



APPLICATION ACCEPTED: May 10, 2007
APPLICATION AMENDED: June 27, 2007
PLANNING COMMISSION: September 11, 2007
BOARD OF SUPERVISORS: September 24, 2007
@ 3:30 pm

County of Fairfax, Virginia

September 6, 2007

STAFF REPORT

PCA/FDPA 2003-HM-004

HUNTER MILL DISTRICT

APPLICANT:	Dulles Center, LLC
ZONING:	PDC
PARCEL(S):	16-3 ((1)) 6A and 6B (<i>formerly known as 16-3 ((1)) 6</i>) and 36 and a portion of right-of-way for Old Centreville Road to be vacated and/or abandoned
ACREAGE:	4.91 acres
FAR:	0.63
OPEN SPACE:	25%
PLAN MAP:	Mixed Use
PROPOSAL:	Amend the original rezoning (RZ 2004-HM-004), previously approved for mixed use development consisting of a hotel, an office/retail building, and a two-story building with a restaurant and a drive through bank (with two window lanes), to replace the two-story restaurant/bank building with a one-story, stand alone drive through bank (with three window lanes and a bypass lane), and associated site modifications

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Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2003-HM-004, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 2003-HM-004, subject to conditions consistent with those contained in Appendix 2.

Staff recommends approval of a modification of transitional screening requirements in favor of that shown on the CDP/FDP.

Staff recommends approval of a modification and wavier of barrier requirements in favor of that shown on the CDP/FDP.

Staff recommends approval of a waiver of the loading space requirement for the drive through bank.

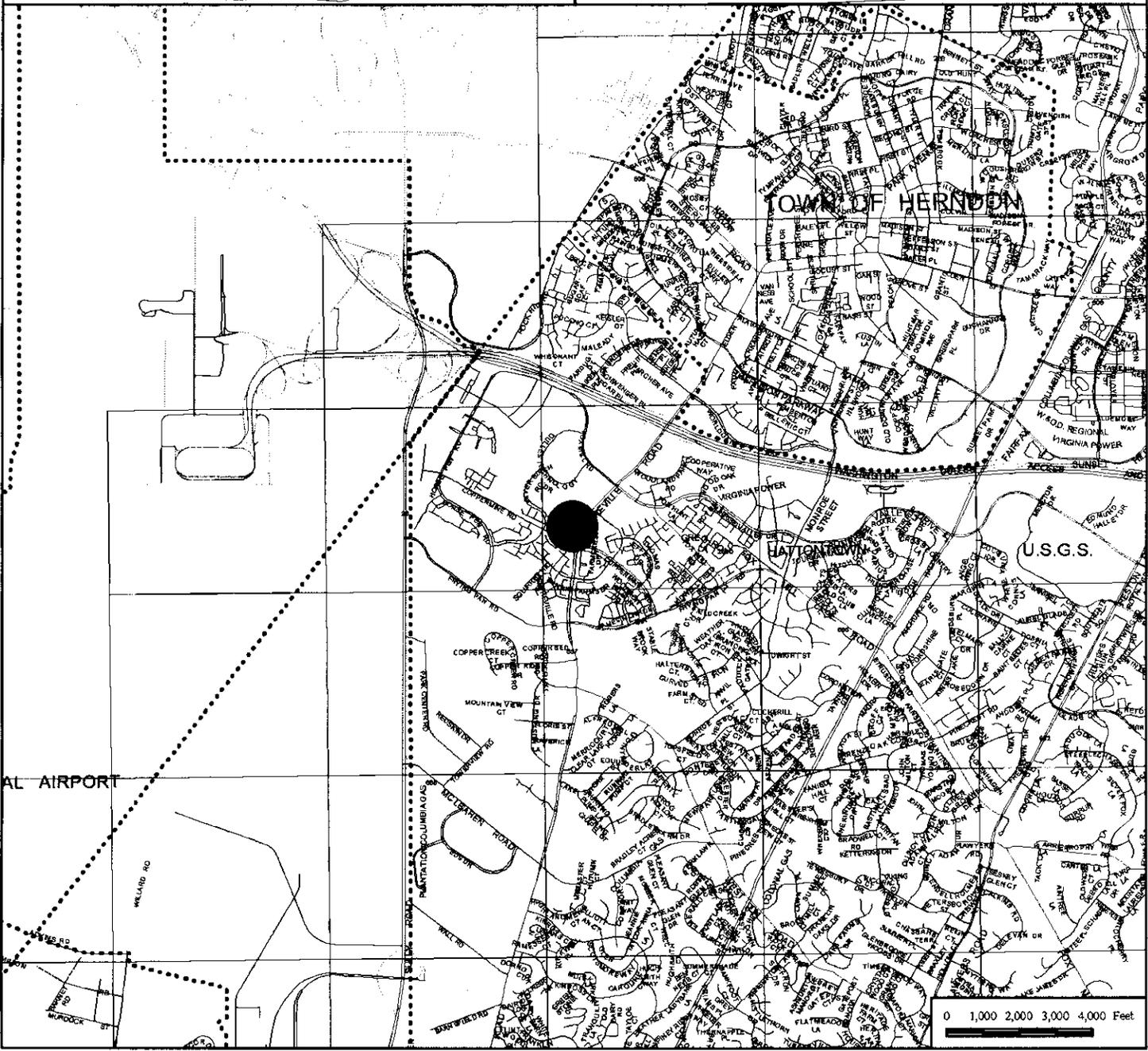
It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application

It should be 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 TTY 711 (Virginia Relay Center).



Proffered Condition Amendment PCA 2003-HM-004	Final Development Plan Amendment FDPA 2003-HM-004
Applicant: DULLES CENTER, LLC Accepted: 05/10/2007 Amended: 06/27/2007 Proposed: AMEND RZ 2003-HM-004 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT SITE MODIFICATIONS	Applicant: DULLES CENTER, LLC Accepted: 05/10/2007 Amended: 06/27/2007 Proposed: AMEND RZ 2003-HM-004 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT SITE MODIFICATIONS
Area: 4.91 AC OF LAND; DISTRICT - HUNTER MILL	Area: 4.91 AC OF LAND; DISTRICT - HUNTER MILL
Zoning Dist Sect: Located: NORTHWEST QUADRANT OF THE INTERSECTION OF CENTREVILLE ROAD AND COPPERMINE ROAD	Zoning Dist Sect: Located: NORTHWEST QUADRANT OF THE INTERSECTION OF CENTREVILLE ROAD AND COPPERMINE ROAD
Zoning: PDC Overlay Dist: Map Ref Num: 16-3 ((1)) 6A, 6B (formerly known as 16-3 ((1)) 6 and 36 A portion of Old Centreville Rd. public right-of-way to be vacated and/or abandoned	Zoning: PDC Overlay Dist: Map Ref Num: 16-3 ((1)) 6A, 6B (formerly known as 16-3 ((1)) 6, and 36 A portion of Old Centreville Rd. public right-of-way to be vacated and/or abandoned



Proffered Condition Amendment

PCA 2003-HM-004

Applicant: DULLES CENTER, LLC
 Accepted: 05/10/2007 Amended: 06/27/2007
 Proposed: AMEND RZ 2003-HM-004 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT SITE MODIFICATIONS

Area: 4.91 AC OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect: NORTHWEST QUADRANT OF THE INTERSECTION OF CENTREVILLE ROAD AND COPPERMINE ROAD
 Located:

Zoning: PDC
 Overlay Dist: 16-3 ((1)) 6A, 6B (formerly known as 16-3 ((1)) 6' and 36
 Map Ref Num: A portion of Old Centreville Rd. public right-of-way to be vacated and/or abandoned.

Final Development Plan Amendment

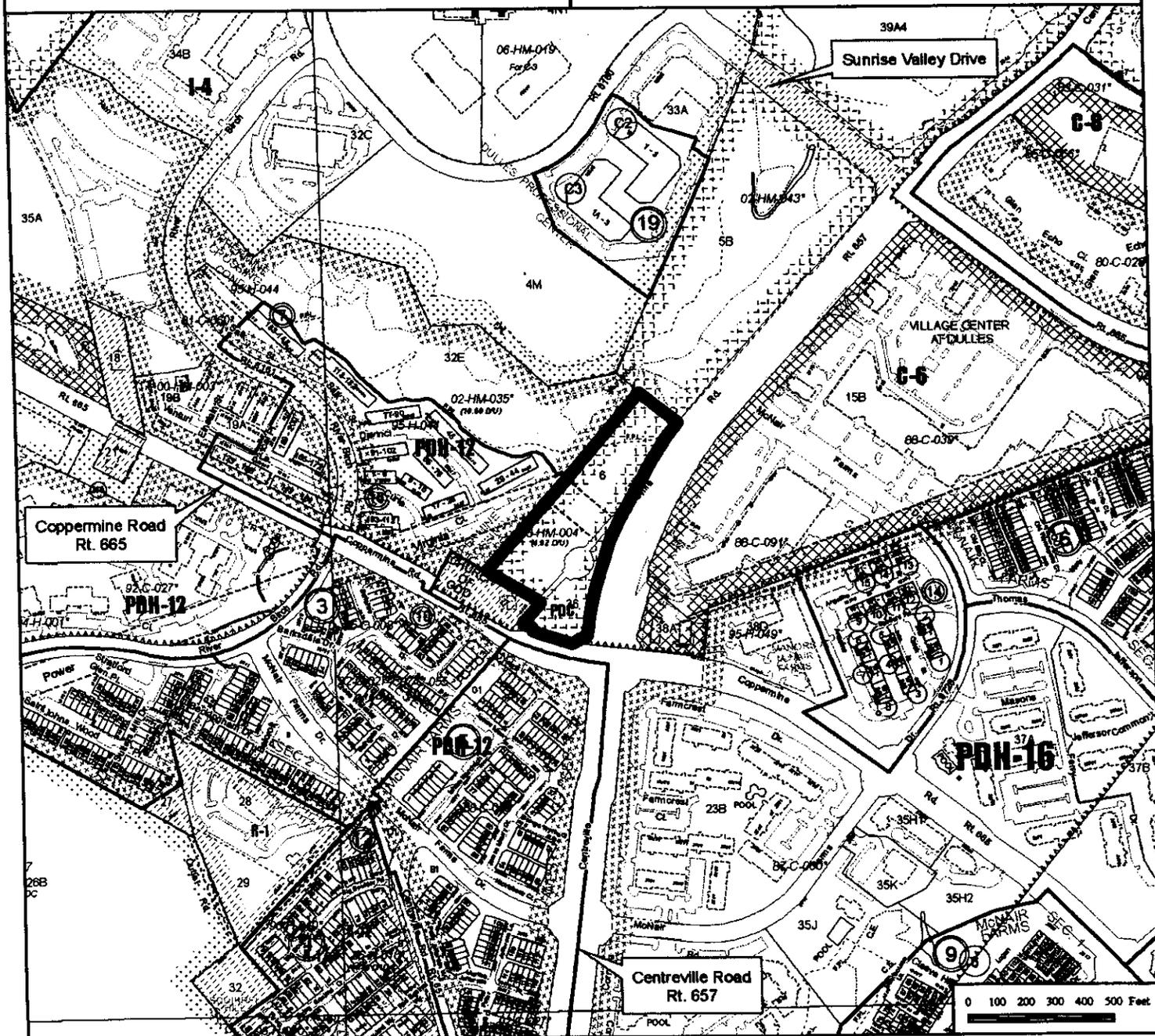
FDPA 2003-HM-004

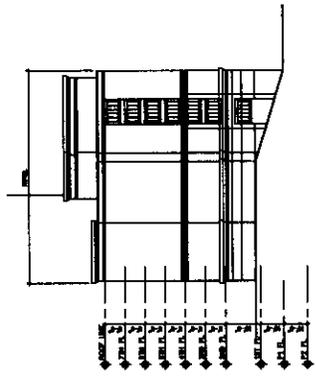
Applicant: DULLES CENTER, LLC
 Accepted: 05/10/2007 Amended: 06/27/2007
 Proposed: AMEND RZ 2003-HM-004 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT SITE MODIFICATIONS

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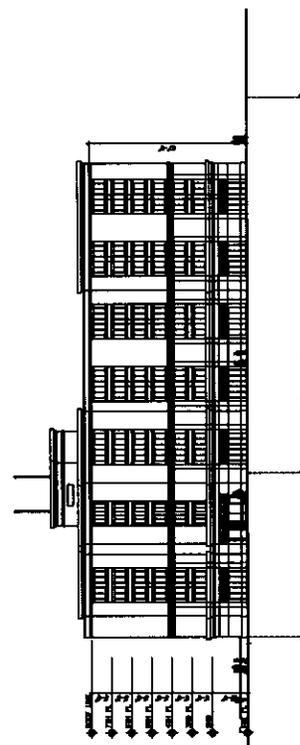
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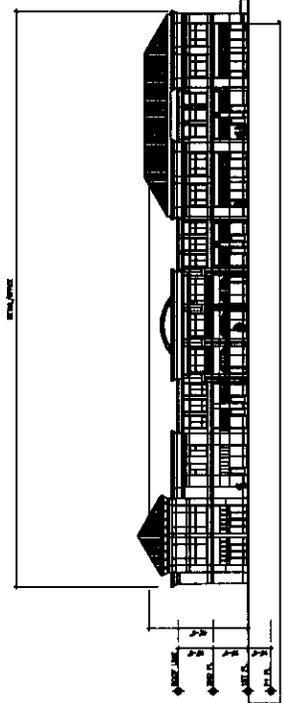




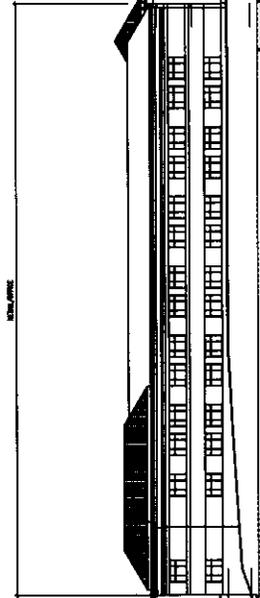
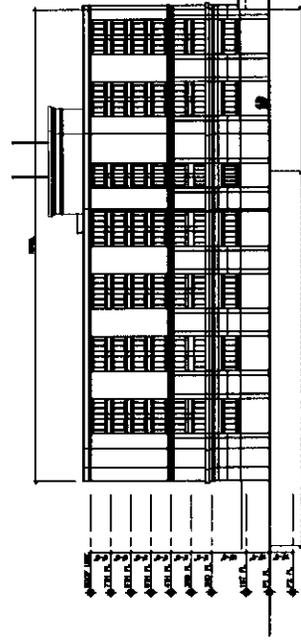
SOUTH ELEVATION



VIEW FROM CENTREVILLE ROAD



REAR VIEW OF HOTEL AND RETAIL/OFFICE



DULLES CENTER LLC
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ELEVATIONS

SCALE: 1" = 25'-0"

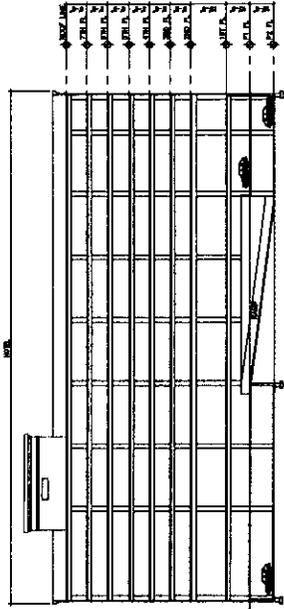
NOTE: LANDSCAPING HAS BEEN REMOVED FOR CLARITY
 FOR CONCEPTUAL PURPOSES ONLY

APRIL 30, 2003

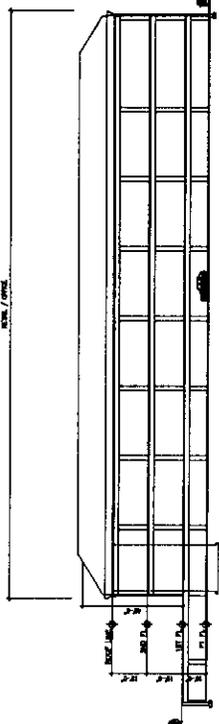
SHEET 7 OF 11
 FILE # 07-540

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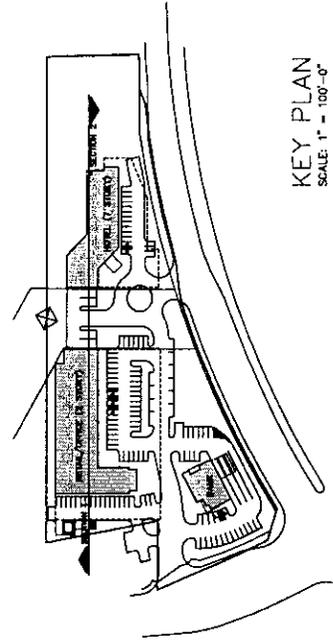
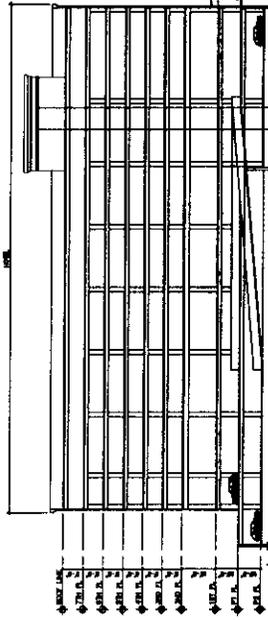
THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER & SCOTT, ARCHITECTS, P.C. IT IS TO BE USED FOR THE PROJECT PURPOSES SPECIFIED IN THE CONTRACT. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DAVIS, CARTER & SCOTT, ARCHITECTS, P.C.



