



APPLICATION ACCEPTED: April 27, 2007
APPLICATION AMENDED: July 7, 2007
PLANNING COMMISSION: April 30, 2008
BOARD OF SUPERVISORS: Not Scheduled

County of Fairfax, Virginia

April 16, 2008

STAFF REPORT

APPLICATION PCA 74-2-150/RZ 2007-SU-014

SULLY DISTRICT

APPLICANT: Bo Hwan Suk, Sun Ok Suk &
Fairfax County Park Authority

PRESENT ZONING: 54-4 ((8)) (6) K (pt) – R-5, HC, WS
54-4 ((1)) 81 and 82 – R-1, HC, WS

REQUESTED ZONING: 54-4 ((8)) (6) K (pt) – C-3, HC, WS
54-4 ((1)) 81– R-5, HC, WS
54-4 ((1)) 82 – C-3, HC, WS

PARCEL(S): 54-4 ((8)) (6) K (pt) – PCA
54-4 ((1)) 81 and 82 – RZ
54-4 ((8)) (6) K (pt) – RZ

ACREAGE: 3.03 acres (1.07 acres – PCA; 1.96 acres – RZ)

FAR/DENSITY: 0.29

OPEN SPACE: 26%

PLAN MAP: Office and Public Parks

PROPOSAL: PCA 74-S-150 seeks to amend a 1.07 acre portion of RZ 74-2-150 previously approved for a park to permit a land exchange with adjacent property and deletion of proffers to permit development of a public park and office uses and associated modifications to site design.

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

RZ 2007-SU-014 is a concurrent application to rezone from R-1, R-5, HC, WS to C-3, R-5, HC, WS Districts to permit construction of a 29,130 square-foot, three-story tall, office building, which would result in a FAR of 0.29 for the property, and a public park.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 74-2-150.

Staff recommends approval of RZ 2007-SU-014, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirements along the northern and eastern property boundaries from 35 feet to 25 feet in favor of existing vegetation with supplemental plantings as shown on the GDP.

Staff recommends approval of a waiver of the transitional screening requirements adjacent to the proposed SWM/BMP facility to the south in favor of supplemental plantings as shown on the GDP.

Staff recommends approval of a waiver of all barrier requirements.

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 rezoning 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



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

Rezoning Application

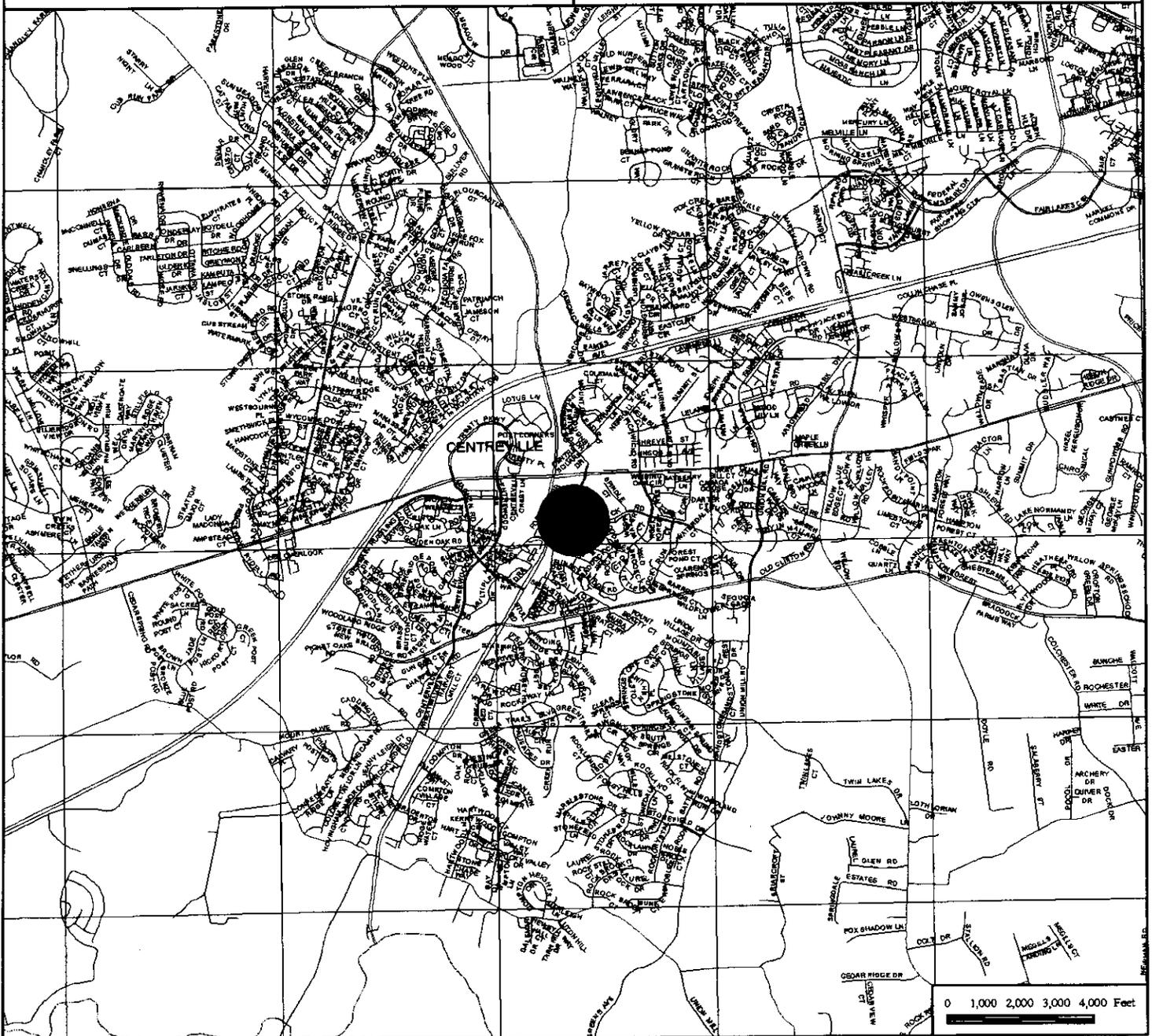
RZ 2007-SU-014

Applicant: BO HWAN SUK, SUN OK SUK & FAIRFAX COUNTY PARK AUTHORITY
Accepted: 04/27/2007
Proposed: COMMERCIAL AND PUBLIC PARK
Area: 3.03 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect:
Located: EAST SIDE OF OLD CENTREVILLE ROAD APPROXIMATELY 20 FEET SOUTH OF ITS INTERSECTION WITH BRADDOCK ROAD
Zoning: FROM R- 5 AND R-1 TO R-5 AND C-3
Overlay Dist: WS HC
Map Ref Num: 054-4 /01/ /0081 /01/ /0082 /08/06/ K pt.

Proffered Condition Amendment

PCA 74-2-150

Applicant: FAIRFAX COUNTY PARK AUTHORITY
Accepted: 04/27/2007 Amended: 07/05/07
Proposed: AMEND RZ 74-2-150 PREVIOUSLY APPROVED FOR A PARK TO PERMIT A LAND SWAP WITH ADJACENT PROPERTY AND DELETION OF PROFFERS TO PERMIT DEVELOPMENT OF PUBLIC PARK AND OFFICE USES
Area: 1.07 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect:
Located: EAST SIDE OF OLD CENTREVILLE ROAD APPROXIMATELY 200 FEET SOUTH OF ITS INTERSECTION WITH BRADDOCK ROAD
Zoning: R- 5
Overlay Dist: WS HC
Map Ref Num: 054-4- /08/06/ K pt.



Rezoning Application

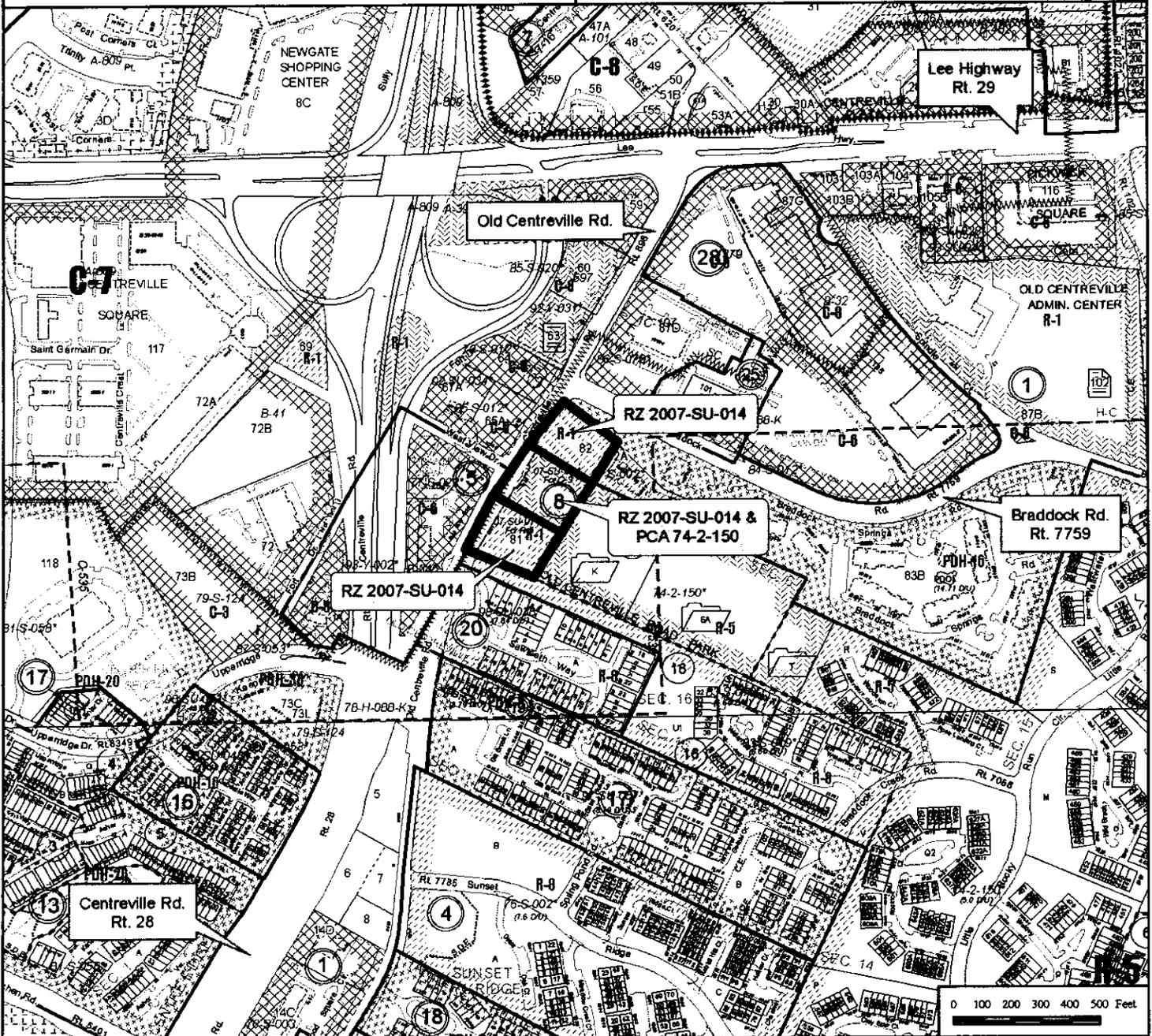
RZ 2007-SU-014

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Proffered Condition Amendment

