



APPLICATION ACCEPTED: May 25, 2007
PLANNING COMMISSION: January 17, 2008
BOARD OF SUPERVISORS: January 28, 2008 @ 3:30 PM

County of Fairfax, Virginia

January 3, 2008

STAFF REPORT

SEA 97-M-024 / SE 2007-MA-013

MASON DISTRICT

CRD

APPLICANT: PNC Bank, N.A.

ZONING: C-6; CRD, HC & SC

PARCEL(S): 62-1 ((1)) 16E - SEA
62-1 ((1)) 16E pt - SE

ACREAGE: 23.45 acres – SEA
0.94 acres (41,044 square feet) – SE

FAR: 0.37 – SEA
0.09 – SE

OPEN SPACE: 10.8% - SEA
30.7% - SE

PLAN MAP: Commercial: Retail and Other

SE CATEGORY: Category 5: Drive-in Bank

PROPOSAL: SEA 97-M-024 seeks to amend SE 97-M-024 previously approved for a waiver of certain sign regulations to permit reduction in land area and modifications/waivers in a Commercial Revitalization District.

SE 2007-MA-013 is a concurrent application to request Special Exception approval to permit a drive-in bank in a Highway Corridor Overlay District and modifications/waivers in a Commercial Revitalization Overlay District (CRD).

O:\SMCKNASE\SE 2007-MA-013; SEA 97-M-024 PNC Bank Baileys\REPORTS\Report Cover.doc

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 97-M-024, subject to conditions in Appendix 1.

Staff recommends approval of the 20% parking space reduction request associated with SEA 97-M-024.

Staff recommends approval of a modification of the open space requirement associated with SEA 97-M-024, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of SE 2007-MA-013, subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a waiver of the loading space requirement associated with SE 2007-MA-013.

Staff recommends approval of a modification of the requirement associated with SE 2007-MA-013, to construct a major paved trail along the frontage of Leesburg Pike in favor of a 6 foot wide walkway with interlocking pavers in accordance with the Leesburg and Columbia Pike Streetscape Design Guidelines.

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

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

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

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.



Special Exception

SE 2007-MA-013

Applicant: PNC BANK, N.A.
Accepted: 05/25/2007
Proposed: DRIVE-IN BANK IN A HIGHWAY CORRIDOR
OVERLAY DISTRICT AND
MODIFICATIONS/WAIVERS IN A COMMERCIAL
REVITALIZATION DISTRICT

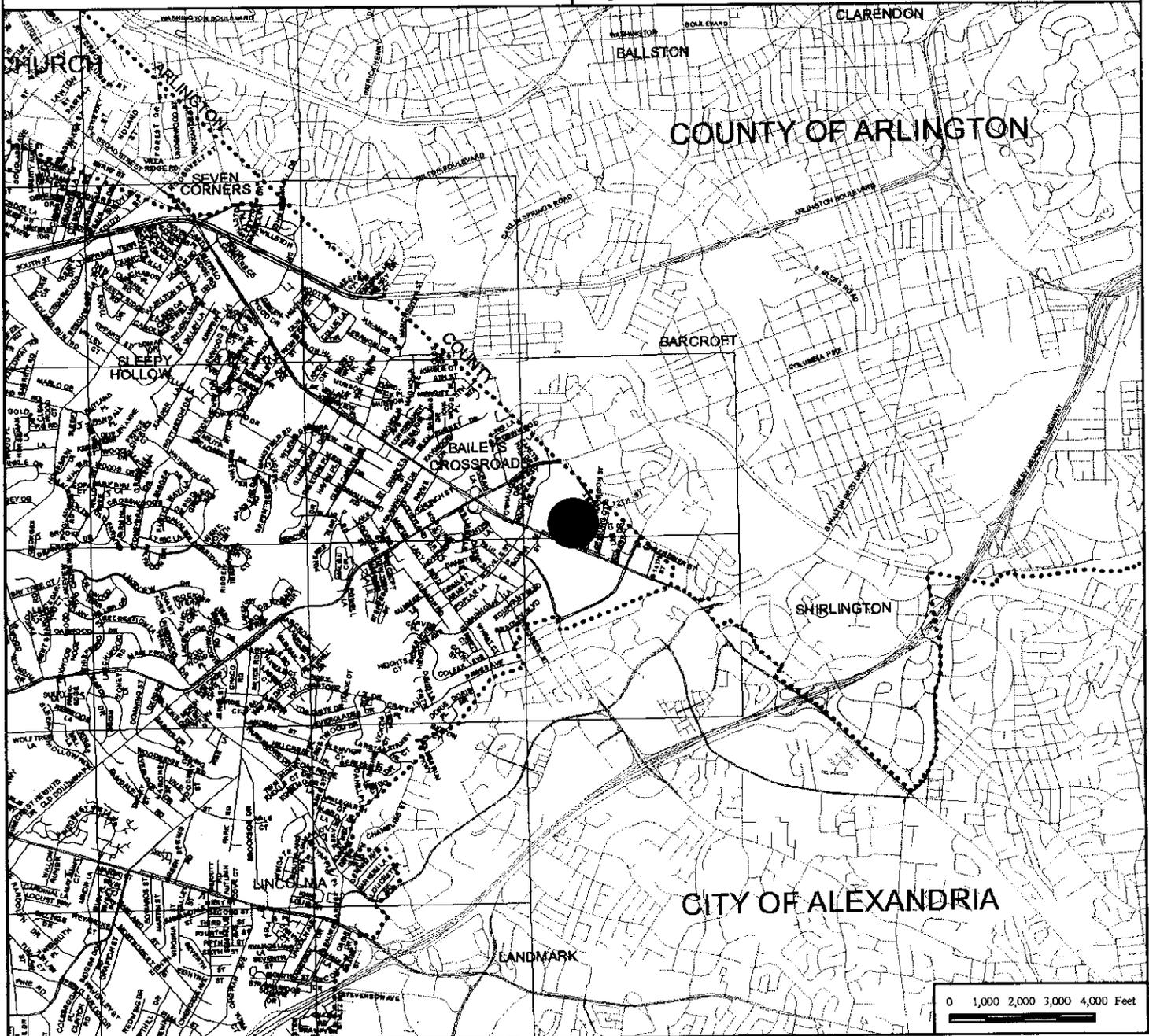
Area: 41,044 SF OF LAND; DISTRICT - MASON
Zoning Dist Sect: 4-604 9-611 9-622
Art 9 Group and Use: 5-06 6-19
Located: 3516 SOUTH JEFFERSON STREET
Zoning: C- 6
Plan Area: 1,
Overlay Dist: CRD SC HC
Map Ref Num: 062-1- /01/ /0016E Pt.

Special Exception Amendment

SEA 97-M-024

Applicant: PNC BANK, N.A.
Accepted: 05/25/2007- AMENDED 09/27/2007
Proposed: AMEND SE 97-M-024 PREVIOUSLY APPROVED
FOR WAIVER OF CERTAIN SIGN
REGULATIONS TO PERMIT REDUCTION LAND
AREA AND MODIFICATIONS/WAIVERS IN A
COMMERCIAL REVITALIZATION DISTRICT

Area: 23.45 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: 9-620 9-622
Art 9 Group and Use: 6-17 6-19
Located: 3516 SOUTH JEFFERSON STREET
Zoning: C- 6
Plan Area: 1,
Overlay Dist: CRD SC HC
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Special Exception

SE 2007-MA-013

Applicant: PNC BANK, N.A.
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OVERLAY DISTRICT AND
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REVITALIZATION DISTRICT

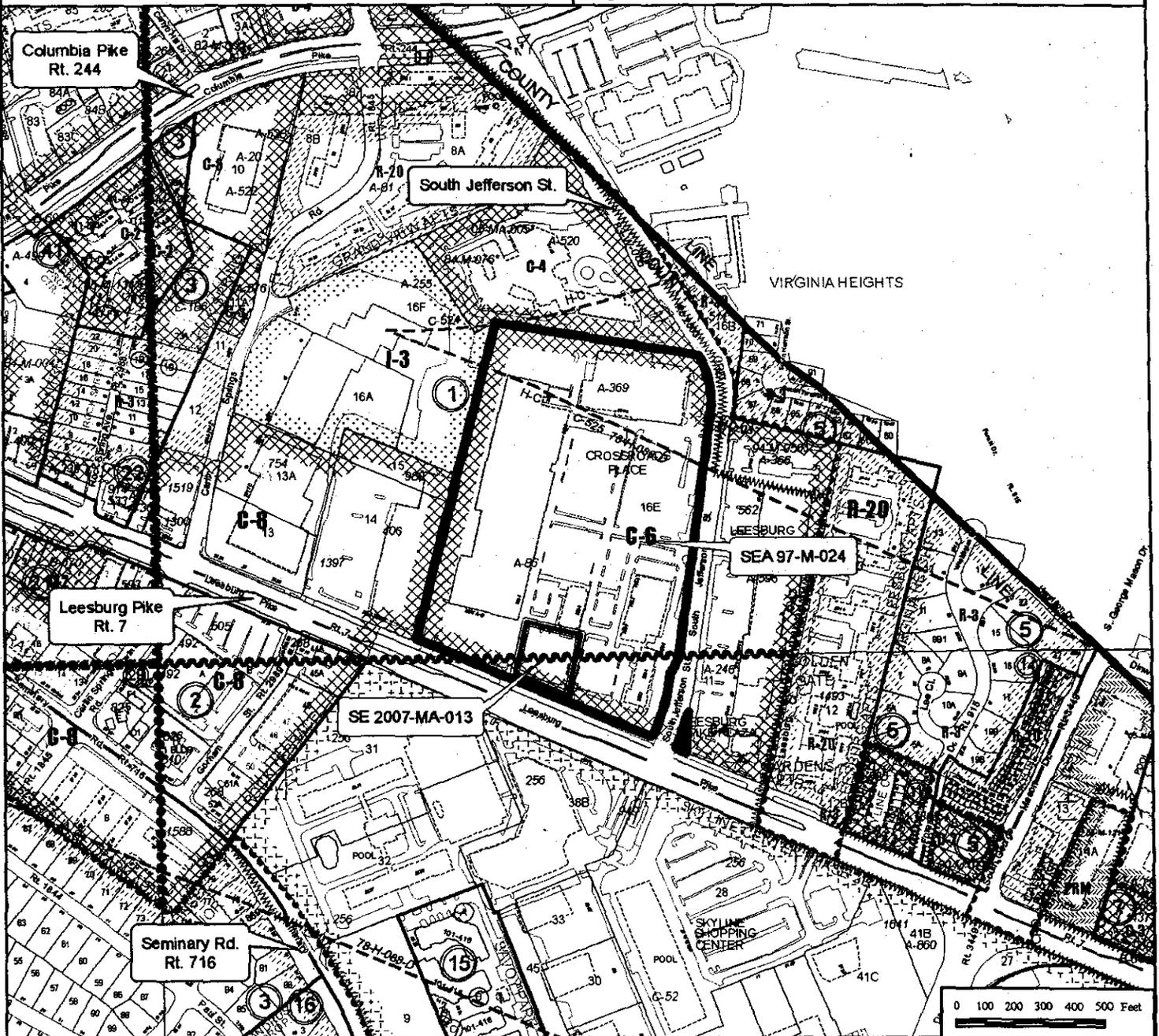
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DATE	10/15/2018
CHECKED BY	BOHLER
DATE	10/15/2018
SCALE	1" = 20'
DRAWN BY	BOHLER
DATE	10/15/2018
CHECKED BY	BOHLER
DATE	10/15/2018

PNC BANK
 3516 S. JEFFERSON STREET
 FALLS CHURCH, FAIRFAX COUNTY, VIRGINIA

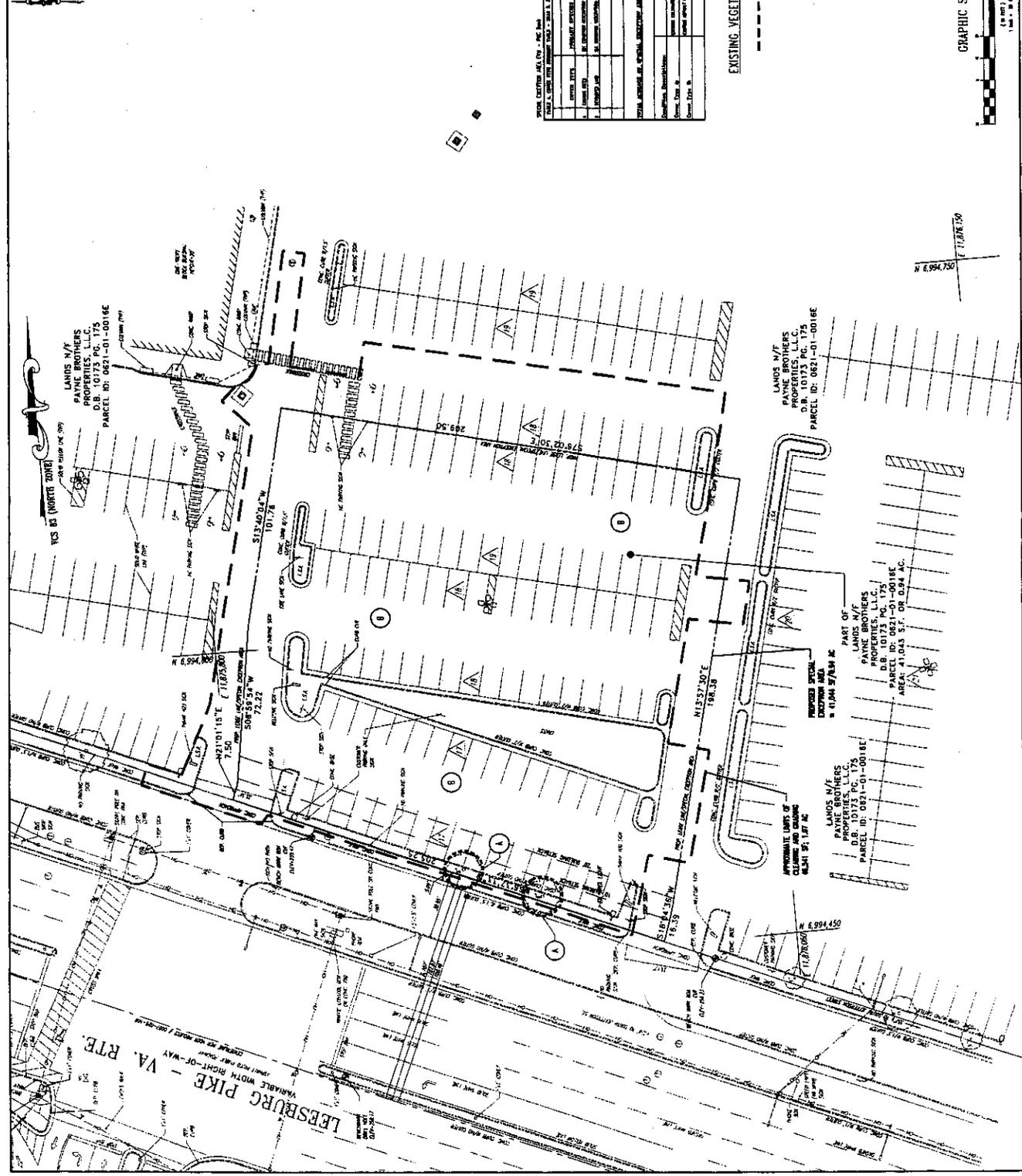
BOHLER
 ENGINEERING, P.C.
 10000 WOODBURN ROAD, SUITE 100
 FALLS CHURCH, VA 22034

