



# County of Fairfax, Virginia

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November 15, 2007

## STAFF REPORT

### APPLICATION PCA 2003-HM-046-02

#### HUNTER MILL DISTRICT

**APPLICANT:** Woodland Park Crossing Retail, LLC

**PRESENT ZONING:** PDC

**PARCEL(S):** 16-4 ((23)) C

**ACREAGE:** 5.66 acres

**FAR/DENSITY:** 0.7

**OPEN SPACE:** 24%

**PLAN MAP:** Mixed Use

**PROPOSAL:** Amend RZ 2003-HM-046 previously approved for mixed use development to permit flexibility of uses on the second story of Building 9.

#### STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2003-HM-046-02 subject to the execution of proffers consistent with those found in Appendix 1 of this report.

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

*O:\varga\PCAI\Woodland Park.doc*

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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/](http://www.fairfaxcounty.gov/dpz/)

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

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

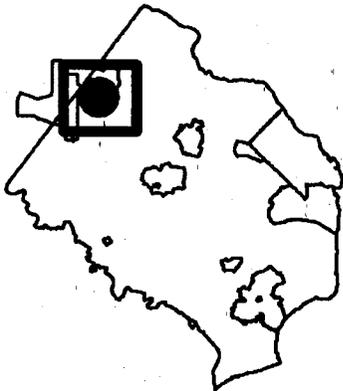
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



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

# Proffered Condition Amendment

PCA 2003-HM-046-02



**Applicant:**

WOODLAND PARK CROSSING RETAIL, L.L.C.

**Accepted:**

07/17/2007

**Proposed:**

AMEND RZ 2003-HM-046 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT FLEXIBILITY OF USES

**Area:**

5.66 AC OF LAND; DISTRICT - HUNTER MILL

**Zoning Dist Sect:**

**Located:**

NORTHWEST QUADRANT OF THE INTERSECTION OF SUNRISE VALLEY DRIVE AND WOODLAND POINTE AVENUE

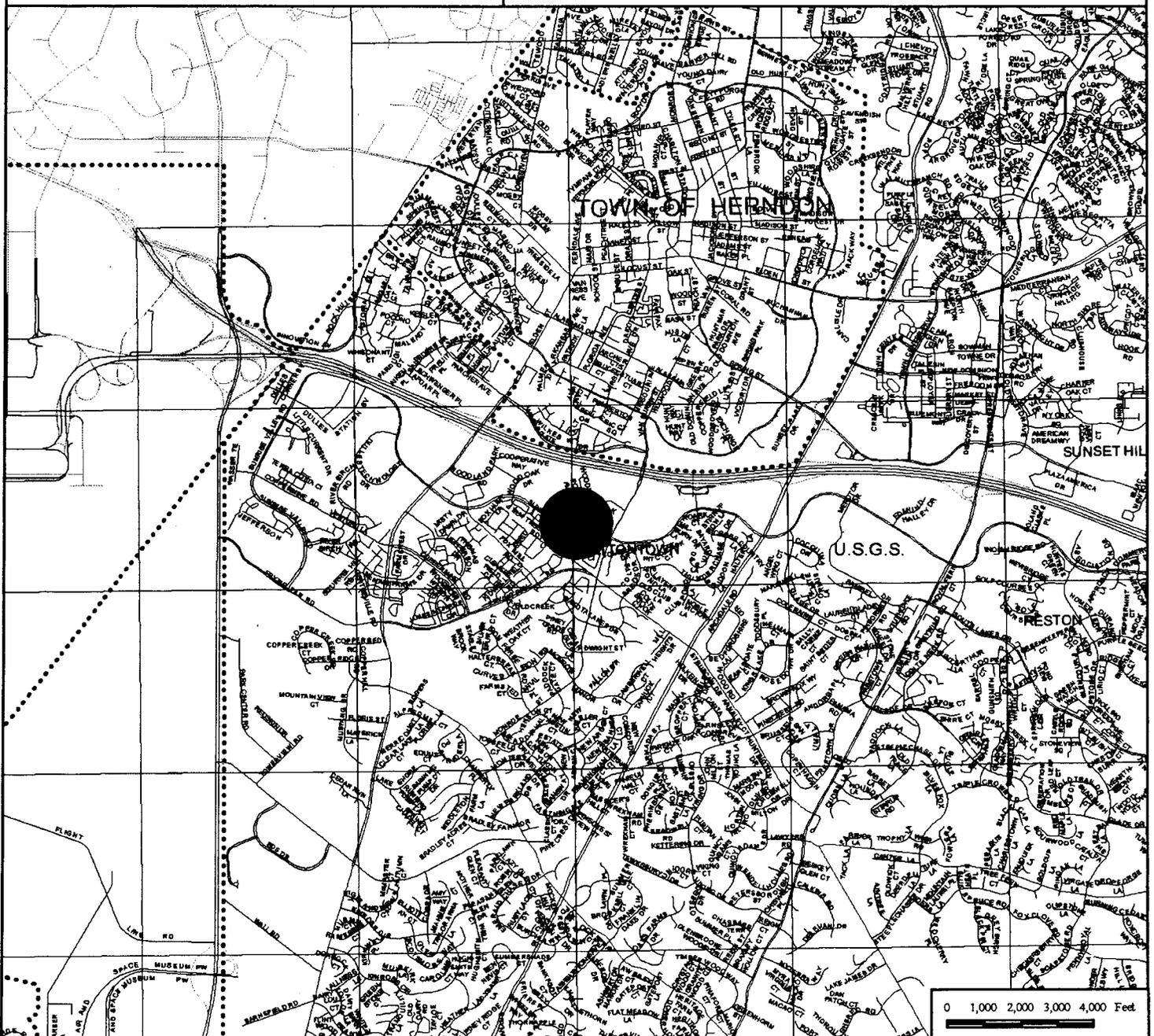
**Zoning:**

PDC

**Overlay Dist:**

**Map Ref Num:**

016-4- /23/ / C



# Proffered Condition Amendment

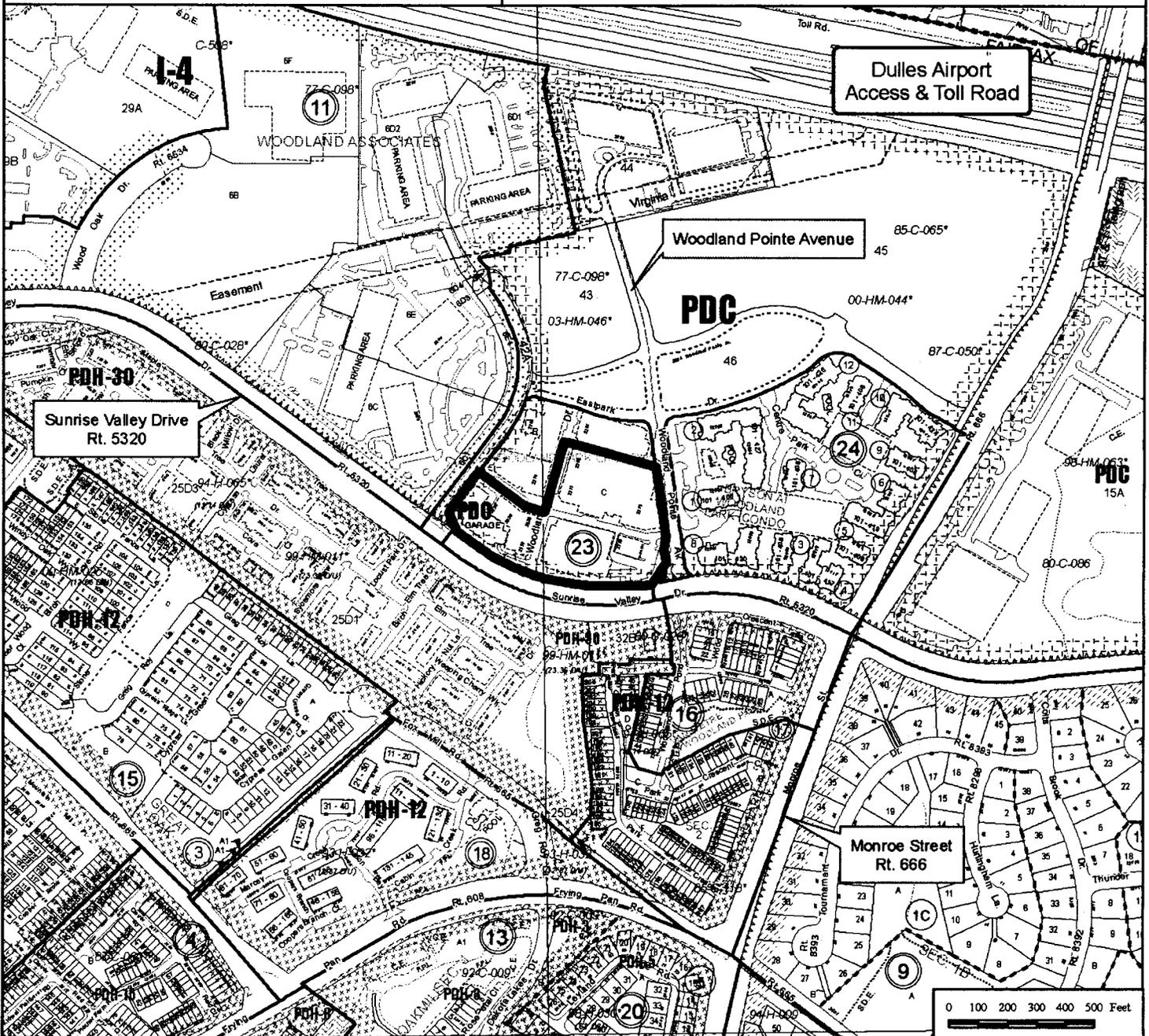
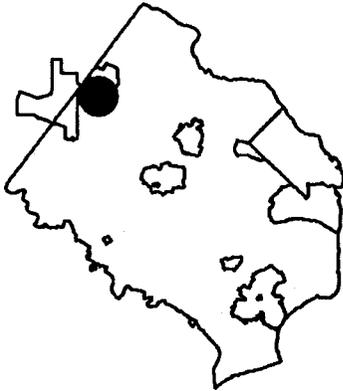
PCA 2003-HM-046-02

**Applicant:** WOODLAND PARK CROSSING RETAIL, L.L.C.  
**Accepted:** 07/17/2007  
**Proposed:** AMEND RZ 2003-HM-046 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT FLEXIBILITY OF USES

**Area:** 5.66 AC OF LAND; DISTRICT - HUNTER MILL

**Zoning Dist Sect:**  
**Located:** NORTHWEST QUADRANT OF THE INTERSECTION OF SUNRISE VALLEY DRIVE AND WOODLAND POINTE AVENUE

