



FAIRFAX COUNTY PLANNING COMMISSION

February 10, 2020

PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to
Va. Code Sec. 15.2 - 2232

Public Hearing Date: February 26, 2020 at 7:30 p.m.

Application Number: **456A-M83-21-3**

Applicant: **Fairfax County Department of Public Works and Environmental Services, Capital Facilities**

Proposed Use: Fairfax County Police Department's Pine Ridge Police Operations Support Bureau.

Supervisor District: Mason District

Subject Property Tax Map ID: 59-3 ((1)) 11B

Subject Property Address: 3911 Woodburn Road, Annandale, VA 22003

Area of Subject Property: 10.28 acres

Application Accepted: August 1, 2019

Recommendation: In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find that the proposal by the Department of Public Works and Environmental Services, to permit re-construction of the current Operations Support Bureau Building and accessory structures, **is substantially in accord** with provisions of the adopted Comprehensive Plan.

PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia

**Number:** 456A-M83-21-3**Acreage:** 10.28 Ac.**District:** Mason**Tax Map ID Number:** 59-3 ((1)) 11B**Address:** 3911 Woodburn Road
Annandale, VA 22003**Planned Use:** Public Facilities, Gov't. &
Institutional**Applicant:** Department of Public Works
and Environmental Services**Proposed Use:** Public Facilities, Governmental and InstitutionalLocation in
Fairfax County,
Virginia

500 FEET

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

APPLICATION***Appendix A***

Proposal: Construct a new two-story 36,600 square foot Operations Support Bureau (OSB) building to replace the current OSB building and add three accessory structures. The applicant also proposes to construct an entrance, parking, secure lot area, and associate site improvements. The existing Department of Public Safety Communications (DPSC) center, also known as the Communications Center, is to remain.

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

Subject Property: 3911 Woodburn Road, Annandale, VA 22003

Zoning District: R-1

Existing Conditions: The 10.28 project site contains the existing 35,712 square foot two-story OSB building, one-story DPSC center, one-story garage and vehicle bay structure, one-story motorcycle garage and vehicle bay, and 4.65 acre Winterset Varsity Park which includes one athletic field and a tot-lot. There are 111 secured parking spaces for OSB staff and 131 parking spaces shared between Communications Center staff, visitors, and Winterset Varsity Park patrons.

PROJECT JUSTIFICATION: The OSB is used by the Fairfax County Police Department (FCPD) as a tactical operations center. OSB staff are trained to support Fairfax County police operations during emergency situations 24 hours a day, 7 days a week. The adjoining Communications Center is used by DPSC as an alternate call center to maintain 100% emergency call support. The existing DPSC center would remain. The existing OSB building was built as a school in the 1960's and was last renovated in 1985 when FCPD began occupying the existing building.

DPWES proposes to remove the existing 35,712 square foot two-story OSB building and replace it with a new two-story 36,600 square foot building and three new detached garage and vehicle bay structures.

PROPOSED USE**Proposed Facility**

The proposed OSB building would be two stories and include 36,600 square feet of total space with a height of approximately 35 feet. The exterior of the OSB building would be comprised of glass, brick, and metal panels and match the existing Communications Center. The OSB building would wrap around the west and south side of the Communications Center. Two detached garage structures and vehicle bays would be constructed to the east of the existing communications center. These structures would consist of a garage and vehicle bay used for motorcycle storage and large emergency operations vehicles. Further to the east would be a third detached garage structure and vehicle bay used to store vehicles from automobile accidents and a covered parking area. The existing parking lot and entrances would be reconfigured to accommodate the proposed garage structures and vehicle bays. A secured fenced area containing 125 parking spaces and a public parking lot containing 100 parking spaces relocated to the north side of the site would be available

for use by Communications Center staff and patrons of the adjacent park. The proposed OSB building would accommodate new technologies, allow for a reorganization of existing spaces for better efficiency and connection, and would provide an improved energy consumption building with new and updated mechanical systems.

Winterset Varsity Park is 4.65 acres of open space adjacent to the OSB site. The entire OSB/DPSC site and Winterset Varsity Park is one lot and owned by the Board of Supervisors. The park is currently maintained by Fairfax County Parks and includes open space, one athletic field, and a tot lot. It shares parking with the OSB public parking lot. The total open space area would be reduced to 4.15 acres after re-construction of the OSB and would include stormwater treatment at the southwest corner of the site and a re-located tot lot to the north side of the athletic field near the public parking.

Hours of Operation

The OSB facility supports police operations during emergency situations 24 hours a day, 7 days a week. Normal operating hours are 8:00 am – 4:30 pm Monday-Friday.

The Communications Center operates 24 hours a day, 7 days a week when activated, but is normally not staffed unless there is an emergency.

Maintenance

Standard janitorial services, facility and equipment repairs, and routine grounds maintenance would be provided.

Personnel

The proposed OSB building would be designed for approximately 135 employees.

Service Area

This location is central to the communities served and the renovated OSB building would continue to serve the same communities after construction.

Access

There are two existing access points to the site on Woodburn Road which would remain: one on the northern portion of the site and the other on the southern portion. This would allow two means of ingress and egress that is required from secure parking.

Traffic Impacts

No additional traffic is expected to be generated from this site. The proposed OSB building would take place of the existing OSB building and current operations will remain the same after construction.

Noise and Light Impacts

The facility would not have any major on or off-site noise impacts other than noise generated by the vehicles accessing the facility as the current operations remain the same in the new facility. Setbacks and buffers would be provided in accordance with the Zoning Ordinance.

The parking lot lighting that is proposed would be consistent with the Public Facilities Manual (PFM), which includes cut-off fixtures.

Environment

The applicant has stated that the landscaping provided would consist of native plants and

trees and would be provided as appropriate in the overall site development plan. Traditional screening yards and barriers, tree protection measures, and perimeter erosion control measures would be provided in accordance with the requirements of the Zoning Ordinance and the PFM. The design for site and building would use LEED® Green Building principles and Low Impact Development guidelines to minimize environmental impact.

In response to community requests, the applicant intends to apply for waivers and modifications to reduce the transitional screening and barrier requirements for the southern and eastern portion of the site during site plan.

Water quality/Stormwater management

The applicant stated that the existing water and sanitary sewer services are adequate to support proposed renovation. Appropriate water quality and quantity control design locations and computations as well as stormwater and BMP narratives and adequate outfall analysis would be included in the development plans per the PFM requirements for DPWES/Land Development Services (LDS) site plan review and approval. Stormwater quantity and quality would be addressed using underground detention and filtration practices and bioretention. Erosion and sediment control systems would be installed to manage storm water runoff during construction in accordance with the PFM. No change in air quality is anticipated.

The stormwater facility on the east side of the site is proposed at this location due to the topography of this parcel. The water flows from the north to the south, therefore, due to its design, all stormwater would flow to the facility and prevent run off into neighboring residents' property. This facility can retain water up to 6" in depth which would slowly dissipate through soil and transpiration which would provide for water quality improvement as well as nitrogen and phosphorus reduction.

Alternate locations

Alternative locations were not considered for the OSB building since the existing site has space to accommodate the new facility and continue its co-location with DPSC and Winterset Varsity Park. The proposed project and site would provide continued shared use between the OSB building, Communications Center, and Winterset Varsity Park. The location is centrally located in the county and convenient to major roadways. Revitalizing the site for the proposed reconstructed OSB building would bring the site into conformance with current standards that would otherwise need to be funded separately.

DESCRIPTION OF SURROUNDING AREA

LOCATION: The site is located near Woodburn Road in the Pine Ridge area. The site is bounded by Woodburn Road to the north and west and Little River Turnpike to the south with residential and Winterset Varsity Park to the east.

CHARACTER: Heavy industrial, park, and public uses

Existing Land Uses Adjacent to Subject Property

- Subject property – Public Facilities, Governmental, and Institutional
- North – Woodburn Road
- East – Winterset Varsity Park and Residential uses
- South – Little River Turnpike
- West – Woodburn Road

COMPREHENSIVE PLAN PROVISIONS

COMPREHENSIVE PLAN MAP: Public Facilities

Planning Area and Planning District: Area I, Annandale Planning District

Planning Sector: A-8 Pine Ridge Community Planning Sector

Land use recommendations

- Subject property – Public Facilities, Governmental, and Institutional.
- North – Residential at 1-2 DU/AC
- East – Residential at 2-3 DU/AC
- South – Residential at 2-3 DU/AC
- West – Residential at 1-2 DU/AC

COMPREHENSIVE PLAN GUIDANCE

The subject property is located in the Area I, Annandale Planning District, A-8 Pine Ridge Community Planning Sector. The Comprehensive Plan Map identifies the property as planned for public facility, governmental, and institutional uses. The Pine Ridge Police OSB is listed as an existing public facility in the Annandale Planning District Overview, Page 12, Figure 6, of the Area I Fairfax County Comprehensive Plan, 2017 Edition.

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

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition

POLICY PLAN

Public Facilities, Amended through 4-9-2019, Pages 1-4

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

- 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.”

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition
Public Facilities, Amended through 4-9-2019, Pages 15-16**POLICY PLAN****“Public Safety****Introduction**

The provision of public safety services is basic to an orderly society and the protection and safeguarding of the health and safety of county residents. For the most part, these functions in the county are the responsibility of the Police Department, Fire and Rescue Department, Office of Sheriff, the Circuit and General District Court System and the Animal Services Division. Each of these functions is discussed in this section with specific objectives and policies. However, there are certain general guidelines, objectives and policies that are common to all.

Objective 18: Enhance the operations elements of public safety officials with facilities to properly support the duties of sworn law enforcement officials, fire and emergency personnel and animal wardens.

Policy c. Locate new public safety facilities in order that adequate space remains on site for future expansions and that public safety agencies which relate closely in their activities or clients are located in close proximity to one another with shared utilization to the extent possible.

Policy e. Maintain facilities at the Public Safety Center and Emergency Operations Center to be functional and efficient with respect to county environmental guidelines, particularly storm drainage, and pedestrian and vehicle access and circulation. These centers should be aesthetically pleasing, complement existing architecture, and provide for future expansions for a 20-year horizon.”

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition
Public Facilities, Amended through 4-9-2019, Pages 16-18**POLICY PLAN****“Police****Introduction**

Due to the nature of the majority of police work, which involves mobile patrol operations, the greatest need for facility space has been and will be for administrative, operational support and training functions. There are no nationally accepted standards for such facilities. Similarly, there are no nationally accepted service area standards for police patrol areas. Due to the flexible and decentralized nature of police work, the day to day demands on police personnel change and local deficiencies can readily be alleviated through reassignment of officers and vehicles between station and patrol areas.

LOCATION

Objective 19: Locate police stations and facilities so as to provide the most efficient and expeditious law enforcement/protective service to the county as a whole and to the individual police districts.

Policy a. Locate new police stations near the geographical center of the service area;

preferably not in residential areas, but adjacent to commercial areas; compatible with adjoining areas; on a major street with good access to all parts of the service area; and adequate parking for police, employees and visitors.

CHARACTER AND EXTENT

Objective 20: Maintain or establish facilities that allow Police Department personnel to operate at maximum effectiveness.

Policy b. Size stations to meet the expected level of police service required to protect people and property located in the service area.

Policy d. Construct new police stations on a minimum of five acres when collocated with one other public facility such as a governmental center for a supervisor district or a fire and rescue station.”

STAFF ANALYSIS: See *Appendices B-H* for detailed discussion, and *Appendices I and J* for the applicant’s comment responses.

Department of Wastewater Planning and Monitoring Division

Appendix B

The existing 8” sanitary sewer lines located on site have adequate capacity to accommodate the sewage from the proposed new OSB facility for the referenced application.

Department of Zoning Administration Division

Appendix C

General Zoning: The site is not subject to development conditions or proffers associated with previous zoning approvals and is not subject to previous special exception, special permit, or variance approvals.

Lot Size: The minimum lot size requirement of 36,000 SF is met and the minimum lot width requirement of 150 feet is met.

Bulk Regulations: This proposal conforms to the R-1 bulk regulations

Open Space Requirements: There are no open space requirements for this proposal.

Parking: As described in paragraph 22 of Section 11-106 of the Zoning Ordinance, the parking requirements for public uses is determined by the Director and is based on a review of the proposal that takes into account such factors as the number of spaces required to accommodate employees, public use vehicles anticipated to be on site at any one time, visitor parking, and the availability of areas on site that can be used for auxiliary parking in times of peak demand. In no instance, however, shall the number of spaces required for government office use be less than the number of spaces required for general office use.

