County of Fairfax, Virginia
Planning Commission Meeting
November 19, 2025
Planning Commission Action

SEA-82-C-027-002 – WOLF TRAP FOUNDATION FOR THE PERFORMING ARTS
(Hunter Mill District)

PLANNING COMMISSION RECOMMENDATIONS:
On November 19, 2025, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of the following actions:

- SEA-82-C-027-002, subject to the development conditions consistent with those dated November 5, 2025; and

- Waiver of 5108.5.C(2)(a) of the Zoning Ordinance for the barrier requirement along the southern lot line of the site.

ATTACHED DOCUMENTS:
Proposed Development Conditions dated November 5, 2025

CD

Appendix 2

PROPOSED DEVELOPMENT CONDITIONS

SEA 82-C-027-002

November 5, 2025

If it is the intent of the Board of Supervisors to approve Special Exception Amendment SEA 82-C-027-002 located at Tax Map 28-2 ((1)) 32C and 32D to permit a building addition and associated site modifications, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previous development conditions. Previously approved conditions or those with minor revisions are marked with an asterisk (*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*

2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions. Other by-right special permit and/or special exception uses may be permitted on the Application Property without the approval of a Special Exception Amendment if such uses do not affect this Special Exception.*

3. A copy of this Special Exception Amendment MUST BE POSTED in a conspicuous place along with the Non-Residential Use Permit (Non-RUP) on the property of the use and be made available to all Department of the County of Fairfax during hours of operation of the permitted use.*

4. Any plan submitted pursuant to this Special Exception Amendment must be in substantial conformance with the approved Special Exception Amendment (SEA) Plat, entitled “Wolf Trap Foundation for the Performing Arts, The Barns at Wolf Trap Expansion,” prepared by Bohler Engineering, dated May 30, 2025, and revised through October 15, 2025, consisting of nineteen (19) sheets.

5. Parking lot lights cannot be higher than ten (10) feet. All lighting must be fully shielded and directed downward to minimize off-site glare to adjacent residential uses. Any exterior lighting of the Barns and the Center for Education must not cause off-site spillage and/or glare upward or to adjacent properties.*

6. Parking is limited to only those spaces delineated on the special exception amendment plat and is prohibited along Trap Road and/or within the adjacent subdivision. All parking must be on-site.*

7. As shown on Sheet C-5 of the SEA Plat, the applicant must provide a minimum of 6 bicycle parking spaces prior to the issuance of the Non-RUP for the building addition. The final location of the bicycle parking spaces will be determined at the time of site plan, subject to review and approval by the Fairfax County Department of Transportation (FCDOT).

8. As shown on Sheet C-5 of the SEA Plat, the applicant will provide a pedestrian connection from the entrance of the Barns, to connect to the shared-use- path located along Trap Road in coordination with and approval by FCDOT. The pedestrian pathway will be installed prior to the issuance of the Non-RUP for the building addition.

9. At any one time, a maximum capacity of 382 patrons must not be exceeded within the Barns and proposed building addition.

10. The pre-event gathering area/restaurant dining area must be designed and operated as an accessory use to the cultural center and its hours of operations are limited to those coincidental with scheduled performances or with scheduled functions in the community room.

11. The community meeting room within the Barns building must be operated as an accessory use to the cultural center and no events of any kind can be scheduled for the community room during the times of scheduled performances within the Barnes building. *

12. The auditorium within the Barns is limited to a maximum capacity of 382 patrons.

13. All performances at the Barns building, the pre-event gathering area/restaurant dining area within the Barns, private events, and all other activities at the cultural center (other than the administrative offices) must cease no later than 11:00 p.m. All operations must cease no later than 11:30 p.m. at which time all lights, except for security lights must be turned off.

14. At the time of site plan review and approval, an easement must be granted for water and sewer as may be necessary to provide water and sewer service to those property owners across Trap Road.*

15. The Wolf Trap Foundation, a non-profit foundation, is responsible for the operation of the cultural center.*

16. For the purpose of this application, "cultural center" means: A building or area operated to present cultural, historic, heritage, scientific, or academic material, or to provide access to a location having particular historic significance. The facility or museum may include curated exhibits, interactive or experiential exhibits or events, live theater and dance performances, musical concerts, cinema, or lectures; or an institution for the acquisition, preservation, study, and exhibition of works of artistic, historical, or scientific value. Accessory uses may include offices, meeting rooms, gift shops, restaurants or snack bars, and gardens.*

17. Adequate on-site security must be provided at all times.*

18. There will be a maximum of 100 employees on site at any one time.*

19. The regular hours of operation of the cultural center's administrative offices is limited to 9:00 a.m. to 5:30 p.m., Monday through Friday.*

20. Methods, such as window glazing or motion-sensitive light switches, must be employed to reduce the impact of glare from the interior lights of the Center for Education and building addition on the abutting residences.*

21. **Environmental Quality Corridor (EQC).** Portions of the site area include Environmental Quality Corridor (EQC). To ensure that EQC has been accurately delineated, prior to site plan approval, the applicant must provide an updated field verified Resource Protection Area (RPA), floodplain, and EQC delineations. The RPA, floodplain, and EQC must be delineated and appropriately labeled on the site plan for review and approval by the Public Facilities and Development Review Branch (PFDRB) of the Department of Planning and Development (DPD).

