site from the residential community to the north. Staff finds that the proposed location of the SWCF appropriately meets the locating guidelines of the Plan.

Character: The proposed SWCF facility would consist of buildings for offices, testing and analysis labs, maintenance and mechanical repair shops, vehicle wash, fuel dispensing, accessory maintenance and storage buildings, and parking. The table in Figure 5 lists the gross floor areas planned for DPWES program needs. These structures and uses are compatible with the industrial land use recommended for these parcels by the Plan. Policy d. of Public Facilities Objective 4 states that facilities should be properly screened and buffered to mitigate the visual impact on adjacent developments of different uses or nature. As stated earlier, the site features substantial existing vegetation that will be supplemented by the Applicant to achieve an appropriate level of screening and buffering. Staff finds that the proposed facility conforms to Plan guidelines to ensure that public facilities are properly screened and buffered in order to mitigate visual impact on adjacent development of a different use or nature.
Figure 5. Gross floor area of programmatic needs

<table>
<thead>
<tr>
<th>Program</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office and Support Areas</td>
<td>96,500 SF</td>
</tr>
<tr>
<td>Shops</td>
<td>29,000 SF</td>
</tr>
<tr>
<td>Warehouse</td>
<td>18,250 SF</td>
</tr>
<tr>
<td>Vehicle Wash Facility</td>
<td>4,300 SF</td>
</tr>
<tr>
<td>Covered Fuel Pump</td>
<td>3,500 SF</td>
</tr>
<tr>
<td>Covered Material Storage</td>
<td>18,300 SF</td>
</tr>
</tbody>
</table>

**Extent:** The Applicant has accounted for many factors of potential impact that the extent of the SCWF could have on the immediate area. Plan language in the P6-Middle Run Community Planning Sector states that existing vegetative buffers shall be preserved to minimize visual, light, and noise impacts. As previously discussed, a vegetative buffer, to include an existing conservation easement, would be retained and supplemented. A noise impact analysis was performed on the site, demonstrating expected noise levels within the limits permitted by the Noise Ordinance. Additionally, the Applicant has arranged the layout of the site to minimize sound emanating from vehicles or operations. Further, a ten foot masonry wall will be constructed in the northwestern portion of the site, along the conservation easement.

In addition to the natural screening, the Applicant will provide outdoor lighting to comply with the Zoning Ordinance, using full cut-off lights. This will minimize impacts of light coming from the site. The planning sector Plan text also states that development of the area should not adversely impact environmental resources. The proposal will not encroach into the existing conservation easement and resource protected area. Additionally, DPWES will implement stormwater controls consistent with the Public Facilities Manual, as reviewed during the site plan submittal.

The proposal would have a modest impact on area transportation, specifically at the intersections of Clara Barton Drive and Ox Road and at Freds Oak Road and the Fairfax County Parkway. However, as discussed in the transportation section, a traffic impact analysis is underway to determine the best strategy to alleviate intersection queueing caused by the increased intensity of the site. The Applicant has worked closely with the Community and will continue to work closely with VDOT and FCDOT to address this impact. Staff finds that the proposed SWCF appropriately minimizes the extent of the facility’s impacts on the local community.
CONCLUSIONS AND RECOMMENDATION

Staff concludes that the subject proposal by DPWES for a Stormwater/Wastewater Consolidation Facility, located at 6000 Freds Oak Road, Burke VA 22015 and 10900 Clara Barton Drive, Fairfax Station, VA 22039, satisfies the criteria of location, character, and extent, as specified in Va. Code §15.2-2232. Therefore, staff recommends that the Planning Commission find subject Application 2232-B17-21 substantially in accord with provisions of the adopted Comprehensive Plan.
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 22035-0052

Contact Person:
Tiya Raju, Section Manager
703-324-5114 (direct)
Tiya.Raju@fairfaxcounty.gov

B. LOCATION OF THE PROPERTY:

<table>
<thead>
<tr>
<th>Property 1 - Street Address:</th>
<th>6000 Freds Oak Road, Burke, VA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property ID:</td>
<td>Tax Map 77-3 ((1)), Parcel 13</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property 2 - Street Address:</th>
<th>10900 Clara Barton Drive, Fairfax Station, VA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property ID:</td>
<td>Tax Map as 77-3 ((1)), Parcel 11</td>
</tr>
</tbody>
</table>

Magisterial District: Braddock District
Planning Area: Area III, P6-Middle Run Community Planning Sector
Planning District: Pohick Planning District

PART II: STATEMENT OF JUSTIFICATION

A. DESCRIPTION OF PROPOSED USE:

1. Project Description:

This 2232 application is for the following two properties:

- 6000 Freds Oak Road (Rt. 5580) in Burke
  Tax Map as 77-3 ((1)), Parcel 13
- 10900 Clara Barton Drive (Rt. 6500) in Fairfax Station
  Tax Map as 77-3 ((1)), Parcel 11
The 6000 Freds Oak Road property is currently owned by Fairfax County (County) Board of Supervisors (BOS) and houses the Wastewater Collection Division. The 10900 Clara Barton Drive property is currently privately owned. It is the County’s intent to purchase the Clara Barton property and combine it with the adjacent Freds Oak Road property to create a combined Stormwater/Wastewater consolidated facility dependent on zoning approvals.

6000 Freds Oak Road: The site is currently the Fairfax County Wastewater Collection Division (WCD) facility. The site area is approximately 626,717 square feet or approximately 14.39 acres. The site is identified on the Fairfax County Tax Map as 77-3 ((1)), Parcel 13 and is zoned I-5. The facility is located on the north-western side of Freds Oak Road approximately 200 feet north of the intersection of Freds Oak Road and the Fairfax County Parkway (Rt. 286). The facility is surrounded by single family detached dwellings to the north and east. A Fairfax County public library is located across Freds Oak Road to the southeast. A self-storage facility is directly adjacent to the site to the south and a concrete batch facility is adjacent to the site to the west. The existing facility consists of a two story office building, employee and County vehicle parking, storage yards, fueling dispensing and accessory maintenance buildings and storage structures. The site is considered a “public use” which is permitted by-right in the I-5 zone.

10900 Clara Barton Drive: The site is currently owned by Virginia Concrete Inc., and was previously a concrete batch plant, which stopped operations in 2012. The site area is approximately 405,575 square feet or approximately 9.31 acres. This site is identified on the Fairfax County Tax Map as 77-3 ((1)), Parcel 11 and is zoned I-6. The site is accessed through a private access easement at the terminus of the southern end of Clara Barton Drive. The existing facility is adjacent to single family detached dwellings to the north. Self-storage facilities are located to the east of the site. A vacant I-5 zoned parcel is directly adjacent to the site to the west. A mini-warehouse and single family detached dwellings are location across the Fairfax County Parkway to the south. The existing on-site facilities including the batch plant, silo and storage tanks have been abandoned.

The proposed 2232 Application combines the Fairfax County Wastewater Collection Division (WCD), Maintenance and Stormwater Management Division (MSMD) and Fairfax County Stormwater Planning Division (SWPD) into a single consolidated facility Stormwater/Wastewater Consolidation Facility (SWCF). It also allows the SWPD - Ecology Testing Lab to relocate to the site from its remote location in Springfield. The consolidated SWCF facility includes buildings for office, testing and analysis labs, maintenance and mechanical repair shops, employee and County vehicle parking, vehicle wash, fuel dispensing and additional accessory maintenance and storage buildings and structures.