Landscaping and Screening: Conformance of the proposal with Article 13 of the Zoning Ordinance will be determined through the site plan review process.

While this review has determined that, based on the information given to us, this conforms to the Zoning Ordinance, all provisions of the Zoning Ordinance must be met before the site plan is approved.

Virginia Department of Transportation***Appendix D***

VDOT has reviewed the referenced 2232 application (456A-M83-21-3) and has no objections or concerns upon its approval.

Fairfax County Department of Transportation***Appendix E***

There appears to be no significant transportation impacts from the proposed changes to the facility. Based on the analysis of the submitted materials, FCDOT finds that the location, character, and extent of the proposed use is in conformance with the County's transportation plan.

Stormwater Planning Division, SWPD***Appendix F***

The Stormwater Planning Division is already working with Building Design and Construction Division on partnership opportunities for this site.

Urban Forest Management Division***Appendix G***

General Comment: Chapter 122 of the Fairfax County Code, (Tree Conservation Ordinance) and Section 12 of the Public Facilities Manual (PFM), requirements for tree conservation, have not been addressed in this application. Additional comments are provided addressing the 10-year tree canopy and landscaping requirements that will need to be met with any future plans that will be required for the Pine Ridge Operations and Support Bureau.

Response from Applicant: Future permit plan submissions will comport with the requirements of the Tree Conservation Ordinance and PFM requirements as applicable.

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

Recommendation: The applicant should provide an accurate EVM that depicts the location of any cover types identified in PFM Table 12.2 as well as a list of primary tree species, prominent non-native invasive species, and a statement regarding the general health and condition of the vegetation in accordance with PFM 12-0306.

Response from Applicant: The EVM will be provided with the permit plan submission.

2. Comment: It appears that Transitional Screening Type II is required on the west, east and south sides of the site, while Type I is required on the northern side of the site. Since the plan is in a digital format that cannot be scaled, it is unclear if these full widths have been provided

Recommendation: It shall be clarified with a measurement or leaders pointing to the two sides that the required transitional screening widths have been provided in accordance with Article 13 of the Zoning Ordinance.

Response from Applicant: Transitional Screening requirements will be addressed with the permit plan submission.

3. Comment: It appears that a portion of the sidewalk along the northern side of the site, as well as the sidewalk along the western side of the site appear to be running parallel within the transitional screening areas, which would preclude planting within those

portions. Transitional screening areas cannot be occupied by any hardscape that would preclude planting such as sidewalks.

Recommendation: The proposed sections that are running parallel within the northern and western transitional screening areas should be adjusted so they are outside of these transitional screening areas in accordance with Article 13 of the Zoning Ordinance.

Response from Applicant: Transitional Screening requirements will be addressed with the permit plan submission.

4. Comment: It is unclear if a combination of existing and proposed vegetation will be used to meet the transitional screening requirement, since nothing has been depicted within these areas. It is also unclear if a barrier D, E, or F will be provided within the western, eastern and southern transitional screening areas, or a barrier A, B or C provided within the northern transitional screening area, since they have not been depicted with a key and symbol. It should be known that transitional screening and barriers cannot be modified with the 2232 application process and will require a WTSW to be provided under a separate cover during the submission of a site plan for the site.

Recommendation: At a minimum, a note should be added specifying that transitional screening and barriers will be provided in accordance with article 13 of the Zoning Ordinance at the time of site plan on the 2232 plat.

Response from Applicant: Landscaping will be provided as appropriate in the overall site development plan. Traditional screening yards and barriers, tree protection measures and perimeter erosion control measures will be provided in accordance with the requirements of the Zoning Ordinance and the Public Facilities Manual (PFM). This is stated in the 2232 application Statement of Justification section C item 4.

5. Comment: It is unclear how all the requirements of the Tree Conservation Plan will be met for the site. The PFM clearly states that a Tree Conservation Plan shall be required when land disturbance has the potential to destroy or degrade onsite trees.

Recommendation: All elements required by a Tree Conservation Plan, will be required with submission of the site or minor site plan. Details should be added to this application showing how these elements will be met for the site. (PFM 12-0301)

Response from Applicant: Landscaping will be provided as appropriate in the overall site development plan. Traditional screening yards and barriers, tree protection measures and perimeter erosion control measures will be provided in accordance with the requirements of the Zoning Ordinance and the Public Facilities Manual (PFM). This is stated in the 2232 application Statement of Justification section C item 4.

6. Comment: It is unclear how the interior parking lot landscape requirement will be met for the site. The PFM clearly states that parking lots with 20 or more spaces shall provide interior parking lot landscaping information.

Recommendation: Interior parking lot landscape tabulations should be provided, along with depicting the parking lot area being counted in the tabulation with a key and symbol and trees used to meet the requirement in accordance with ZO 13-202 and PFM 12-0314.

Response from Applicant: Landscaping will be provided as appropriate in the overall site development plan. Traditional screening yards and barriers, tree protection measures and perimeter erosion control measures will be provided in accordance with the requirements of the Zoning Ordinance and the Public Facilities Manual (PFM). This is stated in the 2232 application Statement of Justification section C item 4.

Site Development and Inspections Division

Appendix H

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Areas (RPA) located on this site.

Floodplains

There are no regulated floodplains located on this site.

Downstream Drainage Complaints

There is one downstream drainage complaint on file for August 27, 2019. The complaint is still open and problem code shown is “Cave-in” per County GEM information. The applicant should find detail about this complaint from MSMD of DPWES.

Response from Applicant: DPWES has contacted staff with Maintenance and Stormwater Management Division (MSMD) in regard to the downstream drainage complaint for August 27, 2019. MSMD responded that they have investigated the complaint and they determined it is a minor issue. They will be filling in the small settled area around the drainage structure and will continue to monitor the concern.

Water Quality

Water quality controls are required for this project (SWMO 124-1-6, 124-4-1 & 124-4 2). On page 4 of the application report, there is a narrative under the heading of “Air and water Quality” which states that “Appropriate water quality and quantity control design locations and computations as well as stormwater and BMP narratives and the adequate outfall analysis will be included in the development plans per the PFM requirements for DPWES/Land Development Services (LDS) site plan review and approval. Stormwater quantity and quality will be addressed using underground detention/filtration practices and bioretention.” The plan does not state how the water quality control for this subject will be met. The project shall meet all county and state requirements for stormwater management and all other site plan requirements at the time of development. There is nothing provided with this application for SDID to review for water quality requirement at this time.

Response from Applicant: The project will comport with all LDS stormwater requirements for water quantity, quality, and BMP's.

Water Quantity - Detention

Water quantity controls for stormwater detention are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-4. D). On page 4 of the application report, there is a narrative under the heading of “Air and water Quality” which states that “Appropriate water quality and quantity control design locations and computations as well as stormwater and BMP narratives and the adequate outfall analysis will be included in the development plans per the PFM requirements for DPWES/Land Development Services (LDS) site plan review and approval. Stormwater quantity and quality will be addressed using

underground detention/filtration practices and bioretention.” There is nothing provided with this application for SDID to review for water quantity requirement at this time.

Water Quantity - Outfalls

Water quantity controls for outfall channel and flood protection are required for this proposed project (SWMO 124-1-6, 124-4-1, 124-4-4. B & 124-4-4.C). Demonstration of adequate outfall is required for this site. There is nothing provided with this application for SDID to review for adequate outfall requirement at this time.

Response from Applicant: The project will comport with all LDS stormwater requirements for water quantity, quality, and BMP's.

Dam Breach

The site is not located within a dam breach inundation zone.

Miscellaneous

A site plan submittal is required for proposed improvements on this BOS owned property. The stormwater management plan to be prepared at final design must address all of the items listed in SWMO 124-2-7. B. The latest BMP specifications provided on the Virginia Stormwater BMP Clearinghouse website, in addition to the PFM, must be used for final design. The design engineer is also referred to LTI 14-13 with regard to the selection of the appropriate BMPs.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

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

Location

The subject property is planned for public facility use and is recognized in the Area I Annandale Planning District as a public facility. The proposed replacement facility would be on the same site and would continue to meet Public Facilities Objective 20 under the Public Safety section of the Policy Plan, Policy (d) which promotes co-locating police facilities in a locale that allows police to operate at their maximum effectiveness. Proposed improvements to vehicle circulation and increased parking would allow for increased staffing and more space for visitors. This meets Police, Objective 19, Policy (a) by ensuring the facility is “on a major street with good access to all parts of the service area; and adequate parking for police, employees and visitors” as well as Public Safety, Objective 18, Policy (e) to ensure the facility is “functional and efficient with respect to ... pedestrian and vehicle access circulation.” The proposed site layout would allow for a total of two entry and exit points and an efficient vehicle circulation within the secure parking area that would allow OSB staff to work efficiently and effectively. The proposal states construction of a new OSB building would enhance the ability of personnel to meet service demands.

The proposed renovation of the existing OSB building is supported by Public Facilities, Objective 2, Policy (a) which states that construction has been identified in the Capital Improvement Program (CIP); Public Facilities, Objective 2, Policy (b) by identifying the facility requirements associated with the level of need, the appropriate quantity and size of the proposed OSB building and the relationship to the population; and Public Facilities, Objective 2, Policy (c) suggesting adequate maintenance of existing facility. The applicant

has stated in their proposal that the current utilities (e.g., water, sewer, power) are outdated and in need of renovation.

Character

The proposed OSB building would be two-stories with an approximate height of 35 feet. The exterior materials would be brick to coordinate with the color scheme of the Communications Center. The garage structures would be pre-engineered metal panel which would also be in coordination with the proposed OSB building and existing Communications Center. The applicant states all selections would be sensitive to the neighbors and community in the use of materials meeting Public Safety, Objective 18, Policy (e) describing centers such as public safety centers and emergency operation centers be aesthetically pleasing and should complement existing architecture.

Extent

The OSB building is based on design, program, and service area requirements to meet public safety needs and ensure maximum effectiveness. The proposed building would allow for a reorganization of existing spaces for better efficiency and connectivity which would accommodate new technologies and provide an improved energy consumption building with new and updated mechanical systems. This meets Public Facilities Public Safety Objective 20 in the Police section of the Policy Plan, “maintain or establish facilities that allow Police Department personnel to operate at maximum effectiveness.” The use of LEED® Green Building principles would minimize the environmental impact of the proposed building and conforms to Policy Plan objectives of resource conservation and green building practices which meets Public Safety, Objective 18, Policy (e) “to be functional and efficient with respect to county environmental guidelines...” The applicant stated that parking lot lighting would be consistent with the PFM. The only potential noise impact would be consistent with the vehicles currently accessing the facility as the current operations would remain the same in the new facility.

CONCLUSION AND RECOMMENDATIONS

Staff concludes that the subject proposal by the Fairfax County Department of Public Works and Environmental Services, to deconstruct the existing OSB building and construct a new OSB building and three new engineered detached garage structures and vehicle bays satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232. Staff therefore recommends that the Planning Commission find the subject Application 456A-M83-21-3 is substantially in accord with provisions of the adopted Comprehensive Plan.

APPENDIX

- A. 2232 Application (Site Plan Included in Application)
- B. Department of Wastewater Planning and Monitoring Division
- C. Department of Zoning Administration Division
- D. Virginia Department of Transportation
- E. Fairfax County Department of Transportation
- F. Stormwater Planning Division, SWPD
- G. Urban Forest Management Division
- H. Site Development and Inspections Division
- I. Communication with Staff (SDID) and Applicant
- J. Communication with Staff (Urban Forest Management Division) and Applicant
- K. Code of Virginia 15-2.2232

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

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

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

APPLICATION NUMBER 456A-M83-21-3

(Please Type or Clearly Print)

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

Address 3911 Woodburn Road

City/Town Annandale

Zip Code 22003

Place Name (if at county facility) Pine Ridge Operations and Support Bureau

Tax Map I.D. Number(s) 59-3-((1))-11B

Fairfax County Supervisor District Mason

Total Area of Subject Parcel(s) 10.28 Acre

Zoning District R-1

APPLICANT(S)

Name (Company or Agency) Fairfax County Department of Public Works and Environmental Services

Agent Name Scott Bishop, BD/CD/DPWES

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

Agent's Mailing Address 12000 Government Center Parkway, Suite 449

City/Town Fairfax

State VA

Zip Code 22035

Telephone Number (703) 324-2137

Fax (703) 324-4365

E-mail scott.bishop@fairfaxcounty.gov

Secondary Contact (Must Be Provided) Vrushali Oak

Telephone Number (703) 324-5857

E-mail vrushali.oak@fairfaxcounty.gov

PROPERTY OWNER(S) OF RECORDOwner Fairfax County Board of SupervisorsStreet Address 12000 Government Center Parkway, Suite 530City/Town Fairfax State VA Zip Code 22035Has property owner been contacted about this proposed use? Yes ☒ No ☐**BRIEF DESCRIPTION OF PROPOSED USE**

Construct a new 2-story 36,600 SF building and three (3) new engineered detached garage structures. Construct new drive entrance, parking, secure lot area, and associated site improvements. Demolish existing operations building and detached accessory structures. The existing DPSC communications facility is to remain.

