



County of Fairfax, Virginia

April 30, 2008

STAFF REPORT

APPLICATION PCA 2004-PR-003

PROVIDENCE DISTRICT

APPLICANT: Arlington Boulevard Consolidation, LLC

PRESENT ZONING: C-3

PARCEL(S): 49-3 ((1)) 135 and 49-3 ((9)) 11A (Part)

ACREAGE: 1.88 acres

FAR/DENSITY: 0.64 (overall development)
1.50 (PCA site area)

OPEN SPACE: 32%

PLAN MAP: Office

PROPOSAL: Amend RZ 2004-PR-003 previously approved for office development to permit site modifications.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2004-PR-003 subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of a waiver of the service drive requirement along Route 50 in favor of the travel lane depicted on the GDP.

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Staff recommends approval of the modification of the transitional screening and barrier requirements along the southern, southwestern and southeastern portions of the site in favor of the landscaping and barriers depicted on the General Development Plan.

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 Proffered Condition Amendment 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.



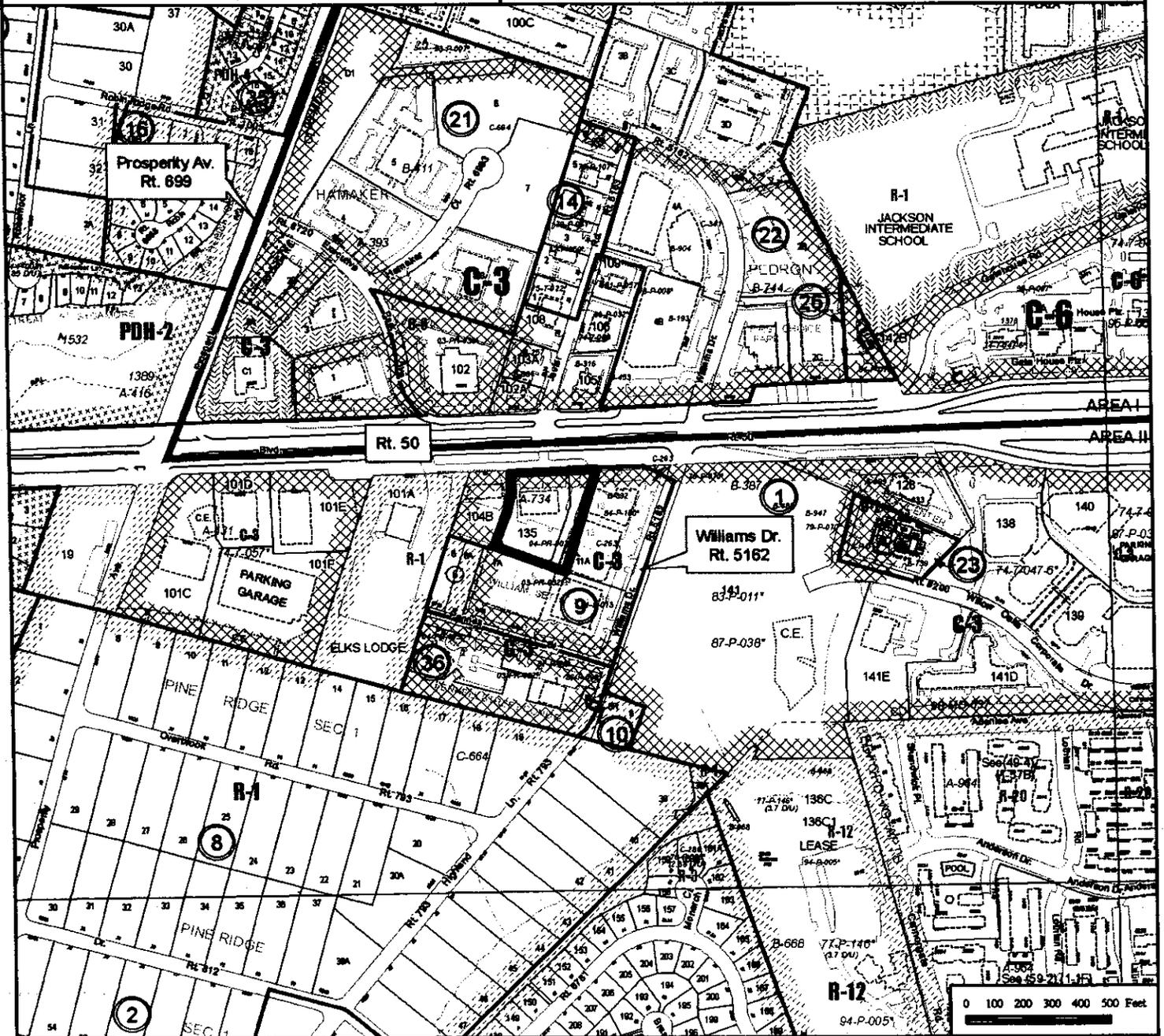
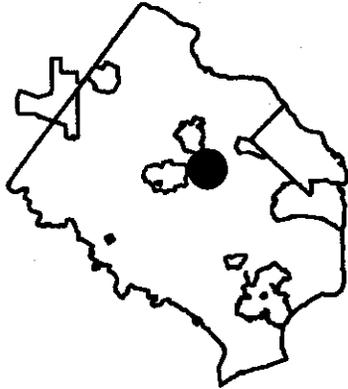
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Proffered Condition Amendment
PCA 2004-PR-003

Applicant: ARLINGTON BOULEVARD CONSOLIDATION LLC
Accepted: 10/12/2007
Proposed: AMEND RZ 2004-PR-003 PREVIOUSLY APPROVED FOR COMMERCIAL DEVELOPMENT TO PERMIT MODIFICATION TO APPROVED PROFFERS

Area: 1.88 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect:
Located: SOUTH SIDE OF ARLINGTON BOULEVARD
 WEST OF ITS INTERSECTION WITH WILLIAMS DRIVE

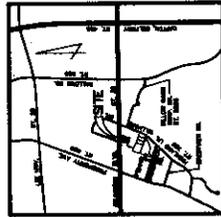
Zoning: C-3
Overlay Dist:
Map Ref Num: 049-3- /01/ /0135 /09/ /0011A pt.



Arlington Boulevard Consolidation

Providence District Fairfax County, Virginia

Partial Proffered Condition Amendment Partial Generalized Development Plan Amendment



VICINITY MAP
SCALE: 1" = 100'

Applicant:
Arlington Boulevard Consolidation LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

- Sheet Index**
1. COVER SHEET
 2. GENERALIZED DEVELOPMENT PLAN
 3. GENERALIZED DEVELOPMENT PLAN DESCRIPTION PLAT
 4. CHORD SECTIONS AND SITE DETAILS
 5. ELEVATIONS AND PERSPECTIVES
 6. UTILITIES AND ELEVATIONS
 7. LANDSCAPE DETAILS
 8. LANDSCAPE DETAILS
 9. LANDSCAPE DETAILS
 10. STORM WATER MANAGEMENT
 11. STORM WATER COMPUTATIONS / OUTFALL ANALYSIS

Arlington Boulevard Consolidation
Partial Proffered Condition Amendment
Partial Generalized Development Plan Amendment
PCA 2004-PR-003

Rev. April 3, 2008
Rev. January 8, 2008
October 9, 2007

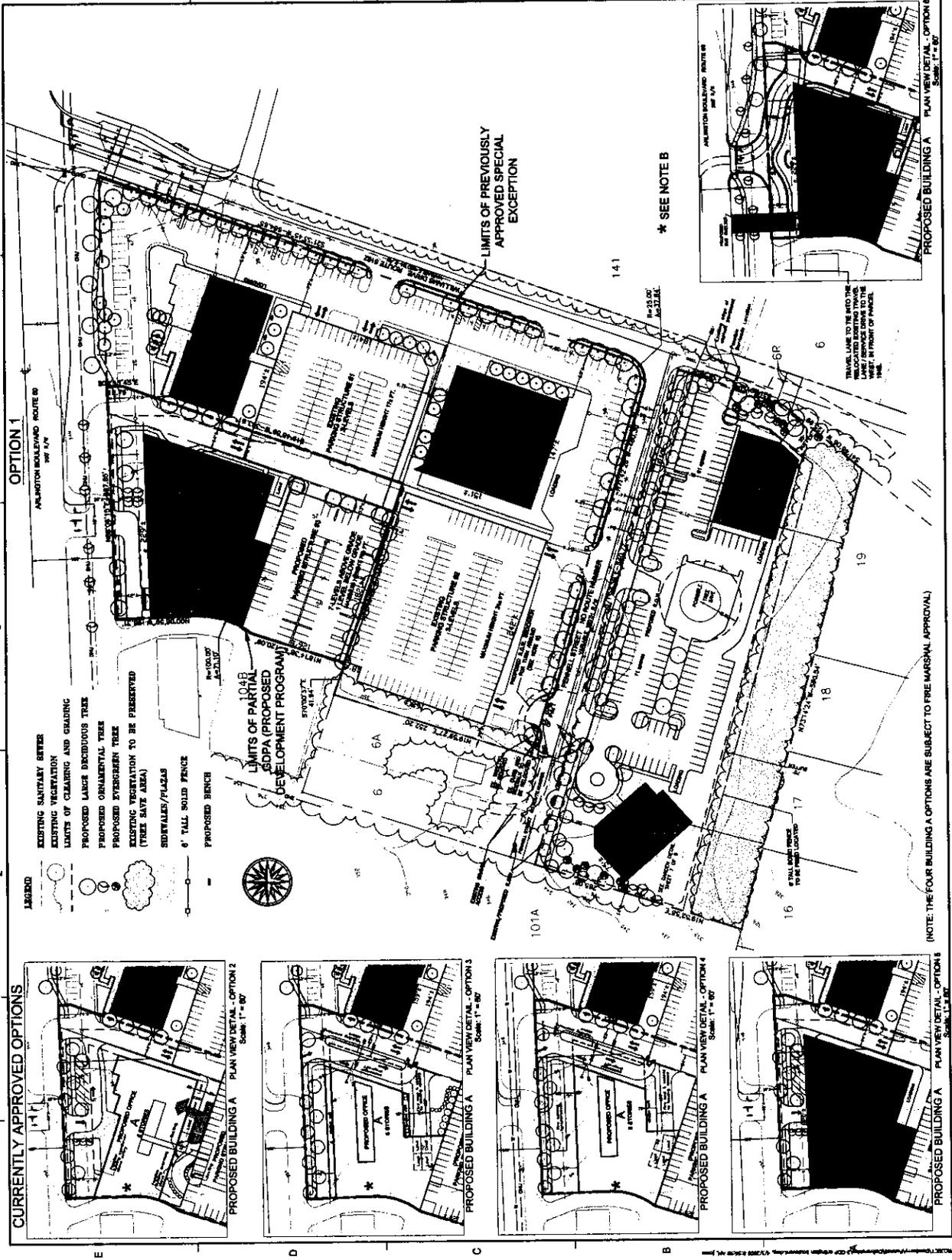
M-10667





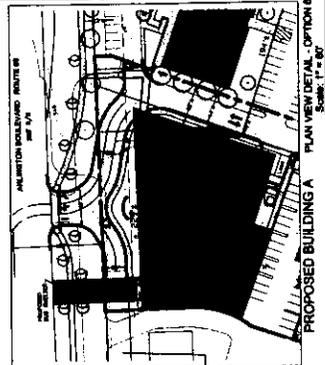
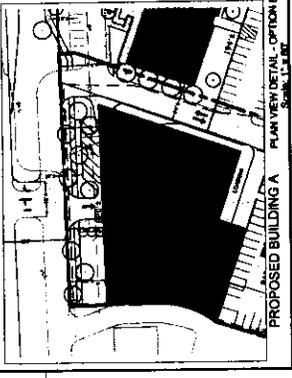
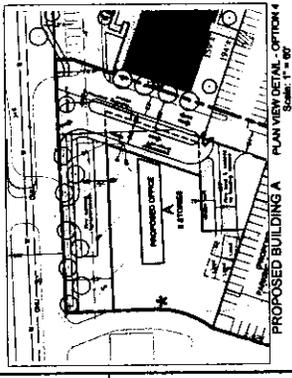
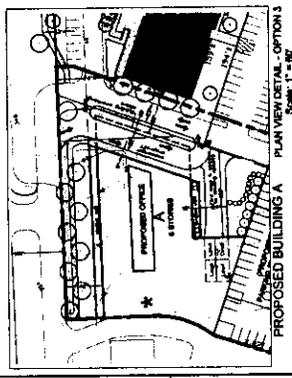
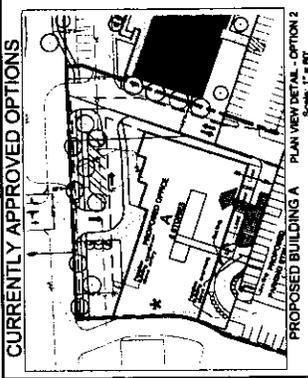
| No. | DATE | BY | DESCRIPTION |
|-----|----------|-----|-------------|
| 1 | 07/28/05 | JAC | PRELIMINARY |
| 2 | 08/15/05 | JAC | REVISED |

DESIGNED BY: JAC
APPROVED BY: JAC
CHECKED BY: JAC
DATE: JUNE 8, 2005
TITLE: PARTIAL GENERALIZED DEVELOPMENT PLAN AMENDMENT
PCA 2004-PR-009



OPTION 1
ALMOTON BOULEVARD ROUTE 60
RTE 174

- LEGEND**
- EXISTING SANITARY SETTER
 - EXISTING VEGETATION
 - LIMITS OF CLEARING AND GRADING
 - PROPOSED LARGE DECIDUOUS TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED EXTENSIVE TREE
 - EXISTING VEGETATION TO BE PRESERVED (TREE SAVE AREA)
 - SIDEWALKS/PLAZAS
 - 6' TALL SOLID FENCE
 - PROPOSED BENCH



* SEE NOTE B

TRAVEL LANE TO BE INTO THE INDICATED EXISTING TRAVEL LANE TO BE MAINTAINED IN THE FRONT OF PARCEL.