**Zoning:** PDC  
**Overlay Dist:**  
**Map Ref Num:** 016-4 /23/ / C













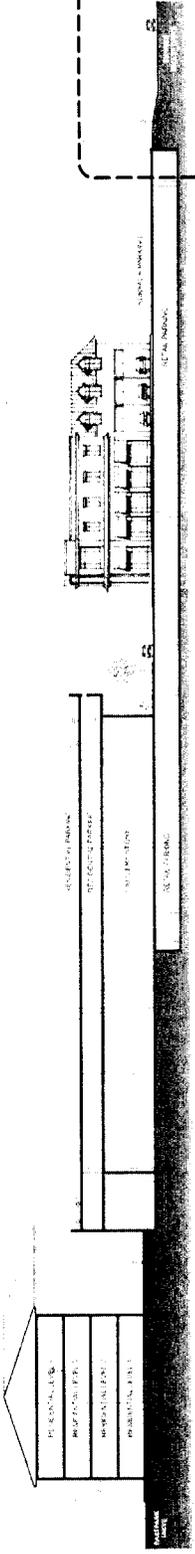


NORTH-SOUTH SECTION, LOOKING EAST



SEE SECTIONS A, B, C, SHEETS 8  
FOR LANDSCAPE TREATMENTS ALONG  
SUNRISE VALLEY DRIVE

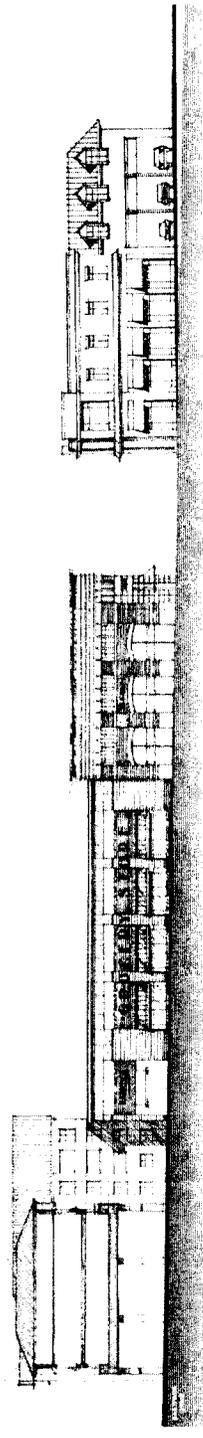
PARCEL 42 - NORTH - SOUTH SITE SECTION LOOKING EAST



NORTH-SOUTH SECTION, LOOKING EAST



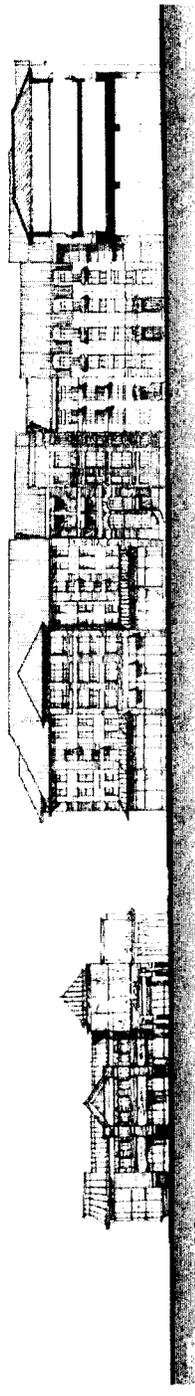
PARCEL 42 - NORTH - SOUTH SITE ELEVATION LOOKING EAST



NORTH-SOUTH SECTION, LOOKING WEST



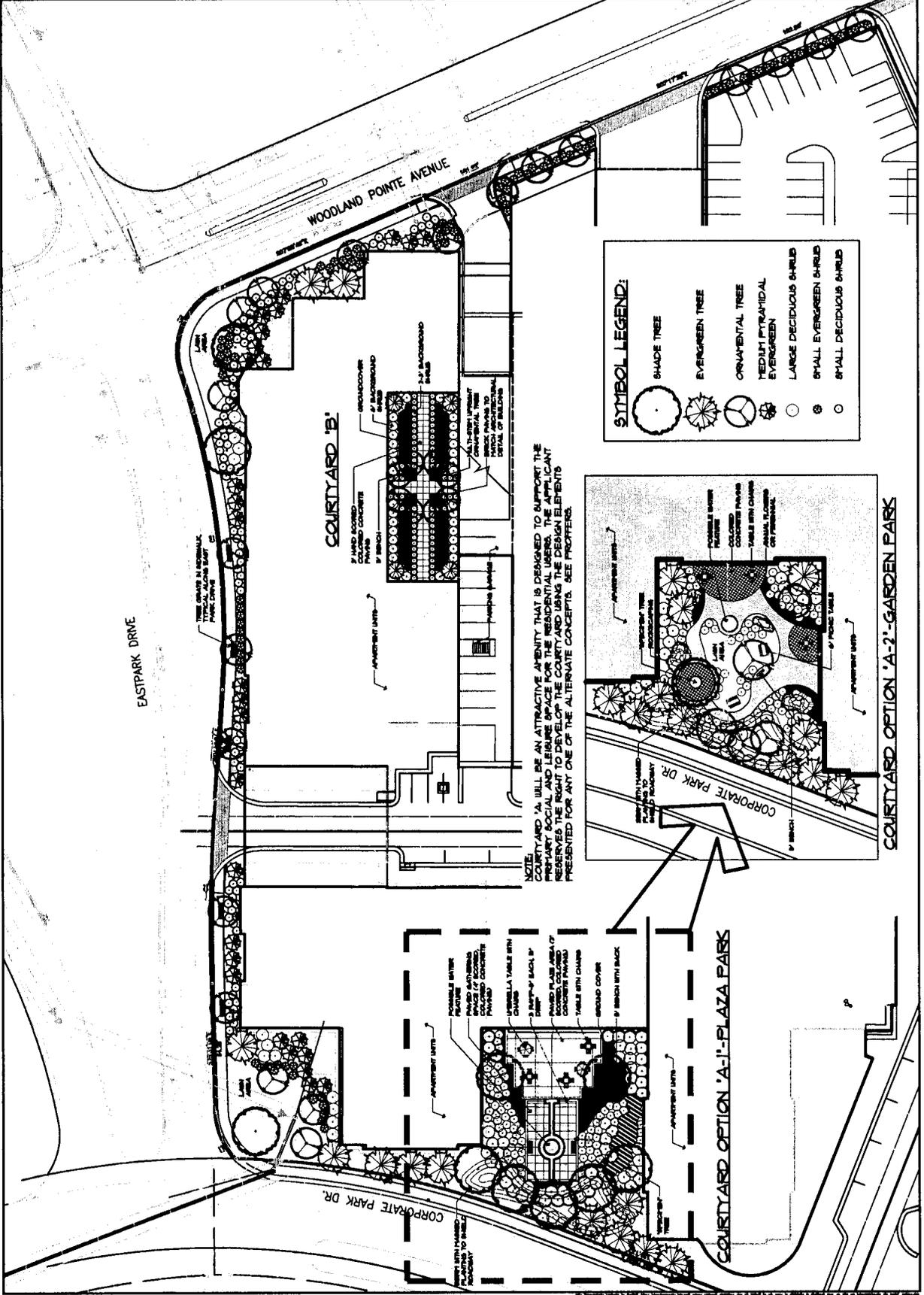
PARCEL 42 - NORTH - SOUTH SITE ELEVATION LOOKING WEST



**NOTE:**  
 THE ELEVATIONS PRESENTED ARE INTENDED TO  
 REFLECT THE ARCHITECTURAL CHARACTER OF  
 BUILDING 5-11, WOODLAND PARK EAST. SEE  
 PROFFER 192.



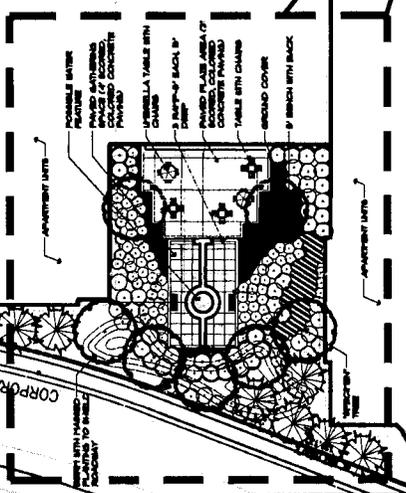
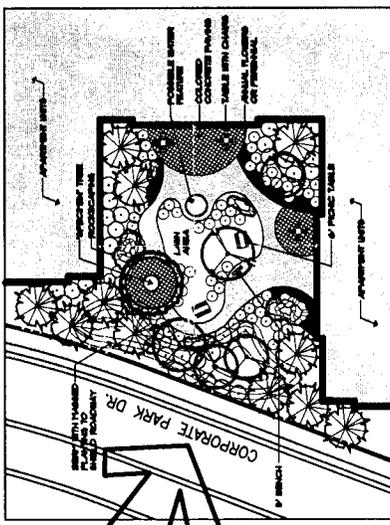




**SYMBOL LEGEND:**

- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- MEDIUM PYRAMIDAL EVERGREEN
- LARGE DECIDUOUS SHRUB
- SMALL EVERGREEN SHRUB
- SMALL DECIDUOUS SHRUB

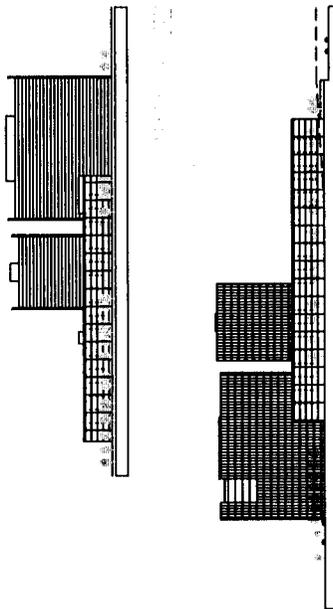
NOTE: COURTYARD 'A' WILL BE AN ATTRACTIVE AMENITY THAT IS DESIGNED TO SUPPORT THE PRIMARY SOCIAL AND LEISURE SPACES FOR THE RESIDENTIAL USER. THE APPLICANT RESERVES THE RIGHT TO DEVELOP THE COURTYARD USING THE DESIGN ELEMENTS PRESENTED FOR ANY ONE OF THE ALTERNATE CONCEPTS. SEE PROFFERS.



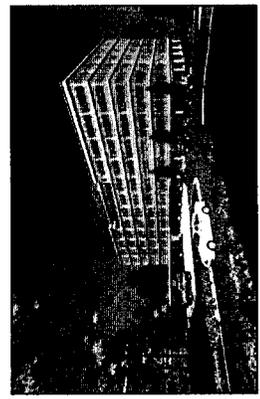
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WOODLAND PARK EAST  
 PARCELS 44 & 46 BUILDING ELEVATIONS  
 T.S.T. WOODLAND L.P.C.  
 HUNTER HILL DISTRICT  
 FARFAX COUNTY, VIRGINIA  
 SCALE: 1/8" = 1'-0"  
 DATE: MARCH 2004  
 ARCHITECTS: WILSON PERKINS ARCHITECTS  
 4001 BAY DRIVE, SUITE 100, VIRGINIA BEACH, VA 23462  
 (757) 435-1000 FAX (757) 435-1001  
 PROJECT NO. 03-1000

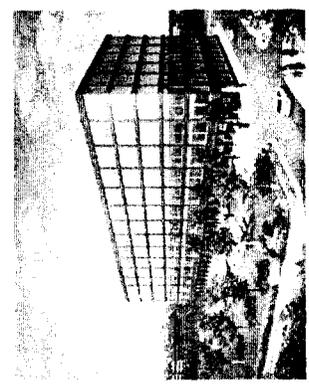
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BUILDINGS 314 - N & E ELEVATIONS OF NORTH POINT

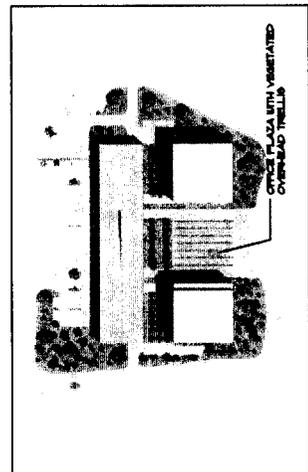


BUILDING 12 - RENDERING OF CENTER RIDGE

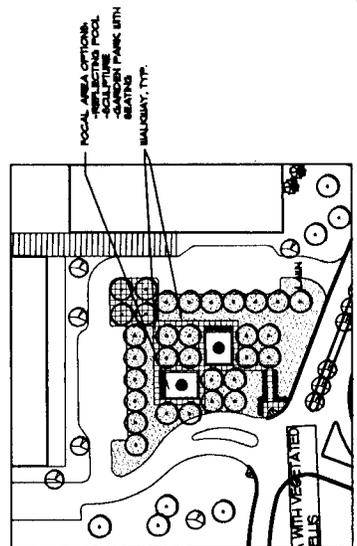


BUILDING 13 - RENDERING OF WOODLAND POINTE

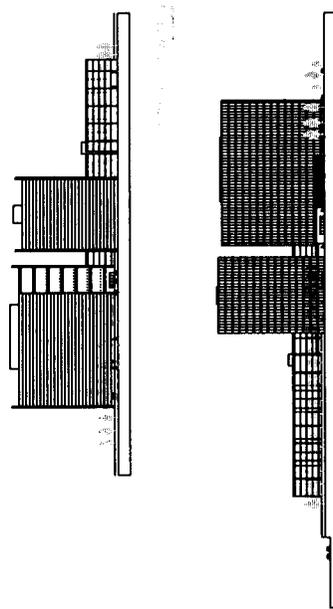
NOTE:  
 THE ELEVATIONS PRESENTED  
 ARE INTENDED TO REFLECT THE  
 ARCHITECTURAL CHARACTER OF  
 WOODLAND PARK EAST. SEE  
 PROFFERS.