PCA 74-2 -150

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Overlay Dist: WS HC
Map Ref Num: 054-4- /08/06/ K pt.



christopher consultants
 engineering, surveying and planning
 1000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106



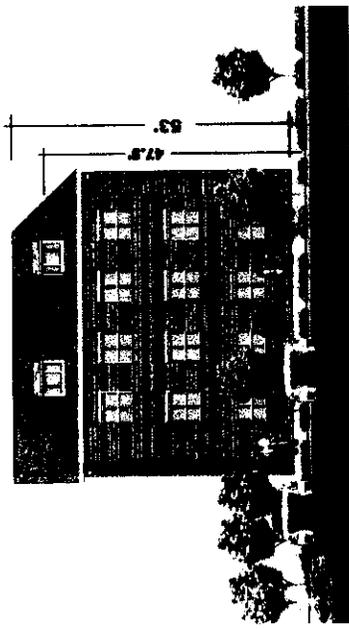
ARCHITECTURAL
 CONSULTANTS
 HALLMARK

OLD CENTRE
 ROAD OFFICE
 1000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106

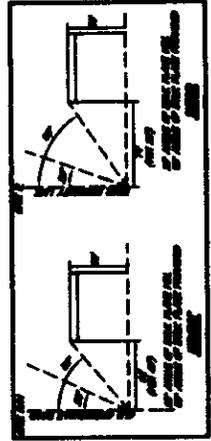
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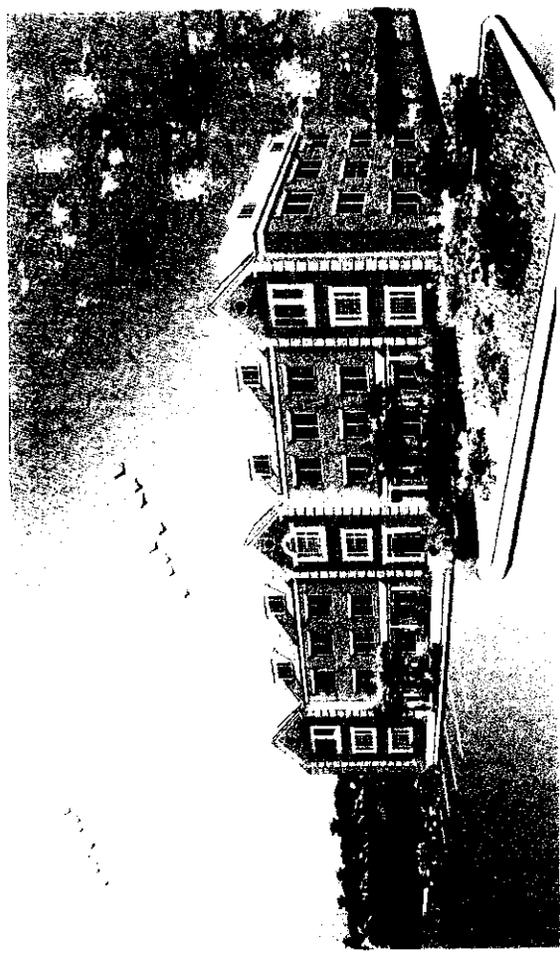
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NO. 5	FLOOR PLAN
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ARCHITECTURAL ELEVATION
 REAR ELEVATION
 1000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106



BACK ELEVATION SECTIONS



FRONT ELEVATION



FRONT ELEVATION

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

DESCRIPTION OF THE APPLICATION

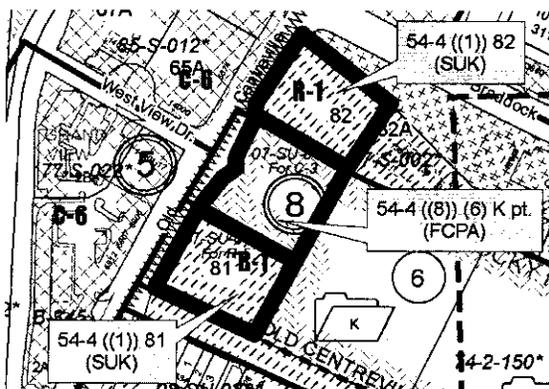
Proposal:

PCA 74-2-150 and RZ 2007-SU-014 are concurrent applications. PCA 74-2-150 seeks to a 1.07 acre portion of RZ 74-2-150, previously approved to permit townhouse development to allow it to be rezoned as part of RZ 2007-SU-014. Deleting the land area from RZ 74-2-150 enables the Park Authority to exchange an approximate 1.0-acre portion of the park land [Parcel 54-4 ((8)) (6) K (pt)] zoned R-5 and currently owned by the Fairfax County Park Authority, with approximately 1.0 acre of the adjacent property [54-4 ((1)) 81] to the south zoned R-1, which will permit the full utilization of the Old Centreville Road Park for active recreation purposes.

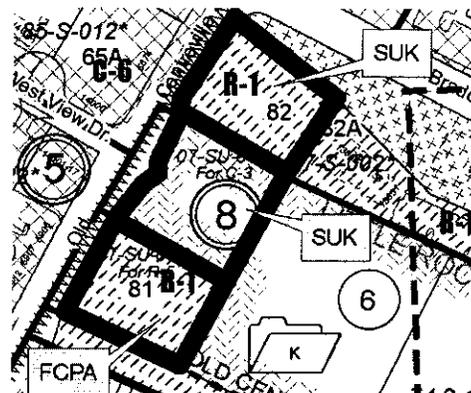
RZ 2007-SU-014 seeks to rezone the application property as shown below.

Tax Parcel	Acreege	Existing Zoning	Proposed Zoning	Current Ownership	Proposed Ownership
54-4 ((1)) 81	1 acre	R-1	R-5	Suk	FCPA
54-4 ((8)) (6) K(pt)	1 acre	R-5	C-3	FCPA	Suk
54-4 ((1)) 82	0.96 acre	R-1	C-3	Suk	Suk

Note: The HC and WS Overlay Zoning Districts is maintained on all parcels



Current Ownership



Proposed Ownership

The land exchange facilitates the consolidation of parcels to be rezoned from R-1 and R-5 to C-3 in order to construct a proposed office building with a

maximum height of 53 feet (consisting of three stories and 29,130 square feet of gross floor area) and surface parking, which would result in a total FAR of 0.29 for the property. The remaining parcel (currently Parcel 54-4 ((1)) 81) which will be owned by the Park Authority is to be rezoned from R-1 to R-5 to permit the construction of a stormwater management (SWM) and best management practices (BMP) pond to serve both the public park and the proposed office development; the rezoning will also ensure that vehicular and safe pedestrian access is granted to the park. The office developer has also committed to construct 45 parking spaces on park land, under the ownership of the Park Authority, in order to provide dedicated parking for the playing field patrons. Additional spillover parking from the playing fields is proposed to be accommodated by 10 spaces on the office development parking lot.

Waivers and Modifications Requested:

- No waivers or modifications are being requested with the PCA application.
- Modification of the transitional screening width requirements along the northern and eastern property boundaries from 35 feet to 25 feet in favor of existing vegetation with supplemental plantings (RZ)
- Modification of transitional screening along the southeastern boundary to the existing playing fields and the internal southern boundary of the site adjacent to the proposed SWM/BMP facility in favor of supplemental plantings.
- Waiver of all barrier requirements (RZ)

LOCATION AND CHARACTER

Site Description:

The subject properties are located on the east side of Old Centreville Road, south of its intersection with Braddock Road. The properties are bounded by Braddock Road and then Lee Highway (Rt. 29) to the north; Old Centreville Road Park, Braddock Springs and Little Rocky Run subdivisions to the east; Sawteeth Way to the south; and Old Centreville Road and then Centreville Road (Rt. 28) to the west.

The PCA subject property, which is owned by the Fairfax County Park Authority (FCPA), is a 1.07-acre portion of a public park located on the east side of Old Centreville Road, approximately 200 feet south of Braddock Road. Since the dedication of the park, the Park Authority has been unable to obtain adequate stormwater management or access for the park, which is used as informal playing fields. Neither safe pedestrian access nor vehicular access or on-site parking is currently available to park patrons. Park users must park offsite and

walk across Old Centreville Road with a posted speed of 30 miles per hour (MPH) or Braddock Road; currently, neither has sidewalks or trails to provide safe pedestrian access to the park site. Properties immediately adjacent to the park cannot accommodate parking for park users who are subject to towing if parked on these sites.



Source: Signage in The Elms parking lot.

Parcels 54-4 ((1)) 81 and 82, separated by the FCPA property, are currently developed with one single-family detached house on each lot. Access is provided to the residential sites via individual driveway entrances off of Old Centreville Road. Lot 82 has a substantial amount of mature trees including Linden, White Pines (near Braddock Rd), Spruce, Norway Maple, American Hollies, Green Ash, and Boxwood. The applicant has committed to retaining some the more substantial trees on the site, such as the Linden trees; both residential structures are proposed to be demolished.