(NOTE: THE FOUR BUILDING OPTIONS ARE SUBJECT TO FIRE MARSHAL APPROVAL)



DATE

SCALE

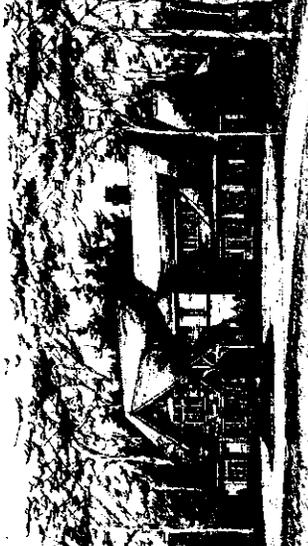
NOT TO SCALE

| NO. | DESCRIPTION | DATE | BY | CHK. |
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| 2 | ISSUED FOR PERMIT | 10/15/07 | JAC | JAC |
| 3 | ISSUED FOR PERMIT | 10/15/07 | JAC | JAC |
| 4 | ISSUED FOR PERMIT | 10/15/07 | JAC | JAC |
| 5 | ISSUED FOR PERMIT | 10/15/07 | JAC | JAC |
| 6 | ISSUED FOR PERMIT | 10/15/07 | JAC | JAC |
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| 8 | ISSUED FOR PERMIT | 10/15/07 | JAC | JAC |
| 9 | ISSUED FOR PERMIT | 10/15/07 | JAC | JAC |
| 10 | ISSUED FOR PERMIT | 10/15/07 | JAC | JAC |

DESIGNED BY: JAC
 PREPARED BY: JAC
 CHECKED BY: JAC
 DATE: October 15, 2007
 TITLE:

ELEVATIONS

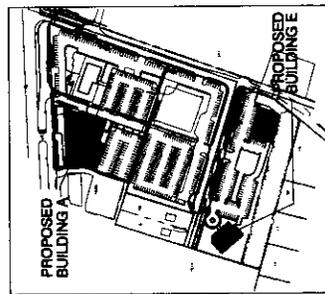
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PROPOSED BUILDING E - FRONT

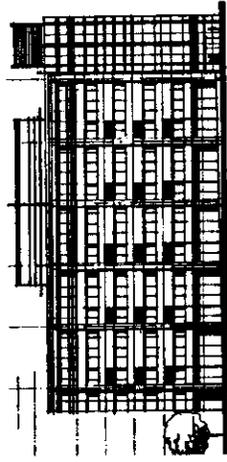


PROPOSED BUILDING E - REAR

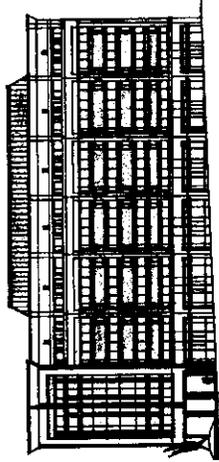


KEY MAP
 SCALE: 1" = 200'

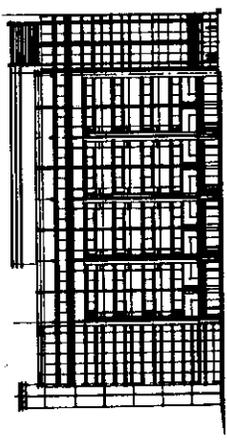
NOTE:
 THE BUILDING ELEVATIONS AND SKETCHES PRESENTED ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO REFINEMENT AND MINOR MODIFICATION WITH FURTHER ARCHITECTURAL AND ENGINEERING DESIGN. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL ARCHITECTURAL THEME OF THE PROPOSED BUILDINGS.



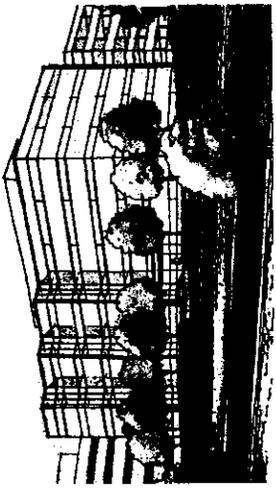
PROPOSED ELEVATION 5



APPROVED ALTERNATIVE 3



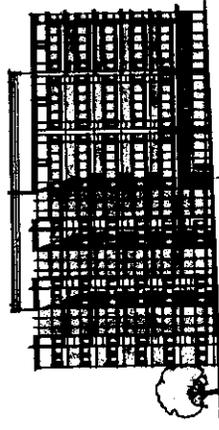
PROPOSED ELEVATION 4



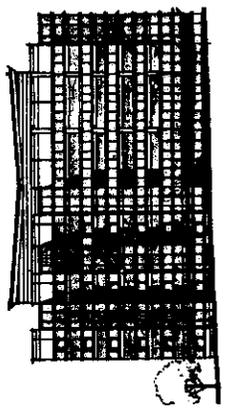
APPROVED BUILDING A - Option 1



APPROVED BUILDING A - Option 2 or 3



APPROVED ALTERNATIVE 1



APPROVED ALTERNATIVE 2

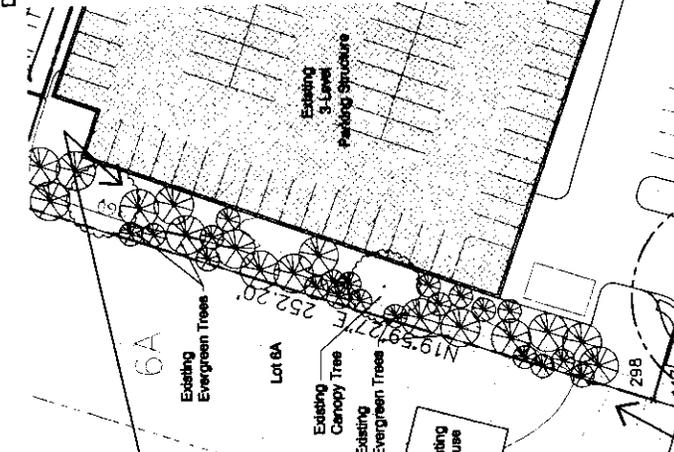
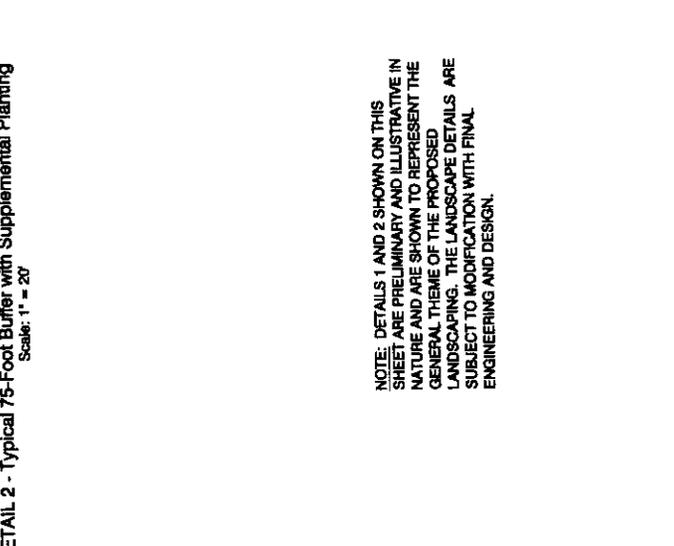
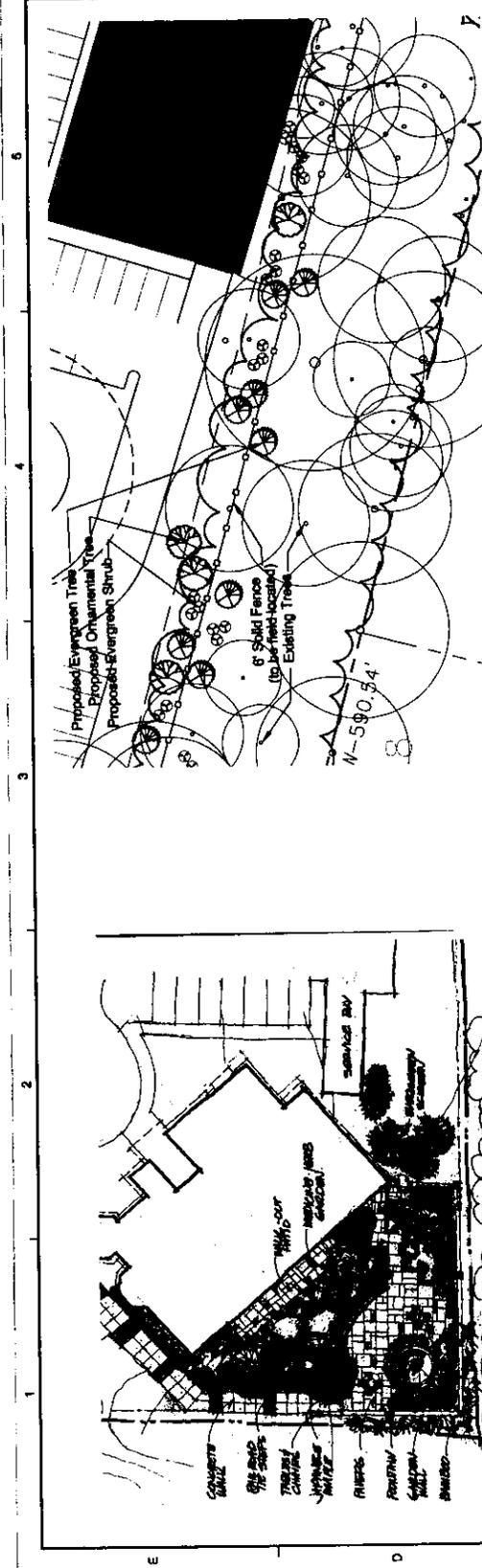
POSSIBLE ALTERNATIVE FRONT ELEVATIONS FOR PROPOSED BUILDING A



AS NOTED

| No. | Date | By | Description |
|-----|----------|-----|------------------|
| 1 | 07.20.09 | JAC | Issue for Review |
| 2 | 04.03.08 | JAC | Issue for Review |

DESIGNED BY: JAC
 CHECKED BY: JAC
 APPROVED BY: JAC
 DATE: October 8, 2007
 TITLE: LANDSCAPE DETAIL SHEET



NOTE: DETAILS 1 AND 2 SHOWN ON THIS SHEET ARE PRELIMINARY AND ILLUSTRATIVE IN NATURE AND ARE SHOWN TO REPRESENT THE GENERAL THEME OF THE PROPOSED LANDSCAPING. THE LANDSCAPE DETAILS ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND DESIGN.



Photograph 1 - From Northwest Corner of Existing Parking Garage Looking South



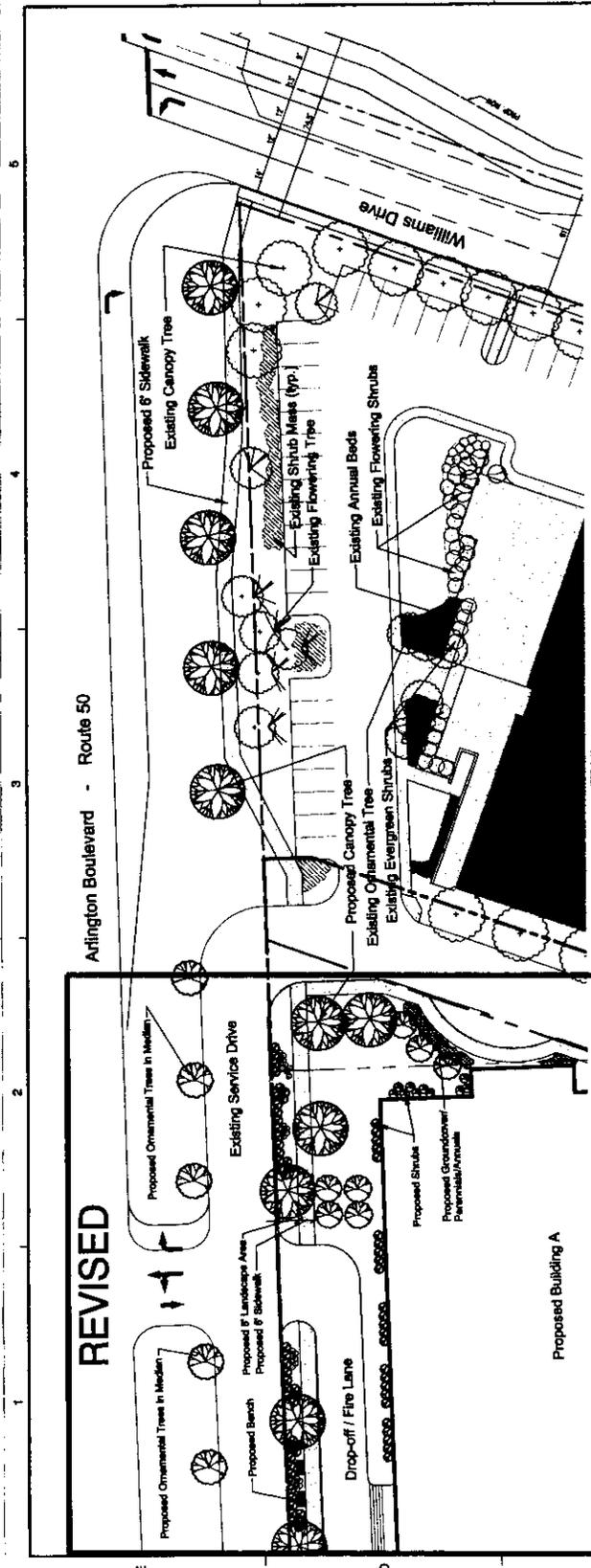
Photograph 2 - From Pennell Street Looking North



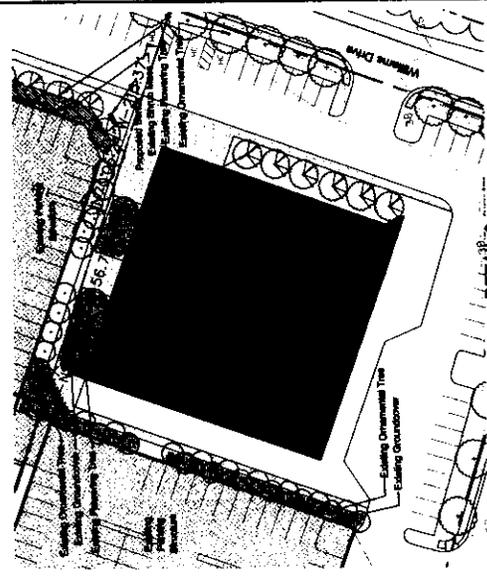
AS NOTED

| NO. | DATE | BY | DESCRIPTION |
|-----|------------|-----|------------------|
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| 2 | 07/22/2014 | JAC | Issue for Review |
| 3 | 08/14/2014 | JAC | Issue for Review |
| 4 | 08/14/2014 | JAC | Issue for Review |
| 5 | 08/14/2014 | JAC | Issue for Review |
| 6 | 08/14/2014 | JAC | Issue for Review |
| 7 | 08/14/2014 | JAC | Issue for Review |
| 8 | 08/14/2014 | JAC | Issue for Review |
| 9 | 08/14/2014 | JAC | Issue for Review |
| 10 | 08/14/2014 | JAC | Issue for Review |
| 11 | 08/14/2014 | JAC | Issue for Review |
| 12 | 08/14/2014 | JAC | Issue for Review |
| 13 | 08/14/2014 | JAC | Issue for Review |
| 14 | 08/14/2014 | JAC | Issue for Review |
| 15 | 08/14/2014 | JAC | Issue for Review |
| 16 | 08/14/2014 | JAC | Issue for Review |
| 17 | 08/14/2014 | JAC | Issue for Review |
| 18 | 08/14/2014 | JAC | Issue for Review |
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| 20 | 08/14/2014 | JAC | Issue for Review |

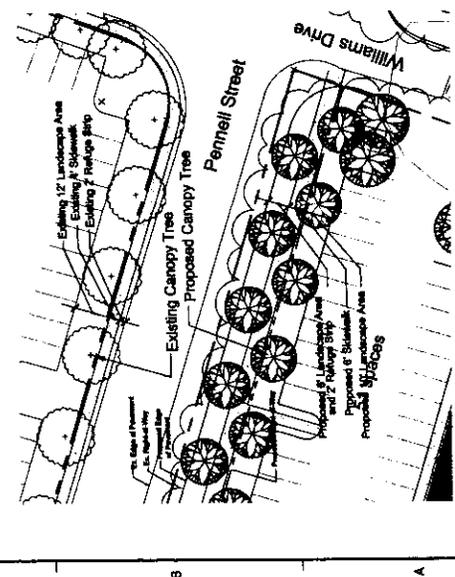
LANDSCAPE
DETAIL SHEET



DETAIL 1
Arlington Boulevard Streetscape/
Proposed Foundation Planting for Building A/
Existing Foundation Planting for Building B
For Option 1
Scale: 1" = 20'