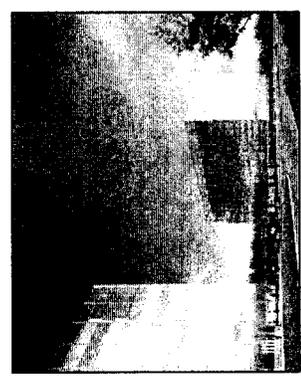
BUILDINGS 12 - RENDERING OF CENTERTECH PLAZA  
 (SEE PROFFER 124)



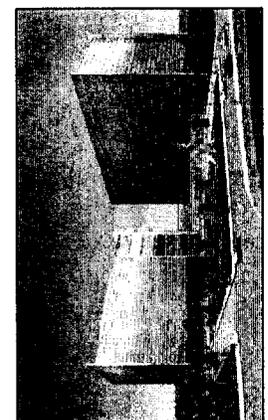
BUILDINGS 314 - PLAZA  
 (SEE PROFFER 124)



BUILDINGS 314 - S & W ELEVATIONS OF NORTH POINT



BUILDINGS 12 - ELEVATION OF CENTERTECH PLAZA

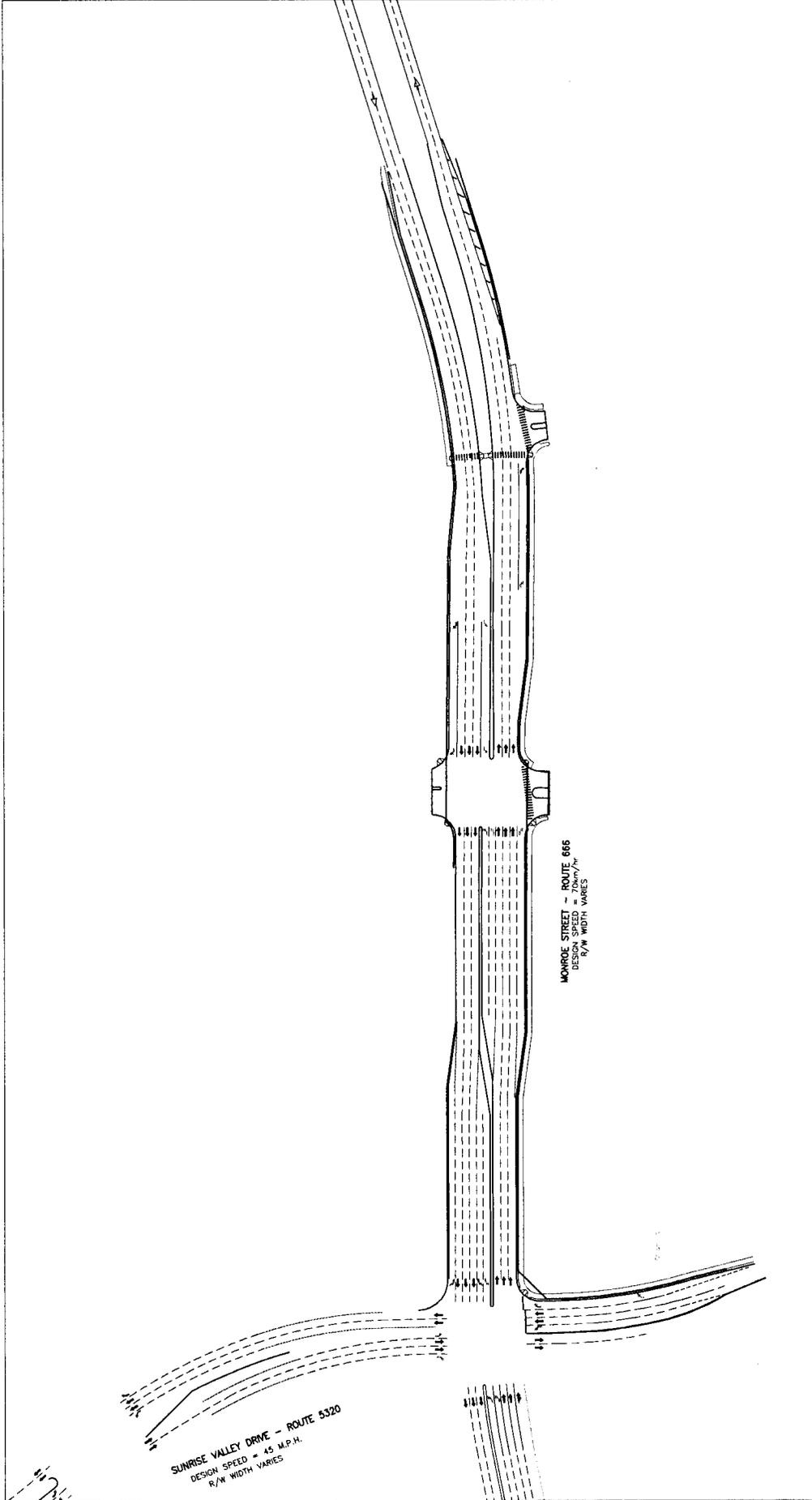


BUILDINGS 314 - RENDERING OF NORTH POINT









SUNRISE VALLEY DRIVE - ROUTE 5320  
 DESIGN SPEED = 45 M.P.H.  
 R/W WIDTH VARIES

MONROE STREET - ROUTE 666  
 DESIGN SPEED = 70km/hr  
 R/W WIDTH VARIES

Date: September, 2002  
 File: 48004

Prepared for:  
 Tishman/Spore Properties

Prepared by:



OWNER: TISHMAN/SPORE PROPERTIES  
 14001 Sunrise Valley Drive, Suite 1000  
 Fairfax, Virginia 22033

# WOODLAND PARK MONROE STREET IMPROVEMENTS EXHIBIT

FAIRFAX COUNTY, VIRGINIA

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

**DESCRIPTION OF THE APPLICATION**

<b>Proposal:</b>	<p>The applicant is proposing to amend RZ 2003-HM-046 previously approved for mixed use development in order to amend the last sentence of the first paragraph of Proffer 6.b., which deals with the use of the second story of Building 9. There are no physical changes proposed to the existing site, and no new Conceptual Development Plan/Final Development Plan (CDP/FDP) has been filed with this application; a copy of the previously approved CDP/FDP has been attached to the front of this report for reference.</p> <p>The draft proffers, and the applicant's affidavit, Statement of Justification, and existing approved proffers are contained in Appendices 1-4, respectively.</p>
<b>Location:</b>	Northwest quadrant of the intersection of Sunrise Valley Drive and Woodland Pointe Avenue
<b>Acreage:</b>	5.66 acres
<b>Gross Floor Area:</b>	58,000 square feet
<b>FAR:</b>	0.7
<b>Open Space:</b>	24%
<b>Requested Waivers &amp; Modifications:</b>	No additional waivers or modifications are requested with this application

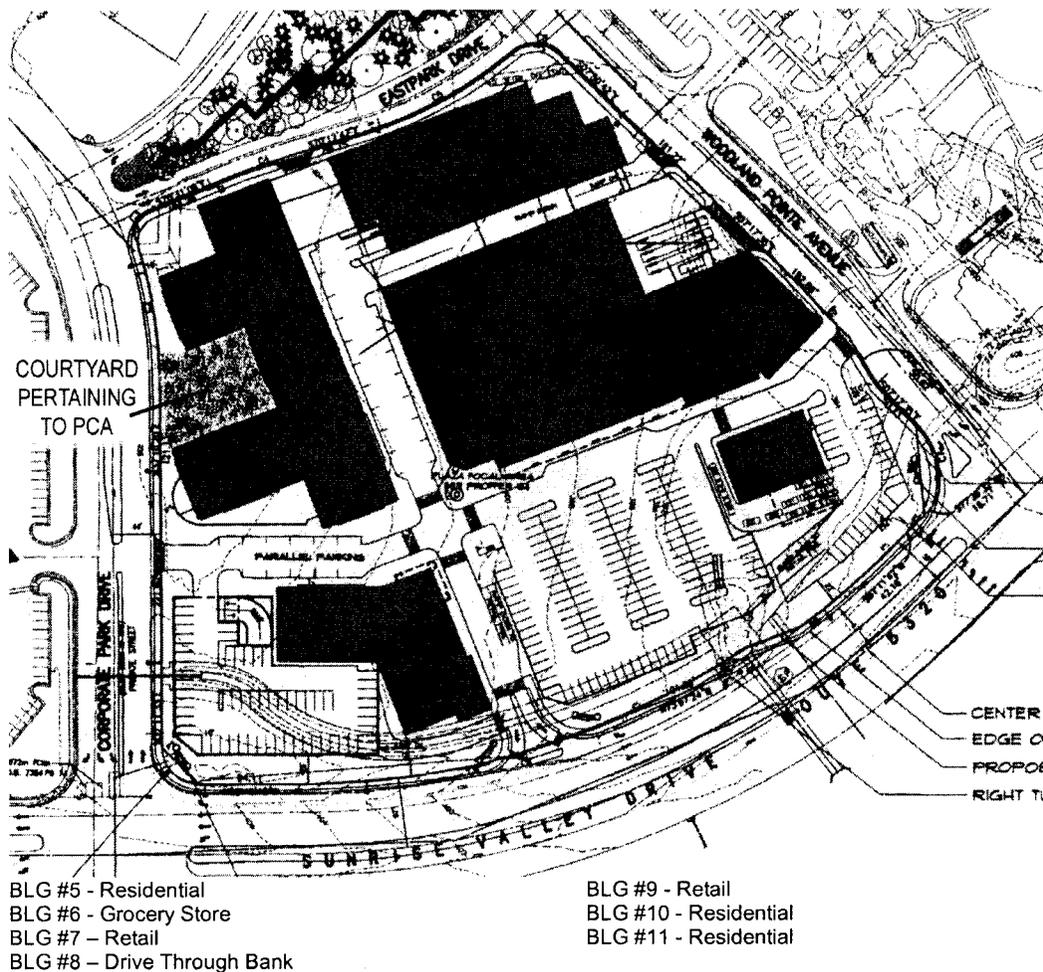
**LOCATION AND CHARACTER**

**Site Description:**

The subject property is part of a large mixed-use development known as Woodland Park. Woodland Park is located south of Dulles Airport Access Road and extends from Monroe Street to Centerville Road. Numerous offices and a hotel have been constructed within the development. Other components of the development have been converted to residential use in recent years. The Subject Property was approved for a seven-building retail and residential complex oriented to Sunrise Valley Drive. Commercial uses include a grocery

store and drive-thru bank; approximately 212 multi-family dwellings are also built. Commercial and residential buildings are clustered close together to facilitate pedestrian access and cross-shopping. Parking is provided in a combination of underground, surface and structured facilities. (See Image 1)

**Image 1**



**Surrounding Area Description:**

Direction	Use	Zoning	Plan
North	Park	PDC	Mixed Use
South	Multi Family Res.	PDH-30	Residential, 8-12 du/ac
East	Multi Family Res.	PDC	Multi-Family
West	Office	I-4	Office or Mixed-Use

## BACKGROUND

### **Site History:**

This area has been the subject of several different Rezoning, Special Exceptions and Proffer Condition Amendments over the 29+ year development history of the site. The following are the cases that pertain to the current PCA request.

#### RZ 77-C-098

On March 13, 1978, The Board of Supervisors approved RZ 77-C-098 to rezone 56 acres south of Dulles Airport Access Road from I-P (Industrial Park) and RE-1 Districts (One Family Residential, 1 acre) to the I-4 District (Formerly I-P District) for 49 acres and the C-8 District (formerly C-DM District) for 7 acres. A Generalized Development Plan (GDP) was submitted but not proffered.

#### RZ 80-C-028

On February 2, 1981, The Board of Supervisors approved RZ 80-C-028, concurrent with PCA 77-C-098-1 to rezone 140.4 acres from R-1, C-8 and I-4 Districts to the I-4 District (121.5 acres) and C-8 District (18.9 acres). A GDP was proffered with respect to the alignment of Sunrise Valley Drive only.

#### RZ 2000-HM-044

On June 17, 2002, The Board of Supervisors approved PCA 77-C-098-4 to delete 5.27 acres and PCA 80-C-028-6 to delete 0.74 acres from the respective proffers to permit the area to be rezoned as part of RZ 2000-HM-044 to the PDC District (39.30 acres). The 39.3 acre development (Tax Map 16-4 ((1)) 41, 45, 46pt) was approved for 1,072,616 square feet within four office buildings (with the option for two hotels); a retail/office building; and up to 600,000 square feet of multi-family residential uses.

#### RZ 2003-HM-046

On October 18, 2004, the Board of Supervisors approved RZ 2003-HM-046 to delete 20.94 acres zoned I-4 District (Light Intensity Industrial) from the existing proffers accepted with the approval of RZ 77-C-098 and RZ 80-C-028 and rezone that area to the PDC District (Planned Development Commercial) for a mixed-use development. An excerpt from the approved proffers can be found in Appendix 4; the complete proffers may be found in the files of the Zoning Evaluation Division, DPZ.

PCA 2003-HM-046

On March 12, 2007, the Board of Supervisors approved PCA 2003-HM-046 to amend the phasing of proffers accepted under RZ 2003-HM-046.

The complete sets of files for all of the previous applications on the subject site are available in the files of the Zoning Evaluation Division (ZED) in the Department of Planning and Zoning (DPZ).

**COMPREHENSIVE PLAN PROVISIONS**

**Plan Area:** III  
**Planning Sector:** Reston Herndon Suburban Center;  
Land Unit B, Sub-Unit B-1  
**Plan Map:** Mixed Use

**Plan Text:**Sub-unit B-1 (North of Sunrise Valley Drive)

The area which is located north of Sunrise Valley Drive is planned for commercial office, hotel or mixed-use development up to .70 FAR. Mixed-use projects should be at least one-third residential in composition. This area along the Dulles Airport Access Road has high visibility and is appropriate for high quality development including corporate headquarters, hotels and office buildings. Mixed-use developments should create a viable, quality living environment with active recreational facilities and other amenities for residents. Residential development should be sited away from the Access Road and towards Sunrise Valley Drive. Support retail and service uses may be appropriate in non-residential or mixed-use development if they are located within office, hotel or residential buildings.

Pedestrian connections throughout the area and to transit facilities should be provided. Clustering of buildings in a transit friendly design is encouraged, whereby development that is built prior to possible rail transit service can be clustered on a portion of the area so as not to preclude additional buildings and intensity in the future if rail service is extended to this area. The overall design should seek to concentrate open space, to the extent possible, into common areas such as urban parks and plazas to provide visual focus and pleasant outdoor spaces for employees.