SURROUNDING AREA DESCRIPTION (entire site)			
Direction	Use	Zoning	Plan
North	Grand Centreville Shopping Center	C-6; C-8	Commercial, Retail and other
South	Residential	R-8	Residential (5-8 du/ac)
East	Residential	PDH 16; R-5	Residential (16-20 du/ac); Public Park
West	Commercial (mixture of developed and undeveloped)	C-6	Office, Retail and other

The area to the north, across Braddock Road, is planned for residential use at 16-20 du/ac and office. Zoned to the C-6 District, the area is developed with a three-story office building and a shopping center. The area to the south is planned and developed with residential use at 5-8 du/ac and is zoned R-8. The area to the east is planned for residential use at 16-20 du/ac and public park, and is zoned PDH-16 and R-5. The area is developed with three-story, multi-family housing and the Old Centreville Road Park, which is used as playing fields. The area to the west, across Old Centreville Road, is planned for retail use and is developed with a fast food restaurant and older single family dwellings, some of which are used for retail uses.

BACKGROUND

On July 26, 1976, the Board of Supervisors approved RZ 74-2-150 to rezone 66 acres from RE-1 (currently the R-1 District) to RTC-5 (currently the R-5 District) to permit townhouse development at a density of 4-5 dwelling units per acre (du/ac). This rezoning was subject to proffers, some of which relate to the dedication of approximately 15 acres of land suitable for the development of active recreational facilities that have since been satisfied. As previously stated, approximately 1.0 acre along the western boundary of this property is proposed to be exchanged for 1.0 acre of the adjacent property to the south. See Appendix 4 for relevant proffers and reduction of a schematic land use plan (no GDP is associated with these proffers).

On March 12, 2007, the Board of Supervisors approved a Comprehensive Plan Amendment, S06-III-BR1, which replanned the application property from high density residential and public park use to office and public park use.

No previous applications were filed for parcels 54-4 ((1)) 81 and 82.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 5)

Plan Area:	Area III
Planning District:	Bull Run Planning District
Planning Sector:	Centreville Area and Suburban Center, Land Unit C
Plan Map:	Office (54-4 ((1)) 81, 82) and Public Park (54-4 ((8)) (6) K

In the *Fairfax County Comprehensive Plan, 2007 Edition, Area III, Bull Run Planning District, as amended through March 12, 2007, Centerville Area and Suburban Center, Land Unit C*, page 24, the Plan states:

“C-2 (20 Acres) Suburban Center

This land unit, because of its proximity to nearby commercial development and good access to Route 28, Route 29 and I-66, provides an excellent opportunity to help satisfy the need for higher density housing. This land unit is planned for multi-family residential use at 16-20 dwelling units per acre with the exception of parcels 54-4((8))(6)K and 6A (Old Centreville Road Park) that are planned for public park use, and parcels 54-4((1))81 and 82 that are planned for low intensity office use up to .20 FAR.

As an option, office use up to .30 FAR may be appropriate if parcels 54-4((1))81 and 82 can be combined with a portion of the park property such that a unified two-acre office development site is created using parcel 54-4((1))82 and a portion of parcel 54-4((8))(6)K. The remaining land should then be incorporated into Old Centreville Road Park.”

ANALYSIS

Generalized Development Plan (Copy at front of staff report)

Title of GDP: Old Centreville Road Office
Prepared By: Christopher Consultants, Ltd
Original and Revision Dates: November 1, 2006 as revised through April 10, 2008

The GDP consists of seven sheets.

GDP SHEET INDEX	
Sheet #	Contents
1	Cover Sheet
2	Generalized Development Plan
3	Architectural Elevations
4	Landscape Plan
5	Existing Vegetation Map and Existing Structures
6	SWM/BMP Plan
7	PCA and Zoning Plat

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 is the site layout, depicting the proposed office building with surface parking serving the office development and the park, and the location of the proposed SWM/BMP pond. As shown, access to the application site will be provided via a consolidated shared entrance along Old Centreville Road. A proposed 47.5-foot tall (in accordance with the Zoning Ordinance definition of building height; 53-foot tall to top of the ridge), three –story office building with 29,130 square feet of gross floor area is depicted. The buildings front entrance will be oriented towards Old Centreville Road. Surface parking is provided in 102 parking spaces (including five accessible spaces) dispersed around the perimeter of the office development site, where ten of the spaces along the southeastern border of the office site are to be shared with the Park Authority. Two loading spaces are proposed along the eastern portion of the site. An additional forty-five surface parking spaces are proposed to be constructed on the western boundary of the FCPA property, adjacent to the office development parking area. The GDP shows a five-foot concrete sidewalk along the Old Centreville Road frontage. An additional sidewalk leading from the Old Centreville Road sidewalk connecting to the building perimeter and the park playing field is proposed.

Sheet 3 shows bulk plane details and architectural elevations of the proposed office building constructed of brick on all four sides of the building, glass windows and a shingled roof.

Sheet 4 provides the proposed landscape plan depicting a mixture of deciduous trees and evergreen trees for the site. Streetscaping along Old Centreville Road is to include large shade trees in a 10 foot wide landscaping strip, as well as 25 foot wide landscaped buffers the northern and eastern property boundaries. The applicant is requesting a modification of the transitional screening requirements to the north and east in favor of existing vegetation with supplemental vegetative screening. Several existing trees are proposed to be saved, including two significantly large linden trees which are located along the northeastern boundary of the site. These trees provide adequate visual barrier abutting the open space of the multi-family units to the east. The applicant requests a modification of transitional screening requirements along the southeastern boundaries adjoining the park, and a waiver of the transitional screening requirements to the south to where the extended detention dry SWM/BMP pond is proposed to be located.

Sheet 5 depicts the existing conditions and vegetation on the site.

Sheet 6 contains the stormwater management and BMP narratives; adequate outfall information; and the minimum stormwater requirements for rezoning applications.

Sheet 7 displays general notes, a legend and area tabulations for the application sites.

Land Use Analysis (See Appendix 5)

The rezoning application requests to utilize the Comprehensive Plan option for office use up to .30 FAR on a consolidated two acre site resulting from a land swap with the FCPA. The applicant has proffered to design the office building in a manner (materials, height, style, and color) that is consistent and compatible with the existing commercial and office uses in the area as well as surrounding multi-family housing and townhouse developments. Both the proposed use and intensity are consistent with Plan recommendations.

Environmental Analysis (See Appendix 5)

The application property is located in the Cub Run watershed with the Water Supply Protection Overlay District (WSPOD) zoning designation, and as such, must meet the WSPOD requirements for water quality control. The applicant has proposed an extended detention dry SWM/BMP pond on the portion of the property to be owned by the FCPA in order to meet the water quality control requirements for the site. The adequacy of the proposed water quality measures is subject to review by the Department of Public Works and Environmental Services (DPWES) at site plan, but generally meets the Stormwater Management requirements.

The applicant has also proffered to design the proposed office building to maximize daylight and take advantage of interior shade or light control. Measures to utilize higher than minimum exterior wall and roof insulation rates are proposed along with the utilization of water efficient fixtures in order to improve the energy efficiency of the office building.

Urban Forest Management Analysis (See Appendix 6)

Issue: Tree Protection

The application site contains two valuable, healthy and mature existing linden trees located along the northeastern boundary of the subject property. One of the lindens has been identified by the Urban Forest Management Division (UFM) to possibly be the oldest healthy tree of this species in Fairfax County and every effort should be made to preserve these trees. A note should be added to future site plans to clearly denote that there will be no grading or machinery driven

under the tree canopy areas, nor shall any space beneath the preserved tree canopies be used for storage of construction materials or machinery.

Resolution:

The applicant redesigned the proposed office building parking lot and travel aisle in order to preserve these trees. In addition, the applicant has proffered to install tree protection fencing, under the supervision of a certified arborist, prior to any clearing and grading activities on the site. A note has been added to Sheet 4 – Landscape Plan of the GDP indicating that existing pavement, curbs, etc. within the tree protection devices are to be removed by jackhammer and by hand, with backfill, grading and landscaping to be done by hand.

Transportation Analysis (See Appendix 7)

Issue: Road Improvements

Staff initially expressed concerns regarding the need for roadway improvements along Old Centreville Road. Old Centreville Road has been improved to the north and south of the application site to a four lane section with turn lanes. The remaining segment of the road that has not been widened, the segment of roadway adjacent to and across from the application site, needs to be completed to improve road capacity and to address sight distance limitations.

Resolution:

In response to these concerns, the applicant has proffered to construct, or cause to be constructed, a four lane divided road, significantly improving Old Centreville Road and associated sight distance limitations. The applicant has entered into a cooperative road improvement agreement with the property owners on the western side of Old Centreville Road to have the entire road improved, not just the road frontage of the application site. Access management is improved by consolidating the existing two curb cuts that individually serve the residential structures to one entry point that will now serve the park and the office development. Other improvements include a five-foot wide concrete sidewalk along the site's Old Centreville Road frontage. All transportation issues have been substantively resolved with proposed proffers for this application (See Appendix 1).

Public Facilities Analyses

Water Service (See Appendix 8) – Adequate service is available at the site from an existing 16-inch water main located at the property.

Fire and Rescue (See Appendix 9) – The application property is serviced by Fairfax County Fire and Rescue Department Station #417 (Centreville), and currently meets fire protection guidelines.

Stormwater Management Analysis, DPWES (See Appendix 10) – There are no Resource Protection Areas on the property. The property is located with the WSPOD; the phosphorus removal efficiency of 50% will be achieved for this project. The proposed stormwater management pond is an extended detention dry pond that will be constructed on FCPA property by the office developer. The pond is designed to accommodate runoff generated from the office development (approximately 1.96 acres) and park land (approximately 11.05 acres), which will include the new parking lot and future soccer fields. The pond itself will consume approximately 0.37 acres of land. The subject plan generally meets the Stormwater Management requirements and there are no issues cited.

Park Authority Analysis (See Appendix 11)

Issue: Tree Planting

The Landscape Plan (Sheet 4) on the GDP shows a large number of non-native plant species proposed for the site. Specifically, many of the proposed non-native evergreen trees should not be used. The green ash shown on the landscape plan should be removed and another suitable native species substituted, due to the imminent arrival of the invasive emerald ash-borer beetle in our region. No ash trees should be planted on parcels that are near park land.

Resolution:

The applicant has amended proffer statements to commit to planting only native plant species which are to be reviewed by FCPA and approved by UFM. This issue has been resolved.

ZONING ORDINANCE PROVISIONS

Two zoning district classifications are proposed with this application. The southern parcel, under the ownership of the Park Authority, is where the proposed SWM/BMP pond is to be located and will have the R-5 designation in order to remain consistent with the remaining park land. The northern two-thirds of the application site, where the office development is proposed to be located will be zoned to the C-3 District. As no bulk is associated with the park parcel, this table pertains to the office development only. This application has satisfied all of the applicable Zoning Ordinance standards.