2. Building and Structures
Several site/building scenarios have been evaluated and three preliminary layout options were presented for further evaluation and community feedback. The final selected layout
has been revised based on operational, environmental and aesthetic considerations as well as comments received from the community. There is a total of three access points to the site – one from Clara Barton Drive and two from Freds Oak Road. The southern Freds Oak entrance closest to Fairfax County Parkway will be utilized as the main access point for County vehicles, with the northern entrance off Freds Oak as a secondary/emergency access point. No county vehicles will be using Clara Barton Drive access, other than for emergency purposes. All the county vehicles are parked on the southern side, with the building providing a buffer to the residences. In addition, supplemental landscaping will be provided in the transitional screening where there are gaps in the existing vegetation or the existing vegetation does not meet the intent of the transitional screening requirement. The SWCF is deemed a “public use” and is permitted by-right in the I-5 and I-6 zones.

3. **Hours and Days of Operation**
   The normal days of operation are Monday through Friday 6:00 am to 6:30 pm, with staggered staff and field crew arrival and departure. Weekends and after hour operations may be required to handle any emergency events.

4. **Area to be Served by Proposed Use**
   The new SWCF will be located in the Braddock District and will address the need for improved centralized services in the County.

5. **Maintenance Requirements and Frequency**
   Facility and equipment repairs and routine grounds maintenance will be provided.

**B. REQUIREMENT FOR PROPOSED USE:**

1. **Why the new and expanded facility is needed:**
   There are multiple reasons, noted below, why the SWCF is needed:
   
   - Currently, the MSMD and SWPD operate out of West Drive (City of Fairfax) and the Fairfax County Government Center respectively. Additionally, the Ecology Testing Lab is located in Springfield. Consolidating all these facilities with the existing WCD facility would merge four (4) integrated services on one centrally located site.
   
   - There are current deficiencies at the MSMD at West Drive:
     - Severely undersized for current operational conditions; operations and staffing will be increasing to accommodate more new regulatory and monitoring requirements
     - No expansion available at existing location due to restriction by the City of Fairfax
     - Aging buildings & infrastructure
     - Material storage inadequate (sea crates used for storage); some materials stored outside that should be enclosed
     - Parking inadequate for operational vehicles; no covered parking for
equipment that is sensitive to the weather
  ▪ DOC needs to be expanded to better accommodate emergency events
  ▪ Programming Deficiencies

  o There are current deficiencies at the SWPD at the Government Center:
    ▪ Due to the new MS-4 regulations, the County is required to implement
      new Stormwater projects resulting in the growth in staffing to implement.
    ▪ There is currently no space at the Government Center to accommodate the
      expansion.

  o There are current deficiencies at the WCD at Freds Oak
    ▪ The current facility was built in 1981 and is over 35 years old.
    ▪ Capital renewal work is needed to upgrade the building systems for
      operations and energy efficiency.
    ▪ There is currently no space to accommodate the staffing increase.

  o The combined facility provide benefits in terms of efficiency as listed below:
    ▪ Building efficiencies include shared use of areas such as conference
      rooms, lockers rooms, various maintenance shops, warehousing space,
      administration functions, copy rooms, kitchenette, and lobby.
    ▪ Site efficiencies include shared use of areas such as staff and service
      vehicle parking, equipment and material storage yards, wash bay, and
      fueling station.

  o The new SWCF will address the need for improved services for stormwater
    management, storm drainage, flood control, snow removal operations, water
    quality, commercial revitalization, road and walkway maintenance, collection
    and treatment of wastewater (sewage) and other designated infrastructure within the
    County due to its centralized location.

2. Why the proposed location is the best location for the proposed use:
   An initial list of 21 potential sites was identified for a stormwater only facility based on a
   search of County owned property, vacant lots in industrial areas, and property for sale
   with the required acreage. The list was narrowed to 12 sites, which was evaluated based
   on a criteria of 16 elements such as size, location, zoning, site access, and acquisition
   cost. The list was narrowed to the four most feasible sites. Conceptual plans were
   developed for each and the Clara Barton Site was selected.

   The Clara Barton Site was selected due to the following:
     o Central location in the County
     o Access to major connector roads
     o Adjacent to the WCD facility for potential efficiencies by consolidating the WCD
       with the remote stormwater management and planning facilities
o Property is primarily undeveloped except for the 80’ high concrete batch plant structure  
o Site can accommodate all program elements  
o Industrial zoning

Stormwater and wastewater services are improved by consolidating several integrated services at one central location with access to major connector roads.

3. Why the proposed location and type of facility is the least disruptive alternative:
The new SWCF will combine the shared efforts and integrated services of the WCD, MSMD, SWPD and the Ecology Testing at one central location providing operational, space, time and fiscal efficiencies. The new facility will meet the current and future needs of the divisions and mitigation measures will be in effect to decrease any negative impact to the adjacent properties.

Combining the existing Freds Oak site with the Clara Barton site allows for three access points to the combined SWCF, two off of Freds Oak and one from Clara Barton using the access easement. An unconsolidated site would require all access to the Clara Barton site from Clara Barton Road.

C. ANTICIPATED IMPACTS/MITIGATION:

1. Visual Impact:
The proposed SWCF will have minimal visual impact on the adjoining properties.

<table>
<thead>
<tr>
<th>Site – Side</th>
<th>Adjacencies</th>
<th>Visual Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Freds Oaks:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Northwest</td>
<td>Residential</td>
<td>Resource Protection Area (RPA) creates a buffer of mature trees and vegetation</td>
</tr>
<tr>
<td>Northeast</td>
<td>Residential</td>
<td>50 feet transitional screening buffer consisting of mature evergreen trees</td>
</tr>
<tr>
<td>Southeast</td>
<td>Freds Oak Road (Library &amp; Residential across the Street)</td>
<td>Existing 50 feet transitional screening buffer consisting of mature evergreen trees, augmented with new understory screen plantings.</td>
</tr>
<tr>
<td>Southwest</td>
<td>Storage Facility</td>
<td>Adjacent Industrial zoning, so no screening requirement</td>
</tr>
<tr>
<td>Clara Barton:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Northwest</td>
<td>Residential</td>
<td>100’ conservation easement and RPA creates a buffer of mature trees and vegetation</td>
</tr>
<tr>
<td>East</td>
<td>Storage Facility</td>
<td>Adjacent Industrial zoning, so no screening requirement</td>
</tr>
<tr>
<td>South</td>
<td>Fairfax County Parkway</td>
<td>50 feet transitional screening buffer incorporating prescribed County screening standards consisting of</td>
</tr>
</tbody>
</table>
The 50 feet of undisturbed transitional screening buffer of mature trees and vegetation exceeds the minimum Zoning Ordinance (ZO) requirements. Supplemental landscaping will be provided where the intent of transitional screening has not fully been met.

2. **Noise Impact:**
A Noise Impact Analysis has been completed for the SWCF, which indicates that a significant noise impact is not expected and the results are within the Fairfax County Noise Ordinance limits and exceptions. Even though the noise is within compliance, steps will be taken to minimize the noise impact at the site. The buildings have been strategically located utilizing their building mass to further minimize vehicle and equipment noise impacts to the residential neighbors. In addition, a masonry wall of minimum 10’ height will be constructed on the northwestern portion of the site, along the 100’ conservation easement to minimize any noise impact from the site. This masonry wall will match the storage structure in height and type to provide a unified design approach.

