



# FAIRFAX COUNTY

**APPLICATION FILED:** September 2, 2005  
**PLANNING COMMISSION:** December 7, 2005  
**BOARD OF SUPERVISORS:** January 9, 2006 at 3:30 p.m.

V I R G I N I A

**November 29, 2005**

## **STAFF REPORT**

**APPLICATION PCA 85-S-061-04**

### **SULLY DISTRICT**

<b>APPLICANT:</b>	COPT Parkstone, LLC
<b>PARCEL(S):</b>	43-4 ((6) part of 27 and 37A)
<b>ACREAGE:</b>	14.77 Acres
<b>ZONING:</b>	I-3, Water Supply Protection Overlay
<b>FAR:</b>	0.21 (proffers allow future increase up to 0.50 subject to future PCA)
<b>OPEN SPACE:</b>	15%
<b>PLAN MAP:</b>	Mixed Use
<b>PROPOSAL:</b>	Amendment to the proffers associated with RZ 25-S-061 to change the Generalized Development Plan to locate only one building on Parcel 37A rather than two buildings, as previously approved.

### **STAFF RECOMMENDATION:**

Staff recommends approval of PCA 85-S-061-04 subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of the modification to the required number of loading spaces.

Staff recommends approval of the modification of transitional screening requirements along the southern property line adjacent to Braddock Road.

Staff recommends approval of the waiver of the barrier requirements along the southern property line adjacent to Braddock Road.

Staff recommends the modification to Section 17-201.4 to allow the previously dedicated 45 feet from the center of Braddock Road to satisfy the roadway dedication widening per the Comprehensive Plan, due to conflicts with existing utilities and easements.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

The applicant, COPT Parkstone, LLC, is requesting an amendment to the proffers associated with RZ 85-S-061 to change the Generalized Development Plan (GDP) by locating only one building on Parcel 37A rather than two buildings, as previously approved. The 14.77 acre site subject to PCA 85-S-061-04 is part of a larger site (Westfields International Corporate Center at Dulles) zoned I-3 and WS, and is proposed at .20 FAR with 15% open space. (The applicant owns a 19.11 acre property, which was zoned I-3 subject to two different zoning applications. As further explained in the background section below, a proffered condition amendment is only required on one of those applications (14.77 acre, Parkstone) because of the more detailed GDP proffered with that application. The second case (Westfields) was approved without a proffered GDP and the applicant's proposed changes do not impact the uses or FAR which were proffered with that application.) The applicant's proffers, affidavit, and statement of justification can be found in Appendices 1-3, respectively.

**Waivers and Modifications:**

The applicant is requesting:

- A modification of the required number of loading spaces from five to two.
- A modification to the transitional screening requirements along the southern property line adjacent to Braddock Road (previously approved with PCA 85-S-061-3).
- The waiver of the barrier requirements along the southern property line adjacent to Braddock Road in favor of a 250 foot undisturbed buffer with supplemental plantings (previously approved with PCA 85-S-061-3).
- A modification to Section 17-201 #4 to allow the previously dedicated 45 feet from the center line of Braddock Road to satisfy the roadway dedication requirement per the Comprehensive Plan (11 additional feet would be required to meet projected four-laning of Braddock Road) due to existing utility and easement to conflicts.

**LOCATION AND CHARACTER**

**Site Description:**

The subject property is located in the office park known as Westfields International Corporate Center at Dulles. The site is located west of Parkstone Drive, south of Conference Center Drive, and north of Braddock Road. The I-3 and WS-zoned site is currently vacant and partially cleared.

**Surrounding Area Description:**

<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Office (Westfields)	I-3	Mixed Use
<b>South</b>	Church and vacant	R-C	Residential: 0.1-0.2 du/acre
<b>East</b>	Office (Westfields)	I-3	Mixed Use
<b>West</b>	Office (Westfields)	I-3	Mixed Use

**BACKGROUND:**

<b>Application</b>	<b>Date</b>	<b>Description</b>
RZ 85-S-061*	September 16, 1985	Rezoned 43.43 acres from R-C to I-3.
RZ 78-S-063**	November 25, 1985	Rezoned 1,049 acres for Westfields.
PCA 85-S-061-1*	July 28, 1986	Dedicated 10.22 acre parcel to the Fairfax County Park Authority.
PCA 85-S-061-2*	October 11, 1999	Permitted an increase in building height to 72.5 feet.
PCA 85-S-061-3*	October 30, 2000	Permitted an increase in building height to 75 feet for two buildings on Parcel 27A.

