County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

October 25, 2006

Sheri L. Hoy, Land Use Planner
McGuire Woods, LLP
1750 Tysons Boulevard
McLean, VA 22102-4215

Re: Interpretation for PCA 79-C-089 and SEA 00-Y-017, Dulles Business Park Asha Hotel, Tax Map Parcel 34-4 ((12)) C-3: Hotel A Footprint and Elevations

Dear Ms. Hoy,

This is in response to your letter of October 13, 2006 requesting an interpretation of the proffers and the Generalized Development Plan (GDP) accepted by the Board of Supervisors in conjunction with the approval of PCA 79-C-089, and of the Special Exception Amendment (SEA) Plat and development conditions approved by the Board of Supervisors with SEA 00-Y-017. As I understand it, the question is whether the proposed building footprint and elevations for Hotel A are in substantial conformance with the proffers, GDP/SEA Plat, and development conditions. This determination is based on your letter and submitted elevation exhibit entitled, "The HOTELS at DULLES BUSINESS PARK" which were prepared by Brown Craig Turner (BCT) and is dated October 11, 2006, and a second exhibit also prepared by BCT which shows the building footprint, circulation, and landscaping, which is dated October, 2006. Copies of your letter and exhibits are attached.

On September 9, 2002, the Board of Supervisors approved SEA 00-Y-017, subject to development conditions, and PCA 79-C-089, subject to proffers. The approved development plan was a combined GDP/SEA Plat. SEA 00-Y-017 permitted an eating establishment, swimming pool enclosures, and two hotels. Proffer #5 states the following:

> *"Building Architecture: The design and architecture of the two (2) hotels shall be in substantial conformance with the general design described on the illustrative elevations titled 'Staybridge Suites Hotel' and 'Hawthorn Suites Hotel' and dated May 20, 2002, or of comparable quality as determined by the Department of Public Works and Environmental Services (DPWES)..."*

Development Condition #6 states the following:

> *"The architecture of all four sides of Hotel A and Hotel B shall be in substantial conformance with the elevations prepared by D.R. Brasher Architects dated May 20, 2002 and shown on Sheets 4 and 5 of the Special Exception Amendment Plat, respectively."*

Department of Planning and Zoni
Zoning Evaluation Divis
12055 Government Center Parkway, Suite 8
Fairfax, Virginia 22035-55
Phone 703 324-12
FAX 703 324-39
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The elevations for both Hotel A and Hotel B show traditional Colonial architecture with pitched roofs, gables, and primarily masonry construction. Hotel B has been built as a Staybridge Suites Hotel with architecture which conforms to the elevation for Hotel B. The October 11, 2006 elevation for Hotel A shows a pitched roof and more masonry than had been shown on previous submissions. While not traditional Colonial architecture, the latest elevation does incorporate the major features of the required elevation, such as the pitched roof and increased use of masonry. It is my determination that the proposed elevations for Hotel A, dated October 11, 2006, are in substantial conformance with the PCA proffers and SEA development conditions.

As stated in your letter, the proposed modifications to the building footprint are within the area generally shown for the hotel on the GDP/ SEA Plat. The proposed design for the hotel shows a re-orientation of the building from a rectangular configuration to an L-shape. The entrance is now oriented more toward the SWM pond. Site access has not changed. The re-orientation of the footprint has shifted an area of landscaped open space with a fountain that was previously around the hotel entrance to a location south of the hotel entrance adjacent to a trail. Landscaping is provided adjacent to all of the parking areas. According to the tabulations on the exhibit, the amount of open space provided is proposed to be increased from 35% to 45%, all of the peripheral setbacks are either maintained or increased, and the number of parking spaces provided is not changed. It is my determination that the proposed layout depicted on the October, 2006 exhibit is in substantial conformance with the proffers, GDP/SEA Plat, and development conditions.

These determinations have been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Mary Ann Godfrey at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

BAB/MAG/O:\mgodfr\SE Interpretations DullesBusiness Park HotelElevation #3..doc

Attachments: A/S

cc: Michael Frey, Supervisor, Sully District
Ronald Koch, Planning Commissioner, Sully Mill District
Leslie Johnson, Senior Deputy Zoning Administrator, ZAD, DPZ
Michelle Brickner, Assistant Director, Land Development Services, DPWES
Angela Rodeheaver, Chief, Site Analysis Section, DOT
Kevin J. Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
Audrey Clark, Director, Building Plan Review Division, DPWES
File: SEA 00-Y-017/PCA 79-C-089, PI 0610 178, SEI 0610 063, Imaging, Reading File

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McGUIREWOODS

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October 13, 2006

RECEIVED
Department of Planning & Zoning
OCT 17 2006
Zoning Evaluation Division

Ms. Mary Ann Godfrey
Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Asha Hotels (formerly Axar Management, Inc.)
Dulles Business Park - Tax Map No. 34-4-((12)-C3
SEA 00-Y-017 and PCA 79-C-089
Substantial Conformance Request

Dear Mary Ann:

As you know, this firm represents Asha Hotels (formerly Axar Management, Inc.), owner and developer of the above-referenced property. Following our meeting of September 20, we received comments and suggestions from you related to Asha's proposed hotel. Pursuant to those comments, the proposal has been revised to add additional stone, a sitting area with benches across from the porte-cochere, and an additional fountain. Further, our prior submission revealed a set back that was not in accordance with the prior approvals. The site layout has been revised to meet all setback requirements.

