



**REVISED**

**June 2, 2020**

Tracy Strunk, Director  
Zoning Evaluation Division  
Department of Planning & Development  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035

Womble Bond Dickinson (US) LLP

8350 Broad Street, Suite 1500  
Tysons, VA 22102

t: 703.790.3310  
f: 703.790.2623

**Via E-Mail PDF Attachment**

**Re: SPA 84-V-012-02**

**Applicant: Hollin Meadows Swim and Tennis Club, Inc.**

**Subject Property: Fairfax County Tax Map 93-3 ((13)) A, 93-3 ((1)) 6A, and 93-3((1)) 6B**

Sara V. Mariska  
Attorney at Law  
Direct Dial: 703-394-2261  
E-mail: [Sara.Mariska@wbd-us.com](mailto:Sara.Mariska@wbd-us.com)

Dear Ms. Strunk:

Please accept this letter as a revised statement of justification for a special permit amendment for property identified among the Fairfax County tax map records as 93-3 ((13)) A, 93-3 ((1)) 6A, and 93-3((1)) 6B (the "Subject Property").

The Subject Property contains approximately 5.3148 acres and is located at 2500 Woodlawn Trail in Alexandria. Zoned to the R-2 District, the Subject Property is developed as the Hollin Meadows Swim and Tennis Club (the "Club"). The Club has been the subject of a number of prior approvals and is currently subject to SP 84-V-012.

The Subject Property is located within the Mount Vernon Planning District (Area IV), within the Groveton Planning Sector (MV5) of the Fairfax County Comprehensive Plan (the "Plan"). There is no site specific text applicable to the Subject Property, and it is planned for private recreation use. The proposal to modify existing facilities is in harmony with the recommendations of the Plan. A portion of the Subject Property contains a Resource Protection Area (RPA), but the proposed modifications to the Subject Property will not impact the RPA. The Applicant's proposal complies with Chesapeake Bay Preservation Ordinance requirements.

The Club was established in 1963, featuring swimming and tennis facilities with associated programs for the benefit of the local community. The swimming facilities at the Club currently comprise one 25-meter pool with a 12-foot diving well with accompanying diving board and 2-foot shallow end, as well as a wading pool for toddlers. The Club also features five (5) tennis courts and a playground. The Club offers social activities and has an active youth swim team.

At 54 years old, the Club is nearing the end of its useful life. With this application, the Club proposes to update and enhance its current facilities, modify its operating hours, and increase the number of permitted members. Some of the Club's facilities are outdated and require renovations to improve the member experience and bring the Subject Property into compliance with safety



regulations and code changes. Confronted with the need to update the facilities, the Club has developed two development options. Option A, depicted on Sheets P-0301 and P-0302, includes significant upgrades and building additions that would be implemented in phases. Option B, identified as an Alternative Expansion Option and depicted on Sheet P-0305 would allow for a more modest renovation of the facilities in their current configuration, but would allow the Club to modify its operations to better serve its members.

The proposed application is intended to allow for phased improvements as determined by the Club's priorities and funding. In Option A, some elements will be resized; other facilities will be relocated within the Club's existing boundaries; and still other facilities, such as the pool, will be both resized and relocated. In both proposed options, this application seeks to increase the current size of the Club's membership from 300 families to 450 families, to allow for Club growth. Additionally, the Club seeks the opportunity to extend its operating hours, so that it may better serve member needs and operate similarly to pool and tennis facilities in the surrounding area.

The following is a summary of the major elements included in Option A and reflected on Sheets P-0301 and P-0302 of the enclosed special permit amendment plat:

**1. Pool**

- a. A new pool will include 8 swimming lanes (2 more than the current 6-lane pool), a diving well with two (2) diving boards, shallow water area and kiddie pool
- b. Deck space will be increased to include more shaded areas.
- c. ADA compliant ramps will be provided to assure accessibility.
- d. The bathhouse adjacent to the pool will be renovated and a new structure added to meet code and ADA requirements.

**2. Tennis Courts and General Recreation**

- a. Improved pedestrian connections will be provided between the courts and the pool complex.
- b. Courts will be resurfaced, improvements will be made to the fence, and benches will be replaced.
- c. Accessory use areas will be created, as shown on the enclosed plat, for additional recreational uses, including an additional play structure and grassy knolls for picnic activities.
- d. The Applicant plans to utilize the existing tennis courts for multiple purposes, such as pickleball, basketball, sport courts, or other activities in addition to tennis. The Applicant may install features which may include, but not be limited to, a backboard to allow for multi-purpose use.

**3. Infrastructure and Other**

- a. Parking will be provided for 94 vehicles, including handicap spaces, and for 20 bicycles.



- b. A new business office to provide for day to day operations, file storage, meeting space, as well as shelter during inclement weather is proposed.

#### **4. Operations**

- a. The Club proposes to increase permitted membership from 300 families to 450 families. This allows for future growth, but will not impact the occupancy or capacity of the Club facilities.
- b. The Club proposes to open at 6:30 a.m. during the peak season to allow for adult lap swim. The Club further requests the ability to allow swim team practice at 7:30 a.m. and to allow for set-up and warm-up for swim meets. The Club requests that use of the tennis courts be from 8:00 a.m. to 9:00 p.m. year-round.
- c. The Club also proposes to allow food and drink concessions and commercial food trucks during general operating hours.
- d. The Club proposes to allow after-hours events consistent with the following:
  - (i) Limited to six per season.
  - (ii) Limited to Friday, Saturday, and pre-holiday evenings except that three weeknight parties may be permitted per year, provided written notification is provided to all contiguous property owners.
  - (iii) Events will end by 12:00 a.m. All music must cease at 11:00 p.m. and all clean-up must be completed by 1:00 a.m.