PRIOR TELECOMMUNICATIONS APPROVAL(S)

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

PRIOR ZONING APPROVAL(S)

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

SIGNATURE

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

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

Signature of Applicant or Agent



Date

12/12/19

Submit completed application to:

**Facilities Planning Branch
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5507**

Section 15.2-2232 Review
Operational Support Bureau

Project Number PS-000011-001

June 14, 2019

Revised October 17, 2019

Revised October 28, 2019

Revised December 12, 2019

Revised December 19, 2019

Revised January 10, 2020

1. AGENCY SUBMITTING THE APPLICATION:

Department of Public Works and Environmental Services
Building Design Branch, Building Design and Construction Division
12000 Government Center Parkway, Suite 449, Fairfax, VA 22035-0054
703-324-5800 (phone)
703-324-4365 (fax)

Contact Person:

Scott Bishop, Project Manager
703-324-2137 (phone)

2. LOCATION AND DESCRIPTION OF THE PROPERTY

Street Address: 3911 Woodburn Road, Annandale, VA
Property ID: Tax Map 59-3-((1))-11B
Supervisor District: Mason District #1
Planning Area: I
Planning District: Annandale Planning District, Sector Pine Ridge

Description of Property:

The property is zoned as R-1 with a site area of approximately 10.28 acres and is occupied by a 35,712 square foot (SF) two story Operations Support Bureau (OSB), 8,295 SF one story Communications Center, 5,640 SF one story Vehicle Bay Building, 2,350 SF Motorcycle Garage, and Winterset Varsity Park. The site is bounded by Woodburn Road to the west, residential neighborhoods to the south and east, and St. Ambrose Church to the north. The site slopes moderately from northwest to southeast and has mature trees separating the existing facilities and paved areas and the park and along the perimeter of the east side of the park adjacent to the residential and St. Ambrose Church properties. Existing access to the site is from Woodburn Road from two locations. The parking lot is separated into two areas, one that is secure and has 111 spaces, the other is not secured and is shared between the Police, Communications Center and Winterset Varsity Park and has 131 spaces. Winterset Varsity Park includes one athletic field and one tot-lot.

PART II: STATEMENT OF JUSTIFICATION

A. DESCRIPTION OF THE PROPOSED USE:

1. Project Description:

The current facilities for the OSB include the two-story structure, vehicle bay buildings, and motorcycle garage. The OSB is used by Fairfax County Police Department (FCPD) as a tactical operations center and the Communications Center is used by the Department of Public Safety Communication (DPSC) as an alternate call center to maintain 100% emergency call support. The proposed project is to demolish the existing OSB facility and garages and replace them with new structures. The existing Communications Center will remain and only experience minor renovations to address the affects to DPSC staff by removal and replacement of the OSB facility.

The new OSB building will be 2-story and include 36,600 SF of total space. The building will have a height of approximately 35', width of 210' and a depth of 149'. The new building will wrap around the west and south side of the Communications Center. Two pre-engineered detached garages 110' wide by 65' deep and a 65' wide by 65' will be constructed to the east of the existing Communications Center. Further to the east will be a third detached pre-engineered garage structure that is 86' wide, 32' deep. A 120' wide by 20' deep covered parking area will also be constructed near the third garage. The existing parking lot and entrances will be reconfigured to accommodate the new structures. A fenced secure area containing approximately 139 parking spaces will be constructed for OSB. A public parking lot containing approximately 100 parking spaces will be constructed for use by Communications Center staff and patrons of the adjacent park.

The OSB facility supports police operations during emergency situations 24 hours a day, 7 days a week, however normal operating hours are generally 8:00 am - 4:30 pm Monday through Friday. The Communications Center operates 24 hours a day, 7 days a week when activated but is normally not staffed unless there is an emergency.

The tot lot at Winterset Varsity Park will be relocated to accommodate the new site improvements and required stormwater management facilities. The existing athletic field will remain as is.

2. Area to be served by proposed use:

The OSB and Communications Center are in the Mason District and serve the citizens of Fairfax County.

3. Maintenance requirements and frequency:

Standard janitorial services, facility and equipment repairs, and routine grounds maintenance will be provided.

B. REQUIREMENT FOR PROPOSED USE:

1. Why the new or expanded facility is needed:

The original facility was constructed in the 1960's as an elementary school. The facility underwent a significant renovation in 1985. The 1985 renovation was to modify the existing facility into a building capable of handling the OSB. The existing facility is extremely dated, and considering the original use was a school, windows are limited, and ceiling heights are very low and unwelcoming. The spaces are also dispersed throughout the building with minimum interconnection of the different offices making the layout inefficient for police operations.

A new facility will allow for a reorganization of existing spaces for better efficiency and connection, will accommodate new technologies, and will provide an improved energy consumption building with new mechanical systems. The Fairfax County Police Master Plan from 2014, recognizes the need for the infrastructure revitalization of the OSB facility.

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

OSB is an existing facility that will be demolished and reconstructed on the same site. No other locations were considered for this facility since the current location has adequate space to meet the needs for OSB. The current location allows for construction of the new facility while maintaining existing operations. The existing site is also convenient to major roadways and central to the county.

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

The existing site is sufficiently sized to accommodate the new building and site improvements and maintains continuity of service from this location. The proposed improvements allow OSB to continue operation from the existing building while the new building is constructed minimizing disruptions to service. The project will meet zoning ordinance requirements for development conditions. The new facility will also be designed to meet all County, State, and Federal codes for life safety and accessibility.

C. ANTICIPATED IMPACTS / MITIGATION:

1. Visual

The proposed OSB building will be 2-story and the exterior comprised of glass, brick, and metal panels. The brick will be coordinated with the color scheme of the existing Communications Center. The garage structures will be pre-engineered metal panel structures. The panel color will be coordinated with the new OSB building and existing Communications Center. The selections will be sensitive to the neighbors and community in the use of materials.

2. Noise and light:

The facility will not have any major on or off-site noise impact other than that generated

by the vehicles accessing the facility as the current operations remain the same in the new facility. Appropriate setbacks and buffers will be provided in accordance with the Zoning Ordinance. If additional parking lot lighting is deemed necessary for security, it will be appropriately scaled for the facility size and compatible to existing lighting. The light fixtures will meet the Zoning Ordinance Standards for full cut off fixtures.

3. Air and Water Quality:

The existing water and sanitary sewer services are anticipated to be adequate to support the proposed renovation. Appropriate water quality and quantity control design locations and computations as well as stormwater and Best Management Practices (BMP) narratives and the adequate outfall analysis will be included in the development plans per the Public Facilities Manual (PFM) requirements for DPWES/Land Development Services (LDS) site plan review and approval. Stormwater quantity and quality will be addressed using underground detention practices and bioretention. Erosion and sediment control systems will be installed to manage storm water runoff during construction in accordance with the PFM. No change in air quality is anticipated.

4. Environmental:

Landscaping consisting of native plants and trees will be provided as appropriate in the overall site development plan. Traditional screening yards and barriers, tree protection measures, Tree Conservation Plan, and perimeter erosion control measures will be provided in accordance with the requirements of the Zoning Ordinance and the PFM. The design for site and building will use the LEED Green Building principals and Low Impact Development guidelines to minimize environmental impact. Possible Low Impact Development (LID) features under evaluation include a vegetative swale and a bio-retention basin.

5. Transportation:

No additional traffic is expected to be generated since staffing levels, hours of operation and programs will remain as they currently exist. The access to the site for both the public and staff will be improved, and overall level of service will be maintained.

D. CONFORMANCE WITH THE COMPREHENSIVE PLAN AND OTHER STANDARDS

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

The Pine Ridge Police Operations Support Bureau and Public Safety Communications Center is an Existing Public Facility in the Fairfax County Comprehensive Plan, 2017 Edition, Annandale Planning District, Amended through 10-16-2018. The Operations and Support Bureau is included in the 2015 Public Safety Bond Referendum and FY 2020 – FY 2024 Capital Improvement Program.

The site location supports the following Public Facilities objectives from the Comprehensive Plan-Policy Plan:

Objective 1: *Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.*

Objective 2: *Construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.*

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

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

The site location supports the following Public Safety objectives from the Comprehensive Plan-Policy Plan:

Objective 18: *Enhance the operations elements of public safety officials with facilities to properly support the duties of sworn law enforcement officials, fire and emergency personnel and animal wardens.*

Objective 19: *Locate police stations and facilities so as to provide the most efficient and expeditious law enforcement/protective service to the county as a whole and to the individual police districts.*

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

The site is large enough to support the new building and site improvements. The facility will be designed to meet all applicable County, state, and federal codes and standards.

E. ALTERNATIVE SITE CONSIDERED FOR THE PROPOSAL:

The existing OSB building is co-located on the site with the Communications Center. Without the OSB building and operations the parcel would be under-utilized. The parcel is owned by the Fairfax County Board of Supervisors. Therefore, no alternative sites were considered for the OSB building.

PART III: SUPPORTING MATERIALS AND INFORMATION

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

See Exhibit #1 – Vicinity Map

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

See Exhibit #2 – Site plan

The full-size site plan attached.

C. PHOTOGRAPHS OF SITE / COPY OF PLANS AND/OR ELEVATIONS

See Exhibit # 3 Building Elevations

See Exhibit # 4 Existing Building Photographs

D. OTHER INFORMATION AS MAY BE DEEMED APPROPRIATE BY THE 2232 REVIEW COORDINATOR-

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

Exhibit 1

VICINITY MAP



TAX MAP: 59-3
1" = 500'

