APPLICATIONS ACCEPTED: November 1, 2007
PLANNING COMMISSION: May 28, 2008
BOARD OF SUPERVISORS: June 2, 2008

County of Fairfax, Virginia

May 15, 2008

STAFF REPORT

CRD

RZ/FDP 2007-MA-017 and SE 2007-MA-032

MASON DISTRICT

APPLICANT:	Amerikor Properties, LLC
EXISTING ZONING:	C-6, CRD, SC, HC
PROPOSED ZONING:	PDC, CRD, SC, HC
PARCEL(S):	71-1 ((20)) 2
ACREAGE:	3.44 acres
FAR:	2.04 *including bonus density for the provision of affordable housing*
OPEN SPACE:	20%
PLAN MAP:	Retail and other with option for Mixed-use development @ 2.0
PROPOSAL:	Rezone property for the development of a mixed-use building including residential, office, and retail and other related uses Special Exception to allow fast food uses in building with residential uses within a PDC District Modification of PFM Standard 12-0702.1B2 to permit a reduction of the minimum planting width requirement

Tracy strunk

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

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2007-MA-017, subject to proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2007-MA-017, subject to conditions consistent with those contained in Appendix 2.

Staff recommends approval of SE 2007-MA-032, subject to conditions consistent with those contained in Appendix 3.

Staff recommends approval of a modification of the peripheral parking lot landscaping, in favor of that shown on the CDP/FDP/SE Plat

Staff recommends approval of a modification of PFM Standard 12-0702.1B2 to permit a reduction of the minimum planting width requirement

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

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).

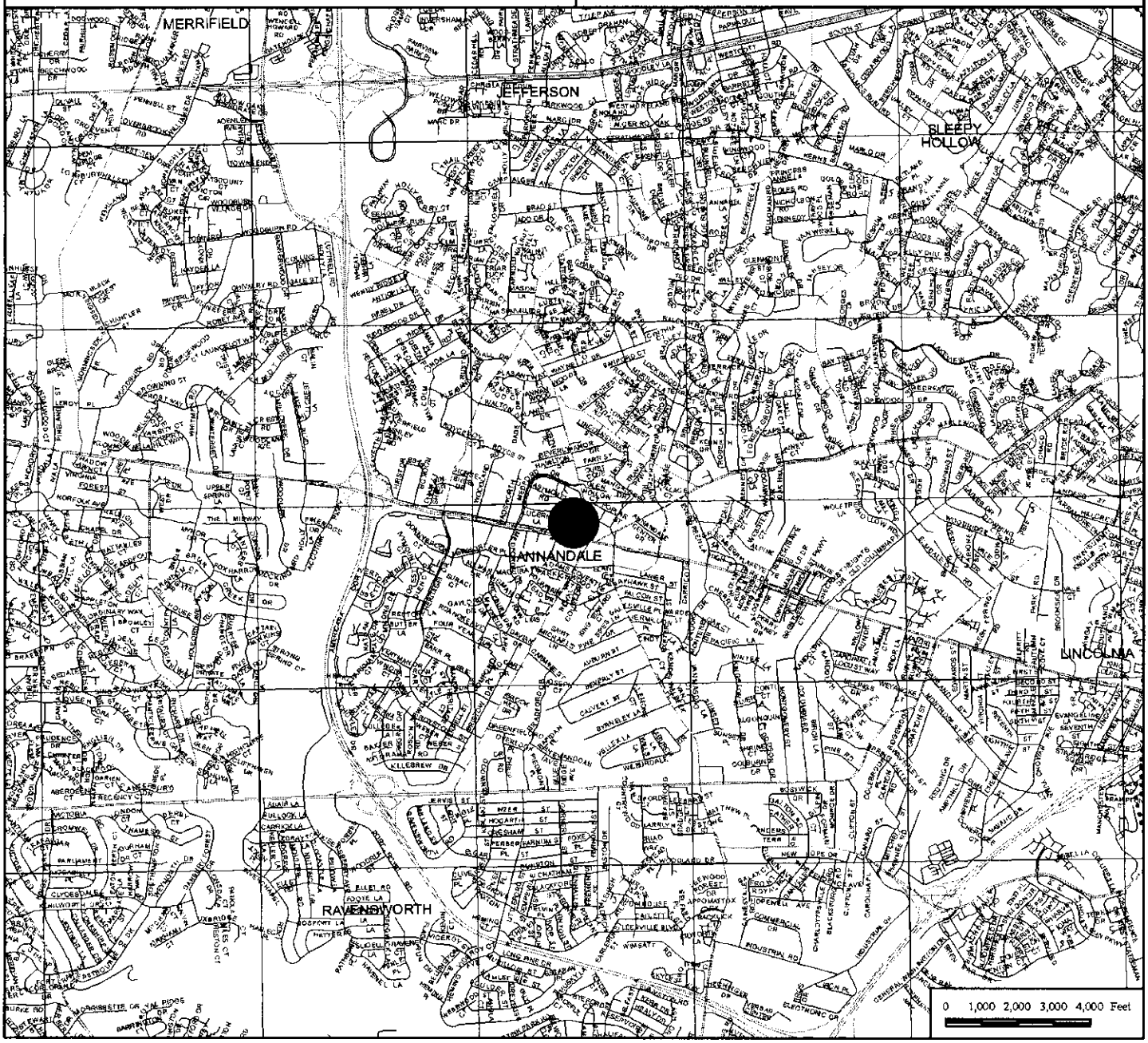
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application
RZ 2007-MA-017

Applicant:	AMERIKOR PROPERTIES, LLC
Accepted:	11/01/2007
Proposed:	MIXED USE
Area:	3.44 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:	
Located:	EAST SIDE OF MARKHAM STREET AND NORTH OF LITTLE RIVER TURNPIKE
Zoning:	FROM C- 6 TO PDC
Overlay Dist:	CRD SC HC
Map Ref Num:	071-1- /20/ /0002

Final Development Plan
FDP 2007-MA-017

Applicant:	AMERIKOR PROPERTIES, LLC
Accepted:	11/01/2007
Proposed:	MIXED USE
Area:	3.44 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:	
Located:	EAST SIDE OF MARKHAM STREET AND NORTH OF LITTLE RIVER TURNPIKE
Zoning:	PDC
Overlay Dist:	SC CRD HC
Map Ref Num:	071-1- /20/ /0002