The development of this sub-unit should incorporate recreational amenities for future employees (and residents if residential development is included) such as jogging paths, exercise stations and volley ball courts that are appropriate to the mix of employees/residents and their needs. The development of this area should incorporate a vehicular circulation system that is appropriate to the type and intensity of the ultimate uses and the pattern of subdivision.

The portion of the sub-unit that is adjacent to the Herndon-Monroe TSA is subject to the *Pedestrian/bicycle access* guidelines in the Suburban Center Areawide Recommendations shown at the beginning of the Suburban Center text.”

## ANALYSIS

As there are no physical changes proposed with this application; no new CDP/FDP has been filed. A copy of the applicant’s previously approved CDP/FDP has been included at the front of this report for reference.

### Proposal

The applicant is proposing to amend the last sentence in the first paragraph of one of the approved proffers; 6.b. (bolded), which deals with the use of the second story of Building 9;

*"Retail, eating establishment, fast food restaurants, service and similar compatible establishments as listed in Proffer 1 shall be provided within Buildings 6, 7, 8, 9 and in the first floor of Building 10. Such uses shall have direct public access and windows oriented toward the internal roads. **Buildings 8 and 9 shall be two stories in height, with at least 50 percent of the net square footage of the second story devoted to office uses...***

Proffer 6.b. addresses the mix of uses for the buildings at Woodland Park Crossing. The section of Proffer 6.b. in question was intended to require that 50% of the second stories of Buildings 8 and 9 contain office uses.

To understand this proffer, it is necessary to know that Buildings 6 and 7 are the two retail structures located in the center of the site. Buildings 6 and 7 are physically connected, and are further connected by way of a parking structure to residential Building 5. In fact, parking for residential uses is provided on the roof of Building 6. Building 10 includes ground floor retail uses with residential uses above. Building 11 is a residential structure connected to Building 10 and Building 5. Buildings 8 and 9 are freestanding commercial structures situated relatively close to Sunrise Valley Drive.

It was the intent of Proffer 6.b. to ensure that a minimum amount of net square footage in Buildings 8 and 9 would be devoted to office uses. Since the approval of these proffers, the Applicant has indicated that they have diligently pursued the leasing of the space in Buildings 8 and 9 to potential office tenants. However, the Applicant has been unable to lease the remaining 17,500 square feet of office space on the second level of Building 9 to meet the proffer requirements.

The applicant is proposing to amend the last sentence in the first paragraph of 6.b. This proposed change to Proffer 6.b. as found in Appendix 1 of this report address all of staff's concerns dealing with the use of the second story in Building 9, while allowing the applicant the flexibility to lease the remaining 17,500 square feet. The proposed proffer language still requires that 50% of the net square footage of the second story of Building 8 contain office uses, while allowing 50% of the gross square footage of the second story of Building 9 to now contain business service and supply service establishments, eating establishments, financial institutions, health clubs, personal service establishments, and retail sales establishments, in addition to office uses.

With this language Staff feels that our concerns about preserving the mixed use component of the development is being honored.

### **Land Use Analysis**

There are no land use issues associated with this request.

### **Environmental Analysis**

There are no environmental issues associated with this request.

### **Transportation Analysis**

There are no transportation issues associated with this request.

## **ZONING ORDINANCE PROVISIONS**

There are no physical changes to the site; all existing buildings are built in conformance with the CDP/FDP and proffers as amended with this application.

### **Waiver/Modification:**

No additional waivers or modifications are requested with this application.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proffers contained in Appendix 1.

### **Staff Recommendations**

Staff recommends approval of PCA 2003-HM-046-02 subject to the execution of proffers consistent with those set forth in Appendix 1.

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

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the 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. Affidavit
3. Statement of Justification
4. Approved Development Plan and Proffers for RZ 2003-HM-046
5. Glossary of Terms

## PROFFERS

PCA 2003-HM-046-02

November 9, 2007

Pursuant to Section 15.2-2302(A), Code of Virginia, 1950 as amended, the owner, Woodland Park Crossing Retail, LLC (hereinafter referred to as "Applicant") for themselves, their successors and assigns in PCA 2003-DR-058 filed for property identified as Tax Map 16-4 ((23)) C (hereinafter referred to as the "Property") reaffirm previously approved proffers associated with RZ 2003-HM-046, dated October 18, 2004, and approved proffers associated with PCA 2003-HM-046, dated February 13, 2007, except as amended below.

Proffer 6.b shall be modified as follows:

6. Retail/Services

- b. Retail, eating establishment, fast food restaurants, service and similar compatible establishments as listed in Proffer 1 shall be provided within Buildings 6, 7, 8, 9 and in the first floor of Building 10. Such uses shall have direct public access and windows oriented toward the internal roads. Building 8 shall be two stories in height, with at least 50 percent of the net square footage of the second story devoted to office uses. Building 9 shall be two stories in height with at least 50 percent of the gross square feet of the second story devoted to business service and supply service establishments; eating establishments; financial institutions; health clubs; office uses; personal service establishments, and retail sales establishments .

It is intended that the principal use of Building 6 will be a grocery store of approximately 40,000-60,000 square feet. The Applicant shall use best efforts to ensure provision of a grocery store as the initial tenant of Building 6. Best efforts shall include retaining a qualified retail broker and marketing the space for a twenty-four (24) month period beginning no more than twenty-four (24) months prior to commencement of construction. If marketing efforts are not successful in attracting a grocery store to Building 6, proof of best efforts to lease this space for a grocery store shall be provided to the Director, Department of Planning and Zoning (DPZ) to demonstrate the failed attempts. In the event the Director of DPZ agrees that best efforts have been expended, the space within Building 6 may be utilized for neighborhood retail/service/eating establishments/fast food restaurant uses such that no one tenant shall occupy more than 25,000 square feet.

Add new Proffer 6.g as follows:

- g. Bicycle racks shall be conveniently located for visitors, customers and employees. The type, number and placement of racks shall be coordinated with the Fairfax County Department of Transportation Bicycle Coordinator.

[SIGNATURE ON NEXT PAGE]

APPLICANT/TITLE OWNER OF TAX MAP  
16-4 ((23)) C

WOODLAND PARK CROSSING RETAIL, L.L.C.

by: JBG/Rosenfeld Woodland, L.L.C., its Managing Member

by: JBG/Company Manager, L.L.C., its Managing Member

---

By: Porter G. Dawson  
Its: Managing Member

[SIGNATURE ENDS]

### REZONING AFFIDAVIT

DATE: August 29, 2007  
(enter date affidavit is notarized)

I, Elizabeth D. Baker, 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

96858a

in Application No.(s): PCA 2003-HM-046-02  
(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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Woodland Park Crossing Retail, L.L.C.	4445 Willard Avenue, Suite 400 Chevy Chase, Maryland 20815	Applicant/Title Owner of Tax Map 16-4 ((23)) C
Agents: Jeffrey S. Williams Porter G. Dawson Grant M. Ehat		

(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 29, 2007  
(enter date affidavit is notarized)

96858a

for Application No. (s): PCA 2003-HM-046-02  
(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.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
--	---	--

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

2200 Clarendon Boulevard  
13th Floor  
Arlington, Virginia 22201

**Attorneys/Planners/Agent**

- Agents:
- Martin D. Walsh
  - Lynne J. Strobel
  - Timothy S. Sampson
  - M. Catharine Puskar
  - Jason B. Heinberg
  - Abby C. Denham
  - Tara E. Wiedeman
  - Blair A. Lonergan (former)
  - Sara V. Mariska
  - Elizabeth D. Baker
  - Susan K. Yantis
  - Inda E. Stagg
  - Kara M. Whisler
  - Megan C. Shilling
  - Elizabeth A. McKeeby

↑ 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 29, 2007
(enter date affidavit is notarized)

96858a

for Application No. (s): PCA 2003-HM-046-02
(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)
Woodland Park Crossing Retail, L.L.C.
4445 Willard Avenue, Suite 400
Chevy Chase, Maryland 20815

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)
JBG/Rosenfeld Woodland, L.L.C., Sole Manager and Member

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

(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 29, 2007  
(enter date affidavit is notarized)

96858a

for Application No. (s): PCA 2003-HM-046-02  
(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)  
JBG/Rosenfeld Woodland, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, Maryland 20815

**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)  
JBG/Company Manager, L.L.C., Managing Member  
JBG Investment Fund IV, L.L.C., Member  
JBG/R Woodland Investors, L.L.C., Member

=====

**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 29, 2007  
(enter date affidavit is notarized)

96858a

for Application No. (s): PCA 2003-HM-046-02  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
JBG/R Woodland Investors, L.L.C  
4445 Willard Avenue, Suite 400  
Chevy Chase, Maryland 20815

**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)  
1111 Property Associates (2004-2) LLC

=====

**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)  
JBG Investment Fund IV, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, Maryland 20815

**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)  
Fourth Century, L.L.C.

=====

**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 29, 2007  
(enter date affidavit is notarized)

96858a

for Application No. (s): PCA 2003-HM-046-02  
(enter County-assigned application number (s))

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

1111 Property Associates (2004-2) LLC  
4445 Willard Avenue, Suite 400  
Chevy Chase, Maryland 20815

**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)

=====

**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)

Fourth Century, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, Maryland 20815

**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)

Yale Endowment Fund (owns less than 10% of Woodland Park Crossing Retail, L.L.C.)

=====

**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 29, 2007  
(enter date affidavit is notarized)

96858a

for Application No. (s): PCA 2003-HM-046-02  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
JBG/Company Manager, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, Maryland 20815

- 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)  
Managers/Members: Benjamin R. Jacobs, Michael J. Glosserman, Brian P. Coulter, Robert A. Stewart, Porter G. Dawson

=====

**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)

- 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)

=====

**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 29, 2007  
(enter date affidavit is notarized)

96858a

for Application No. (s): PCA 2003-HM-046-02  
(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 29, 2007  
(enter date affidavit is notarized)

96858a

for Application No. (s): PCA 2003-HM-046-02  
(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 29, 2007
(enter date affidavit is notarized)

968589

for Application No. (s): PCA 2003-HM-046-02
(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:

Handwritten signature of Elizabeth D. Baker

(check one)

[ ] Applicant

[x] Applicant's Authorized Agent

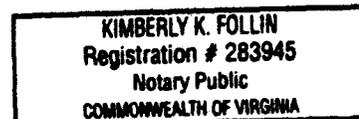
Elizabeth D. Baker, agent

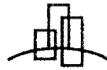
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 29 day of August 2007, in the State/Comm. of Virginia, County/City of Arlington.

Handwritten signature of Kimberly K. Follin
Notary Public

My commission expires: 11/30/2007





**WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC**

Elizabeth D. Baker  
Land Use Coordinator  
(703) 528-4700 Ext. 5414  
ebaker@arl.thelandlawyers.com

RECEIVED  
Department of Planning & Zoning

JUN 01 2007

Zoning Evaluation Division

June 1, 2007

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

**Re: Partial Proffered Condition Amendment**  
**Subject Property: Tax Map 16-4 ((23)) C (the "Subject Property")**  
**Applicant: Woodland Park Crossing Retail, L.L.C.**

Dear Ms. Byron:

This letter serves as a statement of justification for the above-referenced application. The Applicant, Woodland Park Crossing Retail, L.L.C., has filed this request on a 5.66 acre portion of Woodland Park located immediately north of Sunrise Valley Drive and east of Corporate Park Drive. The purpose of this application is to amend the existing proffers associated with this mixed-use development in order to allow for additional flexibility with respect to the uses in individual buildings.

The Subject Property, identified as Tax Map 16-4 ((23)) C, is zoned to the PDC District. Zoning was gained via RZ 2003-HM-046 approved by the Board of Supervisors on October 18, 2004, subject to proffers dated October 18, 2004. Most recently, on March 12, 2007, the Board of Supervisors granted a proffered condition amendment (PCA 2003-HM-046) which revised the phasing of development on the Subject Property and allowed for improved site amenities. A copy of the proffers is enclosed.

The Subject Property is part of a large mixed-use development known as Woodland Park. Woodland Park is located south of the Dulles Airport Access Road and extends from Monroe Street to Centreville Road. Numerous offices and a hotel have been constructed on Woodland Park. Other components of Woodland Park have been converted to residential use in recent years. The Subject Property is also located within an 8.14-acre portion of Woodland Park, known as Woodland Park Crossing. Woodland Park Crossing is approved for a seven-building retail and residential complex oriented to Sunrise Valley Drive. Commercial uses include a grocery store, drive-through bank, eating establishments, retailers and office uses serving nearby communities. In addition, approximately 204 multi-family dwellings are approved. Commercial and residential buildings are clustered close together to facilitate pedestrian access and shopping. Parking is provided in a combination of underground, surface, and structured facilities.