PINE RIDGE OPERATIONS AND SUPPORT BUREAU

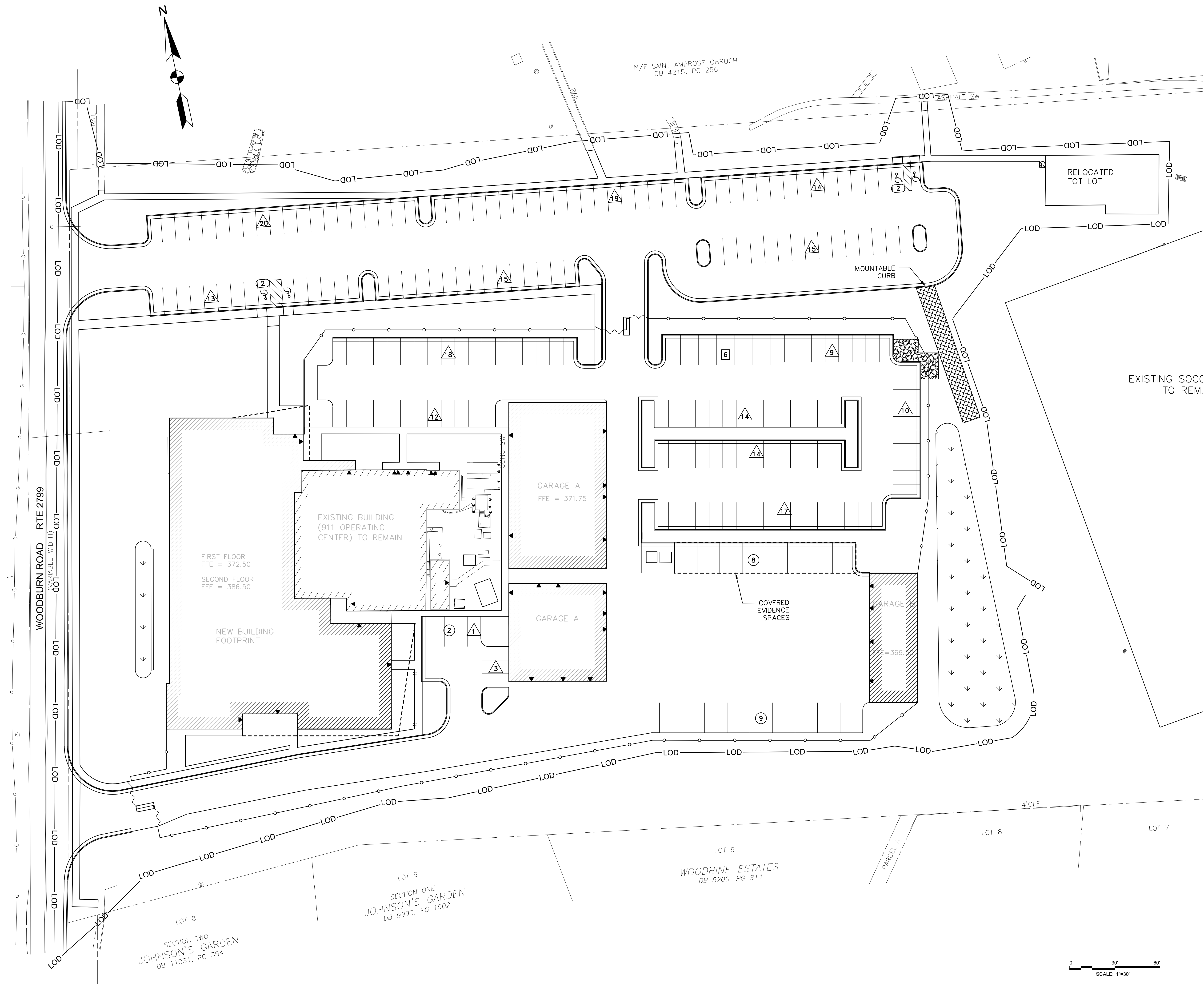
3911 Woodburn Road
Annandale, VA 22003



EXHIBIT 1

JUNE 18, 2019

Exhibit 2



SITE LEGEND

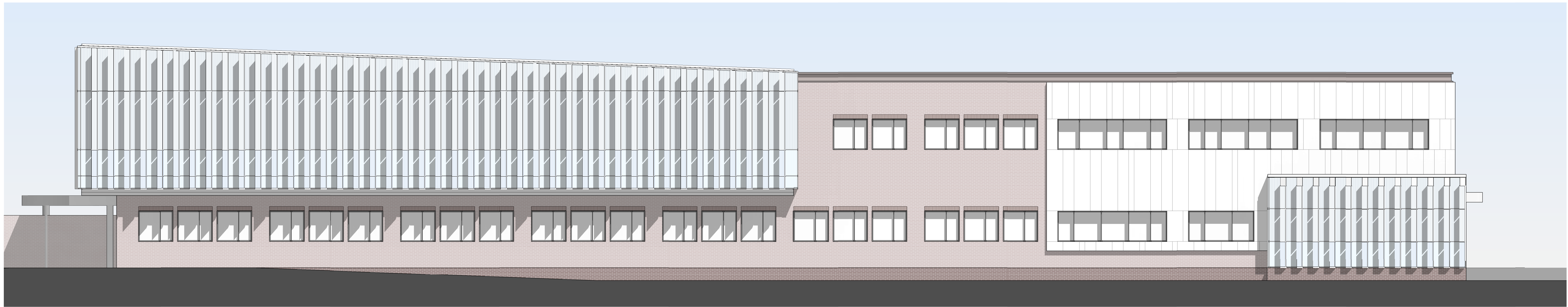
- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- DECORATIVE 8' SECURITY FENCING
- x
ADA PARKING
- EXISTING BUILDING
- PROPOSED BUILDING
- BUILDING ENTRANCE
- BUILDING OVERHANG
- BIORETENTION FACILITY
- RIPRAP OUTLET PROTECTION
- REINFORCED TURF PAVING

PARKING PROVIDED TABULATION

	SECURE PARKING SPACES	UNSECURE PARKING SPACES	TOTAL
8' X 18' ADA	-	4	4
9' X 18'	98	96	194
12' X 20' VANS	6	-	6
15' X 20'	19	-	19
TOTAL PROVIDED:			223

FAIRFAX OSB - SECURED PARKING LOT LAYOUT

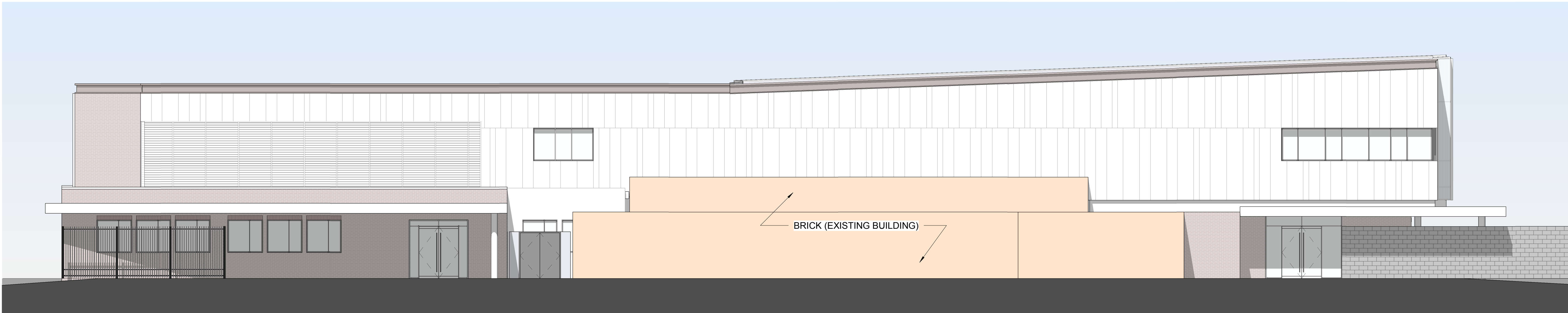
Exhibit 3



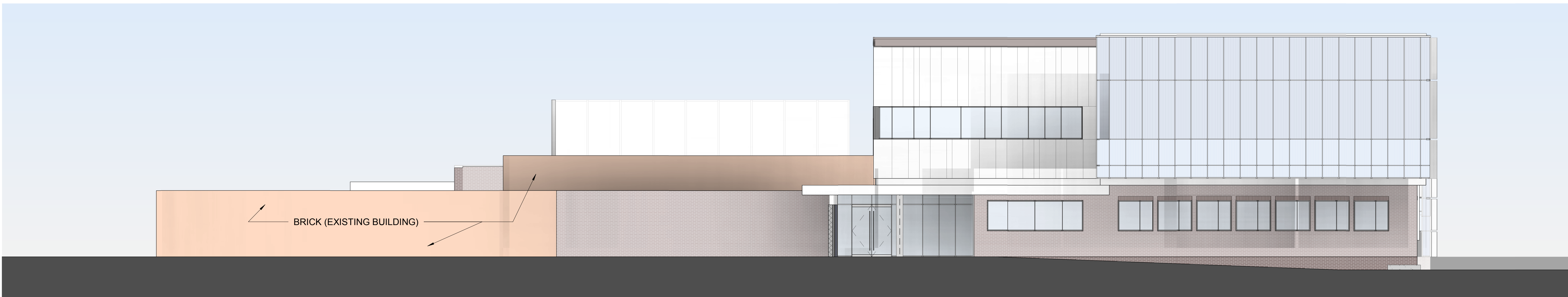
WEST ELEVATION



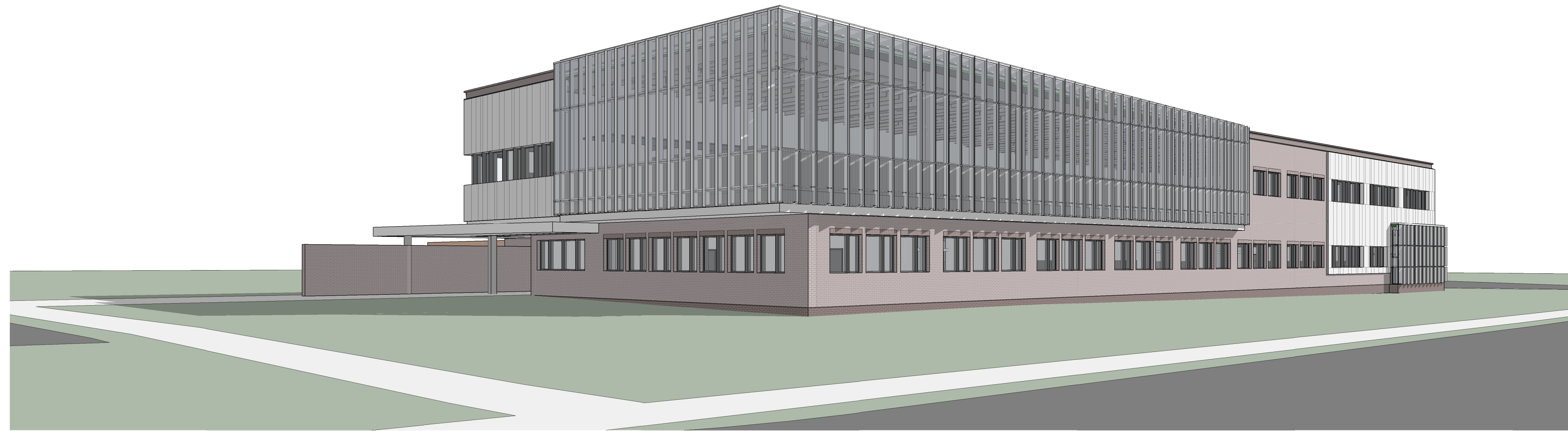
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