Due to the uncertainty of fundraising efforts, the Applicant has developed Option B to allow for more modest improvements. With Option B, the Applicant proposes the following:

##### **1. Pool**

Retain, maintain, and renovate pools in their existing locations with a modest expansion in the size of the kiddie pool.

##### **2. Tennis Courts**

- a. Courts will be resurfaced, improvements will be made to the fence, and benches will be replaced.



- b. The Applicant proposes to utilize the existing tennis courts for multiple purposes, such as pickleball, basketball, sport courts, or other activities in addition to tennis. The Applicant may install features which may include, but not be limited to, a backboard to allow for multi-purpose use.

### **3. Infrastructure**

Retain, maintain, and renovate existing buildings in their current locations. The Applicant proposes to add approximately 720 square feet in the area northwest of the existing bathhouse building to accommodate changing rooms and additional lifeguard area. The majority of this building addition will be in area that is currently occupied by impervious surface.

### **4. Operations**

- a. The Club proposes to increase permitted membership from 300 families to 450 families.
- b. The Club proposes to open at 6:30 a.m. during the peak season to allow for adult lap swim. The Club further requests the ability to allow swim team practice at 7:30 a.m. and to allow set-up and warm-up for swim meets. The Club requests that use of the tennis courts be from 8:00 a.m. to 9:00 p.m. year-round.
- c. The Club proposes to allow food and drink concessions and commercial food trucks during general operating hours.
- d. The Club proposes to allow after-hours events consisting of the following:
  - (i) Limited to six per season.
  - (ii) Limited to Friday, Saturday, and pre-holiday evenings except that three weeknight parties may be permitted per year, provided written notification is provided to all contiguous property owners.
  - (iii) Events will end by 12:00 AM. All music must cease at 11:00 PM, and all clean-up must be completed by 1:00 AM.

The Applicant requests the flexibility to implement either Option A or Option B in part or in whole, depending on fundraising efforts, operational considerations, and Club priorities.

In accordance with the requirements of Section 8-011 of the Ordinance, please consider the following information regarding the Applicant's proposal:

- The type of operation proposed is the continuation of a non-profit community swimming and tennis club. In addition to its swimming, diving and tennis programs, the Applicant hosts a limited number of community social activities.



- The pool is currently open from approximately May 20 until September 15. The tennis courts are open all year, weather permitting, with key access for members.
  - During the swimming pool season (May - September), the Applicant requests the ability to operate the pools from 6:30 a.m. to 9:00 p.m., which includes adult swim, teams, lessons, and general usage. From 6:30 a.m. to 8:00 a.m., the Applicant seeks to allow adult lap swim. Beginning at 7:30 a.m., the Applicant seeks to allow youth swim team practices.
  - The Club hosts approximately six (6) swim meets per summer season, and they typically run from 9:00 a.m. to 1:00 p.m. Saturdays, and 6:00 p.m. to 9:00 p.m. when they occur on weekdays.
- Approximately four (4) staff members are on-site at any one time between Memorial Day and Labor Day.
- The peak traffic impacts associated with the use are on summer weekends primarily during off-peak commuting hours. Therefore, traffic impacts are minimal. During the peak hour of use on Saturday afternoons in the summer, approximately 40 vehicles enter the Subject Property and use the facility. Traffic impacts are greater during swim meets and other special events. Individuals arrive by private vehicles and are primarily families. Many members live in the surrounding neighborhood and walk, rather than drive, to the facility.
- The general area that is served is a two-mile radius surrounding the club.
- Additional structures will be constructed of cement masonry units to complement the existing structures. The existing building will be retained, but repurposed to conform to current Health and Building Code requirements. Along the proposed ADA ramp, a new feature wall will be constructed to provide a wayfinding design element, communicate to members, and add screening for adjacent properties.
- The Club keeps on-site (in pump rooms) hazardous chemicals, including Sodium Hypochlorite (liquid chlorine), Calcium Hypochlorite (granular chlorine), Hydrochloric Acid (Liquid Muriatic Acid) and Cyanuric Acid (Dry Acid). The Club's maintenance and storage of these chemicals is inspected by both the health department and the fire marshal during the summer season. Other than chemicals required for pool maintenance, no other hazardous materials are stored on the Subject Property.
- The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards, and applicable conditions except as may be modified by this application and as follows:
  - Pursuant to Paragraph 3 of Section 13-305 of the Zoning Ordinance, the Applicant hereby requests a modification of the barrier requirements. The Applicant's property contains significant mature vegetation, the majority of which the Applicant proposes to retain. Additionally, the Applicant has been thoughtful

**REVISED**



June 2, 2020  
Page 6

in its proposed design. Building additions will be minimal and will occur in proximity to the pool deck rather than adjacent to neighboring properties. The buildings will be one story and will be modest in scale. In order to meet the intent of the barrier requirement, the Applicant proposes adding vegetation around the property boundaries and further proposes to retain the existing chain link fence (and limited section of wood fence) rather than cause significant disturbance on the Subject Property which contains environmentally sensitive areas. The Applicant will add shrubs and evergreens around building additions and repair necessary sections of the existing chain link fence to meet the intent of the transitional screening and barrier requirements.

In sum, the Applicant proposes to update and enhance the existing Club that has served the community since 1963. The Applicant looks forward to the benefits of updated facilities, compliance with current safety and ADA codes, and expanded membership and plans to continue serving the community for years to come.

Should you have any questions, or require additional information, please do not hesitate to give me a call. As always, I appreciate your cooperation and assistance.

Very truly yours,

**Womble Bond Dickinson (US) LLP**

*Sara V. Mariska*

Sara V. Mariska

cc: James Hohman  
Ryan Kennedy  
Nelson Lobo  
Paul Trombley  
Monica Hawkins