

**National Trust for Historic Preservation**

**Woodlawn Historic Site and Cultural Center**

**Tax Map No. 109-2-((1))-2, 3 & 4 and VDOT Surplus Property**

**STATEMENT OF JUSTIFICATION**

**April 27, 2018**

**Introduction:**

Pursuant to Section 3-100, 7-200, and 9-300 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the "Ordinance"), the National Trust for Historic Preservation (the "National Trust" or "Applicant") requests approval of a Special Exception to permit a Cultural Center at historic Woodlawn. The property is located on Tax Maps 109-2-((1))-2, 3, and 4 and a portion of surplus VDOT property being acquired by the Applicant (the "Property").

Woodlawn contains approximately 123 acres and is currently zoned R-1, Residential, and is located within the Woodlawn Historic District. In addition, portions of the Property are located within the Highway Corridor Overlay District. The Property is surrounded by Richmond Highway commercial uses and residential developments at various densities to the east, and the Fort Belvoir Military reservation to the north, west, and south. The Property is bisected by Richmond Highway.

The Applicant requests a Special Exception for a Cultural Center, with the associated accessory uses described below. The proposed and existing uses described below are compatible with the low density character of the residential district and the historic character of the Property. Under this proposal new and existing construction on the Property represents less than 1.5% of the permitted by-right density in the R-1 district in addition to preservation of approximately 90% of the existing tree canopy. If approved, the Special Exception would allow the National Trust to implement a new vision for Woodlawn that will support its long-term sustainability and significantly increase the public benefit provided to the region.

**Site History:**

Woodlawn, the first site operated by the National Trust, was originally part of George Washington's Mount Vernon. In 1799, he gave the site to his nephew, Lawrence Lewis, and Lewis' new bride, Eleanor "Nelly" Parke Custis, Martha's granddaughter, in hopes of keeping Nelly close to Mount Vernon. The newly married couple built the Georgian/Federal house designed by William Thornton, architect of the U.S. Capitol. In 1846, Woodlawn was sold to Quaker timber merchants, who purposefully operated the farm with free labor, making a statement in Virginia 20 years before the Civil War. At the

turn of the twentieth century, two separate owners, Paul Kester and Elizabeth Sharpe, lovingly restored the property using the best Colonial Revival architects and builders. Elizabeth Sharpe also added a complex of farm buildings at the beginning of the 20<sup>th</sup> century. Senator Oscar Underwood from Alabama, who was featured in John F. Kennedy's "Profiles in Courage" for his steadfast opposition to the Ku Klux Klan, lived at the mansion from 1925 until his death in 1929. The site has been operated as a historic house museum since 1949.

For more than 60 years the National Trust has owned and operated Woodlawn as a historic site that is open to the public. Throughout that time, the National Trust has provided guided tours of both the Woodlawn Mansion and Frank Lloyd Wright's Pope-Leighey House (moved to the Property in 1965), along with providing a variety of educational activities to the public. In addition, the Property has been used for special events, weddings, art exhibitions, needlework shows, and as an equestrian center.

### **Current Use of the Property:**

The National Trust currently carries out a variety of publicly oriented uses consistent with the County's February 11, 2011, public use determination, including public tours of and events at the Woodlawn Mansion and Frank Lloyd Wright's Pope-Leighey House. The National Trust also carries out a number of subordinate accessory uses that are customarily carried out at other public historic sites, and which serve to enhance and support the public educational goals of the National Trust at Woodlawn. As noted above, these accessory uses include special events ranging from public events such as the Annual Needlework Show (which is celebrating its 55<sup>th</sup> anniversary at Woodlawn in 2018) to weddings and other private rental events, and educational and nonprofit events. In addition, the site supports activities relating to the historical agricultural traditions of Woodlawn, including use of 27-acres as a demonstration farm and other similar educational and agricultural uses through a partnership with the Arcadia Center for Sustainable Food and Agriculture ("Arcadia"). The National Trust has also made recent improvements to enhance several of these existing accessory uses. For example, a hardscaped tent pad area on the grounds was recently constructed to improve special event use (pursuant to approval by the Fairfax County Architectural Review Board in February 2015, and in conformance with other applicable permits).