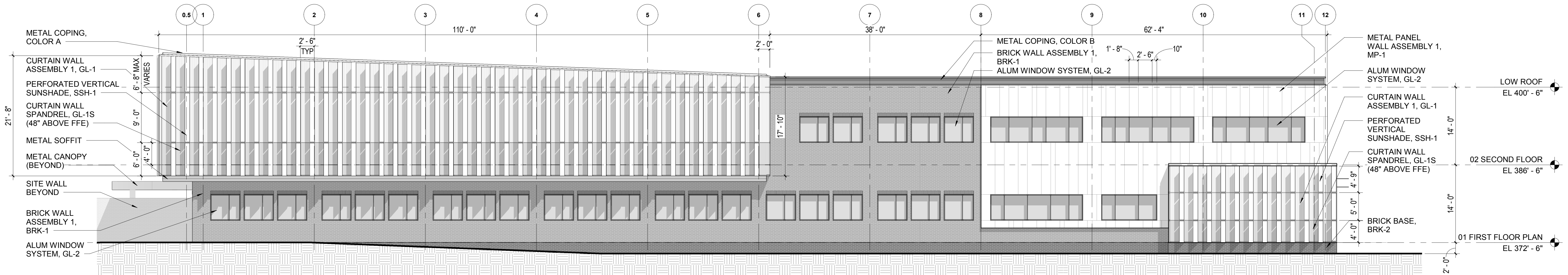
NW PERSPECTIVE



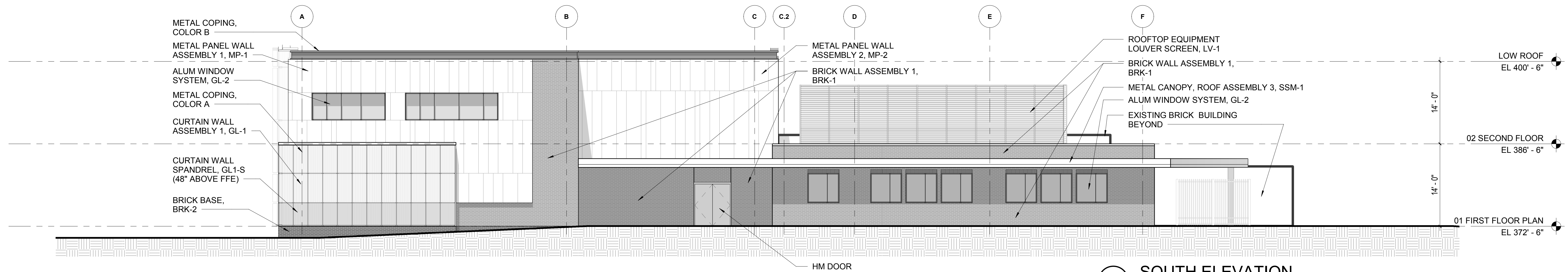
SW PERSPECTIVE



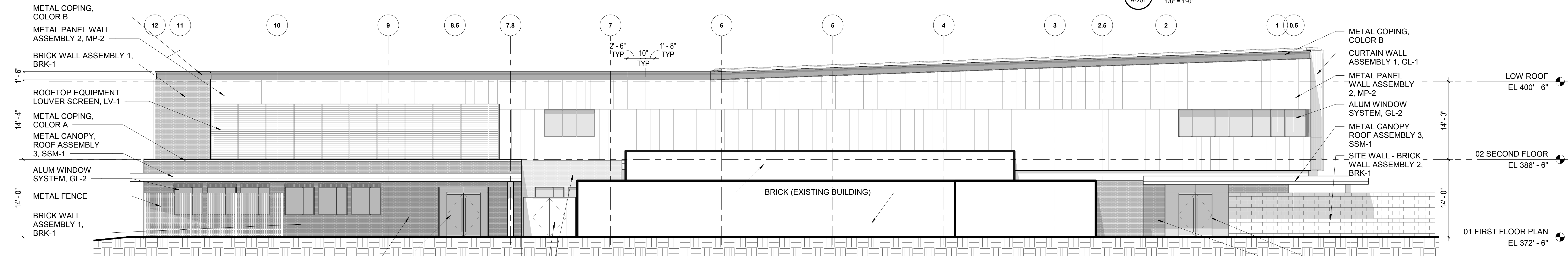
NORTH ENTRANCE



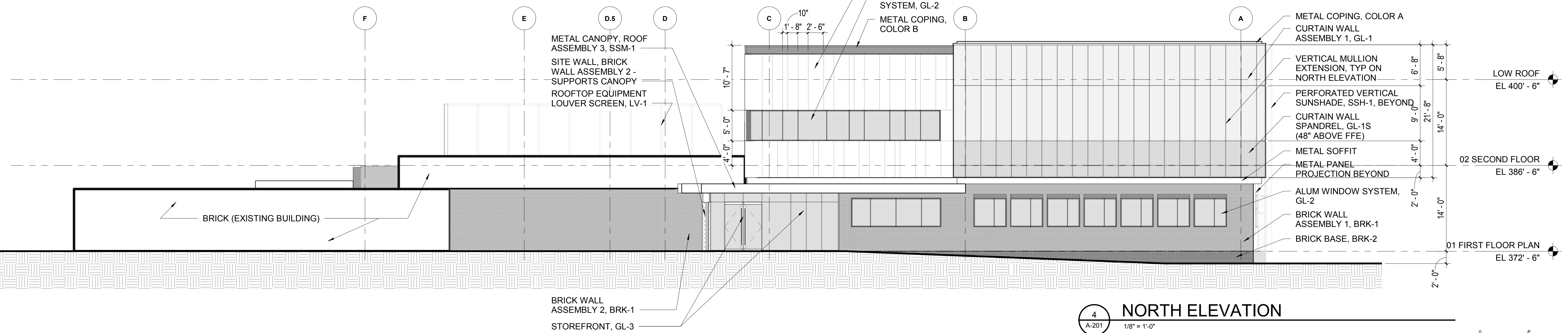
1 WEST ELEVATION
A-201 1/8" = 1'-0"



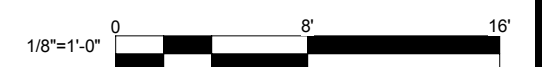
2 SOUTH ELEVATION
A-201 1/8" = 1'-0"



3 EAST ELEVATION
A-201 1/8" = 1'-0"



4 NORTH ELEVATION
A-201 1/8" = 1'-0"

**AECOM**

PROJECT

**Fairfax Police Tactical Operations -
Operations Support Bureau (OSB)
Fund 300-C30070,
Project PS-000011**

3911 Woodburn Road
Annandale, VA 22003

CLIENT

DPWES - CAPITAL FACILITIES

BUILDING DESIGN AND CONSTRUCTION DIVISION
12000 GOVERNMENT CENTER PKWY
FAIRFAX, VA 22035

www.fairfaxcounty.gov/dpwes



ARCHITECT / ENGINEER

AECOM

AECOM TECHNICAL SERVICES, INC.
3101 Wilson Blvd. Suite 900
Arlington, VA 22201

<http://www.aecom.com>

CONSULTANTS

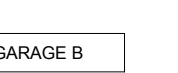
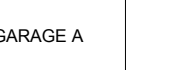
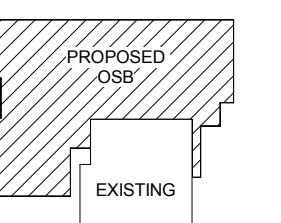
CIVIL / LANDSCAPE ARCH
A. Morton Thomas and Associates, Inc.
14555 Avion Parkway, Suite 150
Chantilly, VA 20151
703-817-1373 tel
amtengineering.com/



www.amtengineering.com

REGISTRATION

KEY PLAN



ISSUE/REVISION

I/R	06/20/19 DATE	DESIGN DEVELOPMENT DESCRIPTION

PROJECT NUMBER

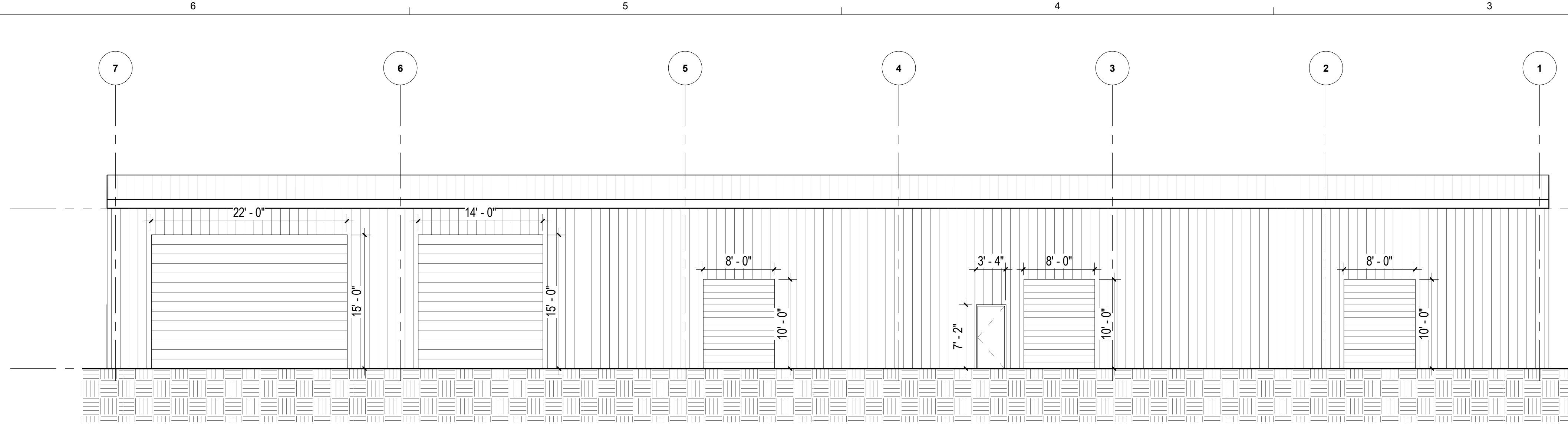
60515547

SHEET TITLE

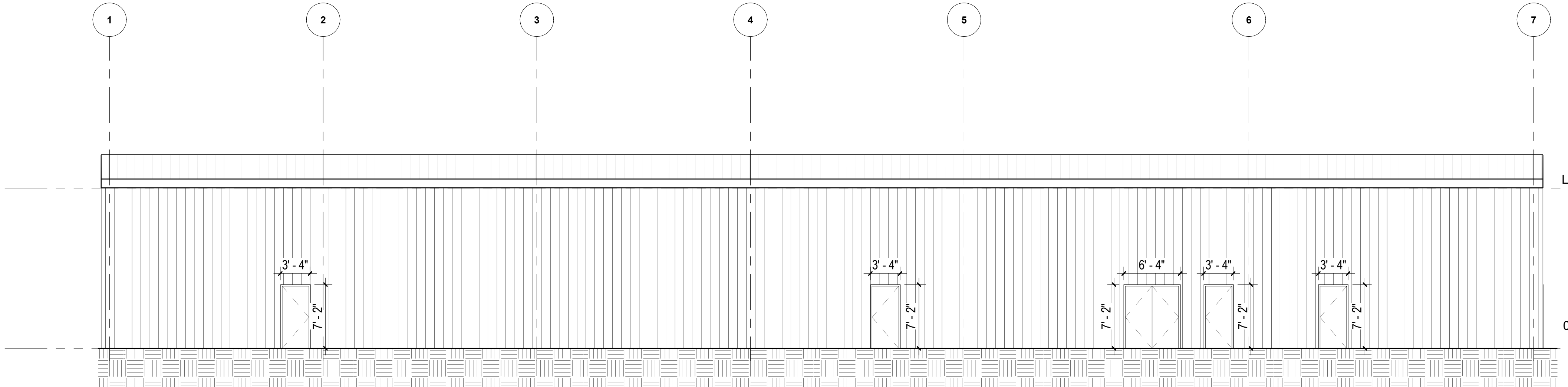
EXTERIOR ELEVATIONS

SHEET NUMBER

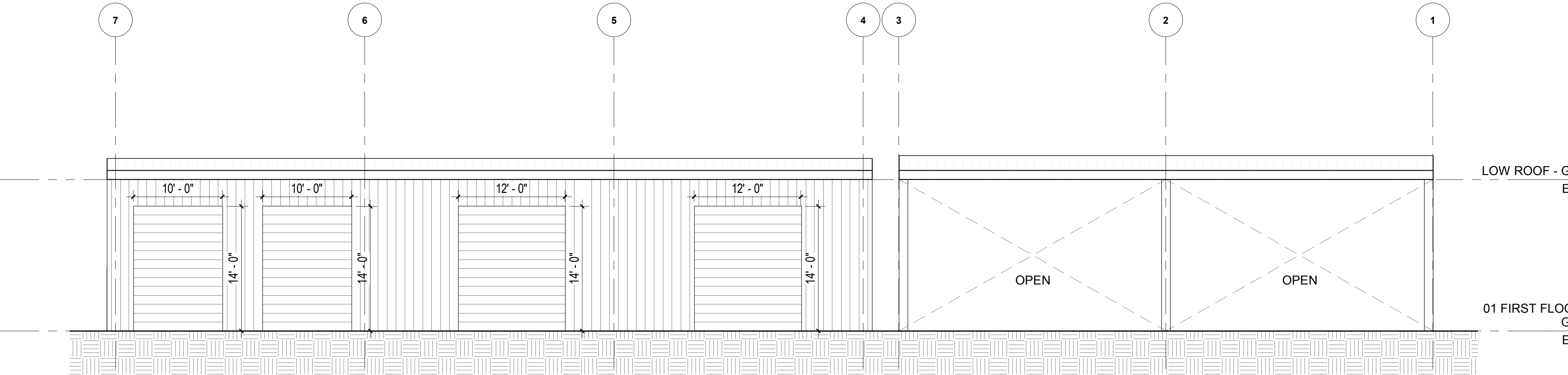
A-201



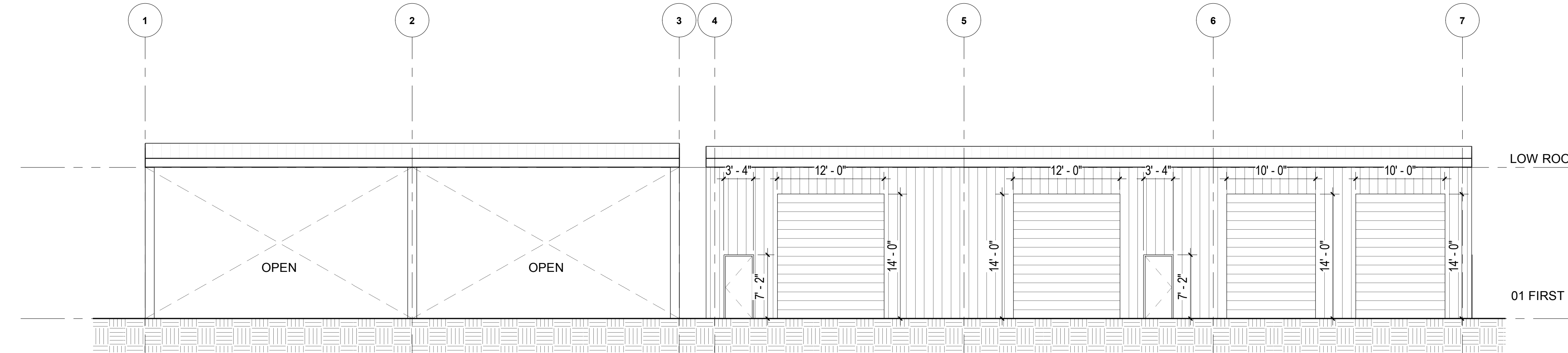
5 EAST ELEVATION - GARAGE A
A-202
1/8" = 1'-0"