A.J. VOLANTH
 10000 WOODBURN ROAD, SUITE 100
 FALLS CHURCH, VA 22034



NO.	SYMBOL	DESCRIPTION
1	(A)	COVER TYPE TREES
2	(B)	EXISTING TREES
3	(C)	DEVELOPED

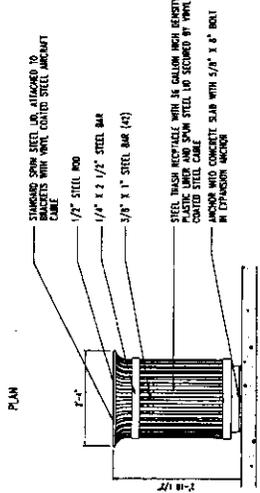
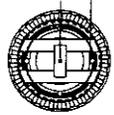
EXISTING VEGETATION LEGEND:
 --- COVER TYPE BOUNDARY
 (A) EXISTING TREES
 (B) DEVELOPED



NO.	DATE	DESCRIPTION
1	10/15/17	ISSUED FOR PERMITS
2	10/15/17	ISSUED FOR PERMITS
3	10/15/17	ISSUED FOR PERMITS
4	10/15/17	ISSUED FOR PERMITS
5	10/15/17	ISSUED FOR PERMITS
6	10/15/17	ISSUED FOR PERMITS
7	10/15/17	ISSUED FOR PERMITS
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9	10/15/17	ISSUED FOR PERMITS
10	10/15/17	ISSUED FOR PERMITS

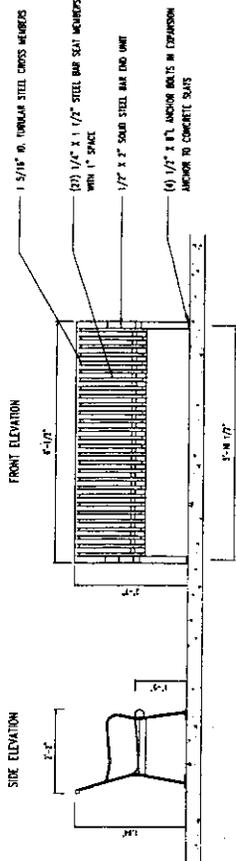


- NOTES:
1. TRASH RECEPTACLE SHALL BE 5'-0" BY 1'-0" VICTOR STAINLESS OF APPROVED EQUAL.
 2. FINISH SHALL BE DARK BRONZE POWDER COAT.

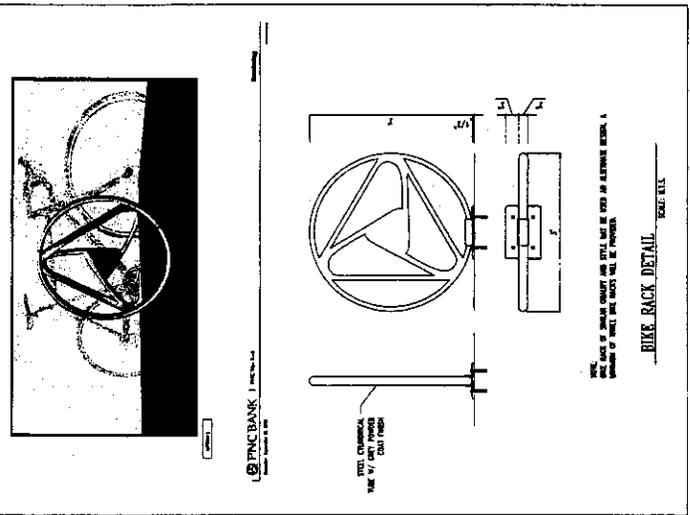


TRASH RECEPTACLE DETAIL
SCALE: 1/4\"/>

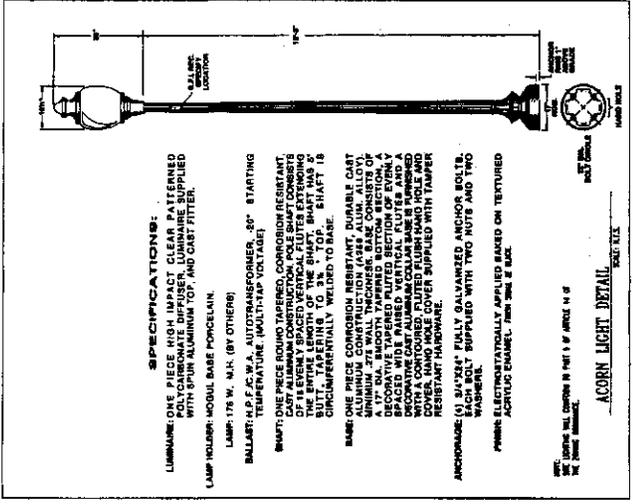
- NOTES:
1. BENCH SHALL BE 6' FT., PER PERMITS BY VICTOR STAINLESS OF APPROVED EQUAL.
 2. FINISH SHALL BE DARK BRONZE POWDER COAT.



BENCH DETAIL
SCALE: 1/4\"/>



BIKE RACK DETAIL
SCALE: 1/4\"/>



ACORN LIGHT DETAIL
SCALE: 1/4\"/>

SPECIFICATIONS:
LUMINAIRE: ONE PIECE ALUMINUM OR STAINLESS STEEL WITH POLYCARBONATE DIFFUSER. LUMINAIRE SUPPLIED WITH SPUN ALUMINUM TOP AND CAST FITTER.
LAMP: 175 W. MH. (BY OTHERS)
BALLAST: 100 W. AUTOTRANSFORMER, 60° STARTING TEMPERATURE, MULTITAP VOLTAGE.
SHAFT: ONE PIECE BOWLING TAPERED, CORROSION RESISTANT CAST ALUMINUM CONSTRUCTION. POLE SHAFT CONSISTS OF 15 FEETLY SPACES OF VERTICAL FLUTTER EXTENDING TO 10' FROM TOP. SHAFT IS BUTT, TAPERING TO 3/4\"/>

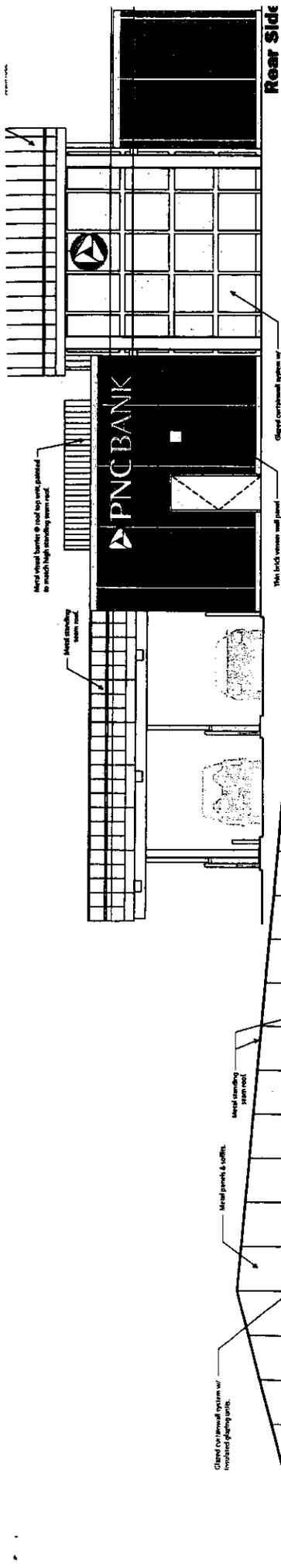
BASE: ONE PIECE CORROSION RESISTANT, DURABLE CAST ALUMINUM CONSTRUCTION. BASE CONSISTS OF MINIMUM .75 WALL THICKNESS. BASE CONSISTS OF DECOCATIVE TAPERED FLUTED SECTION OF 10\"/>

ANCHORAGE: POLE SHALL BE FULLY GALVANNEED, MACHINED W/ 1/2\"/>

FINISH: ELECTROSTATICALLY APPLIED BAKED ON TEXTURED ACQUILIC ENAMEL. Finish Same as Bench.



MISS UTILITY
10000 W. BRIDGEWAY
FALLS CHURCH, VA 22034
TEL: 703-261-1000
WWW.MISSUTILITY.COM



Rear Side

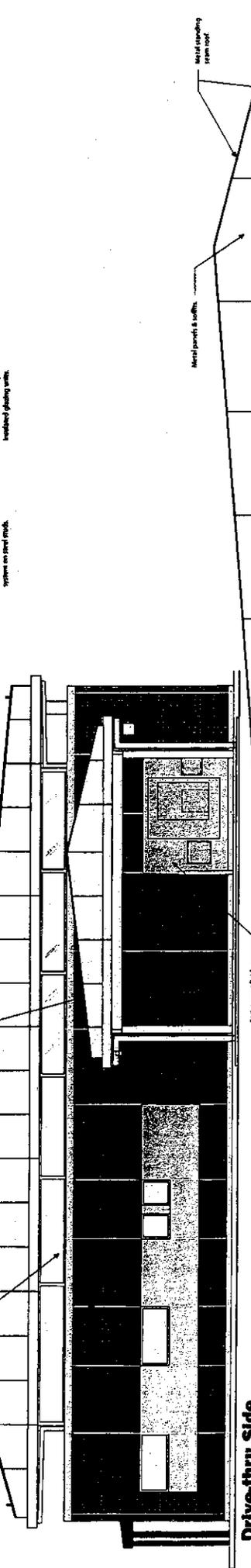
Glazed curtain wall system w/ insulated glazing units.

This brick veneer wall panel system on PNC logo.

Metal panels & soffits.

Metal framing system roof.

Metal vertical bars @ roof top were painted to match high transiting storm roof.

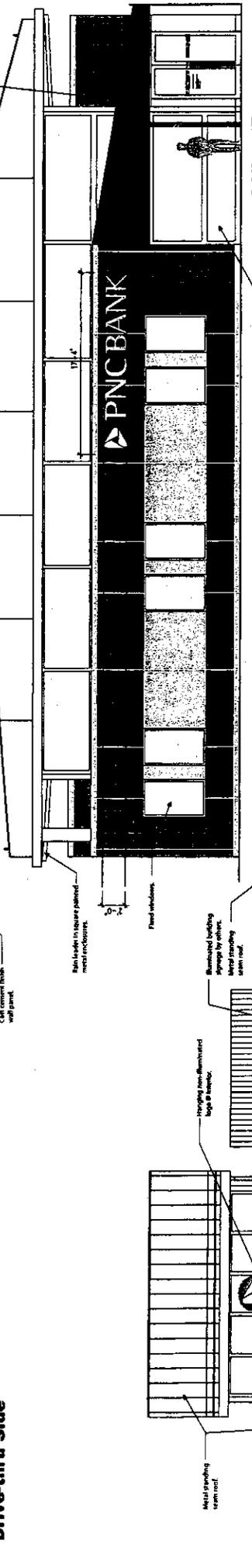


Drive-thru Side

Café connect finish with panel.

Metal panels & soffits.

Metal framing system roof.

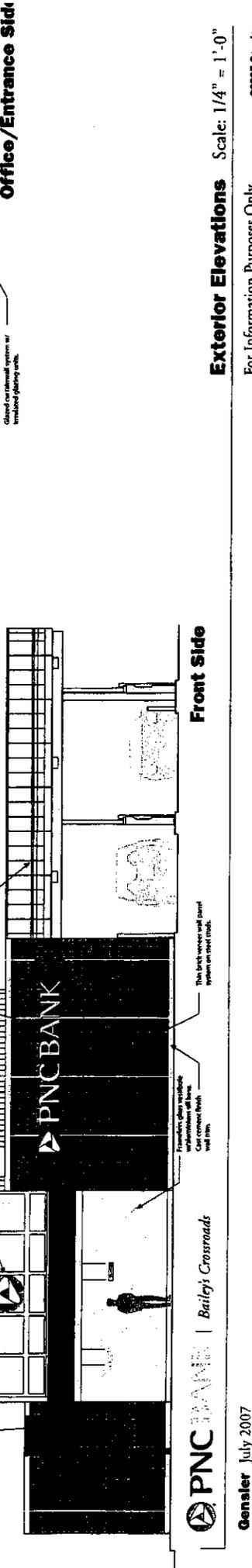


Office/Entrance Side

Glazed curtain wall system w/ insulated glazing units.

Metal panels & soffits.

Metal framing system roof.



Front Side

This brick veneer wall panel system on roof roof.

Front window.

Rear window to require painted metal roof.



Front Side

Café connect finish with panel.

Metal panels & soffits.

Metal framing system roof.

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

DESCRIPTION OF THE APPLICATION

- Proposal:** SEA 97-M-024 seeks to amend SE 97-M-024 previously approved for a waiver of certain sign regulations to permit reduction in land area and modifications/waivers in a Commercial Revitalization District.
- SE 2007-MA-013 is a concurrent application to request Special Exception approval to permit a drive-in bank in a Highway Corridor Overlay District and modifications/waivers in a Commercial Revitalization Overlay District (CRD).
- Size of Financial Institution:** 3,540 gross square feet
- Drive-in Bank:** Three drive-thru windows
- Stacking Spaces:** Twelve spaces total, with eight serving the first drive-thru window and two at each additional drive-thru window
- Hours of the Drive-in Bank:** Lobby and Drive-Thru Windows:
9:00 a.m. - 7:00 p.m. Monday through Friday;
9:00 a.m. - 4:00 p.m. Saturday
11:00 a.m. - 3:00 p.m. Sunday
- Number of Bank Employees:** Nine (9) on site at any one time
- Requested Waivers/Modifications:**
- 20% Parking space reduction (SEA)
 - Modification of the open space requirement (SEA)
 - Waiver of the loading space requirement (SE)
 - Modification of the trail requirements to allow a 6 foot wide sidewalk with interlocking pavers in lieu of a 6 foot wide concrete trail (SE)

LOCATION AND CHARACTER

The SEA subject property is comprised of a 23.45-acre parcel which contains 351,683± square feet of gross commercial space known as the Crossroads Place Shopping Center. The existing in-line shopping center with two pad sites is located in the northwest quadrant of the intersection of Leesburg Pike (Route 7) and South Jefferson Street. The application property is zoned C-6, Community Retail Commercial and is also located within the Highway Corridor (HC) and Sign Control (SC) Overlay Districts of the Bailey’s Crossroads and Seven Corners Commercial Revitalization District. A service drive is located along the Leesburg Pike frontage. A 0.94-acre (41,044 square feet) portion of this property, located in the center of the southern property line along Route 7 is proposed to be severed and incorporated as SE 2007-MA-013.