A copy of the revised rendering and site layout are enclosed for your review. Again, we request your determination that the revised architecture is in substantial conformance with the SEA/PCA approvals. Your time and assistance is greatly appreciated.

Sincerely,

Sheri L. Hoy
Land Use Planner

encs.

cc: Gregory A. Riegle, Esquire, McGuireWoods LLP
Ms. Meaghan Kiefer, Office of District Supervisor Michael Frey

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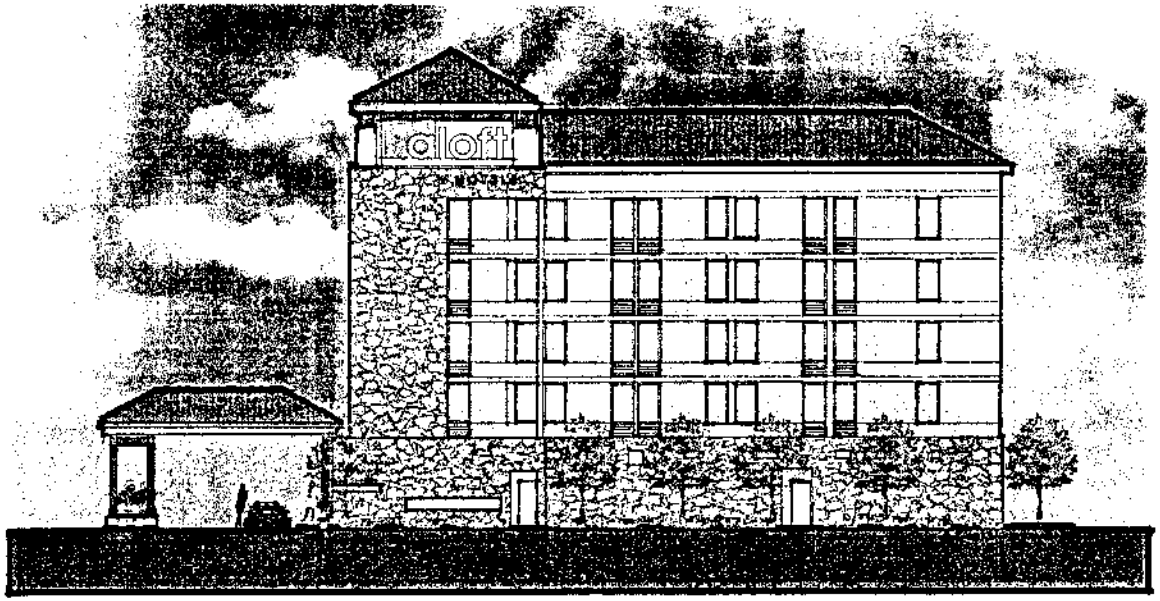
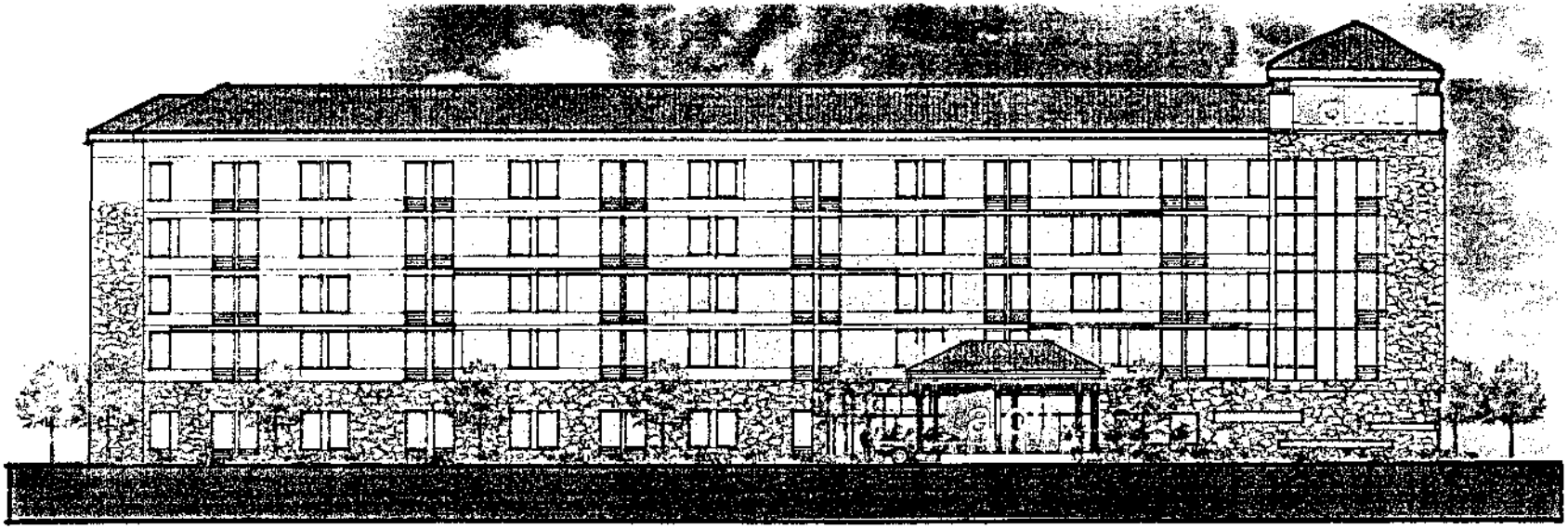