Rezoning Application
RZ 2007-MA-017

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Accepted:	11/01/2007
Proposed:	MIXED USE
Area:	3.44 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:	
Located:	EAST SIDE OF MARKHAM STREET AND NORTH OF LITTLE RIVER TURNPIKE
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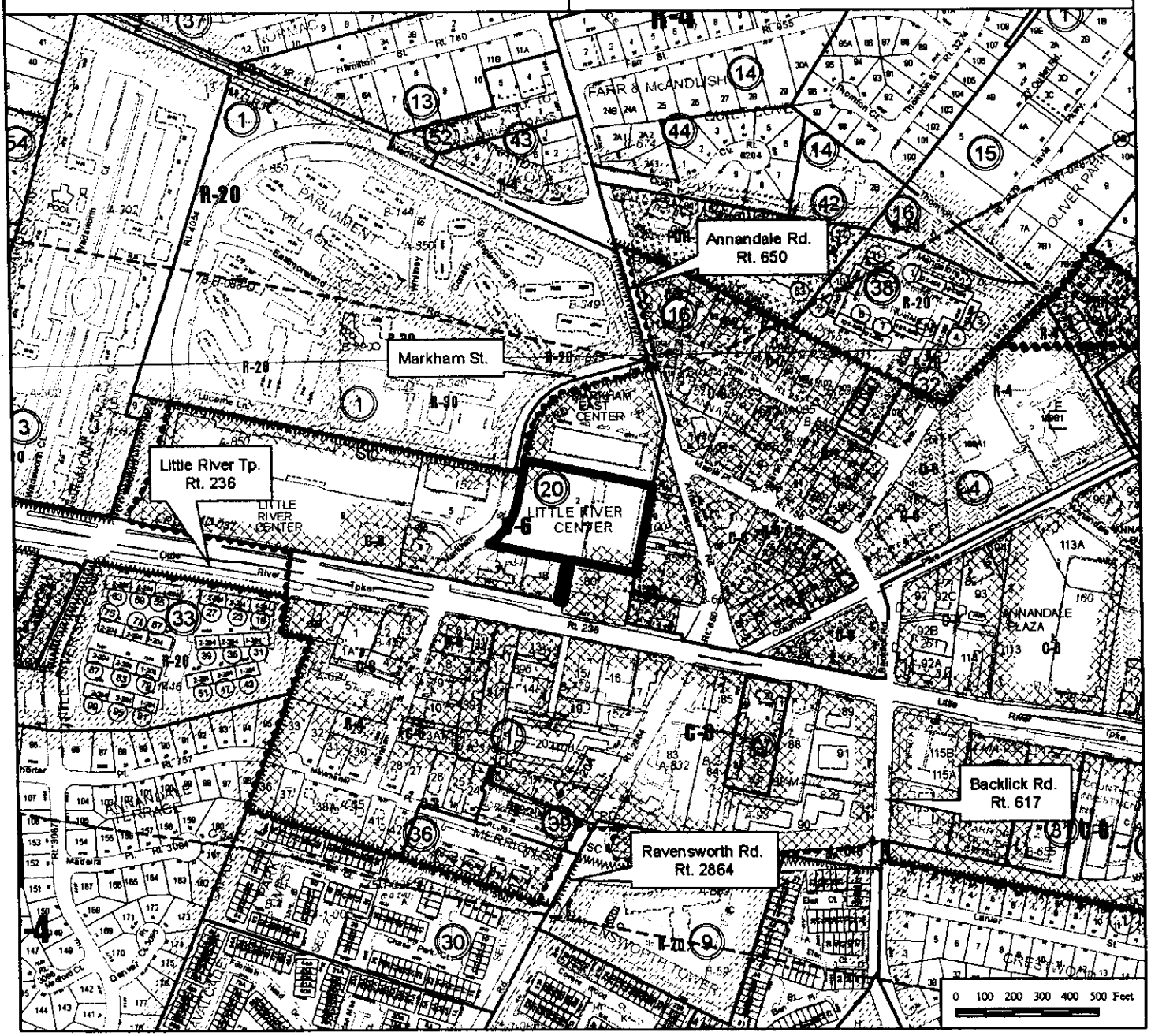
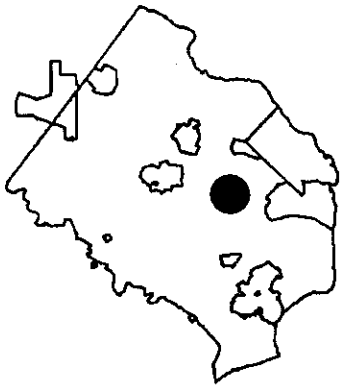
Zoning:	PDC
Overlay Dist:	SC CRD HC
Map Ref Num:	071-1- /20/ /0002