The special exception area, SE 2007-MA-013, is occupied by surface parking that provides 107 parking spaces for the existing shopping center. Access is currently provided to the SE site via two existing curb cuts; one being a signalized entrance to the service drive to the west and then onto Leesburg Pike, and a non-signalized entrance to the service drive to the east of the subject parcel.

SURROUNDING AREA DESCRIPTION (entire site)			
Direction	Use	Zoning	Plan
North	Goodwin House	C-4	Office, Retail and other
East	Commercial (Leesburg Pike Plaza)	C-4	Office, Retail and other
South	Mixed Use (Skyline)	PDC	Residential, 3-4 du/ac
West	Commercial	C-8	Office, Retail and other

BACKGROUND

In June 1998, the Board of Supervisors approved the Category 6 Special Exception, Waiver of Certain Sign Regulation, SE 97-M-024 subject to Development Conditions, to allow an increase in the maximum allowable sign area for the Crossroads Place shopping center. The Special Exception permitted an increase in the size of building-mounted signs from a maximum of 1,675.5 square feet (sq. ft.) to a maximum of 2,200 sq. ft with the typical tenant sign area not to exceed 130 sq. ft., and the anchor tenant signs to be limited to a maximum 227 sq. ft. per sign. The Board also approved an increase in the size of directional signs from two sq. ft. per sign to allow for two monument-type entrance signs (directional) each totaling 15.75 sq. ft.

The subject property is included within the Bailey’s Crossroads and Seven Corners Commercial Revitalization Overlay District (CRD), which was created by the Board of Supervisors on October 12, 1998.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area I
Planning District: Baileys Planning District
Planning Sector: Baileys Crossroads Community Business Center, Sub-unit C-5
Plan Map: Retail and Other Uses

Plan Text:

In the Fairfax County Comprehensive Plan, 2003 Edition, Area I, Baileys Planning District, as amended through July 11, 2005, Bailey's Crossroads Community Business Center (CBC), pages 21 and 32, the Plan states:

Drive-Through Uses—Drive-through uses, such as banks, restaurants, or other retail uses within shopping centers or other commercial developments, may only be considered where the drive-through facilities can be coordinated with other uses on the site and with the existing interior circulation system of the center. The location of such uses should not impede the flow of pedestrian or vehicular traffic.

Sub-Unit C-5

This sub-unit fronts on Leesburg Pike and includes the Leesburg Pike Plaza and Burlington Plaza shopping centers. Land within this sub-unit is planned and developed for community- serving retail uses which should be retained at the current intensity. Revitalization of the shopping centers to include landscaping consistent with the Boulevard Concept and the incorporation of pedestrian linkages between these centers is encouraged.

Within this sub-unit, drive-through uses should be limited to sites that are internally-oriented and where the drive-through facilities can be coordinated with other uses on site and with the existing traffic patterns so as not to impede traffic flow.

Additional Plan text/ Design Guidelines may be found in Appendix 6.

ANALYSIS**Special Exception Amendment Plat (Copy at front of staff report)**

Title of SE Plat: PNC Bank Special Exception Amendment Plat
 3516 S. Jefferson Street, Fairfax County, Virginia
Prepared By: Bohler Engineering, P.C.
Original and Revision Dates: March 23, 2007 as revised through
 September 18, 2007

The Special Exception Amendment Plat consists of one sheet that shows the entire shopping center site and identifies the SE land area to be deleted from the site. General Notes are provided with zoning data, bulk regulations for the residual land area once the special exception land area is deleted, and waivers/modification requests for the SEA.

Special Exception Plat (Copy at front of staff report)

Title of SE Plat: PNC Bank Special Exception Plat
3516 S. Jefferson Street, Fairfax County, Virginia

Prepared By: Bohler Engineering, P.C.

Original and Revision Dates: August 8, 2005 as revised through August 29, 2007

SE PLAT SHEET INDEX	
Sheet #	Contents
1	Cover Sheet
2	Existing Condition and Existing Vegetation Plan
3	Site Layout
4	Overall Shopping Center Plan
5	Landscape Plan
6	Stormwater Management Plan
7	Site Details
8	Architectural Elevations

The SE Plat consists of eight sheets. Sheet 1 is a cover sheet and contains a legend; a vicinity map; a sheet index; and contact information for the applicant, owners, engineer, and utility entities; and a general note. Sheet 2 shows the existing conditions and depicts two existing trees along the service drive that are to be removed.

Sheet 3 shows the proposed layout of the site. As shown, a one-story, approximately 25 foot tall brick building with a maximum of 3,540 square feet of floor area is proposed. The building's front will be oriented towards Leesburg Pike with an entrance located along the western side of the building. Three drive-through lanes are proposed to be located on the north (shopping center side) of the building, with a total of 12 stacking spaces; a by-pass lane is also provided. Surface parking to serve the bank is proposed to be located at the front of building, and contains 21 parking spaces including two handicap spaces; 10 spaces are required for the proposed use.

The SE Plat shows a 6 foot wide sidewalk with interlocking pavers along the service drive, north of Leesburg Pike that provides pedestrian access to the site. A proposed curb ramp is to be constructed at the southwest corner of the special exception site. There are four proposed stop signs and one proposed "DO NOT ENTER" sign to be installed. No additional free-standing signs are proposed for this site. Five foot wide concrete sidewalks with decorative brick banding are proposed along the building frontage, entrance, and are also to be extended to the western perimeter of the special exception area. A five foot wide concrete sidewalk is also proposed along the eastern perimeter of the application site. Three painted crosswalks are shown across the two site entrances and from the sidewalk across from the rear egress, leading to the remainder of the shopping center located northwest of the subject site. Urban design features depicted include two metal benches, two metal trash receptacles, and acorn lighting along the service drive fronting Leesburg Pike. A bench and trash receptacle, along with bicycle racks, is also proposed to be located along the building's frontage.

Sheet 4 depicts the overall layout of the existing shopping center, which is the area pertaining to the Special Exception Amendment application. It lists the bulk standards that are required and provided for the site. A waiver request to apply a 20% parking reduction to the SEA application is noted; a detailed discussion of this follows under the waivers/modifications section of this report.

Sheet 5 shows the proposed landscape plan for the site, which consists of a mixture of deciduous trees and shrubs, ornamental trees, and evergreen shrubs to be located along most of the periphery of the site. Interior parking lot landscaping is calculated at 11% (1,609 square feet) of the total special exception parking area; the applicant is required to provide 5% (706 square feet). Shrubs are shown at the western and eastern sides of the building and along the sidewalk east of the drive-thru lanes. A combination of street trees and shrubs is shown along the service drive fronting Leesburg Pike.

Sheet 6 includes the stormwater management details. The proposed development will reduce the site's impervious area from approximately 90.4% impervious to 67.6% impervious; this reduction in impervious surface will address the water quality and stormwater management requirements on the site. No additional structural controls are therefore required or provided.

Sheet 7 provides site details for the proposed benches, trash receptacles, bicycle racks, and acorn lights to be located on the site.

Sheet 8 shows architectural elevations of the front, office/entrance, rear, and drive-thru sides of the proposed building. The building has brick veneer wall panels, a fully glazed (a window wall on each end) curtainwall system in between the wall panels and the standing seam metal roof. A frameless glass vestibule with aluminum sill base will be located at the building's entrance. A canopy, with standing seam metal roof to match the building, is shown to extend over three proposed drive-through lanes on the north (shopping center side) of the building. The applicant has indicated their intention to apply for LEEDS certification for the building. Internally illuminated building

mounted signage is proposed on two sides of the building, the south (facing the street frontage) and west sides, as well as a logo-only, unlit, pendant sign in the entrance on the west side of the building.

Land Use Analysis (Appendix 6)

The Comprehensive Plan guidance for sub-unit C-5 of the Bailey's Crossroads Community Business Center (CBC) recognizes the existing shopping center use and recommends that land within this sub-unit is planned and developed for community-serving retail uses which should be retained at the current intensity. Revitalization of the shopping center is to include landscaping consistent with the Boulevard Concept and the incorporation of pedestrian linkages between these centers is encouraged. The applicant is seeking approval for the redevelopment of a parcel, currently serving as surface parking for the shopping center, by constructing a 3,540 square foot structure, with a maximum building height of 25 feet. The proposed use will be a drive-in bank developed at an intensity of 0.09 FAR. Both the proposed use and intensity are consistent with the Plan recommendation.

Issue:

The applicant is proposing landscaping that is generally in keeping with the Comprehensive Plan guidance, but some elements of the proposed landscaping may not be consistent with VDOT concerns regarding sight-distance for this location. Alternatively, if the applicant eliminated some of the proposed parking spaces along the Leesburg Pike frontage where the applicant has shown thirteen uninterrupted parking spaces with no landscaped areas, in favor of providing additional landscaping, the proposed landscaping would be more in keeping with the vision of the pedestrian landscape for the Bailey's Crossroads area. The use has a minimum requirement of 10 parking spaces; the applicant proposes 21 parking spaces. Additional landscaping in this area is preferred. The applicant should look for opportunities to augment the proposed landscaping along the Leesburg Pike frontage of the SE site in order to enhance the site's landscaping and to mitigate the impact of headlight glare from the automobiles on site. Staff has proposed a development condition that requires the applicant to supplement the landscaping along the SE frontage in consultation with and as approved by VDOT and UFM.

Environmental Analysis (Appendix 6)

Water Quality

Issue:

The subject property is located within the Four Mile Run watershed. As the site is also located within a revitalization district, the applicant is required to reduce phosphorous by 10% from stormwater runoff. However, staff feels that the redevelopment of sites within revitalization districts should be seen as an opportunity to improve water quality beyond the minimum standards which have been set. While, the proposed development will reduce the site's impervious area from approximately 90.4%

impervious to 67.6% impervious, the applicants are currently planning no additional water quality improvement measures for the proposed development. A further reduction in impervious surface areas for this site would also promote runoff reduction in this area.

Resolution:

The proposed measures to meet the water quality and quantity control requirements for this site appear to be adequate. However, staff would strongly encourage the applicant to seek additional opportunities for Low Impact Development (LID) and incorporate such elements as planter boxes, porous pavers, and green roof areas. Final stormwater management and BMPs for the proposed development will be determined by the Department of Public Works and Environmental Services (DPWES).

Leadership in Energy and Environmental Design

Issue:

The applicant has indicated that they intend to utilize “green” building materials which are deemed sustainable as recommended by the Green Building Council; employ measures which reduce material waste during construction; and implement permanent energy, water, and resource conservation techniques. The applicant is strongly encouraged to commit to “green” building materials and measures with this application.

Resolution:

The application proposes a building that will be designed as an environmentally-friendly “green” building utilizing Leadership in Energy and Environmental Design (LEED) criteria developed by the United States Green Building Council. Staff has proposed a development condition which encourages the building design to incorporate environmentally sustainable attributes into its building program. Therefore, this issue has been resolved.

Countywide Trails Plan Analysis (Appendix 7)

The Countywide Trails Plan Map depicts a six-foot wide concrete trail on the north side of Leesburg Pike which is consistent with the Leesburg and Columbia Pike streetscape design guidelines. The applicant requests a modification of the trails requirement to construct a 6-foot wide concrete trail in favor of constructing a 6-foot wide sidewalk with interlocking concrete pavers as depicted on Sheet 3 of the SE Plat, which is also consistent with the Leesburg and Columbia Pike Streetscape Design Guidelines. The Mason District Representative of the Trails and Sidewalks Committee recommends approval of the applicant’s request. Staff is proposing a development condition that requires the applicant to maintain the proposed interlocking sidewalks and all proposed sidewalks for this site. With adoption of this development condition, staff concurs with the Committee’s recommendation.

Transportation Analysis (Appendix 8)

Bus Shelter

Issue:

The applicant should provide a bus shelter along the frontage of the SE application site, which is approximately 40 feet southwest of the proposed new special exception drive-in bank use. The request to improve an existing bus stop listed as Stop 03099 with FCDOT's Transit Services Division, includes installation of a bus shelter and a trash receptacle, and general maintenance of the trash receptacle. In lieu of installing a bus shelter, staff would support an escrow of \$25,000 as would be necessary for the County to install a bus shelter at a future date.

Resolution:

The provision of a bus shelter referred to as Stop 03099 furthers two major objectives of the Comprehensive Plan, to: 1) Improve the appearance and function of the Baileys Crossroads and Seven Corners Community Business Centers through coordination of land uses, unified signage, consolidation of curb cuts, landscaping treatment and provision of pedestrian-oriented amenities; 2) Encourage pedestrian access to and from retail areas.

The applicant currently objects to making the improvements to the bus stop as requested. The applicant has verbally indicated a willingness to consider a partial contribution for future construction of a bus shelter, but has not yet provided a proposed contribution amount. This issue is still outstanding. Staff has proposed a development condition to require the applicant to install a bus shelter and to provide a trash receptacle and maintenance, or alternatively to provide an escrow for the facility at time of site plan review. With the implementation of this development condition, the issue will be addressed.

Parking Reduction (SEA):

Issue:

The applicant has requested, in accordance with the Community Revitalization District guidelines, that a 20% reduction of the number of required parking spaces be applied to the overall shopping center site in order to meet the parking standards for this site. On August 31, 2001, a 20% reduction in parking was approved for the shopping center pursuant to Site Plan 9311-SP-01. Based upon the existing uses at that time, 1,611 parking spaces were required. A minimum of 1,289 spaces were permitted with the reduction, and 1,416 spaces were provided.

With the existing square footage and mix of uses within the shopping center, Bohler Engineering has recalculated an estimate of the current parking requirement at 1,550 spaces for the SEA property. A 20% reduction to the current requirement would result in a requirement of 1,240 parking spaces. Once the Special Exception land area is

removed from the SEA property, there are 1,362 parking spaces remaining, which exceed the adjusted parking requirement of 1,240 spaces by 122 parking spaces. Without the parking reduction, the SEA application site is underparked by 188 parking spaces and does not meet the parking standards.

