

Staffing Memo

Pink River, LLC.

SE 2024-FR-00021

Staff Coordinator: Kevin McMahan
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SCHEDULE	
Acceptance	June 4, 2024
Pre-Staffing	July 8, 2024
Staffing	September 5, 2024
Draft Report	October 14, 2024
Final Report	October 24, 2024
PC Hearing	November 13, 2024

Address: 7711, 7715, 7717, and 7719 Beulah Street, Alexandria, VA 22315

Tax Parcels: 99-2-((1)) 44, 45, 46 (pt.), and 47 (pt.)

General Information:

Acreage: 1.65 acres (72,023 sq. ft.)

Location: east side of Beulah St., south of Kingstowne Village Pkwy., and north of Clemaline Blvd.

Zoning: R-1

Overlay District: Natural Resource Overlay District

Request: *The applicant, as contract purchaser, seeks Special Exception approval to develop the subject property with a Child Care Center called The Learning Experience.*

Z.O. Section: 4102.4.C

Surrounding Area Description			
<u>Direction</u>	<u>Use</u>	<u>Zoning</u>	<u>Plan Map</u>
North	Franconia Moose Lodge 1076	R-1	1-2 DU/AC
East	Franconia Moose Lodge 1076 and Building Materials and Storage (Hilltop Sand and Gravel Co.)	R-1	1-2 DU/AC
South	Residential SF Detached and Building & Materials Storage (Hilltop Sand and Gravel Co.)	R-1	1-2 DU/AC
West	Residential SF Detached (Island Creek) and Public Facilities (Island Creek Elementary School)	PDH-4	3-4 DU/AC

Comprehensive Plan Language:

- Plan Area: IV
- Planning Sector: RH 4 – Lehigh
- Plan Map: Residential 1-2 DU/AC

Description of the Request (Child Care Center):

- Proposed Days of Operation: Monday – Friday
- Proposed Hours of Operation: 6:30 AM – 6:30 PM
- Proposed Age Range of Children: 6 weeks old – 6 years old
- Total number of proposed Children: 180
- Proposed number of Employees: 22

Staff Comments:

- **LDS-SDID (M. Bastakoti, dated 8/21/2024)**

- Drainage Diversion: During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)
- Stormwater Detention: There is a net increase in the total impervious area with this application. The applicant has proposed 11,170 cubic feet of underground detention to meet requirements of Chapter 124-4-4.D.
- Water Quality Control: Water quality computations were provided using the Virginia Runoff Reduction Method. Onsite best management practices have been proposed to meet water quality requirements of Chapter 124-4-3.
- Adequate Outfall Analysis: Preliminary outfall analysis was provided on Sheet C.05. Hydrologic and hydraulic computations to demonstrate that the outfalls are adequate for channel protection and flood protection requirements of SWMO Chapter 124-4-4.B & C shall be provided / reviewed in detail during site plan review.

- **Environmental Design and Review Branch (EDRB)
(N. Degraff, Draft Comments dated 8/22/2024)**

Stormwater Management / Water Quality:

- Label the pervious pavers on Sheet C.03 of the Special Exception Plat.
- Incorporate a rain garden as an additional water quality measure and educational opportunity.
- Provide additional BMPs, such as a stormwater planter located to receive stormwater run-off from the large roof area at the rear of the structure.
- Provide additional stormwater “treatment train” – green infrastructure measures could be provided to lessen impacts to the Pine Run tributary headwaters, unique soils, and vegetation on the site.
- Include the entire western parcels to the Existing Vegetation Map (EVM) which may elevate calculations for additional required 10-year tree canopy.
 - An alternative site design could result in a reduction in impacts to existing vegetation.
- Final determination on SWM/BMP will be made by LDS.

Soils:

- Due to the potential for radon, appropriate measures should be taken during construction. Also, due to problem-soils on site, the applicant should provide appropriate engineering measures to ensure against geotechnical hazards. With adherence to protection measures at time of construction, there are no outstanding issues.

Forest Resources:

- The applicant is meeting the tree preservation target and 10-year tree canopy requirements. No waivers or modifications were requested.
- To better meet the intent of Plan guidance, staff has the following remaining comments: Staff encourages all landscaping provided to be native to the Mid-Atlantic region to the extent feasible and be non-invasive, meaning that the applicant must not use any plant species identified in the Virginia Invasive Plant Species List published by the Virginia Department of Conservation and Recreation and incorporate natural landscaping measures. Staff has proposed a development condition to this effect.
- Staff encourages invasive species management considering the extent of tree preservation to occur on site, meaning FCON will specify the common and scientific name of invasive species proposed for management, the target area along the limits of clearing and within any tree preservation areas located inside of the clearing limits for management efforts, methods of control and disposal of invasive plants, timing of treatments and monitoring, duration of the management program, and potential replanting along the limits of clearing as may be needed. Staff has proposed a development condition to this effect.
- Assuming commitments to the tree canopy targets continue and staff's proposed development conditions are accepted, no outstanding issues remain.
- Final determination on landscaping and tree preservation will be made by FCON.

Green Building:

- To better meet the intent of Plan guidance, staff has the following comments: Staff encourages the applicant to integrate green building measures into the design of the proposed childcare facility. Examples of these practices that should be considered for the interior are Energy STAR fixtures; low flush toilets; high efficiency light; recycling of non-hazardous renovation materials; energy efficiency; water conservation; reusable and recycled building materials; pedestrian orientation and alternative transportation strategies; healthier indoor air quality; open space and habitat conservation and restoration; and greenhouse gas emission reduction; etc.
- Staff has proposed a development condition for the electric vehicle charging station, but the applicant needs to clarify whether the charging station is double capacity or not. With attention to this matter and acceptance of this condition, there are no outstanding issues.