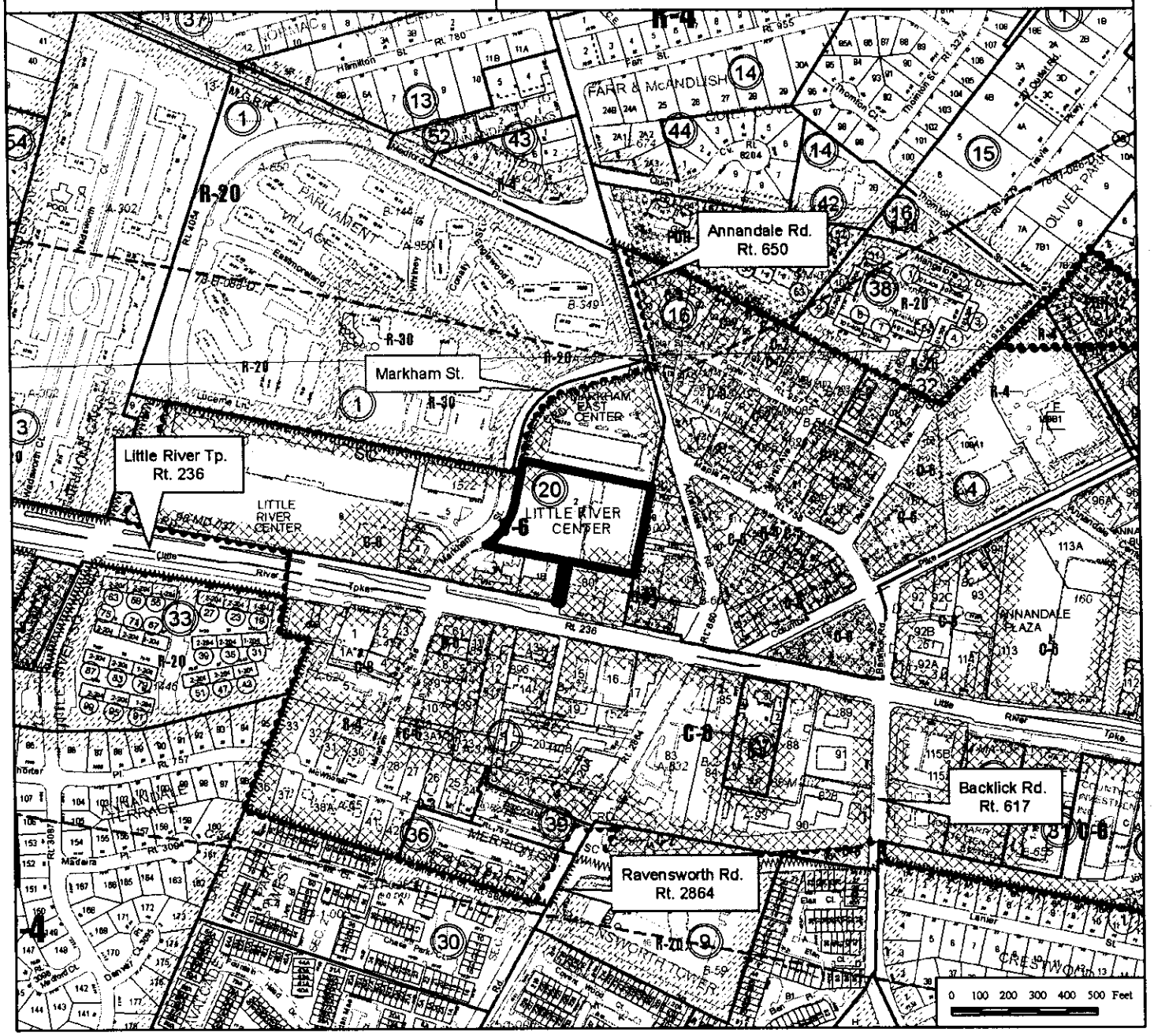


Special Exception

SE 2007-MA-032



Applicant:	AMERIKOR PROPERTIES, LLC
Accepted:	11/01/2007
Proposed:	FAST FOOD RESTAURANT
Area:	3.44 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:	07-0607
Art 9 Group and Use:	6-07
Located:	4245 MARKHAM STREET
Zoning:	C- 6
Plan Area:	1,
Overlay Dist:	CRD SC HC
Map Ref Num:	071-1- /20/ /0002



MARKHAM PLAZA

MASON DISTRICT - FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL/FINAL DEVELOPMENT PLAN & SPECIAL EXCEPTION PLAT

SE 2007-MA-032 RZ 2007-MA-017

NOTES:

1. OWNER:
   FAIRFAX INVESTORS LIMITED PARTNERSHIP, LLP
   7867 HERITAGE DRIVE, SUITE 300
   ANNANDALE, VA 22003

   APPLICANT:
   AMERIKOR PROPERTIES, LLC
   51 MONROE STREET, SUITE 205
   ROCKVILLE, MD 20850

2. THE PROPERTY SHOWN ON THIS PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 07-1-20-002 TOTALING 150,000 SF OR 3.4436 AC.

3. THE SITE IS CURRENTLY ZONED C-6, COMMUNITY REVITALIZATION DISTRICT (CRD), HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD), AND SIGN CONTROL OVERLAY DISTRICT (SC). THE REZONING APPLICATION REQUESTS THE SITE BE REZONED TO THE PLANNED DEVELOPMENT COMMERCIAL DISTRICT (PDC), CRD, HC, AND SC. A SPECIAL EXCEPTION FOR MAXIMUM TOTAL 10,000 SF OF FAST FOOD IS ALSO REQUESTED. THE SITE IS LOCATED WITHIN THE ANNANDALE COMMERCIAL REVITALIZATION DISTRICT.

4. THE PROPOSED DEVELOPMENT WILL MEET THE PARKING REQUIREMENTS OF ARTICLE 11 OF THE ZONING ORDINANCE AS MAY BE MODIFIED BY SECTION 47-105 OF THE ZONING ORDINANCE. PARKING SHALL BE PROVIDED IN COMBINATION OF BELOW GRADE PARKING STRUCTURE, ABOVE GRADE PARKING STRUCTURE, AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED WILL BE ADJUSTED BASED ON THE ACTUAL NUMBER OF RESIDENTIAL UNITS PROVIDED AND THE SQUARE FOOTAGE AND USES OF NON-RESIDENTIAL SPACE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING IN EXCESS OF THAT REQUIRED BY ARTICLE 11 AND SECTION 47-109

5. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A FIELD RUN SURVEY BY WALTER L. PHILLIPS, INC. CONTOUR INTERVAL IS TWO (2) FEET

6. THERE ARE EXISTING COMMERCIAL USES SURROUNDING THE PROPERTY. THE PROPOSED MIXED-USE PROJECT WILL NOT POSE ANY ADVERSE IMPACTS ON THE ADJACENT OR NEIGHBORING PROPERTIES.

7. IT IS ANTICIPATED THAT DEVELOPMENT OF THIS PROJECT WILL OCCUR IMMEDIATELY FOLLOWING COUNTY APPROVAL OF THE SITE PLAN.

8. SPECIAL AMENITIES FOR THE SITE INCLUDE ROOFTOP TERRACES, PEDESTRIAN PLAZA/SEATING AREAS, AND SPECIALTY LIGHTING.

9. THE SITE IS SERVED BY PUBLIC WATER AND SEWER.

10. NO RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS, AS DEFINED, ARE DELINEATED ON THIS PROPERTY.

11. A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 515525 0100 D, EFFECTIVE DATE MARCH 5, 1990, DESIGNATES THE PROPERTY AS BEING IN FLOODPLAIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN."

12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.

13. STORMWATER MANAGEMENT COMPLYING WITH THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL WILL BE PROVIDED WITH THIS DEVELOPMENT.

14. THERE ARE NO KNOWN UTILITY EASEMENTS ON THE PROPERTY HAVING A WIDTH OF 25 FEET OR MORE.

15. THIS PROPOSED DEVELOPMENT COMPLIES WITH THE CURRENT COMPREHENSIVE PLAN RECOMMENDATION.

16. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS SUBSTANCES ON THIS PROPERTY.

17. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.

18. THE PROPOSED APPLICATION CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED WAIVERS/MODIFICATIONS SECTION.

19. THE EXISTING STRUCTURE WILL BE REMOVED.

20. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED, AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 18-204(5), AS PART OF THE FINAL DESIGN AND SUBDIVISION PLAN APPROVAL PROCESS. HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

21. ALL SIGNS ARE TO BE IN CONFORMANCE WITH ARTICLE 12 AS MAY BE MODIFIED BY SECTION 47-105, PARAGRAPH 4 OF THE ZONING ORDINANCE OR VIA A COMPREHENSIVE SIGN PLAN TO BE APPROVED AT A LATER DATE. THE EXISTING PYLON SIGN ON LITTLE RIVER TURNPIKE IS GRANDFATHERED PER THE FXCO ZONING ORDINANCE.

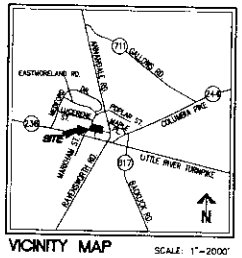
22. PER THE DPW+ES, A WAIVER OF PFM SECTION 6-0301.4 FOR UNDERGROUND DETENTION IN RESIDENTIAL IS NOT REQUIRED FOR THE USE OF RAIN TANKS.

MODIFICATION REQUESTED

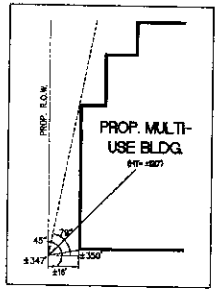
1. A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING IS REQUESTED.

SHEET INDEX

1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT
2A. SITE DETAILS
3. CONCEPTUAL LANDSCAPE PLAN
4. LANDSCAPE PLAZA DETAILS
5. STREETSCAPE DETAILS
6. TERRACE AMENITIES PLAN
6A. TERRACE AMENITIES PLAN
7. BUILDING CROSS-SECTIONS
8. BUILDING PERSPECTIVE VIEWS
8A. BUILDING PERSPECTIVE VIEWS
9. FUTURE PRIVATE STREET PLAN
10. EXISTING CONDITION/EXISTING VEGETATION MAP
11. PRELIMINARY STORMWATER MANAGEMENT PLAN
12. PRELIMINARY OUTFALL ANALYSIS



VICINITY MAP SCALE: 1"=2000'



ABP - FRONT YARD
(SCALE: 1"=50')

NOTES:
- ABP REQUIREMENT FOR THE C-6 ZONE IS 45'.

ZONING TABULATION

PROPOSED ZONE: PDC, PLANNED DEVELOPMENT COMMERCIAL DISTRICT
(ANNANDALE COMMERCIAL REVITALIZATION OVERLAY DISTRICT)

	REQUIRED	PROVIDED
MIN. LOT SIZE	40,000 SF	±150,000 SF/3.4436 AC (INCLUDES ±2,205 SF DEDICATION)
MIN. LOT WIDTH	NONE	±310 FT
MAX. BLD HT.	NONE	±120 FT
MIN YARD REQUIREMENTS (PER C-6 ZONE)		
FRONT	45' ABP (NOT LESS 40')	±16 FT
SIDE	NONE	±10 FT (PARKING STRUCTURE)
REAR	20 FT.	±32 FT (PARKING STRUCTURE)
OPEN SPACE	15%	±20%
TREE COVER	10% (PER PDC ZONE)	SEE SHEET 3
INT. P-LOT LANDSCAPING	5%	SEE SHEET 3

BLDG. AREA TABULATION:

USE	GFA
NON-OFFICE COMMERCIAL	± 86,000 SF
OFFICE	±144,000 SF
RESIDENTIAL (±80-90 du.)	± 75,000 SF
[CELLAR*	± 20,000 SF]
TOTAL =	305,000 SF**

*±20,000 SF OF CELLAR FOR SERVICE/RETAIL USES NOT COUNTED TOWARDS FAR

**OFFICE GFA INCLUDES A 1:1 BONUS RATIO (MAXIMUM OF ±5,000 SF) OF BONUS SQUARE FOOTAGE ASSOCIATED WITH PROVISION OF WORKFORCE DWELLING UNITS (WDUs). WITH AN ANTICIPATED ±70 DWELLING UNITS, 12% OR 9 UNITS WILL BE WDUs. WDUs AVERAGE ±555 SF, THUS A MAXIMUM OF ±5,000 SF IS AVAILABLE IN BONUS GFA WHICH IS BEING APPLIED TO COMMERCIAL USES.

F.A.R. TABULATION:

PERMITTED	=	2.5***
PROVIDED:		
INCLUDING BONUS FROM WDUs (305,000/±150,000)	=	±2.04*
EXCLUDING BONUS FROM WDUs (305,000/±150,000)	=	±2.00*

***1.5 FAR MAY BE INCREASED TO 2.5 WITH APPROVAL OF THE BOARD OF SUPERVISORS.

PARKING/LOADING TABULATION:

PARKING REQUIRED: (INCLUDING CELLAR SPACE)

±86,000 SF OF SHOPPING CENTER @ 4 SP/1000 SF OF GFA
= 344 SPACES

±20,000 SF RESTAURANT @ 1 SP/4 SEATS (±70) + 1 SP/2 EMP (60)
= 195 SPACES

±144,000 SF OFFICE @ 2.6 SP/1,000 SF OF GFA
= 375 SPACES

±70 UNITS @ 1.6 SP/UNIT
= 112 SPACES

TOTAL PARKING REQUIRED:	1029 SPACES
MINUS 20% REDUCTION FOR NON-RES.:	183 SPACES (917 X 20% REDUCTION)
TOTAL PARKING REQUIRED:	846 SPACES

PARKING PROVIDED:

TOTAL SURFACE PARKING = 31 SPACES

TOTAL STRUCTURE PARKING = ±815 SPACES

TOTAL PARKING PROVIDED = 846 SPACES (INCL. 18 HC)

*THE GFA FOR DETERMINING THE SHOPPING CENTER PARKING RATE OF 4.0 IS BASED ON 250,000 SF, THE TOTAL SQUARE FOOTAGE OF THE RETAIL SPA, RESTAURANT, FAST FOOD, AND OFFICE USES. [PER FXCO Z.O. 11-104 2(A)]