SECTION 1



SECTION 2



KEY PLAN
SCALE: 1" = 100'-0"

SITE SECTIONS

NOTE: LANDSCAPING HAS BEEN REMOVED FOR CLARITY
FOR CONCEPTUAL PURPOSES ONLY

DULLES CENTER LLC
DAVIS • CARTER • SCOTT

A401

APRIL 30, 2003

SCALE: 1" = 30'

SHEET 9 OF 11

FILE # 97-540

CPI
 Charles P. Johnson & Associates, Inc.
 PLANNING ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
 1000 WEST 10TH AVENUE SUITE 200
 DENVER, COLORADO 80202
 PHONE: 303.733.1100 FAX: 303.733.1101
 WWW: www.cpi-engineers.com

DULLES CENTER

OUTFALL ANALYSIS



NO.	DATE	DESCRIPTION
1	7/20/07	FINAL DESIGN
2	7/20/07	REVISED DESIGN
3	7/20/07	REVISED DESIGN
4	7/20/07	REVISED DESIGN
5	7/20/07	REVISED DESIGN
6	7/20/07	REVISED DESIGN
7	7/20/07	REVISED DESIGN
8	7/20/07	REVISED DESIGN
9	7/20/07	REVISED DESIGN
10	7/20/07	REVISED DESIGN



OVERALL DRAINAGE AREA MAP
 SCALE: 1" = 100'

OUTFALL NARRATIVE

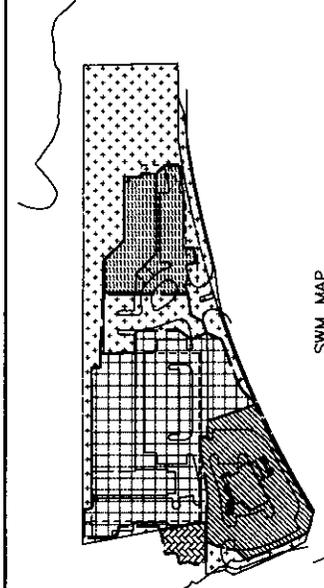
THE PROPERTY CONSISTS OF APPROXIMATELY 4.7 ACRES ON WHICH A BANK, A RETAIL/OUTLET RESTAURANT, AND A HOTEL ARE LOCATED. THERE WILL BE ALSO TWO UNDERGROUND PARKING STRUCTURES. THE EXISTING SITE IS MOSTLY OPEN WITH SCATTERED TREES AND BRUSHES. THE SITE'S TOPOGRAPHY IS FAIRLY FLAT AND HAS A SLOPE OF APPROXIMATELY 0.3% TO THE NORTH THROUGH A VACANT PARCEL INTO AN EXISTING FLOODPLAIN. THERE IS ALSO AN RPA LOCATED ON THE SITE. AFTER THE DEVELOPMENT, THE SITE'S RUNOFF WILL BE COLLECTED IN A CLOSED STORM SEWER SYSTEM WHICH WILL THEN DISCHARGE THE SITE'S STORM RUNOFF INTO THREE UNDERGROUND BMP FACILITIES. THESE FACILITIES WILL CONTROL STORMWATER RUNOFF FROM THE SITE AND PROVIDE STORMWATER STORAGE. THE FACILITIES WILL BE SIZED TO ACCOMMODATE ALL THREE FACILITIES WILL THEN DISCHARGE TO THE NORTH INTO THE EXISTING RPA AND FLOODPLAIN FOR INTERMEDIATE FLOW (7700-PP-01). THE OFF-SITE DRAINAGE AREA MAP SHOWN ON THIS SHEET DEPICTS THE DRAINAGE AREA WHERE BOTH SITE OUTFALLS INTERFERE WITH THE EXISTING FLOODPLAIN FOR INTERMEDIATE FLOW. THE TOTAL SITE AREA (FLAT AREAS) AT THE POINT OF DISCHARGE TO THE DRAINAGE AREA IS APPROXIMATELY 1.1 ACRES. THEREFORE, FOR THE PURPOSES OF THE DRAINAGE AREA MAP, THE DRAINAGE AREA IS CONSIDERED TO BE 1.1 ACRES. IT IS THE ENGINEER'S OPINION THAT ADEQUATE OUTFALL COSTS FOR THE PROJECT AND THE DEVELOPMENT WILL NOT HAVE AN ADVERSE IMPACT ON DOWNSTREAM PROPERTIES.

STORMWATER MANAGEMENT AND BMP SUMMARY

THE PROPOSED DEVELOPMENT WILL BE PROVIDED WITH THREE UNDERGROUND FACILITIES. ONE OF THESE FACILITIES IS LOCATED UNDER THE PARKING LOT TO THE EAST OF THE BANK AND WILL PROVIDE STORMWATER MANAGEMENT FOR THE ENTIRE BANK. THE SECOND ONE IS LOCATED ALONG THE MIDDLE OF THE SITE AND WILL PROVIDE STORMWATER MANAGEMENT FOR THE RETAIL/RESTAURANT AND HOTEL. THE THIRD FACILITY WILL BE LOCATED UNDER THE HOTEL. THESE FACILITIES WILL REDUCE THE PEAK FLOOD FROM THE SITE TO THE PREDEVELOPMENT PEAK FLOW. BMP FOR THIS SITE WILL BE PROVIDED AS APPROXIMATELY 8 OR 9 PERCENTS ALSO. A QUALIFIED RESTORATION AREA WHICH WILL BE LOCATED AT THE WESTERN END OF THE SITE WHERE THE RPA WILL BE ADJACENT TO THE RPA. THIS AREA WILL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. APPROXIMATELY 4.5 ACRES OF RPA WHICH IS MORE THAN THE REQUIRED 4.0 ACRES.

SWM Summary	Area (Ac)	Flow (CFS)	Peak (CFS)
A1 - Onsite to Underground Storage #1	0.33	0.33	0.94
A2 - Onsite to Underground Storage #2	0.46	0.33	0.94
A3 - Onsite to Underground Storage #3	1.94	0.33	0.94
A4 - Onsite Uncontrolled	0.30	0.33	0.94
A5 - Onsite to Filterna	2.477	0.33	0.94
A6 - Onsite to Filterna	0.275	0.30	0.94
A7 - Onsite to Filterna	0.282	0.30	0.94
A8 - Onsite to Underground Storage #3	0.33	0.33	0.94
A9 - Onsite to Underground Storage #3	0.33	0.33	11.02
A10 - Onsite to Filterna	0.72	0.72	1.58
A11 - Onsite to Filterna	0.46	0.46	2.11
A12 - Onsite to Filterna	0.46	0.46	5.38
A13 - Onsite to Filterna	0.46	0.46	7.01
A14 - Onsite to Filterna	1.58	1.58	5.38
A15 - Onsite to Filterna	2.11	2.11	7.01

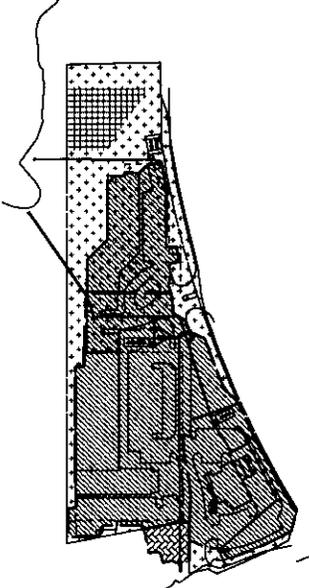
Total Actual Release
 2-year release = 4.13 cfs < 5.26 cfs
 10-year release = 5.95 cfs < 7.02 cfs



SWIM MAP
 SCALE: 1" = 100'

LEGEND

- A1 - ONSITE TO UNDERGROUND STORAGE #1
- A2 - ONSITE TO UNDERGROUND STORAGE #2
- A3 - ONSITE TO UNDERGROUND STORAGE #3
- A4 - ONSITE UNCONTROLLED
- A5 - OFFSITE TO UNDERGROUND STORAGE #3



BMP MAP
 SCALE: 1" = 100'

LEGEND

- A5 - ONSITE UNCONTROLLED
- A6 - ONSITE TO FILTERNA
- A7 - OFFSITE TO FILTERNA
- A8 - ONSITE UNCONTROLLED RESTORATION

TABLE 3 - CLOSURE OF THE DRAINAGE AREA TO THE SITE

Structure	BMP	Removal	Area (Ac)	Rate (CFS)
1	1.17	X	0.30	X
2	1.17	X	0.30	X
3	1.17	X	0.30	X
4	1.17	X	0.30	X
5	1.17	X	0.30	X
6	1.17	X	0.30	X
7	1.17	X	0.30	X
8	1.17	X	0.30	X
9	1.17	X	0.30	X
10	1.17	X	0.30	X
11	1.17	X	0.30	X
12	1.17	X	0.30	X
13	1.17	X	0.30	X
14	1.17	X	0.30	X
15	1.17	X	0.30	X
16	1.17	X	0.30	X
17	1.17	X	0.30	X
18	1.17	X	0.30	X
19	1.17	X	0.30	X
20	1.17	X	0.30	X
21	1.17	X	0.30	X
22	1.17	X	0.30	X
23	1.17	X	0.30	X
24	1.17	X	0.30	X
25	1.17	X	0.30	X
26	1.17	X	0.30	X
27	1.17	X	0.30	X
28	1.17	X	0.30	X
29	1.17	X	0.30	X
30	1.17	X	0.30	X
31	1.17	X	0.30	X
32	1.17	X	0.30	X
33	1.17	X	0.30	X
34	1.17	X	0.30	X
35	1.17	X	0.30	X
36	1.17	X	0.30	X
37	1.17	X	0.30	X
38	1.17	X	0.30	X
39	1.17	X	0.30	X
40	1.17	X	0.30	X
41	1.17	X	0.30	X
42	1.17	X	0.30	X
43	1.17	X	0.30	X
44	1.17	X	0.30	X
45	1.17	X	0.30	X
46	1.17	X	0.30	X
47	1.17	X	0.30	X
48	1.17	X	0.30	X
49	1.17	X	0.30	X
50	1.17	X	0.30	X
51	1.17	X	0.30	X
52	1.17	X	0.30	X
53	1.17	X	0.30	X
54	1.17	X	0.30	X
55	1.17	X	0.30	X
56	1.17	X	0.30	X
57	1.17	X	0.30	X
58	1.17	X	0.30	X
59	1.17	X	0.30	X
60	1.17	X	0.30	X
61	1.17	X	0.30	X
62	1.17	X	0.30	X
63	1.17	X	0.30	X
64	1.17	X	0.30	X
65	1.17	X	0.30	X
66	1.17	X	0.30	X
67	1.17	X	0.30	X
68	1.17	X	0.30	X
69	1.17	X	0.30	X
70	1.17	X	0.30	X
71	1.17	X	0.30	X
72	1.17	X	0.30	X
73	1.17	X	0.30	X
74	1.17	X	0.30	X
75	1.17	X	0.30	X
76	1.17	X	0.30	X
77	1.17	X	0.30	X
78	1.17	X	0.30	X
79	1.17	X	0.30	X
80	1.17	X	0.30	X
81	1.17	X	0.30	X
82	1.17	X	0.30	X
83	1.17	X	0.30	X
84	1.17	X	0.30	X
85	1.17	X	0.30	X
86	1.17	X	0.30	X
87	1.17	X	0.30	X
88	1.17	X	0.30	X
89	1.17	X	0.30	X
90	1.17	X	0.30	X
91	1.17	X	0.30	X
92	1.17	X	0.30	X
93	1.17	X	0.30	X
94	1.17	X	0.30	X
95	1.17	X	0.30	X
96	1.17	X	0.30	X
97	1.17	X	0.30	X
98	1.17	X	0.30	X
99	1.17	X	0.30	X
100	1.17	X	0.30	X

NOTE: THE AREAS TO THE UNDERGROUND STORMWATER MANAGEMENT FACILITIES AND FILTERNAS MAY BE ADJUSTED WITH THE FINAL ENGINEERING PLAN.

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant seeks to amend the original rezoning (which has not been constructed) to replace a two-story building containing a restaurant and a drive through bank (with two window lanes), with a one-story, stand-alone drive through bank (with three window lanes and a bypass lane), and associated site modifications.

A comparison of the approved plan and the proposed plan is shown in the chart below. Additional details on the specifics of the proposal are provided in the section describing the Conceptual Development Plan / Final Development Plan.

	Approved	Proposed
OVERALL APPLICATION PROPERTY		
Area	4.91 acres	4.91 acres
Gross Floor Area (GFA)	145,494 sq ft	134,602 sq ft
Floor Area Ratio (FAR)	0.68	0.63
Open Space	25%	25%
Parking	100 surface spaces 455 underground garage spaces (3 entrances) 555 total spaces	108 surface spaces 317 underground garage spaces (2 entrances) 425 total spaces
# of Buildings	3	3
Stormwater management	one underground (north of site)	three underground (at each building)
Hotel Building	7 stories; 67.67 ft tall; 88,559 sq ft GFA	7 stories; 75 ft tall; 88,559 sq ft GFA
Retail/office/restaurant Building	2 stories; 42.5 feet tall; 42,360 sq ft GFA	2 stories; 45 feet tall; 42,360 sq ft GFA
PAD SITE		
Height	2 stories; 30.5 feet tall (+ tower feature)	1 story; 26.5 feet tall
GFA	14,575 sq ft	3,683 sq ft
Use(s)	Eating establishment and drive through bank	Drive through bank
# drive through lanes	2	3 + bypass
Setbacks	Coppermine: 35 ft Centreville: 40 ft	Coppermine: 72 ft Centreville: 50 ft

Waivers & Modifications Requested:

- Modification of transitional screening requirements in favor of that shown on the CDP/FDP (previously approved)
- Modification and wavier of barrier requirements in favor of that shown on the CDP/FDP (previously approved)
- Waiver of the loading space requirement for the drive through bank

LOCATION AND CHARACTER

The application property is located in the northwest quadrant of the intersection of Coppermine Road and Centreville Road. A portion of the right-of-way north of Old Centreville Road separates the southeastern corner of the site from the rest of the property. An existing house and outbuildings located on the northern portion of the site are proposed to be removed. The site is, for the most part, cleared and graded; a Resource Protection Area (RPA) and 100 year floodplain are located along the far northern edge. A one hundred foot wide VEPCO easement with above-ground powerlines bisects the site; the applicant has previously received approval from VEPCO to locate parking and a site entrance within the easement.

The property is zoned PDC, and approved for a mixed use development of a retail/office building, a hotel, and a restaurant/bank building, but has not been developed.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Open space (part of mixed-use development RZ 2002-HM-043)	PDC	Mixed use
South	Beacon Hill Baptist Church Single Family Attached Residential (McNair Farms)	R-1 PDH-12	Mixed use
East	Retail (Village Center @ Dulles)	C-6	Mixed use
West	Multi-family Residential	PDH-12	Residential, 8-12 du/ac

BACKGROUND

On August 4, 2003, the Board of Supervisors approved RZ 2003-HM-004 to rezone the application property from the R-1 and I-4 Districts to the PDC District for a mixed-use development, subject to proffers dated June 19, 2003. The Planning Commission had previously approved FDP 2003-HM-004 on June 25, 2003. The approved development plan shows a retail/office building, a hotel, and a bank/restaurant building with an overall Floor Area Ratio (FAR) of 0.68 and minimum open space of 25%. (See Appendix 5 for the proffers and conceptual/final development plan.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area: Area III
 Dulles Suburban Center, Land Unit A

Plan Map: Mixed Use

Plan Text:

In the Area III volume of the Comprehensive Plan, 2007 edition, Dulles Suburban Center, as amended through May 15, 2006, Land Unit Recommendations, page 60, the Plan states:

- "6. Parcels 16-3 ((1)) 6 and 36 [now 16-3 ((1)) 6A, 6B and 36] are planned for a complimentary mix of uses at .5-1.0 FAR including a combination of office or hotel and retail uses to include eating establishments, financial institutions and other service uses, excluding automobile intensive uses and drive through uses except as may be associated with financial institutions."

See Appendix 6 for additional plan text.

ANALYSIS

Combined Conceptual Development Plan/Final Development Plan
 (Copy at front of staff report)

Title of CDP/FDP: Dulles Center

Prepared By: Charles P. Johnson & Associates, Inc.

Original and Revision Dates: May 10, 2007 as revised through July 30, 2007

The CDP/FDP consists of 11 sheets.

Sheet 1 is the title sheet and includes a sheet index, notes, site and parking tabulations, a stormwater checklist, a vicinity map, and a zoning parcel map.

Sheet 2 contains the existing conditions.