3. **Light Impact:**
All proposed outdoor lighting will comply with Article 14, Part 9, §14-900 (Outdoor Lighting Standards) of the ZO preventing spill-over lighting on adjacent properties. All exterior lighting fixtures shall be full cut-off type to prevent light trespass. Transitional screening including evergreen trees and shrubs will shield vehicle headlights in the parking areas.

4. **Air Quality Impact:**
No change in air quality is anticipated. The new facility will comply with current Environmental Protection Agency (EPA) and/or Fairfax County standards with respect to exhaust, pollutants, air filtration and indoor and outdoor air quality.

5. **Water Quality Impact:**
Existing on-site Stormwater Management/Best Management Practices (SWM/BMP) facilities at the current WCD were designed in accordance with water quality standards in place at the time of their construction. All SWM/BMP facilities proposed with this Application will comply with current regulations.

In accordance with the Fairfax County Public Facilities Manual (PFM) requirements, erosion and sediment control measures will be installed prior to the start of construction to manage stormwater runoff during construction activities. Vegetative filter boxes, vegetative swales, and tree boxes are being evaluated as the design progresses to meet the water quantity and quality control requirements. Appropriate design locations and computations as well as the SWM/BMP narratives and the adequate outfall analysis will
be included in the development plans per the PFM requirements for Fairfax County’s Land Development Services site plan review and approval.

6. **Environmental Impact:**
The design for site and building will use the LEED® principals and Low Impact Development guidelines to minimize environmental impact. The project goal is to meet a LEED Silver certification. Tree preservation and protection measures, perimeter erosion control measures and SWM/BMP facilities will be provided in accordance with the zoning ordinance requirements and PFM standards. The on-site conservation easement and the RPA will not be disturbed.

7. **Transportation Impact:**
A Traffic Impact Analysis (TIA) is in progress to determine potential improvements to the roadways/transportation system in the vicinity of the site. Based on the vehicular growth projected for the project relative to the current and projected traffic growth volumes on the adjoining roadway system, minimal impact to the operational performance of the existing intersections is anticipated. Multiple community meetings and workshops were held and in response to community feedback, all county vehicles will be using Fred’s Oak Road as the site access point. No county vehicles will be using Clara Barton Drive access, other than for emergency purposes. The community also indicated a need for a traffic signal at the intersection of Fairfax County Parkway with Fred’s Oak Road. Per this community request, a Signal Justification Report was conducted and has been submitted to the Virginia Department of Transportation (VDOT) and is currently under review. The alternatives under consideration at the Fairfax County Parkway/Fred’s Oak Road intersection are:

- Installation of a traffic signal (pending VDOT approval).
- Construction of a southbound right-turn lane.
- Restricting left-turns during peak hours (no additional construction).
- Restricting left-turns during peak hours by constructing a raised directional median.

Improvements under consideration for the intersection of Ox Road with Clara Barton Drive include:

- Re-striping the westbound approach of Clara Barton Drive to include a dedicated left-turn lane and shared left-thru-right lane.
- Re-striping Clara Barton Drive just east of the intersection with Ox Road to allow improved progression through the intersection.

Final recommendations for roadway/transportation improvements will be based on the outcome of the SJR and will be included in the final TIA. The recommendations in the TIA may be implemented to mitigate potential transportation impacts and/or improve existing intersection performance where practical.
D. Conformance with the Comprehensive Plan and Other Standards:
The facility is located in Area III; Pohick Planning District; P6-Middle Run Community Planning Sector of the Fairfax County Comprehensive Plan (Plan), 2013 Edition (as amended through 9-20-2016). The site is recommended for light intensity industrial use with specific Plan text as follows:

“The area between Clara Barton Drive, the Fairfax County Parkway, Fred's Oak Road and the Burke Centre Residential Planned Community to include Parcels 77-3((1))7A, 8, 9 pt. (north of the Fairfax County Parkway), 11, 12 and 13 is planned for light intensity industrial use up to .25 FAR. Industrial development in the subject area should provide for visually attractive and appropriately buffered relationships with adjacent areas planned for residential use. Existing and future uses should not adversely affect the area’s environmental resources and efforts should be made to protect and improve water quality in the Pohick Creek watershed. Existing vegetative buffers shall be preserved to minimize visual, light and noise impacts on the residential uses to the north, and east. Future uses should not be of a regionally-oriented scope due to the limited access to properties through neighborhood streets.”

The proposed use is consistent with the industrial recommendations of the Plan.

The Comprehensive Plan’s Policy Plan provides objectives and policies as guidelines to determine if a proposed facility is substantially in accordance with the Plan. The Policy Plan’s “Public Facilities” section provides specific objectives to determine if the consolidated facility proposed with this Application is in conformance with the Plan.

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
Policy b. Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population.

Policy c. Ensure adequate maintenance of existing facilities.

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

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

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

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

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

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

Policy f. Ensure that when existing public facility sites are no longer needed for their original use, the land formerly used for that purpose is reserved, to the extent possible and prudent, for other public uses.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The proposed SWCF adheres to the goals of the Policy Plan’s objectives and policies. The consolidation of integrated service facilities on one centrally located site provides economic and
logistical benefits. Shared office and accessory support space eliminates the need for duplicate facilities. The new facility is designed to meet future levels of service in accordance with the expected growth and development of the County. Mature vegetated buffers in excess of minimum County requirements help mitigate possible adverse impacts on the surrounding residential communities. The location, character and extent of the proposed SWCF are in conformance with the adopted Comprehensive Plan.

E. **Alternative Sites Considered For This Use:**
An initial list of 21 potential sites was identified for the new facility based on a search of County owned property, vacant lots in industrial areas and property for sale with the required acreage. The list was narrowed to 12 sites, which was evaluated based on a criteria of 16 elements such as size, location, zoning, site access, and acquisition cost. The list was narrowed to the four most feasible sites as listed below:

- **4400 Henninger Court, Chantilly**
  11.69 acres, 45,000 square feet existing buildings
  Property owned by Fairfax Water Authority.

- **4601 West Ox Road, Fairfax**
  21.66 acres, 50,584 square feet existing buildings
  Property owned by Fair Oaks Church.

- **11924 Braddock Road, Fairfax**
  41.0 acres, no existing buildings
  Property owned by Church of the Apostles.

- **10900/10906 Clara Barton Drive, Fairfax Station**
  11.2 acres Total
  10900 Clara Barton Drive:
  9.31 acres, abandoned concrete batch plant
  Property owned by Virginia Concrete, Inc.
  10906 Clara Barton Drive:
  1.89 acres, no existing buildings
  Property owned by WB Properties
  *Negotiations with WB Properties was unsuccessful

The 10900 Clara Barton site was selected due to its central location, access to major connector roads, proximity to an existing facility, functional attributes of the site, ability to accommodate all program elements, ability to meet anticipated levels of service and compliance with the overall objectives of the Comprehensive Plan.