LOADING REQUIRED:
305,500 SF @ 1 SP/FIRST 10,000 SF OF GFA PLUS, 1 SP/EACH ADDITIONAL 15,000 SF
= 21 SPACES

TOTAL LOADING PROVIDED = 5 SPACES**

**NO MORE THAN 5 LOADING SPACES SHALL BE REQUIRED FOR ANY GIVEN USE OR BUILDING. [PER FXCO Z.O. 11-104 15]

CONCEPTUAL/FINAL DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT

COVER SHEET
MARKHAM PLAZA
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
2271 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6083 FAX (703) 532-1601 WWW.WLPINC.COM

ARTHUR A. STOCKWELL III, LA 3/13/08

SCALE: AS SHOWN

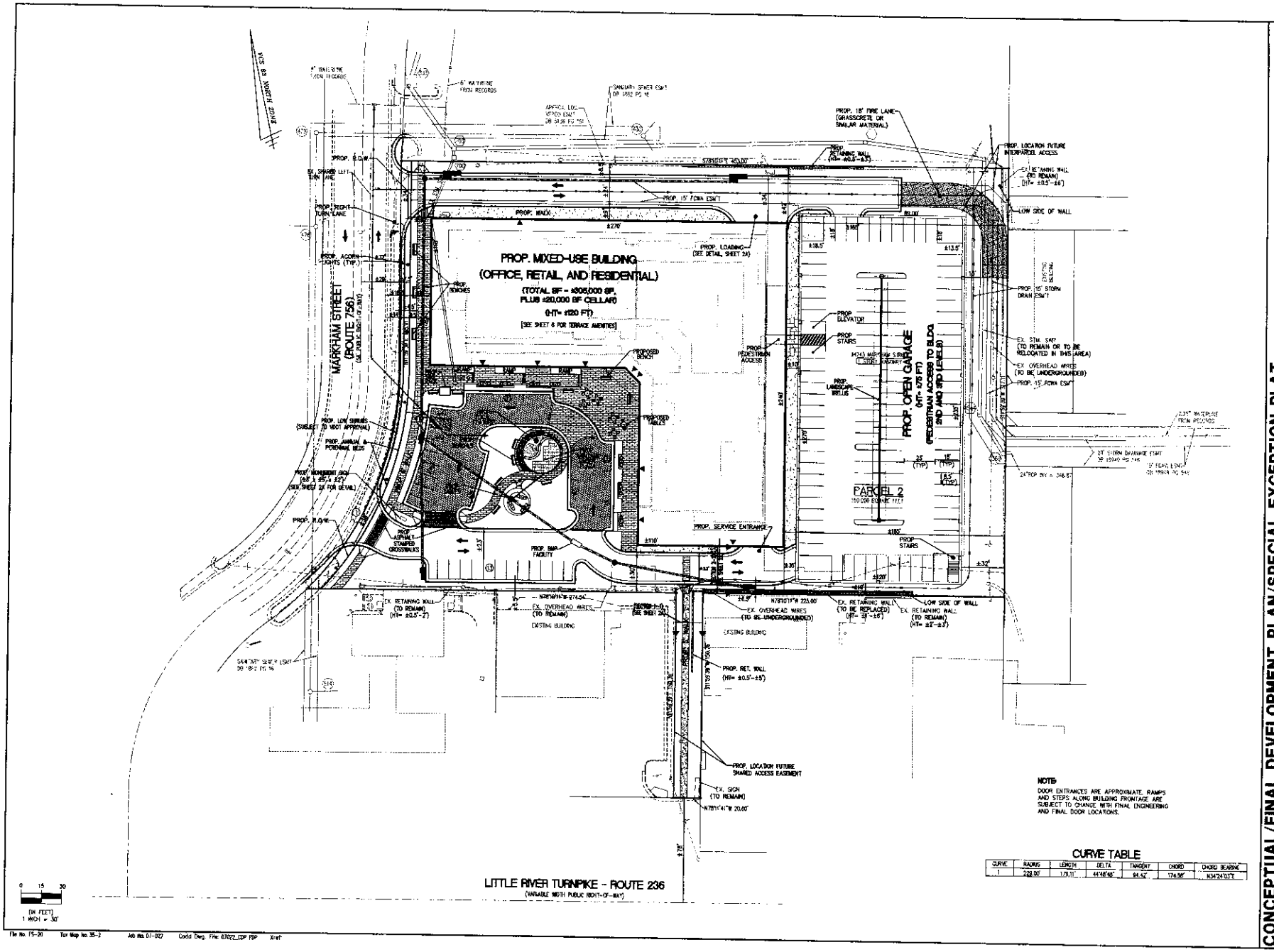
DATE: 10/19/07
REV. 01/25/08
REV. 03/13/08

DRAWN: HMB

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

REVISION APPROVED BY:

File No. FS-20 Tax Map No. 36-2 Job No. 07-002 Cadd Dwg. File: 07022COP Xref:



NOTE:
DOOR ENTRANCES ARE APPROXIMATE. RAMPS AND STEPS ALONG BUILDING FRONTAGE ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND FINAL DOOR LOCATIONS.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	229.00'	179.11'	44°48'46"	94.42'	174.56'	N34°24'53"E

CONCEPTUAL/FINAL DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT

MARKHAM PLAZA

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
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CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH VIRGINIA 22046 WWW.WLPINC.COM
(703) 532-6083 FAX (703) 532-1601

SCALE: 1" = 30'

DATE: 10/10/07

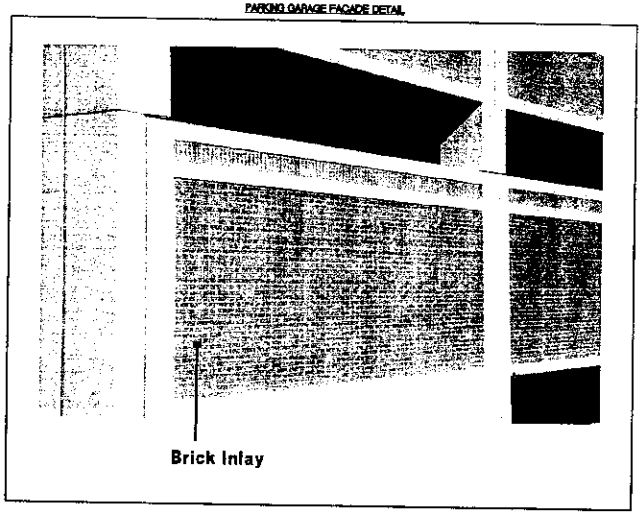
REV. 02/03/08

REVISION APPROVED BY

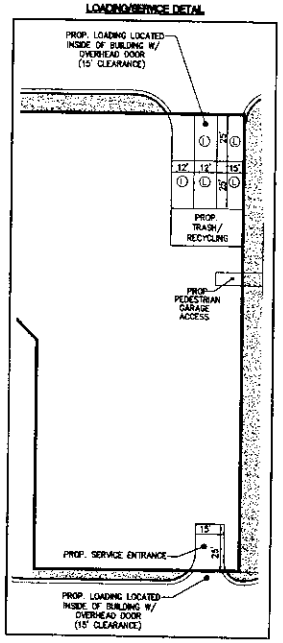
NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