Resolution:

Sect. A7-509 of the Zoning Ordinance states that the minimum off-street parking requirements for any non-residential uses may be reduced by twenty (20) percent by the Board when it is demonstrated by the applicant and determined by the Board that such reduction is in furtherance of the goals of the Commercial Revitalization District as set forth in the adopted comprehensive plan. The site's impervious coverage in the pre-development condition is approximately 90.4%. The site's impervious coverage in the post-development condition is reduced by approximately 22.8% to approximately 67.6% impervious coverage, thereby furthering the goals of the CRD. It appears that adequate parking for the shopping center is provided. Therefore, staff supports this waiver. Parking requirements for the drive-in bank use is being met on the SE application site.

Site Access and Pedestrian Circulation (Appendix 9):

Issue:

Based on the May 31, 2007, SE Plat submission, the Virginia Department of Transportation (VDOT) indicated that the applicant needed to provide better separation between the entrances to the service drive and the site to improve circulation and safety, as well as to increase the entrance radii at the service drive. Additionally, pedestrian access needed to be revised so as not to direct pedestrians into the travel isle on the north side of the site.

Resolution:

As depicted on subsequent revised SE Plat submissions, the west entrance to the site has been shifted north to provide greater separation from the entrance to the Leesburg Pike service drive. The radii at this service drive entrance to the west of the site has been increased and concrete ramps at the west entrance of the service drive have been updated to meet current VDOT standards. The applicant extends a sidewalk from the northwest corner of the site to the existing shopping center to direct pedestrians safely from the travel isle; a stop sign and stop bar are also provided at the northwest corner to increase safe pedestrian circulation. A sidewalk was added to the southwest side of the site that connects the shopping center to the Leesburg Pike service drive. An additional sidewalk was added to the eastern periphery of the site. With the revisions provided, these issues have been resolved.

ZONING ORDINANCE PROVISIONS (SE)

The SEA application site still meets all previously required bulk standards. Changes to the SEA site pertain to the parking reduction and modification of the open space request as shown below.

SEA Bulk Standards (C-6)		
Standard	Required	Provided
Open Space	15%	10.8% (105,277 sq. ft.)
Parking Spaces	1,550 spaces	1,362 spaces (20% parking space reduction)

The following bulk standards pertain only to the SE application site.

Bulk Standards (C-6)		
Standard	Required	Provided
Lot Size	40,000 square feet	41,044 square feet
Lot Width	200 feet	206.64 feet
Building Height	40 feet maximum	24.75 feet
Front Yard	45° ABP, not less than 40 feet 20 feet (Baileys CRD)	82.53 feet
Rear Yard	20 feet	26.75 feet
FAR	0.4	0.09
Open Space	15%	30.7%
Parking Spaces	10 spaces	21 spaces ¹
Loading Spaces	1 space	0 spaces *
Peripheral Parking Lot Landscaping	At least 1 tree for 40' within landscape strip	6 trees

* Waiver of loading space requested.

Waivers/Modifications:**20% Parking space reduction (SEA)**

Sect. A7-509 of the Zoning Ordinance states that the minimum off-street parking requirements for any non-residential uses may be reduced by twenty (20) percent by the Board when it is demonstrated by the applicant and determined by the Board that

such reduction is in furtherance of the goals of the Commercial Revitalization District as set forth in the adopted Comprehensive Plan. The applicant has requested up to a 20% reduction of the 1,550 parking spaces required for the existing shopping center use to allow 1,362 parking spaces. The site's impervious coverage in the pre-development condition is approximately 90.4%. The site's impervious coverage in the post-development condition is reduced by approximately 22.8% to approximately 67.6% impervious coverage, thereby furthering the goals of the CRD. Provided the applicant can demonstrate that adequate parking is available on-site for the shopping center use after the 20% reduction is applied, staff supports this modification.

Modification of the open space requirement (SEA)

In accordance with the provisions of Sect. 9-622, the Board may modify or waive the open space requirement in a CRD. The shopping center property which includes the SEA and SE properties combined was approved as a by-right use pursuant to Site Plan 9311-SP-01 which was approved on August 31, 2001 with 10.5% landscaped open space. With the removal of the SE property which is part of the current shopping center's asphalt parking lot, the open space increases to 10.8%. The open space for the proposed SE use (drive-in bank) is 30.7%. Staff supports this modification.

Waiver of the loading space requirement (SE)

Based on Standard C of Sect. 11-203 of the Zoning Ordinance, one (1) loading space would be required for the 10,280 gross square foot building. The applicant is requesting a waiver of the loading space requirement to allow for no loading spaces. Due to the nature of the use (drive-in bank) large vehicles are not expected to make deliveries to the site. Sufficient parking exists on the subject SE site to accommodate standard delivery vehicles. Staff does not object to the waiver of the loading space.

Modification of trail requirements (SE)

The applicant has proposed to provide a 6 foot wide sidewalk constructed with interlocking concrete pavers along the SE application frontage in lieu of a concrete trail, in accordance with the Leesburg and Columbia Pike Streetscape Design Guidelines. Staff does not object to the requested modifications.

Other Zoning Ordinance Requirements:

Overlay District Requirements

The application property is located in the Highway Corridor and the Sign Control Overlay Districts. The provisions of the Highway Corridor Overlay District are discussed in detail below under the heading, "Provisions for Approving Drive-in Banks, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Station/Mini-Marts in a Highway Corridor Overlay District (Sect. 9-611)." All signage associated with the uses on the property will be required to conform to the requirements of the Sign Control Overlay District, as outlined in Article 12, Signs.

Special Exception Requirements (Appendix 10)

General Standards (Sect. 9-006)

- Par. 1 requires that the proposed use be in harmony with the Comprehensive Plan. As described in the Land Use Analysis section, staff has concluded the proposed bank with three drive-thru windows, as conditioned, is generally consistent with Plan guidelines for architecture, streetscape, and landscaping, pedestrian access and elements of the Comprehensive Plan. A development condition to install a bus shelter along the Little River Turnpike frontage has been included to ensure that the applicant meets the Plan guidelines for Transportation elements.
- Par. 2 requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. Staff has concluded that the purpose and intent of the C-6 District has been satisfied. The proposed drive-thru bank is consistent with the purpose of the C-6 District to provide development in compact centers that are planned as a unit and preferably confined to one quadrant of an intersection so as to provide for orderly development; minimize traffic congestion; and provide for safe and unimpeded pedestrian movement. Additionally, the application is in harmony with the recommendations for the Baileys Crossroads CBC by providing urban design measures including streetscape and landscaping, which are consistent with the recommendations for the CBC.
- Par. 3 requires that the proposed use be harmonious with and not adversely affect the use or development of adjacent properties. The proposed drive-thru bank is to be in a location surrounded by property similarly zoned C-6 and also planned for retail and mixed uses, thereby satisfying this standard.
- Par. 4 states that pedestrian and vehicular traffic associated with the use not be hazardous or conflict with existing or anticipated traffic in the neighborhood. As previously discussed, to improve access, the west entrance to the site has been shifted north to provide greater separation from the entrance to the Leesburg Pike service drive. The radii at this service drive entrance to the west of the site has been increased and concrete ramps at the west entrance of the service drive have been updated to meet current VDOT standards. Drive-thru lanes have been proposed which provide the required number of stacking spaces for the proposed use. In addition, the application proposes a 6 foot wide sidewalk with interlocking concrete pavers adjacent to the Leesburg Pike frontage and additional 5 foot sidewalks throughout the site to increase pedestrian circulation and safety. The site also proposes painted crosswalks connecting the entrances to the site as well as within the parking area for the site. Staff has concluded that the pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing or anticipated traffic in the neighborhood, therefore, this standard has been satisfied.

- Par. 5 addresses the requirements of Article 13, Landscaping and Screening. There is no transitional screening or buffer requirement related to this application as all abutting properties are zoned C-6. As discussed previously in this report, landscaping is shown along most of the periphery of the site. The landscaping proposed includes a mixture of shade trees, ornamental trees, and ground cover throughout the site. As noted, staff would prefer the applicant to reduce parking along the Leesburg Pike frontage in favor of additional landscaping along this frontage to provide more of a pedestrian landscape for the Bailey's Crossroads area. Staff has proposed a development condition that requires the applicant to supplement the landscaping along the Leesburg Pike frontage in consultation with and as approved by UFM and VDOT. With the approval of this development condition, this standard will be satisfied.
- Par. 6 requires that open space be provided as required in the zoning district. As noted on the Bulk Standards chart, the SE proposal meets the minimum open space requirement of the C-6 District. The SEA site with 10.5%, does not meet the minimum open space requirement of this districts. However, as previously discussed, the shopping center property which includes the SEA and SE properties combined was approved as a by-right use pursuant to Site Plan 9311-SP-01 which was approved on August 31, 2001 with 10.5% landscaped open space. With the removal of the SE property which is currently part of the shopping center's asphalt parking lot, the open space increases to 10.8%. The applicant has requested a modification of the open space requirement for SEA site, which staff supports.
- Par. 7 addresses the adequate provision of utilities, drainage, parking and loading at the site. Adequate utilities, drainage, and parking requirements have been met with the SE application. There are no stormwater management detention requirements related to this application, as the proposed improvements will reduce the sites impervious area from approximately 90.4% impervious to 67.6% impervious.

The applicant has requested a 20% parking space reduction pursuant to Sect. A7-509 of the Zoning Ordinance, which states that the minimum off-street parking requirements for any non-residential uses may be reduced by twenty (20) percent by the Board when it is demonstrated by the applicant and determined by the Board that such a reduction furthers the goals of the CRD. The site's impervious coverage in the pre-development condition is approximately 90.4%. The site's impervious coverage in the post-development condition is reduced by approximately 22.8% to approximately 67.6% impervious coverage, thereby furthering the goals of the CRD. With the provision described and provided the applicant demonstrates adequate parking is available on-site following a 20% reduction in the parking space requirements, staff concludes that this standard has been satisfied.

- Par. 8 states that all signs are regulated by the provisions of Article 12, Signs. This site is within the Sign Control Overlay District and is subject to Article 12 of the Zoning Ordinance; therefore this standard has been satisfied.

Provisions for Approving Drive-in Banks, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Station/Mini-Marts in a Highway Corridor Overlay District (Sect. 9-611)

This provision states that the Board may approve a special exception for the establishment or for the enlargement, extension, relocation or increase in intensity of a drive-in bank in a Highway Corridor Overlay District, but only in accordance with the provisions of Part 6 of Article 7.

Highway Corridor Overlay District Use Limitations (Sect. 7-608)

Paragraph 1A requires that a use shall be designed so that pedestrian and vehicular circulation is coordinated with the adjacent properties. Vehicular access is provided via existing curb cuts to the site. Staff feels that the proposed pedestrian circulation via sidewalks along with the vehicular circulation measures discussed, provide for pedestrian and vehicular circulation that is coordinated with the adjacent properties; therefore this standard has been satisfied.

Paragraph 1B requires that such a use shall have access designed so not to impede traffic on a public street intended to carry through traffic. The SE Plat depicts access to the site via two existing curb cuts; one being a signalized entrance to the service drive to the west and then onto Leesburg Pike, and a non-signalized entrance to the service drive to the east of the subject parcel. Three drive-thru lanes are proposed that can accommodate a total of 12 stacking spaces to prevent vehicle back-ups and on-site circulation is accommodated by way of travel lanes. The transportation measures proposed with this application will not impede traffic on Leesburg Pike or South Jefferson Street; therefore this standard is satisfied.

Paragraph 1C requires that there be no outdoor storage or display of goods offered for sale. Par. 3 of Sect. 9-505 of the Zoning Ordinance prohibits the outdoor storage or display of goods offered for sale for the drive-in bank use; therefore this standard is satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application by PNC Bank to permit a drive-in bank drive-in bank in a Commercial Revitalization District, Highway Corridor, and Sign Control Overlay District is in harmony with the Comprehensive Plan for its use and intensity. With approval of the proposed development conditions, staff finds the proposed application in conformance with the Comprehensive Plan and applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends approval of SEA 97-M-024, subject to conditions in Appendix 1.

Staff recommends approval of the 20% parking space reduction request associated with SEA 97-M-024.

Staff recommends approval of SE 2007-MA-013, subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a modification of the open space requirement associated with SEA 97-M-024, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a waiver of the loading space requirement associated with SE 2007-MA-013.

Staff recommends approval of a modification of the requirement associated with SE 2007-MA-013, to construct a major paved trail along the frontage of Leesburg Pike in favor of a 6 foot wide walkway with interlocking pavers in accordance with the Leesburg and Columbia Pike Streetscape Design Guidelines.

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

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

APPENDICES

1. Proposed SEA and SE Development Conditions
2. SEA Affidavit
3. SE Affidavit
4. Statement of Justification
5. SE 97-M-024, conditions and plat
6. Plan Citations, Land Use and Environmental Analyses
7. Trails Memo
8. Transportation Analysis
9. VDOT memos
10. Applicable Zoning Ordinance Provisions
11. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SEA 97-MA-024

January 3, 2008

If it is the intent of the Board of Supervisors to approve SEA 97-MA-024, located at Tax Map 62-1 ((1)) 16E, for a waiver of certain sign regulations to permit reduction in land area and modifications/waivers in a Commercial Revitalization District, pursuant to 9-620 and 9-622 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions. Conditions which are substantively the same and which have been carried forward from the previous application are indicated with an asterisk.

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land*.
2. This Special Exception Amendment is granted only for the building mounted, freestanding directional, seasonal banner and undercanopy signs indicated on the Special Exception Plat and sign manual previously approved for SE 97-M-024 and for purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions*.
3. The sign area shall be calculated in accordance with Section 12-105 of the Zoning Ordinance as determined by the Zoning Administration Division, Department of Planning and Zoning (DPZ). The signs shall be located as shown on the Special Exception Plat and the sign manual entitled "Crossroads Place" and prepared by Brown & Craig, Inc. which is dated December 1, 1997, as revised through April 20, 1998 and these conditions*.
4. The total maximum allowable building-mounted sign area for the building (Spaces A through D) shall be limited to a maximum of 2,200 square feet with the typical tenant sign area not to exceed 130 square feet per sign and the anchor tenant signs to be limited to a maximum of 227 square feet per sign*.
5. No building-mounted sign shall be located above or extend beyond the perimeter of the building wall*.
6. All signage, including lettering, shall be consistent with the colors, size and typeface as indicated in the submitted sign manual*.