Bulk Standards (C-3 Zoning)		
Standard	Required	Provided
Lot Size	20,000 square feet (minimum)	± 132,235 square feet
Lot Width	100 feet (minimum)	393 feet - Office Site 213 feet - Park Site
Building Height	90 feet (maximum)	47.5 feet (53 feet) ¹
Front Yard	40 feet (minimum)	64 feet
Rear Yard	25 feet (minimum)	79 feet
Floor Area Ratio (FAR)	1.0 (maximum)	0.29
Open Space	15%	26%
Parking Spaces	101 spaces – Office	102 spaces – Office ²
Loading Space	2 spaces	2 spaces
Interior Parking Lot Landscaping	1,972 sq ft (5%)	2,100 sq ft
Peripheral Parking Lot Landscaping	10 foot wide strip plus 15 trees abutting ROW 4 foot wide strip plus 7 trees adjacent to south and southeast boundaries	10 foot wide strip plus 15 trees abutting ROW 4 foot wide strip plus 7 trees adjacent to south and 8 trees adjacent to southeast boundaries
Transitional Screening & Barrier		
North	TS 2*; Barrier D**, E or F	Modification and Waiver Requested
South	TS 2; Barrier D, E or F	Modification and Waiver Requested
East	TS 2; Barrier D, E or F	Modification and Waiver Requested

*** Note:** Transitional Screening 2 shall consist of an unbroken strip of open space a minimum of 35 feet wide and planted with: (1) One large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, plus one deciduous tree with an ultimate height of 50 feet or greater for each 30 linear feet; OR (2) With approval of the Director, one large deciduous tree with an ultimate height of 50 feet or greater for every 15 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, plus one small deciduous tree with an ultimate height of 20 feet or less for each 12 linear feet.

1 The measurement of 53 feet is measured to ridge, which is not the Zoning Ordinance definition of building height, but is the height discussed with citizens and the Supervisor’s Office.

2 The Park Authority will have 45 parking spaces constructed on park land which is not party to the rezoning application, RZ 2007-SU-014.

** Note: Barrier D shall consist of a 42-48 inch high chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs. Barrier E shall consist of a 6 foot wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director. Barrier F shall consist of a 6 foot high solid wood or otherwise architecturally solid fence.

Waivers/Modifications

No waivers or modifications are requested for the PCA application.

With the rezoning application, the applicant requests a modification of the transitional screening requirements (TS 2) and a waiver of barrier requirements (D, E or F) along portions of the northern, southern, and eastern property boundaries. Along the northern and eastern boundaries, the applicant seeks to reduce the screening width from 35 feet to 25 feet in favor of existing vegetation which includes two specimen linden trees and supplemental plantings. These areas abut landscaped open space of adjacent properties. With supplemental plantings, the existing vegetation is dense enough to provide adequate screening of the site. The applicant requests a waiver of the transitional screening requirement along southern boundary of the office development (zoned C-3) which is internal to the application site and will be adjacent to the proposed SWM/BMP pond located on the park land. The park, the furthest parcel to the south, abuts the open space and parking lot of the adjoining townhouse development on the south and is not subject to the transitional screening requirements. The applicant proposes a 10 foot wide landscape strip plus 15 trees along the western property boundary which abuts the right-of-way (ROW) along Old Centreville Road, thereby satisfying the peripheral parking lot landscaping. There are no barrier requirements along this portion of the site. In recognition of the applicant's efforts to save some of the more valuable trees on the site in conjunction with the proposed supplemental planting, staff supports the requested modification and waivers of the transitional screening and barrier requirements requested.

Overlay District Requirements

Highway Corridor (HC) (Sect. 7-600)

Water Supply Protection (WSPOD) (Sect. 7-800)

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposes a PCA to sever the 54-4 ((8)) (6) K (pt) parcel from RZ 74-2-150 to permit a one-for-one exchange of approximately 1.0 acre of park

land zoned R-5 with 1.0 acre of adjacent land to the south currently zoned R-1. The applicant also proposes to rezone the consolidated two-acre land area from R-1 and R-5 to C-3 to permit the construction of a 29,130 square-foot, three-story office building and surface parking which would result in an FAR of 0.29 for the property. In addition, the applicant proposes to rezone the newly created park-owned parcel from R-1 to R-5, and proposes to share access and the proposed SWM/BMP pond with the office development. The applicant is also constructing 45 parking spaces on adjacent Park Authority property for park use. Significant road improvements will be made to Old Centreville Road to include widening the road to four travel lanes with turn lanes to improve the road capacity and sight distance limitations.

The application is in conformance with the recommendations of the Comprehensive Plan and the applicable Zoning Ordinance provisions

Staff Recommendations

Staff recommends approval of PCA 74-2-150.

Staff recommends approval of RZ 2007-SU-014, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirements along the northern and eastern property boundaries from 35 feet to 25 feet in favor of existing vegetation with supplemental plantings as shown on the GDP.

Staff recommends approval of a waiver of the transitional screening requirements adjacent to the proposed SWM/BMP facility to the south in favor of supplemental plantings as shown on the GDP.

Staff recommends approval of a waiver of all barrier requirements.

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

The approval of this rezoning 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.

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

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Approved Proffers and Schematic Land Use Plan for RZ 74-2-150
5. Plan Citations, Land Use and Environmental Analysis
6. Urban Forest Management Analysis
7. Transportation Analysis
8. Water Service Analysis
9. Fire and Rescue Analysis
10. Stormwater Management Analysis (DPWES)
11. Park Authority Analysis
12. Glossary of Terms

PROFFERS**BO HWAN SUK, SUN OK SUK, and FAIRFAX COUNTY PARK AUTHORITY****RZ 2007-SU-014****April 11, 2008**

Pursuant to Section 15.2-2303 (A), Code of Virginia, 1950 as amended, and subject to the Board of Supervisors ("Board") approving a rezoning to the C-3 & R-5 Districts for property identified as Fairfax County Tax Map 54-4 ((1))- 81 and 82 and 1.07253-acre part of the property identified as Fairfax County Tax Map 54-4 ((8))-6-K, (hereinafter referred to as the "Application Property"), the undersigned Applicant and Owners in RZ 2007-SU-014 proffer for themselves and their successors and assigns (hereinafter referred to as the "Applicant"), the following conditions (for clarification purposes, it is understood that references to "the County" in these proffers do not pertain to the Fairfax County Park Authority):

1. GENERALIZED DEVELOPMENT PLAN

- a. Subject to the provisions of Section 18-404 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Ordinance"), development of the Application Property shall be in substantial conformance with the Generalized Development Plan (GDP), prepared by Christopher Consultants, Ltd., dated November 1, 2006, as revised through April 10, 2008.
- b. The office building shall be designed in a manner (style, materials, and color) which is reflective of and compatible with, the adjacent multi-family structures on Tax Map 54-4 ((20))-A, Old Centreville Townes, and 54-4 ((1)) 83B, The Elms, as determined by the Department of Public Works and Environmental Services (DPWES) in consultation with the Department of Planning and Zoning (DPZ).

The elevations of the office building, as shown on the GDP, are provided to illustrate the design of the building. The building elevations shall be consistent in terms of character and quality with the illustration. The specific features such as exact location of windows, doors, and roofline and other architectural details are subject to minor modification with final engineering and architectural design.

- c. The height of the building shall not exceed Forty Seven and One-Half feet (47.5') per the definition in the Ordinance.

- d. The architectural treatment of the building will consist of brick materials on all four sides and include trims and glass elements with a shingled roof. The color will be reddish or brown.

2. TRANSPORTATION

- a. At time of site plan approval, or upon demand, whichever occurs first, the Applicant shall dedicate and convey in fee simple to the Board right-of-way along the Application Property's Old Centreville Road frontage as shown on the GDP.
- b. The Applicant shall construct the road improvements and sidewalk along the Application Property's Old Centreville Road frontage, the applicable adjacent land area to the southeast, Tax Map 65-2 ((3)) 16-U1 and the applicable adjacent area to the northeast, Tax Map 54-4 ((1)) 83B, as noted below:
 - i. The Applicant shall construct, or cause to be constructed, a four lane divided roadway, to include frontage along Tax Map 65-2 ((3))-16-U1 across the frontage of Tax Map 65-2 ((3))-16-U1 to the townhouse entrance, and across Tax Map 54-4 ((1)) 83B as shown on the GDP, subject to dedication of necessary right-of-way and easements by Little Rocky Run Homeowners Association [Tax Map 65-2 ((3))-16-U1], and The Elms [Tax Map 54-4 ((1)) 83B], if necessary.
 - ii. In the event the Applicant is unable to obtain the necessary right-of-way or easements required to construct the improvements described in Proffer 2.b.(i) - (ii), the Applicant shall proceed as follows:

The Applicant shall request the County to acquire the right-of-way or easements by means of its condemnation powers, at the Applicant's expense. It is understood that the Applicant's request will not be considered until it has forwarded, in writing, to the appropriate County agency accompanied by: (1) plans and profiles showing the necessary right-of-way or easements to be acquired, including all associated details of the proposed transportation improvements to be located on said property; (2) an independent appraisal of the value of the right-of-way or easements to be acquired and of all damages and benefits to the residue of the affected property; (3) a sixty (60) year title search certificate of the right-of-way or easements to be acquired; and (4) a Letter of Credit in an amount equal to the appraised value of the right-of-way or easements to be acquired and of all damages to the residue, which letter of Credit can be drawn upon by the County.

It is also understood that in the event the property owner of the right-of-way or easements to be acquired is awarded more than the appraised value of same and of the damages to the residue in a

condemnation suit, the amount of the award in excess of the Letter of Credit amount shall be paid to the County by the Applicant within fifteen (15) days of said award. It is further understood that all other costs incurred by the County in acquiring the right-of-way shall be paid to the County by the Applicant on demand.

It is expressly understood that in the event the County does not acquire the aforesaid right-of-way or easements by means of its condemnation powers, the Applicant shall be required to seek a proffered condition amendment. It is further understood that in the event the Applicant is required to implement the provisions of this proffer in order to obtain necessary right-of-way or easements, then the timing requirements of these proffers as they relate to the improvements that necessitate such right-of-way or easements may be adjusted to reflect the delays incurred by such proceedings, as determined appropriate by the Zoning Administrator, but in any event such improvements shall be completed prior to final bond release for the project.