File No. 15-20 Tax Map No. 39-2 Job No. 07-922 Cadd Dwg. File: 07022_CDP FDP Xref

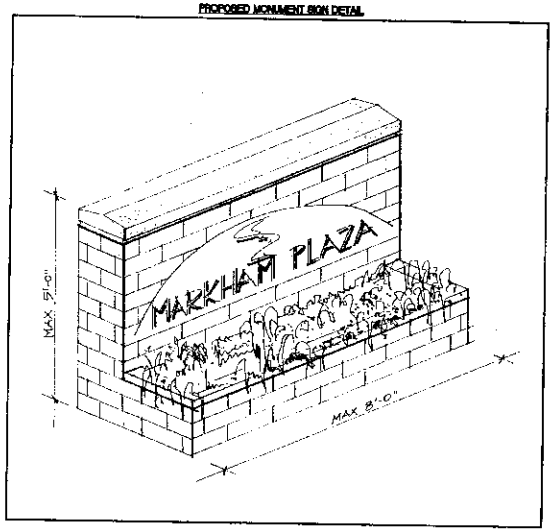
PARKING GARAGE FACADE DETAIL



LOADING/SERVICE DETAIL

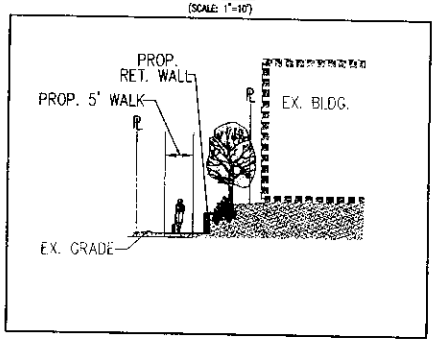


PROPOSED MONUMENT SIGN DETAIL



NOTE: THIS DETAIL IS ILLUSTRATIVE TO DEMONSTRATE ONLY THE DIMENSIONS OF THE SIGN.

SECTION 1-1
(SCALE: 1"=10')



SECTION 2-2
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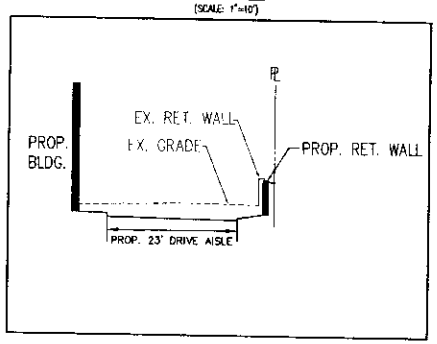

SITE DETAILS

MARKHAM PLAZA
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
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CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6083 FAX (703) 533-1001 WWW.WLPINC.COM

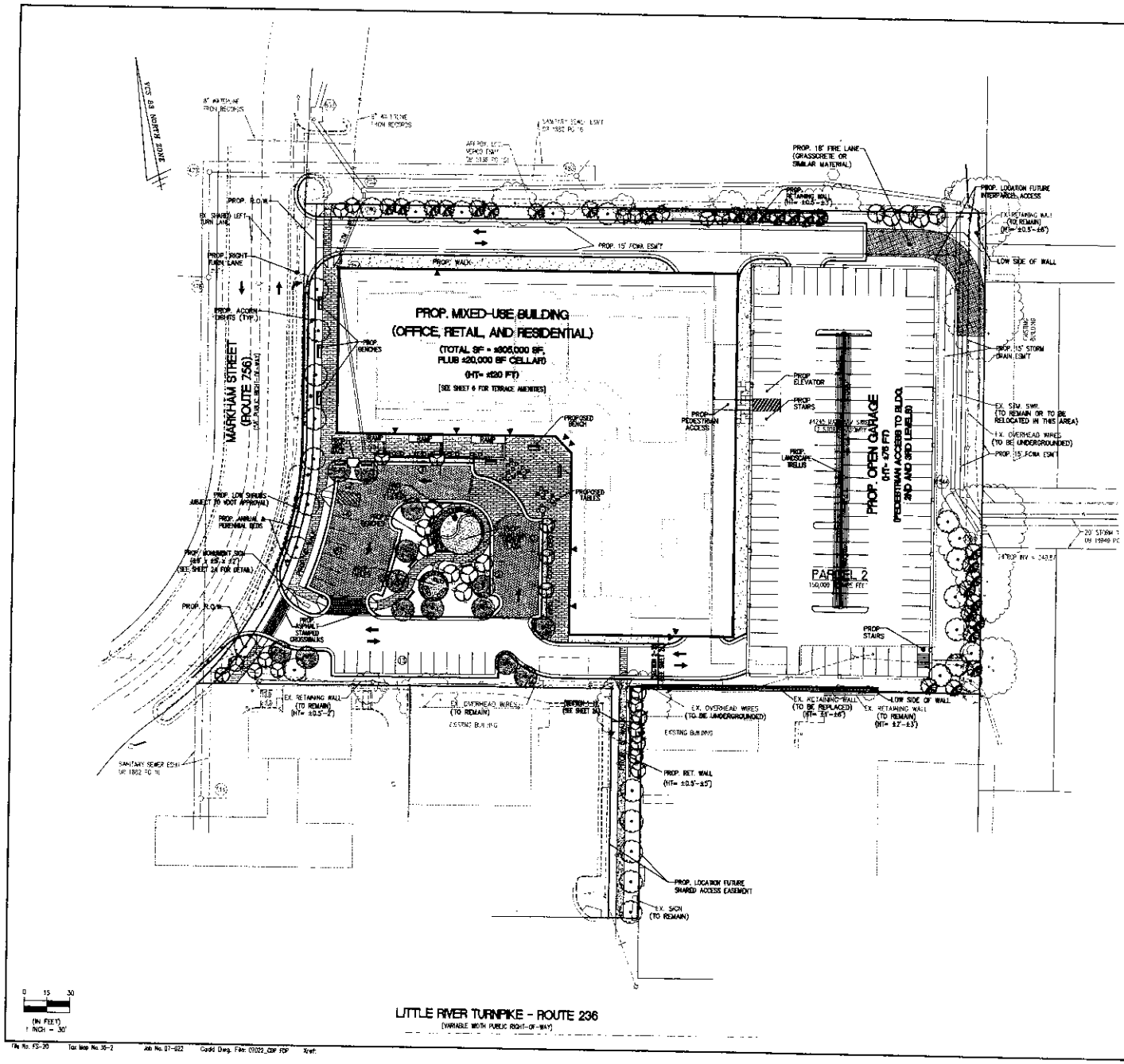
SCALE: AS SHOWN
DATE: 12/10/07
REV. 11/28/08
REV. 02/03/09
REV. 05/12/09
DRAWN: RMJ