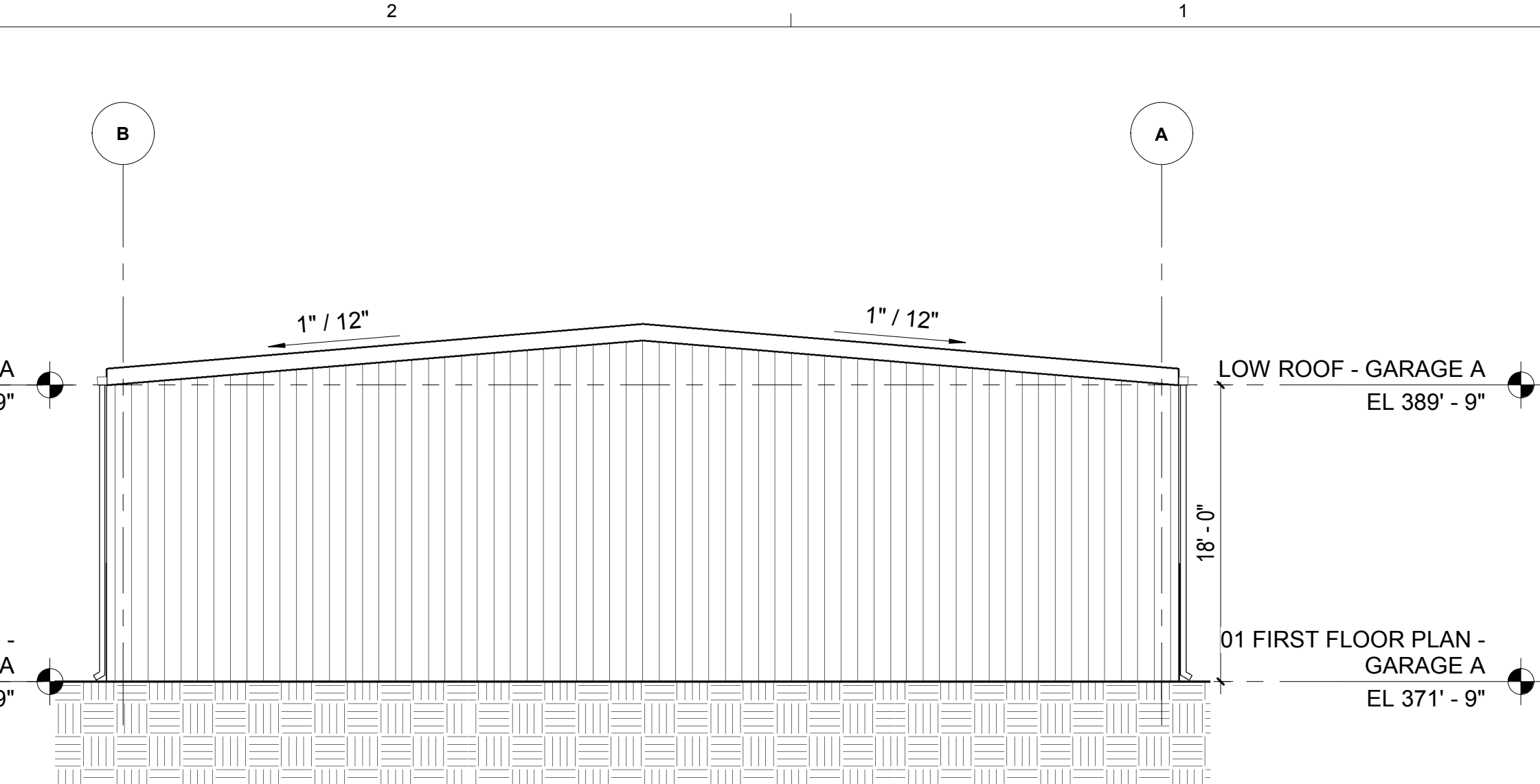
6 WEST ELEVATION - GARAGE A
A-202
1/8" = 1'-0"



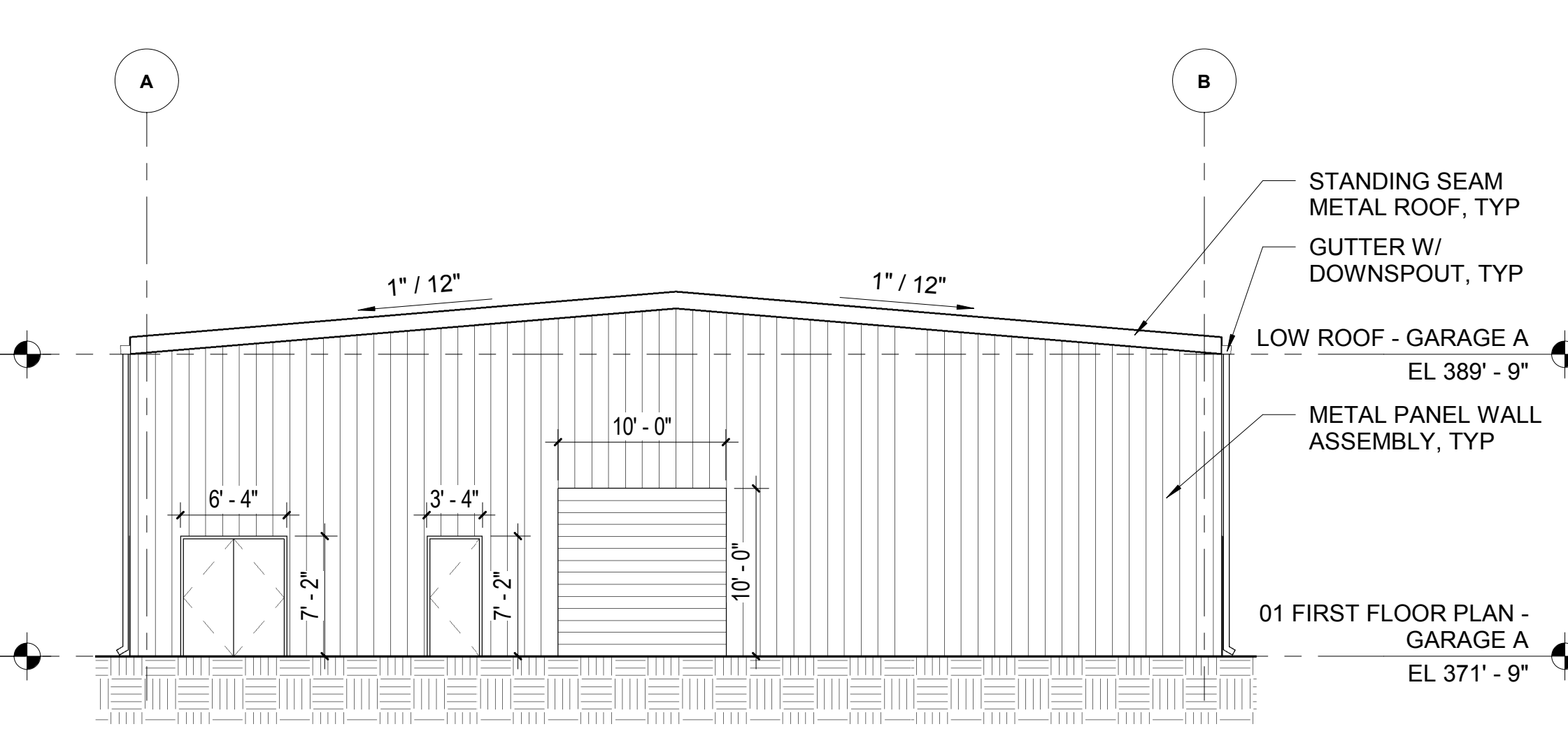
4 EAST ELEVATION - GARAGE B
A-202
1/8" = 1'-0"



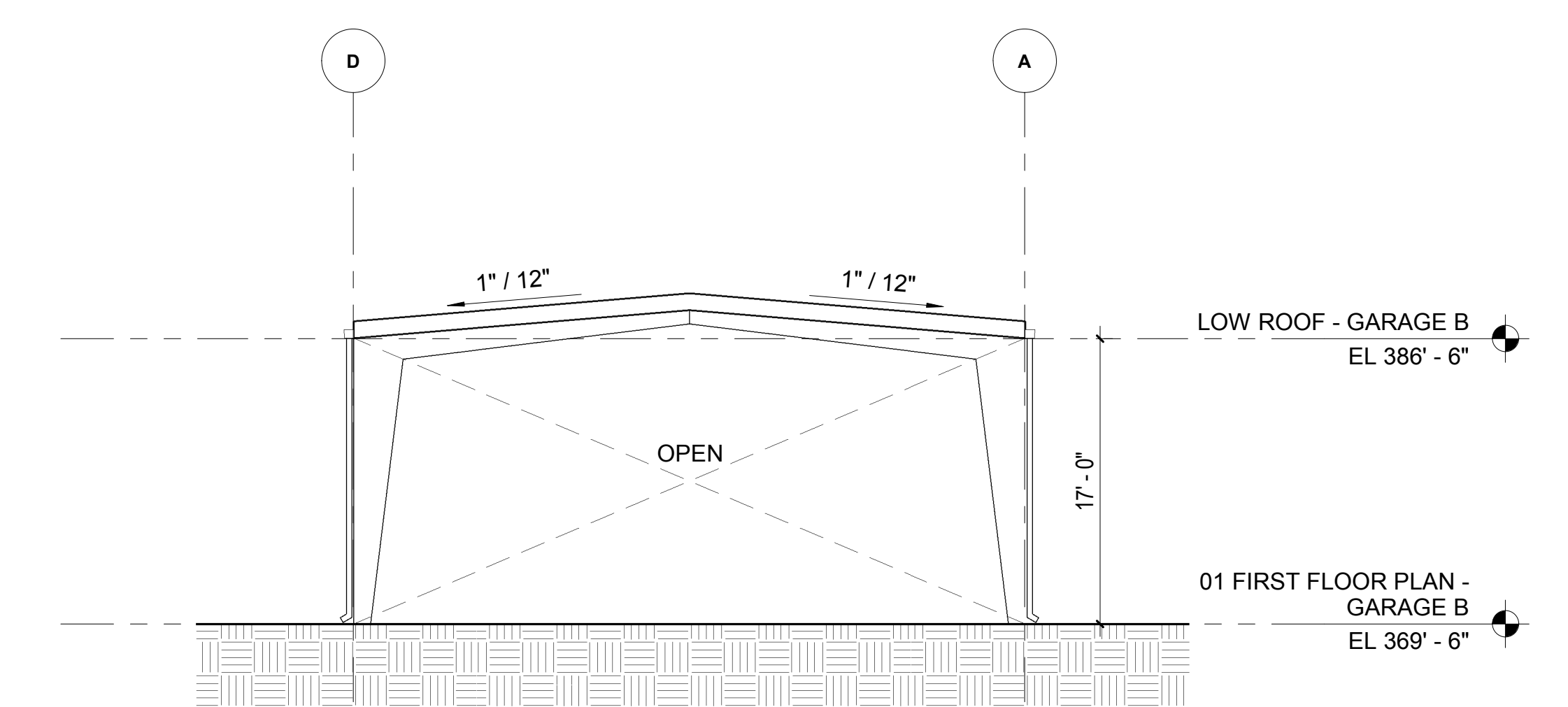
2 WEST ELEVATION - GARAGE B
A-202
1/8" = 1'-0"