PHONE 703 528 4700 • FAX 703 525 3197 • WWW.THELANDLAWYERS.COM  
COURTHOUSE PLAZA • 2200 CLARENDON BLVD., THIRTEENTH FLOOR • ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 • PRINCE WILLIAM OFFICE 703 680 4664

Proffer 6.b. addresses the mix of uses for the buildings at Woodland Park Crossing. Proffer 6.b. reads:

*“Retail, eating establishment, fast food restaurants, service and similar compatible establishments as listed in Proffer 1 shall be provided within Buildings 6, 7, 8, 9 and in the first floor of Building 10. Such uses shall have direct public access and windows oriented toward the internal roads. Buildings 8 and 9 shall be two stories in height, with at least 50 percent of the net square footage of the second story devoted to office uses.*

*It is intended that the principal use of Building 6 be a grocery store of approximately 40,000-60,000 square feet. The Applicant shall use best efforts to ensure provision of a grocery store as the initial tenant of Building 6. Best efforts shall include retaining a qualified retail broker and marketing the space for a twenty-four (24) month period beginning no more than twenty-four (24) months prior to commencement of construction. If marketing efforts are not successful in attracting a grocery store to Building 6, proof of best efforts to lease this space for a grocery store shall be provided to the Director, Department of DPZ to demonstrate the failed attempts. In the event the Director of DPZ agrees that best efforts have been expended, the space within Building 6 may be utilized for neighborhood retail/service/eating establishments/fast food restaurant uses such that no one tenant shall occupy more than 25,000 square feet”*

To understand this proffer, it is necessary to know that Buildings 6 and 7 are the two retail structures located in the center of the site. Buildings 6 and 7 are connected, and are further connected by way of a parking structure to residential Building 5. In fact, parking for residential uses is provided on the roof of Building 6. Building 10 includes ground floor retail uses with residential uses above. Building 11 is a residential structure connected to Building 10 and Building 5. Buildings 8 and 9 are freestanding commercial structures situated relatively close to Sunrise Valley Drive.

It was the intent of Proffer 6.b. to ensure that a minimum amount of net square footage in Buildings 8 and 9 would be devoted to office uses. Since the approval of these proffers, the Applicant has diligently pursued the leasing of the space in Buildings 8 and 9 to potential office tenants. Unfortunately, the Applicant has been unable to lease sufficient office space on the second levels of Buildings 8 and 9 to meet the proffer requirements. This is largely due to market conditions. There is an overwhelming amount of high-quality office development already existing within the areas surrounding the Subject Property, and the Applicant now realizes that sufficient market demand does not exist for office use within these buildings. In fact, there is approximately 1.5 million square feet of new office space under construction within a three (3) mile radius of Woodland Park. To date, the Applicant has leased approximately 7,500 square feet of office space on the Subject Property to B.F. Saul, and another 5,500 square feet of office space on the Subject Property to Capitol Area Pediatrics. Unfortunately, the Applicant has been unable to lease the remaining 14,500 square feet of office space in Buildings 8 and 9. As

such, the Applicant requests a revision to the second sentence in Proffer 6.b. The Applicant proposes no changes to the second paragraph of Proffer 6.b. The revised proffer would read:

*“Retail, eating establishment, fast food restaurants, service and similar compatible establishments as listed in Proffer 1, shall be provided within Buildings 6, 7, 8, 9 and in the first floor of Building 10. Such uses shall have direct public access and windows oriented toward the internal roads. Buildings 8 and 9 shall be two stories in height, and may include office uses.”*

*It is intended that the principal use of Building 6 be a grocery store of approximately 40,000-60,000 square feet. The Applicant shall use best efforts to ensure provision of a grocery store as the initial tenant of Building 6. Best efforts shall include retaining a qualified retail broker and marketing the space for a twenty-four (24) month period beginning no more than twenty-four (24) months prior to commencement of construction. If marketing efforts are not successful in attracting a grocery store to Building 6, proof of best efforts to lease this space for a grocery store shall be provided to the Director, Department of DPZ to demonstrate the failed attempts. In the event the Director of DPZ agrees that best efforts have been expended, the space within Building 6 may be utilized for neighborhood retail/service/eating establishments/fast food restaurant uses such that no one tenant shall occupy more than 25,000 square feet.”*

This revision does not in any way diminish the development. This will continue to be a first class, mixed-use development. The amendment merely allows for greater flexibility with respect to the distribution of uses throughout the site, based upon prevailing market conditions.

The Subject Property is located within the Reston Herndon Suburban Center portion of the Area III Plan. It is discussed as a part of Land Unit B, specifically Sub-Unit B-1. The Plan recommends the Sub-unit for commercial, hotel or mixed-use development at an FAR up to 0.70. The Plan cites Land Unit B as a location with high visibility, appropriate for high quality development including corporate headquarters, hotel and office buildings. It recommends that residential components be located away from the Access Road and towards Sunrise Valley Drive. According to the Plan text, mixed-use projects in Sub-Unit B-1 should be at least one third residential.

To the best of our knowledge, the proposed development is in conformance with all applicable ordinances, regulations and adopted standards with few exceptions. The Applicant requests reaffirmation of the following previously approved waivers and modifications:

- 1) Waiver of the transitional screening and barrier requirements along the southern property boundary pursuant to Section 13-304(3).
- 2) Waiver of the transitional screening and barrier requirements between the various uses on the site pursuant to Section 13-304(1).

- 3) Modification of Section 2-206.5 to allow residential dwellings to exceed 50 percent of the gross floor area of all principal uses.
- 4) Modification of the off-street loading space requirement associated with multi-family dwellings as required by Section 11-202 of the Zoning Ordinance.
- 5) Waiver of the 600-foot private street length requirement pursuant to Section 11-302 Paragraph 2.

In summary, the Applicant seeks approval of an amendment to the approved proffers associated with RZ 2003-HM-046, with respect to the mix of uses on the Subject Property. The proposed revision will permit occupancy of the commercial spaces based upon market demand, ultimately ensuring the long-term success of the development.

Thank you very much for your attention to this matter. Should you require any additional information, please call me.

Very truly yours,

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



Elizabeth D. Baker  
Land Use Coordinator

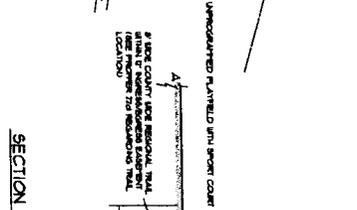
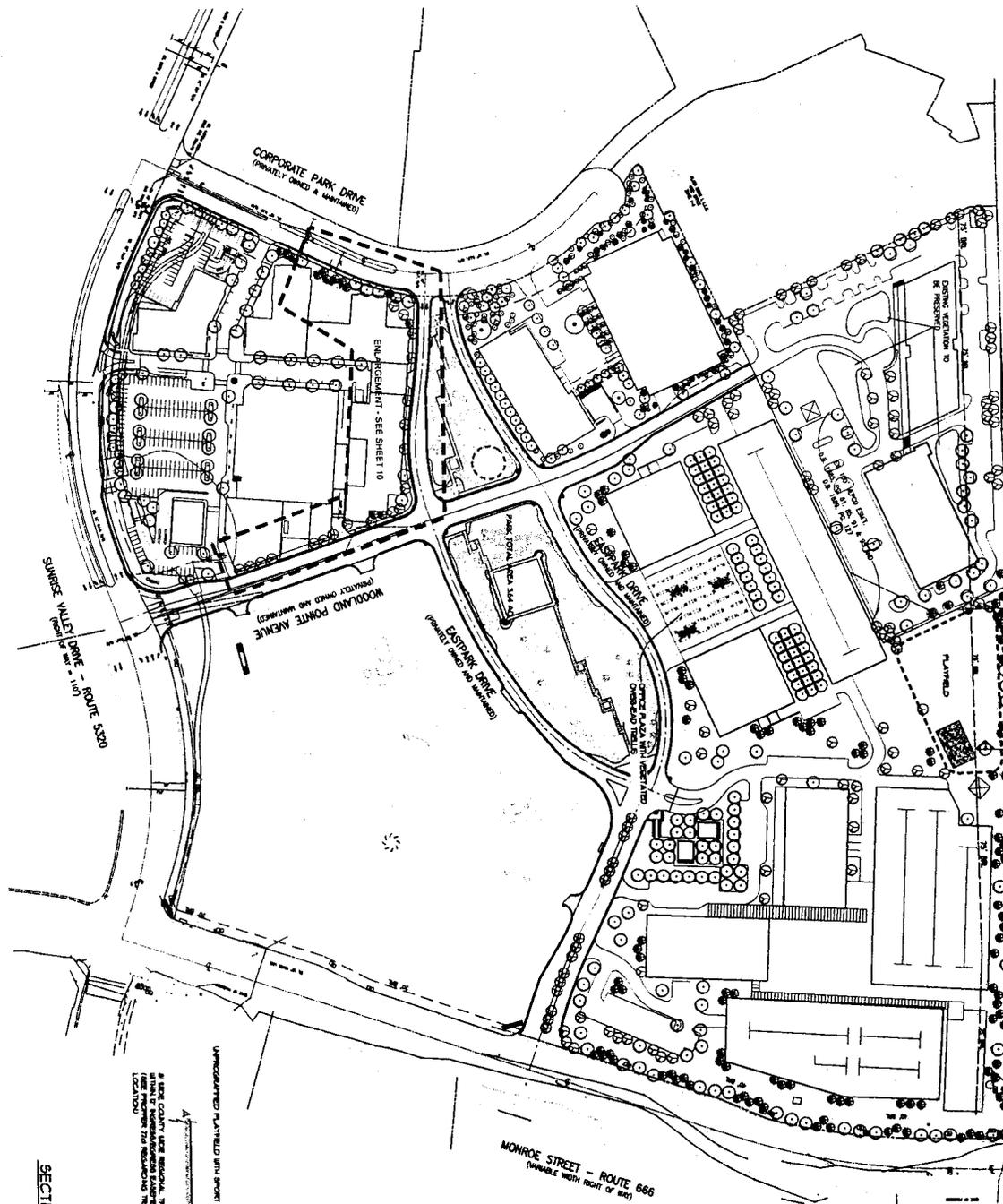
Enclosure







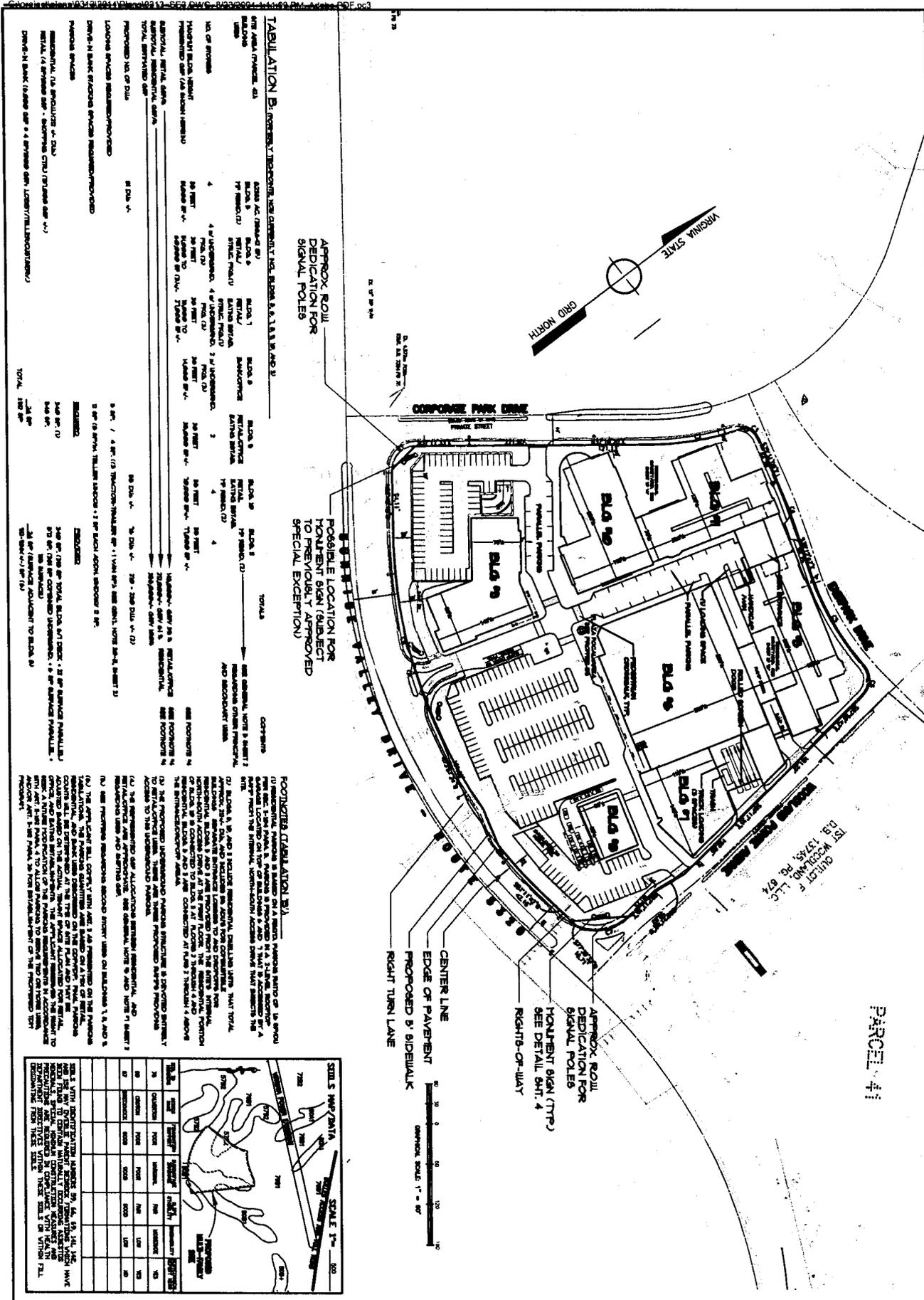
INFORMATION SHOWN FOR:  
LANDSCAPE PURPOSES ONLY.  
ALSO SEE PROFFERS REGARDING  
LANDSCAPING.