\*Approved subject to proffers (See Appendix 4)

\*\*Approved subject to proffers. PCA 85-S-061-4 does not affect the area subject to RZ 78-S-063.

On September 16, 1985, the Board of Supervisors approved RZ 85-S-061 to rezone 43.43 acres from the R-C District to the I-3 District, subject to proffers (see Appendix 4). On November 25, 1985, the Board of Supervisors approved RZ 78-S-063 to rezone approximately 1,049 acres to the I-3, I-4, I-5 and RC Districts for the Westfields International Corporate Center at Dulles. Development of the *northern* portion of the subject site is guided by the latter rezone; however, the pending application is for the 14.77 acres subject to only to RZ 85-S-061. There was no proffered GDP associated with this application, but general uses and FAR was proffered by land unit. As the current proposal is in compliance with these proffered conditions, a PCA application for this portion of the site is not required.

On July 28, 1986, the Board of Supervisors approved PCA 85-S-061-1, which dedicated 10.22 acre parcel [Tax Map 43-4 ((1)) Parcel 5C] to the Fairfax County Park Authority, subject to proffers (See Appendix 4).

On October 11, 1999, the Board of Supervisors approved PCA 85-S-061-2 to permit an increase in the building height from 35 feet to a maximum of 72.5 feet for a four-story building proposed on Tax Map 43-4 ((6)) 13, subject to proffers (See Appendix 4).

On October 30, 2000, the Board of Supervisors approved PCA 85-S-061-3 to permit an increase in building height from 35 feet to 75 feet for two buildings approved for Parcel 27A (See Appendix 4).

### **COMPREHENSIVE PLAN PROVISIONS** (Appendix 5)

**Plan Area:** Area III

**Planning Sector:** Dulles Suburban Center, Land Unit J

**Plan Map:** Mixed Use

**Plan Text:**

On page 117 of the 2003 edition of the Area III Plan, as amended through February 10, 2003, the Plan states under the heading, Land Unit J "Recommendations":

"Land Unit J is planned and approved for office, conference center/hotel, industrial/flex and industry use it an average of .50 FAR... Future development should be consistent with the character of the existing development. High-quality landscaping should be maintained throughout the land unit."

### **ANALYSIS**

**Generalized Development Plan** (provided at front of this report)

**Title:** Washington Tech Park 3, Proffered  
Conditioned Amendment Plat #85-S-061-4

**Prepared by:** Patton Harris Rust and Associates, PC

**Original & Revised Dates:** June 24, 2005 and revised through  
November 8, 2005

## Description of the Generalized Development Plan

Sheet #	Description
Sheet 1	Cover Sheet
Sheet 2	PCA Plat
Sheet 3	Landscape Plan
Sheet 4	Notes, Letters and SWM Narrative
Sheet 5	Existing Wynwood Pond Drainage Divides
Sheet 6	Existing Westfields 2A Pond Drainage Divides
Sheet 7	Existing Wynwood Pond Grading Detail
Sheet 8	Existing Westfields 2A Pond Grading Detail

Sheet 1: The Cover Sheet includes general notes, requested waivers and modifications, a vicinity map, the PCA site map, site tabulations, angle of bulk plane information and a sheet index. The site is zoned I-3 and WS. The northern portion of the site is subject to the Westfields proffers associated with RZ 78-S-063 and is not part of this application (as there was no proffered GDP and the current request is in conformance with the accepted proffers, no PCA is required for this portion of the site). The southern 14.77 acre portion of the site, the subject of this PCA, is subject to RZ 85-S-061.

The applicant is proposing to construct one, four-story building at a height of 58 feet and a gross floor area of 130,000 square feet (FAR 0.21). The site is permitted a maximum height of 75 feet; and an FAR of 0.50, subject to approval of a future PCA, in accordance with the grandfather provisions of ZOA 92-225.