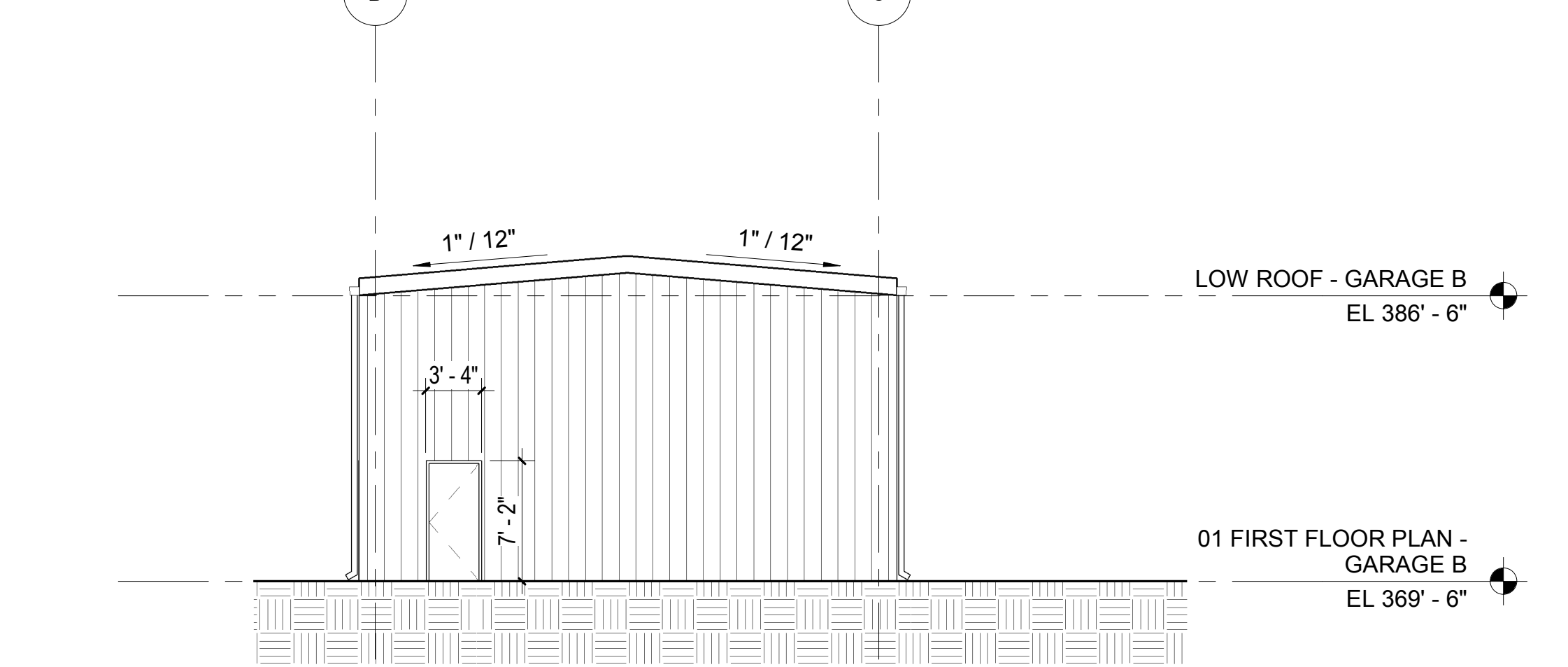
7 NORTH ELEVATION - GARAGE A
A-202
1/8" = 1'-0"



8 SOUTH ELEVATION - GARAGE A
A-202
1/8" = 1'-0"



1 NORTH ELEVATION - GARAGE B
A-202
1/8" = 1'-0"



3 SOUTH ELEVATION - GARAGE B
A-202
1/8" = 1'-0"

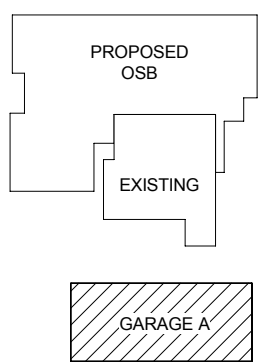


Exhibit 4



PINE RIDGE OPERATIONS AND SUPPORT BUREAU
PS-000011-001

PHOTOGRAPH LOCATIONS AND
DIRECTIONS





PHOTOGRAPH 1 TAKEN FROM WOODBURN ROAD FACING NORTHEAST



PHOTOGRAPH 2 TAKEN FROM WOODBURN ROAD FACING SOUTHEAST

PINE RIDGE OPERATIONS AND SUPPORT BUREAU
PS-000011-001

PICTURES TAKEN
JUNE 25, 2019





PHOTOGRAPH 3 TAKEN FROM PEDESTRIAN PATH FACING SOUTHWEST



PHOTOGRAPH 4 TAKEN FROM PEDESTRAIN PATH FACING SOUTHWEST

PINE RIDGE OPERATIONS AND SUPPORT BUREAU
PS-000011-001

PICTURES TAKEN
JUNE 25, 2019





PHOTOGRAPH 5 TAKEN FROM BEHIND THE COMMUNICATIONS CENTER FACING NORTH



PHOTOGRAPH 6 TAKEN FROM THE PUBLIC PARKING LOT FACING NORTH

PINE RIDGE OPERATIONS AND SUPPORT BUREAU
PS-000011-001

PICTURES TAKEN
JUNE 25, 2019



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Evelyn Mitchell

Facilities Planning Branch, DPD

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

SUBJECT: 2232 Application for Review:
Edsall Road Fire Station # 26 Permanent Facility

REF: Application No.: 456A-M83-21-3;
3911 Woodburn Road
TAX MAP: 59-3-((1))-11B

DATE: December 28, 2018

The existing 8" sanitary sewer lines located on site have adequate capacity to accommodate the sewage from the proposed new Operations Support Bureau (OSB) facility for the referenced application.

Topic: Land Use Review for Reconstruction of Existing OSB Building and Garages
App. No: 456A-M83-21-3
Address: 3911 Woodburn Road
Tax Map No: 59-3 ((01)) 11B

General Zoning: This proposal is to demolish the parking garages and the Operations Support Bureau (OSB) building that are currently located on the above-referenced property (the property), which is owned by the County of Fairfax and zoned R-1 (Residential District, One Dwelling Unit/Acre), and replace them with new structures. The OSB building is used by the Fairfax County Police Department (FCPD) as a tactical operations center. The Communications Center building, which is used by the Department of Public Safety Communication for 911 call support, and an athletic field that currently exist on the property will remain. Other site improvements will be made along with a reconfiguration of surface parking. The uses of the property are public uses, which are permitted by right in the R-1 District. The site is not subject to development conditions or proffers associated with previous rezoning approvals and is not subject to previous special exception, special permit, or variance approvals.

Lot Size: With the site being approximately 10 acres in size and more than 400 feet in width, the minimum lot size requirement of 36,000 square feet is met and the minimum lot width requirement of 150 feet is met.

Bulk Regulations: Because the proposed height of the new OSB building is approximately 35 feet and the proposed height of the garages is approximately 20 feet in height, the R-1 maximum height of 60 feet is not exceeded. The minimum yard requirements are controlled by Par. 2B of Sect. 3-107 of the Zoning Ordinance and appear to be met. The new OSB building will have an approximate square footage of 36,600 square feet and the existing Communication center has an approximate square footage of 8,295 square feet. The maximum floor area ratio (FAR) for public uses in the R-1 District is 0.2, which is not exceeded by this proposal's FAR of approximately 0.1. Given these conclusions, it appears that this proposal conforms to the R-1 bulk regulations.

Open Space Requirements: There are no open space requirements for this proposal.

Parking: As described in Par. 22 of Sect. 11-106 of the Zoning Ordinance, the parking requirements for public uses is determined by the Director and is based on a review of the proposal that takes into account such factors as the number of spaces required to accommodate employees, public use vehicles anticipated to be on site at any one time, visitor parking, and the availability of areas on site that can be used for auxiliary parking in times of peak demand. In no instance, however, shall the number of spaces required for government office use be less than the number of spaces required for general office use.

Landscaping and Screening: Conformance of the proposal with Article 13 of the Zoning Ordinance will be determined through the site plan review process.

Conclusion: While this review has determined that, based on the information given to us, this proposal conforms to the Zoning Ordinance, all provisions of the Zoning Ordinance must be met before the site plan is approved.

ZED: Not Applicable

Prepared by: James Shields – September 03, 2019



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030
August 26, 2019

Ms. Leanna O'Donnell, Acting Director
Planning Division, DPZ
Fairfax County Dept. of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5503

Subject: 2232 Review Application

Re: **DPWES, Reconstruction of OSB Building and Garage**
Application No.: 456A-M83-21-3

Dear Ms. Gardner:

VDOT has reviewed the above referenced 2232 application and have no objections or concerns upon its approval. Please let me know if you have any questions or concerns. Thank you.

Sincerely,

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

David Jordan
Land Use Engineer

cc: Fairfax Permits



County of Fairfax, Virginia

MEMORANDUM

DATE: September 13, 2019

TO: Michelle Stahlhut, Branch Chief Public Facilities
Planning Division, DPD

FROM: Nina E. Aamodt, Transportation Planner II *NEA*
Site Analysis Section, FCDOT

SUBJECT: 15.3-2232 analysis for application number 456A-M83-21-3 for approval of improvements to a public safety facility at 3911 Woodburn Road [Tax Map Parcel: 59-3 ((1)) 11B]

Site Description and Proposal

The Fairfax County Department of Transportation (FCDOT) has reviewed application number 456A-M83-21-3 to permit improvements to an existing Operations Support Bureau (OSB) and Public Safety Communications Center on a 10.28-acre site located at 3911 Woodburn Road. Improvements to the site include the construction of 36,600 SF of institutional uses to replace 35,715 SF of existing institutional uses as well as replacement of existing vehicle storage facilities. The applicant does not anticipate an increase in trip generation or staffing based on this proposal. The site has two access points along Woodburn Road, and the applicant is proposing to maintain these two access points in the same general locations. The proposed use is in an R-1 (Residential) District and is located in the Mason District. The site is located along the east side of Woodburn Road north of Little River Turnpike and south of Leroy Place and St. Ambrose Church and Catholic School.

Planned Improvements

The *Countywide Trails Plan* calls for a minor paved trail along the entire frontage of the site on Woodburn Road. The provision of a minimum 5-ft wide sidewalk by the applicant in VDOT right-of-way and in conformance with VDOT standards would be consistent with existing pedestrian facilities in the vicinity of the site and would be in conformance of this requirement.

Conclusion

There appear to be no significant transportation impacts from the proposed changes to the facility. Based on the analysis of the submitted materials, FCDOT finds that the location, character, and extent of the proposed use is in conformance with the County's transportation plan.

Cc: Evelyn Mitchell, DPD
Marc L. Dreyfuss, AICP, FCDOT-SAS

Michelle Stahlhut
September 13, 2019
Page 2 of 2

Michael W. Garcia, AICP, FCDOT-SAS
Jeffrey C. Hermann, AICP, Chief, FCDOT-SAS

From: [Torgersen, Catherine S](#)
Sent: Wednesday, August 21, 2019 12:07 PM
To: [Mitchell, Evelyn](#)
Subject: FW: 2232 Application 456A-M83-21-3 (5713-ZONA-001-1 : Pine Ridge Facility - Operations & Support Bureau)

Good afternoon Evelyn,

The Stormwater Planning Division is already working with BDCD on partnership opportunities for this site, so we have no comments.

Thank you,

Catie Torgersen
Planner IV
Stormwater Planning Division, SWPD
Fairfax County DPWES
12000 Government Center Parkway
Fairfax, VA 22035
703-324-5864 (Direct)

From: Culbertson, Alexander W <Alexander.Culbertson@fairfaxcounty.gov>
Sent: Tuesday, August 20, 2019 8:49 AM
To: DPWES UFMAdmin <DPWESUFMDAdmin@fairfaxcounty.gov>; Sistani, Bijan <Bijan.Sistani@fairfaxcounty.gov>; Torgersen, Catherine S <Catherine.Torgersen@fairfaxcounty.gov>
Cc: Mitchell, Evelyn <Evelyn.Mitchell@fairfaxcounty.gov>
Subject: 2232 Application 456A-M83-21-3 (5713-ZONA-001-1 : Pine Ridge Facility - Operations & Support Bureau)

Good Morning,

The Zoning Application referenced above is available at:
[J:\LDS\Divisions & Branches\SDID\Stormwater\ZONA](#)

Please review and provide comments to the Staff Coordinator, Evelyn Mitchell, as necessary by 9/12/2019.

Thank you,

Alexander Culbertson
Engineering Technician II
Customer and Technical Support Center
Land Development Services
Main: (703)222-0801
Direct: (703)324-1045



County of Fairfax, Virginia

MEMORANDUM

DATE: September 13, 2019

TO: Evelyn Mitchell, Planner II
Planning Division, DPD

FROM: Nick Drunasky, Urban Forester III
Forest Conservation Branch, UFMD

SUBJECT: Pine Ridge Facility-Operations & Support Bureau, 2232, 456A-M83-21-3

Site Description: The site is currently occupied by a two-story Operations Support Bureau, one-story Communications Center and one-story Vehicle Bay Building. Approximately half of the site is a soccer field and tot lot. Several trees existing surrounding all sides of the building and parking lot and are in various conditions. Tree species present include eastern red cedar, oaks, loblolly and white pines and sweetgum.