- c. Adequate sight distance shall be provided from the entrance onto the Application Property as determined by VDOT.
- d. At the time of site plan approval, the Applicant shall contribute to the Centreville Road Fund a sum equivalent to that required by the Centreville Road Fund Policy, as escalated from the date of Board of Supervisors approval of the rezoning to the date of site plan approval as calculated by adjustments to the Consumer Price Index set forth in the Engineering News Record, based upon the cumulative gross square footage of the office building, subject to credit for the off site road improvements including those listed in Section 2.b. hereinabove.

Prior to the issuance of the first Non Residential Use Permit (Non-RUP), proffered improvements to Old Centreville Road shall be open and operating, but not necessarily accepted into the Virginia Department of Transportation (VDOT) system.

3. LIMITS OF CLEARING AND GRADING

The limits of clearing and grading (LOC) as shown on the GDP shall be strictly adhered to, subject to the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities and/or trails within of the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary as determined by Urban Forest Management Branch (UFM). A replanting plan shall be developed and implemented, subject to approval by UFM, for any areas protected by the limits of clearing and grading that must be disturbed.

4. TREE PROTECTION FENCING

- a. Two linden trees along the northeastern property boundary and other tree save areas on the northern boundary as depicted on GDP shall be protected by tree protection fencing. Tree protection fencing consisting of four foot high, 14-gauge welded wire attached to 6-foot steel posts driven 18 inches into the ground and placed no further than 10-feet apart, shall be erected as shown on the GDP along the northern and northeastern property boundary.
- b. All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The tree protection fencing shall be made clearly visible to all construction personnel. The installation of tree protection fence shall be performed under the supervision of a certified arborist and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices, UFM, DPWES, and the District Supervisor shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM and DPWES.

5. TREE PRESERVATION PLAN

- a. A note shall be added to the site plan that prohibits grading, driving and storing of construction machinery or materials under tree canopy areas of trees to be preserved. At the time of site plan submission, the applicant shall submit a Tree Preservation Plan which has been prepared by a certified arborist, for the review and approval of UFM. The tree preservation plan shall consist of a tree survey which includes the trunk location, species, size, crown spread and condition analysis rating percentage for all trees 10 inches or greater in diameter to be preserved within the area which is 20 feet on either side of the proposed limits of clearing and grading. The condition analysis shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation on site and off site shall be provided and implemented. Activities may include, but are not limited to, crown pruning, root pruning, mulching, and fertilization. With the permission of the affected landowner, the applicant shall be required to prune, as necessary, all damaged off-site trees 10 inches or greater in diameter within the area which is 20 feet of the proposed limits of clearing and grading for a period of 2-3 years.
- b. The applicant shall also submit concurrently a monetary value for each tree surveyed that is to be preserved on-site and the off-site trees adjacent to the

northern and northeastern property boundaries. The monetary values shall be determined using the Trunk Formula Method contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, and shall be subject to review and approval by UFM. Trees recommended for removal on the tree preservation plan shall not be assigned a value.

6. TREE BOND

At the time of site plan approval, the applicant will post a cash bond or letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of trees designated to be preserved. The terms of the bond or letter of credit shall be subject to approval by the County Attorney. The total amount of the insurance bond, cash bond or letter of credit shall be in the amount of the sum of the assigned replacement values of the designated trees as determined by UFM

7. LANDSCAPING

Landscaping in substantial conformance with that shown on the GDP shall be installed by the Applicant prior to the issuance of the first Non-RUP, subject to UFM approval, except that equivalent native species plant materials shall be substituted for non-native species as reviewed by the Fairfax County Park Authority and determined appropriate by UFM.

8. LIGHTING

- a. All parking lot and building mounted lighting fixtures shall be in conformance with Part 9 of Article 14.
- b. All freestanding parking lot lighting shall have a maximum height of sixteen (16) feet measured from grade to the top of the fixture.

9. SIGNAGE

- a. All signs shall be in conformance with Article 12 of the Zoning Ordinance.
- b. There shall not be more than one freestanding monument-style sign, which shall be comparable in style, materials and color with the proposed building, and the sign shall not exceed four (4) feet in height. All mounted lighting fixtures shall be in conformance with Part 9 of Article 14.
- c. No pole-mounted signs shall be permitted.

- d. Banners, pennants, inflatable signs and neon signs shall be prohibited

10. STORMWATER MANAGEMENT

The Applicant shall provide SWM and BMP in a location as generally shown on the GDP and in accordance with the requirements of the PFM and Chesapeake Bay Preservation Ordinance, unless modified or waived by DPWES. In order to restore a natural appearance to the proposed extended detention dry stormwater management pond, located south of the office development on the newly created Park Authority parcel, a landscape plan shall be submitted as part of the first submission of the site plan. The plan shall show the restrictive planting easement for the pond, and extensive landscaping in all areas outside of that restrictive planting easement, in accordance with the planting policies of Fairfax County. The regular maintenance of, and trash removal from, the stormwater management facilities shall be the responsibility of the Applicant and its successors.

11. ARCHAEOLOGY

Prior to any land disturbing activities, the Applicant shall conduct a Phase I archaeological study of the Application Property, and provide the results of such studies to the Cultural Resource Management and Protection (CRMP) section of the Fairfax County Park Authority. If deemed necessary by CRMP, the Applicant shall perform a Phase II and/or Phase III archaeological study on only those areas of the Application Property identified for further study by CRMP. The studies shall be conducted by a qualified archaeological professional approved by CRMP, and shall be reviewed and approved by CRMP. The studies shall be completed prior to site plan approval.

12. GREEN BUILDING DESIGN CONSIDERATIONS

- a. The Applicant shall utilize interior sun shades or equivalent light control for energy conservation.
- b. The Applicant shall use higher than the minimum exterior wall and roof insulation rate. The Applicant will use the latest high performance insulation materials to achieve approximately 5% to 10% efficiency rate.
- c. The Applicant shall use water efficient fixtures that reduce the water use. The efficiency rate will be 5% to 10% better than typical office building.

13. BLASTING

If blasting is required, and before any blasting occurs on the Application Property, the Applicant or its successors will insure that blasting is done per Fairfax County Fire Code and all Fire Code Permits conditions required by the Fire shall be implemented. In addition, the Applicant or its successors shall:

- a. A pre-blast survey shall be performed on each structure located within one hundred fifty (150) feet and any well located within 250 feet of the blast site; written confirmation that the pre-blast survey has been done will be maintained by the blasting contractor and documentation consisting of a written acknowledgement that the survey has been performed and a map depicting the above referenced 150 and 250 feet radius, shall be provided to the Site Inspector and the District Supervisor's Office at the time of the pre-construction meeting. Additional Fairfax County agencies requesting copies of the survey shall be directed to the Fire Marshall's Office.
- b. Requests for access to structures for pre-blast surveys shall be made by certified mail to the last known address of the owner(s) of any structures located within the aforesaid ranges if permitted by owner, to determine the pre-blast conditions of these structures. A minimum of fourteen (14) days notice shall be provided for the scheduling of the pre-blast survey.
- c. Calibrated seismographic instruments shall be placed prior to all blasts to monitor the blast effects. Fairfax County agencies requesting seismographic records shall be directed to the Fire Marshall.
- d. All structures within 300 feet of the blast site shall be notified of the upcoming blasting ten (10) days prior to blasting and no blasting shall occur until such notice has been given.
- e. Upon receipt of a claim of actual damage resulting from said blasting, the blasting contractor shall respond immediately by notifying the Fire Marshall. The Fire Marshall will respond by initiating an investigation, the results of which will be available to all involved parties.
- f. Blasting subcontractors shall be required to maintain required liability insurance as specified in the Fairfax County Fire Code to cover the costs of repairing any damages to structures that are directly attributable to the blasting activity. Failure to maintain required insurance may result in suspension or revocation of Blasting Company and/or Blasting Site permits.
- g. An appropriate and qualified consultant shall be required to provide an analysis of the potential for fume migration from the blast site to adjoining properties or other nearby structures. This analysis shall be provided to the Fire Marshall for review and validation prior to the commencement of any blasting. The analysis shall include recommendations for the appropriate

notifications and mitigation. All such recommendations shall be implemented upon approval of the Fire Marshal.

14. MISCELLANEOUS

- a. Permitted uses shall be limited to office uses and accessory service uses permitted under Article 10 of the Fairfax County Zoning Ordinance.
- b. For reference purposes, responsibility for completion of these proffers is set forth in that certain Memorandum of Agreement dated March 13, 2007, by and between Bo Hwan Suk and Sun Ok Suk and Fairfax County Park Authority.

15. SUCCESSORS AND ASSIGNS

These proffers will bind and inure to the benefit of the Applicant and his or her successors and assigns.

16. COUNTERPARTS

These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

17. SEVERABILITY

Any of the sections/buildings within the Application Property may be subject to a Proffered Condition Amendment without joinder or consent of the other sections, so long as it does not affect the ability of the remainder of the Property to fulfill the preferred commitments

APPLICANT/TITLE OWNER
Of Tax Map 54-4 ((1)) Parcels 81 and 82

Bo Hwan Suk

Sun Ok Suk

APPLICANT/TITLE OWNER
Of Tax Map 54-4 ((8)) 6 Parcel K

Fairfax County Park Authority
By: Timothy K. White, Acting Director

retrans/suk-bo-hwan/proffers v.8

REZONING AFFIDAVIT

DATE: March 7, 2008
 (enter date affidavit is notarized)

I, Ilryong Moon, 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 96087c

in Application No.(s): RZ 2007-SU-014
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Bo Hwan Suk	860 Alvermar Ridge Drive McLean, VA 22102	Applicant/Title Owner of TM 054-4-01-0081 & 054-4-01-0082
Sun Ok Suk	860 Alvermar Ridge Drive McLean, VA 22102	Applicant/Title Owner of TM 054-4-01-0081 & 054-4-01-0082
Fairfax County Park Authority	12055 Government Center Parkway, Suite 927 Fairfax, VA 22035-1118	Applicant/Title Owner of TM 054-4-08/06K pt.
Timothy K. White Acting Director	12055 Government Center Parkway, Suite 927 Fairfax, VA 22035-1118	Agent
Michael A. Kane Former Director	12055 Government Center Parkway, Suite 927 Fairfax, VA 22035-1118	Former Agent