**PART III: SUPPORTING MATERIALS AND INFORMATION**

**A. PROPERTY IDENTIFICATION MAP AT 1”= 500’ IDENTIFYING THE PROPOSED SITE FOR THE FACILITY OR USE:**
Sheet 1- Cover Sheet with Vicinity Map
B. PROPOSED FACILITY PLAN (AT A SCALE OF 1”= NO MORE THAN 50’):
   Sheet 2 – Site Plan

C. PHOTOGRAPHS OF SITE:
   Sheet 3 - Existing Conditions Plan
   Sheet 4 – Photographs
   Sheet 5 – Photographs
   Sheet 6 – Photographs
   Sheet 7 – Photographs
   Sheet 8 – Photographs

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.
GENERAL NOTES:

1. THE INFORMATION CONTAINED IN THIS 2232 PLAN ARE BASED ON FAIRFAX COUNTY TAX MAP 77-3, PARCELS 11 AND 13. PARCEL 11 IS OWNED BY MR. AND MRS. WILLIAM L. MILLER, PARCEL 13 IS OWNED BY MR. AND MRS. RICHARD W. STEWART.

2. THE EXISTING BOUNDARY INFORMATION SHOWN ON THIS PLAN IS OBTAINED FROM A FIELD SURVEY PERFORMED BY BC CONSULTANTS AND ADJUSTED AS OF JUNE 2017. THE SITE DISTANCE IS ACCORDING TO THE BOUNDARY INFORMATION SHOWN ON THIS PLAN. THE SITE DISTANCE IS ACCORDING TO THE FAIRFAX COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATA BASE.

3. THE EXISTING BOUNDARY INFORMATION SHOWN ON THIS PLAN IS ACCORDING TO THE FAIRFAX COUNTY ZONING ORDINANCE (ZOO), THE FAIRFAX COUNTY ZONING BOARD, AND THE FAIRFAX COUNTY BOARD OF ZONING APPEALS.

4. THE PROPERTIES ARE LOCATED WITHIN THE POHICK PLANNING DISTRICT, THE POHICK COMMUNITY SECTOR OF AREA 2 OF THE FAIRFAX COUNTY MASTER PLAN.

5. THE PROPERTIES SHOWN ON THIS 2232 PLAN ARE IN THE BRADDOCK WORKS DISTRICT, WHICH DOES NOT HAVE SITE DEVELOPMENT REGULATIONS.

6. THE SITE IS LOCATED WITHIN THE POHICK PLANNING DISTRICT, THE POHICK COMMUNITY SECTOR OF AREA 2 OF THE FAIRFAX COUNTY MASTER PLAN.

7. THE SITE IS LOCATED WITHIN THE POHICK PLANNING DISTRICT, THE POHICK COMMUNITY SECTOR OF AREA 2 OF THE FAIRFAX COUNTY MASTER PLAN.

8. THE SITE IS LOCATED WITHIN THE POHICK PLANNING DISTRICT, THE POHICK COMMUNITY SECTOR OF AREA 2 OF THE FAIRFAX COUNTY MASTER PLAN.


10. THE SITE IS LOCATED WITHIN THE POHICK PLANNING DISTRICT, THE POHICK COMMUNITY SECTOR OF AREA 2 OF THE FAIRFAX COUNTY MASTER PLAN.

11. THE APPROXIMATE DIMENSIONS OF ALL EXISTING AND PROPOSED STRUCTURES SHOWN ON THE PLAN ARE OBTAINED FROM A FIELD SURVEY PERFORMED BY BC CONSULTANTS AND ADJUSTED AS OF JUNE 2017. THE SITE DISTANCE IS ACCORDING TO THE FAIRFAX COUNTY ZONING ORDINANCE (ZOO), THE FAIRFAX COUNTY ZONING BOARD, AND THE FAIRFAX COUNTY BOARD OF ZONING APPEALS.

12. THE Site IS LOCATED WITHIN THE POHICK PLANNING DISTRICT, THE POHICK COMMUNITY SECTOR OF AREA 2 OF THE FAIRFAX COUNTY MASTER PLAN.

13. THE SITE IS LOCATED WITHIN THE POHICK PLANNING DISTRICT, THE POHICK COMMUNITY SECTOR OF AREA 2 OF THE FAIRFAX COUNTY MASTER PLAN.


15. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS, BUT NOT LIMITED TO, BEACHES, WALKWAYS, FLAGPOLES, SIGNS, AND ADDITIONAL SITE FEATURES MAY RESULT FROM FINAL ENGINEERING AND ARCHITECTURAL DESIGN SUCH AS THE RESULTING NUMBER OF SPACES SATISFIES THE MINIMUM NUMBER PRESCRIBED BY THE APPLICABLE PROVISIONS IN THE FAIRFAX COUNTY ZONING ORDINANCE AND/OR THE AMOUNT OF OPEN SPACE AND THE MINIMUM DISTANCES TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.

16. THE APPROXIMATE DIMENSIONS OF ALL EXISTING AND PROPOSED STRUCTURES SHOWN ON THE PLAN ARE OBTAINED FROM A FIELD SURVEY PERFORMED BY BC CONSULTANTS AND ADJUSTED AS OF JUNE 2017. THE SITE DISTANCE IS ACCORDING TO THE FAIRFAX COUNTY ZONING ORDINANCE (ZOO), THE FAIRFAX COUNTY ZONING BOARD, AND THE FAIRFAX COUNTY BOARD OF ZONING APPEALS.

17. THE APPROXIMATE DIMENSIONS OF ALL EXISTING AND PROPOSED STRUCTURES SHOWN ON THE PLAN ARE OBTAINED FROM A FIELD SURVEY PERFORMED BY BC CONSULTANTS AND ADJUSTED AS OF JUNE 2017. THE SITE DISTANCE IS ACCORDING TO THE FAIRFAX COUNTY ZONING ORDINANCE (ZOO), THE FAIRFAX COUNTY ZONING BOARD, AND THE FAIRFAX COUNTY BOARD OF ZONING APPEALS.

18. THE APPROXIMATE DIMENSIONS OF ALL EXISTING AND PROPOSED STRUCTURES SHOWN ON THE PLAN ARE OBTAINED FROM A FIELD SURVEY PERFORMED BY BC CONSULTANTS AND ADJUSTED AS OF JUNE 2017. THE SITE DISTANCE IS ACCORDING TO THE FAIRFAX COUNTY ZONING ORDINANCE (ZOO), THE FAIRFAX COUNTY ZONING BOARD, AND THE FAIRFAX COUNTY BOARD OF ZONING APPEALS.
## Site Table

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<tr>
<th>Structure No.</th>
<th>Structure Type/Size</th>
<th>Height (ft.)</th>
<th>Length (ft.)</th>
</tr>
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<tbody>
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<td>A</td>
<td>2-Story Office Building (During)</td>
<td>100 x 125</td>
<td>150 x 125</td>
</tr>
<tr>
<td>B</td>
<td>3-Story Office Building</td>
<td>150 x 125</td>
<td>150 x 125</td>
</tr>
<tr>
<td>C</td>
<td>1-Story Warehouse</td>
<td>100 x 125</td>
<td>150 x 125</td>
</tr>
<tr>
<td>D</td>
<td>1-Story Shop</td>
<td>100 x 125</td>
<td>150 x 125</td>
</tr>
<tr>
<td>E</td>
<td>1-Story Shop</td>
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<td>1-Story Shop</td>
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<td>G</td>
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<td>M</td>
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</tr>
<tr>
<td>N</td>
<td>1-Story Shop</td>
<td>100 x 125</td>
<td>150 x 125</td>
</tr>
</tbody>
</table>