Sheet 3 shows the CDP/FDP for the application area.

Sheet 4 is the landscape plan for the application property.

Sheet 5 shows an illustrative perspective of the site, typical lighting details, and monument sign details.

Sheet 6 shows elevations of the proposed bank pad site.

Sheet 7 shows elevations of the proposed retail/office building and hotel.

Sheet 8 shows three detail options for the retail/office building (differing building materials).

Sheet 9 shows cross-sections through the site.

Sheet 10 is the existing vegetation map.

Sheet 11 shows the stormwater management details, including the drainage area map.

Overview, Buildings & Uses

The mixed use development consists of three buildings totaling 134,602 square feet (0.63 FAR) and 25% open space. A one-story (26.5 feet high) 3,683 square foot drive through bank is proposed at the intersection of Centreville Road and Coppermine Road. The bank shows three drive-through lanes and one by-pass lane for the drive through facility. A two-story (45 feet high) 42,360 square foot building is located along the southwestern portion of the site and would include primarily retail, office and eating establishment uses. A seven-story (75 feet high) 88,559 square foot hotel is located along the northwestern portion of the site. Additional principal, secondary and accessory uses may also be included within the two larger buildings. These may include public and community uses; fast food restaurants without drive through windows; health clubs; community uses; private clubs and public benefit associations; private schools of special education; business and supply services; garment cleaning establishments; personal service and repair service establishments.

The basic layout shown has not changed from the previous approval; the most significant change to the development is the provision of the one story bank in place of a two story bank/eating establishment building.

Access

The site is proposed to be accessed from a right in/right out entrance on Centreville Road and a fully signalized intersection on Coppermine Road. Coppermine Road improvements include dual left turn lanes, a right turn/through lane and a through lanes at the intersection with Centreville Road for eastbound traffic. A left turn lane into the site for eastbound traffic and a traffic signal are provided at the Coppermine Road entrance. Frontage improvements are proposed along the Beacon Hill Baptist Church site (Tax Map 16-3 ((1)) 7) to the southwest. These improvements provide for the continuation of the second through lane on Coppermine Road. Two interparcel access easements are provided from the southwestern portion of the site to allow a one-way access "loop" to the new front door of the Beacon Hill Baptist Church. The improvements proposed on the church property are consistent with the Special Permit approved for the church since the original rezoning of the application property.

Modifications to the proposed street improvements since the original approval include the deletion of a proposed channelized left turn lane on southbound Centreville Road, which would have prohibited traffic exiting the site on Centreville Road from weaving

across the intersection and making a left turn or U-turn at the southbound Centreville Road traffic signal. Additional modifications have been shown on the Coppermine Road frontage in response to issues raised by VDOT during site plan review of the original proposal.

On-site Circulation & Parking

The site is parked with a mixture of underground parking spaces (309) and surface parking spaces (116). The applicant has reserved the right to apply for shared parking since the proposed mix of uses may require more than 425 parking spaces, although staff is uncertain if any of the proposed uses would qualify for a shared parking agreement. It should be noted that the Beacon Hill Baptist Church has indicated their intention to enter into a shared parking agreement to use a portion of the application property parking, which is a condition of the church achieving the maximum number of seats allowed by their Special Permit.

The retail building and the hotel will each be served by areas of surface parking in front of the building, as well as by the underground parking. Access to the underground parking is opposite the entrance from Centreville Road, at the north end of the retail building and the south end of the hotel.

The bank will be served primarily by surface parking on both sides (north and south); each parking area has full access to the interior street.

The hotel site also shows a circular drive offering a drop off area at the front door of the hotel.

The changes to the parking from the original approval are primarily to reduce the size of the underground garages, and provide a concurrent reduction from 555 spaces to 425. Additionally, the southern entrance to what is now the bank was, in the original approval, an entrance only to reduce conflicts with the Coppermine Road entrance. Finally, a traffic circle at the Centreville Road entrance has been modified from the original approval to provide improved on-site circulation.

RPA & Floodplain – Dedication Area

A Resource Protection Area (RPA) and floodplain are located along the northern portion of the site and are proposed to be dedicated to the Park Authority. Within the dedication area, the applicant will provide the continuation of an eight foot wide asphalt trail across the site from the west to Centreville Road. This area will also be reforested.

Although the exact location of the trail has been refined since the original approval, no substantive changes relating to the RPA, floodplain and dedication have been made.

Stormwater Management

Stormwater management is provided in three underground facilities, located adjacent to each of the three proposed buildings. Water quality controls are provided with a number of filterra filtration devices, as well as credit for the reforestation of the RPA area on the northern end of the site.

The previously approved plan showed a single underground detention facility in the northern portion of the site, adjacent to the RPA.

Land Use Analysis (Appendix 6)

The application requests approval to amend an existing PDC District to allow a modification of one of the three previously approved buildings, as well as other minor site details. These modifications result in a reduction of floor area from that which was previously approved, from an FAR of 0.68 to an FAR of 0.63. The Comprehensive Plan recommends mixed use development at 0.5 to 1.0 FAR.

While the proposed application provides for essentially the same mix of uses as what was previously approved by the Board, staff is concerned that the change from a multi-use building that is architecturally tied to the remainder of the site to a single use pad site that of entirely distinct architecture with an increased number of drive through windows is a significant departure from the previous approval. In addition to the change in architecture, the applicant has reoriented the building so that the drive through lanes front on the main road, and has doubled the number of drive through lanes (from two lanes to three window lanes plus one by-pass lane).

The Comprehensive Plan calls for the "provision of a development plan that provides high quality site and architectural design, streetscape, urban design and development amenities." The Plan further states that developments should "establish an architectural theme for multi-building complexes, utilizing similar materials and relating building elements such as entries, windows, and roof lines." The applicant has proffered that the two buildings set to the rear (the retail/office building and the hotel) will have complementary architecture, including colors and materials, the proffer specifically exempts the bank building, and provides individual architecture for that building. Staff believes that the provision of what is clearly a pad site, if it is not related in any way to the architecture of the remainder of the site, would not be in keeping with the recommendations of the Plan. To address this issue, the applicant has proposed further language in the proffers which would require the bank building and the other two proposed buildings to be constructed with compatible materials and accent colors.

In addition to incompatible architecture, staff is concerned that the proposed change from a multi-use building to single use bank creates a typical strip mall / pad site configuration, rather than the cohesive development desired in the Dulles Suburban Center. Furthermore, the increase in number and reorientation of the drive through windows, with 10 feet of landscaping along Centreville Road, creates an automobile oriented design which is clearly discouraged by the Comprehensive Plan. Staff has

strongly recommended that the applicant either reorient the drive through lanes away from Centreville Road, or delete one drive through lane to provide area for additional landscaping. The applicant has chosen not to accommodate this request, but has provided additional plantings in the area.

Environmental Analysis (Appendix 6)

The modification from a two-story, two-use building to a single use drive through bank does not create any additional environmental impacts. As noted at the time of the initial rezoning, additional screening would be beneficial between this use and the existing (and to be expanded) church to the south; however, the proposal does not reduce what screening was previously approved.

Transportation Analysis (Appendix 7)

Issue: Centreville Road Access

Subsequent to the original rezoning approval, the Virginia Department of Transportation (VDOT) determined that the median treatment originally proposed for left turns on Centreville Road is not feasible (a channelized left turn lane). The previous proffers committed to limit the Centreville Road entry to a right-in entrance only if the median treatment was not approved. With this application, the applicant wishes to retain right-in/right-out access at this location. At this time, VDOT has provided written comments to the applicant indicating approval of such access, however, County staff continues to have concerns about the safety and operation of such an entrance, particularly with regard to southbound drivers exiting the site and attempting U-turn maneuvers to go northbound at the intersection of Centreville Road and Coppermine Road.

Resolution:

To address staff's concerns about this entrance, the applicant has proposed a proffer to include internal signage directing traffic heading north from the site to utilize the entrance on Coppermine Road to turn left to access Centreville Road. Also, the applicant has agreed to study the entrance to Centreville Road six months after the each of the two larger buildings open to determine if the entrance is operating safely. If concerns are apparent, the applicant has agreed to implement safety measures as determined by FCDOT and VDOT, which may include conversion of the right in/right out to an entrance only. With the proposed proffer language, this issue is addressed.

Issue: Coppermine Road Access

During review of the original and current application, County staff has expressed concerns about the proposed full access entrance on Coppermine Road. The proposed uses on the site will generate a significant number of vehicle trips, and the location of the entrance (approximately 200 feet from the intersection of Coppermine and Centreville Roads) could create significant issues with traffic capacity, safety, and

operations. County staff continues to believe there is validity in restricting this entry to right-in/right-out movements.

Resolution:

During the review of the original rezoning application, VDOT determined that installation of a signal and reconstruction of the Coppermine frontage and approach to Centreville Road was an appropriate means to address the concerns about capacity, safety, and operations. The applicant has depicted the physical improvements on the development plan and has agreed to complete these improvements. However VDOT is also re-examining the functionality of the proposed improvements in conjunction with review of the site plan associated with the bank use. VDOT has asked that a traffic analysis be submitted to evaluate whether the improvements as proposed can be implemented, or changes should be made. County staff is concerned that VDOT changes will create a conflict with the proffers. The applicant has modified the proffers to state that they will implement any recommendations made by VDOT as a result of the review of the traffic analysis, so long as such are in substantial conformance with the plat. With this modification, this issue is addressed.

Public Facilities Analyses

The proposed modification (replacing a previously approved 14,575 square foot building with an eating establishment and a drive through bank with two lanes with a 3,683 square foot drive through bank with three lanes) does not change any of the proposed impacts to public facilities. The applicant continues to provide dedication of the RPA area on the north end of the site to the Park Authority, along with construction of a trail in that area. No public facility issues are raised by the application.

ZONING ORDINANCE PROVISIONS (Appendix 8)

Conformance with PDC District Regulations

The applicant proposes to amend a previously approved PDC District zoning to allow a modification of uses and architecture, and a reduction in square footage. The PDC District regulations set forth in Part 2 of Article 6, Planned Development Districts, of the Zoning Ordinance require the application to meet Zoning Ordinance standards such as performance standards, site plan regulations, parking requirements, and sign regulations. The development as proposed meets these requirements.

Part 2 of Article 6 also lists allowable primary and secondary uses. The proffers and CDP/FDP indicate that the majority of the floor area on the site will be occupied by the primary uses of office, retail, and other similar uses.

Conformance with Article 16

All development within the PDC District must conform to the standards set forth in Part 1 of Article 16.

Sect. 16-101 General Standards

The general standards set forth in Sect. 16-101 require that the development conform to the adopted comprehensive plan; that the design achieve the intent of the PDC District more than under a conventional zoning district; that the development efficiently utilize available land, and preserve to the extent possible scenic assets and natural features; that the development prevent substantial injury to surrounding developments; that the development be located in an area in which transportation, police and fire protection, other public facilities and public utilities are provided; and that the development provide coordinated linkages among internal facilities and services and to major external facilities and services.

The proposal conforms to the site specific Comprehensive Plan recommendations for use and intensity. No public facility issues are raised, and the applicant has carried forward the commitment to reforest the RPA and dedicate that area to the Park Authority. No reduction in screening or buffering over what was previously approved (at a slightly higher FAR) is proposed. In staff's opinion, the general standards have been met.

Sect. 16-102 Design Standards

Par. 1 states that, at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform with the provisions of the most comparable conventional district. In this instance, the most comparable conventional district is the C-3 District (Office), as shown in the following table.

Bulk Regulation	C-3 District	Proposed Development
Front Yard	25 Angle of Bulk Plane, not less than 40 feet (40 feet)	40 feet – Centreville Rd. 72 feet – Coppermine Rd.
Rear Yard	20 Angle of Bulk Plane, not less than 25 feet (27 feet)	180 feet (northern property line)
Building Height	90 feet	75 feet
Open Space	15%	25%

As demonstrated in the preceding table, the proposed development conforms to the bulk standards of the C-3 District.

Par. 2 states that open space, parking, loading, sign and other similar regulations shall have application in all planned developments. The application includes 25% open space, which is in excess of the open space requirement of 15% for the PDC District. While final parking requirements may change based on the final mix of uses, it appears that adequate parking will be available.

Par. 3 states that streets and driveways should be designed to generally conform to the provisions of the Zoning Ordinance. This standard has been satisfied.

Par. 4 states that emphasis should be placed on the provision of recreational amenities and pedestrian access. This application carries forward previous commitments to dedicate the RPA area to the Park Authority, and to provide sidewalks and trails on all site frontages and interior to the site, including through the RPA. Staff believes that this standard has been addressed.

Waivers and Modifications Requested

- *Modification of transitional screening requirements in favor of that shown on the CDP/FDP (previously approved)*
- *Modification and waiver of barrier requirements in favor of that shown on the CDP/FDP (previously approved)*

These modifications and waivers were approved with the previous approval; no changes are proposed to the edges of the site adjacent to residential development. While additional screening would be desirable, particularly adjacent to the church to the south, that shown does not reduce what is currently allowed. Therefore, staff does not object to the reaffirmation of these modifications.

- *Waiver of the loading space requirement for the drive through bank*

Due to the nature of the drive-in bank use, large vehicles are not expected to make deliveries to the site. Sufficient parking exists to accommodate standard delivery vehicles; staff does not object to the waiver of the loading space

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposes to amend the previously approved zoning case on the application property to replace a two-story restaurant and drive in bank with a one story drive in bank pad site. As noted in the analysis, staff is concerned that the proposal, which specifies distinct architecture for the pad site alone, rather than the coordinated architecture recommended in the Plan, will create a "strip mall" character to the site (exacerbated by the additional, more prominent drive through windows). Therefore, staff has proposed a development condition requiring building materials and colors to be coordinated between the bank and the remainder of the site.

Recommendations

Staff recommends approval of PCA 2003-HM-004, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 2003-HM-004, subject to conditions consistent with those contained in Appendix 2.

Staff recommends approval of a modification of transitional screening requirements in favor of that shown on the CDP/FDP.

Staff recommends approval of a modification and wavier of barrier requirements in favor of that shown on the CDP/FDP.

Staff recommends approval of a waiver of the loading space requirement for the drive through bank.

It should be noted that it is not the intent of the 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; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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. Proposed Development Conditions
3. Affidavit
4. Statement of Justification
5. Previous approval: RZ/FDP 2003-HM-004
6. Plan Citations, Land Use Analysis & Environmental Analysis
7. Transportation Analysis
8. Zoning Ordinance Provisions
9. Glossary of Terms

DRAFT PROFFERS

DULLES CENTER, LLC

PCA 2003-HM-004

August 30, 2007

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Dulles Center, LLC, (hereinafter referred to as the "Applicant"), for itself, successors and assigns in PCA 2003-HM-004, filed for property identified as Tax Map 16-3 ((1)) 6A, 6B and 36 and portions of Old Centreville Road to be vacated/abandoned (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors approves an amendment to proffered conditions in conjunction with a Conceptual/Final Development Plan (CDP/FDP) for commercial development. These proffers shall replace and supersede any previous proffers approved on the Application Property.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN –

- a. Subject to the provisions of Section 16-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the CDP/FDP, consisting of eleven sheets prepared by Charles P. Johnson & Associates, Inc. dated May 10, 2007, and revised through July 30, 2007.
- b. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications to the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the layout, internal lot lines, and locations of the proposed buildings at time of site plan submission based on final building footprints, utility locations, and final engineering design, provided that such does not materially decrease the amount and location of open space, tree save areas, or distance to peripheral lot lines.
- c. Notwithstanding that the CDP/FDP is presented on eleven sheets and said CDP/FDP is the subject of Proffer 1a. above, it shall be understood that the CDP shall be limited to the points of access, location and amount of open space, limits of clearing and grading, uses, and the total number and general location of buildings. The Applicant has the option to request Final Development Plan Amendments ("FDPAs") for elements other than CDP elements from the Planning Commission for all of, or a portion of, the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.

- d. **Maximum Intensity and Permitted Uses.** A maximum intensity for the site shall be a 0.63 FAR. The primary uses shall include retail sales establishments, hotels, motels, offices, financial institution with a drive-through, and eating establishments without a drive-through; however, the following principal and secondary uses may also be included within retail/office/eating establishment and hotel building:

1. Business and Supply Service Establishment
2. Garment Cleaning Establishment
3. Personal Service Establishment
4. Public Uses
5. Repair Service Establishment
6. Accessory Uses and Accessory Services Uses
7. Fast Food Restaurants (not drive-through)
8. Health Clubs
9. Community Uses
10. Private Clubs and Public Benefit Associations
11. Private Schools of Special Education

2. **TRANSPORTATION –**

- a. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, Applicant shall dedicate and convey in fee simple to the Board of Supervisors variable right of way up to a width of seventy-eight (78) feet from the existing centerline of Centreville Road along the Application Property's frontage as shown on the CDP/FDP. Dedication shall be made in fee simple to the Board of Supervisors, at no cost, at the time of first site plan approval, or upon demand from either Fairfax County or VDOT, whichever shall first occur.
- b. Subject to VDOT and DPWES approval, Applicant shall dedicate and convey in fee simple to the Board of Supervisors variable right of way up to a width of sixty-three (63) feet from the existing centerline of Coppermine Road along the Application Property's frontage as shown on the CDP/FDP. Dedication shall be made in fee

simple to the Board of Supervisors, at no cost, at the time of first site plan approval, or upon demand from either Fairfax County or VDOT, whichever shall first occur.