The Zoning Ordinance requires 338 parking spaces and five loading spaces for the proposed building. The applicant is proposing 855 parking spaces and two loading spaces. Of these parking spaces, 450 spaces are allocated for the building located within the area of this PCA; the remainder will serve the building proposed for the northern portion of the site, which is not part of this application.

Sheet 2: Sheet 2 is the proposed layout which depicts the location of the proposed four-story building, the previously approved second building (now moved to Parcel 27 but not part of this PCA), and the parking area for both buildings.

An existing 250-foot buffer is also shown on the southwestern portion of the site adjacent to Braddock Road. The proffers associated with RZ 85-S-061 required a 250 foot undisturbed open-space buffer (including 30 feet dedicated for right-of-way) located along Braddock Road.

A modification of the transitional screening and waiver of the barrier requirements along the southwestern property line are requested in favor of the existing 250 foot open-space buffer and existing plantings. (Located within the open-space buffer is an existing trail. The trail was constructed outside the recorded trail easement. The existing easement is proposed to be vacated and a new easement established to coincide with the existing trail).

- Sheet 3: Sheet 3 is the Landscape Plan. The Zoning Ordinance requires a 15% open space minimum and a 5% interior parking lot landscaping minimum. The applicant is proposing to meet both of these requirements.
- Sheet 4: Sheet 4 contains notes, letters and the stormwater management narrative. Density tabulations and an exhibit are provided for the zoning parcels that were designated A and A-2 at the rezoning of the Westfields site with RZ 78-S-063. According to the proffers adopted with that rezone, which set limits on the allowable building floor area in Westfields, density tabulations for the property are provided. The tabulations show that the building gross floor area of 123,000 square feet shown on Parcel 27 (outside the area of this PCA) is allowable within the remaining floor area allocated for A and A-2.
- Sheet 5: Sheet 5 illustrates the existing Wynwood Pond drainage divides.
- Sheet 6: Sheet 6 illustrates the existing Westfields 2A Pond drainage divides.
- Sheet 7: Sheet 7 shows the existing Wynwood pond grading detail.
- Sheet 8: Sheet 8 shows the existing Westfields 2A pond grading detail.

#### **Land Use Analysis (Appendix 5)**

There are no land use issues with this application.

**Transportation Analysis** (Appendix 6)**Issue:** Trail Connection

A sidewalk or trail should be provided from the southeastern corner of the building to the existing trail along Braddock Road. This connection could be placed adjacent to the travel aisle paralleling the eastern property line of the site.

**Resolution:**

The applicant has included an eight-foot asphalt trail connecting the existing trail along Braddock Road with the southeastern corner of the building, which runs adjacent to the travel aisle paralleling the eastern property line.

**Issue:** Interparcel access

Staff strongly recommends that, concurrent with site development, the parking lot of the proposed development connect in its extreme southeastern corner with the existing stub-out in Westfields' Lot B. Furthermore, the applicant should commit to escrow funds for construction of the four interparcel connections (marked with asterisks on the development plan) and further commit to provide all easements as may be needed to facilitate the construction and operation of these connections at such time that construction can be completed on the adjoining property.

**Resolution:**

The applicant will *not* commit to escrow funds for the four interparcel connections (marked with asterisks on the development plan), but has agreed to provide the easements necessary to facilitate the construction and operation of these connections. Additionally, the applicant has chosen not to provide the interconnection with Westfields' Lot B, citing security concerns.

**Issue:** Right-of-way Dedication

Because design plans have not been developed for Braddock Road in this area, 56 feet of right-of-way dedication from the centerline of Braddock Road would normally be requested.

**Resolution:**

Because a powerline easement immediately adjacent to the current right-of-way (which extends 45 feet from the centerline) makes additional dedication impractical, staff supports the applicant's request for waiver of additional dedication.

**Environmental Analysis** (Appendix 5):**Issue:** Tree Save

Staff has encouraged the applicant to look for opportunities for some amount of tree preservation in order to enhance the overall landscaping on the subject property. The applicant claims that tree save is not possible, and has pointed out that the previously approved site plan had no tree save either.

**Issue:** Wetlands

Jurisdictional wetlands have been located on the site.

**Resolution:**

The applicant has submitted a letter stating that the U.S. Army Corps of Engineers and the Virginia Department of Environmental Quality are satisfied that the proposed site plan minimizes impacts to wetlands to the maximum extent practicable, and that these organizations recommend moving forward with the preparation of a permit application. A copy of this letter has been included in Appendix 7.