East Elevation *scale: 1"=20'*



South Elevation *scale: 1"=20'*

bct

BROWN CRAIG TURNER
tide point | cascade building
1030 hull street, suite 301
baltimore, maryland 21230
t 410.837.2727
f 410.837.7447

10.11.2006
Revised Elevations

The HOTELS at DULLES BUSINESS PARK

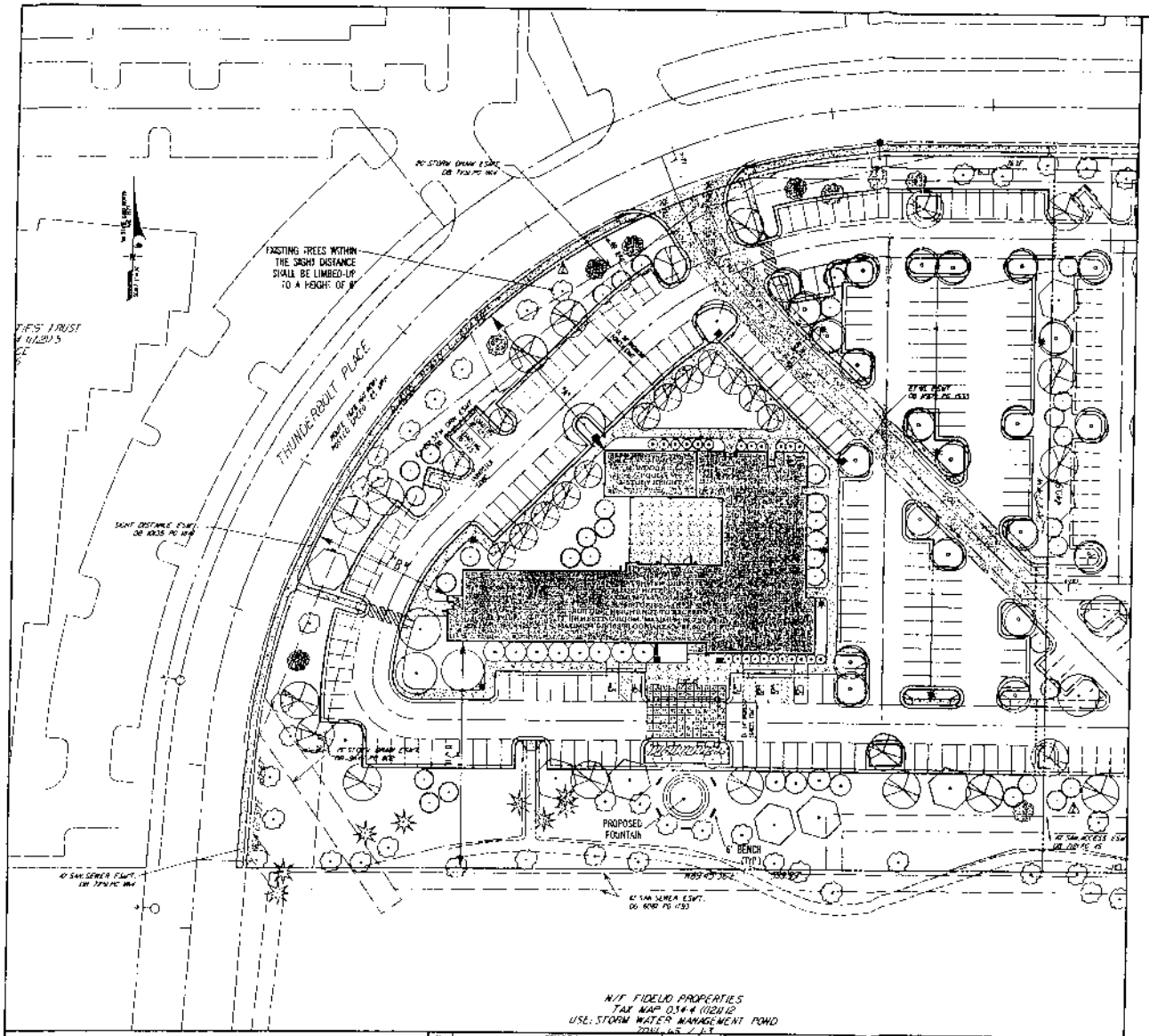
Dulles
Business Park
Fairfax Co., VA.