7. Changes to the face of the signs, in accordance with Article 12 of the Zoning Ordinance, may be approved without requiring a Special Exception Amendment provided consistent letter treatment is maintained. Increases in the size and/or height of signs shall require approval of a Special Exception Amendment*.
8. Seasonal banners shall not include advertising of a product, service, individual enterprise, entertainment or the identification of the shopping center*.
9. The building-mounted project identification sign shall be permitted only if the existing freestanding project identification pylon sign is removed*.
10. Acorn-style lights shall be located at 40 foot intervals along the Route 7 and South Jefferson Street property frontages, as determined by the Department of Public Works and Environmental Services (DPWES), in consultation with the Office of Community Revitalization and Reinvestment (OCRR)*.
11. Sidewalk treatments along the Route 7 and South Jefferson Street frontages shall be constructed of stamped concrete to simulate red brick, as determined by DPWES*.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

PROPOSED DEVELOPMENT CONDITIONS**SE 2007-MA-013****December 26, 2007**

If it is the intent of the Board of Supervisors to approve SE 2007-MA-013, located at 3516 South Jefferson Street, Tax Map 62-1 ((1)) 16E pt., for a drive-in bank pursuant to Sect. 4-604 and 9-622 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application (Drive-In Bank), as qualified by these development conditions.
3. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. Development of the subject property shall be in substantial conformance with the Special Exception (SE) Plat entitled "PNC Bank Special Exception Plat, 3516 S. Jefferson Street", prepared by Bohler Engineering, P.C., consisting of eight (8) sheets, dated August 8, 2005 with revisions through August 29, 2007. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. Architectural elevations shall be in substantial conformance with those shown on the SE Plat.
6. The drive-in bank building shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to, such elements as high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, CO2 sensors and air filters, low volatile organic compounds in paints, sealants and finish materials, construction waste management, and storage and collection of recyclables.
7. A landscape plan shall be submitted concurrent with site plan review and shall provide, at a minimum, the number and sizes of trees and plantings consistent with that shown on the SE Plat and shall be subject to the review and approval of Urban Forest Management, DPWES. Supplemental landscaping shall be provided along the Leesburg Pike frontage in consultation with and as approved by UFM and VDOT.

8. Interior parking lot landscaping shall be provided in conformance with Article 13 of the Zoning Ordinance, as determined by UFM, DPWES.
9. The sidewalk with interlocking pavers along the street frontage of the application property and all of the remaining sidewalks within the subject site shall be maintained by the applicant.
10. Crosswalks (either painted or specialized pavement) shall be provided as depicted on the SE Plat, subject to the approval of VDOT.
11. A maximum of three (3) drive-thru lanes shall be allowed.
12. There shall be no pole mounted signage. Signs shall be lighted only during the hours of operation.
13. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
14. Temporary promotional banners, balloons, and flags shall be in conformance with Par. G of Sect. 12-103 of the Zoning Ordinance. No rooftop displays shall be permitted on site.
15. The Applicant shall provide one bus shelter, along the Leesburg Pike frontage of the application property, with the specific location to be determined jointly by the Washington Metropolitan Area Transit Authority (WMATA) and FCDOT. The bus shelter shall be the typical open type and the installation shall be limited to the concrete pad, the shelter itself and a trash receptacle. No bus turn outs or special lanes shall be provided by the Applicant. If, at the time of site plan approval for the properties fronting Leesburg Pike, WMATA/FCDOT has not determined the exact location of the bus shelter, the Applicant shall escrow \$25,000 with DPWES to be used for a future bus shelter on Leesburg Pike in the immediate area of the application property. If installed along the SE and/or SEA site frontage, the bus shelter and trash receptacle shall be maintained by the Applicant. .
16. The public access easement shown across the sidewalks shall extend to the property line, and shall allow for construction easements and other public purposes necessary to the functioning of the roads, such as signage.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 3, 2007
 (enter date affidavit is notarized)

I, M. Catharine Puskar, attorney/agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

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

961065

in Application No.(s): SEA 97-M-024
 (enter County-assigned application number(s), e.g. SE 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 are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
PNC Bank, N.A. Agents: Frank R. Walters Susan G. Golomb Lawrence F. Miltenberger M. Leland Bobo	808 17th Street, NW, 9th Floor Washington, DC 20006	Applicant/Lessee of Tax Map 62-1 ((1)) 16E
Payne Brothers Properties, L.L.C. Agent: John E. Lawson, Jr.	c/o Levin Management Corporation 893 Route 22 West P.O. Box 326 Plainfield, New Jersey 07061-0326	Title Owner/Ground Lessor of Tax Map 62-1 ((1)) 16E
Estate 22 Properties LLC Agent: Evelyn S. Leonard	c/o Levin Management Corporation 893 Route 22 West P.O. Box 326 Plainfield, New Jersey 07061-0326	Title Owner/Ground Lessee/Lessee of Tax Map 62-1 ((1)) 16E

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

Special Exception Attachment to Par. 1(a)DATE: December 3, 2007
(enter date affidavit is notarized)

961065

for Application No. (s): SEA 97-M-024
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Levin Management Corporation Agent: Jerry A. Nelson	893 Route 22 West P.O. Box 326 Plainfield, New Jersey 07061-0326	Developers/Managing Agent for Ground Lessor and Ground Lessee
Bohler Engineering, P.C. Agents: Aaron M. Bodenschatz Noelle A. Trent Lisa R. Fitch	22630 Davis Drive, Suite 200 Sterling, Virginia 20164	Engineers/Agent
Gensler Architecture, Design & Planning, P.C. Agents: Kate A. Muir Anne E. Runow Carey A. Ryder Eric M. Brill	2020 K Street, NW, Suite 200 Washington, DC 20006	Architect/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Jason B. Heinberg (former) Abby C. Denham Tara E. Wiedeman Sara V. Mariska G. Evan Pritchard Blair A. Lonergan (former) Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Megan C. Shilling Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent

 (check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 3, 2007
(enter date affidavit is notarized)

941066

for Application No. (s): SEA 97-M-024
(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:

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) PNC Bank, N.A.
808 17th Street, NW, 9th Floor
Washington, DC 20006

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)
PNC Financial Services Group, Inc.

(check if applicable) [x] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit 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.

Special Exception Attachment to Par. 1(b)

DATE: December 3, 2007
(enter date affidavit is notarized)

961062

for Application No. (s): SEA 97-M-024
(enter County-assigned application number (s))

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

PNC Financial Services Group, Inc.
One PNC Plaza
249 Fifth Avenue
Pittsburgh, PA 15222-2707

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)

Traded on NYSE.

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

Bohler Engineering, P.C.
22630 Davis Drive, Suite 200
Sterling, Virginia 20164

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)

Ludwig (nmi) Bohler
Eric L. Steinfelt

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

Special Exception Attachment to Par. 1(b)

DATE: December 3, 2007
(enter date affidavit is notarized)

961064

for Application No. (s): SEA 97-M-024
(enter County-assigned application number (s))

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

Gensler Architecture, Design & Planning, P.C.
2020 K Street, NW, Suite 200
Washington, DC 20006

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)

M. Arthur Gensler

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: December 3, 2007
(enter date affidavit is notarized)

961062

for Application No. (s): SEA 97-M-024
(enter County-assigned application number (s))

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

Payne Brothers Properties, L.L.C.
c/o Levin Management Corporation
893 Route 22 West
P.O. Box 326
Plainfield, New Jersey 07061-0326

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)

Members:	Non-Member Manager:
Irvin Payne, Jr. Trust f/b/o Irvin Payne, Jr.	Thomas Lawson, Jr.
Clarence R. Payne Trust f/b/o Clarence R. Payne	

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

Estate 22 Properties LLC
c/o Levin Management Corporation
893 Route 22 West
P.O. Box 326
Plainfield, New Jersey 07061-0326

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)

JHL Holdings, Inc., Non-Member Manager (0% ownership interest)	Members:	Clause Eighth Trust f/b/o Leslie Boroff and Muriel Hoffman
	Catherine M. Levin Trust f/b/o Catherine M. Levin	
	Adam K. Levin Trust f/b/o Adam K. Levin	
	Arielle Tepper Trust f/b/o Arielle Tepper	

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

Special Exception Attachment to Par. 1(b)

DATE: December 3, 2007
(enter date affidavit is notarized)

961065

for Application No. (s): SEA 97-M-024
(enter County-assigned application number (s))

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

Levin Management Corporation
893 Route 22 West
P.O. Box 326
Plainfield, New Jersey 07061-0326

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)

Catherine M. Levin Trust f/b/o Catherine M. Levin	Clause Eighth Trust f/b/o Leslie Boroff and Muriel Hoffman	Estate of Susan Tepper Beneficiary: Arielle Tepper
Adam K. Levin Trust f/b/o Adam K. Levin	Catherine M. Levin	Co-Executors: Adam K. Levin and Leonard Grunstein
Arielle Tepper Trust f/b/o Arielle Tepper	Adam K. Levin William A. Farber	

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)

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 3, 2007
(enter date affidavit is notarized)

961068

for Application No. (s): SEA 97-M-024
(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, and 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 "Special Exception Affidavit 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 3, 2007
(enter date affidavit is notarized)

961064

for Application No. (s): SEA 97-M-024
(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 "Special Exception Attachment to Par. 2" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 3, 2007
(enter date affidavit is notarized)

96/06 ✓

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 "Special Exception Attachment to Par. 3" form.

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

WITNESS the following signature:

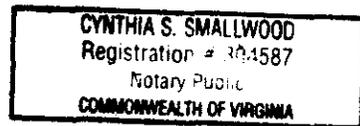
(check one) M. Catharine Puskar
[] Applicant [x] Applicant's Authorized Agent

M. Catharine Puskar, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 3 day of December 2007, in the State/Comm. of Virginia, County/City of Arlington.

Cynthia S. Smallwood
Notary Public

My commission expires December 31, 2009



SPECIAL EXCEPTION AFFIDAVIT

DATE: December 3, 2007
 (enter date affidavit is notarized)

I, M. Catharine Puskar, attorney/agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 961054

in Application No.(s): SE 2007-MA-013
 (enter County-assigned application number(s), e.g. SE 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 are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
PNC Bank, N.A. Agents: Frank R. Walters Susan G. Golomb Lawrence F. Miltenberger M. Leland Bobo	808 17th Street, NW, 9th Floor Washington, DC 20006	Applicant/Lessee of Tax Map 62-1 ((1)) 16E pt.
Payne Brothers Properties, L.L.C. Agent: John E. Lawson, Jr.	c/o Levin Management Corporation 893 Route 22 West P.O. Box 326 Plainfield, New Jersey 07061-0326	Title Owner/Ground Lessor of Tax Map 62-1 ((1)) 16E pt.
Estate 22 Properties LLC Agent: Evelyn S. Leonard	c/o Levin Management Corporation 893 Route 22 West P.O. Box 326 Plainfield, New Jersey 07061-0326	Title Owner/Ground Lessee/Lessee of Tax Map 62-1 ((1)) 16E pt.

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

Special Exception Attachment to Par. 1(a)DATE: December 3, 2007
(enter date affidavit is notarized)

961054

for Application No. (s): SE 2007-MA-013
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Levin Management Corporation Agent: Jerry A. Nelson	893 Route 22 West P.O. Box 326 Plainfield, New Jersey 07061-0326	Developers/Managing Agent for Ground Lessor and Ground Lessee
Bohler Engineering, P.C. Agents: Aaron M. Bodenschatz Noelle A. Trent Lisa R. Fitch	22630 Davis Drive, Suite 200 Sterling, Virginia 20164	Engineers/Agent
Gensler Architecture, Design & Planning, P.C. Agents: Kate A. Muir Anne E. Runow Carey A. Ryder Eric M. Brill	2020 K Street, NW, Suite 200 Washington, DC 20006	Architect/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Jason B. Heinberg (former) Abby C. Denham Tara E. Wiedeman Sara V. Mariska G. Evan Pritchard Blair A. Lonergan (former) Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Megan C. Shilling Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 3, 2007
(enter date affidavit is notarized)

961056

for Application No. (s): SE 2007-MA-013
(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:

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
PNC Bank, N.A.
808 17th Street, NW, 9th Floor
Washington, DC 20006

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)
PNC Financial Services Group, Inc.

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit 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.

Special Exception Attachment to Par. 1(b)

DATE: December 3, 2007
(enter date affidavit is notarized)

961050

for Application No. (s): SE 2007-MA-013
(enter County-assigned application number (s))

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

PNC Financial Services Group, Inc.
One PNC Plaza
249 Fifth Avenue
Pittsburgh, PA 15222-2707

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)

Traded on NYSE.

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

Bohler Engineering, P.C.
22630 Davis Drive, Suite 200
Sterling, Virginia 20164

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)

Ludwig (nmi) Bohler
Eric L. Steinfeld

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

Special Exception Attachment to Par. 1(b)

DATE: December 3, 2007
(enter date affidavit is notarized)

961056

for Application No. (s): SE 2007-MA-013
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Gensler Architecture, Design & Planning, P.C.
2020 K Street, NW, Suite 200
Washington, DC 20006

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)
M. Arthur Gensler

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: December 3, 2007
(enter date affidavit is notarized)

961052

for Application No. (s): SE 2007-MA-013
(enter County-assigned application number (s))

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

Payne Brothers Properties, L.L.C.
c/o Levin Management Corporation
893 Route 22 West
P.O. Box 326
Plainfield, New Jersey 07061-0326

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)

Members:	Non-Member Manager:
Irvin Payne, Jr. Trust f/b/o Irvin Payne, Jr.	Thomas Lawson, Jr.
Clarence R. Payne Trust f/b/o Clarence R. Payne	

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

Estate 22 Properties LLC
c/o Levin Management Corporation
893 Route 22 West
P.O. Box 326
Plainfield, New Jersey 07061-0326

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)

JHL Holdings, Inc., Non-Member Manager (0% ownership interest)	Members:	Clause Eighth Trust f/b/o Leslie Boroff and Muriel Hoffman
	Catherine M. Levin Trust f/b/o Catherine M. Levin	
	Adam K. Levin Trust f/b/o Adam K. Levin	
	Arielle Tepper Trust f/b/o Arielle Tepper	

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

Special Exception Attachment to Par. 1(b)

DATE: December 3, 2007
(enter date affidavit is notarized)

961056

for Application No. (s): SE 2007-MA-013
(enter County-assigned application number (s))

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

Levin Management Corporation
893 Route 22 West
P.O. Box 326
Plainfield, New Jersey 07061-0326

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)

Catherine M. Levin Trust f/b/o Catherine M. Levin	Clause Eighth Trust f/b/o Leslie Boroff and Muriel Hoffman	Estate of Susan Tepper Beneficiary: Arielle Tepper
Adam K. Levin Trust f/b/o Adam K. Levin	Catherine M. Levin	Co-Executors: Adam K. Levin and Leonard Grunstein
Arielle Tepper Trust f/b/o Arielle Tepper	Adam K. Levin William A. Farber	

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)

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 3, 2007
(enter date affidavit is notarized)

961052

for Application No. (s): SE 2007-MA-013
(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, and 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 "Special Exception Affidavit 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 3, 2007
(enter date affidavit is notarized)

961054

for Application No. (s): SE 2007-MA-013
(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 "Special Exception Attachment to Par. 2" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 3, 2007
(enter date affidavit is notarized)

961050

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 "Special Exception Attachment to Par. 3" form.