- c. Applicant shall construct frontage improvements to the Coppermine Road frontage as shown on the CDP/FDP. Coppermine Road improvements shall include two left turn lanes onto northbound Centreville Road, one through eastbound lane, a combined eastbound through and right turn lane onto southbound Centreville Road, two through westbound lanes, and right and left turn lanes into the Coppermine Road entrance subject to VDOT approval. Applicant shall extend Coppermine Road improvements along the frontage of Tax Map 16-3 ((1)) 7 as depicted on the CDP/FDP. Prior to construction of improvements, the Applicant shall receive approval of a study scope from VDOT and submit a traffic impact analysis for Coppermine Road to VDOT. A copy of the approved scope and traffic impact analysis shall be submitted to the Fairfax County Department of Transportation (FCDOT) for information. Following VDOT review of the study, the Applicant shall implement VDOT recommendations in its final road improvement design, without the necessity of an amendment to these proffers or the CDP/FDP, so long as such improvements are in substantial conformance with the CDP/FDP, or located entirely within the public right-of-way. Said improvements shall be completed prior to the issuance of the first Non-Residential Use Permit (Non-RUP) for the Application Property.
- d. Subject to VDOT and DPWES approval, Applicant shall construct a two hundred (200) foot right turn lane plus a one hundred (100) foot taper along the Application Property's Centreville Road frontage measuring a total of approximately three hundred (300) feet within the dedicated right of way as shown on the CDP/FDP. Said improvements shall be completed prior to the issuance of the first Non-RUP for the Application Property.
- e. Applicant shall construct the access to Centreville Road as right in and right out, as shown on the CDP/FDP. The Applicant shall install signs on the Application Property directing traffic heading to northbound Centreville Road to the Coppermine Road/Centreville Road intersection. The Applicant shall conduct a study of the right in and right out access at Centreville Road to evaluate the safety and operation of the entrance six (6) months after the Non-RUP is issued for either the hotel or the retail building (whichever occurs first), and again six (6) months after the first Non-RUP for the other building (unless both buildings are occupied at the time of the first study, in which case only one study will be required.) The parameters of said study, or studies, shall be discussed with and approved by VDOT and FCDOT prior to its submittal. The Applicant shall implement safety measures as recommended by VDOT, which may include a restriction of the access to entrance only, as appropriate, and without the necessity of an amendment to these proffers or the CDP/FDP, so long as such measures are in substantial conformance with the CDP/FDP.

- f. As shown on the CDP/FDP, Applicant shall construct a (10) foot wide concrete trail along the Application Property's Centreville Road frontage within the right-of-way.
- g. Applicant shall construct a five (5) foot wide concrete sidewalk along the Application Property's Coppermine Road frontage within the dedicated right of way as shown on the CDP/FDP. Said sidewalk shall be constructed prior to the issuance of the first Non-RUP for the Application Property.
- h. Subject to the approval of VDOT, the Applicant shall install a "No U-Turn" sign on the southbound side of the intersection of Centreville Road and Coppermine Road. If approved by VDOT at time of the site plan, the Applicant shall install the sign prior to the issuance of the first Non-RUP for the Application Property.
- i. Applicant shall construct an eight (8) foot wide asphalt trail from Centreville Road to the western property line as generally shown on the CDP/FDP to connect to the trail proposed with RZ 2002-HM-035. Said improvements shall be completed prior to the issuance of the Non-RUP for the hotel.
- j. Applicant shall discontinue/abandon/vacate a portion of Old Centreville Road and shall privately maintain any portion of Old Centreville Road that continues to be right-of-way as shown on the CDP/FDP. If a portion of the right-of-way is discontinued/abandoned/vacated, Applicant shall develop these areas as shown on the CDP/FDP. Should the Board of Supervisors deny the discontinuance/abandonment/vacation, a Proffered Condition Amendment/Final Development Plan Amendment shall be obtained. The Applicant hereby waives any right to claim or assert (i) any vested right in any plan approved under the assumption of accomplishment of such vacation and/or abandonment, or (ii) a taking or any other cause of action that otherwise may have arisen out of a Board decision to deny in whole or in part the right of way vacation and/or abandonment request. At time of discontinuance/abandonment/vacation, the Applicant shall enter into a hold harmless agreement to benefit Fairfax County, VDOT and any adjacent property owners for maintenance of any portion of Old Centreville Road that remains in right-of-way.
- k. Applicant shall contribute the sum of twenty thousand dollars (\$20,000.00) at time of first site plan approval for the Applicant Property to DPWES for the installation of bus shelter in the vicinity of the Application Property and shall maintain said shelter if adjacent to the Application Property.
- l. If warranted, the Applicant shall modify the existing traffic signal at the intersection of Centreville Road and Coppermine Road to accommodate the traffic generated by proposed development, subject to the approval of VDOT. Said modifications may include the retiming of the signal and/or the relocation of signal poles, as necessary.

Said modifications shall be completed prior to the issuance of the first Non-Residential Use Permit for the Application Property.

- m. If applicable warrants have been met, and subject to VDOT approval, Applicant shall install a traffic signal at the Application Property's access to Coppermine Road. If required by warrants, said traffic signal shall be installed prior to the issuance of the first Non-Residential Use Permit for the Application Property.
- n. If not already installed, the Applicant shall add pedestrian countdown signals and crosswalks at the signalized intersection of Centreville Road and Coppermine Road at each leg of the intersection, subject to VDOT approval. Said improvements shall be installed prior to the issuance of the first Non-RUP for the Application Property.
- o. Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all dedications described herein and as may be reasonably required by Fairfax County or VDOT whether such dedications occur prior to or at time of site plan approval.
- p. Subject to the approval of Dominion Resources, successor in interest to VEPCO, Applicant may locate parking underneath the existing electric power easement, as shown on the CDP/FDP.
- q. Interparcel public access shall be provided to Tax Map 16-3 ((1)) 7, in the general location depicted on the CDP/FDP.
- r. Shower stalls and lockers shall be provided in the hotel for hotel employees.
- s. An inverted U-style bicycle parking rack, or other type as approved by FCDOT, shall be provided adjacent to the bank building, and three racks each shall be provided at the retail building and hotel. Said racks shall be installed prior to the issuance of a Non-RUP for each building.
- t. Prior to the issuance of any Non-RUP, the Applicant shall demonstrate to DPWES that adequate parking is provided in accordance with the CDP/FDP and to serve all uses on the Application Property. Should adequate parking not be available, the proposed uses shall be modified to meet minimum parking requirements.
- u. The timing of all of the transportation improvements described herein may be modified to a later time certain, as submitted to and approved by VDOT and/or FCDOT.

3. LANDSCAPING AND OPEN SPACE -

- a. Applicant shall strictly adhere to the limits of clearing and grading as shown on the CDP/FDP. The installation of utilities and/or trails outside of the limits of clearing and grading as shown on the CDP/FDP shall be located in the least disruptive manner necessary as determined by the Urban Forestry Division of DPWES. A replanting plan shall be developed and implemented, subject to approval by the Urban Forester, for any areas outside the limits of clearing and grading that must be disturbed.
- b. Applicant shall provide landscaping on the Application Property as generally shown on the CDP/FDP, in accordance with the recommendations of the Urban Forester. Evergreen trees shall be a minimum height of eight (8) feet and deciduous trees shall have a minimum caliper of two and one-half to three (2 ½ to 3) inches at the time of planting.

4. PARKS AND RECREATION -

- a. Applicant shall dedicate in fee simple the Resource Protection Area (RPA) as depicted on the CDP/FDP to the Fairfax County Park Authority for public park purposes prior to the issuance of a Non-residential Use Permit for the hotel, or upon demand from Fairfax County, whichever shall occur first. Dedication may be subject to a conservation easement granted to Fairfax County for BMPs.
- b. Applicant shall contribute the sum of forty-three thousand six hundred and fifty dollars (\$43,650.00) to the Fairfax County Park Authority at time of site plan approval for the construction of recreation facilities in the vicinity of the Application Property. Said contribution shall be reduced by the cost of the trail identified in Proffer 2. i.

5. STORMWATER MANAGEMENT - BEST MANAGEMENT PRACTICES -

- a. Prior to site plan approval, the Applicant shall demonstrate to the satisfaction of DPWES that adequate outfall is provided. Stormwater management and BMPs shall be provided in accordance with the PFM within one or more underground facilities. The facilities will be located where the proximity to an adequate outfall allows the most approvable design, so as not to interfere with other aspects of the CDP/FDP, but smaller facilities, integrated into storm catch basin structures such as tree box filters, Filterra, or similar facilities, may be utilized elsewhere on the site, subject to the approval of DPWES. If the proposed facilities, or viable alternatives that do not significantly affect the site layout, are not approved by DPWES, the Applicant recognizes that it may be necessary to request an amendment to the approved CDP and/or FDP to alter the site design. Areas within the RPA may be used for BMP credit, if deemed suitable by DPWES, except for those areas disturbed for the installation of trails and utilities. The Applicant and its successors will assume the

responsibility for the perpetual maintenance of all underground stormwater management facilities. Said maintenance responsibility shall be incorporated into an agreement to be reviewed and approved by Fairfax County Attorney's Office and recorded among the land records. Said agreement shall address the following issues:

1. Future replacement when warranted.
 2. Liability and insurance in an amount acceptable to Fairfax County.
 3. Restriction that the Applicant, or successors, or assigns shall not petition DPWES for future maintenance.
 4. County inspection to ensure that the facilities are maintained by the Applicant in good working order.
- b. Subject to the review and approval of DPWES, the Applicant shall make reasonable efforts to incorporate low impact design features into the site plan, notwithstanding that said features may not be shown on the CDP/FDP. At the Applicant's option, design features may be incorporated such as discharging stormwater or roof drainage across vegetated areas, infiltration trenches, BMP swales or other similar techniques that will result in an increased post-development time of concentration.

6. DESIGN -

- a. Buildings shall be constructed as generally consistent with the conceptual elevations shown on Sheets 5, 6, 7 and 8 of the CDP/FDP. Exposed neon tubing and wood trim shall not be provided on the building roofline and building facades.
- b. Applicant shall provide landscape buffers and streetscape features as conceptually shown on the CDP/FDP.
- c. Lighting on the Application Property shall be downward directed and fully shielded (cut-off) in accordance with Zoning Ordinance provisions.
- d. Applicant shall construct all buildings, except the bank, on the Application Property with a common theme to ensure coordinated development. Common theme elements shall include, but not be limited to, consistent building materials, architectural features and colors subject to approval by DPWES during the building permit review process. The bank shall be constructed as generally shown on the CDP/FDP, and shall include compatible materials and accent colors with the remaining buildings constructed on the Application Property.
- e. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance or in accordance with a Comprehensive Sign Plan as approved by Fairfax County.

Signage shall be architecturally compatible with the building façade, and, if provided, a monument sign shall be compatible with the examples on the CDP/FDP. There shall be no pole-mounted signs provided.

- f. Lighting for signs, if provided, shall be internal or top downward.
- g. The proposed hotel building shall not exceed a maximum height of 75 feet, and the proposed retail/office/restaurant building shall not exceed a maximum height of 45 feet.

7. NOISE ATTENUATION -

- a. In order to reduce interior noise to a level of approximately DNL 45 dBA, hotel units within a highway noise impact zone of DNL 65-70 dBA (285 feet from centerline of Centreville Road) shall employ the following acoustical treatment measures:
 - 1. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
 - 2. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20 percent of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20 percent of an exposed façade, then the glazing shall have an STC rating of at least 39.
 - 3. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society of Testing and Materials (ASTM) to minimize sound transmission.
 - 4. Applicant reserves the right to pursue other methods of mitigating highway noise impacts that can be demonstrated prior to issuance of a building permit, through an independent noise study as reviewed and approved by DPWES, that these methods will be effective in reducing interior noise levels to DNL 45 dBA, or less.

8. RESOURCE PROTECTION AREA (RPA) -

The Applicant shall develop an RPA protection and restoration plan, which is in conformance with Fairfax County's Chesapeake Bay Preservation Ordinance as approved by the Urban Forestry Division of DPWES. The restoration plan shall be submitted concurrently with the site plan submission for the hotel for review and approval by the Urban Forestry Division. The plan shall propose an appropriate selection of species based on

existing and proposed site conditions to restore the area to a native forest cover type. Said plan shall include the following at a minimum:

1. Super silt fence shall be used immediately adjacent to the RPA during clearing and grading and construction activities.
2. Existing structures within the RPA shall be manually removed, or removed with rubber wheeled vehicles.
3. Plant list detailing species, sizes and stock types of trees and other vegetation to be planted.
4. Soil treatments and amendments, if necessary.

9. MISCELLANEOUS –

- a. Applicant shall submit a geotechnical report for the Application Property to DPWES, for review and approval, prior to site plan approval, and shall implement any recommendations. Geotechnical reports may be submitted for separate phases of the project.
- b. All of the improvements described herein shall be constructed concurrent with the appropriate phase of development of the Application Property.
- c. Cellar space may be provided within the buildings but shall be limited to uses that do not generate traffic.
- d. These proffers shall bind and inure to the benefit of the Applicant and his or her successors and assigns.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

PCA 2003-HM-004

APPLICANT/
TITLE OWNER OF 16-3 ((1)) 6A, 6B and 36

DULLES CENTER, LLC

By: Bahman Batmanghelidj
Its: President/Managing Member

PCA 2003-HM-004

FAIRFAX COUNTY BOARD OF SUPERVISORS,
A body corporate and politic
Title Owner of a Portion of Old Centreville Road

By: _____

Name: Anthony H. Griffin

Title: Fairfax County Executive

FINAL DEVELOPMENT PLAN CONDITIONS**FDPA 2003-HM-004****September 6, 2007**

If it is the intent of the Planning Commission to approve Final Development Plan FDPA 2003-HM-004, to permit mixed use development, on property located at Tax Map 16-3 ((1)) 6A and 6B (*formerly known as 16-3 ((1)) 6*), 16-3 ((1)) 36 and a portion of right-of-way for Old Centreville Road to be vacated and/or abandoned, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede any previous conditions on the subject property. An asterisk (*) denotes a condition carried forward from the previous approval.

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Dulles Center", prepared by, Charles P. Johnson & Associates consisting of seven sheets dated May 10, 2007, as revised through July 30, 2007.
2. In order to ensure conformance with the CDP/FDP, architectural design in the form of final building elevations and landscape plans shall be presented to the Planning Commission for administrative review and approval to demonstrate that the buildings are compatible with each other in terms of materials and colors prior to site plan approval. *
3. All dumpsters shall be fully screened from view through the use of solid, opaque enclosures. *
4. Parking shall be provided in accordance with the rates in the Zoning Ordinance; however, the applicant may apply for a shared parking agreement if permitted in accordance with the Zoning Ordinance provisions.

REZONING AFFIDAVIT

DATE: August 27, 2007
 (enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 95914c

in Application No.(s): PCA/FDPA 2003-HM-004
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Dulles Center, LLC Agents: Bahman Batmanghelidj (nmi) Behrooz Ebrahimi (nmi) Zewdeneh Getachew (nmi)	46950 Community Plaza, Suite 201 Sterling, Virginia 20164	Applicant/Title Owner of Tax Map 16-3 ((1)) 6A and 6B (formerly 6) and 36
Fairfax County Board of Supervisors Agent: Anthony H. Griffin, County Executive	12000 Government Center Parkway Suite 533 Fairfax, VA 22035	Title Owner of portions of Centreville Road to be vacated and/or abandoned
Charles P. Johnson & Associates, Inc. Agents: Allan D. Baken Henry M. Fox, Jr. Paul B. Johnson	3959 Pender Drive, Suite 210 Fairfax, VA 22030	Engineers/Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: August 27, 2007
 (enter date affidavit is notarized)

95914c

for Application No. (s): PCA/FDPA 2003-HM-004
 (enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Patton Harris Rust & Associates, PC Agents: Douglas R. Kennedy John F. Callow	14532 Lee Road Chantilly, Virginia 20151	Transportation Consultant/Agent
Davis, Carter, Scott Ltd Agents: Douglas N. Carter C. Robert Atkinson	1676 International Drive, #500 McLean, Virginia 22102	Architects/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Jason B. Heinberg Abby C. Denham Blair A. Lonergan (former) Sara V. Mariska Tara E. Wiedeman Blair A. Lonergan Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Megan C. Shilling Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: August 27, 2007
(enter date affidavit is notarized)

95914c

for Application No. (s): PCA/FDPA 2003-HM-004
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Dulles Center, LLC
46950 Community Plaza, Suite 201
Sterling, Virginia 20164

DESCRIPTION OF CORPORATION: (check one statement)

- [X] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Bahman Batmanghelidj (nmi), Managing Member
Zewdench Getachew, Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

Bahman Batmanghelidj (nmi), President, VP; Zewdench Getachew (nmi), Secretary, Treasurer

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: August 27, 2007

(enter date affidavit is notarized)

95914c

for Application No. (s): PCA/FDPA 2003-HM-004

(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Charles P. Johnson & Associates, Inc.
3959 Pender Drive, Suite 210
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Charles P. Johnson
Paul B. Johnson

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Davis, Carter & Scott Ltd.
1676 International Drive, #500
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Douglas N. Carter, Lena I. Scott, Patricia A. Appleton, C. Robert Atkinson, Marcia K. Calhoun, Christine C. Garrity, Christopher L. Garwood, Alan K. Houde

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 27, 2007
(enter date affidavit is notarized)

95914c

for Application No. (s): PCA/FDPA 2003-HM-004
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Peter M. Dolan, Jr., Jay du Von, Jerry K. Emrich, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Patton Harris Rust & Associates, PC
14532 Lee Road
Chantilly, Virginia 20151

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Thomas D. Rust
Jeffrey E. Frank

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: August 27, 2007
(enter date affidavit is notarized)

95914c

for Application No. (s): PCA/FDPA 2003-HM-004
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
None

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: August 27, 2007
(enter date affidavit is notarized)

95914c

for Application No. (s): PCA/FDPA 2003-HM-004
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

None

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: August 27, 2007
(enter date affidavit is notarized)

95914c

for Application No. (s): PCA/FDPA 2003-HM-004
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

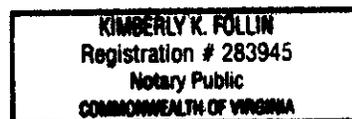
[] Applicant [x] Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 27 day of August 2007, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2007





**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com

April 24, 2007

RECEIVED
Department of Planning & Zoning

APR 25 2007

Zoning Evaluation Division

Via Overnight Delivery

Barbara A. Byron, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: PCA/FDPA 2003-HM-004
Applicant: Dulles Center, LLC

Dear Ms. Byron:

Please accept the following as a statement of justification for a proffered condition amendment and final development plan amendment on approximately 4.912 acres zoned to the PDC District.