SECTION A-A' PLAYFIELD BUFFER CONCEPT  
SCALE: 1" = 20'

- LEGEND**
- SHADE TREE (e.g. Oak, Spycorn, Maple, Elm)
  - ⊙ EVERGREEN TREE (e.g. Holly, White Pine, Spruce)
  - ⊙ ORNAMENTAL TREE (e.g. Red Bird Dogwood, Cherry)
  - ⊙ SHRUB MASSING (e.g. Yucca, Manzanita, Holly, Spirea)
  - LIMITS OF CLEARING & GRADING
- NOTES: LANDSCAPING MAY BE MODIFIED BASED ON FINAL SURVEYING DESIGN, UTILITY EXISTENCES AND SOIL SCIENCE REQUIREMENTS.

<p>OVERALL LANDSCAPE PLAN</p> <p><b>WOODLAND PARK EAST</b> <b>T.S.T. WOODLAND L.L.C.</b></p> <p>HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p>			<p>DATE: MARCH 2004</p> <p>SCALE: 1" = 20'</p> <p>DESIGN: W.H.G.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>DESIGNED BY</td><td>S. GILSON</td></tr> <tr><td>CHECKED BY</td><td>N. ZELINSKY</td></tr> <tr><td>DATE</td><td>5/13/04</td></tr> <tr><td>SCALE</td><td>1" = 20'</td></tr> <tr><td>SHEET</td><td>4 OF 15</td></tr> </table>	DESIGNED BY	S. GILSON	CHECKED BY	N. ZELINSKY	DATE	5/13/04	SCALE	1" = 20'	SHEET	4 OF 15
DESIGNED BY	S. GILSON													
CHECKED BY	N. ZELINSKY													
DATE	5/13/04													
SCALE	1" = 20'													
SHEET	4 OF 15													



**TABULATION B: APPROXIMATE TOTAL SIGNAGE AREA**

BLDG NO.	TYPE	AREA (SQ. FT.)	REMARKS
1	Signage	100	
2	Signage	100	
3	Signage	100	
4	Signage	100	
5	Signage	100	
6	Signage	100	
7	Signage	100	
8	Signage	100	
9	Signage	100	
10	Signage	100	
<b>TOTAL</b>		<b>1000</b>	

**APPROXIMATE TOTAL SIGNAGE AREA**

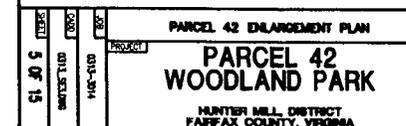
APPROXIMATE TOTAL SIGNAGE AREA: 1000 SQ. FT.

APPROXIMATE TOTAL SIGNAGE AREA: 1000 SQ. FT.

APPROXIMATE TOTAL SIGNAGE AREA: 1000 SQ. FT.

**FOOTPRINTS (STABILIZATION BY)**

BLDG NO.	TYPE	AREA (SQ. FT.)	REMARKS
1	Footprint	100	
2	Footprint	100	
3	Footprint	100	
4	Footprint	100	
5	Footprint	100	
6	Footprint	100	
7	Footprint	100	
8	Footprint	100	
9	Footprint	100	
10	Footprint	100	
<b>TOTAL</b>		<b>1000</b>	



NO.	DESCRIPTION	AREA (SQ. FT.)	REMARKS
1	Signage	100	
2	Signage	100	
3	Signage	100	
4	Signage	100	
5	Signage	100	
6	Signage	100	
7	Signage	100	
8	Signage	100	
9	Signage	100	
10	Signage	100	
<b>TOTAL</b>		<b>1000</b>	

**PARCEL 42 ENLARGEMENT PLAN**

**PARCEL 42 WOODLAND PARK**

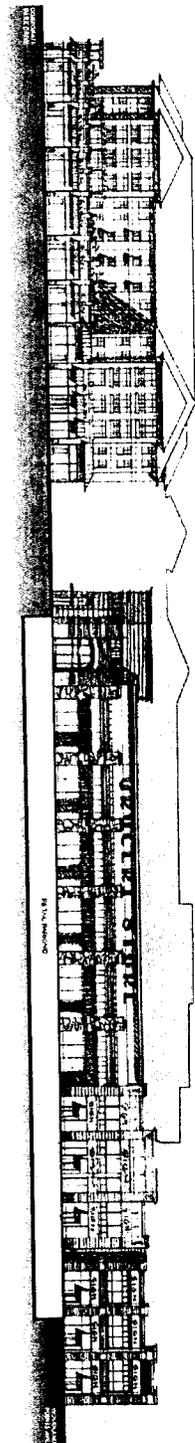
HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**WILLIAM H. GORDON ASSOCIATES, INC.**  
4001 Duly Drive, Chesapeake, Virginia 23041  
804-696-0900 (Fax) 804-696-0901 (Cell) 804-696-0902 (Fax)

**DESIGNER:** S. ELSON  
**DATE:** 03/13/2014  
**SCALE:** 1" = 40'

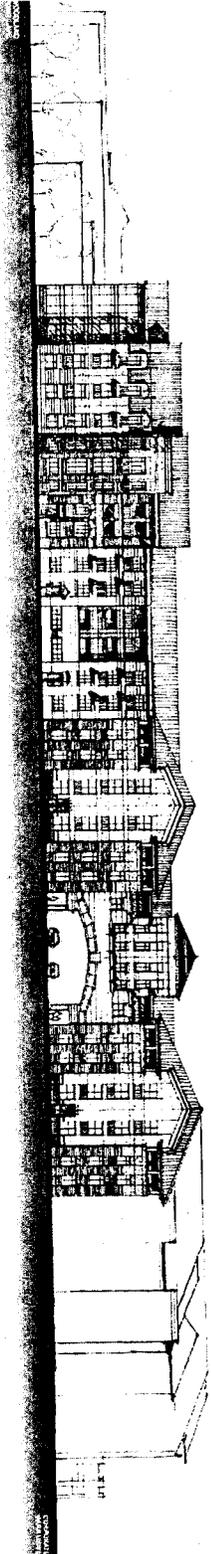






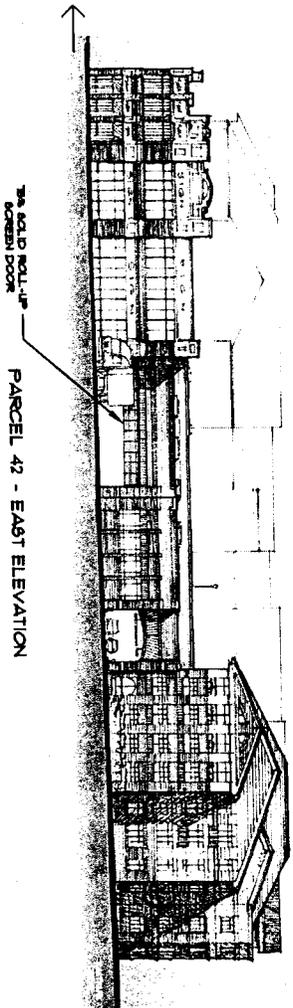
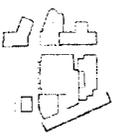
EAST/WEST SECTION LOOKING NORTH

PARCEL 42 - EAST/WEST ELEVATION



NORTH ELEVATION FACING PARK

PARCEL 42 - NORTH ELEVATION

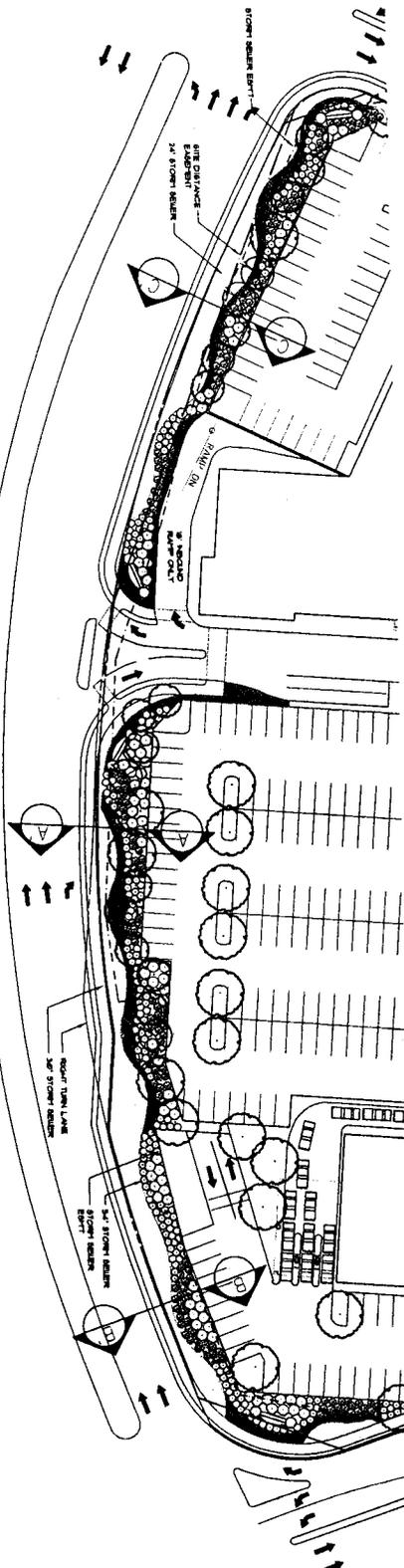


PARCEL 42 - EAST ELEVATION

**NOTE:**  
 THE ELEVATIONS PRESENTED  
 ARE INTENDED TO REFLECT  
 THE ARCHITECTURAL  
 CHARACTER OF WOODLAND  
 PARK EAST. SEE PROFFER 196.

<b>BUILDING ELEVATIONS</b> <b>WOODLAND PARK EAST</b> <b>T.S.T. WOODLAND L.L.C.</b> HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA			SCALE: 1/8" = 1'-0" DATE: 11/15/15		DESIGNER: SURVEYOR · LAND PLANNERS · LANDSCAPE ARCHITECTS <b>William H. Gordon Associates, Inc.</b> 4801 Day Drive · Chantilly, Virginia 20151 (703) 263-1800 · FAX (703) 263-6798	SHEET NO. 15 TOTAL SHEETS 15
PROJECT NO. 001-3114 DATE: 01/15/15	DRAWN BY: [Name] CHECKED BY: [Name]		PROJECT NO. 001-3114 DATE: 01/15/15			

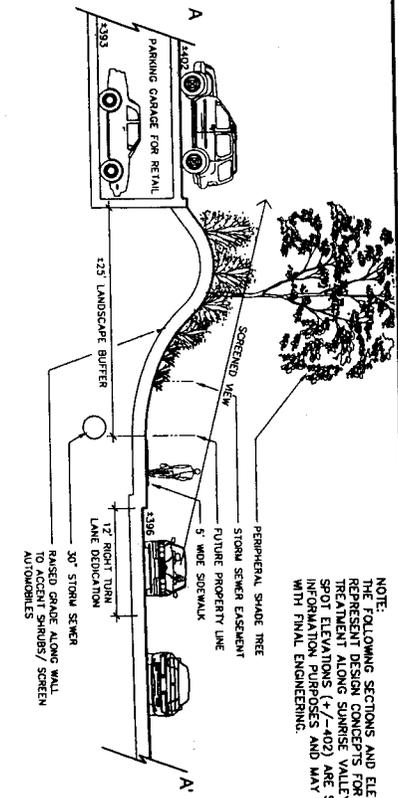
1 LANDSCAPE BUFFER ALONG SUNRISE VALLEY DRIVE  
SCALE 1" = 30'



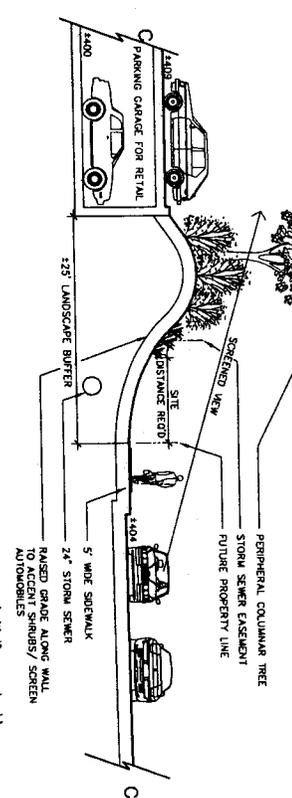
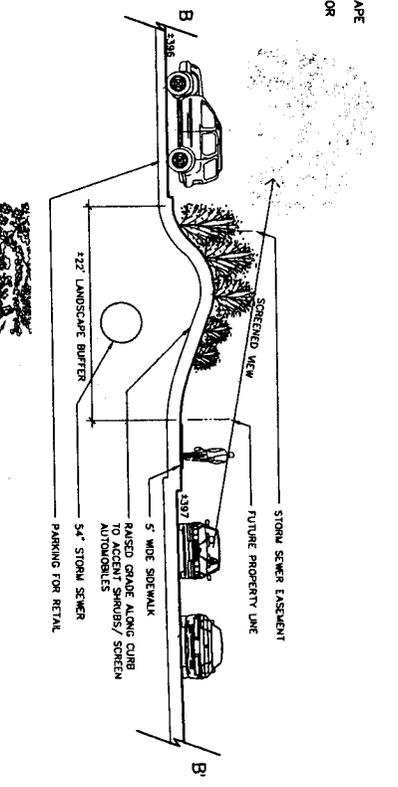
- LEGEND**
- SHADE TREE/COLUMNAR TREE (e.g. Oak, Spireme Maple, Elm)
  - ORNAMENTAL TREE (e.g. Red Oak, Spireme Cyprip)
  - LARGE SHRUB 6'-8' (e.g. Holly, Yucca, Juniper)
  - EVERGREEN SHRUB 1'-1'-4' (e.g. Holly, Yucca, Juniper)
  - SMALL DECIDUOUS SHRUB 1'-4' (e.g. Spiremeberry, Japanese Spireme)
  - PERENNIALS/GRASSES/GROUNDCOVERS (e.g. Dumbell, Fountain grass, Whiteflower)



APPROPRIATE LANDSCAPE BUFFER PLANT SPECIES



NOTE:  
THE FOLLOWING SECTIONS AND ELEVATIONS REPRESENT DESIGN CONCEPTS FOR LANDSCAPE REPRESENT ALONG SUNRISE VALLEY DRIVE. SPOT ELEVATIONS (+/- 402) ARE SHOWN FOR INFORMATION PURPOSES AND MAY CHANGE WITH FINAL ENGINEERING.

