



FAIRFAX COUNTY

APPLICATION FILED: June 30, 2005
PLANNING COMMISSION: December 7, 2005
BOARD OF SUPERVISORS: January 9, 2006
@ 3:30 PM

V I R G I N I A

December 1, 2005

STAFF REPORT ADDENDUM

APPLICATION RZ/FDP 2005-LE-022

LEE DISTRICT

APPLICANTS: Residence Inn by Marriott, Inc.

PRESENT ZONING: C-6, CRD, SC, HC

REQUESTED ZONING: PDC, CRD, SC, HC

PARCELS: Tax Map 80-4 ((1)) 10

ACREAGE: 1.26 acres

FAR: 1.97 FAR

OPEN SPACE: 17%

PLAN MAP: Mixed-Use

PROPOSAL: Request to rezone the site from the C-6 District to the PDC District for construction of an extended stay hotel.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2005-LE-022 and the associated Conceptual Development Plan, subject to proffers consistent with those contained in Attachment 1.

Staff recommends approval of FDP 2005-LE-022, subject to the proposed conditions contained in Attachment 2 and subject to the Board of Supervisors approval of RZ 2005-LE-022 and the Conceptual Development Plan.

Staff recommends approval of the waiver of the interparcel access requirement to the north.

Staff recommends approval of a modification of the off-street loading space requirement.

Staff recommends approval of a modification of the Countywide Trails Plan

Staff recommends approval of the 20% parking reduction

Staff recommends approval of the modification of the 20-foot minimum front yard requirement along Backlick Road, Old Keene Mill Road, and Amherst Avenue.

Staff recommends approval of the modification of the 25-foot minimum rear yard requirement along a portion of the northern boundary.

Staff recommends approval of the modification of the peripheral parking lot landscaping required along the northern property line.

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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 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).

BACKGROUND

The applicant, Residence Inn by Marriott, Inc. requests to rezone Tax Map 80-4 ((1)) 10, comprised of 1.26 acres zoned C-6, SC, HC, CRD to the PDC, SC, HC, and CRD Districts for the development of a six story extended stay hotel use. The proposed 108,000 square foot Residence Inn hotel will have an overall 1.97 FAR. Seventeen percent (17%) of the development will remain as open space. The applicant has proposed Best Management Practices (BMP) measures on the CDP/FDP consisting of a StormFilter/StormGate system and/or a sand filter.

The 1.26 acre site is located on the north side of Old Keene Mill Road between Backlick Road and Amherst Avenue, just west of the interchange of I-95 and Franconia Road. The site is zoned C-6 and is also in the Commercial Revitalization, Sign Control, and Highway Corridor Overlay Districts. The site is currently vacant and contains no structures and is covered with approximately 90% impervious surface. There is no Resource Protection Areas (RPA) or 100-year floodplain designated on the site. Pursuant to a Fairfax County DPWES project, streetscape in harmony with the Springfield CRD recommendations exists along the site's Old Keene Mill Road and Backlick Road frontages.

On November 21, 2005, the applicant submitted a revised CDP/FDP (Copy at front of addendum) which was unable to be evaluated by staff prior to the publication of the staff report on November 23, 2005. Staff recommended approval of the subject applications subject to proffers and development conditions included in the report. The specific changes to the CDP/FDP include:

Removal of the proposed catchment area to mitigate hard surfaces along the northern boundary of the site (CDP/FDP Sheet 2).

Revision of the proposed let turn lane along Backlick Road at the entrance of the site to allow up to 4 cars to be stacked in the turn lane and to remove the proposed striped/painted median between the left turn lane and through traffic on the northbound side of Backlick Road (CDP/FDP Sheet 2).

Showing a 250' sight distance line from the proposed site entrance along Backlick Road to the Backlick Road/ Old Keene Mill Road intersection on the CDP/FDP (Sheet 2).

Removal of the proposed landscaping in the median in Backlick Road from the CDP/FDP (Sheet 2).

DISCUSSION

In the Land Use Analysis section of the original staff report, the discussion on the issue of reducing impervious surfaces on the site stated that the applicant proposed to provide a catchment area to mitigate hard surfaces as well as a StormFilter/StormGate underground facility for the site.

However based on coordination with Dominion Virginia Power to underground the existing aerial utilities on the site, transformer and switch boxes had to be placed in the same area (CDP/FDP sheet 2) and as such, the catchment area has been removed. The applicant has proposed a Green Wall along the east side of the proposed parking structure to mitigate hard surfaces on the site. With the provision of the Green wall and the associated proposed development condition, staff believes this change is acceptable and the issue has been addressed.