**Stormwater Analysis** (Appendix 8):**Issue:** Stormwater Detention

A waiver for on-site stormwater detention and maintenance agreement will be required.

**Resolution:**

The applicant will demonstrate that water quality control requirements for the site have been met, and has agreed to request a proffered conditioned amendment if an on-site stormwater detention and maintenance agreement is not granted.

**CONFORMANCE WITH PROFFERS**

The proffers for RZ 85-S-061 (Appendix 4) provided for no vehicle access to Braddock Road unless the County required an adjoining property owner to do so. The Board of Supervisors approved RZ 78-S-063, which proffered access to the internal loop road of Westfields. The site accesses this internal loop and no access is proposed to Braddock Road.

The proffers required a 250 foot undisturbed buffer along the Braddock Road frontage, including right-of-way to be dedicated for Braddock Road. The proffers required the right-of-way to be dedicated at 45 feet from the centerline for Braddock Road. The right-of-way was previously dedicated and a 250 foot wide buffer exists, which includes 30 feet of land dedicated for Braddock Road.

The applicant is requesting to amend the proffers to permit the location of only one building on Parcel 37A rather than two buildings, as previously approved. The proposed development is in conformance with the approved proffers and the applicant has proffered to develop in accordance with the proffers of RZ 85-S-061, as previously amended by PCA 85-S-061-1, dated July 17, 1986; PCA 85-S-061-2, dated August 20, 1999, revised through September 15, 1999; and PCA 85-S-061-03, dated August 25, 2000.

## ZONING ORDINANCE PROVISIONS

Standard	Required	Provided
Minimum Lot Area	40,000 square feet	634,498 square feet
Maximum Building Height	75 feet	58 feet
Front Yard	45° angle of bulk plan (ABP) but not less than 40 feet	330 feet
Side Yard	45° angle of bulk plan (ABP)	58 feet
Maximum FAR	0.50 (per ZOA 92-225)	.21
Open Space	15%	15%
Parking Spaces	338	855 (only 450 allocated to this PCA's building)
Loading Spaces	5	2

### Waiver/Modifications

The Zoning Ordinance requires Transitional Screening 2 and Barrier D, E or F along the Braddock Road boundary adjacent to the R-C District. As part of RZ 85-S-061, the transitional screening requirement was modified and the barrier requirement was waived. A 250-foot wide undisturbed buffer (including 30 feet to be dedicated for right-of-way) along the Braddock Road frontage and supplemental plantings approved by the Urban Forester were proffered through RZ 85-S-061. The applicant is requesting approval of the modification to the transitional screening requirement in favor of the 250-foot buffer and the previously approved supplemental plantings. In accordance

with Paragraph 3 of Section 13-304 of the Zoning Ordinance, staff recommends that the barrier requirement be waived and the transitional screening requirement be modified.

The applicant has also requested a modification of the required loading spaces, requesting to provide two spaces instead of five, as it is the applicant's belief that two spaces will be adequate for the proposed office use. As the requested number of loading spaces is not inconsistent with that provided by other office buildings of comparable size, staff does not object to this modification.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff concludes that the subject application is in harmony with the Comprehensive Plan and is in conformance with the Zoning Ordinance, subject to the execution of the draft proffers contained in Appendix 1.

### **Staff Recommendations**

Staff recommends approval of PCA 85-S-061-04 subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of the modification to the required number of loading spaces.

Staff recommends approval of the modification of transitional screening requirements along the southern property line adjacent to Braddock Road.

Staff recommends approval of the waiver of the barrier requirements along the southern property line adjacent to Braddock Road.

Staff recommends the modification to Section 17-201.4 to allow the previously dedicated 45 feet from the center of Braddock Road to satisfy the roadway dedication widening per the Comprehensive Plan, due to conflicts with existing utilities and easements.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

**APPENDICES**

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Proffers for RZ 85-S-061, PCA 85-S-061-1, PCA 85-S-061-2 and PCA 85-S-061-3
5. Comprehensive Plan/ Environmental Analysis
6. Transportation Analysis
7. Wetland Permitting Status Letter
8. Stormwater Analysis
9. Glossary of Terms