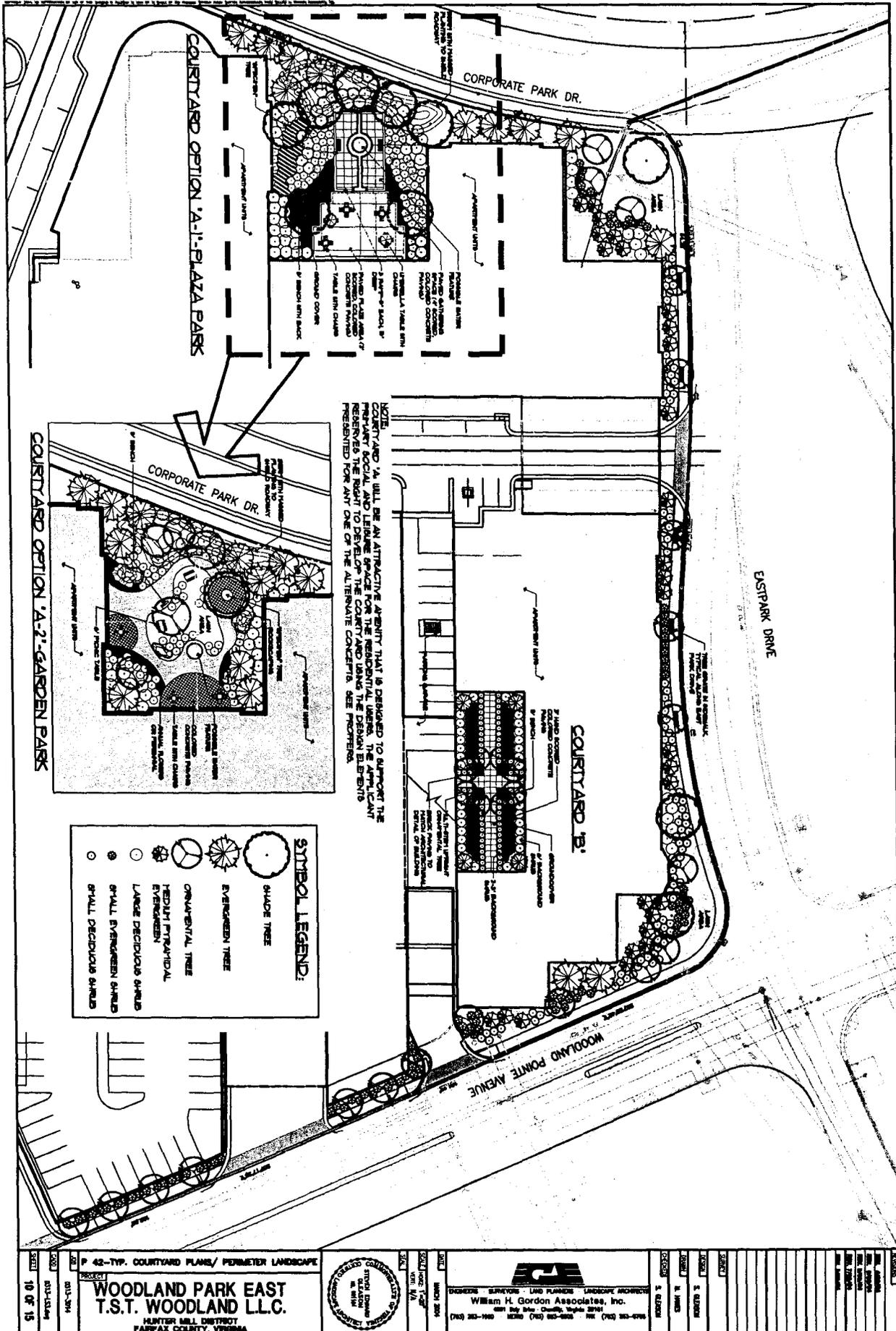


PARCEL 42 - SUNRISE VALLEY DRIVE LANDSCAPE PLAN  
PROJECT: WOODLAND PARK EAST  
T.S.T. WOODLAND L.L.C.  
HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

CONTRACTOR: SURE L. OLSON  
DATE: MARCH 2004  
SCALE: 1" = 30'

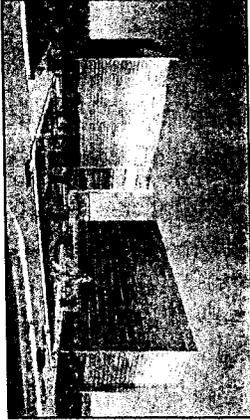
DESIGNER: SURVIVOR AND PLANNERS LANDSCAPE ARCHITECTS  
William H. Gordon Associates, Inc.  
4501 Doherty Drive, Chantilly, Virginia 20151  
(703) 243-1900 METRO (703) 803-9508 FAX (703) 243-0786

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	03-11-2004
2	REVISED	03-11-2004
3	REVISED	03-11-2004
4	REVISED	03-11-2004
5	REVISED	03-11-2004
6	REVISED	03-11-2004
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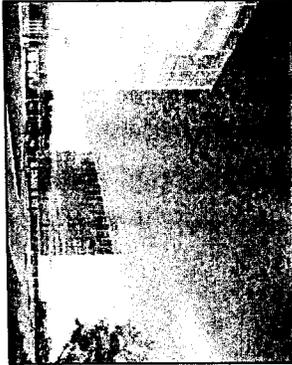


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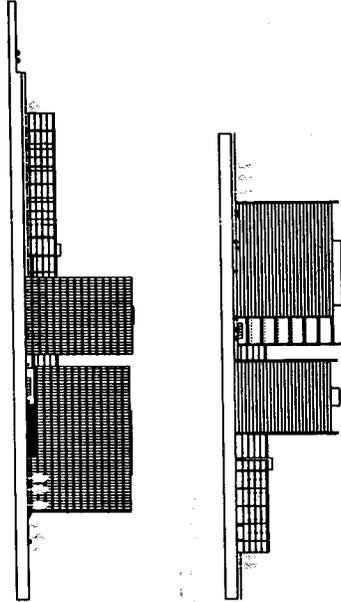
BUILDINGS 314 - RENDERING OF NORTH POINT



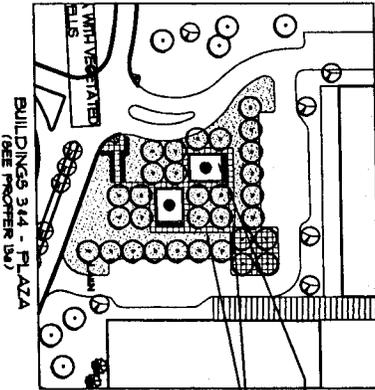
BUILDINGS 112 - ELEVATION OF CENTERTECH PLAZA



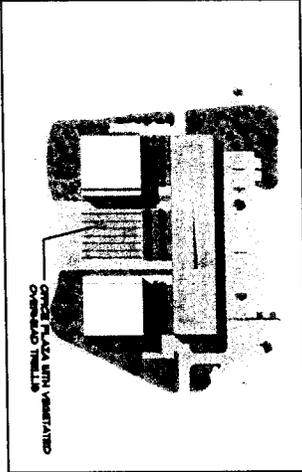
BUILDINGS 314 - S & W ELEVATIONS OF NORTH POINT



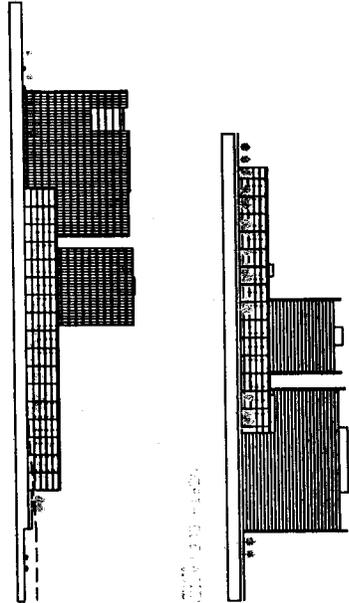
NOTE:  
THE ELEVATIONS PRESENTED  
ARE INTENDED TO REFLECT THE  
ARCHITECTURAL CHARACTER OF  
WOODLAND PARK EAST. SEE  
PROFFERS.



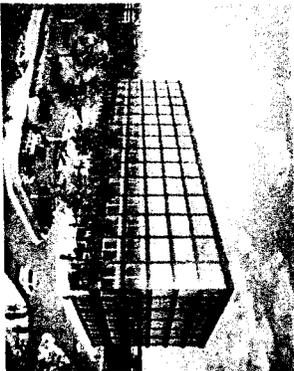
BUILDINGS 112 - RENDERING OF CENTERTECH PLAZA  
(SEE PROFFER DV)



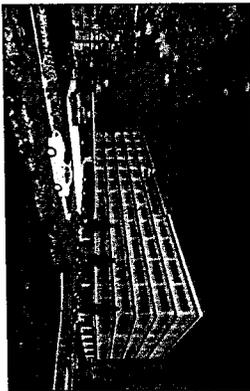
BUILDINGS 314 - N & E ELEVATIONS OF NORTH POINT



BUILDING 13 - RENDERING OF WOODLAND POINTE



BUILDING 12 - RENDERING OF CENTER RIDGE



DATE PLOTTED: 8/23/04 1:59:31 PM

PARCELS 44 & 46 BUILDING ELEVATIONS

PROJECT: **WOODLAND PARK EAST**  
**T.S.T. WOODLAND L.L.C.**

HUNTER MILL DISTRICT  
FARFAX COUNTY, VIRGINIA

REGISTERED PROFESSIONAL ARCHITECT

WILLIAM H. GORDON ASSOCIATES, INC.