In the Transportation Analysis section of the original staff report, there were issues that were raised by VDOT, which had not been addressed on the CDP/FDP; the following are the issues to be addressed by the changes in the CDP/FDP dated November 21, 2005:

- The applicant should revise their left turn lane and two-way left turn lane striping on Backlick per VDOT direction.

The revised CDP/FDP shows a proposed left turn lane along Backlick Road at the entrance of the site that allows for 4 cars to be stacked in the turn lane and removes the proposed striped/painted median between the left turn lane and thru traffic on the northbound side of Backlick Road that was shown on the CDP/FDP included in the staff report (CDP/FDP Sheet 2). While these changes are improvements to the previous plan, the applicant should provide a new striping plan on Backlick Road all the way to the intersection of Backlick Road and Bland Street, per VDOT comments. Staff has proposed a development condition that prior to site plan approval the applicant shall submit a new striping plan for Backlick Road from the median to the intersection of Backlick Road and Bland Street for review and approval by DPWES and VDOT.

- The applicant should provide sight distance profiles for the proposed site entrance to Backlick Road and at the Backlick Road/ Old Keene Mill Road intersection prior to this application proceeding.

To address the issue the applicant has revised the CDP/FDP to show a 250' sight distance line from the proposed site entrance along Backlick Road to the Backlick Road/ Old Keene Mill Road intersection on the CDP/FDP (Sheet 2). The site distance profile provided at the Backlick southbound ramp to Old Keene Mill Road westbound starts at the stop bar. Per VDOT it should start approx 10 feet back from the stop bar. Therefore the applicant should correct this profile prior to site plan approval. The applicant has proposed a proffer stating the applicant shall provide sight distances meeting all applicable standards, therefore with the implementation and enforcement of this proffer, this issue will be addressed.

- Additionally, VDOT raise a comment concerning the proposed landscaping and signage shown in the median in Backlick Road. VDOT recommended that the landscaping not be shown on the CDP/FDP since a permit is required to provide and maintain the landscaping and signage in a VDOT right-of-way.

In response to that comment, the applicant has removed the proposed landscaping and signage in the median in Backlick Road from the CDP/FDP (Sheet 2). The proposed landscaping and monument sign in the median is shown on the Landscape Plan (Sheet 3) and a development condition has been added, stating landscaping shall be provided in the median as shown on the Landscape Plan subject to the approval of a license agreement with VDOT to permit the applicant to plant and maintain proposed landscaping and signage. In the event a license agreement is not approved, an equivalent amount of landscaping as determined by Urban Forest Management shall be provided on-site as additional landscaping subject to the review and approval of Urban Forest Management. With the implementation of this development condition staff believes this issue will be addressed.

CONCLUSION AND RECOMMENDATIONS

Conclusion

Staff believes that with the changes shown on the CDP/FDP, proposed proffers and development conditions the proposal continues to be in conformance with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends approval of RZ 2005-LE-022 and the associated Conceptual Development Plan, subject to the proffers consistent with those contained in Attachment 1.

Staff recommends approval of FDP 2005-LE-022, subject to the proposed conditions contained in Attachment 2 and subject to the Board of Supervisors approval of RZ 2005-LE-022 and the Conceptual Development Plan.

Staff recommends approval of the waiver of the interparcel access requirement to the north.

Staff recommends approval of a modification of the off-street loading space requirement.

Staff recommends approval of a modification of the Countywide Trails Plan.

Staff recommends approval of the 20% parking reduction.

Staff recommends approval of the modification of 20-foot minimum front yard requirement along Backlick Road, Old Keene Mill Road, and Amherst Avenue.

Staff recommends approval of the modification of 25-foot minimum rear yard requirement along a portion of the northern boundary.

Staff recommends approval of the modification of the peripheral parking lot landscaping required along the northern property line.

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.

ATTACHMENTS

1. Draft Proffers
2. Proposed Final Development Plan Conditions

**PROFFER STATEMENT
RZ/FDP 2005-LE-022
Draft November 17, 2005**

Pursuant to Section 15.2-2303 (A), Code of Virginia, 1950, as amended, Residence Inn By Marriott, Inc. (hereinafter referred to as the "Applicant"), for the owners, themselves, successors and assigns in Rezoning Application RZ/FDP-2005- LE-022 (the "Application"), proffers, for the property identified as Tax Map Reference No. 80-4 ((1))-0010 (hereinafter referred to as the "Property"), the following items, provided that the Fairfax County Board of Supervisors approves the Application.