NOTE: DETAILS SHOWN ON THIS SHEET ARE ILLUSTRATIVE IN NATURE AND ARE SHOWN TO REPRESENT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. LANDSCAPE DETAILS ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

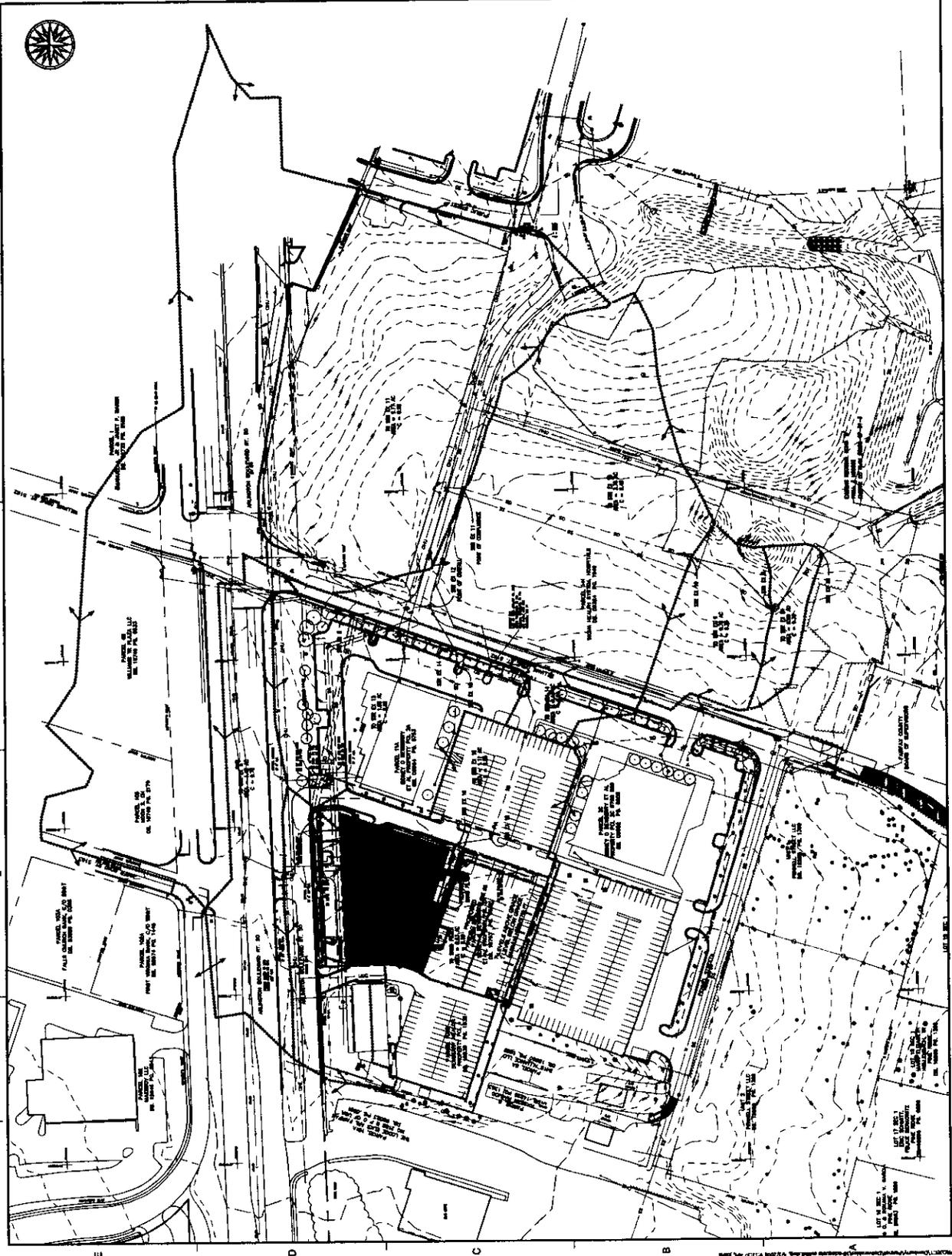




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DESIGNED BY: AEC
 APPROVED BY: JCC
 CHECKED BY: JCC
 DATE: October 3, 2007

PROJECT NO.:
 ADEQUATE OUTFALL
 ANALYSIS
 POA 2004-PP-008



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

DESCRIPTION OF THE APPLICATION

| | |
|--------------------------|--|
| Proposal: | The applicant is proposing to amend the proffers and General Development Plan (GDP) associated with RZ 2004-PR-003 in order to construct the previously approved Office Building A and associated parking deck in a modified location. The applicant is proposing to shift a 122,859 square foot office building (Building A on the GDP/GDPA) and associated seven-level parking garage toward the west. Building A was previously approved with a nine (9) foot setback from the western property line, and the associated parking garage was approved at a four (4) foot setback from the western property line. The proposal is to shift both structures to abut the western property line so that a new office building can be built on the adjacent property, which the applicant now owns. There is no change in Gross Floor Area (GFA) or to the Floor Area Ratio (FAR) associated with this request. |
| Location: | The southwest quadrant of the intersection of Arlington Boulevard (Route 50) and Williams Drive. |
| Acreage: | 1.88 acres |
| Gross Floor Area: | 122,859 square feet |
| FAR: | 0.64 (Overall Development) 1.50 (PCA Site Area- no change) |

Waivers and Modifications:

The applicant requests a waiver of the required service drive along Route 50, in favor of the travel lane depicted on the GDP.

The applicant also requests a modification of the transitional screening and barrier requirements along the southern, southwestern and southeastern portions of the site in favor of the landscaping and barriers depicted on the General Development Plan.

LOCATION AND CHARACTER

Site Description:

The application property is bounded by Arlington Boulevard (Route 50) to the north, the Pine Ridge residential community to the south, office development, an Elks Lodge and single family detached dwelling units to the west, and vacant land and a single family detached dwelling unit to the east. The application property and surrounding areas to the north, east and west are within the Merrifield Suburban Center. The site contains two office buildings that are occupied by Dewberry & Davis LLC, as well as two and three level parking garages that are to remain. The site also contains the Northern Virginia Association of Realtors building, which is to be removed.

Surrounding Area Description:

| Direction | Use | Zoning | Plan |
|-----------|---|-------------------|--|
| North | Office (across Route 50) | C-3 | Office, 0.7 FAR |
| South | Pine Ridge - Single Family Detached | R-1 | Residential, 1 -2 du/ac |
| East | Vacant (approved office) Single Family Detached | C-3 R-1 | Office, 0.7 FAR Residential, 1-2 |
| West | Office Elks Lodge Single Family Detached | C-3 C-3 R-1 | Office, 0.4-0.6 FAR Institutional, 0.15 FAR Office, 0.1 5-0.25 FAR |

BACKGROUND

Site History:

On February 24, 1986, the Board of Supervisors approved RZ 84-P-100 for Tax Maps 49-3 ((9)) 7A and 11A to rezone 5.17 acres from the C-3 and R-1 Districts to the C-3 District. The site had an existing office building and parking garage. The application approved a second office building, a second parking garage, and the expansion of an existing parking garage. The application was approved for a 0.70 FAR and included 15% open space. These previously approved buildings are the existing Dewberry and Davis office buildings and garages.

On October 27, 2003, the Board of Supervisors approved RZ 2003-PR-032 to rezone 9.20 acres (Tax Maps 49-3 ((9)) 1B, 2, 2A, 3 zoned R-1 and Tax Maps 49-3 ((1)) 135; 49-3 ((9)) 7A, and 11A) from the C-3 and R-1 Districts to the C-3

District to retain two existing office buildings (the Dewberry & Davis LLC buildings) and construct two new office buildings for a total of 271,654 square feet.

On May 10, 2004, the Board of Supervisors approved RZ 2004-PR-003 to rezone 10.74 acres (Tax Maps 49-3 ((9)) 1B, 2, 2A, 3, 4, 7A, and 11A, and 49-3 ((1)) 135) from the C-3 and R-1 Districts to the C-3 District to construct three new office buildings and associated parking at an overall FAR of 0.64. Building A was shown at 122,859 square feet with 369 associated parking spaces. A copy of the approved GDP and Proffers are contained in Appendix 4 of this report.

COMPREHENSIVE PLAN PROVISIONS

| | |
|----------------------------|---|
| Plan Area: | I |
| Planning Sector: | Merrifield Suburban Center; Land Unit L; Sub-Unit L3 |
| Plan Map: | Office |
| Plan Text: | |
| <u>Sub-Unit L3:</u> | |

Sub-Unit L3 is located to the east of Sub-Unit L2, is bounded by Route 50 on the north and Williams Drive on the east. Parcel 49-3((1)) 135 is developed and planned with office use up to .5 FAR. Parcels 49-3((9)) 7A and 11A are developed at approximately .64 FAR and planned with office use up to .7 FAR. Any modification, expansion, and/or reuse of the existing buildings should be consistent with guidelines for Existing Uses and Buildings under the Area-Wide Land Use section.

Option: As an option, if a development proposal consolidates all parcels in this sub-unit with the majority of property south of Pennell Street in Sub-unit L4 (i.e. at a minimum parcels 49-3 ((9))1B, 2, 2A and 3), the consolidated area may be appropriate for an overall intensity that does not exceed .68 FAR. With minimum consolidation south of Pennell Street (i.e. parcels 49-3 ((9)) 1B, 2, 2A and 3) the total building area under this option should not exceed 272,000 square feet. With total consolidation south of Pennell Street, the total building area under this option should not exceed 300,000 square feet. If parcels 49-3((9))6 and 6A on the north side of Pennell Street in Sub-unit L2 are added to this consolidation, an additional 20,000 square feet of development may be appropriate resulting in a maximum development potential under this option of 320,000 square feet. In all cases, the portion south of Pennell Street is limited to an intensity not to exceed .15 FAR. In addition, all applicable Area-wide recommendations should apply.

Height Limit: The maximum building height in this sub-unit is 75 feet on parcel 49-3((9)) 7A and 90 feet on parcels 49-3((1)) 135 and 49-3((9)) 11A. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.

ANALYSIS

| | |
|------------------------------|--|
| Title of the GDP: | Arlington Boulevard Consolidation |
| Prepared By: | Dewberry & Davis LLC |
| Original and Revision Dates: | October 9, 2007, as revised through April 3, 2008 |

The General Development Plan (GDP) consists of eleven (11) sheets.

- Sheet 1** contains the project title, vicinity map and sheet index
- Sheet 2** contains the proposed site layout
- Sheet 3** contains the notes and site tabulations
- Sheet 4** shows the proposed building, street cross sections, and typical feature illustrations
- Sheets 5 & 6** contain the proposed building elevations and renderings
- Sheets 7 & 8** show the proposed landscape details
- Sheet 9** contains the proposed transportation changes at the Williams Drive and Arlington Boulevard (Route 50) intersection
- Sheets 10 & 11** contain the adequate outfall analysis for the site

Proposal

The applicant is proposing to shift the 122,859 square foot office Building A and associated seven-level parking garage toward the west. Building A and the associated parking deck are currently approved to be set back from the western property line nine (9) and four (4) feet, respectively. The proposal is to shift both structures to the property line so that a new office building can be built on the adjacent property, which is now controlled by the applicant. There is no change in Gross Floor Area (GFA) or to the Floor Area Ratio (FAR) associated with this request.

Transportation Analysis (See Appendix 6)

Issue: Per the VDOT traffic warrants, the applicant should construct a right-turn lane on Route 50 at the site access.

Resolution:

The applicant has committed, through proffers, to construct a right-turn lane on Route 50 at the site access. The final location of this right-turn deceleration lane is subject to final approval by FCDOT and VDOT.

Issue:

The applicant should construct the proposed site access Option #6 per VDOT's approval. The proposed site access to Route 50 should retain two-way vehicle access to the service drive to the west.

Resolution:

The applicant has proffered to build Option #6 as shown on the GDPA and maintain two-way vehicle access to the service drive to the west.

Issue:

The applicant should revise their bus shelter proffer to provide a bus shelter (with pad) along the Arlington Boulevard frontage with the exact location to be determined by FCDOT. The applicant has also been requested to construct additional concrete between the sidewalk and curb for an approximate length of 50 feet for the general purpose of providing secure footing for the pedestrians that board/disembark the bus. The applicant should be responsible for the general maintenance, including the disposing of trash in and around the shelter. The applicant should provide a 5 foot wide sidewalk from the site to the proposed bus shelter.

Resolution:

The applicant has proffered to install a bus shelter (with pad) along the Arlington Boulevard frontage of the PCA property in a final location to be determined by FCDOT. In addition, the applicant has proffered to construct approximately 50 feet of additional concrete between the bus shelter pad and the Arlington Boulevard curb to provide secure footing for bus riders to board/disembark. The applicant has also agreed, through the proffers, to construct a 5 foot wide sidewalk to connect the bus shelter to the proposed sidewalk along the front of Building A. Finally, the applicant has proffered to maintain the area around the bus shelter, including disposing of trash in and around the receptacles located at the bus shelter.

Land Use Analysis

There are no Land Use issues associated with this request.

Environmental Analysis

There are no environmental issues associated with this request.

ZONING ORDINANCE PROVISIONS

| Bulk Standards (C-3) | | |
|----------------------------------|------------------------------------|--|
| Standard | Required | Provided |
| Lot Size | 20,000 square feet | 1.88 acres (PCA area) 10.74 acres (overall dev.) |
| Lot Width | 100 feet | 287.85 feet (PCA area) 548.28 feet (overall dev.) |
| Building Height | 90 feet | 90 feet- Building A |
| Front Yard | 25° ABP, but not less than 40 feet | 42 feet- Building A 55 feet- Building E |
| Side Yard | No requirement | 0 feet- Building A 14 feet- Building E |
| Rear Yard | 20° ABP, but not less than 25 feet | 78 feet- Building D |
| FAR | 1.00 | 1.50 (PCA area- no change to FAR approved for overall dev.) 0.64 (overall dev.) |
| Open Space | 15% | 32% (overall dev.) |
| Parking Parking Spaces | 917 spaces | 369 (Building A) 4,460 spaces (overall dev.) |

Transitional Screening and Barrier Requirements:

Transitional screening and barriers are required adjacent to the R-1 zoned parcels only.

Waivers/Modifications:

The applicant requests a waiver of the service drive requirement along Route 50 in favor of the travel lane depicted on the GDP. Staff does not object to this waiver as the applicant has provided interparcel access to the west (Parcel 49-3 ((1)) 104B.)

The applicant requests a modification of the transitional screening and barrier requirements along the southern, southwestern and southeastern portions of the site in favor of the landscaping and barriers depicted on the General Development Plan. Staff has no objection to a modification of the transitional screening and barrier requirements.

CONCLUSIONS AND RECOMMENDATIONS**Staff Conclusions**

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

Staff Recommendations

Staff recommends approval of PCA 2004-PR-003 subject to the execution of proffers consistent with those set forth in Appendix 1.

Staff recommends approval of a waiver of the service drive requirement along Route 50 in favor of the applicant providing interparcel access to the adjacent property to the west.