Noise:

- The applicant has not submitted a Noise Study and should submit one with the next submission. The applicant should commit to incorporating any interior and exterior mitigation measures recommended in the Noise Study – to ensure conformance with the Plan guidance (45 dBA interior and 65 dBA exterior).
*This is an Outstanding Issue.

Lighting:

- The applicant should submit a Photometric Plan due to proximity of the property to residential uses. *This is an Outstanding Issue. Staff has included a development condition for lighting.

Conclusion and Recommendations:

Staff finds that the application generally conforms to the environmental guidance in the Comprehensive Plan. To meet Plan guidance more fully, staff encourages the applicant to:

- Consider incorporating a rain garden on the property as an educational opportunity for the students and to provide an additional opportunity for water quality improvements on site.
- Provide additional BMPs such as a stormwater planter located to receive stormwater run-off from the large roof area, at the rear of the structure.
- Include the entire western parcels to the Existing Vegetation Map (EVM) which may elevate calculations for additional required 10-year tree canopy.
- Consider an alternative site design could result in a reduction in impacts to existing vegetation.
- Label the pervious pavers on Sheet C.03 of the Special Exception Plat.
- Accept staff's development conditions related to native landscaping, invasive species management, lighting, and EV charging.
- Integrate green building measures into the design of the proposed childcare facility.
- Clarify if EV charging station is double capacity.
- Submit a noise study and commit to incorporating any interior and exterior mitigation measures recommended in the noise study.
- Submit a photometric plan.

EDRB Suggested Proposed Development Conditions:

Non-Residential or MF building. Concurrent with the first site plan submission, the applicant must designate at least 2% of the parking spaces to be equipped with universal, Level 2 electric vehicle charging stations, which shall be fully wired and functional at time of RUP/non-RUP issuance.

Noise Attenuation. The Applicant must incorporate construction measures consistent with those found in [Noise study submission report number info] to ensure that interior noise in dwelling units will not be in excess of DNL 45 dBA, outdoor recreation areas will not exceed DNL 65 dBA. If mitigation measures are required, then site and building plans for each building/unit that is subject to noise mitigation must depict the final noise contours as determined by the noise study; measures that will be incorporated must be included on site/building plans.

Native Landscaping. Landscaping must be generally consistent with the quality, quantity and the locations shown on the development plans and must be non-invasive, predominantly native species and include a plant selection that includes species that will reduce the need for supplemental watering and the use of chemical fertilizers, herbicides and pesticides. All landscaping provided must be native to the mid-Atlantic region to the extent available and feasible and must be non-invasive (meaning the Applicant must not use any plant species identified in the 2014, or latest version, of the Virginia Invasive Plant Species List published by the Virginia Department of Conservation and Recreation). The Applicant reserves the right, in consultation with and approval by FCON to modify the exact species to be used, such as when plant materials are not available or have been deemed by FCON to no longer be appropriate.

Lighting. All on-site lighting provided with the Proposed Development will comply with the Outdoor Lighting Standards of Section 5109 of the Zoning Ordinance, include the use of full cut-off fixtures, and use LED.

- **Forest Conservation District (FCON) (K. Giles, dated 8/20/2024)**

Transitional Screening Yards:

- No existing or proposed sidewalk, trail or easement may exist or be proposed within a transitional screening yard unless it is placed perpendicular to, or nearly perpendicular to, the transitional screening yard.

Site Boundary:

- Calculations on Table 12.9 will need to be updated if the northern site boundary changes.

Overall Canopy Totals:

- Total canopy area may be reduced (which may result in a deviation) if coverage is not made up of woody plant material exceeding five feet in height with main trunks located on the site being developed. Some of the slivers may not qualify and excavation impacts may eliminate others.

Outfall:

- Extending the outfall pipe into the forested area with an open excavation may result in the loss of canopy trees that contribute to the Total canopy area meeting standards of 12-0200 (line C2) due to the impact in CRZs.

- **Virginia Department of Transportation (VDOT) (A. Faghri, dated 8/5/2024)**

Right Turn Lane:

- Since the results of the analysis shows that a right turn lane is warranted, then please provide a right turn lane in accordance with the results of the analysis.

- **Zoning Evaluation Division (ZED) (K. McMahan, dated 7/8/2024)**

Green Building:

- What commitments are being made to promote green building on the site? Staff encourages the applicant to implement green building measures and commit to providing Level 2 Electric Vehicle (EV) Charging Stations.
 - Applicant's Response (dated 8/2/2024): *The applicant will commit to a green building certification program for the project. Most likely EarthCraft Light Commercial. The applicant has agreed to install a dual head Level 2 EV Charger to service two of the proposed parking spaces.*

Shared Use Path:

- Provide an 8-foot wide landscape buffer and 3-foot wide maintenance area along with the proposed 10-foot shared use path.
 - Applicant's Response (dated 8/2/2024): *As shown on revised Sheet C.03, the proposed 10-foot shared use path along the frontage of the site has been revised to be set 3 feet from the existing curb and have an 8-foot landscape buffer between the path and the ROW line.*

Proposed Parking:

- The site appears to be over parked, by 10 spaces. The site has existing mature trees and is located near the Pine Run Tributary. Please reconfigure the site to better conserve the existing trees on site.
 - Applicant's Response (dated 8/2/2024): *The parking area has been reconfigured in an attempt to minimize disturbance at the rear of the subject property. The applicant still requires 30 parking spaces, however, to operate a successful business. Of the 30 spaces, 25 will be dedicated to staff and the remaining 5 will be the dropping off and picking up of the children. See revised Sheet C.03.*