ROBERT A. STUDENT
LAND SURVEYOR
No. 2121
STATE OF VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

File No. FS-70 Tax Map No. 39-2 Job No. 07-022 Cadd Dwg. File: 07022_CDP.dgn Xref:



TREE COVER CALCULATIONS

TOTAL SITE AREA	150,000	S.F.
AREA TO BE DEDICATION	2,205	S.F.
BUILDING FOOTPRINT	44,654	S.F.
ADJUSTED SITE AREA	103,141	S.F.
PERCENT REQUIRED	x 10	%
TREE COVER REQUIRED	10,314	S.F.

TREE COVER PROVIDED (PLAN TBD)	S.F.	
42 CATEGORY IV LARGE DECIDUOUS @ 250SF	10,500	SF
35 CATEGORY SMALL/MED DECIDUOUS @ 100SF	3,500	SF
27 CATEGORY MED EVERGREEN @ 100SF	2,700	SF
EXISTING TREE COVERAGE	+ 0.00	S.F.
TOTAL TREE COVERAGE	16,700	S.F. (±16%)

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

TOTAL PARKING AREA	60,154	S.F.
PERCENT REQUIRED	x 5	%
REQUIRED	3,008	S.F.

REQUIRED (13 CATEGORY IV TREES @ 250 SF EA.) 3,250 S.F.
PROPOSED (13 CATEGORY IV TREES @ 250 SF EA.) 3,250 S.F. (±5.2%)
NOTE: ALL EXISTING TREES ON SITE ARE TO BE REMOVED.

TREE LEGEND

SYMBOL	DESCRIPTIONS
	PROPOSED DECIDUOUS TREES CATEGORY IV @ 250 SF (±2.5-3" CAL.) SUGGESTED VARIETIES: SCARLET OAK, BLACK OAK, BLACK TUPELO, SUGAR MAPLE, WILLOW OAK
	PROPOSED DECIDUOUS TREES (COUNTED TOWARD INTERIOR PARKING LOT LANDSCAPING)
	PROPOSED FLOWERING/MED/SMALL DECIDUOUS TREES CATEGORY II @ 100 SF (±2-2.5" CAL.) SUGGESTED VARIETIES: AMELANCHER, CHIONANTHUS, CORNUS MAS, RIVER BIRCH, REDBUD
	PROPOSED EVERGREEN TREES CATEGORY II @ 100 SF (8-10') SUGGESTED VARIETIES: AMERICAN HOLLY, VANDERWOLF PINE, "STEEPLECHASE" ARBORVITAE
	PROPOSED SHRUBS SUGGESTED VARIETIES: ITEA, GRASSES, OTTO LUYKEN LAURELS, RED TWIG DOGWOOD

NOTE: FOR ALL PLANTING AREAS NOT MEETING A MINIMUM OF 4 FT. FROM ANY RESTRICTIVE BARRIER, CONTINUOUS PLANTING AREAS OF STRUCTURAL SOIL WILL BE USED.

CONCEPTUAL LANDSCAPE PLAN

MARKHAM PLAZA

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
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CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
2607 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046 WWW.WLPINC.COM
(703) 532-6083 FAX (703) 532-1977

DATE: 10/30/07
REV. 12/21/08
REV. 5/12/09
REV. 6/26/09

SCALE: 1" = 30'