Staff recommends approval of the modification of the transitional screening and barrier requirements along the southern, southwestern and southeastern portions of the site in accordance with the landscaping and barriers depicted on the General Development Plan.

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

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

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Approved Development Plan and Proffers for RZ 2004-PR-003
5. Transportation Memo
6. Glossary of Terms

PROFFERS
ARLINGTON BOULEVARD CONSOLIDATION
PCA 2004-PR-003
April 21, 2008

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950, as amended, and Section 18-204 of the Zoning Ordinance of Fairfax County, 1978, as amended, ARLINGTON BOULEVARD CONSOLIDATION LLC, (the "Applicant") for the owners, themselves, their successors and assigns in PCA 2004-PR-003 (the "PCA Application"), filed for property identified as Fairfax County Tax Map 49-3 ((1)) 135 and 49-3 ((9)) 11A part (the "PCA Property") hereby agrees to the following proffers, provided that the Board of Supervisors approves the PCA Application. The PCA Application is a "partial" proffered condition amendment application, and the PCA Property is, among other land, currently subject to proffers approved with RZ 2004-PR-003 and dated May 3, 2004 (the "May 3, 2004 Proffers"). Upon approval of this PCA Application by the Board of Supervisors, the May 3, 2004 Proffers shall remain in full force and effect except as they shall be modified, and thereby superseded, herein with respect to the PCA Property.

1. Development Plan. Development of the PCA Property shall be in substantial conformance with the Partial Proffered Condition Amendment Plan prepared by Dewberry & Davis LLC, dated October 9, 2007, as revised through April 3, 2008, and consisting of eleven sheets (the "PCA Plan"). All references in the May 3, 2004 Proffers to the "GDP" which apply to the PCA Property are hereby modified and superseded to refer to the PCA Plan.

12. Bus Shelter. Prior to issuance of a Non-Residential Use Permit ("Non-RUP") for Building A, the Applicant shall install a bus shelter (with pad) along the Arlington Boulevard frontage of the PCA Property in a final location to be determined by the Fairfax County Department of Transportation ("FCDOT"). In addition, the Applicant shall construct approximately 50 feet of additional concrete between the bus shelter pad and the Arlington Boulevard curb to provide secure footing for bus riders to board/disembark. Further, the Applicant shall construct a five-foot wide concrete sidewalk that connects southward from the bus shelter to the proposed sidewalk along the front of Building A. The applicant shall maintain the area around the bus shelter, including disposing of trash in and around the receptacles located at the bus shelter.

15. Building Location. Deleted.

22. Transportation Improvements. Prior to issuance of the first Non-RUP for Building A the following improvements shall be substantially completed (i.e. open and available for use by the public but not necessarily accepted by VDOT for maintenance purposes) by the Applicant subject to Fairfax County Department of Public Works and Environmental Services ("DPWES") and Virginia Department of Transportation ("VDOT") timely approval:

- A. Construct right-turn deceleration lanes as determined by VDOT within existing right-of-way from eastbound Route 50 onto both the existing service drive entrance in front of parcel 101A and onto Williams Drive. If VDOT and/or the FCDOT do not approve the location of the right-turn deceleration lane onto the existing service drive entrance in front of parcel 101A, then the Applicant shall construct a right-turn deceleration lane at the site access (Javier Road) instead, as determined by FCDOT and VDOT.
- B. Construct the new site entrance configuration shown as "Option 6" on Sheet 2 of the PCA Plan and maintain two-way vehicle access to the service drive to the west.
- C. Restripe the southbound Javier Road and Williams Drive approaches to provide for an exclusive southbound left-turn lane and a shared through-right turn lane at such approaches.
- D. Modify existing signal phasing to eliminate split side street approaches at Javier Road and Williams Drive.
- E. Construct additional lanes on Williams Drive to provide for a left-turn lane, a through-lane and a right turn lane at the northbound Williams Drive approach at Route 50.

In the event the applicant can demonstrate to the Zoning Administrator that timely approval has not been granted by DPWES and/or VDOT, the Non-RUPs for Building A may be issued and said improvements shall be completed and accepted into the state system prior to final bond release for Building A.

Transportation improvements 22.A (part) and 22.E are existing proffered obligations pursuant to RZ 87-P-038. If the Applicant and the owner of the property subject to RZ 87-P-038 (the "Adjacent Property") come to an agreement whereby the owner of the Adjacent Property agrees to pay its pro rata share of the cost of such improvements (and other related costs necessitated by the installation of such improvements) at such time as the owner of the Adjacent Property proceeds with development pursuant to RZ 87-P-038, as it may be amended from time to time, then the Applicant may submit such agreement and a plan to DPWES for DPWES to administer a pro rata contribution program through which the Adjacent Owner may reimburse the Applicant for such pro rata share. In no event shall the County be liable to the Applicant for any portion of the cost of such improvements or in any way related to the administration of such pro rata contribution program.

[SIGNATURES PAGES TO FOLLOW]

APPLICANT/OWNER OF TAX MAP 49-3 ((1)) 135

ARLINGTON BOULEVARD CONSOLIDATION LLC

By: Dewberry Investments LLLP, its Managing Member

By: _____

Name: Sidney O. Dewberry

Its: General Partner

By: Northern Virginia Association of Realtors, Inc., its
Member

By: _____

Name: _____

Its: _____

[SIGNATURES PAGES TO FOLLOW]

TITLE OWNER OF TAX MAP 49-3 ((9)) 11A part

DEWBERRY III LLLP

By: _____

Name: Sidney O. Dewberry

Its: General Partner

[SIGNATURES END]

REZONING AFFIDAVIT

DATE: April 21, 2008
 (enter date affidavit is notarized)

I, Elizabeth A. McKeeby, agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 97850a

in Application No.(s): PCA 2004-PR-003
 (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) |
|--|---|--|
| Arlington Boulevard Consolidation LLC Agents: Philip G. Yates, JoAnna P. Legarreta a/k/a Josephine A. Pillis, Sidney O. Dewberry, J. Paul Lewis, Lawrence A. McDermott, Jane A. Quill, Susan Mekenney, Vinh Nguyen, Christine M. Todd | 8401 Arlington Boulevard Fairfax, Virginia 22031 | Applicant/Title Owner of Tax Map 49-3 ((1)) 135 |
| Dewberry III LLLP f/k/a Dewberry III Limited Partnership Agents: Philip G. Yates JoAnna P. Legarreta a/k/a Josephine A. Pillis Sidney O. Dewberry J. Paul Lewis Lawrence A. McDermott | 8401 Arlington Boulevard Fairfax, Virginia 22031 | Title Owner of Tax Map 49-3 ((9)) 11A pt. |

(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: April 21, 2008
(enter date affidavit is notarized)

97850d

for Application No. (s): PCA 2004-PR-003
(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) |
|--|---|--|
| Dewberry & Davis LLC Agents: Philip G. Yates Lawrence A. McDermott | 8401 Arlington Boulevard Fairfax, Virginia 22031 | Engineers/Planners/Agent |
| M.J. Wells & Associates, LLC Agents: Martin J. Wells Robin L. Antonucci Robert T. Kohler Christopher R. Kabatt Michael R. Pinkoske | 1420 Spring Hill Road, Suite 600 McLean, Virginia 22102 | Transportation Consultant/ Agent |
| Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Abby C. Denham Tara E. Wiedeman (former) Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Megan C. Shilling Elizabeth A. McKeeby | 2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201 | Attorneys/Planners/Agent |

(check if applicable)

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

REZONING AFFIDAVIT

DATE: April 21, 2008
(enter date affidavit is notarized)

978504

for Application No. (s): PCA 2004-PR-003
(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)
Arlington Boulevard Consolidation LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)
[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
Dewberry Investments, LLLP, Managing Member
Northern Virginia Association of Realtors, Inc., Member

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: April 21, 2008
(enter date affidavit is notarized)

978 50a

for Application No. (s): PCA 2004-PR-003
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
The Dewberry Companies LC, Member
James L. Beight, Member
Dennis M. Couture, Member

=====

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

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Members: Sidney O. Dewberry, Barry K. Dewberry, Karen S. Grand Pre, Michael S. Dewberry, Thomas L. Dewberry

=====

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

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

Rezoning Attachment to Par. 1(b)

DATE: April 21, 2008
(enter date affidavit is notarized)

97850d

for Application No. (s): PCA 2004-PR-003
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

=====

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

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Northern Virginia Association of Realtors, Inc. f/k/a Northern Virginia Board of Realtors, Inc.
8411 Arlington Boulevard
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

A 501(c)(6) not for profit corporation with no shareholders.
Officers: Luis A. Lama, Former Chairman of the Board; Jane A. Quill, Chairman; Susan Mekenney, Chairman-Elect, Former Secretary/Treasurer; Vinh Nguyen, Secretary/Treasurer; Margaret Ireland, Past Chairman; Maggie Mueller-Tyler, COO; Christine M. Todd, CEO; James H. Foster, CFO, Mary Beth Coya, VP.

=====

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

Directors-at-Large: Mary Bayat, Larry Anderson (former); Sue Bowers; Laura Fall; Scott Fortney, Bob Gering (former), Barbara Hendrickson, Pat Kline, Judi LaMorte (former), Diane Mun Lee, Vinh Nguyen (former); Mario Rubio, Charles T. Search; Trudy Severa; Karen Trainor, Jon Wolford

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

Rezoning Attachment to Par. 1(b)

DATE: April 21, 2008
(enter date affidavit is notarized)

978508

for Application No. (s): PCA 2004-PR-003
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc., Sole Member

=====

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

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns more than 1% of any class of stock.

=====

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

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

REZONING AFFIDAVIT

DATE: April 21, 2008
(enter date affidavit is notarized)

97850d

for Application No. (s): PCA 2004-PR-003
(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)

Dewberry Investments LLLP
8401 Arlington Boulevard
Fairfax, Virginia 22031

(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)

General and Limited Partner:
Sidney O. Dewberry

Limited Partners:
Reva A. Dewberry
Barry K. Dewberry
Karen S. Grand Pre
Michael S. Dewberry
Thomas L. Dewberry

(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 Attachment to Par. 1(c)

DATE: April 21, 2008
(enter date affidavit is notarized)

97850d

for Application No. (s): PCA 2004-PR-003
(enter County-assigned application number (s))

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

Dewberry III LLLP f/k/a Dewberry III Limited Partnership
8401 Arlington Boulevard
Fairfax, Virginia 22031

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

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

Managing General Partner:
Sidney O. Dewberry

General and Limited Partners:
Sidney O. Dewberry
Reva A. Dewberry

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

REZONING AFFIDAVIT

DATE: April 21, 2008
(enter date affidavit is notarized)

97850d

for Application No. (s): PCA 2004-PR-003
(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: April 21, 2008
(enter date affidavit is notarized)

97850d

for Application No. (s): PCA 2004-PR-003
(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.)

Northern Virginia Association of Realtors Political Action Committee donated in excess of \$100 to Chairman Gerald E. Connolly and Supervisors Sharon Bulova, Penelope A. Gross, Patrick Herrity, Jeff C. McKay, Linda Q. Smyth and Catherine M. Hudgins.

(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)

Elizabeth A. McKeeby
 Applicant Applicant's Authorized Agent

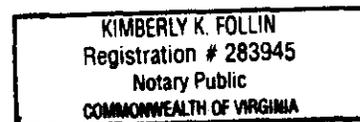
Elizabeth A. McKeeby, agent

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

Subscribed and sworn to before me this 21 day of April, 2008, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2011





WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

Timothy S. Sampson
(703) 528-4700 Ext. 5424
tsampson@arl.thelandlawyers.com

RECEIVED
Department of Planning & Zoning

OCT 12 2007

Zoning Evaluation Division

October 11, 2007

Via Hand Delivery

Regina M. Coyle
Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, #801
Fairfax, VA 22035

Re: Statement of Justification
Arlington Boulevard Consolidation LLC (the "Applicant")
Partial Proffered Condition Amendment Request (the "Application")
Tax Map: 49-3 ((1)) 135 and 49-3-((9))-11A (in part) (the "Application Property")

Dear Ms. Coyle:

Please accept this letter as a statement of justification for a partial proffered condition amendment application for RZ 2004-PR-003. By way of background, on May 10, 2004, the Board of Supervisors of Fairfax County approved RZ 2004-PR-003 to permit, among other things, the redevelopment of the Application Property with a six (6) story office building containing 122,859 square feet of gross floor area.

At the time RZ 2004-PR-003 was approved, the adjacent property to the west of the Application Property (Tax Map Parcel 49-3 ((1)) 104B) was owned by an entity unrelated to the Applicant. In light of that fact, Proffer #15 approved with RZ 2004-PR-003 provided for a building setback and buffer adjacent to the shared property line. At this time, however, the adjacent property is now owned by an entity related to the Applicant, and it is intended that a single building will be constructed across the shared property line. Accordingly, the Applicant hereby requests this partial proffered condition amendment application to allow the approved building on the Application Property to be constructed up to the western property line. Specifically, this proposal requests the deletion of Proffer #15 and a minor amendment to the approved generalized development plan/special exception amendment plat to reflect the modified building location.

We believe that this Application meets the criteria for a partial proffered condition amendment pursuant to Paragraph 6 of Section 18-204 of the Zoning Ordinance, in that the

Ms. Regina Coyle

October 11, 2007

Page 2

amendment does not: a) adversely affect the use of the property subject to the proffered conditions but not incorporated into the Application; b) does not inhibit, adversely affect, or preclude in any manner the fulfillment of the proffered conditions applicable to the area not incorporated into the Application; and c) does not increase the overall improved density/intensity for the development.

This Application does not propose to increase the approved gross floor area for the project or amend the development program in any material way. The Application Property is located within Sub-Unit L3 within Land Unit L of the Merrifield Suburban Center. This Application is in compliance with the Comprehensive Plan recommendations and all applicable zoning regulations for the Application Property.

As always, thank you for your attention to this matter. If you have any questions or would like additional information, please do not hesitate to contact me.

Very truly yours,

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

Timothy S. Sampson by Em

Timothy S. Sampson

TSS/cs

cc: JoAnna P. Legarreta
Phil Yates
Elizabeth McKeeby

PROFFERS
ARLINGTON BOULEVARD CONSOLIDATION
RZ 2004-PR-003
May 3, 2004

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950, as amended, ARLINGTON BOULEVARD CONSOLIDATION LLC, (the "Applicant") for the owners, themselves, their successors and assigns in RZ 2004-PR-003 (the "Application"), filed for property identified as Fairfax County Tax Map 49-3 ((9)) 1B, 2, 2A, 3, 4, 7A, and 11A, and 49-3 ((1)) 135 (the "Application Property") hereby agrees to the following proffers, provided that the Board of Supervisors approves the Application rezoning the Application Property from the C-3 and R-1 Districts to the C-3 District and the companion Special Exception Application SE 2004-PR-007. In the event that the Application and SE 2004-PR-007 are approved by the Board of Supervisors, any previous proffers applicable to the Application Property or portions thereof, shall be deemed null and void and shall have no further force or effect.