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

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

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

Rezoning Attachment to Par. 1(a)

DATE: March 7, 2008
(enter date affidavit is notarized)

96087c

for Application No. (s): RZ 2007-SU-014
(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)
Moon, Park & Associates	7617 Little River Turnpike Suite 930 Annandale, VA 22003	Attorney/Agent
Ilryong Moon	7617 Little River Turnpike Suite 930 Annandale, VA 22003	Attorney/Agent
Sang K. Park	7617 Little River Turnpike Suite 930 Annandale, VA 22003	Attorney/Agent
Hyunsik Lim	7617 Little River Turnpike Suite 930 Annandale, VA 22003	Attorney/Agent
Sea Young Woo	7617 Little River Turnpike Suite 930 Annandale, VA 22003	Attorney/Agent
Hwi Joon Cho	5901 Old Centreville Road Centreville, VA 20121	Lessee of TM 054-4-01-0081
In Gook Yoo	5873 Old Centreville Road Centreville, VA 20121	Lessee of TM 054-4-01-0082

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

REZONING AFFIDAVIT

DATE: March 7, 2008
 (enter date affidavit is notarized)

96087c

for Application No. (s): RZ 2007-SU-014
 (enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

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

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

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

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

REZONING AFFIDAVIT

DATE: March 7, 2008
(enter date affidavit is notarized)

96087c

for Application No. (s): RZ 2007-SU-014
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

Moon, Park & Associates
7617 Little River Turnpike, Suite 930
Annandale, VA 22003

(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)

Ilryong Moon, General Partner
Sang K. Park, General Partner

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

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

REZONING AFFIDAVIT

DATE: March 7, 2008
(enter date affidavit is notarized)

96087c

for Application No. (s): RZ 2007-SU-014
(enter County-assigned application number(s))

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

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

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

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

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

None

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

REZONING AFFIDAVIT

DATE: March 7, 2008
(enter date affidavit is notarized)

96087c

for Application No. (s): RZ 2007-SU-014
(enter County-assigned application number(s))

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

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

None

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

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

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

WITNESS the following signature:

(check one)

[] Applicant

[x] Applicant's Authorized Agent

Ilryong moon, Attorney / Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 7th day of March 20 08, in the State/Comm. of Virginia, County/City of Fairfax.

Notary Public
Registration No.: 350670

My commission expires: 12/31/08



REZONING AFFIDAVIT

DATE: JUNE 22, 2007
 (enter date affidavit is notarized)

I, Timothy K. White, 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

96091a

in Application No.(s): PCA 74-2-150
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Fairfax County Park Authority	12055 Government Center Parkway, Suite 946 Fairfax, VA 22035	Applicant/Title Owner
Michael A. Kane, Former Director Fairfax County Park Authority	12055 Government Center Parkway, Suite 946 Fairfax, VA 22035	Former Agent
Timothy K. White, Acting Director Fairfax County Park Authority	12055 Government Center Parkway, Suite 946 Fairfax, VA 22035	Agent
Kay H. Rutledge, Manager Fairfax County Park Authority	12055 Government Center Parkway, Suite 406 Fairfax, VA 22035	Agent
Michael P. Lambert, Right-of-Way Agent Fairfax County Park Authority	12055 Government Center Parkway, Suite 946 Fairfax, VA 22035	Agent

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

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

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

REZONING AFFIDAVIT

DATE: JUNE 22, 2007
(enter date affidavit is notarized)

96091a

for Application No. (s): PCA 74-2-150
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

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

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

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

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

REZONING AFFIDAVIT

DATE: JUNE 22, 2007
(enter date affidavit is notarized)

96091a

for Application No. (s): PCA 74-2-150
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

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

REZONING AFFIDAVIT

DATE: JUNE 22, 2007
(enter date affidavit is notarized)

96091a

for Application No. (s): PCA 74-2-150
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

REZONING AFFIDAVIT

DATE: JUNE 22, 2007
(enter date affidavit is notarized)

96091a

for Application No. (s): PCA 74-2-150
(enter County-assigned application number(s))

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

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

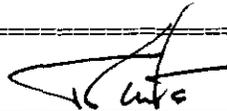
NONE

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

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

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

WITNESS the following signature:



(check one)

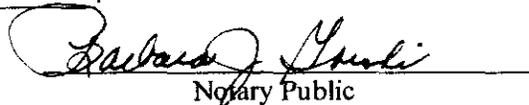
Applicant

Applicant's Authorized Agent

Timothy K. White, Acting Director

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

Subscribed and sworn to before me this 22nd day of JUNE 2007, in the State/Comm. of Virginia, County/City of Fairfax



Notary Public

My commission expires: NOVEMBER 30, 2009

#131396

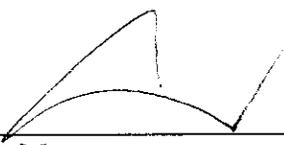
Statement of Justification

Bo Hwan Suk and Sun Ok Suk ("Developer") are the owners of TM# 54-4 ((1)) 81 ("Parcel 81") and 54-4 ((1)) 82 ("Parcel 82"), both zoned R-1. Developer has proposed to the Park Authority a one-for-one exchange in which Developer will trade us the 0.99959 acre of Parcel 81 for a 0.99959 acre portion of Parcel K ("Exchange Parcel"). Developer will then build a three-story office building on Parcel 82 and the Exchange Parcel, as well as construct parking and stormwater management to serve both the office and park facilities. The land exchange will occur after the approval of site plan by the appropriate government offices of Fairfax County.

The Fairfax County Park Authority is the owner of TM# 54-4 ((8)) (6) K ("Parcel K"), zoned R-5. Parcel K was dedicated to the Park Authority pursuant to proffer conditions in Rezoning Application 74-2-150. Parcel K remains undeveloped because the Park Authority has not been able to obtain adequate stormwater management for the site.

The applicants, Bo Hwan Suk, Sun Ok Suk, and the Fairfax County Park Authority, seek their properties to be rezoned to C-3 and R-5. The rezoning sought by the applicants is in conformance with the recently adopted out of turn comprehensive plan amendment. The rezoning and subsequent development of the rezoned properties will be beneficial not only to the Developers but also the public in general as the development will provide necessary parking and stormwater management so that the public will have better use of the Park Authority's property on the remaining portion of Parcel K where there exists a ball field. Currently, access to this ball field is limited as there is no parking adjacent to the property and many users have to either illegally park in the parking lots of neighboring apartment complex or commercial sites. Furthermore, many users have to cross Old Centreville Road or Braddock Road to access the ball field. The fifty five (55) parking spaces to be provided by the Developer right next to the ball field will greatly enhance the use of the Park Authority's property for the benefit of community as a ball field or any other use the Park Authority sees fit to place on the property.

Date: March 14, 2007



Ilryong Moon
Agent for Applicants



FAIRFAX COUNTY PARK AUTHORITY
MEMORANDUM



TO: Barbara A. Byron, Director
 Zoning Evaluation Division
 Department of Planning and Zoning

FROM: Michael A. Kane, Director 

DATE: March 13, 2007

SUBJECT: Application for Proffered Condition Amendment / Rezoning

RECEIVED
 Department of Planning & Zoning
 MAR 19 2007
 Zoning Evaluation Division

STATEMENT OF JUSTIFICATION

The Fairfax County Park Authority is the owner of TM# 54-4 ((8)) (6) K ("Parcel K"), zoned R-5. Parcel K was dedicated to the Park Authority pursuant to proffer conditions in Rezoning Application 74-2-150. Parcel K remains undeveloped because the Park Authority has not been able to obtain adequate stormwater management for the site.

Bo Hwan Suk and Sun Ok Suk ("Developer") are the owners of TM# 54-4 ((1)) 81 ("Parcel 81") and 54-4 ((1)) 82 ("Parcel 82"), both zoned R-1. Developer has proposed to the Park Authority a one-for-one exchange in which Developer will trade us the approximately 1.0 acre of Parcel 81 for a 1.0 acre portion of Parcel K ("Exchange Parcel"). Developer will then build a three-story office building on Parcel 82 and the Exchange Parcel, as well as construct parking and stormwater management to serve both the office and park facilities.

To effectuate the exchange, the 1.0 acre of the Exchange Parcel and an approximately 0.07 acre strip of Parcel K located between Parcel 81 and the Exchange Parcel (the "Remaining Strip") must be withdrawn from RZ 74-2-150 and included in the area of the current rezoning, and proffer condition #2 must be revised to transfer the public park restrictions to Parcel 81. The Exchange Parcel and Parcel 82 must be rezoned to C-3, and Parcel 81 and the Remaining Strip must be rezoned to R-5. Concurrently with this PCA application, the Park Authority is filing a joint rezoning application with the Developer.

On October 23rd, 2006, the Supervisor for Sully District filed a motion in connection with Out-of-Turn Comprehensive Plan Amendment #S06-III-BR1 to permit the rezoning sought by this PCA application. Plan Amendment #S06-III-BR1 was approved by the Planning Commission on February 28th, 2007 and the Board of Supervisors on March 12th, 2007.

The Park Authority respectfully requests that the Generalized Development Plan being submitted with the rezoning application serve as the Generalized Development Plan for this Proffer Condition Amendment.

Barbara A. Byron

Page 2

March 13, 2007

We look forward to working with your office to process and approve this application as quickly as possible.

cc: Charles Bittenbring, Acting Director, Planning and Development Division
Kay Rutledge, Manager, Land Acquisition and Management Branch
Sandy Stallman, Manager, Park Planning Branch
Andi Dorlester, Planner III, Park Planning Branch
Michael Lambert, Right-of-Way Agent, Land Acquisition and Management Branch

Attachments:

Attachment 1: Location Map
Attachment 2: Proffers for RZ 74-2-150
Attachment 3: PCA/Rezoning Affidavit
Attachment 4: PCA and Zoning Plat

June 18, 1976

The Board of Supervisors
Fairfax County
4100 Chain Bridge Road
Fairfax, Virginia 22030

Re: Revised proffer statement for Rezoning
Applications 74-2-149, 74-2-150,
74-2-151 and 74-2-152.

Ladies and Gentlemen:

The applicants in the referenced Rezoning Applications hereby proffer that the development of the subject properties under the zoning categories applied for shall be in strict accordance with the conditions set forth below unless amendment thereto is mutually agreed upon by said applicants and the Board of Supervisors.