The Applicant is the owner of approximately 4.912 acres in the Hunter Mill Magisterial District, which are identified among the Fairfax County tax map records as 16-3 ((1)) 6 and 36 (the "Subject Property"). The Subject Property is located in the northwest quadrant of the intersection of Coppermine Road and Centerville Road and includes a portion of Centerville Road right-of-way that is proposed to be vacated and/or abandoned. The Subject Property was rezoned from the R-1 and I-4 Districts to the PDC District by the Board of Supervisors at its hearing held on August 4, 2003. The rezoning was approved subject to proffers, dated June 19, 2003, and a proffered conceptual/final development plan (CDP/FDP). The Applicant is proposing modifications to the approved CDP/FDP.

The Comprehensive Plan (the "Plan") recommends that the Subject Property be developed with a complimentary mix of uses at .5 to 1.0 FAR, including a combination of office or hotel and retail uses to include eating establishments, financial institutions and other service uses excluding automobile intensive uses and drive-through uses, except that may be associated with financial institutions. The Applicant's proposal continues to be compatible with the recommendations of the Plan.

Although the rezoning application was approved in 2003, construction has not commenced on the Subject Property and it remains vacant. Market conditions and financial

considerations have caused this delay. In order to respond to issues associated final design and market conditions, the Applicant proposes modifications to the Subject Property as shown on the CDP/FDP.

The Applicant continues to propose a mixed-use development comprised of a hotel with support retail services, a retail/office/restaurant building and a financial institution. The amended CDP/FDP illustrates three (3) buildings and associated parking. The building layout and traffic circulation are similar to the existing approval. A trail is provided along Centreville Road that is connected through the Subject Property to the adjacent property. This facilitates pedestrian connections in the area. The Applicant will continue to dedicate and construct road improvements, as previously proffered. The uses shown on the CDP/FDP are as follows: a seven (7) story hotel consisting of 88,559 gross square feet, which may include accessory uses on the first floor; a two (2) story retail/office/restaurant building consisting of 42,360 gross square feet; and a financial institution consisting of 3,683 square feet. All of these uses combined result in an FAR of .63, which is within the recommendation of .5 to 1.0 FAR established by the Plan.

The Subject Property is impacted by a major utility easement and necessary adjustments have been made to the density calculation. In addition, the Subject Property is impacted by floodplain, which is appropriately designated on the CDP/FDP. A portion of the Subject Property, identified as Parcel B, will be dedicated to the Fairfax County Park Authority. The CDP/FDP provides for a total of 425 parking spaces on the Subject Property. This is provided with a combination of 140 surface parking spaces and 285 garage parking spaces. The proposed parking exceeds the requirements of the Fairfax County Zoning Ordinance.

The primary modification to the proposal is located in the southeast quadrant of the Subject Property. In lieu of a previously approved three story building containing an eating establishment and financial institution, the Application proposes only the financial institution. The building footprint has been revised and the one story building will have a gross floor area of 3,683 square feet. In conjunction with this redesign, the parking and vehicular access has been reconfigured. The Applicant proposes three (3) drive-through windows with a by-pass lane. Parking for the financial institution will be provided around the building. The Applicant will continue to provide landscaping adjacent to Centreville Road and Coppermine Road as shown on the conceptual landscape plan that is part of the CDP/FDP. This landscaping will provide appropriate screening.

The Applicant continues to propose a high quality development that will enhance the uses in the area. The mix of uses will complement each other and minimum changes are proposed to the approved CDP/FDP. Architectural elevations are provided as a part of the CDP/FDP to illustrate the proposed buildings. In addition, the Applicant will reaffirmed the previous proffers regarding architectural design and building materials.

Should you have any questions regarding this submission, or require additional information, please do not hesitate to contact me. This application has been authorized for expedited review by the Board of Supervisors (the "Board"). I have enclosed a copy of the

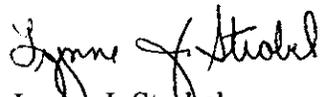
April 24, 2007

Page 3

Board motion for your convenient reference. Therefore, I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission and the Board at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Lynne J. Strobel

LJS/aab

cc: Bahman Batmanghelidj
Paul Johnson
Allan Baken
Martin D. Walsh

{A0115053.DOC / 1 Letter to Byron 000749 000009}



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903

V I R G I N I A

September 24, 2003

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm

Email: clerktothebos@fairfaxcounty.gov

Lynne J. Strobel, Esquire
Walsh, Colucci, Stackhouse, Emrich & Terpak, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

RE: Rezoning Application
Number RZ 2003-HM-004

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on August 4, 2003, granting Rezoning Application Number RZ 2003-HM-004 in the name of Dulles Center, LLC to rezone certain property in the Hunter Mill District from the R-1 and I-4 Districts to the PDC District, located in the northwest quadrant of the intersection of Centreville Road and Coppermine Road, Tax Map 16-3 ((1)) 6 and 36, and portions of Old Centreville Road to be vacated and/or abandoned, subject to the proffers dated June 19, 2003 consisting of approximately 4.92 acres. (Approval of this application may enable the vacation and or abandonment of portions of the public rights-of-way for Old Centreville Road to proceed under Section 15.2-2272 (2) of the Code of Virginia).

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDP 2003-HM-004 on June 25, 2003, subject to the Board's approval of RZ 2003-HM-004.

The Board also modified the transitional screening and waived the barrier requirements in accordance with the landscaping depicted on the Conceptual Development Plan.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ns

RZ 2003-HM-004
September 24, 2003

- 2 -

cc: Chairman Katherine K. Hanley
Supervisor Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Enforcement Branch
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.,
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
Kenny King, Proffer Administrator, Plans & Document Control, OSDS, DPWES
Department of Highways - VDOT
Joyce Evans, Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES
Barbara J. Lipa, Executive Director, Planning Commission
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

RECEIVED
Department of Planning & Zoning
SEP 25 2003
Zoning Evaluation Division

PROFFERS

DULLES CENTER, LLC

RZ 2003-HM-004

June 19, 2003

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Dulles Center, LLC, (hereinafter referred to as the "Applicant"), for themselves, successors and assigns in RZ 2003-HM-004, filed for property identified as Tax Map 16-3 ((1)) 6 and 36 and portions of Old Centreville Road to be vacated/abandoned (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDC District in conjunction with a Conceptual/Final Development Plan (CDP/FDP) for commercial development. If accepted, these proffers shall replace and supersede any previous proffers approved on the Application Property.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN –

- a. Subject to the provisions of Section 16-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the CDP/FDP, consisting of seven sheets prepared by Charles P. Johnson & Associates, Inc. dated December 5, 2002, and revised through May 28, 2003.
- b. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications to the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the layout, internal lot lines, and locations of the proposed buildings at time of site plan submission based on final building footprints, utility locations, and final engineering design, provided that such does not materially decrease the amount and location of open space, tree save areas, or distance to peripheral lot lines.
- c. Notwithstanding that the CDP/FDP is presented on seven sheets and said CDP/FDP is the subject of Proffer 1a. above, it shall be understood that the CDP shall be limited to the points of access, location and amount of open space, limits of clearing and grading, and the total number and general location of buildings. The Applicant has the option to request Final Development Plan Amendments ("FDPAs") for elements other than CDP elements from the Planning Commission for all of, or a portion of, the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.

- d. Maximum Intensity and Permitted Uses. A maximum intensity for the site shall be a 0.68 FAR. The primary uses shall include retail sales establishment, hotels, motels, offices, financial institution with a drive-through, and eating establishments without a drive-through; however, the following principal and secondary uses may also be included within retail/office/eating establishment and hotel building:

1. Business and Supply Service Establishment
2. Garment Cleaning Establishment
3. Personal Service Establishment
4. Public Uses
5. Repair Service Establishment
6. Accessory Uses and Accessory Services Uses
7. Fast Food Restaurants (not drive-through)
8. Health Clubs
9. Community Uses
10. Private Clubs and Public Benefit Associations
11. Private Schools of Special Education

2. TRANSPORTATION –

- a. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, Applicant shall dedicate and convey in fee simple to the Board of Supervisors variable right of way up to a width of seventy-four (74) feet from the existing centerline of Centreville Road along the Application Property's frontage as shown on the CDP/FDP. Dedication shall be made in fee simple to the Board of Supervisors at time of recordation of the final record plat, or upon demand from either Fairfax County or VDOT, whichever shall first occur.
- b. Subject to VDOT and DPWES approval, Applicant shall dedicate and convey in fee simple to the Board of Supervisors variable right of way up to a width of sixty-three (63) feet from the existing centerline of Coppermine Road along the Application Property's frontage as shown on the CDP/FDP. Dedication shall be made in fee

simple to the Board of Supervisors at time of recordation of the final record plat, or upon demand from either Fairfax County or VDOT, whichever shall first occur.

- c. Applicant shall construct frontage improvements for the Coppermine Road frontage as shown on the CDP/FDP. Coppermine Road improvements shall include dual left turn lanes onto northbound Centreville Road, two through eastbound lanes, two through westbound lanes, right turn lane onto southbound Centreville Road, and right and left turn lanes into the Coppermine Road entrance subject to VDOT approval. Applicant shall extend Coppermine Road improvements along the frontage of Tax Map 16-3 ((1)) 7 as depicted on the CDP/FDP. Said improvements shall be completed prior to the issuance of the first Non-Residential Use Permit for the Application Property.
- d. Subject to VDOT and DPWES approval, Applicant shall construct a two hundred (200) foot right turn lane plus a one hundred (100) foot taper along the Application Property's Centreville Road frontage measuring a total of approximately three hundred (300) feet within the dedicated right of way as shown on the CDP/FDP. Said improvements shall be completed prior to the issuance of the first Non-Residential Use Permit for the Application Property.
- e. Subject to VDOT and DPWES approval, Applicant shall construct a left turn lane traffic barrier on Centreville Road as depicted on the CDP/FDP to prevent vehicles leaving the Application Property onto Centreville Road from making a left turn onto Coppermine Road. Said improvements shall be completed prior to the issuance of the Non-Residential Use Permit for the Application Property. In the event that VDOT does not approve the traffic barrier as depicted on the CDP/FDP, the Centreville Road entrance shall be an entrance only.
- f. Notwithstanding that which is shown on the CDP/FDP, Applicant shall construct an eight (8) foot wide asphalt trail along the Application Property's Centreville Road frontage. Portions of said trail may be located within an easement on the Application Property.
- g. Applicant shall construct a five (5) foot wide concrete sidewalk along the Application Property's Coppermine Road frontage within the dedicated right of way as shown on the CDP/FDP.
- h. Applicant shall construct an eight (8) foot wide asphalt trail from Centreville Road to the western property line as generally shown on the CDP/FDP to connect to the trail proposed with RZ 2002-HM-035. The final location of the trail shall be field located at time of site plan submission in coordination with the Fairfax County Park Authority. In order to minimize site disturbance, the trail shall be field located in consultation with the Urban Forestry Division prior to first submission of the site plan. Once the trail is located in the field, it shall be shown on the site plan with the

limits of clearing and grading reflecting only that required for access and construction. Said improvements shall be completed prior to the issuance of the Non-Residential Use Permit for the hotel.

- i. Applicant has applied for the abandonment/vacation of portions of Old Centreville Road. If abandoned/vacated, Applicant shall develop these areas as shown on the CDP/FDP. Should the Board of Supervisors deny the abandonment/vacation, the Applicant shall apply for and receive approval of a Proffered Condition Amendment/Final Development Plan Amendment. The Applicant hereby waives any right to claim or assert (i) any vested right in any plan approved under the assumption of accomplishment of such vacation and/or abandonment, or (ii) a taking or any other cause of action that otherwise may have arisen out of a Board decision to deny in whole or in part the right of way vacation and/or abandonment request.
- j. Applicant shall contribute the sum of seventeen thousand dollars (\$17,000.00) at time of site plan approval to DPWES for the installation of bus shelter in the vicinity of the Application Property and maintain if adjacent to the Application Property.
- k. Applicant shall modify the existing traffic signal at the intersection of Centreville Road and Coppermine Road to accommodate the traffic generated by proposed development, subject to the approval of VDOT. Said modifications may include the relocation of signal poles and pedestrian activation, as necessary. Said modifications shall be completed prior to the issuance of the first Non-Residential Use Permit for the Application Property.
- l. If applicable warrants have been met, and subject to VDOT approval, Applicant shall install a traffic signal at the Application Property's access to Coppermine Road. If required by warrants, said traffic signal shall be installed prior to the issuance of the first Non-Residential Use Permit for the Application Property.
- m. Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all dedications described herein and as may be reasonably required by Fairfax County or VDOT whether such dedications occur prior to or at time of site plan approval.
- n. Subject to the approval of Dominion Resources, successor in interest to VEPCO, Applicant may locate parking underneath the existing electric power easement.
- o. Two interparcel public access easements shall be provided to Tax Map 16-3 ((1)) 7, in the general location depicted on the CDP/FDP.
- p. Shower stalls and lockers shall be provided in the hotel for hotel employees.
- q. A bicycle parking rack shall be provided adjacent to each building.

3. LANDSCAPING AND OPEN SPACE -

- a. Applicant shall strictly adhere to the limits of clearing and grading as shown on the CDP/FDP. The installation of utilities and/or trails outside of the limits of clearing and grading as shown on the CDP/FDP shall be located in the least disruptive manner necessary as determined by the Urban Forestry Division of DPWES. A replanting plan shall be developed and implemented, subject to approval by the Urban Forester, for any areas outside the limits of clearing and grading that must be disturbed.
- b. Applicant shall provide landscaping on the Application Property as generally shown on the CDP/FDP, in accordance with the recommendations of the Urban Forester. Evergreen trees shall be a minimum height of eight (8) feet and deciduous trees shall have a minimum caliper of two and one-half to three (2 ½ to 3) inches at the time of planting.

4. PARKS AND RECREATION -

- a. Applicant shall dedicate in fee simple the Resource Protection Area (RPA) as depicted on the CDP/FDP to the Fairfax County Park Authority for public park purposes prior to the issuance of a Non-residential Use Permit for the hotel, or upon demand from Fairfax County, whichever shall occur first. Dedication may be subject to a conservation easement granted to Fairfax County for BMPs.
- b. Applicant shall contribute the sum of forty-three thousand six hundred and fifty dollars (\$43,650.00) to the Fairfax County Park Authority at time of site plan approval for the construction of recreation facilities in the vicinity of the Application Property. Said contribution shall be reduced by the cost of the trail identified in Proffer 2.h.