### **Proposed Use of the Property:**

The National Trust will maintain the existing use of the property as a historic site open to the public but also seeks to transform and expand Woodlawn's existing nonprofit use and continue the site's evolution by embracing a shared-use model that pairs active, innovative, and engaging nonprofit uses with mission-oriented income generating uses collectively presented to the public in the form of a cultural center. Our intention is to combine traditional site interpretation activities with various experiential learning opportunities, telling the story of Woodlawn's evolution from a plantation dependent on the labor of enslaved people, to its Quaker ownership and operation as a farm with free men owning and working plots, to its current ownership by the National Trust. Woodlawn

will serve as the nexus for educational experiences focusing on American history, agriculture, the arts, and social history, as well as new educational opportunities focusing on sustainable agriculture and specifically its intersection with social justice issues. A central tenet of Woodlawn's mission will be to function as a gateway to the region's agricultural and cultural traditions through modern interpretation of the site's historic buildings and uses. This will occur not just through traditional interpretive methods such as signage and tours, but also through the site's public functions. These functions will include: growing and distributing food, experiencing the site's historic buildings in various new and non-traditional ways, training farmers, teaching schoolchildren, and celebrating, practicing, and elevating the culinary, domestic, decorative, and literary arts that have played such an important role in the life of the Property since Nelly Custis Lewis took possession of Woodlawn at the turn of the 19<sup>th</sup> century. This wide range of activities and programming offered to the public, together with the supporting accessory uses, will create a financially sustainable program of public engagement anchored to the site's history, providing the community with a center for history, culture, food, agritourism, and sustainable agriculture. While other uses (both agricultural and accessory commercial) would be added to the Property, Woodlawn will remain a public historic site that is owned by the National Trust and that embraces Woodlawn's complex history while representing best practices in historic preservation and public interpretation.

The following describes the initial cultural center use, and initial list of uses accessory to the cultural center use. As the site and programming of the Property develop, the specific cultural center programming may change from what is described below. Additionally, the accessory uses described below reflect the initial additional development of the Property; however, the actual uses on the site may change over time, but will always function as a cultural center use or be accessory to that use.

## **I. Cultural Center Principle Uses**

### **a. *Building and Site Interpretation***

- i. Interpretive Center (New Use): Provide a facility located in an existing historic Sharpe Barn Complex building which will serve as an entry point for the public to learn about Woodlawn, its history, and the variety of cultural, agricultural, and related uses as described below.
- ii. Interpretive Trail System (New Use): Provide visitors access to a network of interpretive trails that connect various operations on the Property, specifically connecting the Sharpe Barn Complex to the Property's historic core, which includes the Woodlawn Mansion and Pope-Leighey House.
- iii. Interpretation of the Mansion and Grounds (Existing Use): Operation of the Mansion and grounds for public tours for interpretation of the building's historic and architectural significance and/or special

exhibition uses and programming, such as the Annual Needlework Show.

- iv. Pope-Leighey House Tours (Existing Use): Operation of the Pope-Leighey House for public tours for interpretation of its historic and architectural significance and/or special exhibition uses and programming focusing on Frank Lloyd Wright, his architecture, and the work of his contemporaries.

**b. *Educational and Cultural Programming Related to the Site's Agricultural History***

- i. Farming (Existing Use): Continued use of open space for traditional agricultural uses such as a demonstration farm, children's garden, areas for growing crops, and the raising of a limited number of farm animals.
- ii. Classroom Instruction (Existing Use): Providing classes for school children and the public focusing on agriculture and sustainable farming practices and the history of the site.
- iii. Teaching Kitchen (New Use): Construction of a teaching kitchen to conduct culinary classes for the public focusing on sustainable farming practices, regional foods, and food preparation. This use would be coupled with a proposed farm-to-table restaurant.
- iv. Day and Summer Camp (Existing Use): Conducting day camps for children to learn about agriculture and sustainable farming practices and the history of the site.
- v. Greenhouse Teaching Lab (New Use): Construction of a greenhouse facility for teaching purposes for visitors and farm trainees and to support the overall agricultural uses of the Property.
- vi. Amphitheater (New Use): Construction of an amphitheater facility to present live theater and dance performances, musical concerts, cinema, and lectures for visitors to the Property.
- vii. Farm Incubator Program/ Veterans Farming Program (Existing Use): Using existing open space for a farm incubator program that provides both full-time and part-time training options to new and beginning farmers in order to reinvigorate the farming sector with skilled new growers. The program is a multilayered, hands-on educational program that develops new farmers, capitalizes on the growing market in local, sustainably grown foods, and encourages entrepreneurship and job creation. Currently, plots are being used as