1. Development Plan. Development of the Application Property shall be in substantial conformance with the Generalized Development Plan/Special Exception Plat prepared by Dewberry & Davis LLC, dated December 29, 2003, as revised through April 6, 2004, and consisting of nine sheets (the "GDP").
2. Minor Modifications. Pursuant to Par. 5 of Sect. 18-204 of the Zoning Ordinance, minor modifications to the GDP may be permitted as determined by the Zoning Administrator. Parking shall be provided in substantial conformance with the GDP.
3. Allocation of Approved GFA. As reflected on the GDP, the total maximum allowable gross floor area ("GFA") shall be 300,000 square feet (excluding cellars) or 0.641 floor area ratio ("FAR"). As reflected on the GDP, not more than 23,420 square feet of GFA shall be constructed on the portion of the Application Property that is located south of the current southern right-of-way line of Pennell Street. The balance of the total maximum allowable GFA may be constructed north of the existing southern right-of-way line of Pennell Street. The Applicant reserves the right to construct less than the maximum allowable GFA and to reduce the parking requirement in proportion to any such reduction.
4. Building Heights. Proposed Buildings D and E shown on the GDP shall be limited to 34 feet in height. Proposed Building A shown on the GDP shall be limited to 90 feet in height. Existing Buildings B and C shall not be increased in height above 102 and 57 feet, respectively. Any proposed penthouses shall not exceed twenty-five feet in height and, all new penthouses shall be provided in accordance with Sect. 2-506 of

the Zoning Ordinance. Proposed parking structure # 3, as shown on the GDP, shall not exceed 70 feet in height.

5. Residential Buffers. As shown on the GDP, the Applicant shall provide a buffer of existing vegetation and supplemental plantings between new development in the area of the Application Property located south of Pennell Street (as defined in Proffer 3 above) and the existing residential development located to the south and east of such portions of the Application Property. As shown on the GDP, such buffer shall be a minimum of 75 feet in width as measured from the southern property line of the Application Property. Such buffer shall be a minimum of 35 feet in width as measured from the eastern boundary line of the Application Property, as shown on the GDP. No utilities or stormwater management/best management practice facilities shall be located within the buffer areas. The supplemental plantings as referenced above shall be designed to provide a comprehensive planting program to include the existing vegetation that equates to a transitional screening 2 requirement as determined appropriate by the Urban Forestry Division.

6. Tree Preservation. The Applicant shall submit a tree preservation plan as part of the site plan submission for the proposed development program south of Pennell Street. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed and approved by the Urban Forestry Division.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees twelve inches in diameter and greater twenty feet to either side of the limits of clearing and grading shown on the GDP for the tree save area south of Pennell Street. The tree survey shall also include areas of clearing and grading not shown on the GDP resulting from engineering requirements, such as off-site clearing and grading for utilities or stormwater outfall. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

The Applicant shall retain the services of a certified arborist or landscape architect to monitor construction work and tree preservation efforts south of Pennell Street in order to ensure conformance with tree preservation proffers. The monitoring schedule shall be described and detailed in the tree preservation plan and reviewed and approved by the Urban Forestry Division. The Applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an Urban Forestry Division representative to determine where minor adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading. Trees that are not likely to survive construction due to their species and/or their proximity to disturbance will also be identified at this time, and the Applicant shall be given the option of removing them as part of the clearing operation. Any tree that is designated for removal at the edge of the limits of clearing and grading or within a tree preservation area, shall be removed using a chain saw to avoid damage to surrounding trees. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees.

The tree preservation plan shall show the sweet gum tree identified on the GDP as "possible tree save" to be preserved. The Applicant shall coordinate with the Urban Forestry Division to ensure survival of the sweet gum tree and redesign the parking area surrounding the tree if necessary to ensure its survival so long as such redesign does not result in a loss of parking spaces or otherwise restrict the proposed development program for Buildings D and/or E.

All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing 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 at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets for the tree save areas south of Pennell Street. Any tree shown to be preserved on the tree preservation plan that dies (as determined by the Urban Forestry Division) within two (2) years of the issuance of the Non-RUP for Building D shall be removed and replaced by the Applicant with a new tree having a minimum caliper of 3 ½ to 4 inches and of a species as approved by the Urban Forestry Division.

All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fence, except super silt fence, shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading, or demolition activities, the Urban Forestry Division shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

7. Barrier Fence. The Applicant shall provide and maintain a six-foot tall solid barrier fence or wall within the buffer areas referenced in Proffer 5 above and depicted on the GDP to help screen the proposed new development from the Pine Ridge Subdivision to the south and southeast of the Application Property. Such barrier fence or wall shall be of a quality design and material that will complement the proposed Buildings D and E and shall be field located in coordination with the Urban Forestry Division to maximize the preservation of existing vegetation within the buffer area.
8. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading shown on the GDP.
9. Site Access. As shown on the GDP, access to the Application Property, to include all construction traffic, shall be solely from the north via Arlington Boulevard (Route 50), Williams Drive (Route 5162) and/or Pennell Street. No parking of construction vehicles or vehicles used by construction workers associated with construction on the Application Property shall be allowed in the Pine Ridge residential community. The Applicant shall not connect Williams Drive to Highland Lane to the south. A barricade separating Williams Drive and Highland Lane shall be located in coordination with the Pine Ridge Civic Association and the owner of Tax Map Parcel 49-3 ((10)) 6. This proffer shall not be construed to preclude the vacation/abandonment of Pennell Street, Williams Drive and/or portions thereof.
10. Transportation Management Strategies. The use of mass transit, ride-sharing and other transportation strategies will be utilized to reduce single occupancy vehicular (SOV) traffic by employees to and from proposed Building A during morning and evening peak hours 6:00 a.m. to 9:00 a.m. and 4:00 p.m. to 7:00 p.m. by a minimum of 15% of the transportation generated according to the Institute of Transportation Engineers ("ITE") Trip Generation Manual 6th Edition. The transportation

management strategies will be implemented after 70% of Building A has been occupied.

The following is a list of strategies that shall be implemented with the concurrence and approval of the Department of Transportation:

- A. Designation of an individual to act as the transportation coordinator for Building A whose responsibility will be to implement the transportation management strategies. The transportation management strategy position may be a part of other duties assigned to the individual(s);
- B. Participation in the Fairfax County Ride Share Program;
- C. Dissemination of information regarding Metrorail, Metrobus, ridesharing, and "guaranteed ride home" program sponsored by the Washington Council of Government and other relevant transit options;
- D. Making Metro maps, schedules and forms available to tenants in a common area(s) of Building A for Metrobus, ridesharing and other relevant transit options;
- E. Providing amenities for bicycle storage;
- F. Providing a sidewalk system designed to encourage/facilitate pedestrian circulation;
- G. Providing SmartTrip Cards and/or WMATA Metrochecks Program participation;
- H. Providing voluntary car pool/van pool programs established, under the direction of the transportation coordinator;
- I. Providing preferential parking for carpool/vanpool participants and drivers of hybrid cars;
- J. Ongoing coordination by the transportation management coordinator with the Department of Transportation on an annual basis, to provide opportunities for adjustments of the program in accordance with "state of the art" strategies and recommendations;
- K. Employer occupants shall be encouraged to provide alternative work schedules, including staggered work hour programs, flex-time and telework programs, and to provide information to new employees on housing opportunities in the Merrifield area.

One year after the transportation management strategies are implemented, the Applicant shall conduct a survey of employees in Building A to determine the

transportation characteristics of building tenants and employees. This survey will help inform the basis of the transportation management program. The survey shall be submitted to the Fairfax County Department of Transportation for review and approval.

Annually thereafter, the Applicant shall conduct a multi-modal transportation split survey of tenant employees in Building A to demonstrate whether such goal of reducing SOV trips by 15% has been met to the satisfaction of the Fairfax County Department of Transportation. The yearly report shall be submitted to the Fairfax County Department of Transportation for review. If the annual multi-modal transportation split survey indicates that the reduction has not occurred then the Applicant shall contribute an annual sum of \$0.10 per square foot of occupied gross floor area in Building A to a transportation demand management fund to be used by the transportation coordinator to implement the Transportation Management Plan for Building A.

11. Merrifield Shuttle. At the time of site plan approval for Building A the Applicant shall make a one time contribution of \$10,000 to support a Merrifield Area shuttle service. Applicant's contribution shall be held in escrow until such time as such shuttle is in operation, and includes a stop at the Application Property.
12. Bus Shelter. The applicant shall install a bus shelter at or near the bus stop on Arlington Boulevard with the location to be determined by WMATA. A sidewalk connection shall be provided from the bus shelter to the proposed sidewalk along Arlington Boulevard. The applicant shall maintain the trash receptacles located at the bus stop.
13. Turnaround. A turnaround shall be provided on Pennell Street in accordance with the GDP as approved by DPWES and VDOT. In the event that the turnaround radius as shown on the GDP is not approved, the turnaround shall be designed in accordance with the PFM requirements. Upon extension of Pennell Street to connect with Tax Map 49-3 ((1)) 101A the turnaround may be vacated. If vacated the Applicant shall remove the excess pavement, revegetate the area as necessary and return the area to an acceptable entrance to the parking lot/structure.
14. Building Architecture. The architectural design of Buildings A, D and E shall be in substantial conformance with the elevations shown on Sheets 5 and 6 of the GDP.

All sides of Building A shall be architecturally consistent. The façade treatment of Building A shall include a combination of building materials and shall be at least 70% masonry (brick and/or precast concrete) and glass. Other materials, which may include (but not necessarily be limited to) stone, metal, and exterior insulation finish system, may be used to provide architectural detail and fenestration to the building façade. Photographs of Buildings B and C shall be provided to the Director of DPWES prior to site plan approval so that the Director may determine whether Building A is architecturally compatible and similar in character with Buildings B and C. The architecture of Buildings D and E shall be in substantial conformance with the elevations shown on Sheets 5 and 6 of the GDP and shall include materials and features to provide a residential character to the building's appearance. Specifically, Buildings D and E shall incorporate residential materials, which may include (but not necessarily be limited to) brick, and/or stone veneer and/or siding (wood, vinyl and/or hardi-board) in the façade of the building and shall incorporate residential architectural features such as a hip, sloped or gable roof design with architectural singles. The existing and proposed parking garage façades facing Williams Drive and Pennell Street have been designed to be compatible with the existing buildings through architectural design, material and/or placement of ornamental vines. The Applicant will incorporate sustainable design elements in the final design of the rooftop of Building A such that the rooftop design meets the standard set forth in Credit 7.2 of the U.S. Green Building Council's Leadership in Energy and Environmental Design Green Building Rating System Version 2.1. The Applicant shall provide a confirmation from a qualified design professional at the time of building permit application for Building A to demonstrate that such sustainable design elements have been incorporated in the building plans.

15. Building Location. The location of proposed Building A shall be a minimum of nine feet and shall maintain a minimum average distance of 14 feet from the common side property line with Lot 104B, said average to be based on measurements made at approximate 10 foot intervals along the building. Within said area, and within the area between the proposed parking garage and the common side property line as represented on the GDP, the Applicant shall provide landscaping to serve as screening between the properties to include shrubs, trees where possible, and possibly an ornamental vine on the parking garage structure all as may be approved by the Urban Forestry Division. In addition, the Applicant shall erect a solid construction fence along the common property line during construction of Building A and its associated garage.

16. No Drive Through. No drive through commercial facilities shall be located on the site.

17. Streetscape. Concurrent with development of Building A, the Applicant shall construct streetscape improvements along the Arlington Boulevard (Route 50) frontage of the Application Property as shown on the GDP. The Applicant shall construct streetscape improvements to Pennell Street as shown on the GDP concurrent with the construction of Buildings D and E. Benches shall be provided within the streetscape as indicated on the GDP.

18. Parking Lot Lighting. Parking lot lighting for the surface parking lot located in the area of the Application Property located south of Pennell Street as shown on the GDP shall be designed and located in accordance with the glare standards as set forth in Part 9 of Article 14 of the Zoning Ordinance. All new exterior pole mounted lighting fixtures shall be a maximum height of 12 feet, with fixtures directed away from the Pine Ridge Community to the south. The Applicant shall retrofit those existing exterior lighting fixtures that are visible from the Pine Ridge residential community to current Zoning Ordinance standards to reduce glare directed toward the Pine Ridge Community to the south while maintaining reasonable and adequate security lighting on the Application Property.

19. Stormwater Management. Stormwater management/detention ("SWM") and best management practices ("BMPs") shall be designed and constructed in accordance with Public Facility Manual ("PFM") requirements as determined by DPWES. Subject to DPWES approval, the Applicant shall provide for SWM (i.e. two- and ten-year detention) for the development through diversion of runoff into the Regional Pond "B" located to the east of the Application Property. Additional flood storage may be provided in either Regional Pond "B" or its companion facility, Pond "A," to accommodate the increased runoff from the subject site. The Applicant shall (a) obtain written permission to use off-site facilities for detention; (b) demonstrate that off-site stormwater management facilities are designed to accommodate the Application Property (or relevant portion thereof); and (c) demonstrate that stormwater will be adequately conveyed to the off-site facilities. The ultimate design of the off-site facilities (future retrofit of Regional Pond "B" and Pond "A") will be prepared in accordance with current County design criteria and will provide enhanced – extended detention beyond that which is provided by the existing Ponds which currently are not designed to provide water quality treatment. In addition, the design of the ultimate off-site facilities will provide BMP's for the contributing watershed, including the area of the Application Property. Such design objectives will exceed the stormwater management and BMP performance requirements prescribed under existing Fairfax County Ordinances and the Public Facilities

Manual for the Application Property. In the event that the Applicant does not receive approval and/or permission to use the off-site pond(s), a Proffered Condition Amendment shall be required to amend this proffer and the GDP to address stormwater management. The BMP requirements for the development may be accommodated in a combination of measures which may include conservation easements, sand filtration, stormwater inlet filtration and/or a modified design of the off-site regional pond(s) referenced above as may be approved by DPWES.

20. Density Credit. Density credit shall be reserved for the Application Property as permitted by the provisions of Par. 4 of Sect. 2-308 of the Fairfax County Zoning Ordinance for all dedications described herein and/or on the GDP or as may reasonably be required by Fairfax County or VDOT at the time of site plan approval.

21. Landscaping. Landscaping shall be provided in accordance with the Landscape Plan on Sheets 7 and 8 of the GDP. Landscaping shall include an ornamental vine planted to cover the south face of the existing parking garage on Pennell Street. The Applicant shall maintain all landscaping. All new deciduous trees provided as a part of the streetscape shall be a minimum of 3.0 inches in caliper at the time of planting; new evergreen trees shall be a minimum of six (6) to eight (8) feet in height at the time of planting. The landscape strips along the streetscape for Route 50 and south of Pennell Street shall contain ground cover, understory plantings, ornamental shrubs and/or grass and flowering plants within the landscaped strip, subject to the review and approval of the Urban Forester. The secondary landscape strip shall include shade and/or flowering trees, ornamental shrubs, ground cover, flowering plants and/or grasses, subject to the review and approval of the Urban Forester. Native trees that are conducive to air quality enhancement shall be used within the landscaping strips as determined appropriate by the Urban Forestry Division.