5. STORMWATER MANAGEMENT - BEST MANAGEMENT PRACTICES -

- a. Prior to site plan approval, the Applicant shall demonstrate to the satisfaction of DPWES that adequate outfall is provided. Stormwater management and BMPs shall be provided in accordance with the PFM within one or more underground facilities. The primary storage and filter facilities will be located where the proximity to an adequate outfall allows the most approvable design, so as not to interfere with other aspects of the CDP/FDP, but smaller facilities, integrated into storm catch basin structures or similar facilities, may be utilized elsewhere on the site, subject to the approval of DPWES. If the proposed facilities, or viable alternatives that do not significantly affect the site layout, are not approved by DPWES, the Applicant recognizes that it may be necessary to request an amendment to the approved CDP and/or FDP to alter the site design. Areas within the RPA may be used for BMP credit except for those areas disturbed for the installation of trails and utilities. The

Applicant and its successors will assume the responsibility for the perpetual maintenance of all underground stormwater management facilities. Said maintenance responsibility shall be incorporated into an agreement to be reviewed and approved by Fairfax County Attorney's Office and recorded among the land records. Said agreement shall address the following issues:

1. Future replacement when warranted.
 2. Liability and insurance in an amount acceptable to Fairfax County.
 3. Restriction that the Applicant, or successors, or assigns shall not petition DPWES for future maintenance.
 4. County inspection to ensure that the facilities are maintained by the Applicant in good working order.
- b. Subject to the review and approval of DPWES, the Applicant shall make reasonable efforts to incorporate low impact design features into the site plan, notwithstanding that said features may not be shown on the CDP/FDP. At the Applicant's option, design features may be incorporated such as discharging stormwater or roof drainage across vegetated areas, infiltration trenches, BMP swales or other similar techniques that will result in an increased post-development time of concentration.
6. DESIGN -
- a. Buildings shall be constructed as generally consistent with the conceptual elevations shown on Sheets 5, 6 and 7 of the CDP/FDP. Exposed neon tubing and wood trim shall not be provided on the building roofline and building facades.
 - b. Applicant shall provide landscape buffers and streetscape features as conceptually shown on the CDP/FDP.
 - c. Lighting on the Application Property shall be downward directed and fully shielded (cut-off) in accordance with Zoning Ordinance provisions.
 - d. Applicant shall construct all buildings on the Application Property with a common theme to ensure coordinated development. Common theme elements shall include, but not be limited to, consistent building materials, architectural features and colors subject to approval by DPWES during the building permit review process.
 - e. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance or in accordance with a Comprehensive Sign Plan as approved by Fairfax County. Signage shall be architecturally compatible with the building façade, and, if provided,

a monument sign shall be compatible with the examples on the CDP/FDP. There shall be no pole-mounted signs provided.

- f. Lighting for signs, if provided, shall be internal or top downward.
- g. Notwithstanding that which is shown on the CDP/FDP, the proposed hotel building shall not exceed a maximum height of 75 feet, and the proposed retail/office/restaurant building shall not exceed a maximum height of 45 feet.

7. NOISE ATTENUATION –

- a. In order to reduce interior noise to a level of approximately DNL 45 dBA, hotel units within a highway noise impact zone of DNL 65-70 dBA (285 feet from centerline of Centreville Road) shall employ the following acoustical treatment measures:
 - 1. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
 - 2. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20 percent of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20 percent of an exposed façade, then the glazing shall have an STC rating of at least 39.
 - 3. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society of Testing and Materials (ASTM) to minimize sound transmission.
 - 4. Applicant reserves the right to pursue other methods of mitigating highway noise impacts that can be demonstrated prior to issuance of a building permit, through an independent noise study as reviewed and approved by DPWES, that these methods will be effective in reducing interior noise levels to DNL 45 dBA, or less.

8. RESOURCE PROTECTION AREA (RPA) -

The Applicant shall develop an RPA protection and restoration plan, which is in conformance with Fairfax County's Chesapeake Bay Preservation Ordinance as approved by the Urban Forestry Division of DPWES. The restoration plan shall be submitted concurrently with the first and all subsequent site plan submissions for review and approval by the Urban Forestry Division. The plan shall propose an appropriate selection of species based on existing and proposed site conditions to restore the area to a native forest cover type. Said plan shall include the following at a minimum:

1. Super silt fence shall be used immediately adjacent to the RPA during clearing and grading and construction activities.
2. Existing structures within the RPA shall be manually removed, or removed with rubber wheeled vehicles.
3. Plant list detailing species, sizes and stock types of trees and other vegetation to be planted.
4. Soil treatments and amendments, if necessary.

9. MISCELLANEOUS –

- a. Applicant shall submit a geotechnical report for the Application Property to DPWES, for review and approval, prior to site plan approval, and shall implement any recommendations.
- b. All of the improvements described herein shall be constructed concurrent with development of the Application Property.
- c. Cellar space may be provided within the buildings but shall be limited to uses that do not generate traffic.
- d. These proffers shall bind and inure to the benefit of the Applicant and his or her successors and assigns.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

RZ 2003-HM-004

APPLICANT/
TITLE OWNER OF 16-3 ((1)) 6 and 36

DULLES CENTER, LLC

By:



Name: Bahman Batmanghelidj

Title: Managing Member

RZ 2003-HM-004

FAIRFAX COUNTY BOARD OF SUPERVISORS,
A body corporate and politic
Title Owner of a Portion of Old Centreville Road

By: A H Griffin

Name: Anthony H. Griffin

Title: Fairfax County Executive

PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2003-HM-004

June 11, 2003

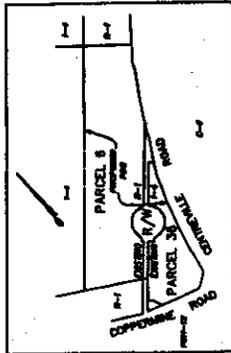
If it is the intent of the Planning Commission to approve FDP 2003-HM-004 for a mixed use development at Tax Maps 16-3 ((1)) 6, 36 and a portion of Old Centreville Road to be vacated/abandoned, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Dulles Center", prepared by, Charles P. Johnson & Associates consisting of seven sheets dated December 5, 2002, as revised through May 28, 2003.
2. In order to ensure conformance with the CDP/FDP, architectural design in the form of final building elevations and landscape plans shall be presented to the Planning Commission for administrative review and approval to demonstrate that the buildings are compatible with each other in terms of materials and colors prior to site plan approval.
3. Lighting consisting of exposed neon tubing shall not be installed on the building façade or roofline.
4. Parking shall be provided in accordance with the rates in the Zoning Ordinance; however, the applicant may apply for a shared parking agreement if permitted in accordance with the Zoning Ordinance provisions.
5. All dumpsters shall be fully screened from view through the use of solid, opaque enclosures.

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

CONCEPTUAL / FINAL DEVELOPMENT PLAN DULLES CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
RZ 2003-HM-004



ZONING MAP
SCALE 1" = 200'

PARKING AND LOADING TABULATIONS

DESCRIPTION	AMOUNT
OFFICE (100,000 sq ft)	100
OFFICE (50,000 sq ft)	50
OFFICE (25,000 sq ft)	25
OFFICE (12,500 sq ft)	12.5
OFFICE (6,250 sq ft)	6.25
OFFICE (3,125 sq ft)	3.125
OFFICE (1,562 sq ft)	1.562
OFFICE (781 sq ft)	0.781
OFFICE (390 sq ft)	0.390
OFFICE (195 sq ft)	0.195
OFFICE (97 sq ft)	0.097
OFFICE (48 sq ft)	0.048
OFFICE (24 sq ft)	0.024
OFFICE (12 sq ft)	0.012
OFFICE (6 sq ft)	0.006
OFFICE (3 sq ft)	0.003
OFFICE (1.5 sq ft)	0.0015
OFFICE (0.75 sq ft)	0.00075
OFFICE (0.375 sq ft)	0.000375
OFFICE (0.1875 sq ft)	0.0001875
OFFICE (0.09375 sq ft)	0.00009375
OFFICE (0.046875 sq ft)	0.000046875
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CPJ
 Charles P. Johnson
 10000 WOODBURN LANE
 WOODBURN, VA 22195
 PHONE: 703-761-1111
 FAX: 703-761-1112

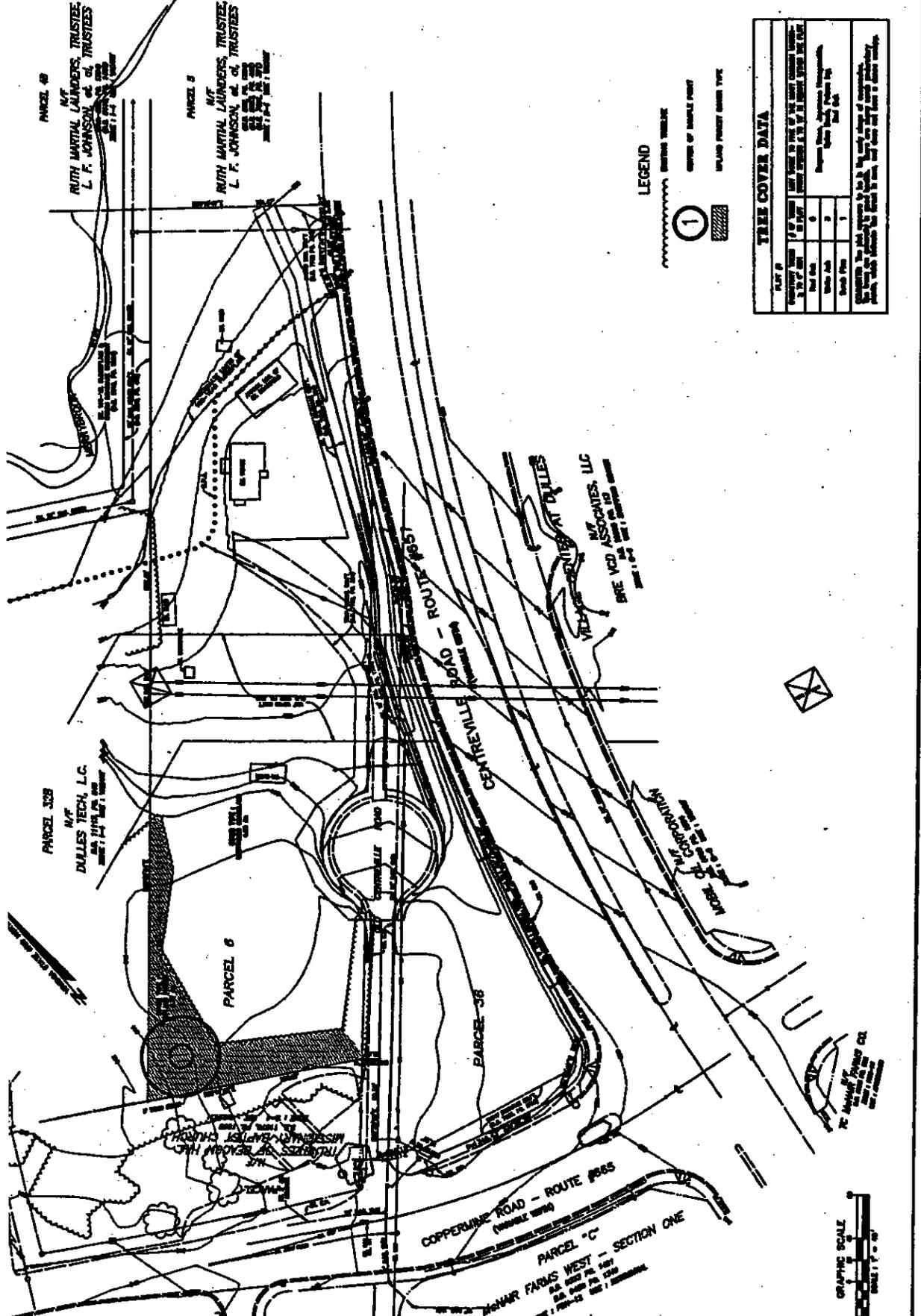
DULLES CENTER

EXISTING VEGETATION MAP

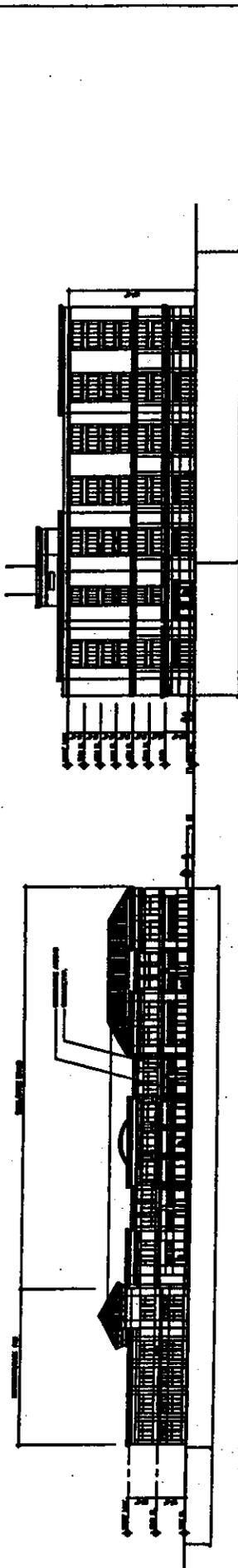
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FAIRFAX COUNTY, VIRGINIA



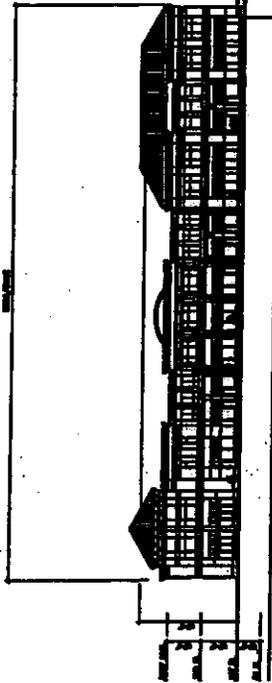
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PROJECT	DULLES CENTER
SCALE	AS SHOWN
SHEET	4
TOTAL SHEETS	7



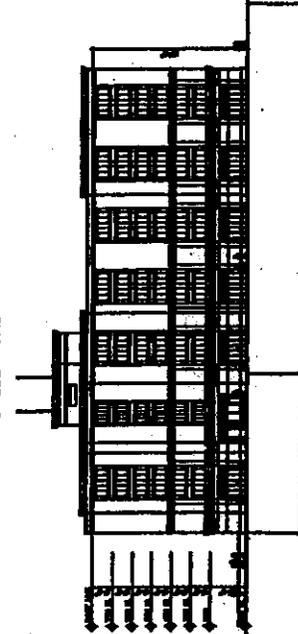
TO: HANOVER HILL DISTRICT
 FROM: CHARLES P. JOHNSON
 DATE: 10/15/03



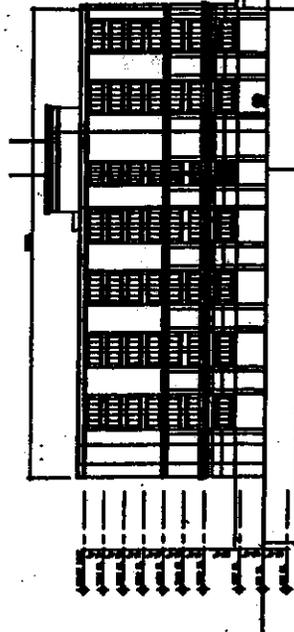
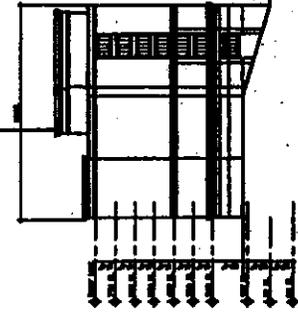
VIEW FROM CENTREVILLE ROAD



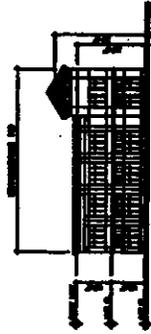
VIEW FROM CENTREVILLE ROAD WITHOUT RESTAURANT



SOUTH ELEVATION



REAR VIEW OF HOTEL AND RETAIL/OFFICE



VIEW OF RESTAURANT FROM CENTREVILLE ROAD

ELEVATIONS

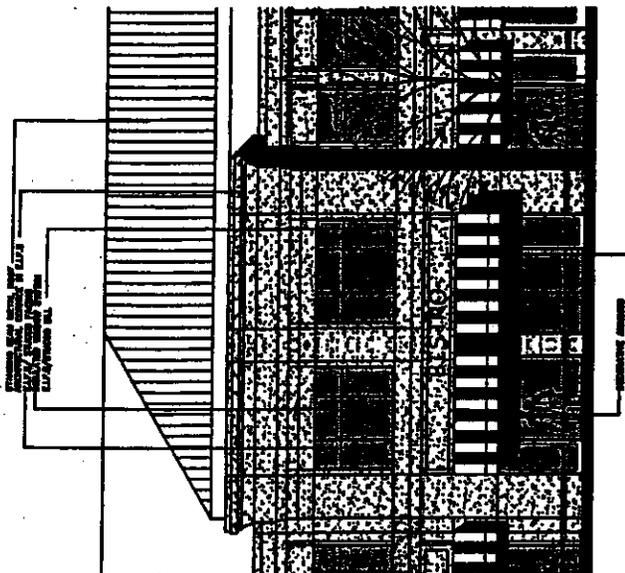
SCALE: 1" = 32'-0"

DULLES CENTER LLC
 DAVIS • CARTER • SCOTT

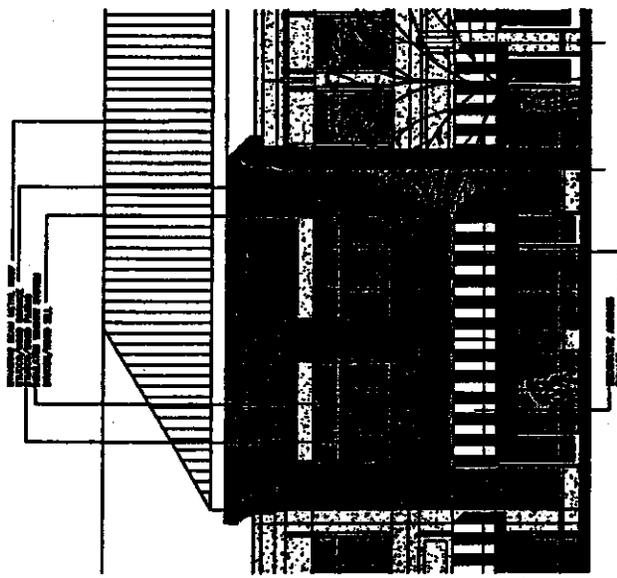
NOTE: LANDSCAPING HAS BEEN REMOVED FOR CLARITY
 FOR CONCEPTUAL PURPOSES ONLY

A300

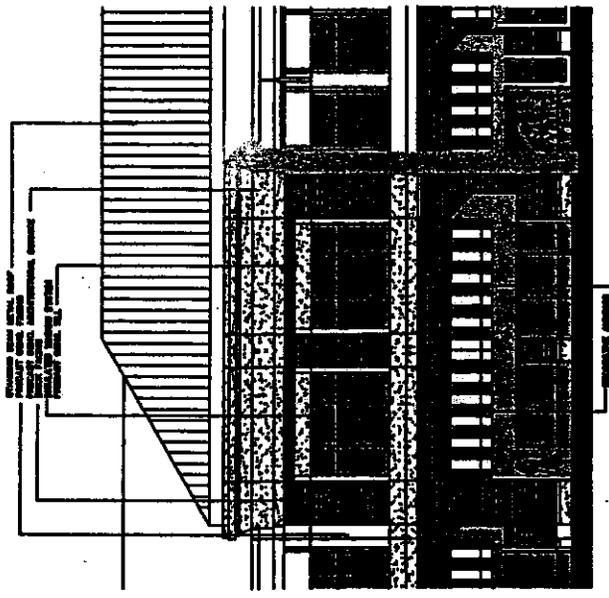
SHEET 5 OF 7



OPTION 1.