a part of Arcadia's Veteran Farmer Program, which trains veterans and others about sustainable farming practices and provides market access for the food they produce.

- viii. Permaculture Site (New Use): Permaculture is the design and creation of self-sustaining productive landscapes which, once established, will need the minimum of human intervention. At Woodlawn we will seek to create a leading permaculture demonstration site in the Southeast exhibiting many of permaculture's core tenets and principles of design - including the use of hugelkulturs (which are no-dig raised planting beds constructed from layers of wood and other compostable plant materials), composting, beehives, pollinator areas, NAP (Nitrogen Fixing Trees, Fruiting Trees, and Plants) fruit orchards, and food forests.

### ***c. Special Event Programs***

- i. Expand special event programming connecting the history and traditions of the Property with the community, such as events celebrating the culinary and beverage traditions of Virginia, craft fairs, writing workshops, arts-related events, theater and music performances, lectures, and educational classes. The new hardscaped tent pad and proposed amphitheater will help facilitate and expand special event programming. Eventually we anticipate the addition of restrooms facilities and other tent pad structures as the programming at the site develops.
- ii. The hardscaped tent pad was constructed to provide a long-term location for large temporary tenting for special events at the Property. While the National Trust will continue removing the tent shell/covering during the site's off-season we will request permission to maintain the demountable tent framing in place year-round due to its minimal visual impact on the viewshed of the Woodlawn mansion and because of the expense related to deconstructing and reconstructing it each season.

## **II. Accessory Uses**

The Property's proposed Accessory Uses related to selling food, beverages, or goods will be directly related to the site's educational and cultural programming focusing on interpreting the site's rich history and agricultural history of Fairfax County, training the next generation of farmers, and developing the public's awareness around the social and environmental factors related to food production, acquisition, and consumption both at a regional and global scale. In many of the uses described below the National Trust and Arcadia will lead

by example and support local farms and regional artisans that embrace resilient farming and production techniques to grow, create, and supply seasonal and regionally sourced food and other goods. Woodlawn's advocacy and education efforts will be embodied to varying degrees in the multitude of different uses at the Property. For example, not only will the National Trust and Arcadia encourage sourcing food locally, Woodlawn will provide locally sourced goods directly to the community through the establishment of a farmers' market and a community supported agriculture (CSA) program operated in historic agricultural buildings. Returning historic buildings to active uses and providing significant public access to them embodies best preservation practices and ensures their long-term viability, provides a new level of public benefit to the community, and serves as a model for the adaptive reuse of historic buildings. Together these uses will also provide educational opportunities that will tie food and farming together and broaden the community's understanding regarding the various roles and impacts food has in society.

- a. Farmers' Market and Produce Stand (New Use): Supplied with agricultural products grown onsite and regionally, a farmers' market and produce stand located at the Sharpe Barn Complex will provide visitors with access to purchase healthy food options from local sources that use the same sustainable growing practices taught and practiced at Woodlawn.
- b. Farm café (New Use): The café located in the Sharpe Barn Complex will feature products grown onsite and regionally and will provide Woodlawn's visitors with a convenient casual dining option to enjoy in conjunction with Woodlawn's wide array of public programming.
- c. Retail Space and Tasting Rooms (New Use): To enhance the experience of visitors to the Property, retail space located in the Sharpe Barn Complex will sell items relating to the themes of the history, culture, food, agritourism, and sustainable agriculture. One likely focus will be on food and beverage products from Virginia and tasting rooms in the stables building will serve as a hub for other regional food products which could be sampled and purchased onsite. Another possible retail focus may be on horticulture, with books, plants, and garden products made available for sale and also possibly goods replicating or inspired by Woodlawn's collections and/or the history of makers on the Property.
- d. Nano-Brewery/Beer House & Garden (New Use): The nano brewery located in the Sharp Barn Complex will feature a limited number of products in smaller quantities that are made onsite in small batches using regionally sourced ingredients and will also offer educational opportunities, like workshops or seminars on homebrewing. Limited offerings from regional breweries will also be provided.
- e. Farm-to-Table Restaurant (New Use): In addition to the reuse of the existing