### Legend

- **EXISTING BUILDING**
- **PROPOSED 1 STORY BUILDING**
- **PROPOSED 2 - 3 STORIES BUILDING**
- **PROPOSED MATERIALS STORAGE**
- **EXISTING TREES OUTSIDE THE LIMITS OF CLEARING AND GRADING TO BE PRESERVED**
- **FIELD VERIFIED RPA APPROXIMATE LIMITS OF CLEARING AND GRADING**
- **STAFF AND VISITOR PARKING PROPOSED 1 STORY SHOPS**
- **PROPOSED COVERED COUNTY VEHICLE PARKING**
- **COUNTY VEHICLE PARKING**
- **PROPOSED RESIDENTIAL YARD STORAGE**
- **PRIMARY ENTRANCE**
- **SECONDARY ENTRANCE**
- **STAFF AND VISITOR PARKING**
- **COUNTY APPROVED RESIDENTIAL YARD STORAGE**

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**Note:**
- All dimensions are approximate.
- All proposed structures and features are subject to change based on further planning and design.
## Existing Structures and Use Areas Schedule

<table>
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<tr>
<th>Structure Type/Use Area</th>
<th>Height (ft.)</th>
<th>Length (ft.)</th>
<th>Width (ft.)</th>
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</thead>
<tbody>
<tr>
<td>2 Story Office Building</td>
<td>100</td>
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<tr>
<td>Unknown Vehicle Wash Area</td>
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<td>3 Story Technical/Equipment Storage Building</td>
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<td>300</td>
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<tr>
<td>4 Story Technical/Equipment Storage Building</td>
<td>200</td>
<td>400</td>
<td>200</td>
</tr>
<tr>
<td>5 Story Technical/Equipment Storage Building</td>
<td>250</td>
<td>500</td>
<td>250</td>
</tr>
<tr>
<td>Miscellaneous Area</td>
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<td>100</td>
</tr>
<tr>
<td>Documented Storage</td>
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</tr>
<tr>
<td>Covered Equipment</td>
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<td>200</td>
<td>100</td>
</tr>
<tr>
<td>Uncovered Equipment</td>
<td>100</td>
<td>200</td>
<td>100</td>
</tr>
<tr>
<td>Portable Storage Shed</td>
<td>100</td>
<td>200</td>
<td>100</td>
</tr>
<tr>
<td>1 Story Equipment Storage Building</td>
<td>100</td>
<td>200</td>
<td>100</td>
</tr>
<tr>
<td>Covered Equipment Storage</td>
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<td>Uncovered Equipment</td>
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<td>Covered Materials</td>
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<td>Uncovered Materials</td>
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<tr>
<td>Portable Storage Shed</td>
<td>100</td>
<td>200</td>
<td>100</td>
</tr>
</tbody>
</table>

### Notes
- Approximates approximate dimensions of structure or use area.
- Existing structure or use area key.
- Photo reference (see sheets 4 through 8).

### Legend
- **Existing Buildings** (To Be Removed)
- **Existing Structure or Use Area Key**
- **Photograph** (See Sheet 1 Through 8)

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**DESIGNED BY:** ODD

**DATE:** APRIL 12, 2017

**SCALE:** 1" = 50' 0"
BOARD OF SUPERVISORS GOALS

There are six Board adopted goals which relate directly to public facilities: Growth and Adequate Public Facilities, Adequate Public Services, Education, Culture and Recreation, Land Use, and Financial Planning and Management. These goals establish the basis for public facilities planning in Fairfax County as articulated by the objectives and policies in this element of the Comprehensive Plan. Overall, these goals emphasize the following:

- that the county is committed to a high level and quality of public services;
- that growth and new development should be held to a level consistent with the adequacy and accessibility of existing facilities and phased in accordance with the county's ability to provide new ones;
- that the county should ensure a quality education system by providing comprehensive education, training programs and facilities;
- that the county should provide a local system of libraries and cultural programs and facilities; and,
- that the county should support an equitable system of taxation and user charges to provide quality services and facilities to residents.

These goals also underscore the idea that public facilities, and the county's ability to provide them, is essential to maintaining the quality of life in the county and that a careful balance between land use decisions should be made only after public facility service implications are fully addressed.

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.

Policy c. Ensure adequate maintenance of existing facilities.

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

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

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

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

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

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

Policy f. Ensure that when existing public facility sites are no longer needed for their original use, the land formerly used for that purpose is reserved, to the extent possible and prudent, for other public uses.

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy g. Use the 2232 review process to determine the siting suitability and appropriateness of facilities in relation with the Comprehensive Plan.
DATE: January 17, 2018

TO: Marianne Gardner
Facilities Planning Branch, Planning Division, DPZ

Tiya Raju, Section Manager,
Building Design and Construction Division, DPWES

FROM: Tracy D. Strunk, AICP, Director
Zoning Evaluation Division, DPZ

Suzanne L. Wright, Chief
Special Projects/Applications Management Branch, ZED, DPZ

SUBJECT: Proposed Stormwater Wastewater Consolidation Facility at 6000 Freds Oak Road; Tax Map 77-2 ((1)) 13; 2232 Application 2232-B17-21

This memorandum is in response to two requests concerning whether the Stormwater Wastewater Consolidation facility proposed by Department of Public Works and Environmental Services (DPWES) at 6000 Freds Oak Road, would be in substantial conformance with the proffers and Generalized Development Plan (GDP) accepted by the Board of Supervisors (BOS) on April 5, 1976 for the Rezoning RZ 74-8-020. Initially, a request to review this proposal was forwarded to us as a part of the review process for the 2232 application required for this public facility. It was determined, however, at that time, that a more formal interpretation request was appropriate given the specific nature of the proffered requirements. This memorandum serves as a response to both requests.

As I understand it, the overarching question is whether the facility proposed with this 2232 Application would be in substantial conformance with the proffered conditions and GDP associated with RZ 74-8-020. Specifically, you are asking whether the proposal is in substantial conformance with Proffers 2 and 3. This determination is based upon the 2232 Application dated April 13, 2017, an interpretation request letter dated November 13, 2017, supplemental letters dated December 8, 2017 and January 9, 2018, and the following exhibits that include:

- Exhibit 1, entitled “Existing Conditions”, prepared by BC Consultants, dated November 13, 2017.
Copies of your letters and submitted exhibits are attached for reference.

The subject 14.67-acre site is located at 6000 Freds Oak Road. On April 5, 1976, the BOS approved RZ 74-8-020, rezoning this parcel in addition to parcels 14 and 14A from the RE-1 Zoning District to the I-L (now I-5) Zoning District. Subsequent approvals by Fairfax County consolidated the three parcels into a larger parcel 13. The subject property is owned by Fairfax County and is currently utilized as the headquarters for the Wastewater Collection Division of DPWES. This site and the adjacent parcel 11, are subject to a 2232 Application. The proposed 2232 Application combines the Fairfax County Wastewater Collection Division, the Maintenance and Stormwater Management Division, and the Stormwater Planning Division into a single consolidated wastewater and stormwater management facility. Parcel 11, which is located at 10900 Clara Barton Drive, is zoned I-6, and is subject to the proffered conditions associated with RZ 99-BR-050. Parcel 11 is in substantial conformance with the proffered conditions associated with RZ 99-BR-050.

Proffers 2 and 3 of RZ 74-8-020 have specific requirements related to the development of the site.