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

WITNESS the following signature:

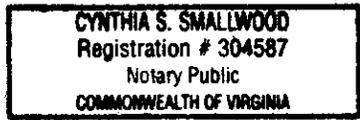
(check one) M. Catharine Puskar
 Applicant Applicant's Authorized Agent

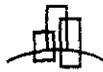
M. Catharine Puskar, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 3 day of December 20 07, in the State/Comm. of Virginia, County/City of Arlington.

My commission expires: December 31, 2009

Cynthia S. Smallwood
Notary Public





**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

Jason B. Heinberg
(703) 528-4700 Ext. 5417
jheinberg@arl.thelandlawyers.com

April 12, 2007

RECEIVED
Department of Planning & Zoning

APR 12 2007

Zoning Evaluation Division

Via Hand Delivery

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

Re: Proposed Special Exception and Special Exception Amendment
Applicant: PNC Bank, N.A.

Dear Ms. Byron:

Please accept the following as a statement of justification for a special exception and special exception amendment on property identified among the Fairfax County tax map records as 62-1 ((1)) 16E (the "Subject Property").

The Subject Property is located in the northwest quadrant of the junction of Leesburg Pike and South Jefferson Street. The Subject Property contains approximately 23.45 acres and is developed as the Burlington Plaza shopping center, which is an existing in-line shopping center with two pad sites that was originally developed in 1964. The Subject Property was most recently rezoned to the C-6 District as a result of the comprehensive amendment to the Fairfax County Zoning Ordinance (the "Ordinance") in August of 1978. Subsequently, the Fairfax County Board of Supervisors granted two separate special exceptions to waive certain sign regulations on the Subject Property. SE 96-M-003 permits a single freestanding pylon sign on a portion of the Subject Property. SE 97-M-024 establishes a comprehensive sign program for the uses on the entire Subject Property.

The Subject Property is located within Sub-unit C-5 in the Baileys Crossroads Community Business Center (the "Baileys CBC") of the Area I Comprehensive Plan (the "Plan"). The Sub-unit C-5 recommendations state that land within the sub-unit is planned and developed for community-serving uses which should be retained at the current intensity. Within this sub-unit, drive-through uses should be limited to sites that are internally-oriented and where the drive-through facilities can be coordinated with other uses on-site and with the existing traffic patterns so as to not impede traffic flow. The Plan's recommendation for drive-through uses on the Subject Property is consistent with the more general guidance for drive-through uses contained in the Land Use Guidelines for the Baileys CBC. The Plan map designates the Subject Property for retail use, which is consistent with the special exception request.

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
{A0112571.DOC / 1 Byron ltr. 04/12/07 005421 000002}

ATTORNEYS AT LAW

The Applicant proposes the construction of a financial institution with a drive-through component on a 41,044 square foot portion of the Subject Property. The drive-through component necessitates the approval of a special exception. As illustrated on the special exception plat (the "SE Plat"), the Applicant proposes a one-story building containing approximately 3,517 gross square feet. The site intensity of .09 floor area ratio (FAR) is well below the .50 FAR recommended in the Plan. The architecture utilizes a high-quality design concept, including a brick exterior and metal standing seam roof that is in keeping with the Urban Design Standards articulated in the Baileys CBC recommendations. The building will be designed as an environmentally-friendly "green" building, utilizing LEED (Leadership in Energy and Environmental Design) criteria, developed by the United States Green Building Council. The bank branch will incorporate the following sustainable attributes: high-efficiency mechanical systems, materials with recycled content, water efficient fixtures, CO2 sensors and air filters for better air quality, low volatile organic compounds in paints and finish materials, construction waste management, and storage and collection of recyclables. Overall, these advanced materials and processes result in an integrated design that will produce an approximate 40% total energy reduction compared to a building that is designed with traditional construction techniques.

The front of the building will be oriented towards Leesburg Pike. Two primary points of access are provided via existing curb cuts along the service drive of westbound Leesburg Pike. The Applicant proposes three (3) drive-through windows and a bypass lane with stacking spaces to accommodate up to twelve (12) vehicles. This stacking is adequate to serve the proposed use and will preclude any stacking of vehicles on public roadways. Landscaping will be provided as shown on Sheet 5 of the special exception plat. This landscaping will include a combination of deciduous and ornamental trees. The deciduous trees around the perimeter of the Subject Property will provide visual screening for the building, enhance the appearance of the site, and foster the revitalization goals of the Baileys CBC.

In accordance with the requirements of Sect. 9-011 of the Ordinance, please accept the following information:

- The type of operation proposed is a financial institution with a drive-through facility consisting of three (3) windows.
- Hours of operation:

The lobby will be open Monday through Friday 9:00 A.M. to 7:00 P.M., Saturday 9:00 A.M. to 4:00 P.M., and Sunday 11:00 A.M. to 3:00 P.M. The drive-through windows will be open the same hours as the lobby.
- The estimated number of patrons is approximately 3,000 per month. On average, approximately 100 persons will visit the Subject Property each day.

- The estimated number of employees is a maximum of nine (9) on-site at any one time.
- The proposed use generates traffic of approximately 85 vehicle trips per day, with an equal distribution of approximately 40 vehicles using the drive-through and 45 patrons using walk-up services. The peak use of the drive-through windows during the week is 12:00 P.M. to 1:00 P.M., and 5:00 P.M. to 7:00 P.M. On Saturdays, the use of lobby services and the drive-through windows are evenly distributed during the hours of operation. Sunday traffic is initially anticipated as low, with the expectation that it will grow as patrons become used to Sunday banking. Because walk-up and drive-through ATMs are available 24 hours a day, seven days a week, the peak hours that banks have traditionally have experienced are increasingly less intensively when compared to non-peak hours.
- The vicinity or general area to be served by the use is the Baileys Crossroads area. This includes an area of approximately nine (9) square miles surrounding the Subject Property.
- The proposed PNC Bank building is a one-story structure that totals approximately 3,517 square feet. The PNC Bank architectural style at this location consists of a contemporary design that includes brick, glass and a metal standing seam roof. The building will also be designed as an environmentally-friendly "green" building that will produce significant, long-term savings due to reduced overall energy consumption.
- There are no known hazardous or toxic substances located on the Subject Property.
- The proposal conforms with the provisions of all applicable ordinances, regulations, adopted standards, and conditions, except as discussed below and as may be noted on the SE Plat.

The Applicant requests the following waiver:

- A waiver of the Article 11 loading space requirement, as the proposed use does not utilize delivery vehicles that necessitate a loading space.

The Applicant also proposes to amend SE 97-M-024 to delete a 41,044 square foot portion of the Subject Property associated with the drive-in bank. The special exception amendment is requested to permit the Applicant to install building-mounted signs and directional signs to identify the drive-in bank. The development conditions governing SE 97-M-024 limit the total amount of building mounted sign area to a maximum of 2,200 square feet. SE 97-M-024 allocates all of the sign area to existing in-line uses, and does not address the need for signs to identify businesses on pad sites that are developed in the future. Therefore, it is necessary to

April 12, 2007

Page 4

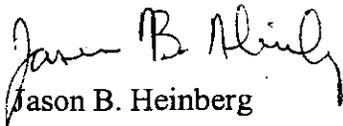
delete the land area for the drive-in bank from the existing special exception to permit the implementation of the Applicant's sign program. All proposed signs shall conform with the requirements of Article 12 of the Ordinance.

In conclusion, the Applicant's request is in harmony with the recommendations of the Plan. The proposed use will enhance the appearance of the Subject Property and the area as a whole. The bank is anticipated to be a community-serving use that will be convenient to residents and visitors in and around the Baileys Crossroads area. The Applicant has prepared a proposal that includes high-quality urban architecture and that aligns the revitalization goals of the Baileys CBC.

Should you have any questions regarding this proposal, or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of these applications and your scheduling of public hearings before the Fairfax County Planning Commission and the Board of Supervisors at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

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


Jason B. Heinberg

JBH/rmc

cc: Susan Golomb
Melvin Bobo
Dennis Hartman
Aaron Bodenschatz
Kate Muir
M. Catharine Puskar
Martin D. Walsh

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FAIRFAX COUNTY

APPENDIX 5

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

V I R G I N I A

Telephone: 703-324-3151

FAX: 703-324-3926

TDD: 703-324-3903

July 15, 1998

Bryce A. Turner, AIA
Brown and Craig, Inc.
407 North Charles Street
Baltimore, Maryland 21201

RE: Special Exception
Number SE 97-M-024

Dear Mr. Turner:

At a regular meeting of the Board of Supervisors held on June 29, 1998, the Board approved Special Exception Number SE 97-M-024 in the name of Levin Management Corporation, located at Tax Map 62-2 ((1)) 16E, for a waiver of certain sign regulations pursuant to Section 9-620 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the building mounted, freestanding directional, seasonal banner and **undercanopy** signs indicated on the Special Exception Plat and sign manual approved with the application, as qualified by these development conditions.
3. The sign area shall be calculated in accordance with Section 12-105 of the Zoning Ordinance as determined by the Zoning Administration Division, Department of Planning and Zoning (DPZ). The signs shall be located as shown on the Special Exception Plat and the sign manual entitled "Crossroads Place" and prepared by Brown & Craig, Inc. which is dated December 1, 1997, as revised through April 20, 1998 and these conditions.

4. The total maximum allowable building-mounted sign area for the building (Spaces A through D) shall be limited to a maximum of 2,200 square feet with the typical tenant sign area not to exceed 130 square feet per sign and the anchor tenant signs to be limited to a maximum of 227 square feet per sign.
5. No building-mounted sign shall be located above or extend beyond the perimeter of the building wall.
6. All signage, including lettering, shall be consistent with the colors, size and typeface as indicated in the submitted sign manual.
7. Changes to the face of the signs, in accordance with Article 12 of the Zoning Ordinance, may be approved without requiring a Special Exception Amendment provided consistent letter treatment is maintained. Increases in the size and/or height of signs shall require approval of a Special Exception Amendment.
8. Seasonal banners shall not include advertising of a product, service, individual enterprise, entertainment or the identification of the shopping center.
9. The building-mounted project identification sign shall be permitted only if the existing freestanding project identification pylon sign is removed.
10. Acorn-style lights shall be located at 40 foot intervals along the Route 7 and South Jefferson Street property frontages, as determined by the Department of Environmental Management (DEM), in consultation with Housing and Community Development (HCD).
11. Sidewalk treatments along the Route 7 and South Jefferson Street frontages shall be constructed of stamped concrete to simulate red brick, as determined by DEM, in consultation with HCD.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards: The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

SE 97-M-024
July 15, 1998

3.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division of the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Div., Dept. of Tax Administration
Michael Congleton, Deputy Zoning Administrator
Frank Jones, Assistant Chief, PPRB, DPZ
Audrey Clark, Chief, Inspection Svcs., BPRB, DPW&ES
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Robert Moore, Transprt'n. Planning Div., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Public Works and Environmental Services
Department of Highways, VDOT
Land Acq. & Planning Div., Park Authority



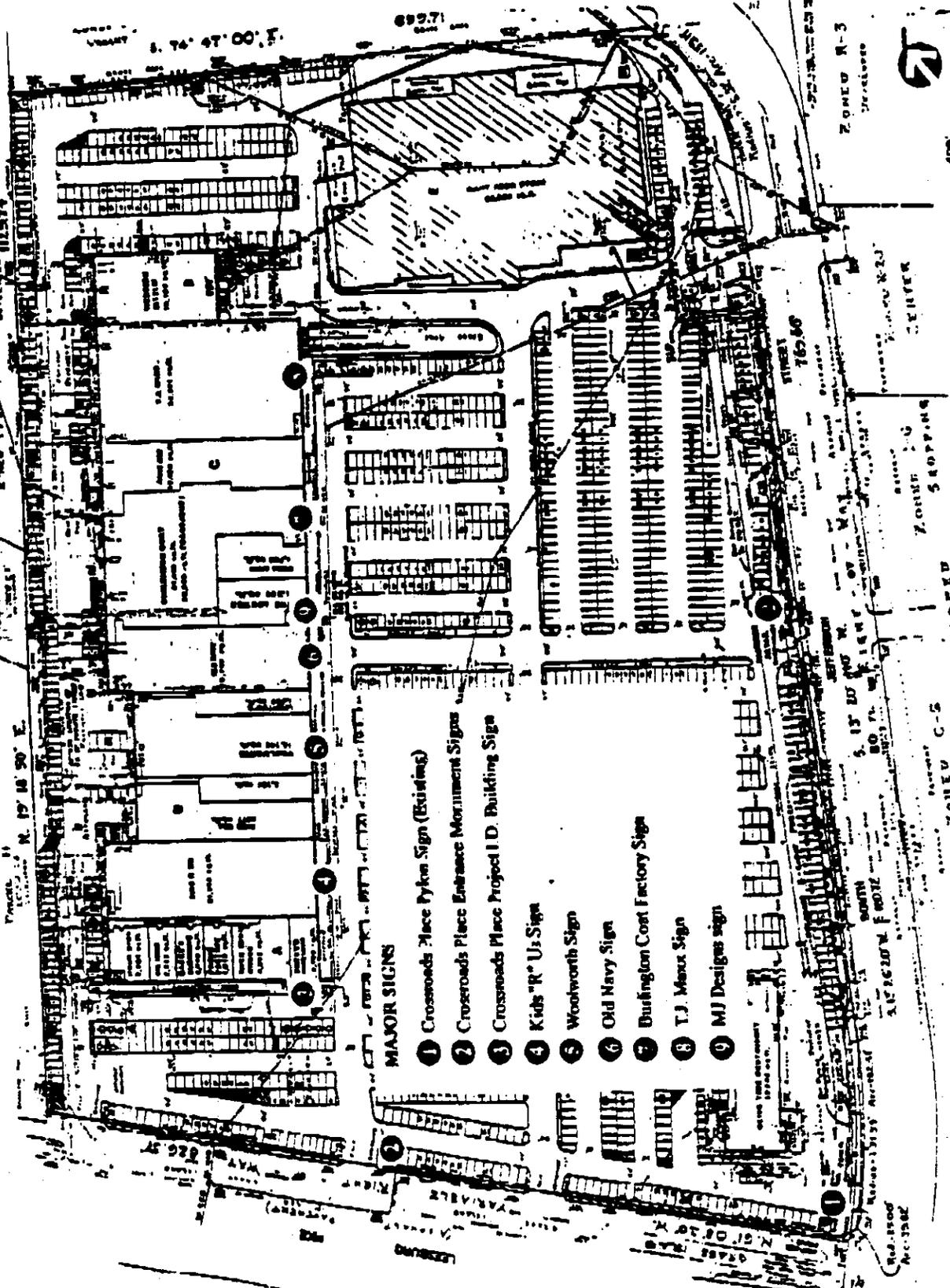
BRANN SIGNS

BRANN SIGNS



CROSSROADS PLACE

SEAS



MAJOR SIGNS

- 1 Crossroads Place Pykon Sign (Existing)
- 2 Crossroads Place Entrance Monument Signs
- 3 Crossroads Place Project I.D. Building Sign
- 4 Kids "R" Us Sign
- 5 Woolworth Sign
- 6 Old Navy Sign
- 7 Burlington Coat Factory Sign
- 8 T.J. Maxus Sign
- 9 MJ Designs sign

Red-lined
As-shown

ZONE C-5
UNDEVELOPED

ZONE S-3
Developed

0 100' 200' 400'



Parcel 11
100' x 150' x 50' E.