22. Transportation Improvements. Prior to issuance of the first Non-RUP for Building A the following improvements shall be substantially completed (i.e. open and available for use by the public but not necessarily accepted by VDOT for maintenance purposes) by the Applicant subject to DPWES and VDOT approval:
 - A. Construct a right-turn lane deceleration lane within existing right-of-way onto Williams Drive from eastbound Route 50;
 - B. Construct two outbound and one inbound lanes at the Building A entrance to

- the Application Property from Route 50 to provide for an exclusive left-turn lane and a shared through-right lane out;
- C. Restripe the southbound Javier Road and Williams Drive approaches to provide for an exclusive southbound left-turn lane and a shared through-right turn lane at such approaches;
 - D. Modify existing signal phasing to eliminate split side street approaches at Javier Road and Williams Drive;
 - E. Construct additional lanes on Williams Drive to provide for a left-turn lane, a through-lane and a right turn lane at the northbound Williams Drive approach at Route 50;
 - F. Install a crosswalk and pedestrian activated signal at the west side of Williams Drive, crossing Route 50.

Such improvements shall be accepted into the state system prior to final bond release for Building A.

Transportation improvements 21.A and 21.E are existing proffered obligations pursuant to RZ 87-P-038. If the Applicant and the owner of the property subject to RZ 87-P-038 (the "Adjacent Property") come to an agreement whereby the owner of the Adjacent Property agrees to pay its pro rata share of the cost of such improvements (and other related costs necessitated by the installation of such improvements) at such time as the owner of the Adjacent Property proceeds with development pursuant to RZ 87-P-038, as it may be amended from time to time, then the Applicant may submit such agreement and a plan to DPWES for DPWES to administer a pro rata contribution program through which the Adjacent Owner may reimburse the Applicant for such pro rata share. In no event shall the County be liable to the Applicant for any portion of the cost of such improvements or in any way related to the administration of such pro rata contribution program.

- 23. Off-Site Park Contribution. Prior to issuance of the first building permit for Building A, the Applicant shall contribute a total of \$36,336.00 to the Fairfax County Park Authority for park improvements and/or for improvements to access to park(s) in the Pine Ridge area as determined in consultation with the Pine Ridge Civic Association.
- 24. Off-site Community Contribution. Prior to issuance of the first building permit for either Building D or E, the Applicant shall contribute a total of \$11,317.00 to the Pine Ridge Civic Association for community improvements.

25. Program Hours – Building D and E. Regularly scheduled program hours for activities conducted in Buildings D and E shall begin no earlier than 8:00 a.m. and end no later than 10:00 p.m. Monday through Friday; begin no earlier than 9:00 a.m. and end no later than 5:00 p.m. on Saturday; and begin no earlier than 9:00 a.m. and end no later than 1:00 p.m. on Sunday. These regularly scheduled program hours shall not apply to infrequent, scheduled special events that may be held up to twelve (12) times a calendar year which events may begin no earlier than 9:00 a.m. and end no later than 10 p.m. on Saturdays and begin no earlier than 9:00 a.m. and end no later than 5:00 p.m. on Sundays.

26. Garage Access. There shall be vehicular access to the proposed eight floor parking garage for Building A from the existing three level parking garage. An access easement shall be provided.

27. Construction Hours. All construction activity related to Buildings D and E shall be limited to between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday. Saturday construction hours shall be limited to between the hours of 9:00 a.m. and 6:00 p.m. Sunday construction hours shall be limited to interior construction only between the hours of 10:00 a.m. and 6:00 p.m. The hours of construction shall be posted at the construction site.

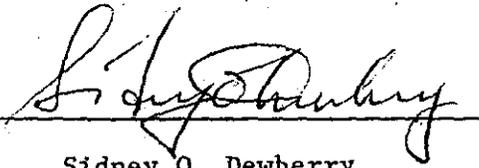
28. Trash Collection Hours. Regularly scheduled trash collection for the Application Property shall occur Monday through Friday and begin no earlier than 7:00 a.m.

29. Successors and Assigns. These proffers shall bind and inure to the benefit of the Applicant and its successors and assigns.

30. 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 one and the same instrument.

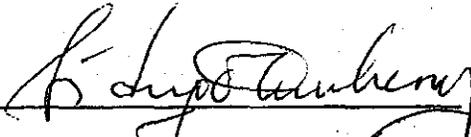
[SIGNATURES PAGES TO FOLLOW]

ARLINGTON BOULEVARD CONSOLIDATION LLC
APPLICANT/OWNER OF TAX MAP 49-3 ((9)) 3/
CONTRACT PURCHASER OF TAX MAP 49-3 ((9)) 4

By: 
Name: Sidney O. Dewberry
Its: Manager

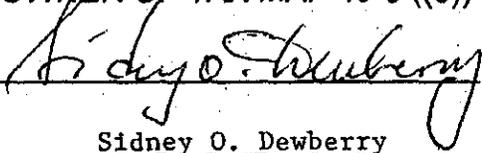
[SIGNATURES PAGES TO FOLLOW]

DEWBERRY III LIMITED PARTNERSHIP
TITLE OWNER OF TAX MAP 49-3 ((9)) 11A

By: 
Name: Sidney D. Dewberry
Its: General Partner

[SIGNATURES PAGES TO FOLLOW]

DEWBERRY IV LIMITED PARTNERSHIP
TITLE OWNER OF TAX MAP 49-3 ((9)) 7A

By: 

Name: Sidney O. Dewberry

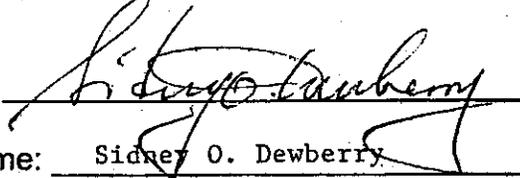
Its: General Partner

[SIGNATURES PAGES TO FOLLOW]

DEWBERRY V LLLP
TITLE OWNER OF TAX MAP 49-3 ((9)) 2A, 2, 1B

By:

Name:


Sidney O. Dewberry

Its:

General Partner

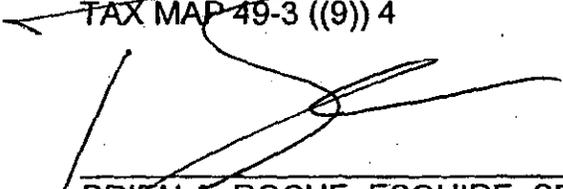
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NORTHERN VIRGINIA ASSOCIATION OF REALTORS, INC.
TITLE OWNER OF TAX MAP 49-3 ((9)) 135

By: Christine M. Todd
Name: Christine M. Todd
Its: CEO

[SIGNATURES PAGES TO FOLLOW]

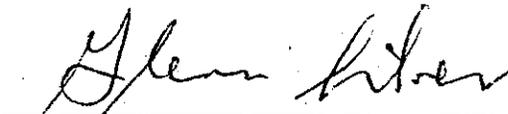
BRIEN A. ROCHE, ESQUIRE, SPECIAL
COMMISSIONER OF SALE, AUTHORIZED BY
DECREE OF FAIRFAX COUNTY CIRCUIT COURT TO
EXECUTE PROFFERS ON BEHALF OF OWNERS OF
TAX MAP 49-3 ((9)) 4



BRIEN A. ROCHE, ESQUIRE, SPECIAL
COMMISSIONER OF SALE

[SIGNATURES PAGES TO FOLLOW]

GLENN H. SILVER, ESQUIRE, SPECIAL
COMMISSIONER OF SALE, AUTHORIZED BY
DECREE OF FAIRFAX COUNTY CIRCUIT COURT TO
EXECUTE PROFFERS ON BEHALF OF OWNERS OF
TAX MAP 49-3 ((9)) 4

A handwritten signature in cursive script, appearing to read "Glenn Silver", written over a horizontal line.

GLENN H. SILVER, ESQUIRE, SPECIAL
COMMISSIONER OF SALE

[SIGNATURES END]



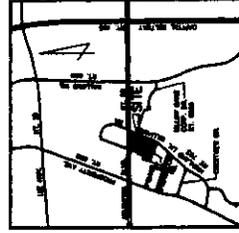
December 29, 2003
Rev. Feb. 28, 2004
Rev. March 3, 2004
Rev. April 6, 2004*

M-10486

Arlington Boulevard Consolidation

Providence District Fairfax County, Virginia

Generalized Development Plan/Special Exception Plat



Applicant:
Arlington Boulevard Consolidation LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

Arlington Boulevard Consolidation
Generalized Development Plan/Special Exception Plat
RZ 2004-PP-003
SE 2004-PP-007

December 29, 2003
Rev. February 28, 2004
Rev. March 3, 2004
Rev. April 6, 2004*

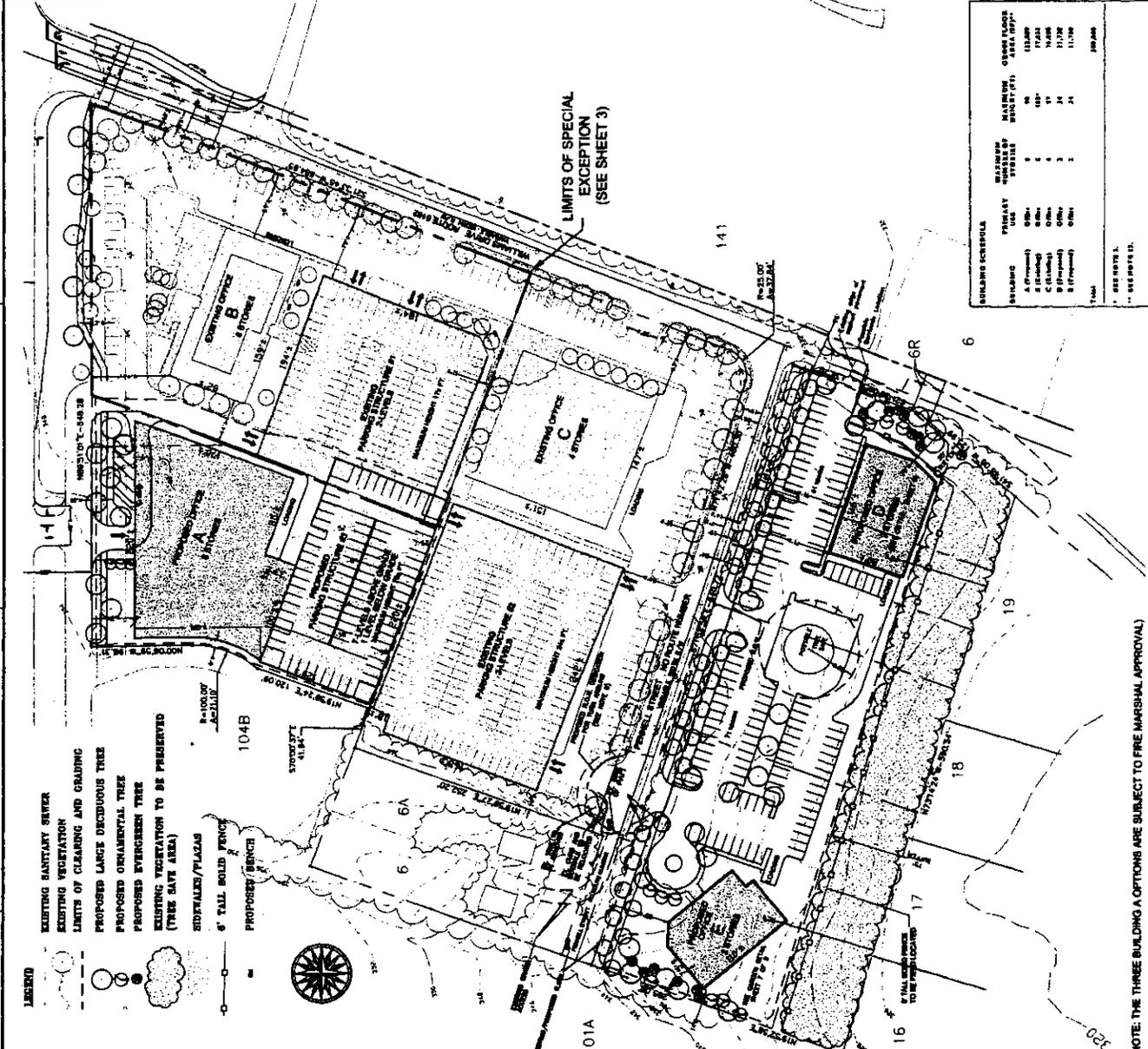
- Sheet Index**
1. COVER SHEET
 2. GENERAL DEVELOPMENT PLAN
 3. MOTION AND LANDSCAPE ARCHITECTURAL EXPOSITION PLAT
 4. CROSS SECTIONS AND SITE DETAILS
 5. ELEVATIONS AND PERSPECTIVES
 6. LANDSCAPE ARCHITECTURE
 7. LANDSCAPE PLANTINGS AND ELEVATIONS
 8. LANDSCAPE DETAILS
 9. WILLIAMS DRIVE IMPROVEMENTS



| No. | Date | By | Description |
|-----|----------|-----|-------------|
| 1 | 02.28.14 | JAC | Preparation |
| 2 | 03.04.14 | JAC | Revisions |
| 3 | 03.04.14 | JAC | Revisions |
| 4 | 03.24.14 | JAC | Revisions |

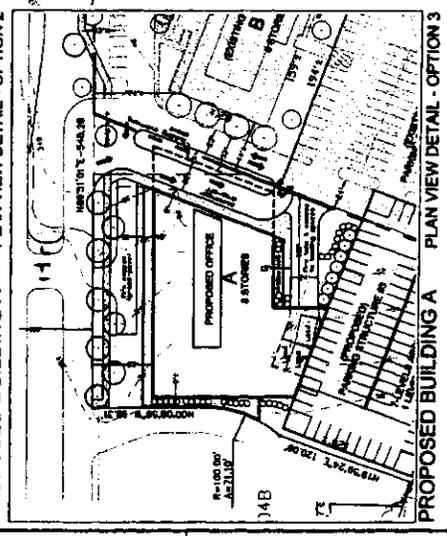
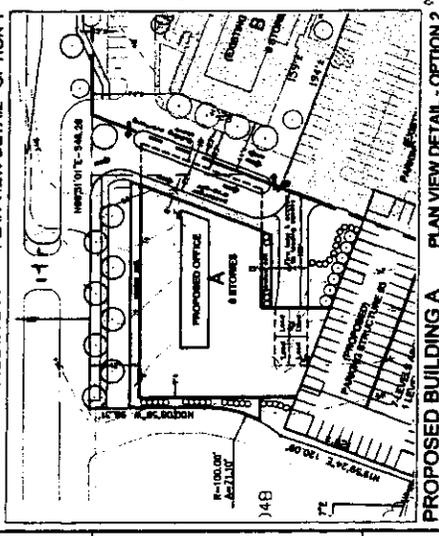
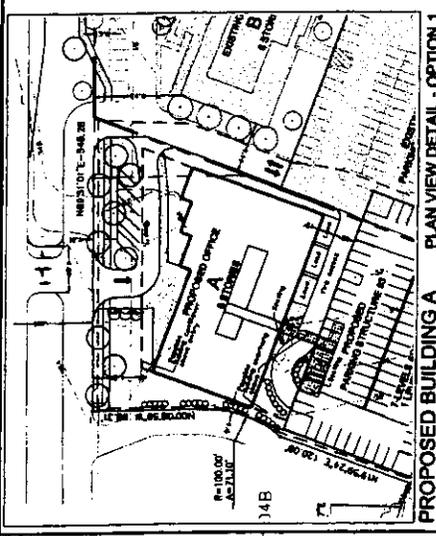
DESIGNED BY: JAC
 PREPARED BY: PWT
 CHECKED BY: JAC
 DATE: Nov. 29, 2013

PROJECT NO.: M-10486
 SHEET NO.: 2 OF 6
 GENERALIZED DEVELOPMENT PLAN
 RZ 2004-PR-003
 BE 2004-PR-007



| STRUCTURE CATEGORY | PRIMARY USE | RELATIVE NUMBER OF STORIES | MAXIMUM HEIGHT SUBJECT TO AREA OFFICER'S DISCRETION | GROUND FLOOR AREA (SQ. FT.) |
|--------------------|----------------|----------------------------|---|-----------------------------|
| BUILDING | A (Commercial) | 4 | 40 | 12,000 |
| | B (Retail) | 2 | 20 | 14,000 |
| | C (Industrial) | 2 | 24 | 11,700 |
| | D (Proposed) | 2 | 24 | 11,700 |
| TOTAL | | | | 49,400 |

* SEE PAGE 3.
 ** SEE PAGE 13.