1. Transporation. The applicants shall, at time of site plan approval:
 - a. For applications 74-2-149, 74-2-150 and 74-2-152, which front on Braddock Road, dedicate a right-of-way to 60 feet from center line and build pavement widening to 35 feet from center line with curb, gutter and sidewalk, along the frontage of the subject property on said road.
 - b. For applications 74-2-149 and 74-2-151, which front on Union Mill Road, dedicate a right-of-way to 30 feet from center line and build road widening to 22 feet from center line with curb, gutter and sidewalk, along the frontage of the subject property on said road.
 - c. For application 74-2-150, which fronts on Centreville Road, dedicate a right-of-way to 30 feet from center line and build pavement widening to 22 feet from center line with curb, gutter and sidewalk, along the frontage of the subject property on said road.

- d. Provide public road access to adjacent parcels for adequate circulation and emergency access.
- e. Reserve from construction a 120-foot wide corridor for future Braddock Road realignment, as shown on the applicants' Schematic Land Use Plan.

2. Other Public Facilities. The applicants shall, at time of site plan approval:

- a. Restrict construction from the area within 40 feet of the gas pipeline running across the subject properties of applications 74-2-149, 74-2-150, and 74-2-152.
- b. Dedicate to a homeowners' association or the Fairfax County Park Authority at the time of subdivision approval the 100-year floodplain of Little Rocky Run.
- c. Dedicate to a homeowners' association or the Fairfax County Park Authority at the time of subdivision approval approximately 15 acres of land suitable for development of active recreational facilities, some of which may be located within the 100-year floodplain of Little Rocky Run, if suitable.
- d. Provide active recreational facilities for all age groups.

3. Environment.

The applicants shall, at the time of site plan approval, comply to the extent possible with the recommendations presented in the Synthesis section of Appendix 3 of the Staff Report.

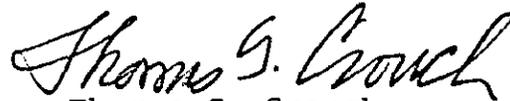
4. Land Use.

- a. The applicant in application 74-2-149 shall restrict construction and development to a density of 4 dwelling units per acre.
- b. At the time of site plan approval, the applicant in application 74-2-149 shall provide appropriate buffering, in accordance with County requirements, to the Orchard Hill historic site.

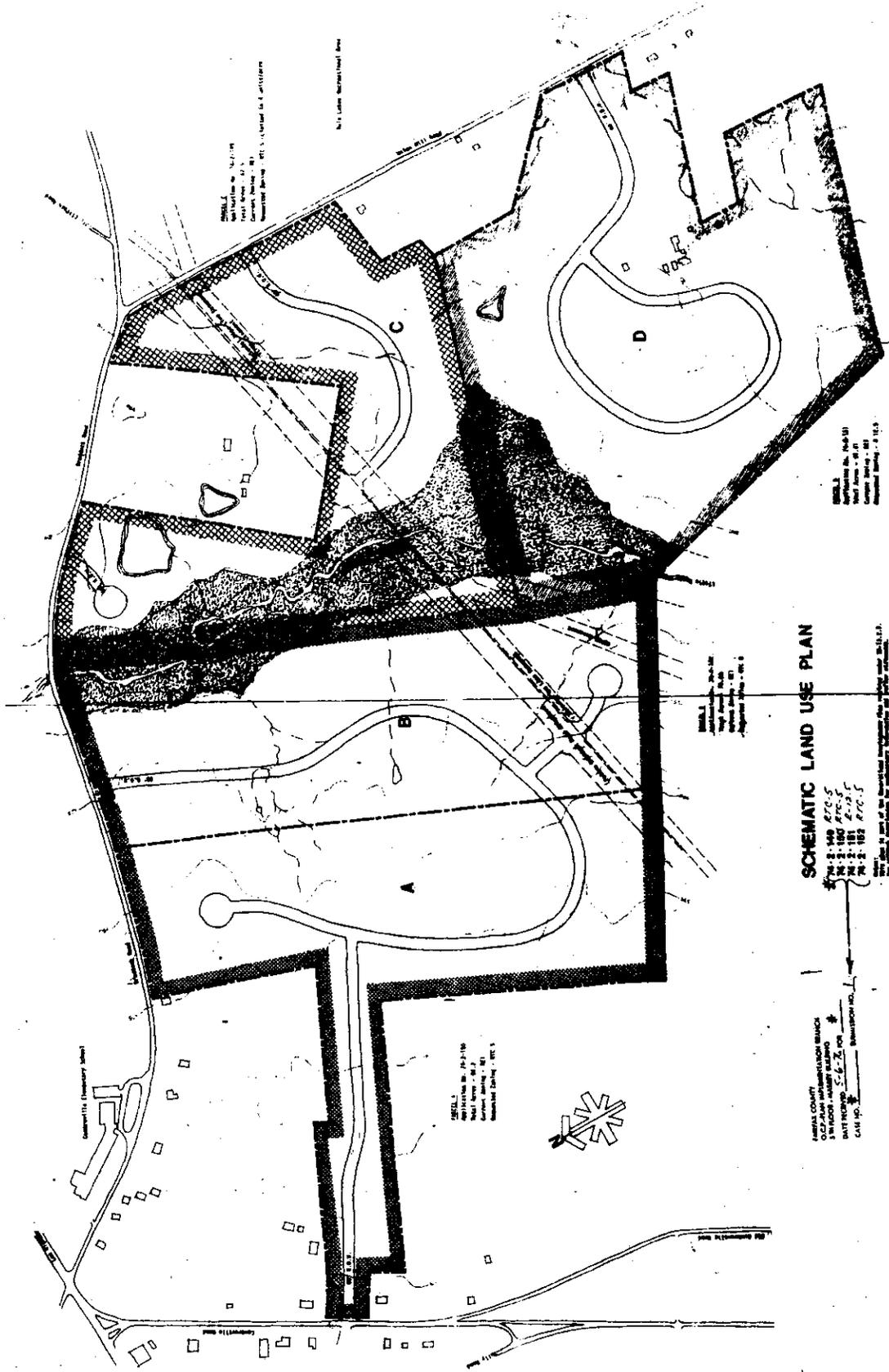
5. Housing

The applicants shall provide fifteen (15) percent of the total units in the four applications in moderately-priced housing units in keeping with the Fairfax County Board of Supervisors' Policy on Housing Low and Moderate Income Families.

Yours very truly,



Thomas G. Crouch,
Trustee



SCHEMATIC LAND USE PLAN

SHEET NO. 140
 SHEET NO. 141
 SHEET NO. 142
 SHEET NO. 143
 SHEET NO. 144
 SHEET NO. 145
 SHEET NO. 146
 SHEET NO. 147
 SHEET NO. 148
 SHEET NO. 149
 SHEET NO. 150

FEDERAL COUNTY
 LOCAL PLAN
 DATE PREPARED
 DRAWN BY
 CHECKED BY
 APPROVED BY

SHEET NO. 140
 SHEET NO. 141
 SHEET NO. 142
 SHEET NO. 143
 SHEET NO. 144
 SHEET NO. 145
 SHEET NO. 146
 SHEET NO. 147
 SHEET NO. 148
 SHEET NO. 149
 SHEET NO. 150

SHEET NO. 140
 SHEET NO. 141
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 SHEET NO. 148
 SHEET NO. 149
 SHEET NO. 150

SHEET NO. 140
 SHEET NO. 141
 SHEET NO. 142
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SHEET NO. 140
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 SHEET NO. 147
 SHEET NO. 148
 SHEET NO. 149
 SHEET NO. 150



County of Fairfax, Virginia

MEMORANDUM

DATE August 28, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis and Environmental Assessment: RZ 2007-SU-014/
PCA 74- 2-150
Suk/Fairfax County Park
Authority

The memorandum, prepared by Jennifer Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject rezoning (RZ) application, Proffered Condition Amendment and Generalized Development Plan dated November 1, 2006 as revised through August 8, 2007 and proffers dated July 26, 2007. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted.

DESCRIPTION OF THE APPLICATION

The application proposes a one-for-one exchange of approximately 1.0 acre of a parcel owned by Bo Hwan Suk and zoned R-1 with an approximately 1.0 acre of a parcel owned by the Fairfax County Park Authority and zoned R-5 in order to create a larger parcel for a proposed office development to be rezoned C-3. The Park Authority would benefit from the newly created park-owned parcel, which would be rezoned R-5, because it would permit the sharing of a proposed stormwater management/best management practice (SWM/BMP) pond and parking spaces with the office development. The park, which is used as playing fields, is unable to provide parking currently because it has not been able to obtain adequate SWM for the site. The overall site is 3.035 acres. Two existing single family houses would be demolished. The proposed three-story 29,130 square foot office building would have a .29 floor area ratio (FAR). One point of access to the office development and park is provided from Old Centreville Road. The application property was the recent subject of Comprehensive Plan Amendment, S06-III-BR1, approved by the Board of Supervisors on March 12, 2007, which replanned the property from high density residential and public park use to office and public park use.

Department of Planning and Zoning

Planning Division

12055 Government Center Parkway, Suite 730

Fairfax, Virginia 22035-5509

Phone 703-324-1380

Fax 703-324-3056

www.fairfaxcounty.gov/dpz/

LOCATION AND CHARACTER OF THE AREA

The subject property is located south of Braddock Road and east of Old Centreville Road. To the west is a fast food restaurant and older single family housing, some of which is used for retail uses. In addition, a fast food restaurant and a vehicle light service use have been approved to the west. A three-story office building is located to the north, Old Centreville Road Park and three-story multi-family housing are located to the east and residential use at 5-8 dwelling units per acre is located to the south.

COMPREHENSIVE PLAN CITATIONS:

Land Use

In the Fairfax County Comprehensive Plan, 2007 Edition, Area III, Bull Run Planning District, as amended through March 12, 2007, Centreville Area and Suburban Center, Land Unit C, page 24, the Plan states:

"C-2 (20 Acres) Suburban Center

This land unit, because of its proximity to nearby commercial development and good access to Route 28, Route 29 and I-66, provides an excellent opportunity to help satisfy the need for higher density housing. This land unit is planned for multi-family residential use at 16-20 dwelling units per acre with the exception of parcels 54-4((8))(6)K and 6A (Old Centreville Road Park) that are planned for public park use, and parcels 54-4((1))81 and 82 that are planned for low intensity office use up to .20 FAR.