DEVELOPER

asha

Asha Companies
11776 Stratford House Place
Suite 102
Reston, VA. 20190
t. 703.638.7267

architects | designers
www.bctarchitects.com



TREE COVER CALCULATIONS
(FOR WEST SIDE ONLY)

ZONING		I-5
SITE AREA	4.11 AC	179,032 SF
BUILDING DEDUCTION		18,026 SF
NET SITE AREA		161,006 SF
TREE COVER REQUIRED (10%)		16,100 SF
EXISTING TREE COVER		1,222 SF
MULTIPLIER	1.00 * 1,222 =	1,222 SF
TREE COVER PROVIDED (PLANTED)		19,425 SF
TOTAL TREE COVER PROVIDED		20,647 SF

LIGHTING LEGEND

- POLE MOUNTED LIGHT - 20'
- POLE MOUNTED LIGHT - 8'
- PARKING LOT LIGHT 20'

LIGHTING NOTE:

ALL LIGHTS TO BE LOW INTENSITY, FOCUSED DOWNWARD, AND SHIELDED TO MINIMIZE GLARE.

SITE TABULATIONS

		APPROVED PER SEA-06-Y-022-3		PROPOSED	
EXISTING ZONING		I-5			
SITE AREA	10.007 Ac.	435,964 SF			
MAX. F.A.R. (0.60)		217,982 SF			
PROPOSED F.A.R.	(0.47)	202,000 SF		(0.42)	184,000 SF
OPEN SPACE ACQUIRED (25%)		65,315 SF			65,315 SF
OPEN SPACE PROVIDED	(35%)	152,546 SF		(45%)	198,038 SF

PARKING TABULATIONS

HOTEL PARKING				
PARKING REQUIRED: 1 SPACE PER RENTAL UNIT + 4 SPACES PER 50 RENTAL UNITS				
EXISTING: NUMBER OF RENTAL UNITS	(286)	286 SPACES	(286)	286 SPACES
	[(286 / 50) X 4 = 22.8]	23 SPACES	[(286 / 50) X 4 = 22.8]	23 SPACES
MEETING ROOM PARKING				
PARKING REQUIRED: 1 SPACE / 4 SEATS				
EXISTING: AREA OF MEETING ROOMS:	(72 SEATS/4 = 18)	1425 SF 18 SPACES	(72 SEATS / 4 = 18)	1425 SF 18 SPACES
TOTAL HOTEL PARKING SPACES REQUIRED		327 SPACES		327 SPACES
EATING ESTABLISHMENT PARKING				
PARKING REQUIRED: 1 SPACE / 4 SEATS + 1 SPACE / 2 EMPLOYEES				
PARKING REQUIRED: [(294 SEATS / 4) + (30 / 2) = 87]		87 SPACES		87 SPACES
OFFICE PARKING				
PARKING REQUIRED: 3.6 SPACES / 1,000 SF				
[3.6 / 1,000 SF] (9,000 SF) = 32.4		33 SPACES		33 SPACES
TOTAL NUMBER OF PARKING SPACES REQUIRED:		447 SPACES		447 SPACES
TOTAL NUMBER OF PARKING SPACES PROVIDED:		447 SPACES		447 SPACES

PROPOSED HOTEL (WEST)	A:	91'	109'
BUILDING SETBACKS:	B:	82'	82'
	C:	120'	140'

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

GRAPHIC SCALE

NO.	REVISION	DATE	BY

GENERAL CIVIL
TRANSPORTATION
ENVIRONMENTAL
GEOGRAPHIC SCIENCES

GREENHORNE & O'MARA, INC.
3633 CONCORDE PARKWAY, SUITE 300, CHANTILLY, VIRGINIA 20151
PHONE: (703) 263-1220 FAX: (703) 263-1221
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EXHIBIT - HOTEL COMPARISON

THE HOTELS AT DULLES BUSINESS PARK

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGN		SCALE	1"=30'
DRAWN		SHEET	1 OF 1
CHECKED	10/06		
DATE		PROJ. NO.	FILE NO.