(NOTE: THE THREE BUILDING A OPTIONS ARE SUBJECT TO FIRE MARSHAL APPROVAL)



NOT TO SCALE

| No. | DATE | BY | DESCRIPTION |
|-----|----------|-----|-------------|
| 1 | 02/20/11 | JAC | PRELIMINARY |
| 2 | 03/01/11 | JAC | REVISED |
| 3 | 04/05/11 | JAC | REVISED |

DESIGNED BY: JAC
 CHECKED BY: JAC
 DATE: 04/05/11
 TITLE: ELEVATIONS

ELEVATIONS

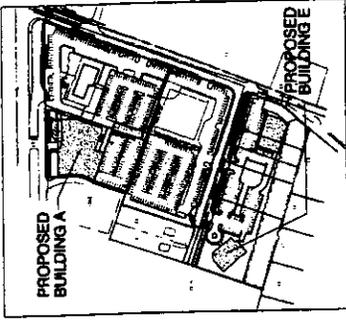
PROJECT NO: M-10486



PROPOSED BUILDING E - FRONT

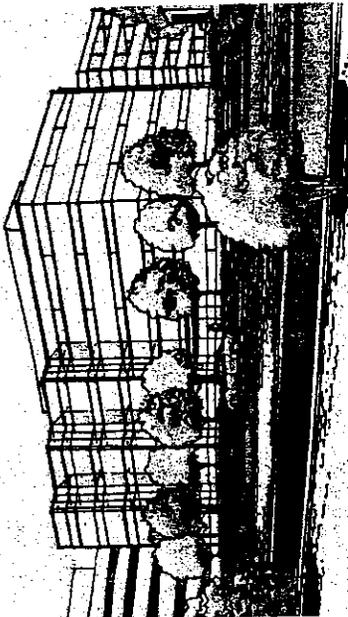


PROPOSED BUILDING E - REAR

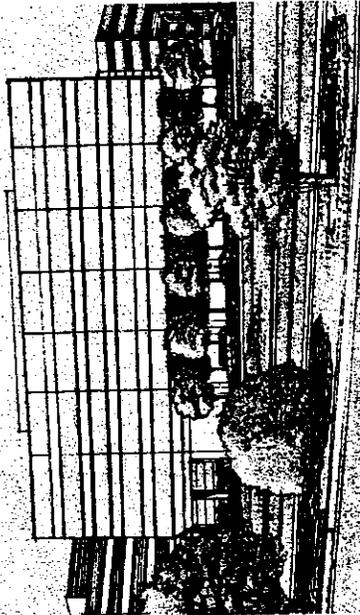


KEY MAP
 SCALE: 1" = 200'

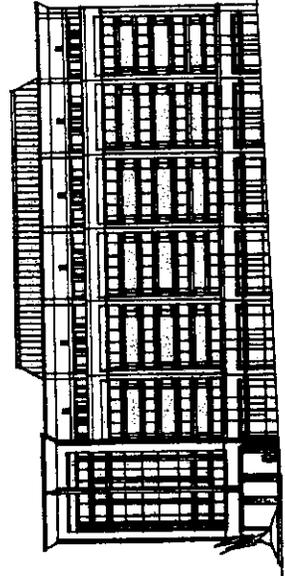
NOTE:
 THE BUILDING ELEVATIONS AND SKETCHES
 PRESENTED ON THIS SHEET ARE PRELIMINARY
 AND SUBJECT TO REFINEMENT AND MINOR
 MODIFICATION WITH FURTHER ARCHITECTURAL
 AND ENGINEERING DESIGN. THEY ARE
 PRESENTED TO ILLUSTRATE THE GENERAL
 ARCHITECTURAL THEME OF THE PROPOSED
 BUILDINGS.



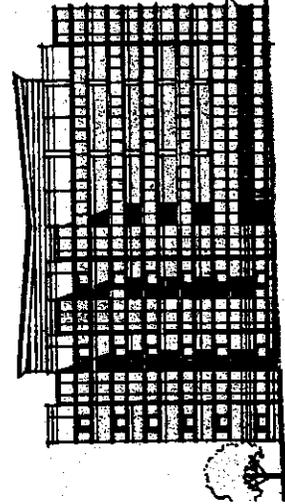
PROPOSED BUILDING A - Option 1



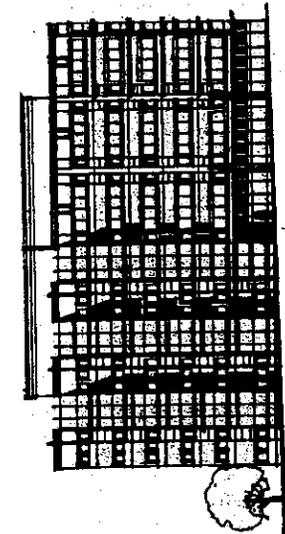
PROPOSED BUILDING A - Option 2 or 3



ALTERNATIVE 3



ALTERNATIVE 2



ALTERNATIVE 1

POSSIBLE ALTERNATIVE FRONT ELEVATIONS
 FOR PROPOSED BUILDING A

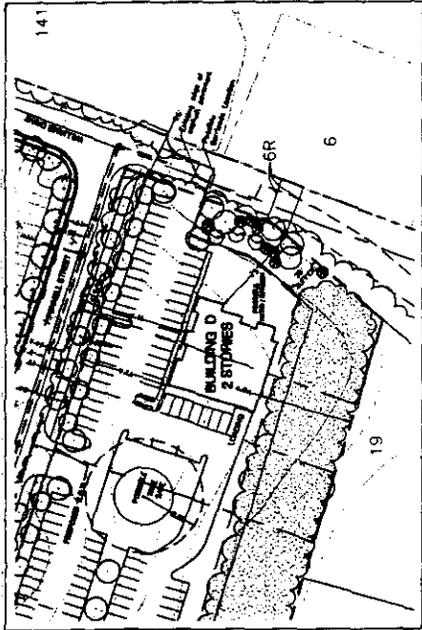


NOT TO SCALE

| NO. | DATE | BY | DESCRIPTION |
|-----|------|-----|-------------|
| 1 | ... | ... | ... |
| 2 | ... | ... | ... |
| 3 | ... | ... | ... |
| 4 | ... | ... | ... |

DESIGNED BY: ...
 DRAWN BY: ...
 CHECKED BY: ...
 DATE: ...
 TITLE: ...

BUILDING D ELEVATIONS
 PROJECT NO. M-10486



BUILDING D



BUILDING D FRONT ELEVATION



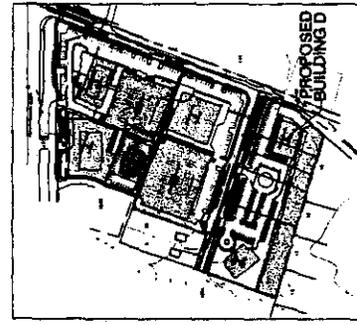
BUILDING D REAR ELEVATION



BUILDING D WEST ELEVATION



BUILDING D EAST ELEVATION



KEY MAP
 SCALE: 1" = 200'

NOTE:
 THE BUILDING ELEVATIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO REFINEMENT AND MINOR MODIFICATION WITH FURTHER ARCHITECTURAL AND ENGINEERING DESIGN. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL ARCHITECTURAL THEME OF THE PROPOSED BUILDING.



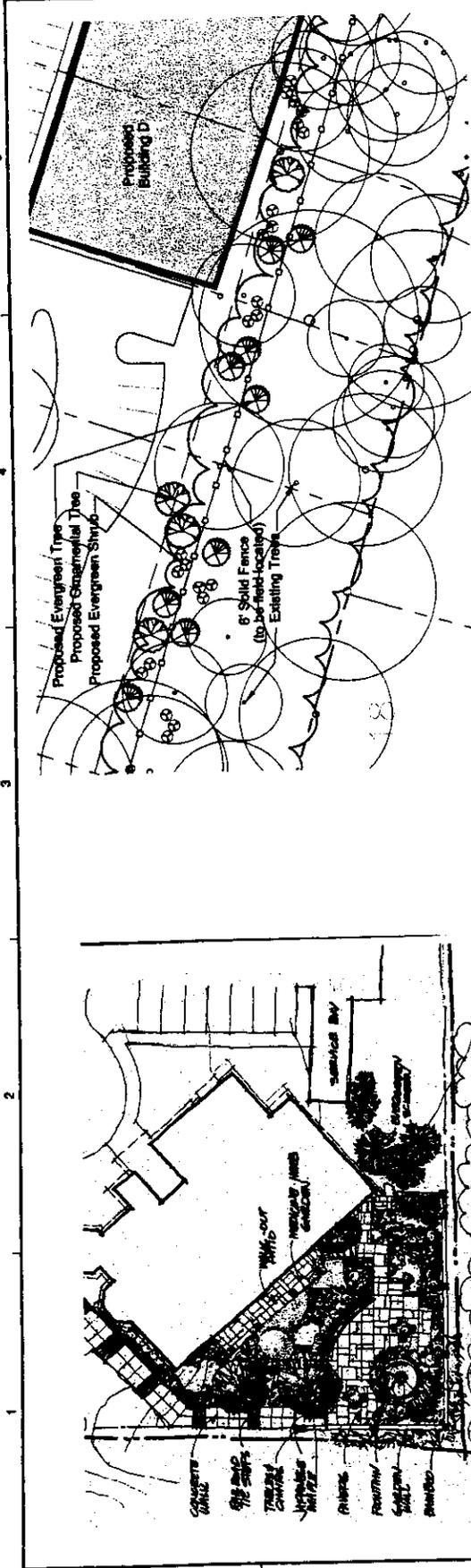
AS NOTED

| NO. | DATE | BY | DESCRIPTION |
|-----|----------|-----|------------------|
| 1 | 10/18/09 | JAC | Issue for Review |
| 2 | 10/20/09 | JAC | Issue for Review |
| 3 | 10/20/09 | JAC | Issue for Review |
| 4 | 10/20/09 | JAC | Issue for Review |
| 5 | 10/20/09 | JAC | Issue for Review |
| 6 | 10/20/09 | JAC | Issue for Review |
| 7 | 10/20/09 | JAC | Issue for Review |
| 8 | 10/20/09 | JAC | Issue for Review |
| 9 | 10/20/09 | JAC | Issue for Review |
| 10 | 10/20/09 | JAC | Issue for Review |

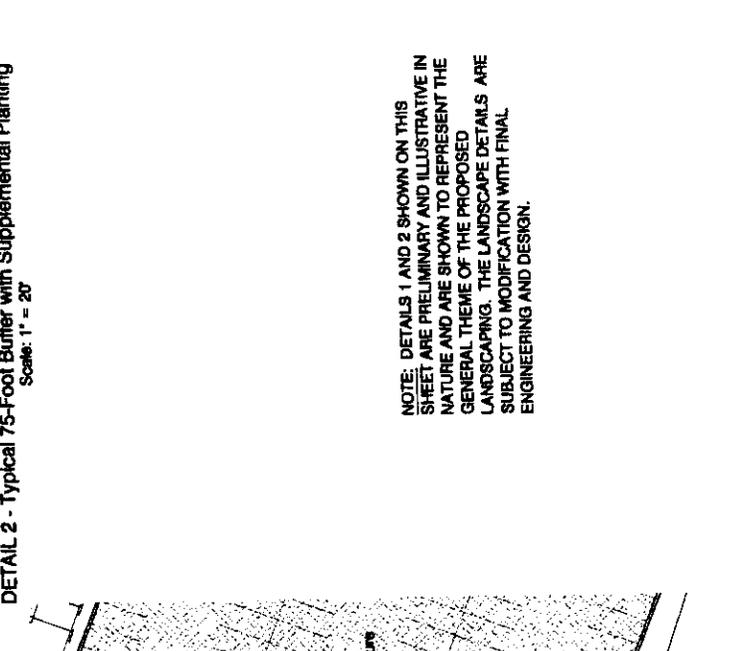
DESIGNED BY: JAC
 CHECKED BY: JAC
 DATE: Oct. 20, 2009
 TITLE: LANDSCAPE DETAIL SHEET

LANDSCAPE
 DETAIL SHEET

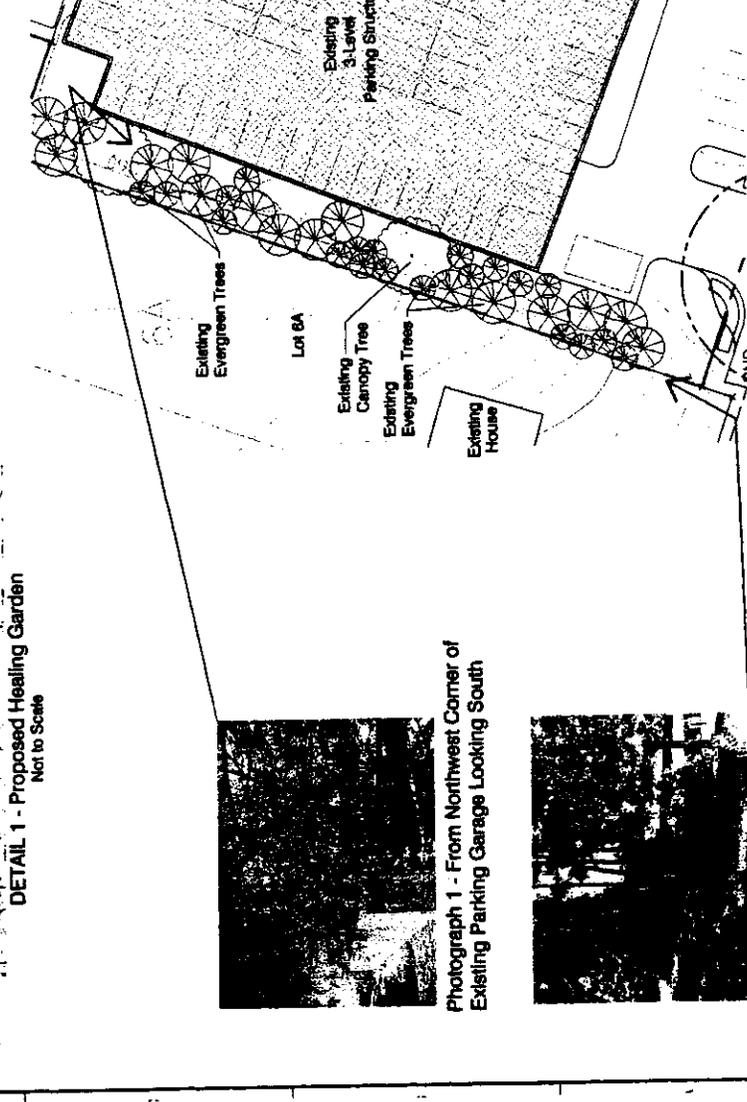
PROJECT NO.: M-10486



DETAIL 1 - Proposed Healing Garden
 Not to Scale



DETAIL 2 - Typical 75-Foot Buffer with Supplemental Planting
 Scale: 1" = 20'



DETAIL 3 - Existing Buffer at Lot 6A Property Boundary
 Scale: 1" = 20'

NOTE: DETAILS 1 AND 2 SHOWN ON THIS SHEET ARE PRELIMINARY AND ILLUSTRATIVE IN NATURE AND ARE SHOWN TO REPRESENT THE GENERAL THEME OF THE PROPOSED LANDSCAPING. THE LANDSCAPE DETAILS ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND DESIGN.