22. **Stormwater Facilities.** While a level spreader is shown on Sheet C-7 of the SEA Plat, the applicant may provide an alternative stormwater management facility to address stormwater management, subject to approval by Site Development and Inspections Division (SDID) at the time of site plan approval. The location of such facility must be outside of the floodplain, EQC, and RPA areas.

23. **Temporary Fencing.** Prior to any land disturbing activities, the applicant must install appropriate temporary fencing or other similar continuous markings denoting the RPA and EQC boundaries as shown on the SEA Plat and in the updated EQC delineation to protect these areas from disturbance during construction of the building addition

24. **Salt Management.** Salt should only be applied to paved surfaces when needed for safety during freezing inclement weather. When no longer needed, excess or leftover salt must be removed for reuse or disposed properly. Residual salt must not be swept or shoveled into planted landscape areas, wet ponds, or bioretention ponds. When not in use, salt should be stored in a covered area to protect it from precipitation.

25. **Native Landscaping.** Landscaping must be generally consistent with the quality, quantity and the locations shown on the SEA Plat and must be non-invasive 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 may, in consultation with and approval by the Forest Conservation Branch (FCON) modify the exact species to be used.

26. **Invasive Plant Species Management.** At the time of site plan submission, the applicant must provide a management narrative for review and approval by FCON specifying 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, the methods of control and disposal of invasive plants, the timing of treatments and monitoring, duration of the management program, and the potential replanting along the limits of clearing as may be needed. The applicant must monitor the managed areas for a period of five (5) years upon substantial completion of the development.

27. **Soil Remediation.** Soil in all planting areas and under adjacent walkways within the limits of disturbance (LOD) of the SEA Plat are subject to remedial action to restore planting areas to satisfy the cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan, with attention to deep soil

aeration, the addition of organic matter throughout the soil profile to at least 18 inches, and the addition of organic matter on top of the soil. Planting areas not used for walking or outdoor activities should be densely planted with native perennials to increase their habitat values and to avoid foot traffic and its attendant re-compaction of the amended soils. The applicant will provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review by FCON.

28. Prior to any clearing and grading on-site, the final limits of clearing and grading shall be confirmed in the field by FCON. All trees shown to be preserved on the tree preservation plan shall be protected by fencing during construction. Tree protection fencing shall be erected at the limits of clearing and grading as shown on the tree preservation/landscaping plan. Fencing shall be placed outside the dripline of those trees to be preserved. Materials and installation of tree protection fencing shall constitute a four (4) foot high, orange plastic fence attached to six (6) foot steel posts, driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart. The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be install prior to the performance of any clearing and grading activities on the site, including the demolition of any existing structures.*

29. At the time of the first site plan submission, a landscaping and tree preservation plan, prepared in accordance with the SEA Plat and prepared by a certified arborist shall be submitted to FCON, and the Department of Public Works and Environmental Services (DPWES), for review and approval. The landscaping and tree preservation plan shall include specific tree preservation and protection activities, such as crown pruning, root pruning, mulching, fertilization, replacement, and protective devices. This tree preservation plan shall also include those existing trees on the west side of the driveway leading to the existing cabin. In the event that any of the trees designated to be preserved fails to survive the construction, suitable replacement(s) shall be planted, as determined by the FCON, DPWES.*

30. The architecture for the Center for Education must be generally consistent with the building elevations provided in Exhibit A (Attachment 1) of these conditions.*

31. The architectural design and materials of the Barns addition must be generally consistent with the architecture of the Barns, and as shown on Sheet A-1 and A-2 of the SEA Plat.

32. The heating, ventilation, and air conditioning (HVAC) equipment for the Barns and the building addition must be fully enclosed with a solid fence in order to mitigate the view and sound of the equipment.*

33. The exterior walls of the Barns addition must be acoustically insulated (constructed) with materials which have a laboratory sound transmission class (STC) rating of at least 39.*

34. Pursuant to subsection 8100.3.D(6) of the Zoning Ordinance, this special exception amendment will automatically expire, without notice, thirty-six (36) months after the date of approval unless the building addition use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

This approval, contingent on the above noted conditions, does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant is responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment is not valid until this has been accomplished.

Attachment 1