historic buildings for mission-oriented commercial uses, a new building located out of the viewshed of the Woodlawn mansion and adjacent to the existing gardens will be constructed for a farm-to-table restaurant where visitors to the property will enjoy site grown food along with food sourced from local farms. As part of the dining experience visitors to the restaurant will learn about the food traditions of the site and region while enjoying innovative seasonal cuisine that was grown using sustainable food growing practices. In addition, the restaurant will partner with local farms to develop or discover heirloom or new varieties of vegetables or breeds of animals for use in the restaurant (all of which will support small local farming efforts and introduce farmers to new markets). This use will be coupled with the greenhouse and teaching kitchen facilities also being proposed.

- f. Special Event and Program Lodging (New Use): Lodging accessory to the cultural center use is proposed at various locations throughout the site. (Note that for many years Woodlawn has used Grandview and the Otis Mason House for residential housing under short and long-term leases.) The duration of stays would range from a few days to several months to 1 or more years depending on the user. Access to lodging would only be permitted when paired with site programming or other activities such as special events; typical users would include:
- i. visitors that have rented the Property for Special Event Programs;
  - ii. resident care-takers; and
  - iii. interns, beginning farmers, and writers and/or artists.

#### **Conformance with the Zoning Ordinance:**

The proposed use is in conformance with the requirements of the R-1 zoning district and the Zoning Ordinance's Special Exception requirements. Cultural Centers are defined in the Zoning Ordinance as "A building or area to present exhibits of cultural, scientific or academic material, live theater and dance performances, musical concerts, cinema or lectures to the general public as a nonprofit enterprise." The proposed uses are consistent with the definition of Cultural Centers and the use determination issued by Fairfax County on July 22, 2016.

The following information is provided pursuant to Section 9-011 of the Fairfax County Zoning Ordinance:

- A. Type of operation: Cultural Center
- B. Hours of operation: Woodlawn and Frank Lloyd Wright's Pope-Leighey House is currently open March through December, Friday through Monday, 11:00 am to 4:00 pm. Hours will vary for the accessory uses depending upon specific programming of individual buildings and seasonal activities.

- C. Estimated number of patrons: Will vary depending upon specific programming of individual buildings. Last year the site had over 10,000 visitors.
- D. Proposed number of employees: Will vary depending upon specific programming of individual buildings/events. An estimated range would be 1 – 36 full-time employees at any given time, but this does not include vendors or temporary positions.
- E. Estimate of traffic impact: Weekday/Weekend – Less than 2000 average daily trips.
- F. Vicinity or general area to be served by the use: The use will serve the surrounding area within an approximate 30-mile radius.
- G. Architectural compatibility: The design of the proposed new buildings and structures will be consistent with the *Secretary of the Interior's Standards for Rehabilitation* so that they are compatible with the historic buildings and property. The project is also subject to review by the Architectural Review Board.
- H. Hazardous and toxic substances: To the best of the Applicant's knowledge, there are no known or proposed hazardous or toxic substances to be generated, utilized, stored, treated, and/or disposed of on site.
- I. Statement of conformance: To the best of the Applicant's knowledge, the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards, and any applicable conditions.

The proposal satisfies the following general standards provided in Section 9-004.

1. *The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.*

The existing use and proposed uses are fully in harmony with the Comprehensive Plan as described below.

2. *The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.*

The purpose of the R-1 District is "to provide for single family detached dwellings; to allow other selected uses which are compatible with the low density residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance." The proposed and existing uses are compatible with the low density residential character of the district. The historic buildings and new buildings are low density to match the character of

the long time agrarian use of the Property and altogether represents less than 1.5% of the permitted by-right density in the R-1 district in addition to preservation of approximately 90% of the existing tree canopy.