Proffer 2 specifically states that development on the site must:

"Provide onsite stormwater management such as roof retention, porous surfaces and parking lot rock filters and retention ponds in two swales in northwest part of the property."

Proffer 3 specifically states that the site must have a:

"Design circulation plan, parking lots and building sites to better respect topography, reduce grading and accommodate retention ponds."

Proffer 2 provides a menu or possible onsite stormwater management practices for the site. Since the approval of RZ 74-8-020, however, new more stringent stormwater regulations have been adopted, specifically, the Code of the County of Fairfax Virginia, Chapter 118, Chesapeake Bay Preservation Ordinance and Chapter 124, Stormwater Management Ordinance. The interpretation request letter from BC Consultants, dated January 8, 2018, states, stormwater management will be provided in accordance with the Chesapeake Bay Preservation Ordinance and the Stormwater Management Ordinance. The techniques proposed for this site include multiple stormwater management facilities such as underground detention facilities, underground filtering devices, and low impact development such as bio-retention facilities, permeable pavement, vegetative swales, green roofs, and tree box filters. Exhibit 2 provides potential locations for these facilities, but does not include the existing stormwater detention ponds. According to the interpretation request letter, the existing stormwater detention ponds may or may not be retained depending on the final stormwater management design. Proffer 2 only requires that stormwater management must be provided onsite and it does not limit the types of facilities or practices for the site; it only provides a recommendation for the types of facilities and practices that can be used.

Proffer 3 requires that the site respect existing topography in developing the site and its layout. According to the interpretation request letter, the existing site configuration generally consists of three
different areas consisting of parking, buildings, and open space within the site which is shown on Exhibit 1. The existing site slopes down from an existing elevation of approximately 433-feet at the southern entrance to 368-feet at the northern corner of the site. It is our understanding the existing site as it stands today is in substantial conformance with Proffer 3. Exhibit 2 illustrates the proposed layout which is somewhat similar to the existing layout. Specifically, the proposed layout transitions from the upper level parking lot at the southern entrance to the proposed and existing buildings in the middle of the site, to a lower level parking lot which slopes down to the existing forested open space area at the northern end of the site. Exhibit 2 also provides existing and proposed preliminary spot shot elevations around the site. These spots shots may change with final engineering; however, it illustrates the site generally conforms to the existing topography of the site. The exhibit also provides the approximate limits of clearing and grading. These proposed limits appear to be tight, specifically, near the north lower parking lot. The grading shown on the GDP, however, allowed for disturbance to extend to the property line. Ultimately, while you do propose to add fill and alter the topography at places onsite, the proposed topography changes will not negatively impact the site and are considered minor. During final engineering, all efforts to maintain existing topography should be explored.

It is my determination that the 2232 Application for the proposed public use of a Stormwater Wastewater Consolidation Facility is in substantial conformance with the governing proffers and the GDP associated with RZ 74-8-020. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this memorandum, please call Laura O’Leary at (703) 324-1290.

Attachments: A/S

cc: John C. Cook, Supervisor, Braddock District
    Ellen J. Hurley, Planning Commissioner, Braddock District
    Mavis Stanfield, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
    Teresa Lepe, Chief, Building Design Branch, BCD, DPWES
    File: RZ 74-8-020, PI 17 11 085, ANT 17 04 018, Imaging, Reading File
DATE: January 9, 2018

TO: Tracy D. Strunk, Director, Zoning Evaluation Division
   Department of Zoning and Planning

FROM: Tiya Raju, Section Manager
       Building Design and Construction Division

SUBJECT: Stormwater Wastewater Consolidation Facility
         2232 Application #2232-B17-21

REFERENCE: Request for Proffer Interpretation

This memorandum transmits a request for an interpretation of substantial conformance to two proffered conditions as it relates to the application for 15.2 – 2232 Determination to permit the Stormwater Wastewater Consolidation Facility. The 6000 Freds Oak Road property is currently owned by Fairfax County (County) Board of Supervisors (BOS) and houses the Wastewater Collection Division. The 10900 Clara Barton Drive property is currently privately owned. It is the County’s intent to purchase the Clara Barton property and combine it with the adjacent Freds Oak Road property to create a combined Stormwater Wastewater consolidated facility dependent on zoning approvals.

If you have any questions or require additional information, please contact me at 703-324-5114 or e-mail tiya.raju@fairfaxcounty.gov. Thank you for your assistance.

cc: Teresa Lepe, Chief, Building Design Branch, BDCD, DPWES

J:\CAP\Projects\Building Design\Stormwater Facility Study\Zoning\Proffer Interpretation Request\2232 proffer interpretation request memo-revised Jan 2018.doc
Revised January 8, 2018

Tracy D. Strunk
Director of the Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Stormwater/Wastewater Management Consolidation Facility
2232 Application #2232-B17-21
BC Project #: 12519.22

Dear Ms. Strunk:

On behalf of the Fairfax County Department of Public Works and Environmental Services (DPWES); Applicant, we hereby request an interpretation of substantial conformance to certain proffered conditions associated with Rezoning Application No. 74-8-020 (Rezoning Application). The Rezoning Application was approved by the Fairfax County Board of Supervisors (BOS) on April 5, 1976. The approval rezoned three (3) parcels of land previously identified as Section Sheet 77-3, Subdivision ((1)), Lots 13, 14 and 14A. These parcels were rezoned from the RE-1 (Residential) District to the I-L (Industrial) District, the applicable zoning districts established at that time. The I-L District was rezoned to the I-5 District with adoption of the 1978 Zoning Ordinance. Subsequent approvals by Fairfax County consolidated the three (3) lots into one (1) parcel currently identified as Tax Assessment Map No. 77-3 ((1)), Parcel 13.

The Generalized Development Plan (GDP) approved with the Rezoning Application did not specify any specific uses for the site. It did provide a general grading plan that allowed land disturbance to extend to all property lines. Development of the site must be in substantial conformance with the approved GDP and all proffered conditions. Development of the site should otherwise be in accordance with all other requirements of the I-5 District and the Fairfax County Comprehensive Plan.

Parcel 13 includes approximately 14.67 acres of land within the Braddock Magisterial District. The parcel address is 6000 Freds Oak Road. The subject site is owned by the BOS and is currently utilized as the headquarters for the Wastewater Collection Division of the DPWES. The facility is considered a public use. Parcel 13 and an adjacent parcel; Tax Assessment Map No. 77-2 ((1)) Parcel 11, are subject to a 2232 Application for a consolidated public use.

The proposed 2232 Application combines the Fairfax County Wasterwater Collection Division, Maintenance and Stormwater Management Division and Fairfax...
County Stormwater Planning Division into a single consolidated wastewater and stormwater management facility. The 2232 Application is currently under acceptance review by Fairfax County and is the basis for this interpretation. Parcel 11 is not governed by the approved Rezoning Application and is not part of this interpretation.

As directed by the Fairfax County Planning and Zoning Division and in accordance with the provisions of Article 18, Section 18-204, Paragraph 5 of the Fairfax County Zoning Ordinance, we hereby request this interpretation to determine if the 2232 Application, as currently proposed, is in substantial conformance with the approved proffered conditions as listed below:

1. Proffer 2: Provide onsite storm water management such as roof retention, porous surfaces and parking lot rock filters and retention ponds in two swales in the northwest part of the property.