This review is based upon the application 456A-M83-21-3 stamped as "Received by the Department of Planning & Zoning July 2, 2019."

General Comment: Chapter 122 of the Fairfax County Code, (Tree Conservation Ordinance) and Section 12 of the Public Facilities Manual (PFM), requirements for tree conservation, have not been addressed in this application. Additional comments are provided addressing the 10-year tree canopy and landscaping requirements that will need to be met with any future plans that will be required for the Pine Ridge Operations and Support Bureau.

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

Recommendation: The applicant should provide an accurate EVM that depicts the location of any cover types identified in PFM Table 12.2 as well as a list of primary tree species, prominent non-native invasive species, and a statement regarding the general health and condition of the vegetation in accordance with PFM 12-0306.

- 2. Comment:** It appears that Transitional Screening Type II is required on the west, east and south sides of the site, while Type I is required on the northern side of the site. Since the plan is in a digital format that cannot be scaled, it is unclear if these full widths have been provided.

Recommendation: It shall be clarified with a measurement or leaders pointing to the two sides that the required transitional screening widths have been provided in accordance with Article 13 of the Zoning Ordinance.

3. **Comment:** It appears that a portion of the sidewalk along the northern side of the site, as well as the sidewalk along the western side of the site appear to be running parallel within the transitional screening areas, which would preclude planting within those portions. Transitional screening areas cannot be occupied by any hardscape that would preclude planting such as sidewalks.

Recommendation: The proposed sections that are running parallel within the northern and western transitional screening areas should be adjusted so they are outside of these transitional screening areas in accordance with Article 13 of the Zoning Ordinance.

4. **Comment:** It is unclear if a combination of existing and proposed vegetation will be used to meet the transitional screening requirement, since nothing has been depicted within these areas. It is also unclear if a barrier D, E, or F will be provided within the western, eastern and southern transitional screening areas, or a barrier A, B or C provided within the northern transitional screening area, since they have not been depicted with a key and symbol. It should be known that transitional screening and barriers cannot be modified with the 2232 application process and will require a WTSW to be provided under a separate cover during the submission of a site plan for the site.

Recommendation: At a minimum, a note should be added specifying that transitional screening and barriers will be provided in accordance with article 13 of the Zoning Ordinance at the time of site plan on the 2232 plat.

5. **Comment:** It is unclear how all the requirements of the Tree Conservation Plan will be met for the site. The PFM clearly states that a Tree Conservation Plan shall be required when land disturbance has the potential to destroy or degrade onsite trees.

Recommendation: All elements required by a Tree Conservation Plan, will be required with submission of the site or minor site plan. Details should be added to this application showing how these elements will be met for the site. (PFM 12-0301)

6. **Comment:** It is unclear how the interior parking lot landscape requirement will be met for the site. The PFM clearly states that parking lots with 20 or more spaces shall provide interior parking lot landscaping information.

Recommendation: Interior parking lot landscape tabulations should be provided, along with depicting the parking lot area being counted in the tabulation with a key and symbol and trees used to meet the requirement in accordance with ZO 13-202 and PFM 12-0314.

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

NJD/

UFMDID #: 272600



County of Fairfax, Virginia

MEMORANDUM

DATE: October 7, 2019

TO: Evelyn Mitchell, Planner
Facilities Planning Branch
Planning & Development, Department of Planning and Development

FROM: Durga Kharel, P.E., Senior Engineer III (Stormwater)
South Branch, Site Development and Inspections Division (SDID)
Department of Land Development Services

S

SUBJECT: 2232 Review Application No.: 456A-M83-21-3
Pine Ridge Facility-Operations & Support Bureau
Site Plan (Received by DPD on July 2, 2019)
LDS Project No.: 005713-ZONA-001-1
Tax Map #059-3-01-0011B
Mason District

The subject application has been reviewed, and the following stormwater management comments are offered at this time:

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Areas (RPA) located on this site.

Floodplains

There are no regulated floodplains located on this site.

Downstream Drainage Complaints

There is one downstream drainage complaint on file for August 27, 2019. The complaint is still open and problem code shown is "Cave-in" per County GEM information. The applicant should find detail about this complain from MSMD of DPWES.

Water Quality

Water quality controls are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-2). On page 4 of the application report there is a narrative under the heading of "Air and water Quality" which states that "Appropriate water quality and quantity control design locations and computations as well as stormwater and BMP narratives and the adequate outfall analysis will be included in the development plans per the PFM requirements for DPWES/Land Development Services (LDS) site plan review and approval. Stormwater

quantity and quality will be addressed using underground detention/filtration practices and bioretention”. The plan does not state how the water quality control for this subject will be met. The project shall meet all county and state requirements for stormwater management and all other site plan requirements at the time of development. There is nothing provided with this application for SDID to review for water quality requirement at this time.

Water Quantity - Detention

Water quantity controls for stormwater detention are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-4.D). On page 4 of the application report there is a narrative under the heading of “Air and water Quality” which states that “Appropriate water quality and quantity control design locations and computations as well as stormwater and BMP narratives and the adequate outfall analysis will be included in the development plans per the PFM requirements for DPWES/Land Development Services (LDS) site plan review and approval. Stormwater quantity and quality will be addressed using underground detention/filtration practices and bioretention”. There is nothing provided with this application for SDID to review for water quantity requirement at this time.

Water Quantity - Outfalls

Water quantity controls for outfall channel and flood protection are required for this proposed project (SWMO 124-1-6, 124-4-1, 124-4-4.B & 124-4-4.C). Demonstration of adequate outfall is required for this site. There is nothing provided with this application for SDID to review for adequate outfall requirement at this time.

Dam Breach

The site is not located within a dam breach inundation zone.

Miscellaneous

A site plan submittal is required for proposed improvements on this BOS owned property.

The stormwater management plan to be prepared at final design must address all of the items listed in SWMO 124-2-7.B.

The latest BMP specifications provided on the Virginia Stormwater BMP Clearinghouse website, in addition to the PFM, must be used for final design. The design engineer is also referred to LTI 14-13 with regard to the selection of the appropriate BMPs.

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

cc: Dipmani Kumar, Chief, Watershed Planning and Evaluation Branch, Stormwater Planning Division (SWPD), Department of Public Works and Environmental Services (DPWES)

Shannon Curtis, Chief, Watershed Assessment Branch, SWPD, DPWES

Bijan Sistani, Chief, South Branch, SDID, LDS

Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: October 17, 2019

TO: Evelyn Mitchell, Planner I
Planning Division
Fairfax County Department of Planning and Development

FROM: Scott Bishop, Sr. Engineer III
Building Design and Construction Division

SUBJECT: Pine Ridge Operations and Support Bureau – 2232 Application – SDID Comment Responses

Please see below responses to the October 7, 2019 letter and comments from Durga Kharel with Site Development and Inspections Division (SDID).

1. Down Stream Drainage Complaint

Response: I contacted staff with Maintenance and Stormwater Management Division (MSMD) in regards to the downstream drainage complaint for August 27, 2019. MSMD responded that they have investigated the complaint and they determined it is a minor issue. They will be filling in the small settled area around the drainage structure and will continue to monitor the concern.

2. Water Quality, Water Quantity and BMP requirements

Response: The project will comport with all LDS stormwater requirements for water quantity, quality, and BMP's.





County of Fairfax, Virginia

MEMORANDUM

DATE: October 1, 2019

TO: Evelyn Mitchell, Planner I
Planning Division
Fairfax County Department of Planning and Development

FROM: Scott Bishop, Sr. Engineer III
Building Design and Construction Division

SUBJECT: Pine Ridge Operations and Support Bureau – 2232 Application – UFMD
Comment Responses

Please see below responses to your September 24, 2019 e-mail.

1. You were missing a 24 x 36 site plan, the one I have is 24x22. Please include the 24x36 in the updated application.
Response: 24x36 site plan included with this submission.
2. On the site plans, can you include the distance of proposed structures and equipment from buildings to the different lot lines. There's an attachment where I've drawn green arrows for examples of what I'm looking for. The arrows I drew goes past the adjacent lot lines, but if you can just include the measurement from the building point to the lot line, that would be great.
Response: Site plan annotated with distances of proposed structures to property lines.
3. Can you include the "Exterior Elevations" document, A-201 in the updated application.
Response: Document A-201 is included in Exhibit 3 with this submission.

Please see below responses to the September 13, 2019 letter and comments from Nick Drunasky with Urban Forestry Management Division.

General Comment: Chapter 122 of the Fairfax County Code, (Tree Conservation Ordinance) and Section 12 of the Public Facilities Manual (PFM), requirements for tree conservation, have not been addressed in this application. Additional comments are provided addressing the 10-year tree canopy and landscaping requirements that will need to be met with any future plans that will be required for the Pine Ridge Operations and Support Bureau.

Response: Future permit plan submissions will comport with the requirements of the Tree Conservation Ordinance and PFM requirements as applicable.



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

Recommendation: The applicant should provide an accurate EVM that depicts the location of any cover types identified in PFM Table 12.2 as well as a list of primary tree species, prominent non-native invasive species, and a statement regarding the general health and condition of the vegetation in accordance with PFM 12-0306.

Response: The EVM will be provided with the permit plan submission.

2. Comment: It appears that Transitional Screening Type II is required on the west, east and south sides of the site, while Type I is required on the northern side of the site. Since the plan is in a digital format that cannot be scaled, it is unclear if these full widths have been provided

Recommendation: It shall be clarified with a measurement or leaders pointing to the two sides that the required transitional screening widths have been provided in accordance with Article 13 of the Zoning Ordinance.

Response: Transitional Screening requirements will be addressed with the permit plan submission.

3. Comment: It appears that a portion of the sidewalk along the northern side of the site, as well as the sidewalk along the western side of the site appear to be running parallel within the transitional screening areas, which would preclude planting within those portions. Transitional screening areas cannot be occupied by any hardscape that would preclude planting such as sidewalks.

Recommendation: The proposed sections that are running parallel within the northern and western transitional screening areas should be adjusted so they are outside of these transitional screening areas in accordance with Article 13 of the Zoning Ordinance.

Response: Transitional Screening requirements will be addressed with the permit plan submission.

4. Comment: It is unclear if a combination of existing and proposed vegetation will be used to meet the transitional screening requirement, since nothing has been depicted within these areas. It is also unclear if a barrier D, E, or F will be provided within the western, eastern and southern transitional screening areas, or a barrier A, B or C provided within the northern transitional screening area, since they have not been depicted with a key and symbol. It should be known that transitional screening and barriers cannot be modified with the 2232 application process and will require a WTSW to be provided under a separate cover during the submission of a site plan for the site.

Recommendation: At a minimum, a note should be added specifying that transitional screening and barriers will be provided in accordance with article 13 of the Zoning

Ordinance at the time of site plan on the 2232 plat.

Response: Landscaping will be provided as appropriate in the overall site development plan. Traditional screening yards and barriers, tree protection measures and perimeter erosion control measures will be provided in accordance with the requirements of the Zoning Ordinance and the Public Facilities Manual (PFM). This is stated in the 2232 application Statement of Justification section C item 4.

5. Comment: It is unclear how all the requirements of the Tree Conservation Plan will be met for the site. The PFM clearly states that a Tree Conservation Plan shall be required when land disturbance has the potential to destroy or degrade onsite trees.

Recommendation: All elements required by a Tree Conservation Plan, will be required with submission of the site or minor site plan. Details should be added to this application showing how these elements will be met for the site. (PFM 12-0301)

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Recommendation: Interior parking lot landscape tabulations should be provided, along with depicting the parking lot area being counted in the tabulation with a key and symbol and trees used to meet the requirement in accordance with ZO 13-202 and PFM 12-0314.

Response: Landscaping will be provided as appropriate in the overall site development plan. Traditional screening yards and barriers, tree protection measures and perimeter erosion control measures will be provided in accordance with the requirements of the Zoning Ordinance and the Public Facilities Manual (PFM). This is stated in the 2232 application Statement of Justification section C item 4.

§ 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.

H. Asolar facility subject to subsection A shall be deemed to be substantially in accord with the comprehensive plan if (i) such proposed solar facility is located in a zoning district that allows such solar facilities by right or (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is located, or will be owned or operated by an eligible customer-generator or eligible agricultural customer-generator under § 56-594 or by a small agricultural generator under § 56-594.2. All other solar facilities shall be reviewed for substantial accord with the comprehensive plan in accordance with this section. However, a locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.

Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683; 2007, c. 801; 2009, cc. 670, 690; 2012, cc. 803, 835; 2016, c. 613; 2018, cc. 175, 318.

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