Photograph 1 - From Northwest Corner of Existing Parking Garage Looking South



Photograph 2 - From Pennell Street Looking North



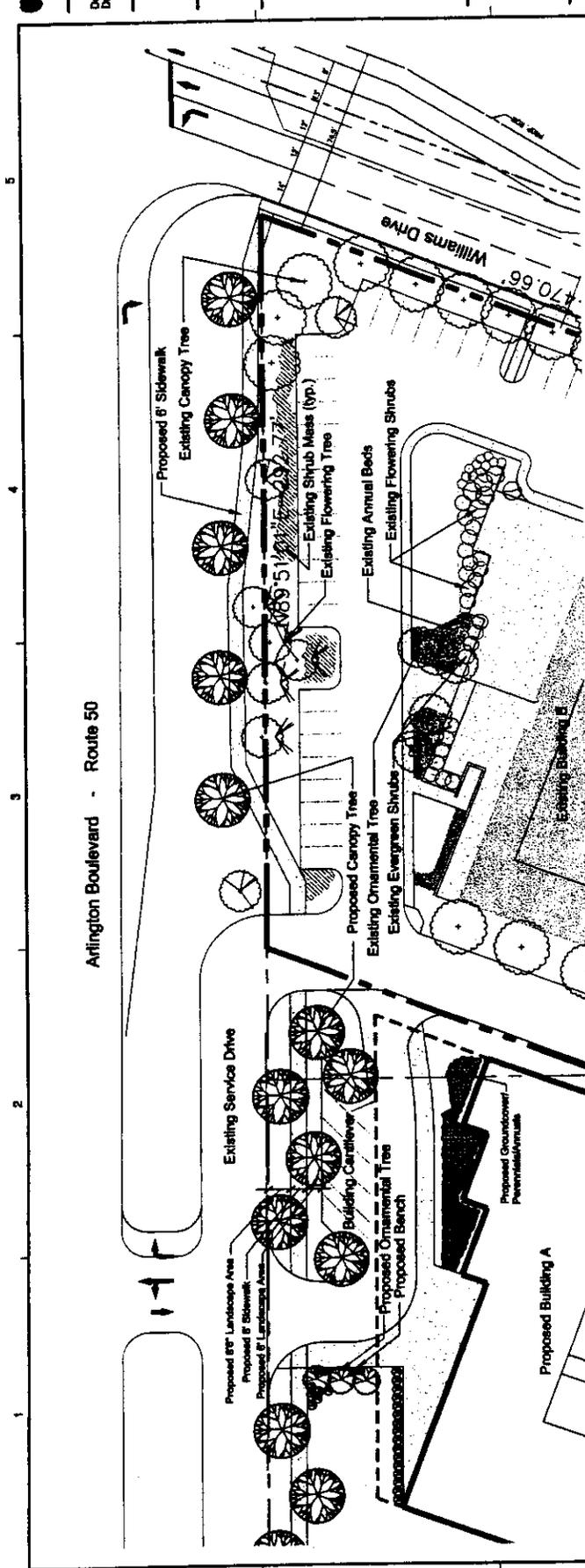
AS NOTED

| NO. | DATE | BY | DESCRIPTION |
|-----|----------|-----|-------------|
| 1 | 02-28-04 | JAC | PRELIMINARY |
| 2 | 04-08-04 | JAC | REVISED |
| 3 | 03-03-04 | JAC | REVISED |
| 4 | 02-28-04 | JAC | REVISED |

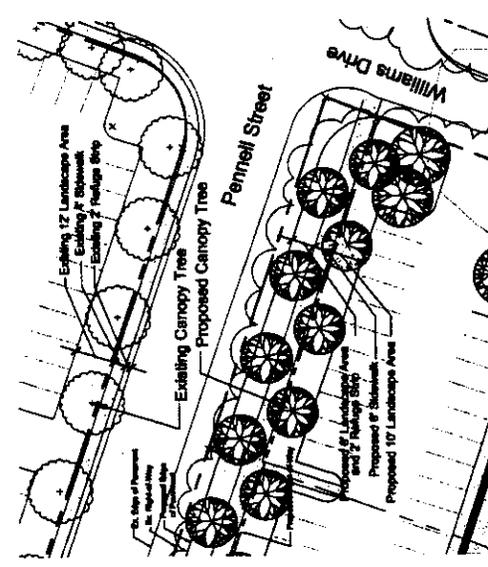
DESIGNED BY: JAC
 CHECKED BY: JAC
 DATE: 02-28-2004
 TITLE: LANDSCAPE DETAIL SHEET

LANDSCAPE DETAIL SHEET

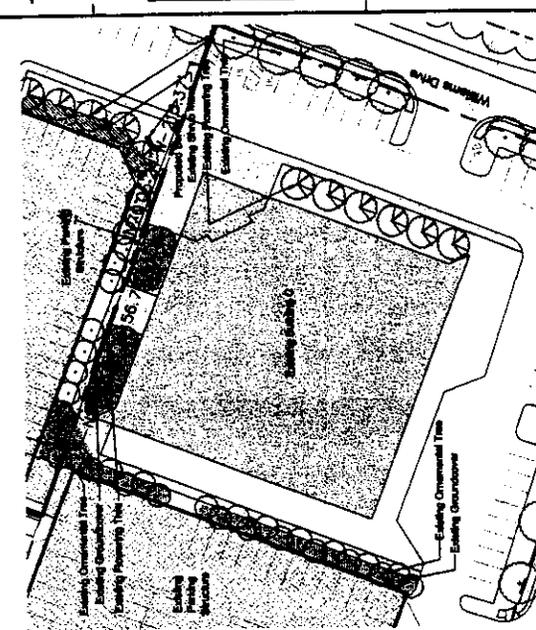
PROJECT NO. 14-048



DETAIL 1
 Arlington Boulevard Streetscape/
 Proposed Foundation Planting for Building A/
 Existing Foundation Planting for Building B
 Scale: 1" = 20'



DETAIL 2
 Pennell Street Streetscape
 Scale: 1" = 20'



DETAIL 3
 Existing Foundation Planting for Building C
 Scale: 1" = 30'

NOTE: DETAILS SHOWN ON THIS SHEET ARE ILLUSTRATIVE IN NATURE AND ARE SHOWN TO REPRESENT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. LANDSCAPE DETAILS ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

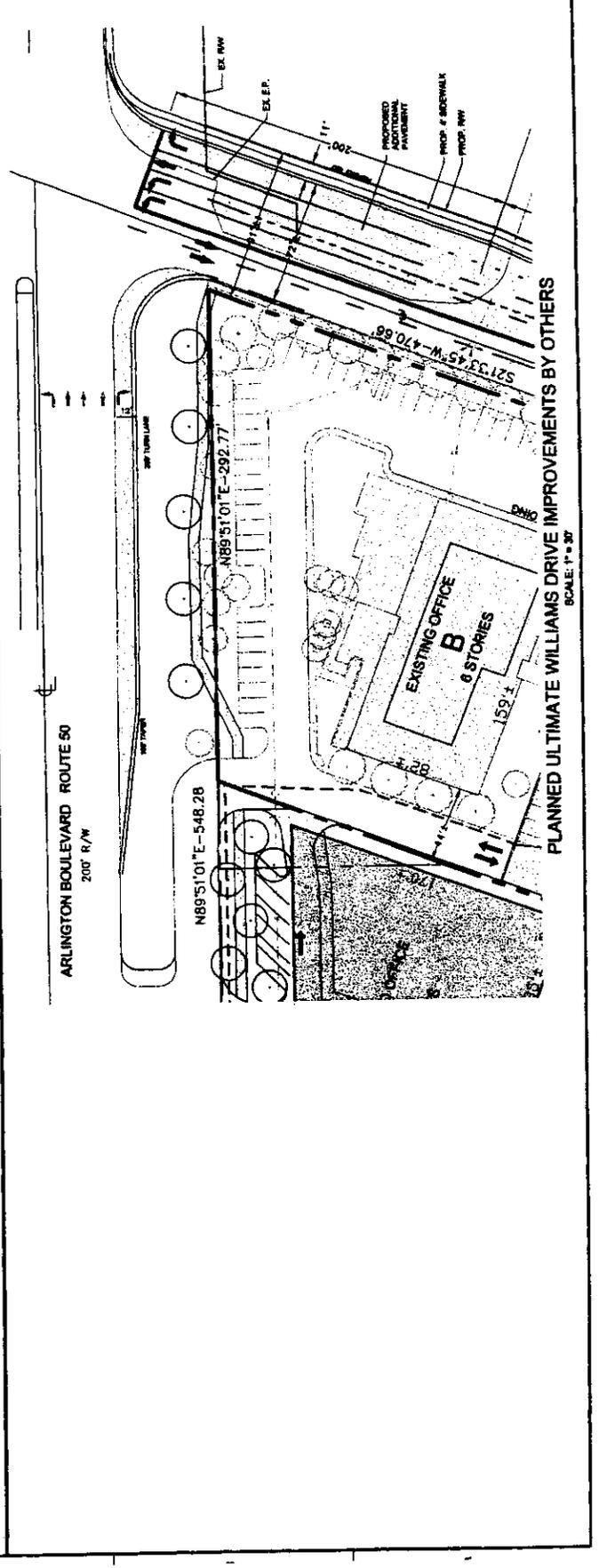
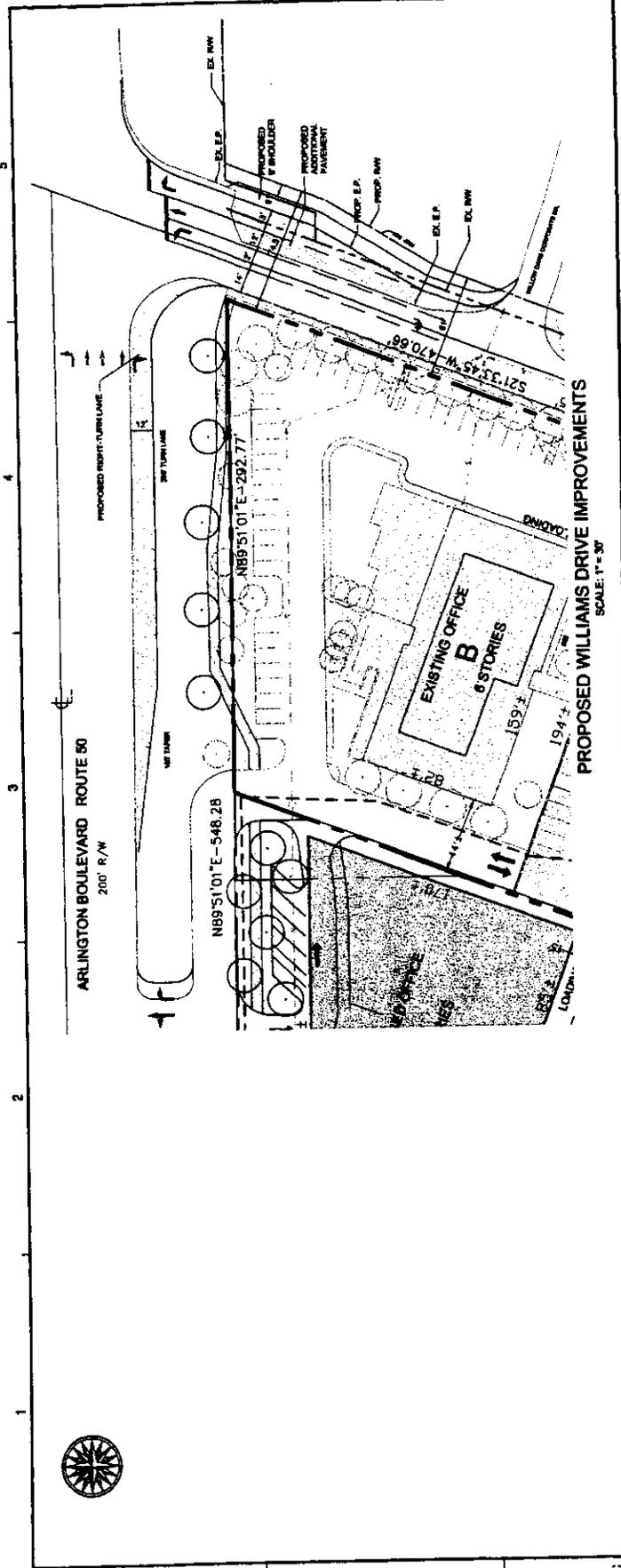


AS NOTED

| NO. | DATE | BY | DESCRIPTION |
|-----|------------|-----|-------------|
| 3 | 04.04.2016 | JAC | |
| 2 | 03.03.2016 | JAC | |
| 1 | 02.28.2016 | JAC | |

DESIGNED BY: JAC
 APPROVED BY: JAC
 CHECKED BY: JAC
 DATE: 02.28.2016
 TITLE: WILLIAMS DRIVE IMPROVEMENTS

PROJECT NO: M-10486





County of Fairfax, Virginia

MEMORANDUM

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

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

FILE: 3-4 (RZ 2004-PR-003)

SUBJECT: Transportation Impact

REFERENCE: PCA 2004-PR-003, Arlington Boulevard Consolidation, LLC
Traffic Zone: 1522
Land Identification Map: 49-3 ((01)) 135; 49-3 ((09)) 11A (pt)

DATE: March 24, 2008

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plans dated January 9, 2008 and a submitted traffic impact study dated February 20, 2008.

The referenced application is a request for a proffered condition amendment to allow the approved building on the subject property to be constructed up to the western property line and an amendment to the general development plan/ special exception.

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

- Per the VDOT traffic warrants the applicant should construct a right-turn lane on Route 50 at the site access.
- The right turn storage bay lengths should be maximized for the eastbound right turn lanes on Route 50 at Williams Drive and at the site access (Javier Road).
- The applicant should construct the proposed site access option # 6 per VDOT's approval.
- The proposed site access to Route 50 should retain two-way vehicle access to the service drive to the west.
- The applicant should revise their bus shelter proffer to provide a bus shelter (with pad) along the Arlington Boulevard frontage with the exact location to be determined by FCDOT. Also, to be constructed shall be additional concrete between sidewalk and curb (aka utility strip) for an approximate length of 50-ft. for the general purpose of providing secure footing for the pedestrians that board/ disembark the bus. The applicant should be responsible for the general maintenance, including the disposing of trash in and around the receptacle.
- The applicant should provide a 5-ft wide sidewalk from the site to the proposed bus shelter.

cc: AKR;ak :wRZ/PCA2004pr003

cc: Michele Brickner, Director, DPW & ES

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



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 | | |