- 3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.*

The site is primarily bounded by Fort Belvoir and will not adversely affect the development of that site. Significant portions of the Property consist of existing dense woodlands which will minimize or screen most aspects of the development depicted in the applications. Overall, the proposed buildings and site design are self-contained and will have no negative impacts on development of neighboring properties or nearby land.

- 4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*

The site is accessed from a newly constructed portion of Route 1 via two vehicular access points and a system of roadside sidewalks and trails that were heavily negotiated with Federal, State, and local regulators. As part of those negotiations, the entrance was designed to be compatible with existing and anticipated traffic. Additionally, the proposal actually enhances pedestrian access through connection to the existing trail network in the area. The trail network helps connect the site to other cultural uses in the area and will bring pedestrian and bicyclists onto the site.

- 5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.*

The site conforms to the required landscaping and screening provisions of Article 13, except as provided for in the waiver requested below.

- 6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.*

The R-1 district does not have a minimum requirement for open space. The proposal includes 115 acres of open space.

7. *Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.*

Parking in conformance with Article 11 is provided. Additionally, adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use are provided.

8. *Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.*

All signs will be in conformance with Article 12.

The proposal is also in conformance with the standards for all Category 3 uses provided in Section 9-304. Those standards are satisfied as follows:

1. *For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.*

No public uses are proposed.

2. *Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.*

The R-1 district does not contain a minimum lot size for cultural centers.

3. *Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.*

The proposed use complies with the R-1 district bulk regulations.

4. *All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.*

The proposal complies with all performance standards. No sports illumination plan is required for the proposed use.

5. *Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.*

The proposal will comply with the provisions of Article 17.

The proposal is also in conformance with the additional standards provided in Section 9-313 for Cultural Centers, Museums and Similar Facilities. Those standards include:

1. *The Board shall determine that the proposed use, if located in or adjacent to a residential district, will not adversely impact the adjoining residential area, especially in terms of traffic, vehicular access, parking, lighting, signs or any proposed outside activity. The Board shall impose such conditions and restrictions as deemed necessary to assure that the use will be compatible with the adjacent residential area.*

The Property is bounded on 3 sides by Fort Belvoir and on the fourth side by Jeff Todd Way/Mt. Vernon Memorial Highway. There is no impact to any surrounding residential areas located further away from the Property. The proposed and existing outdoor activity is self-contained on the site and is compatible with the surrounding area.

2. *Any proposed use located in the Water Supply Protection Overlay District shall provide water quality control measures in accordance with the provisions of Part 8 of Article 7.*

The site is not located in a Water Supply Protection Overlay District.

Finally, the proposal also meets the Use Limitations provided in Section 7-200 for Historic Overlay Districts. The Use Limitations include:

1. *No building or structure, as provided for in Sect. 204 above and no signs shall be erected, constructed, reconstructed, moved, externally remodeled or altered within any Historic Overlay District unless the same is approved by the ARB as being architecturally compatible with the historic, architectural, or cultural aspects of the district.*

Prior to Board of Supervisor approval of this application, the Applicant will meet with and obtain approval of the ARB.

2. *No building or structure within any Historic Overlay District shall be razed, demolished, moved, or relocated until such action is approved by the ARB and/or by the Board of Supervisors as provided in Sect. 204 above.*

A gazebo is proposed to be moved with this application. Prior to Board of Supervisor approval of this application, the Applicant will meet with and obtain approval of the ARB.

3. *Signs shall be permitted in accordance with the provisions of Article 12, and in accordance with any additional provisions that may be adopted for a particular Historic Overlay District; provided, however, that no such sign otherwise conforming as to structural type, size, design and location under the applicable provisions of Article 12 shall be permitted if the ARB finds such sign to be architecturally incompatible with the historical, architectural, or cultural character of the Historic Overlay District.*

Any new sign proposed with this application will be approved by the ARB.