OPTION 2.



OPTION 3.

DULLES CENTER LLC
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ENLARGED ELEVATIONS

FOR CONCEPTUAL PURPOSES ONLY

A310

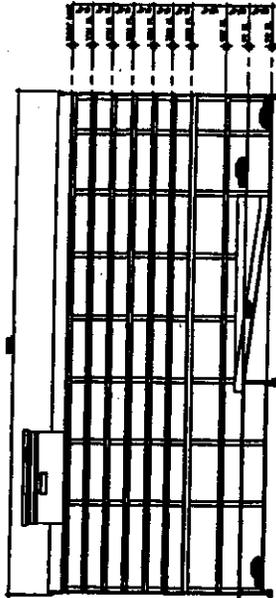
APRIL 28, 2003

SCALE: 3/8" = 1'-0"

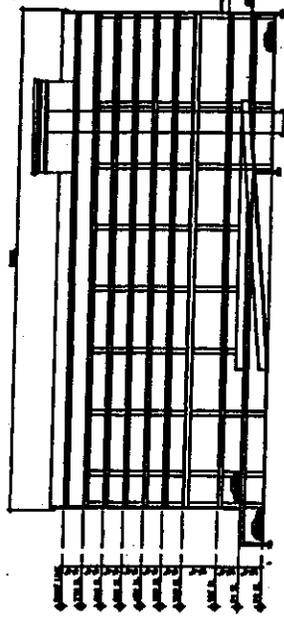
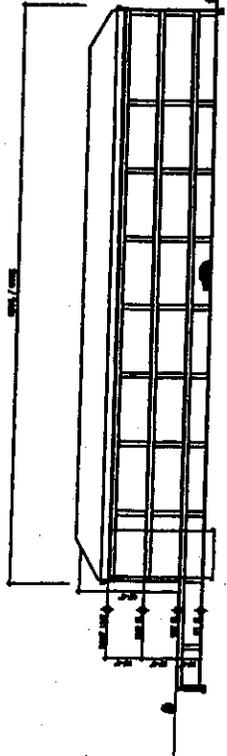
SHEET 6 OF 7

FILE # 03-000-000

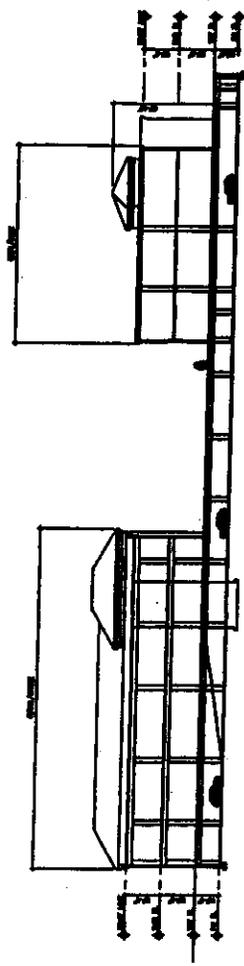
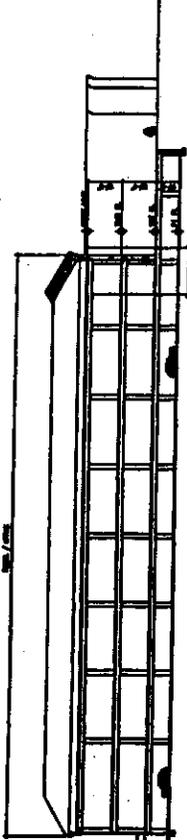
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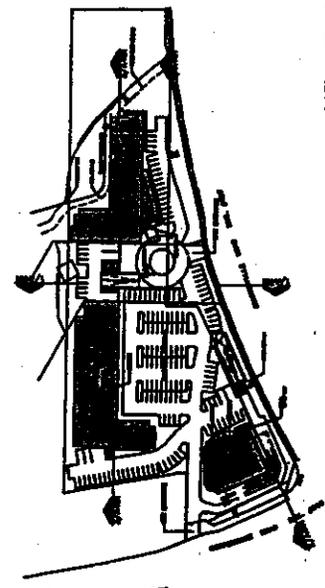
SECTION 3



SECTION 2



SECTION 1



KEY PLAN
SCALE: 1" = 100'-0"

NOTE: LANDSCAPING HAS BEEN REMOVED FOR CLARITY
FOR CONCEPTUAL PURPOSES ONLY

A401

APRIL 30, 2003

SHEET 7 OF 7
FILE # 07-000-207

SITE SECTIONS

DULLES CENTER LLC
DAVIS • CARTER • SCOTT

SCALE: 1" = 30'

LANDSCAPING HAS BEEN REMOVED FOR CLARITY FOR CONCEPTUAL PURPOSES ONLY



County of Fairfax, Virginia

MEMORANDUM

DATE August 17, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PNH*
Environment and Development Review Branch, DPZ

SUBJECT: Land Use Analysis and Environmental Assessment: PCA/FDPA 2003-HM-004
Dulles Center, LLC

The memorandum, prepared by Jennifer Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Proffered Condition Amendment (PCA) and Final Development Plan Amendment dated May 10, 2007 as revised through July 30, 2007 and proffers dated July 27, 2007. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted.

DESCRIPTION OF THE APPLICATION

The applicant, Dulles Center, LLC, is requesting to amend a previously approved mixed use development (which has not been constructed) to replace a 14,575 square foot two-story building containing a drive-through bank and a restaurant with a 3,683 square foot one-story drive through bank with additional drive through lanes on a site with an existing single family detached dwelling. The proposed floor area ratio (FAR) would decrease from 0.68 to 0.63. The other approved structures, including a hotel and retail building, would remain unchanged on the 4.9 acre site. However, the applicant proposes to reconfigure the parking and vehicular access. The total number of parking spaces would reduce from the prior approval. The amount of structured parking would reduce from 455 to 317 spaces, and the amount of surface parking would increase from 100 to 108 spaces. Access to the site is proposed from Centreville and Coppermine roads. Twenty-five percent of the proposed development is designated as open space; 15 percent open space is required.

LOCATION AND CHARACTER OF THE AREA

The subject property is located north of Coppermine Road and west of Centreville Road. The property is planned for mixed use at 0.5-1.0 FAR and zoned PDC. A stream valley and single family attached development are located to the north and west. The Village Center at Dulles Shopping Center and a service station are located to the east. A church and single-family attached homes are located to the south.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

COMPREHENSIVE PLAN CITATIONS:

Land Use

In the Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, as amended through May 15, 2006, Dulles Suburban Center Land Unit Recommendations, Land Unit A, page 60, the Plan states:

“Parcels 16-3((1))6 and 36 are planned for a complimentary mix of uses at .5-1.0 FAR including a combination of office or hotel and retail uses to include eating establishments, financial institutions and other service uses, excluding automobile intensive uses and drive through uses except as may be associated with financial institutions.”

Environment

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through November 15, 2004, on pages 5-7, the Plan states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .
- Policy j. Regulate land use activities to protect surface and groundwater resources.
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through November 15, 2004, on page 7, the Plan states:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through November 15, 2004, on pages 8-9, the Plan states:

“Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise.

Policy b: Reduce noise impacts in areas of existing development.

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA. Because recreation areas cannot be screened from aircraft noise and because adverse noise impacts can occur at levels below DNL 65 dBA, in order to avoid exacerbating noise and land use conflicts and to further the public health, safety and welfare, new residential development should not occur in areas with projected aircraft noise exposures exceeding DNL 60 dBA. Where new residential development does occur near Washington Dulles International Airport, disclosure measures should be provided.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through November 15, 2004, on page 10, the Plan states:

“Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through November 15, 2004, on page 14, the Plan states:

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

COMPREHENSIVE PLAN MAP: Mixed Use

LAND USE ANALYSIS

The subject property is planned for a mix of uses at .5 to 1.0 FAR. While the proposed uses including a hotel, retail/office building, and bank with drive-through lanes at a .63 FAR are in conformance with the use and intensity recommendations for the Comprehensive Plan, the applicant should address the following issues.

Issue: Buffering and Screening The development plan depicts a 35-foot wide landscaped buffer along the western side of the proposed hotel that will mitigate the impact of this structure upon the single family attached development to the west. A 12-foot landscaped buffer is shown on the development plan along the western side of the proposed retail/office building and a six foot wooden fence is shown along the southwestern side where the associated parking and loading area are located to mitigate the impact of this structure upon the adjacent residential development to the west. The buffering and screening on site is generally adequate with the exception of the proposed buffering and screening near the existing church to the south of the proposed retail/office building. The applicant should provide better screening between the proposed retail/office building and its accompanying surface parking, dumpster and loading area and the church. This screening could be accomplished with the provision of a 7-foot wall along the southern side of the proposed retail/office building.

Issue: Architectural and Site Design The applicant has proffered to construct all buildings, with the exception of the bank, with a common theme to ensure coordinated development. The common theme elements will include consistent building materials, architectural features and colors. The applicant should ensure that the bank is constructed with some common elements shared by the rest of the development, so that the development as a whole displays a visual unity. The applicant has enhanced the rear view of the retail/office building from previous development plan submissions by depicting windows along the first floor façade of the building. However, the development plan indicates that the elevations are for conceptual

purposes only. The applicant should commit to constructing the building similar to what is shown on the elevations. Given that the rear side of this building will face a residential development, this façade should be designed attractively. Additionally, the number of bank drive through lanes should be reduced from three to two lanes and the building should be reoriented so that the drive through lanes are not abutting Centreville Road. It is important that the bank drive-through lanes are effectively screened.

Issue: Transportation Impacts The applicant should resolve the impact of the proposed development upon ingress/egress locations and the intersection of Centreville Road and Coppermine Road in order to ensure that the proposed intensity is feasible for the site.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development.

Issue: Water Quality Protection The subject property is located in the Horsepen Creek Watershed as well as within the County's Chesapeake Bay Watershed. To meet water quality control requirements, the applicant proposes three underground stormwater management (SWM) facilities located under the parking lot to the east of the bank, in approximately the middle of the site and to the east of the hotel adjoining the floodplain. Best management practices (BMPs) will be provided via approximately 8 or 9 filterstrips and a reforestation area located at the northern end of the site within the RPA and floodplain. The filterstrips and reforestation area will provide approximately 42 percent BMPs, above the 40 percent BMP requirement. The applicant has proffered to "make reasonable efforts to incorporate low impact design features into the site plan" such as discharging stormwater or roof drainage across vegetated areas, infiltration trenches or BMP swales. The adequacy of the proposed water quality measures is subject to review by the Department of Public Works and Environmental Services.

Issue: Resource Protection Area (RPA) The development plan depicts a very tight development envelope immediately adjacent to the RPA, and thus, special care will be required to avoid encroachment in the RPA during the construction of this project. The applicant has proffered to develop an RPA protection and restoration plan which will be in conformance with the Chesapeake Bay Preservation Ordinance (CBPO) as approved by the Urban Forestry Division of the Department of Public Works and Environmental Services (DPWES). The portion of the site located within the RPA is to be dedicated to the Fairfax County Park Authority.

Issue: Soils The Soil Survey for Fairfax County indicates that the subject property is characterized by hydric and Irdell soil types. The Irdell Soils group poses significant constraints to development and it possesses a high shrink-swell potential. The applicant has proffered to submit a geotechnical report to DPWES for review and approval, prior to site plan approval, and will implement any recommendations. In addition, hydric soil is one parameter which is evaluated in determining the presence of jurisdictional wetlands. In the event that this development proposal will have an impact on a jurisdictional wetland, then the applicant must demonstrate compliance with Section 404 of the Clean Water Act which is administered by the Army Corps of Engineers.

Issue: Transportation Generated Noise A noise analysis performed for Centreville Road indicated that the entire site falls within the 65-70 dBA Ldn impact area and may be adversely affected by projected traffic noise. The applicant has proffered to use building materials to reduce interior noise to a level of approximately 45 dBA Ldn for hotel units.

Issue: Landscaping and Tree Preservation/Restoration The applicant has provided a conceptual landscape plan which depicts landscaping along the Centreville and Coppermine road frontages, internal to the site, and as a buffer along the western boundary of the subject property. The plan also depicts a reforestation area located within the RPA.

Issue: Trails The Countywide Trails Plan and the Public Facilities Manual specify an eight foot wide asphalt trail within a 12 foot trail easement or a 10 foot wide trail within the Virginia Department of Transportation (VDOT) right-of-way along the west side of Centreville Road. A five foot wide on-road bike lane within the right-of-way is specified if frontage improvement along Sully Road is required. The PCA/FDPA depicts a 10 foot wide concrete trail within the right-of-way along the west side of Centreville Road. In addition, an 8 foot wide asphalt trail through the RPA and a five foot wide concrete trail along Coppermine Road is depicted. Location of the trail within the RPA will require approval by DPWES.

PGN: JRB

Additional Plan Citations

In the Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, as amended through May 15, 2006, Dulles Suburban Center Area-Wide Recommendations, pages 23-25, the Plan states:

“DULLES SUBURBAN CENTER AREA-WIDE RECOMMENDATIONS

LAND USE

The Plan for the Dulles Suburban Center recommends baseline and optional land uses to guide development in the area. To obtain the development flexibility afforded by the optional uses, applicants must demonstrate that all applicable performance criteria, as outlined in the implementation approach, are met. All land uses should reinforce the overall goals and objectives of the Plan in both their type and arrangement and should relate positively to the transportation system, as well as to one another, in order to achieve the highest collective development quality for the area.

Development should be consistent with the need to maintain and enhance the economic viability of the Route 28 Tax District. Where the Plan specifies residential use as an option, the appropriateness of this use is contingent upon a mechanism being established by the County to allow for contributions from residential development or the Tax District legislation being amended to allow for the taxing of residential development, to permit residential development without increasing the financial burden on other Tax District landowners or the County without their consent. This modification should involve the collective participation of property owners and local officials and community representatives from Loudoun and Fairfax Counties. Under no circumstances should residential use be considered for areas that are impacted by noise from Dulles Airport as set forth in the environment recommendations for Area III.

Existing stable neighborhoods within the Dulles Suburban Center that are planned for continued residential use should be preserved. Infill development in these areas should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Two residential communities, Rockland Village and Dulles Meadows are planned for future redevelopment. Until such time as a change in land use consistent with the Plan occurs, every effort should be made to protect these communities from any negative impacts caused by adjacent non-residential development. Any attempts to consolidate Rockland Village for redevelopment should be in accordance with the Guidelines for Neighborhood Redevelopment as set forth in the Land Use section of the Policy Plan and should not result in new residential development in areas with projected aircraft noise exposures exceeding DNL 60 dBA.

Urban Design Principles

The principles of urban design to be followed in the Dulles Suburban Center are represented by four words: Function, Order, Identity and Appeal. Below is a brief discussion of these terms:

Function. If an area is designed well, it generally works well; it serves its purpose. Function can be achieved if:

- People can conduct their business easily, efficiently and safely, usually resulting in higher economic return; and
- The area has all the needed linkages (i.e., good access for pedestrians and vehicles) and has a clear and easily understood circulation system which reduces reliance on the auto.