Response: Stormwater Management and Best Management Practices (SWM/BMP) will be provided in accordance with Chapter 124; Stormwater Management Ordinance of the Code of Fairfax County, as amended through 2014. The final type(s) and location(s) of SWM/BMP facilities will be determined with final engineering during the site plan. Any SWM/BMP facility used will ultimately outfall into the swale(s) along the north/northwestern property line, the lowest area on the site.

Proffer 2 was approved in accordance with Fairfax County's stormwater management regulations as adopted in 1976. Roof retention, porous surfaces and rock filters, among other options, were used at that time for the collection and treatment of stormwater runoff. A retention pond along the north/northwest property line, and rock filters in the parking lot islands were employed when the site was developed for its current use.

In July of 1993, Fairfax County enacted the Chesapeake Bay Preservation Ordinance which established more stringent requirements for the control and treatment of stormwater runoff. This ordinance, along with the subsequent Stormwater Management Ordinance, included new water quantity and quality management methods. For water quality, these include non-proprietary BMP facilities such as bioretention filters and basins, vegetated swales, permeable pavement, green roofs and reforestation and proprietary BMP facilities such as hydrodynamic devices and filtering devices. For water quantity, these include underground detention facilities and infiltration facilities. These facilities are more efficient at reducing pollutants, aid in the preservation of natural resources and help reduce the amount of overall land disturbance compared to those envisioned in 1976. Therefore, the proffer should not limit the types of
SWM/BMP facilities used, nor should it prevent the use of alternative SWM/BMP facilities that have been developed since 1976.

We anticipate that this development will include multiple stormwater management facilities. These will include facilities typical to an industrial use such as underground detention facilities and underground filtering devices. Additionally, we anticipate that this development will include Low Impact Development facilities such as Bioretention Facilities, Permeable Pavement, Vegetated Swales, Green Roofs and Tree Box Filters. Exhibit 2; 2232 Site Plan, provides possible locations where these facilities, if employed, could be located.

It is our opinion that Proffer 2 simply requires that stormwater management be provided onsite and that the latest methodologies be utilized. Therefore, since the stormwater management requirements will be met onsite and will utilize current stormwater management techniques, we believe that the stormwater management program will meet the intent of the proffer.

2. **Proffer 3: Design circulation plan, parking lots and building sites to better respect topography, reduce grading and accommodate retention ponds.**

Response: The current Wastewater Collection facility was designed, approved and constructed presumably in accordance with Proffer 3. The site plan included in the proposed 2232 Application is in general conformance with Proffer 3 with respect to the site as it currently exists. It was designed to reduce site grading, provide similar land use areas, limit land disturbance and preserve natural resources.

The site slopes down from an existing elevation of approximately 433 feet and the southern entrance to the site to an existing elevation of approximately 368 feet at the northern corner of the site. The existing site configuration generally consists of three different levels of land use areas. The upper level includes the staff/visitor parking lot and accessory use structures along Freds Oak Road and the south/southwestern property line respectively. An open space lawn area that includes the existing two (2) stories split level office building accommodates a grade change from the upper level to the next land use area. This level includes the County vehicle parking lot and several accessory use structures. The lowest level along the northern property lines transitions from the parking lot down to a partially forested open space area that includes an existing stormwater detention pond. Refer to Exhibit 1; Existing Conditions, for additional information.
The proposed design generally conforms to the topography and layout of the existing site configuration. It includes two (2) upper parking lots with some accessory use structures. The layout transitions from the upper level parking lots to the next land use area using a proposed two (2) to three (3) stories split level office building and operations structure and, if retained, the existing two (2) stories split level office building to accommodate the grade change. If the existing office building is not retained it will be replaced using a new two (2) to three (3) stories split level office building. The next land use area provides a two (2) tiers mid-level parking lot that steps down with the existing grade. This parking lot slopes down to the existing forested open space area at the lower end of the site. The existing stormwater detention pond may or may not be retained depending on the final SWM/BPM facilities utilized.

Exhibit 2; 2232 Site Plan, provides preliminary spot elevations at key locations. They are based on preliminary grading and may change with final engineering. These elevations are provided for reference to demonstrate how the multi-level design approach employed generally conforms to the existing topography of the site. Similarly located pre-and post-development use areas help to further reduce site grading and limit land disturbance. Consequently, we believe the 2232 Site Plan as designed meets the intent of the proffer.

It is our belief that the proposed 2232 Application is insubstantial conformance with the approved Proffered Conditions listed above. Respectfully, we ask for your formal affirmation of this interpretation request. If you have any questions or require additional information, please do not hesitate to call. Your prompt attention would be greatly appreciated. I look forward to hearing from you soon.

Sincerely,
THE BC CONSULTANTS, INC
Dennis D. Dixon, RLA, ISA, CA, LEED AP
Department Head of Planning and Landscape Architecture

Enclosures
DDD
(V:\project\12519\Plan\Documents\12519-Proffer Interpretation-Rev_1-8-18.docx)
DATE: December 19, 2017

TO: Jonathan Buono, Planner II
   Department of Planning and Zoning

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

SUBJECT: Freds Oak Stormwater Facility.

The following comments are based on the above mentioned zoning application stamped as received by the Department of Planning and Zoning April 13, 2017. A site visit was conducted on November 15, 2017.

1. Comment: Transitional Screening Type 3 and a D, E or F barrier is required adjacent to single family homes to the north and portions of the south adjacent to Fred's Oak Road and the Fairfax County Parkway. The plan proposes use of existing vegetation to be supplemented where needed to meet the requirement including the existing barrier.

   Recommendation: It was noted that while the high quality existing trees do provide some screening, the areas are lacking in evergreens, excluding the yard along Fred's Oak Road. Provide a landscape plan with the site plan to be reviewed and approved by UFMD proposing additional evergreens in these areas where existing vegetation does not meet the intent of Transitional Screening.

Please contact 703-324-1770 if you have any questions.

if/

UFMDID #: 240220

cc: DPZ File
TO: Marianne Gardner, Director
Planning Division, DPZ

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

SUBJECT: Application for 15.2-2232 determination –2232-B17-21 to allow for a consolidated Stormwater and Wastewater facility and expansion of the site at 6000 Freds Oak Road.

The Fairfax County Department of Transportation (FCDOT) has reviewed the above 2232 application to consolidate the County’s Stormwater and Wastewater facilities at one location in the northwest corner of Freds Oak Road and the Fairfax County Parkway. The site is currently occupied by the County’s Wastewater Collection Division facility. As part of the expansion, the County is planning to acquire the former concrete batch plant that is located to the west.

Context and Existing Operations:
The community in which the facility is proposed to be constructed is surrounded by Ox Road (Route 123) to the west, Fairfax County Parkway (Route 286) to the south, Roberts Parkway to the east, and Burke Centre Parkway to the north. There are seven access points from the community to the previously mentioned roads, of which three have traffic signals. The traffic signals are located at Clara Barton Drive and Ox Road, Oak Green Way and Burke Centre Parkway, and Oak Leather Drive and Burke Centre Parkway. The four unsignalized access points are located at Burnside Landing Drive and Burke Center Parkway, Burnside Landing Drive and Roberts Parkway, Heritage Landing Road and Roberts Parkway, and Freds Oak Road and Fairfax County Parkway. In addition to the seven access points to the community, there is an interchange located at Ox Road and Fairfax County Parkway, which is approximately 600 feet to the west of the Freds Oak Road and Fairfax County Parkway intersection.