1. Substantial Conformance. Subject to the proffers and the provisions of Article 16 of the Zoning Ordinance, under which minor modifications per section 16-404 of the Zoning Ordinance to an approved development plan are permitted, the development shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP), containing six (6) sheets prepared by Rinker Design Associates, P.C. dated June 14, 2005 as revised through November 21, 2005.

2. Building Elevations and Materials. The building elevations and materials of the Residence Inn by Marriott Hotel (the "Hotel"), shall be substantially in accordance with the approved conceptual perspective renderings of the front and rear included in the CDP/FDP Set Sheets 4 and 5 and the building colors shall be substantially in accord with the attached two pages of renderings (used here only for purposes of illustrating the color of the materials) prepared by Davis, Carter, Scott, Ltd and dated June 18, 2005, a copy of which is attached and incorporated herein by reference as Exhibit A. All facades shall be fifty percent (50%) masonry and the remainder of the highest quality commercial grade exterior insulating finishing system ("EIFS"). Prior to the approval of the Site Plan, samples of the exterior materials and the "green wall" shall be provided to the Planning Commissioner for the Lee District for administrative review and approval. Prior to Site Plan approval, the specifics of the Best Management Practices for storm water management ("BMP's") shall be provided to the Commissioner for his review and comment.

3. Type and Physical Characteristics of Use.

- a. The use of Property shall be an extended stay hotel.
- b. The hotel shall be 6 stories and contain approximately 110,000 square feet and no more than 163 suites.
- c. There shall be awnings on the ground level along Backlick Road and Old Keene Mill Road and larger ground floor windows shall face these streets to reflect a "retail" image as shown on the CDP/FDP.
- d. The corner feature shall have architectural block/brick type II on the second through fifth floor.
- e. There shall be one level of below surface parking and two levels of above surface structured parking as shown in the CDP/FDP.

- f. The median at Backlick Road shall be improved as shown on the CDP/FDP provided the Virginia Department of Transportation ("VDOT") approves. Such improvements to the median include, by way of example, enhanced landscaping, a cross walk at the southern end of the median, a "monument" sign advertising the Springfield Area, and a left turn lane for northbound traffic on Backlick Road
- g. There shall be "Streetscape" amenities added along Backlick Road and Old Keene Mill Road and landscaping added between the Midas Muffler Shop and the Hotel as shown on the CDP/FDP.
- h. The "alley" between the bridge and the Hotel will be "blocked off" using a painted metal (not chain link) fence and locking gate with the metal to match the material and design style of the metal used in the entry feature on the Corner. The Commissioner shall review this design for approval prior to site plan approval.

4. Aerial Utilities. All aerial utilities on site between the Hotel and the western curb of Backlick Road and south of the entrance to the Hotel on Backlick Road shall be placed underground.

5. Cash contributions. The following cash contributions shall be made within thirty (30) days after the issuance of the "Non-Rup" (or "occupancy permit") for the Hotel:

- a. Ten thousand dollars (\$10,000.00) to C-SPARC;
- b. Thirty thousand dollars (\$30,000.00) to the Springfield Cultural Center;
- c. One lump sum payment of Ten thousand dollars (\$10,000.00) to the "TAGS" transit system;
- d. Five Thousand dollars (\$5,000.00) to an entity designated by the County for the purpose of the beautification of the Springfield Revitalization District;
- e. Twenty Thousand dollars (\$20,000.00) to the County or an entity designated for the purpose of constructing a bus shelter at the SE corner of Bland and Backlick Roads.

6. Transportation Improvements. The Applicant shall provide sight distances meeting applicable standards, and the following transportation improvements in addition to those improvements otherwise required by the County and VDOT pursuant to law:

- a. The addition of a left turn on the median island in Backlick Road with its northern tip to align with the entrance to the hotel.
- b. The painting and striping required for alternating left turns from the northern tip of the median to Bland Street.
- c. Adjustments to the timing of the existing traffic control light at Bland and Backlick Road in coordination with the striping and turn movements specified by VDOT.
- d. Appropriate signage for the southbound portion of Backlick Road adjacent to the Hotel site for possible use by bicyclists.