Order. Good design is logical and well organized. It presents a coherent, clear image for the area. If an area has good order, it addresses the following:

- The average user can understand where he/she is and how to get around easily. There is a pattern or layout to the area that can be recognized and remembered; and
- The area displays visual unity that is manifested through a cohesive use of design elements. This cohesiveness is carried out through themes in landscaping, architecture, paving, building materials, and signage. This does not mean that everything looks the same, but that there are some common elements with variety when appropriate.

Identity. Good design helps an area take on a special character or strong image that provides a sense of place, or a pattern that makes it easy to distinguish it from other areas. An area with good identity exhibits the following characteristics:

- It uses landmarks or focal points to give the entire area a special focus or character (e.g., Dulles Airport);
- It strongly defines the area as a whole, as well as areas of special character, using gateways, edges, parks, buffers, and/or natural features as boundaries; and
- It uses special land use patterns, such as mixed-use districts, historic areas, and special shopping areas to achieve a separate identity for small areas within the larger area.

Appeal. Defining appeal is subjective, but an area which is visually appealing usually displays some of the following characteristics:

- The economic return of the area is high because people are attracted to it. The image of the area is positive, and human interaction is encouraged. A high level of activity exists, because users enjoy being there;
- A high degree of visual unity exists, not to the point of monotony, but with harmony of style, color and scale; and
- Visual diversity also exists, resulting from interesting differences and contrasts, such as unique building forms or skylines, views, or vistas.

Urban Design Objectives

The quality of the built and natural environment is an important consideration in planning for the Dulles Suburban Center because recent development has, for the most part, established a high standard for design. The intent of the following design objectives is to achieve the goal of protecting the existing high-quality built environment and the natural environment, while ensuring the compatibility of future development. Specific guidelines to be used in implementing these objectives are found in the section titled "Design Guidelines for the Dulles Suburban Center" after Land Unit K in the Suburban Center Plan text.

Design Objectives

1. Provide high-quality development that is functionally integrated, orderly, identifiable and attractive.
2. Create a positive and easily recognizable identity for the Dulles Suburban Center as a whole, and also for individual development units. Establish a sense of place and assist in orienting people to find their way to the area's workplaces, stores, and other facilities.
3. Design development to allow for pedestrian access between buildings, thus reducing reliance on the auto; provide open space for active and passive recreation, and visual relief; allow opportunities for shared parking; and generally make more efficient use of land, a valuable resource.
4. Create vehicular and pedestrian/non-motorized vehicle circulation systems that minimize conflicts between these different modes of travel, and that are clearly identified for easy use.
5. Protect adjacent residential neighborhoods from the impacts of new development by establishing landscaped buffers and other landscaping features, as well as maintaining high standards for architectural quality. Keep noise, glare and traffic intrusion at a minimum.

6. Protect and enhance environmental and heritage resources, integrating these features into development to the greatest extent possible.
7. Encourage parcel consolidation in order to realize the benefit of comprehensive urban design and circulation/access principles.
8. Create highway corridors that function well, are visually appealing, and provide clear linkages to the rest of the Dulles Suburban Center.
9. Promote a positive image for the Dulles Suburban Center in keeping with the high architectural and design standards for development of the area as a whole.”

In the Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, as amended through May 15, 2006, Dulles Suburban Center Land Unit Recommendations, pages 52-53, the Plan states:

“DULLES SUBURBAN CENTER LAND UNIT RECOMMENDATIONS

The recommendations which follow provide site-specific guidance for development of the Dulles Suburban Center, over the next 10-20 years and beyond.

In order to fully achieve the vision for the long-term development of the Dulles Suburban Center, implementation mechanisms must be developed to allow for residential development without reducing the tax base of the tax district in the short and long-term; to permit and enhance mixed-use development; and to permit transfer of density within the district without an increase in the overall zoning envelope. Density transfer mechanisms, which could include transfer development rights, concurrent rezonings to effect recommended Plan intensities or other mechanisms not yet identified, are crucial for implementing the envisioned land use pattern of higher intensity nodes of development focused around transit stations and the containment of "suburban sprawl". Exploring options to allow for contributions from residential development in the Tax District or amending the Tax District legislation to do this both in a manner that will not increase the financial burden on other Tax District landowners or the County without their consent, should proceed expeditiously. Development of Zoning Ordinance Amendments to allow for mixed-use development should also proceed. Enabling legislation to allow transfer of development rights should be sought immediately so that this mechanism can be considered as one option, among others, for creating higher intensity nodes of development. Other density transfer mechanisms should also be evaluated for use and enabling legislation sought when needed. This work should proceed to coincide with or follow soon after the completion and adoption of the Enhanced Public Transportation Corridor Study for Route 28 which should identify more specific transit station locations in the Dulles Suburban Center. Since the development of these implementation mechanisms must, of

necessity, be a careful and deliberate process, the recommendations that follow do not attempt to outline specific mechanisms or processes.

For the purpose of organizing land use and other site-specific recommendations, the Dulles Suburban Center has been divided into a series of land units. These land units are lettered A through K and are shown on Figure 11. Individual land unit maps are included with the text for each land unit.

In order to achieve the planning objectives for the Dulles Suburban Center it is necessary that new development and redevelopment be responsive to general criteria and site-specific conditions which focus on mitigating potential impacts. Development proposals at the baseline or optional levels must be responsive to the following development criteria, which apply to all sites in the Dulles Suburban Center:

1. Provision of a development plan that provides high quality site and architectural design, streetscaping, urban design and development amenities. High quality site and architectural design will be evaluated in terms of the ability of the proposal to meet the Design Guidelines for the Dulles Suburban Center.
2. Provision of a phasing program which includes on- and off-site public road improvements, or funding of such improvements to accommodate traffic generated by the development. If, at any phase of the development, further mitigation of traffic generated by the development is deemed necessary, provision and implementation of a plan which reduces development traffic to a level deemed satisfactory to the Office of Transportation through Transportation System Management (TSM) strategies and Transportation Demand Management Programs (TDMs).
3. Provision of design, siting, style, scale, and materials compatible with adjacent development and the surrounding community, and which serves to maintain and/or enhance the stability of existing neighborhoods.
4. Provision of affordable housing as a part of any mixed-use project or residential development either through compliance with the Affordable Dwelling Unit Ordinance, if applicable, or an appropriate proffer of units or land or a contribution to the Housing Trust Fund, if the Affordable Dwelling Unit ordinance is not applicable. Affordable housing provided pursuant to such a proffer should be located within the Dulles Suburban Center. Any funds provided in lieu of actual units should be placed in a separate fund for use only within the Dulles Suburban Center.
5. Parcel consolidation and/or coordination of development plans with adjacent development to achieve Comprehensive Plan objectives. Parcel consolidations should be of sufficient size to insure projects that function in a well-designed efficient manner, meet all Plan and Zoning Ordinance requirements for setbacks, screening and buffering and do not preclude the development of unconsolidated parcels in conformance in the Plan.
6. Provision of the highest level of screening and landscaping for all parking.

7. Consolidation of vehicular access points to minimize interference with arterial roadways.
8. Provision of stormwater management by the use of Best Management Practices which contribute to Objectives of this Dulles Suburban Center Plan calling for design of stormwater detention systems that blend with and augment features of the natural environment and contribute to the aesthetics of their sites.
9. Provision of active and passive recreation facilities and specified components of the Greenway system.

In addition to these general development criteria, site-specific conditions may be identified as part of the following recommendations for each of the land units within the Suburban Center.”

In the Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, as amended through May 15, 2006, Dulles Suburban Center Land Unit Recommendations, pages 128-131, the Plan states:

“I. DESIGN GUIDELINES FOR DULLES SUBURBAN CENTER

Objective: The design guidelines are intended to facilitate the integration of new development with existing and future development, to ensure that the various land uses function well together from the point of view of the user, thus contributing to the overall positive image of the Suburban Center as a high quality area to live, work, shop or visit.

SITE PLANNING

General

- Provide buffers and screening where necessary to protect adjacent neighborhoods or other less intense uses, recognizing that preservation of natural beauty in transitional areas enhances the visual quality of the development.
- Where feasible, minimize areas of impervious surface through shared parking, decked or structured parking; or increased building height; or other measures as appropriate.
- Plan development to ensure substantial usable open space.
- Minimize the disturbance of environmental resources and topography, by integrating existing vegetation, trees and topography into site design.

- Preserve or recover and record significant heritage resources, integrating them into site design where feasible.
- Separate auto and truck traffic on site for light industrial development, providing separate truck parking, loading and vehicle maintenance areas. For plants with large truck traffic volumes, provide vehicle entrances and exits separate from those for visitors.
- Design retail shopping development in physically unified complexes, not as scattered free-standing structures.
- Design safe separate pedestrian and vehicular circulation patterns for retail development, to encourage shoppers to walk from store to store.
- Limit access to arterial roads from retail development, relying on service roads or access to secondary roads that have access to arterials.

Transit Access

- Provide pedestrians, including those with disabilities, with safe and convenient access between bus stops and building entrances, using the shortest route possible.
- Provide bus shelters that protect patrons from the weather, and that are safe, easy to maintain, and relatively vandal-proof.
- Plan transportation facilities, such as bus pullouts, in the initial design of the road network. Design roads to accommodate heavy-weight and large-vehicle requirements.

Vehicular and Pedestrian Access

- Provide separate auto and pedestrian circulation systems for a safe environment that encourages walking rather than auto use for short trips.
- Design safe pedestrian crossings at roads with good lighting and access elements such as ramps for persons with disabilities.
- Provide pedestrian links to adjacent development and to the regional and countywide trail systems, connecting local sites with the larger community and enhancing the continuity of the larger systems.
- Use a hierarchical system of internal drives and roadways; do not access parking directly onto major arterial roads.
- Encourage bicycle use with bicycle routes and secure convenient bicycle storage for use by commuters, recreational users, and people cycling to the local shopping center.

Parking and Loading Areas

- Encourage parking in either structures, decks or well-screened, off-street parking areas on the sides or at the back of buildings. If it is not possible to accommodate parking behind or beside buildings, minimize parking in front of buildings.
- Locate priority parking spaces for carpools and vanpools close to the employee entrance of the building or parking structure, to encourage ride-sharing.
- Integrate the design of parking structures with that for the buildings served. Landscape both on the parking structure and adjacent to it, to make the structure more attractive.
- Design Park and Ride Lots to be compatible with adjacent development and cause as little disruption as possible to the surrounding natural setting. Trees and other vegetation should be preserved as screening.
- Segregate service, maintenance and loading zones from employee and visitor vehicle parking areas.
- Screen parking lots to control the view from the street right-of-way, adjacent development, and buildings being served by the lot. Use plant materials, walls, fences or earth berms. Break up large parking lots into smaller lots by using planting areas as dividers.
- Locate or screen the lights within parking lots to minimize glare on adjacent buildings or residential areas.

Open Space/Environmental and Heritage Resources Protection

- Provide for a continuous open space system linking activity nodes internally and externally. Use natural environmental areas as transitions between developments, as visual amenities, passive recreation corridors, and as wildlife corridors.
- Increase the benefit from stormwater detention facilities by designing them as open space amenities, i.e., small parks with landscaping and seating and/or picnic areas.
- Use grass swales for surface drainage whenever possible rather than channelization.

Buffers and Screening

- Use natural landscape to create edges and provide buffering to help define development.

- Utilize architectural and landscape elements (such as walls, berms, trees, varying scales and building masses, etc.) as visual buffers between commercial and non-commercial uses, as well as to mitigate impacts of highway noise.
- Screen from public view rooftop mechanical equipment, materials storage, utility substations and the like.
- Mitigate the impact of blank walls on the side and back of retail buildings with landscaping, screening and buffering. Avoid long expanses of blank walls along major roads, when feasible.

Utility/Service Areas

- Place utilities underground to the extent possible. Keep utility corridors separate from landscaping corridors to avoid disturbing vegetation during utility maintenance.
- Provide for safe and well-screened on-site storage of refuse generated by commercial and industrial uses, including walled enclosures for dumpsters. Design recycling facilities to be accessible but well-screened.

ARCHITECTURAL DESIGN

Scale/Mass/Form/Facades

- When development is near existing residential areas, provide general consistency of scale and mass between residential and non-residential development.
- Establish an architectural theme for multi-building complexes, utilizing similar materials and relating building elements such as entries, windows, and roof lines.
- Incorporate plazas at major building entrances or in the center of a group of buildings. Such plazas could feature special paving, seating, planting, water features such as fountains, and public art.

STREETSCAPE

Landscaping

- Provide a well-landscaped, high-quality image both toward the street and on any facade that can be seen from adjacent buildings or side streets.
- Provide color, texture and seasonal visual interest at major architectural and site focal points by using flowers and ornamental, deciduous and evergreen shrubs, trees, etc.

- Preserve existing high quality vegetation and integrate it with development to the greatest possible extent. Restore disturbed natural areas to be a visually appealing landscape.
- Select low-maintenance landscape materials for areas not likely to receive consistent maintenance.

Signage/Street Furniture

- Create a signage style for a given development complex and carry it out consistently at major roads entering the complex and at building site entries. Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building-mounted signs and ground-mounted shopping center signs incorporated within a planting strip are encouraged. Freestanding and pole-mounted signs are discouraged.
- At major intersections, place street signs on mast arms overhead.
- Provide street furniture including utilitarian items such as benches, trash receptacles, and planters. Street furniture should be durable, require low maintenance, and be easily repaired or replaced.
- Use benches or other seating in courtyards, along pathways, near building entries, or in any other public area. Seating should be located so as not to impede pedestrian traffic.
- Place trash receptacles conveniently and strategically along major walkways, near building entrances, and in seating areas. Locate receptacles so as not to impede pedestrian traffic.
- Within the Sully Historic District all signs, fences, street furniture, outdoor graphics should be designed and installed to be compatible with the Sully Historic Site in terms of mass, scale, color and visual impact.

Lighting

- Develop a comprehensive lighting plan for a given development complex, in order to provide unity and a coordinated appearance, thus contributing to a positive sense of orientation and identity for motorists and pedestrians.
- Provide exterior lighting that enhances nighttime safety and circulation, as well as highlighting special features to act as landmarks for motorists.
- Design lighting in a manner that minimizes glare onto adjacent sites.”



County of Fairfax, Virginia

MEMORANDUM

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

FILE: 3-4 (RZ 2003-HM-004)

REFERENCE: PCA 2003-HM-004; Dulles Center, LLC
Tax Map 16-3 ((1)) 6, 36

DATE: August 14, 2007

*MAK for
AKR*

Comments by the Department of Transportation (FCDOT) regarding the subject application are noted below. These comments are based upon proffers dated August 13, 2007, and a generalized development plan (GDP) revised to July 30, 2007, made available to this department.

1. Subsequent to the previous rezoning approval, the Virginia Department of Transportation (VDOT) determined that the median treatment originally proposed for left turns on Centreville Road is not feasible. The previous proffer for the entrance to Centreville Road indicated that this entry would be limited to right-in only if the median treatment could not be approved. The applicant wishes to retain right-in/right-out access at this location. VDOT has provided written comments to the applicant indicating approval of this access however we have continued to express concerns about the safety and operation of such an entrance, particularly with regard to drivers attempting U-turn maneuvers at the nearby intersection of Centreville Road and Coppermine Road.

To address staff concerns about right turning traffic from the entrance to Centreville Road, the applicant has proposed a proffer that includes internal signage directing traffic to be heading north on Centreville Road from the site to use the entrance on Coppermine Road to turn left to access Centreville Road. Also, the applicant has agreed to study the entrance to Centreville Road 6 months after the proposed hotel is open to determine if it is operating safely. If concerns are apparent, the applicant has agreed to implement safety measures as determined by FCDOT and VDOT. Staff has requested that partial closure of the entrance remain an option if the intersection is not operating properly.

2. During review of the previous and current application, this department expressed concerns about the proposed full access entrance from Coppermine Road. The proposed uses on the site will generate a significant number of vehicle trips and the location of this entrance approximately 200 feet from the intersection of Coppermine and Centreville Roads could create significant issues with traffic capacity, safety, and operations. We believe there is validity in restricting this entry to right-in/right-out movements.

Ms. Regina Coyle
August 15, 2007
Page 2 of 2

During the review of the original rezoning application VDOT determined that installation of a signal and reconstruction of the Coppermine frontage and approach to Centreville Road was an appropriate means to address the concerns about capacity, safety, and operations at this location. The applicant has depicted the physical improvements on the development plan and has agreed to complete these improvements. However VDOT is also re-examining the functionality of the proposed improvements in conjunction with review of the site plan associated with the bank use. They have asked that a traffic analysis be submitted to evaluate whether the improvements as proposed can be implemented or changes should be made. County staff is concerned that VDOT changes will create a conflict with the proffers. The applicant has agreed to modify the proffers to implement any recommendations made by VDOT as a result of the review of the traffic analysis.

AKR/MAD

cc: Michelle Brickner, Director, Design Review Division, Department of Public Works and Environmental Services

16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS**16-101 General Standards**

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		