Parcel 12
100' x 150' x 50' E.

Parcel 13
100' x 150' x 50' E.

Parcel 14
100' x 150' x 50' E.

8.74' 47' 00" E.

699.71

169.60

100' x 150' x 50' E.



County of Fairfax, Virginia

MEMORANDUM

DATE: September 5, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Comprehensive Plan Land Use Analysis and Environmental Assessment for :
SE 2007-MA-013/SEA 97-M-024, PNC Bank - Bailey's Crossroad

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced Special Exception plat dated February 22, 2007, as revised through August 9, 2007. The extent to which the proposed use, intensity and development plans are consistent with the guidance contained in the Comprehensive Plan, is noted.

DESCRIPTION OF THE APPLICATION

The applicants are proposing to construct a new drive-through bank on a portion of land currently occupied by surface parking for an existing shopping center in the Bailey's Crossroads area. The application also seeks to remove approximately 41,000 square feet of land area from the existing shopping center for the purpose of locating the proposed drive-through bank. The subject property is zoned C-6, HC, SC and is located in the Bailey's Crossroads/Seven Corners Commercial Revitalization District (CRD). The applicants are proposing a structure of approximately 3,500 square feet at an overall floor area ratio (FAR) of 0.09. An FAR of 0.40 is permitted in the C-6 District. Ten (10) parking spaces are required by the Zoning Ordinance with the applicants proposing to provide 21. The proposed structure will have a height of approximately 25 feet.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in Sub-unit C-5 of the Bailey's Crossroads Community Business Center. The proposed development will have frontage on Leesburg Pike. The subject parcel is zoned C-6. The parcel is located within the Commercial Revitalization District (CRD), Highway Corridor (HC) and Sign Control (SC) overlay districts. The property is currently developed with a shopping center. Properties to the north are zoned C-6.

Properties to the west are zoned C-6 and C-8 and properties to the east are zoned C-6. Properties located immediately south of the subject property are zoned PDC.

COMPREHENSIVE PLAN

Land Use Plan Text

Fairfax County Comprehensive Plan, 2007 Edition, Area I, Baileys Planning District, as amended through September 11, 2006, Bailey's Crossroads Community Business Center, pages 20 and 35:

"Drive-Through Uses—Drive-through uses, such as banks, restaurants, or other retail uses within shopping centers or other commercial developments, may only be considered where the drive-through facilities can be coordinated with other uses on the site and with the existing interior circulation system of the center. The location of such uses should not impede the flow of pedestrian or vehicular traffic. . . .

Sub-Unit C-5

This sub-unit fronts on Leesburg Pike and includes the Leesburg Pike Plaza and Burlington Plaza shopping centers. Land within this sub-unit is planned and developed for community-serving retail uses which should be retained at the current intensity. Revitalization of the shopping centers to include landscaping consistent with the Boulevard Concept and the incorporation of pedestrian linkages between these centers is encouraged.

Within this sub-unit, drive-through uses should be limited to sites that are internally-oriented and where the drive-through facilities can be coordinated with other uses on site and with the existing traffic patterns so as not to impede traffic flow."

COMPREHENSIVE PLAN MAP: Retail & Other

Environmental Plan Text

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

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

Policy k. For new development and redevelopment, apply better site design and low impact development techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Where feasible, convey drainage from impervious areas into pervious areas.
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements.

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

LAND USE ANALYSIS:

The applicant is seeking approval for the redevelopment of a single parcel within Sub-unit C-5 of the Bailey's Crossroads Community Business Center (CBC). The proposed development would have an FAR of 0.09, with a proposed building height of approximately 25 feet. The proposed use and intensity is generally consistent with the Comprehensive Plan guidance calling for the maintenance of community-serving retail uses at their current intensity. Revitalization of the shopping centers to include landscaping consistent with the Boulevard Concept and the incorporation of pedestrian linkages between these centers is also encouraged in the Comprehensive Plan. Within this sub-unit, drive-through uses should be limited to sites that are internally-oriented and where the drive-through facilities can be coordinated with other uses on site and with the existing traffic patterns so as not to impede traffic flow.

While the proposed landscaping is generally in keeping with the Comprehensive Plan guidance, it appears that some elements of the proposed streetscaping are not consistent with VDOT concerns regarding sight-distance for this location. As a result, some of the proposed streetscaping had been eliminated by the applicants to address these concerns for the entrance to the site from Leesburg Pike. Parking for the proposed redevelopment far exceeds what is required under the Zoning Ordinance for this use. The removal of some of the proposed parking in favor of additional landscaping would be desirable, particularly along the Leesburg Pike frontage of the property where the applicants have shown thirteen uninterrupted parking spaces with no landscaped areas. Eliminating some of these spaces to expand landscaping in this area would be desirable and more in keeping with the vision for of the pedestrian landscape for the Bailey's Crossroads area.

While the application addresses most elements of the streetscape and urban design guidance set forth for the Bailey's Crossroads CBC in the Comprehensive Plan, there are some elements which are clearly missing or simply not noted on the plans. Pedestrian walkways with landscaping have been noted in a manner which appears to be consistent with these recommendations. However, it is not clear if the proposed sidewalk is to be a five-foot section consistent with the existing sidewalk or a six-foot wide sidewalk as recommended in the Comprehensive Plan for this portion of Leesburg Pike as noted in the text for the Bailey's Crossroads area. Curb cuts have been minimized as recommended by the Plan.

Illustrations provided by the applicant regarding signage are the only information noting the potential location for signs at this site, which appears to limit all signage to building-mounted types for the proposed development. It is not clear if the applicant will be proposing a monument sign of any kind. It may be necessary for the applicant to provide additional information regarding signage for the proposed as recommended for the CBC and to ensure compliance with Zoning Ordinance requirements.

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

Water Quality

Issue:

The subject property is located within the Four Mile Run watershed. Due to the fact that the site is located within a revitalization district the applicants are only required to reduce phosphorous by 10% from stormwater runoff. However, staff feels that the redevelopment of this site, and other sites within this revitalization district and other revitalization districts, should be seen as an opportunity to improve water quality beyond the minimum standards which have been set. The applicants are currently planning no additional water quality improvement measures for the proposed development. A further reduction in impervious surface areas for this site would also promote runoff reduction in this area.

Resolution:

The proposed measures to meet their water quality and quantity control requirements appear to be adequate at this stage. However, staff would strongly encourage the applicants to seek additional opportunities for low impact development (LID) as part of the proposed development. Any final determination regarding stormwater management and BMPs for the

proposed development will be made by staff in the Department of Public Works and Environmental Services (DPWES).

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map depicts a six-foot wide trail on the north side of Leesburg Pike for this area. This is consistent with the Leesburg and Columbia Pikes streetscape design guidelines. It is not clear if the applicants are proposing a five-foot wide sidewalk or the six-foot trail noted for this area of Leesburg Pike.

PGN:JRB

Additional Comprehensive Plan Guidance:

Fairfax County Comprehensive Plan, 2007 Edition, Area I, Baileys Planning District, as amended through September 11, 2006, Bailey's Crossroads Community Business Center, pages 21 and 24:

URBAN DESIGN

The character of a commercial area depends upon factors such as the relationship of buildings to each other and to the roadway, and the location and types of parking whether in structures, underground, or on surface lots. The suburban form, usually more automobile-oriented with low buildings and surface parking, is the existing development pattern Baileys Crossroads, particularly along Leesburg Pike. The urban form is more pedestrian-oriented, often with buildings relatively closer to the street and each other, and structured as well as limited surface parking.

The urban design concept for Baileys Crossroads is to facilitate revitalization of the area by enhancing its traditional functions while creating new opportunities for redevelopment and for reinvestment in existing businesses. The concept is to foster a commercial area serving the nearby Arlington, Alexandria, and Fairfax County communities that is clearly differentiated and buffered from adjacent residential neighborhoods while fostering a pedestrian oriented, urban form of development that is visually attractive, favorably remembered, and sought out by both individuals and businesses.

The urban design concept is supported by two elements—guidance for building orientation and character, as well as recommendations for streetscape design. Building orientation and character guidance focuses on the scale of buildings including height and mass, setbacks, architectural form, distinctive roofline features or corner/entry treatments, and placement on the site. Streetscape design includes a network of streetscape improvements that clearly distinguish the extent of the CBC and provide for relocated or underground utilities, street trees and other landscaping, decoratively paved sidewalks, street furniture, lighting, and coordinated signage. Both the building character and streetscape blend to form the urban design character of the area.

Building Orientation and Character

The visual appearance of an area, and the character that this appearance communicates, relies on the streetscape as a setting and on buildings or building complexes to establish focal points. In the Baileys Crossroads CBC, guidance for building orientation and character is intended to enhance the area by improving its visual quality and by fostering a clearly recognizable "sense of place." The following guidelines are intended accomplish these goals and should be considered in the development review process:

- Buildings should be set back 15 to 30 feet from the curb if no parking area is provided in front of the building;
- Structured parking should not be located in front of buildings but at the back or side. Surface parking may be located at the front of buildings but should have interior landscaping as well as landscaping between the parking area and the sidewalk.

Integrating such parking with major pedestrian networks within the CBC, and providing pedestrian access from side streets or passageways between buildings, should be encouraged. On-street parking should not be permitted on arterial and collector streets or on service drives but allowed on local or pedestrian-oriented streets. Shared parking, particularly for mixed-use developments, is encouraged.

- Attractive and safe pedestrian linkages between buildings and parking areas should be provided and walkways as well as other pedestrian amenities, such as seating areas, made accessible to the broader pedestrian network serving the area. To complement architectural features and carry the Baileys Crossroads streetscape design theme into private areas, special landscape elements such street furniture and ornamental plantings incorporated into parking lots, plazas, and streetside areas are encouraged;
- A variety of building heights, facade articulation, and roof forms--as well as incorporating the upper story of buildings having over three stories within the roof structure--is encouraged.
- Development and redevelopment should create a positive spatial relationship between buildings and the street while providing adequate buffers to adjacent residential neighborhoods.
- Building facades that establish a pedestrian-scale relationship to the street or adjacent parking areas with architectural design features, such as variations of window or building details, texture, pattern, and color of materials, should be encouraged. Public space furniture and entry accent features are encouraged as are arcades, awnings, or other building features that distinguish ground floor retail uses.
- Curb cuts should be minimized through consolidation of street access and provision of interparcel access.
- Exterior lighting for individual buildings or projects should be similar throughout the CBC. Such lighting should be designed to maintain the overall character and quality of the area and to provide adequate lighting levels that ensure public safety without creating glare, wasted light, or light spillage into neighboring residential areas.
- Building-mounted signs or monument-style ground-mounted signs incorporated within a planting strip are encouraged. Pole-mounted signs should be discouraged.
- Points of entry along major arterial streets serve as gateways and convey the first visual images to visitors. Because of this, parcels in such gateway areas should provide landscaping that emphasizes this gateway function and be particularly sensitive to the visual impact of signage.

Streetscape Design

The visual appearance of an area can be positively affected by streetscape elements, such as street trees, planting strips, sidewalks or pedestrian ways, and building setbacks. In Baileys Crossroads, the implementation of a streetscape concept will enhance the area by improving the visual quality along roadways, helping orient travelers moving to and through the area, and creating more clearly recognized special places within the area.

The streetscape design concept for Baileys Crossroads reflects a hierarchy ranging from Leesburg and Columbia Pikes, the major arterial streets that bisect the area, to the other

arterial, collector, and local streets that are used for access to and through the area. Also important are those points along the major arterial streets where one enters the area. These points of entry assist drivers to orient themselves and also help define the extent of Baileys Crossroads to visitors.

Recognizing the differences among these streets in scale and the intensity of their use by automobiles and pedestrians, the streetscape concept is intended to create a unifying theme to be implemented throughout the CBC. To achieve this, the streetscape concept establishes consistent guidance for street tree location, spacing, and type as outlined below.

Implementation will occur through development proposals addressing private property and the adjacent public right-of-way, the County's commercial area revitalization bond funds, and/or joint public/private funding efforts. In situations where development or redevelopment is not likely to occur, implementing the streetscape design concept may require public/private cooperation in providing funding for these improvements.

In general, when street trees and other plantings are to be located in proximity to roadways or within medians, special attention to clear zones, as well as safety and sight distance should be observed. Also, as part of general streetscape considerations, CBC-wide directional signs and distinctive CBC entry signs should be encouraged along with coordinated business sign systems that establish a distinctive theme and identity to the area while eliminating visual clutter. Modifications to the streetscape guidance outlined in this section may be necessary to conform to applicable Virginia Department of Transportation (VDOT) requirements and guidelines.

The design guidelines for Leesburg and Columbia Pikes, as well as all other streets within Baileys Crossroads, as found below, are similar to those described in the 1995 *Baileys Crossroads Streetscape Revitalization Plan*. A general description of the paving, light fixtures, plant materials, and street furnishings recommended in the 1995 Streetscape Plan includes:

- Interlocking concrete sidewalk pavers similar in shape and color to brick with concrete commercial drive entrances and trim bands;
- Cobra-head fixtures on painted metal poles for street lighting, and traditional acorn-style light fixtures atop a fluted pole within pedestrian areas;
- A variety of hardy plant materials including street trees, low as well as high shrubs, and ornamental plantings; and
- Street furnishings including metal benches, trash receptacles, and bicycle racks, as well as metal fittings such as bollards and tree grates.