4091 Daly Drive  
Charlottesville, Virginia 22901  
(800) 223-4400 (VA) (703) 961-8800 (OUT)

DATE PLOTTED: 8/23/04 1:59:31 PM

PROJECT: PARCELS 44 & 46 BUILDING ELEVATIONS

DATE PLOTTED: 8/23/04 1:59:31 PM

NO.	DESCRIPTION	DATE
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2	ISSUED FOR PERMITTING	8/23/04
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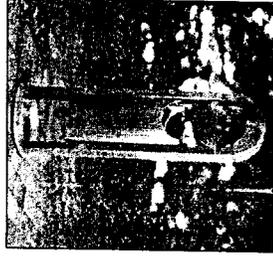
1 BENCH  
1/2 PICTORIAL

METAL BENCH  
MODEL NO: PD3001-BS-22  
SOLID METAL RODS  
WELDED TO TUBULAR STEEL  
FRAMES  
LENGTH: VARIES  
COLOR: BLACK  
POWDERCOAT  
MOUNTING: EMBEDDED  
SUPPORT OR SURFACE  
MOUNT SUPPORT DEPENDING  
UPON LOCATION  
MANUFACTURED BY:  
LANSCAPEFORBIS  
KALAMAZOO, MI



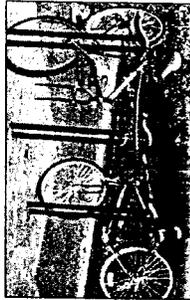
4 ASH URN  
1/2 PICTORIAL

ASH URN  
MODEL NO: NP6005-FA  
PERFORATED ALUMINUM  
SIZE: 24 OZ. CAPACITY  
COLOR: BLACK  
POWDERCOAT  
MOUNTING: EMBEDDED  
SUPPORT OR SURFACE  
MOUNT SUPPORT DEPENDING  
UPON LOCATION  
MANUFACTURED BY:  
LANSCAPEFORBIS  
KALAMAZOO, MI



2 BENCH  
1/2 PICTORIAL

TRASH RECEPTACLE  
MODEL NO: NP6005FT  
PERFORATED ALUMINUM,  
CAST MOLDED  
CAPACITY: 156 GALLON  
COLOR: BLACK  
POWDERCOAT  
MOUNTING: EMBEDDED  
SUPPORT OR SURFACE  
MOUNT SUPPORT DEPENDING  
UPON LOCATION  
MANUFACTURED BY:  
LANSCAPEFORBIS  
KALAMAZOO, MI



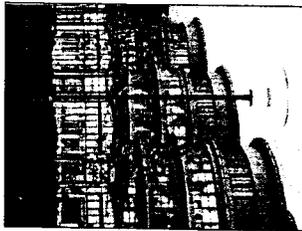
5 BICYCLE RACK  
1/2 PICTORIAL

BICYCLE RACK  
MODEL NO: P19005-EM-55  
TUBULAR METAL  
SIZE: 2' D x 21-1/2' W x 43' H  
COLOR: BLACK  
POWDERCOAT  
MOUNTING: EMBEDDED  
SUPPORT OR SURFACE  
MOUNT SUPPORT DEPENDING  
UPON LOCATION  
MANUFACTURED BY:  
LANSCAPEFORBIS  
KALAMAZOO, MI



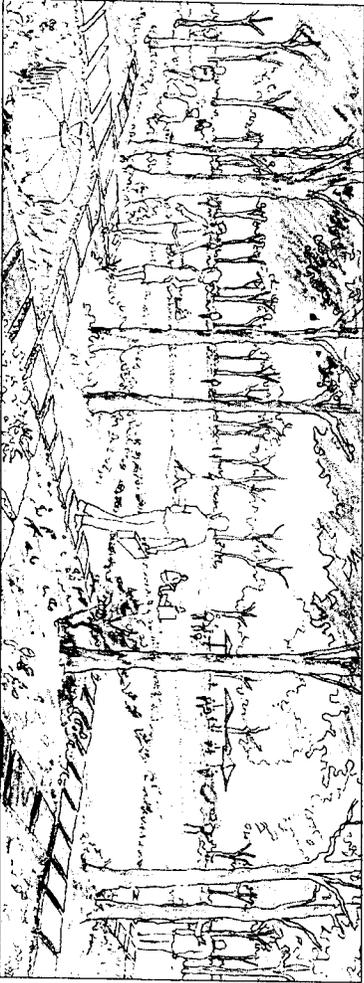
6 ROADWAY PARKING LOT LIGHT - AMENITY AREAS  
1/2 PICTORIAL

ROADWAY PARKING LOT  
LIGHT  
MODEL NO: OTS  
OUTDOOR TUBE SYSTEM  
EXTRUDED ALUMINUM  
HEIGHT: 20'-32'  
COLOR: BLACK  
POWDERCOAT  
FIGURE: METAL HALIDE  
MANUFACTURED BY:  
KIM LIGHTING  
CITY OF INDUSTRY, CA



7 PEDESTRIAN AREA LIGHT - AMENITY AREAS  
1/2 PICTORIAL

PEDESTRIAN LIGHT  
MODEL NO:  
SATT-MINI-439-TH ALUMINUM  
HEIGHT: 12'-16'  
COLOR: BLACK  
POWDERCOAT  
MANUFACTURED BY:  
LOUISE POLISEN  
FT. LAUDERDALE, FL



3 VIEW OF PROPOSED CENTRAL PARK/SEE PRESERVATION AREA  
1/2 PICTORIAL



8 TOT LOT - AMENITY AREAS  
1/2 PICTORIAL

TOT LOT  
MODEL NO: SABIK GXY 911  
SIZE: 17'W x 38'L x 10'H  
COLOR: METALLIC GRAY  
MANUFACTURED BY:  
KOMPAN  
OLYMPIA, WA

NOTES:  
(1) ALL LIGHT FIXTURES SHALL BE IN FULL COMPLIANCE WITH THE PROVISIONS OF SEC 14-902  
PARA 2 RELATIVE TO DIRECTIONAL SHIELDING AND BEING OF A FULL CUTOFF  
DESIGN  
(2) THE SITE AMENITIES PRESENTED ARE INTENDED TO REFLECT THE LANDSCAPE  
CHARACTER AND OUTDOOR AMENITIES FOR WOODLAND PARK EAST. THE SITE  
FURNISHINGS SHALL BE CONSIDERED TYPICAL - SEE PROFFERS.

NO. 001	DATE 03/11/2004	PROJECT WOODLAND PARK EAST	CLIENT WOODLAND L.L.C.
NO. 002	DATE 04/14/2004	PROJECT WOODLAND PARK EAST	CLIENT WOODLAND L.L.C.
NO. 003	DATE 05/11/2004	PROJECT WOODLAND PARK EAST	CLIENT WOODLAND L.L.C.
NO. 004	DATE 06/11/2004	PROJECT WOODLAND PARK EAST	CLIENT WOODLAND L.L.C.
NO. 005	DATE 07/11/2004	PROJECT WOODLAND PARK EAST	CLIENT WOODLAND L.L.C.
NO. 006	DATE 08/11/2004	PROJECT WOODLAND PARK EAST	CLIENT WOODLAND L.L.C.
NO. 007	DATE 09/11/2004	PROJECT WOODLAND PARK EAST	CLIENT WOODLAND L.L.C.
NO. 008	DATE 10/11/2004	PROJECT WOODLAND PARK EAST	CLIENT WOODLAND L.L.C.
NO. 009	DATE 11/11/2004	PROJECT WOODLAND PARK EAST	CLIENT WOODLAND L.L.C.
NO. 010	DATE 12/11/2004	PROJECT WOODLAND PARK EAST	CLIENT WOODLAND L.L.C.

PARCELS 44 & 45 OFFICE SITE AMENITIES

**WOODLAND PARK EAST**  
**T.S.T. WOODLAND L.L.C.**  
HUNTER HILL, DISTRICT  
FAIRFAX COUNTY, VIRGINIA

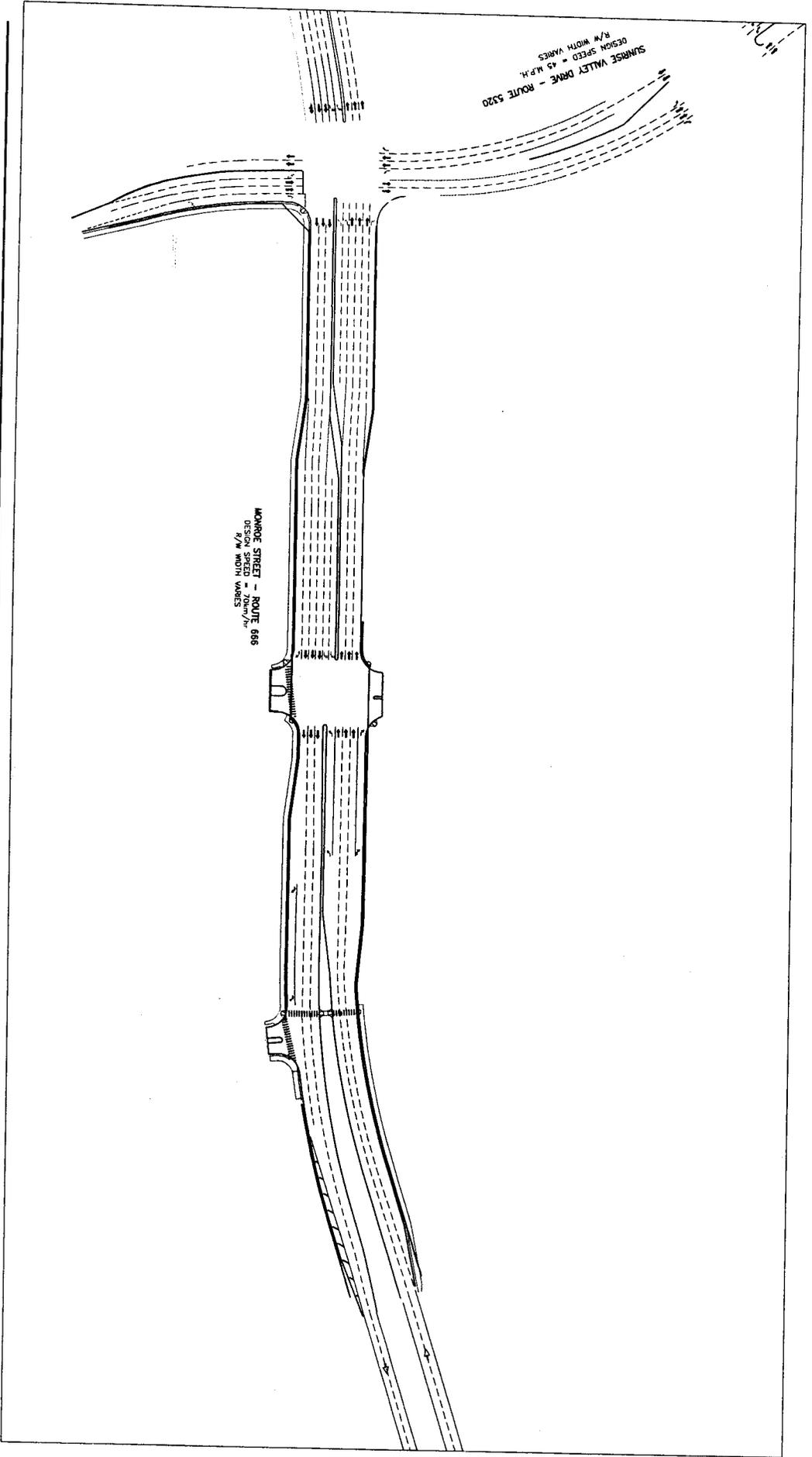
CONSULTANTS OF VIRGINIA  
10015  
10015  
10015

DATE: 08/23/2004  
SCALE: AS SHOWN  
DRAWN BY: WJG  
CHECKED BY: WJG

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**WOODLAND PARK**  
**MONROE STREET IMPROVEMENTS EXHIBIT**

FARFAX COUNTY, VIRGINIA

Prepared for  
 Transportation Programs  
 Planning & Services Administration  
 Fairfax County, Virginia  
 11110 Sunrise Valley Drive  
 Fairfax, VA 22030  
 (703) 278-5000



building locations within designated building envelopes and/or move building gross square footage between buildings provided Buildings 1 and 2 are between 150,000 and 300,000 square feet each and no more than 500,000 square feet for Buildings 1 and 2 combined; Buildings 3 and 4 are between 250,000 and 450,000 square feet each and no more than 800,000 square feet for Buildings 3 and 4 combined; the total gross square footage for the Application Property does not exceed 1,773,621 square feet; the buildings heights as shown on the CDP/FDP are not exceeded; and the minimum open space and peripheral dimensions to lot lines are not reduced. In addition, the parking garage footprints may be altered within the designated "garage envelopes" for Buildings 1-4 as shown on Sheet 2 of the CDP/FDP, provided the garage heights are not exceeded and the minimum open space and peripheral dimensions to lot lines are not reduced.

6. Retail/Service Uses.

- a. Retail, eating establishments, fast food restaurants, and service establishment uses may be provided within all buildings on the Application Property. The majority of the retail, restaurant and/or service uses shall be located on the first floor of buildings with direct public access and windows oriented to adjacent internal roads in an effort to create an inviting streetscape.
- b. Retail, eating establishment, fast food restaurants, service and similar compatible establishments listed in Proffer 1 shall be provided within Buildings 6, 7, 8, 9 and the first floor of Building 10. Such uses shall have direct public access and windows oriented toward the internal roads. Buildings 8 and 9 shall be two stories in height, with at least 50 percent of the net square footage of the second story devoted to office uses.

It is intended that the principal use of Building 6 be a grocery store of approximately 40,000-60,000 square feet. The Applicant shall use best efforts to ensure provision of a grocery store as the initial tenant of Building 6. Best efforts shall include retaining a qualified retail broker and marketing the space for a twenty-four (24) month period beginning no more than twenty-four (24) months prior to commencement of construction. If marketing efforts are not successful in attracting a grocery store to Building 6, proof of best efforts to lease this space for a grocery store shall be provided to the Director, Department of DPZ to demonstrate the failed attempts. In that event, the space within Building 6 shall be utilized for neighborhood retail/service/eating establishments/fast food restaurant uses such that no one tenant shall occupy more than 25,000 square feet.

- c. Buildings 5-11 shall be included on a consolidated site plan.
- d. Non-RUPs for Buildings 6 and 7 shall not be issued unless one or more of Buildings 5, 10 and 11 are under construction. Non-RUPs for Buildings 8 and 9 shall not be issued unless one or more of Buildings 5, 6, 7, 10 and 11 are under construction. For the purposes of this proffer, "under construction" shall be defined as having completed the foundation and the framing for one level.

## 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 in the zoning district if the site were developed as a conventional subdivision. See 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	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
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	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		