The existing Wastewater facility has two access points to Freds Oak Road. All access to and from the facility occurs via the southern access. The northern access is currently gated and used only for emergency access. The former concrete batch plant, which is part of the consolidated facility application, has access to Clara Barton Drive. There is an existing directive that all work vehicles must turn right out of the site and head south on Freds Oak Road towards the Fairfax County Parkway. The directive also states that work vehicles can only take a right onto Fairfax County Parkway, even though the intersection of Freds Oak Road and Fairfax County Parkway is a full movement intersection (i.e. all turning movements are allowed). The directive to turn
right is because of the high vehicle traffic on the Parkway and the directive only applies to County vehicles and not employee personal vehicles.

**Comprehensive Plan Recommendations:**
The Transportation Plan Map shows Ox Road (Route 123) to be widened to six lanes from Braddock Road to the County border with Prince William County and the Fairfax County Parkway to be widened to six lanes with High Occupancy Vehicle (HOV) lanes from Route 7 to I-95. A segment of the Parkway from Lee Highway (Route 29) to Ox Road (Route 123) is currently being designed by The Virginia Department of Transportation (VDOT) to be widened. As part of the project the interchange at Ox Road and the Fairfax County Parkway will also be studied. If improvements are recommended for the interchange, as part of the VDOT widening project, then the intersection of Freds Oak Road and the Fairfax County Parkway may also be included in the VDOT project.

The Countywide Trails Plan shows the Cross County Trail (CCT) on the south side of the Fairfax County Parkway and a major paved trail on the north side of the Parkway. The CCT diverges from the Parkway just before the Ox Road and Fairfax County Parkway interchange and runs north along Ox Road until the CCT reaches Burke Centre Parkway. The CCT reconnects with the Fairfax County Parkway at Burke Center Parkway. Since the CCT diverges from the Fairfax County Parkway just before the interchange, a major paved trail is recommended on the Trails Plan so that there is a continuous major trail on the Fairfax County Parkway. There is also a recommendation in the Trails Plan for a 6-8 foot wide natural surface or stone dust trail on Clara Barton Drive from Burke Centre Parkway to the Fairfax County Parkway with the trail extending farther north and south, but the road name changes. A stone dust or natural surface trail would not be in lieu of a sidewalk, if the trail were implemented.

The Bicycle Master Plan recommendation for the Fairfax County is to use the existing shared use path.

**Evaluation and Assessment:**
Two facility layout scenarios were evaluated in the traffic assessment. Both scenarios retained the Freds Oak Road southern access point as the primary access for the consolidated facility with the northern Freds Oak access restricted for emergency use. One scenario has all vehicles (work and personal) entering and leaving the site through the Freds Oak Road southern access. The second scenario retained access to Clara Barton Drive for employee personal vehicles to enter and leave the site as well as the Freds Oak Road southern access. County work vehicles were still restricted to the Freds Oak Road access.

Based on the traffic assessment, prepared by the Department of Public Works and Environmental Services (DPWES) traffic consultant, turning left from Freds Oak Road onto the Parkway to head south would be difficult in the morning and afternoon peak periods. Since there is only one southbound lane on Freds Oak Road at the Fairfax County Parkway intersection to handle all the turning movements, any vehicle turning left would impact vehicles trying to turn right. This could create delays for all vehicles trying to access the Parkway from Freds Oak Road thus impacting operations on Freds Oak Road. In order to minimize the impacts, modifications were
evaluated at the Freds Oak Road and Fairfax County Parkway intersection in the traffic assessment. These included:

- Restricting left turns out from Freds Oak Road to the Parkway during morning and afternoon peak periods with signage.
- Physically restricting left turns from Freds Oak Road to the Parkway by constructing a directional median that would only allow vehicles to turn right. No other movements at the intersection would be affected.
- Constructing a dedicated right turn lane on Freds Oak Road southbound at the Parkway. This would create one right-turn lane and one through/left lane. No turn restrictions would be implemented.
- Installing a traffic signal at the intersection. A right-turn lane and one through/left lane would also be constructed.

As part of the traffic signal recommendation, a Signal Justification Report (SJR) was submitted to VDOT and FCDOT by the traffic engineer for DPWES. The SJR conclusion states that two warrants were met for the traffic signal, but that overall, the signal was not justified. The SJR is still under review by VDOT, which is the agency that will make the decision on whether a signal can be installed at the Freds Oak Road and Fairfax County Parkway intersection. It should also be noted that FCDOT currently has a study underway to look at the long-term operations and safety of the Fairfax County Parkway. Each intersection (including interchanges) on the Parkway from Route 7 to Route 1 will be evaluated in the study with recommendations.

The Clara Barton Drive and Ox Road (Route 123) intersection was also evaluated with the traffic assessment. Two improvements were evaluated at the intersection. The first improvement involved an adjustment to the traffic signal along with lane restriping to create one left turn lane and one left/through/right lane on westbound Clara Barton Drive at Ox Road. The stop signs on northbound and southbound Clara Barton Drive, prior to accessing the signalized intersection at Ox Road, would remain. The second improvement involved striping and signage to allow the northbound Clara Barton Drive movement that subsequently turns to the west (now the westbound movement) at Ox Road to have a free flow movement when the light turns green for Clara Barton Drive. This means the southbound Clara Barton Drive movement would still have the stop condition while the northbound movement would not, thus improving traffic flow from the neighborhood.

There are no Fairfax Connector or Metrobus bus stops adjacent to the site; however, Metrobus Route 18P (Burke Centre Line) provides service in the neighborhood. The consolidation facility is not expected to have any impact on the operation of Metrobus Route 18P as the route originates from the neighborhood in the morning and operates as a one-way service terminating at the Pentagon Metrorail Station. The line operates in the reverse direction in the afternoon with service originating from the Pentagon Metrorail Station. Given the operation of the route, there is no opportunity for employees at the consolidated facility to take transit, since the service starts where the employees would terminate their commute.
Conclusions:

- An improvement should be implemented on Freds Oak Road at the Fairfax County Parkway. The improvement that is constructed should be determined prior to Site Plan approval.
- A secondary access from the facility to Clara Barton Drive should remain as the project moves toward Site Plan approval. This provides a secondary access for employees in their personal vehicles and provides the most direct route to a signalized intersection to get access to the regional road network. Even if Freds Oak Road is signalized, a secondary access for employees in their personal vehicles should be retained.
- An improvement should be implemented on Clara Barton Drive at Ox Road. Prior to any signal modification and restriping the lanes, the improvement that involves implementing a free flow movement on northbound Clara Barton Drive should be evaluated for implementation. This appears to provide the greatest benefit to the residents of the neighborhood while minimizing or eliminating any need to modify the traffic signal.
- The major paved trail shown on the north side of the Fairfax County Parkway should be considered for construction provided that it can connect to Clara Barton Drive and Freds Oak Road within the public right-of-way. Coordination with VDOT on the Fairfax County Parkway widening project should continue as this facility moves to Site Plan to ensure that the trail, if it can be constructed in the public right-of-way, will not interfere with the VDOT Parkway widening project.

If you have any questions, please contact Mike Garcia at Michael.Garcia3@fairfaxcounty.gov or (703) 877-5832.

Cc: Michael W. Garcia, FCDOT  
Karyn Moreland, FCDOT  
Randy White, FCDOT  
Chris Wells, FCDOT  
Jonathan Buono, Department of Planning 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.