As an option, office use up to .30 FAR may be appropriate if parcels 54-4((1))81 and 82 can be combined with a portion of the park property such that a unified two-acre office development site is created using parcel 54-4((1))82 and a portion of parcel 54-4((8))(6)K. The remaining land should then be incorporated into Old Centreville Road Park."

Environment

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

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

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

- Policy j. Regulate land use activities to protect surface and groundwater resources.
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques...

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

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

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

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

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

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

- Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.
- Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

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

“Objective 13: Maintain and enhance the efficient use of natural resources.

Policy a. Encourage the application of energy conservation and water conservation measures.”

COMPREHENSIVE PLAN MAP: Office (54-4 ((1)) 81, 82) and Public Park (54-4 ((8)) (6) K)

LAND USE ANALYSIS

The Comprehensive Plan guidance for parcels 54-4 ((1)) 81 and 82 and parcel 54-4 ((8)) (6) K indicates that these areas are planned for public park use and low intensity office use up to .20 FAR. As an option, office use up to .30 FAR may be appropriate if parcels 81 and 82 can be combined with a portion of the park property to create a unified two-acre office development and the remaining land is incorporated into Old Centreville Park.

The application proposes a land exchange which permits a unified approximately two-acre office development and incorporates the remaining land into Old Centreville Park as a SWM/BMP pond. The land exchange would better support the park’s access, parking and SWM needs. Ten parking spaces located on the office development portion of the site are proposed to be shared between the two uses. The office development is at a .29 FAR, which meets the Plan recommendation for intensity of development. The proposed use would be compatible with the existing and approved commercial and office uses on Old Centreville Road. Additionally, to ensure that the proposed office building is compatible with the surrounding residential uses, the applicant has proffered to design the office building in a manner (height, style, materials, and color) which is reflective and compatible with the adjacent multi-family housing, Old Centreville Townes, as determined by the Department of Public Works and Environmental Services in consultation with the Department of Planning and Zoning.

In conclusion, staff finds this application to be in conformance with the Comprehensive Plan recommendations for parcels 54-4 ((1)) 81 and 82 and parcel 54-4 ((8)) (6)K.

ENVIRONMENTAL ANALYSIS

Water Quality Protection The subject property is located in the Cub Run watershed. An extended detention dry SWM/BMP pond is proposed on the portion of the property to be owned by the Fairfax County Park Authority in order to meet the water quality control requirements of the proposed office development and Old Centreville Road Park, which would include future soccer fields and a parking lot. BMP requirements would be met by providing extended detention of two times the water quality volume. The adequacy of the proposed water quality measures is subject to review by the Department of Public Works and Environmental Services.

Vegetation The applicant proposes to improve the existing landscaping by providing streetscaping along Old Centreville Road to include large shade trees in a 10 foot wide landscaping strip, as well as 25 foot wide landscaped buffers with the properties to the north and northeast. A waiver of transitional screening along the southern and southeastern boundaries is requested. A large linden tree, which may be the oldest tree of this species in Fairfax County, is located along the northeastern boundary of the subject property and would be preserved.

Green Building Design The applicant has proffered to design the building to maximize day light and take advantage of interior sun shade or light control. Higher than the minimum exterior wall and roof insulation rates would be provided and water efficient fixtures would be used.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map does not depict any trails immediately adjacent to the subject property.

PGN: JRB



County of Fairfax, Virginia

MEMORANDUM

March 10, 2008

TO: Shelby Johnson, Staff Coordinator

FROM: Phyllis Wilson, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Old Centreville Road Office, RZ 2007-SU-014

I have conducted a site visit and reviewed the GDP entitled "Old Centreville Road Office," as revised through January 8, 2008. I have the following review comments.

- This office acknowledges and appreciates the applicant's cooperation and willingness to make major site design adjustments to preserve two valuable existing linden trees including a spectacularly large and healthy mature specimen linden tree located at the rear of the property. This preservation achievement required thoughtful creativity in the revision of the parking lot design and travel areas.
- This office supports the modification of the transitional screening requirements along the north and northeastern property boundaries from 35 feet to the proposed 25 feet as shown on the GDP. The preserved linden tree more than makes up for any visual barrier that may not be planted in this reduced space. The large sizes of the preserved linden trees will assure that several stories of the proposed office building will be screened from the upper stories of the adjacent apartment building.
- This office supports the waiver of all barrier requirements. A barrier will not provide any positive attributes to the site and the construction of this barrier could be detrimental to the health of the preserved trees in the perimeter region of the site.
- Future site plans should clearly denote that there will be no grading or machinery driven under the canopy areas, nor shall any space beneath the preserved tree canopies be used for storage of construction materials or machinery.

Please contact me if I can be of assistance.

PAW/
UFMID #: 126907

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: March 25, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division

FROM: Angela Kadar Rodeheaver, Chief *AKR by CAA*
Site Analysis Section
Department of Transportation

SUBJECT: Transportation Impact Addendum

FILE: 3-4 (RZ 2007-SU-014, RZ 74-2-150)

REFERENCE: RZ 2007-SU-014; PCA 74-2-150; Bo Hwan Suk, Sun Ok Suk & Fairfax County Park Authority.
Traffic Zone: 1670
Land Identification: 54-4 ((1)) 81, 82, and 54-4 ((8)) 6

The following revised comments reflect the position of the Department of Transportation and supersede the prior memorandum from this Department. These comments are based on the development plan revised to March 14, 2008, and draft proffers last dated March 24, 2008 for the 2007 rezoning application. No draft proffers have been received for the requested proffered condition amendment to the 1974 proffers.

The initial review from this Department identified various unresolved transportation issues. The applicant has worked to resolve all of these issues. As such, this Department would not object to approval of the application as now proposed.

AKR/CAA

Michelle Brickner, Director, Office of Site Development Services, DPW&ES



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

DAVID S. EKERN, P.E.
COMMISSIONER

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

March 12, 2008

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

Re: Old Centreville Road Office
Bo Hwan Suk, Sun Ok Suk & Fairfax County Park Authority
RZ 2007-SU-014 and PCA 74-S-150
Tax Map: 54-4((8))(6)K(pt.)

Dear Ms. Coyle:

We have reviewed the referenced plan as requested and offer the following comment:

- Complete geometric and drainage review will be performed at the time of the final plan submittal.

If you have any questions, please call me at (703) 383-2059.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter K. Gerner".

Peter K. Gerner, P.E.
Transportation Engineer

cc: Ms. Angela Rodeheaver



FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

June 14, 2007

Ms. Barbara A. Byron, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

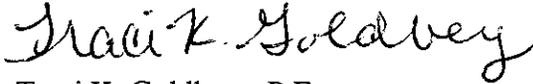
Re: RZ 07-SU-014
PCA 74-2-150
Old Centreville Road Office

Dear Ms. Byron:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 16-inch water main located at the property. See the enclosed water system map. The Generalized Development Plan has been forwarded to Plan Control for distribution to the Engineering Firm, with comments pertaining to the proposed water system layout.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.
4. Due to the limited detail of these plans, Fairfax Water will provide comprehensive comments regarding water facilities design upon submittal of final site plan.

If you have any questions regarding this information please contact Samantha Kearney at (703) 289-6313.

Sincerely,

Traci K. Goldberg, P.E.
Manager, Planning

Enclosure



County of Fairfax, Virginia

MEMORANDUM

DATE: June 14, 2007

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

FROM: Ralph Dulaney (246-3868)
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2007-SU-014 and Proffered Condition Amendment PCA 74-2-150

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #417, Centreville.
2. After construction programmed _____ this property will be serviced by the fire station _____
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is _____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

Proudly Protecting and
Serving Our Community

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov



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County of Fairfax, Virginia

MEMORANDUM

FEB 27 2008

DATE:

TO: Shelby Johnson, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Qayyum M. Khan, Chief Stormwater Engineer *(QK)*
Stormwater and Geotechnical Section
Environmental and Site Review Division West
Department of Public Works and Environmental Services

SUBJECT: Rezoning and Proffered Condition Plan Amendments Application RZ 2007-SU-014 with PCA 74-S-150, Old Centreville Road Office, Plan Dated January 8, 2008, LDS Project #1670-ZONA-001-1, Tax Map #054-4-08-06-K pt. (Property), Sully District, Cub Run Watershed

We have reviewed the subject plan and offer the following information related to Stormwater Management (SWM):

Chesapeake Bay Preservation Ordinance

There are no Resource Protection Areas on the property and it is located within the Water Supply Protection Overlay District. The phosphorus removal efficiency of 50% will be achieved for this project.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There was a house/yard flooding complaint on Lot 81. This lot is now proposed for construction of an extended detention pond to meet the stormwater management requirements.

Site Outfall and SWM

Their applicant has provided the downstream storm sewer capacities and states that the proposed pond details will be finalized with submission of site plan and the discharge will be controlled at a rate to ensure adequacy of outfall.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359



Shelby Johnson, Staff Coordinator
RZ 2007-SU-014 with PCA 74-S-150
Page 2 of 2

If further assistance is desired, please contact me at 703-324-1720.

QK/mw

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES
Zoning Application File

**FAIRFAX COUNTY PARK AUTHORITY**12055 Government Center Parkway, Suite 927
Fairfax, VA 22035-1118

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

FROM: Sandy Stallman, Manager 
Park Planning Branch

DATE: March 14, 2008

SUBJECT: RZ 2007-SU-014, Old Centreville Road Office - **Addendum**
Tax Map: 54-4 ((1)) 81, 82; 54-4 ((8)) K (part)

The Park Authority has reviewed this plan and provides the following comments:

The Park Authority owns and operates the Old Centreville Road Park, a portion of which is subject to this application. In a previous memo dated June 19, 2007, The Park Authority noted that the application showed a large number of non-native plant species in the landscaping plan. The revised application still shows a large number of non-native plant species and a number of species that prefer wet conditions that are being specified for dry conditions. The plan should be revised so that all plantings on parkland associated with the project are species native to this region. To determine which species are native to our region, the applicant can refer to *Digital Atlas of Virginia Flora* which can be viewed at http://www.biol.vt.edu/digital_atlas . The applicant may also wish to refer to the list of native species recommended for landscaping which can be found on the Virginia Department of Conservation and Recreation website at http://www.dcr.virginia.gov/natural_heritage/nativeplants.shtml .

cc: Cindy Walsh, Acting Director, Resource Management Division
Chron
File

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		