Leesburg and Columbia Pike Streetscape Design Guidelines

For those areas fronting on Leesburg or Columbia Pikes, plant materials, design details, lighting, and street furniture should be consistent with or similar to those recommended in the 1995 Streetscape Plan. A typical cross-section would include the following (see Figure 8):

- If a *center median* is provided, it should be planted where possible with a single row of

shade trees approximately 30 feet on center, or ornamental trees 20 feet on center supplemented with ornamental plantings and tree groupings at points of entry to the CBC; if a *service median* is required, it should be planted with a single row of shade trees approximately 30 feet on center;

The *pedestrian area* extends from the street curb to the building line or parking area. This area should be 16 feet wide at a minimum and include a *curbside planting strip* 5 feet in width (4 feet may be appropriate when limited by existing conditions) planted with a row of shade trees spaced approximately 40 to 50 feet on center, a *sidewalk* 6 feet in width, and a *secondary planting strip* with a second row of shade trees similarly spaced. This secondary planting strip should be a minimum of 5 feet wide if adjacent to a parking area. If adjacent to a building line, this strip should be 10 feet wide and may include a paved browsing area adjacent to a building with retail use. Trees in the two parallel planting strips should be offset thus creating a canopy over the sidewalk with an effective tree spacing of approximately 20 to 25 feet. Additional landscaping should be provided in this pedestrian area including low parking lot walls or hedges and interior parking lot landscaping when parking areas front on the street.

Streetscape Design Guidelines for All Other Streets

For those areas fronting on all other streets, plant materials, design details, lighting, and street furniture should be consistent with or similar to those used throughout Baileys Crossroads and as shown in the 1995 Streetscape Plan. A typical cross-section would include the following (see Figure 9):

- The *pedestrian area* extends from the street curb to the building line or parking area. This area should be approximately 15 feet wide and be divided into a curbside planting strip 5 feet in width planted with a row of shade trees spaced approximately 30 feet on center supplemented with ornamental plantings and tree groupings at points of entry to the CBC, and a *sidewalk* 5 feet in width.
- A *secondary planting strip* should be provided beyond the sidewalk, which should include low parking lot walls or hedges and interior parking lot landscaping when parking areas front on the street. This area should be a minimum of 5 feet in width when adjacent to parking and 10 feet when adjacent to a building.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Sheng-Jieh Leu 
Facilities Planning Branch, DPZ

FILE: 07.07 (ZTW)

SUBJECT: Trail Waiver

REFERENCE: SE 2007-MA-013
Development Name: PNC Bank
Tax Map: 62-1-001-16E

DATE: August 21, 2007

This office has consulted Roy Brooks, the Mason District Representative of the Trails and Sidewalks Committee to review the request to modify the construction of a major paved trail along the frontage of Leesburg Pike to a 6 feet wide walk with interlocking pavers according to the Leesburg and Columbia Pike Streetscape Design Guidelines specified in Baileys Crossroads Community Business Center, Baileys Planning District, Area I Comprehensive Plan. We recommend the request be approved.

If you have any questions, please call me at extension 41272.

SJL

cc: Pam Nee, Environment and Development Review Branch, PD, DPZ
Shelby McKnight, ZED, DPZ
Roy Brooks, Mason District, Trails and Sidewalks Committee

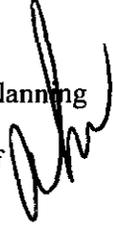


County of Fairfax, Virginia

MEMORANDUM

DATE: August 9, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division,
Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief 
Site Analysis Section
Department of Transportation

FILE: 3- 5 (SE 2007-MA-013)
3-5 (SEA 97-M-024)

SUBJECT: Transportation Impact

REFERENCE: SE 2007-MA-013; PNC Bank
Traffic Zone: 1423
Land Identification Map: 62-1 ((01)) 16E

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the special exception plat dated May 18, 2007.

The applicant requests a special exception for the construction of a financial institution with a drive through component on a portion of the subject property. The drive through component necessitates the approval of the special exception.

The applicant also proposes to amend SE 97-M-094 to delete a portion of the subject property associated with the drive through bank.

This department has reviewed the subject application and offers the following comments:

- The applicant should provide a bus shelter along their site on Leesburg Pike (Route 7). In lieu of constructing a bus shelter the applicant can escrow the funds necessary to do so at \$ 25,000.
- The applicant should be responsible for the general maintenance of the trash receptacle, including disposing of the trash in and around the receptacle.
- It is advisable for an additional sidewalk on the east side of the site that connects from the Route 7 service drive to the back of the site. With the overall concept for future development in Baileys Crossroads planned for retail and office, the pedestrian linkages to these centers and future uses is necessary.

AKR/AK C:SE2007MA13PNCBaileyXroads

CC: Michelle Brickner, Director, Design Review, DPW & ES

Fairfax County Department of Transportation
12055 Government Center Parkway, Suite 1034
Fairfax, VA 22035-5500
Phone: (703) 324-1100 TTY: (703) 324-1102
Fax: (703) 324 1450
www.fairfaxcounty.gov/fcdot





COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

August 24, 2007

DAVID S. EKERN, P.E.
COMMISSIONER

Ms. Regina Coyle
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: SE 2007-MA-013 & SEA 1997-M-024 PNC Bank, N.A.
Tax Map # 62-1((01))0016E
Fairfax County

Dear Ms. Coyle:

I have reviewed the above plan submitted on August 17, 2007, and received August 22, 2007. VDOT supports a right turn lane from Rt. 7 into the site if the County supports this improvement. The paver sidewalk will require VDOT Central Office approval prior to installation since there is now no VDOT standard for this item. No plantings will be permitted within roadway clear zones or sight lines. If plantings can be placed outside of these safety areas, VDOT can approve separate landscaping plans for plantings within the right of way.

If you have any questions, please call me at (703)383-2424.

Sincerely,

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver
fairfaxspex2007-MA-013se3PNCBankNA8-24-07RC



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)
August 17, 2007

DAVID S. EKERN, P.E.
COMMISSIONER

Ms. Regina Coyle
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: SE 2007-MA-013 & SEA 1997-M-024 PNC Bank, N.A.
Tax Map # 62-1((01))0016E
Fairfax County

Dear Ms. Coyle:

I have reviewed the above plan submitted on July 23, 2007, and received August 1, 2007. I have no additional comments regarding this application. The applicant may want to consider slightly widening the signalized entrance to the service drive in order to provide two exiting lanes at the traffic signal.

If you have any questions, please call me at (703)383-2424.

Sincerely,

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver

fairfaxspex2007-MA-013se2PNCBankNA8-17-07RC



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

July 6, 2007

DAVID S. EKERN, P.E.
COMMISSIONER

Ms. Barbara A. Byron
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: SE 2007-MA-013 & SEA 1997-M-024 PNC Bank, N.A.
Tax Map # 62-1((01))0016E
Fairfax County

Dear Ms. Byron:

I have reviewed the above plan submitted on May 31, 2007, and received June 12, 2007. The following comments are offered:

1. Better separation between the entrances to the service drive and the site needs to be provided to improve circulation and safety.
2. The entrance radii at the service drive need to be increased.
3. The CG-12's along the service drive and the access across Rt. 7 should be upgraded to the current standard.
4. Pedestrian access should not be directed into the travel isle on the north side of the site.
5. All proposed and existing trees need to be removed from the service drive entrance sight lines.
6. Entrance sight lines should be shown for all access points to the service drive.

If you have any questions, please call me at (703)383-2424.

Sincerely,

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodehaver

fairfaxspex2007-MA-013se1PNCBankNA7-6-07BB



A7-200 BAILEY'S CROSSROADS/SEVEN CORNERS COMMERCIAL REVITALIZATION DISTRICT

A7-206 Lot Size Requirements

As specified in the underlying zoning district regulations, except that the minimum lot size requirements may be modified or waived by the Board in accordance with the provisions of Sect. 9-622.

A7-207 Bulk Regulations

1. Maximum building height: As specified in the underlying zoning district regulations, except that for land zoned C-6 or C-8, a maximum height of fifty (50) feet shall be allowed by right. In addition, where an increase in the maximum building height is allowed in the underlying zoning district regulations by special exception, such may be approved by the Board in accordance with the provisions of Sect. 9-622.
2. Minimum yard requirements: As specified in the underlying zoning district regulations, except that the minimum front yard in commercial districts shall be 20 feet, unless the adopted comprehensive plan specifies a front yard requirement that is equal to or less than the minimum front yard requirement of the underlying zoning district, in which case, the minimum front yard shall be in accordance with the comprehensive plan, provided that any plantings, streetscape treatments or other amenities set forth in the adopted comprehensive plan are also provided in general accordance with the comprehensive plan. In addition, modifications or waivers of the minimum yard requirements as specified in this district, the adopted comprehensive plan or the underlying zoning district regulations may be approved by the Board in accordance with the provisions of Sect. 9-622.
3. Maximum floor area ratio: As specified in the underlying zoning district regulations, except that where an increase in the floor area ratio is allowed in the underlying zoning district regulations by special exception, such may be approved by the Board in accordance with the provisions of Sect. 9-622.

A7-208 Open Space

As specified in the underlying zoning district regulations, except the open space requirement may be modified or waived by the Board in accordance with the provisions of Sect. 9-622. In addition, the open space requirement shall not apply to an expansion or enlargement of an existing development, as defined in Sect. 209 below, on a lot which does not comply with the open space requirement of the underlying zoning district, provided such expansion or enlargement does not decrease the amount of existing open space.

A7-209 Additional Provisions

1. For the purpose of this district, an expansion or enlargement of an existing development shall be an increase in the gross floor area of all existing buildings on a lot, which increase is less than 100% of the total gross floor area of all such existing buildings. A redevelopment shall be the total removal of all buildings on a lot and the construction of new buildings, or the addition of gross floor area which is equal to or more than 100% of the total gross floor area of all existing buildings on a lot. A new development shall be the construction of buildings on a vacant lot.
2. The provisions of Article 2 shall be applicable, except as may be qualified by the provisions of this district.
3. The off-street parking, loading and private street requirements of Article 11 shall apply, except as set forth below:

A. The minimum off-street parking requirements for any non-residential uses may be reduced by twenty (20) percent by the Board when it is demonstrated by the applicant and determined by the Board that such reduction is in furtherance of the goals of the Commercial Revitalization District as set forth in the adopted comprehensive plan. Such request may also be considered in conjunction with a rezoning and/or special exception application. The fee for a parking reduction set forth in Sect. 17-109 shall not be applicable.

B. The provisions of Par. 1 of Sect. 11-102 shall be applicable, except that where there are practical difficulties or if the public safety and/or public convenience would be better served by parking spaces being located on other than the same lot or other than on a lot contiguous to the use to which it is accessory, the Director, acting upon a specific request for a non-residential use may authorize such alternative location subject to conditions deemed to be appropriate and the following:

(1) Such required spaces shall be subject to agreements or arrangements satisfactory to the Director that will ensure the permanent availability of such spaces, and

(2) The applicant shall demonstrate to the Director's satisfaction that such required space shall be generally located within 500 feet walking distance of a building entrance to the use that such space serves or such spaces will be provided off-site with access via a valet or shuttle service subject to agreements or arrangements approved by the Director which will ensure the operation of such service and that there will not be any adverse impacts on the site of the parking spaces or the adjacent area.

An alternative location may also be approved in accordance with the above provisions by the Board in accordance with the provisions of Sect. 9-622.

C. The provisions of Par. 8 of Sect. 11-102 which require off-street parking spaces that are located on the ground and open to the sky to be located no closer than ten (10) feet to any front lot line shall not apply.

C-6 COMMUNITY RETAIL COMMERCIAL DISTRICT

4-606 Lot Size Requirements

1. Minimum lot area: 40,000 sq. ft.
2. Minimum lot width: 200 feet
3. The minimum lot size requirements may be waived by the Board in accordance with the provisions of Sect. 9-610. COMMERCIAL DISTRICT REGULATIONS 4-41

4-607 Bulk Regulations

1. Maximum building height: 40 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
 - A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feet
 - B. Side yard: No Requirement
 - C. Rear yard: 20 feet
3. Maximum floor area ratio: 0.40, provided however an increase to 0.50 may be permitted by the Board in accordance with the provisions of Sect. 9-618
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

4-608 Open Space

15% of the gross area shall be landscaped open space

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-611 Provisions for Approving Drive-In Banks, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Station/Mini-Marts in a Highway Corridor Overlay District

The Board may approve a special exception for the establishment or for the enlargement, extension, relocation or increase in intensity of a drive-in bank, fast food restaurant, quick-service food store, service station or service station/mini-mart in a Highway Corridor Overlay District, but only in accordance with the provisions of Part 6 of Article 7.

PART – 7-600 HIGHWAY CORRIDOR OVERLAY DISTRICT

7-601 Purpose and Intent

In furtherance of the purposes set forth in Sections 15.2-2200, 15.2-2283, 15.2-2284 and 15.2-1200 of Va. Code Ann. and, in general, to protect and promote the health, safety and general welfare of the public by the prevention or reduction of traffic congestion and/or danger in the public and private streets, a limitation is placed on certain automobile oriented, fast service, or quick turn-over uses by the imposition of the Highway Corridor Overlay District. Except as allowed by right or except as qualified by Sections 607 and 608 below, the following uses shall be regulated in the Highway Corridor Overlay District:

1. Drive-in banks.
 2. Fast food restaurants.
 3. Quick-service food stores.
 4. Service stations.
 5. Service station/mini-marts.
- Nothing herein shall be construed so as to impair a vested right.

7-607 Special Exception Uses

1. All uses permitted by special exception in the underlying zoning district(s) except as qualified by Sect. 601 above.
2. Except as permitted by right pursuant to Sections 4-502, 4-602, 4-702, 4-802, 4-902 and 10-202, drive-in banks, fast food restaurants, quick-service food stores, service stations and service station/mini-marts subject to the provisions of Part 6 of Article 9 and Sect. 608 below.

7-608 Use Limitations

All uses shall be subject to the use limitations set forth in the underlying zoning district(s), and, in addition, drive-in banks, fast food restaurants, quick-service food stores, service stations and service station/mini-marts shall be subject to the following use limitations:

1. In any Highway Corridor Overlay District:

A. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

B. Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration:

(1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or

(2) Access to the site is provided via the internal circulation of a shopping center, which center contains at least six (6) other commercial uses, or an office complex having a limited number of well-designed access points to the public street system and no additional direct access is provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping center, and/or

(3) Access to the site is provided by a functional service drive, which provides controlled access to the site.

C. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.

2. Where the underlying district is C-2, C-3 or C-4, in addition to Par. 1 above:

A. Service stations shall not include any uses such as vehicle or tool rental.

B. Service stations shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

3. Where the underlying district is C-5 or C-6, in addition to Par. 1 above:

A. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

4. Where the underlying district is C-7, C-8, C-9, I-3 or I-4, in addition to Par. 1 above:

A. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than four (4) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts

thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

5. Where the underlying district is I-5 or I-6, in addition to Par. 1 above:

A. Service stations and service station/mini-marts shall not be used for the performance of major repairs.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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