7. Advanced Density Credit. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 308 of the Fairfax County Zoning Ordinance for all eligible dedications as shown on the CDP/FDP and road dedications, or as may be required by Fairfax County and/or VDOT as part of their approval of the site plan for the Hotel.

8. Landscape Plan and Maintenance Agreement.

A. A landscape plan shall be submitted as part of the initial submission of the site plan for the Hotel and as part of each subsequent submission of such site plan and shall be coordinated with and approved by the Urban Forester. This landscape plan shall be in substantial conformance with the landscape concepts illustrated on the CDP/FDP. Exact location and type of plantings may be modified based on utility location, sight distance easements, and final engineering details as determined by the Urban Forestry Management (UFM); provided the modifications are in substantial conformance with the CDP/FDP.

B. If during the process of site plan review, any new landscaping shown on the CDP/FDP between the parking structure and Amherst Avenue do not survive after a period of three years from the time of planting, that an area of alternative landscaping consisting of trees and/or plant material of a type and size consistent with that displaced, shall be substituted in a manner as reasonably approved by the UFM.

C. In accordance with the PFM, native or recommended species shall be used in all landscaped areas as approved by the UFM.

D. The owner of the Property shall enter into a maintenance agreement with the County wherein the owner shall maintain the landscape materials and signage on the median island in Backlick Road and the owner shall cooperate with the County in the County's efforts to enter into an agreement for maintenance with VDOT.

9. Noise Standards. The guest suites shall have an interior noise level of about 45 dBA Ldn within any area impacted by noise between 65 and 70 dBA Ldn noise contours. Construction materials and techniques shall be used so as to achieve an STC of at least 39 for exterior walls. Doors and glazing shall have a laboratory STC rating of at least 28 and if glazing constitutes more than 20 percent (20%) of any façade, they shall have the same STC ratings as walls. Measures to seal and caulk between surfaces shall follow methods approved by the American Society of Testing and Materials to minimize sound transmission.

10. Lighting. All on site outdoor lighting shall comply with the Outdoor Lighting Standards in Section 14-900 of the Zoning Ordinance. When measured outside the building, interior lighting of the building shall not exceed the Outdoor Lighting Standards.

11. Signage. All signage on the Property shall conform to the requirements of Article 12 of the Zoning Ordinance. No temporary signs (including "Popsicle" style paper or cardboard signs), which are prohibited by Article 12 of the Zoning Ordinance, and no signs, which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant.

12. Groundwater Monitoring. Prior to site plan approval the applicant shall demonstrate to the DPWES that a long-term groundwater monitoring and remedial action program has been instituted on the site to the satisfaction of the Department of Environmental Quality. The applicant shall maintain written record documenting all periodic monitoring activity and copies of such shall be maintained on site and made available to the County upon request.

Proffers
RZ/FDP-2005-LE-022

Residence Inn By Marriott, Inc.
By: Daryl Nickel, Vice President
Applicant/ Owner

Date

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2005-LE-022

December 1, 2005

If it is the intent of the Planning Commission to approve FDP 2005-LE-022 for an extended stay hotel located at Tax Maps 80-4 ((1))10 staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled Residence Inn consisting of six sheets prepared by Rinker Design Associates, P.C. dated June 14, 2005 as revised through November 21, 2005.
2. At the time of site plan approval, the applicant shall provide for storm drainage easements to be recorded across the western boundaries of the two properties to the north (Tax Map 804 ((1)) 9C & 9B) in locations as shown on the CDP/FDP. If the outfall easement cannot be obtained, then the applicant shall provide detention for the 1-year 24-hour storm, as if the site were in a wooded condition.
3. The applicant shall install a "Green Wall" on metal cables along the east side of the parking structure consisting of ivy or other plant material as determined by UFM, DPWES to reduce the visual impact of the hard surfaces of the parking structure.
4. Stormwater Management and BMP facilities to serve the site shall be provided in accordance with the PFM as determined by DPWES.
5. Landscaping and signage shall be provided and maintained in the median in Backlick Road as shown on the Landscape Plan of the CDP/FDP (Sheet 3) subject to a license agreement approved by the County Attorney. In the event a license agreement is not approved, an equivalent amount of landscaping, as determined by UFM, DPWES shall be provided on-site as additional landscaping subject to the review and approval of UFM, DPWES.
6. Prior to site plan approval the applicant shall submit and implement a new striping plan for Backlick Road from the median to the intersection of Backlick Road and Bland Street for review and approval by DPWES and VDOT.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by the Planning Commission.