4. *Off-street parking and loading requirements shall be in accordance with the provisions of Article 11 and any additional regulations that may be adopted for a particular Historic Overlay District, except that no off-street parking space shall be located in any minimum required front yard without the specific approval of the ARB, or BZA, Planning Commission or Board of Supervisors for applications requiring final action by these bodies. Said approval shall be based on a finding that such location would be incompatible with the purpose and intent of the district. To that end, additional landscaping for such parking spaces may be required.*

*In addition, and notwithstanding the provisions of Article 11, off-street parking and loading areas shall be permitted and encouraged to locate on adjacent properties where it is determined that such facilities would otherwise have an adverse effect on the appearance of the property or the district in general. Off-street parking and loading areas shall be encouraged to group facilities in interior parking lots, courts, or at other appropriate locations which will be convenient for users, reduce interference with pedestrian and vehicular traffic and generally promote public safety.*

Parking proposed with this application is not located within any required front yard. As shown on the plat, parking is proposed interior to the site at appropriate locations providing the greatest convenience and safety to visitors, while retaining the historical integrity of the property.

5. *Development of lands within the Historic Overlay District shall be in general conformance with the policies and recommendations set forth in the adopted comprehensive plan.*

As explained in detail below, this proposal is in conformance with the policies and recommendations of the Comprehensive Plan.

**Conformance with the Comprehensive Plan:**

The subject Property is located in the MV7 and MV8 Woodlawn Community Planning Sector of the Mount Vernon District. The Comprehensive Plan does not provide site specific guidance for development of the Property. However, it does provide guidance for sites located within the Woodlawn Historic Overlay District. As provided in the Comprehensive Plan:

The district was created to protect against destruction of Woodlawn and the George Washington Grist Mill and encourage uses which will lead to their continuance, conservation and improvement, among other purposes. The Woodlawn Historic Overlay District limits commercial uses to offices and tourist-oriented uses, including but not limited to antique shops, craft shops, eating establishments, hotels and motels.

Additionally, it provides that:

Site design on all development should be aimed at preserving the maximum amount of existing tree cover. All improvements shall be designed and installed to be compatible with the scale and appearance of Woodlawn and the George Washington Grist Mill.

The combination of existing and proposed new uses and addition of several improvements will enhance the conservation and preservation of Woodlawn by engaging new audiences and creating diverse revenue streams to the support the site's overall operation and protect Woodlawn's long-term sustainability for public benefit. No commercial uses are proposed on the Property. All income generating uses on the Property are accessory to the cultural center use. The design of the project preserves existing tree cover, but does reflect limited clearing to restore historic site lines from the Woodlawn mansion toward Dogue Creak and Mount Vernon.

### **Modifications and Waivers:**

This application conforms to the provisions of all applicable ordinances, regulations and adopted standards, with the exception of the following:

1. Transitional Screening and Barrier Requirements – Woodlawn is a historic property with landscaping that reflects its history. Its landscaping consists of existing gardens, extensive woodlands, and working farmland. The Applicant is requesting a modification and/or waiver of the transitional screening and barrier requirements along the various boundaries of the Property in order to preserve the historic wooded and agrarian character of the site.
2. Trail Requirement - The Countywide Trail Plan shows a major paved trail along the west side of Jeff Todd Way (Rt. 619). The Applicant requests a waiver of this requirement since a pedestrian walkway currently exists in that location. In addition, a waiver of the small section of trail looping in and out of the southwest

corner of the Property is requested due to steep topography, wetlands, floodplain, and Dogue Creek, which would prevent any trail connection in this area.

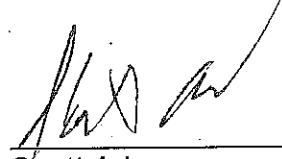
3. Dustless Surface – In order to accommodate overflow parking, the Applicant requests approval to retain certain surface parking areas with a natural turf service or gravel and permit a waiver of the dustless surface requirement.

**Conclusion:**

Approval of this Special Exception request will facilitate the continued use of Woodlawn as a public amenity and making the property more accessible and attractive to the community. For the reasons set forth herein, the Applicant respectfully requests the approval of this application.

Respectfully submitted,

McGuireWoods LLP



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Scott Adams  
Agent for Applicant