JEFFREY A. STUDEL
LICENSED
5/14/09
PROFESSIONAL ENGINEER

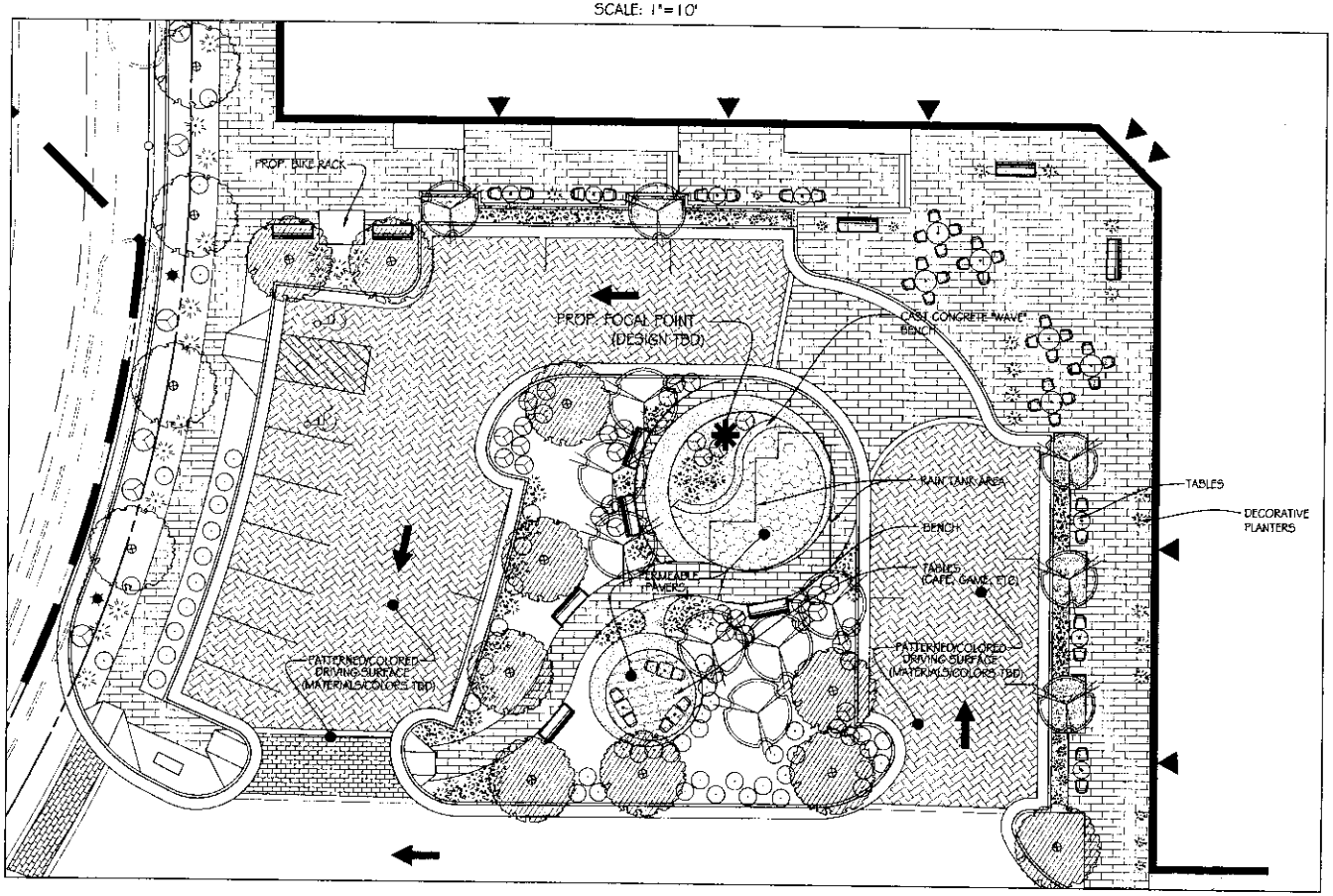
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

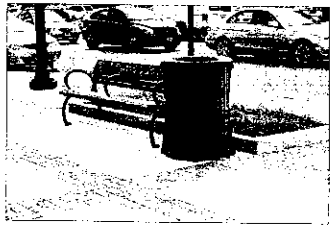
FN No. F3-20 Tax Map No. 35-2 Job No. 07-022 Cadd Dwg. File: 07022_CDP.PDP Xref:

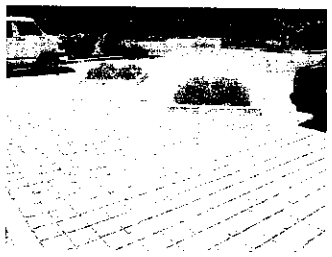
PROP. PLAZA AREA DETAILS

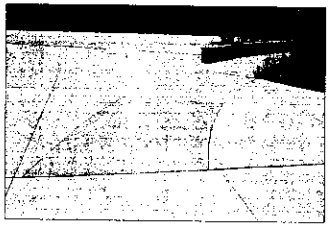
SCALE: 1"=10'



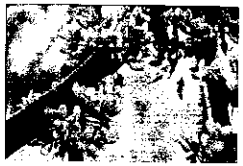
HARDSCAPE & PLAZA AMENITIES DETAILS







PLANTING DETAILS



LANDSCAPE PLAZA DETAILS

MARKHAM PLAZA

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

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WALTER L. PHILLIPS
INCORPORATED
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(703) 532-6083 FAX (703) 533-1001

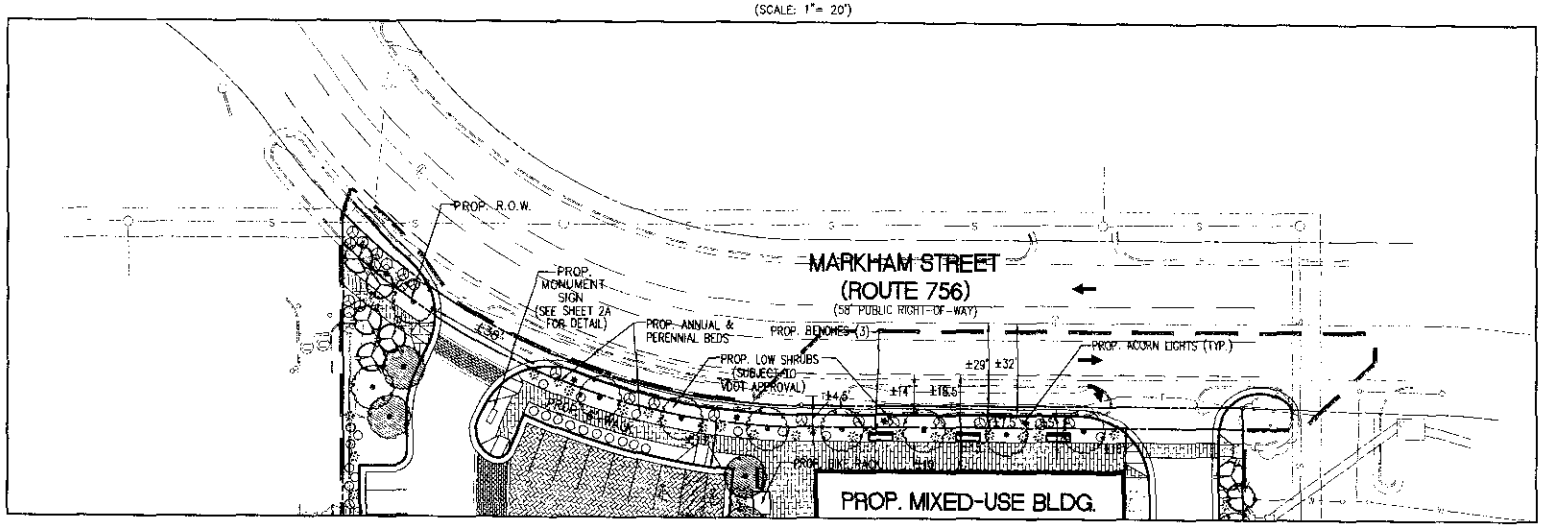
SCALE: AS SHOWN

DATE: 10/16/07
REV. 11/21/08
REV. 03/31/09
REV. 05/21/09

DRAWN: RWH

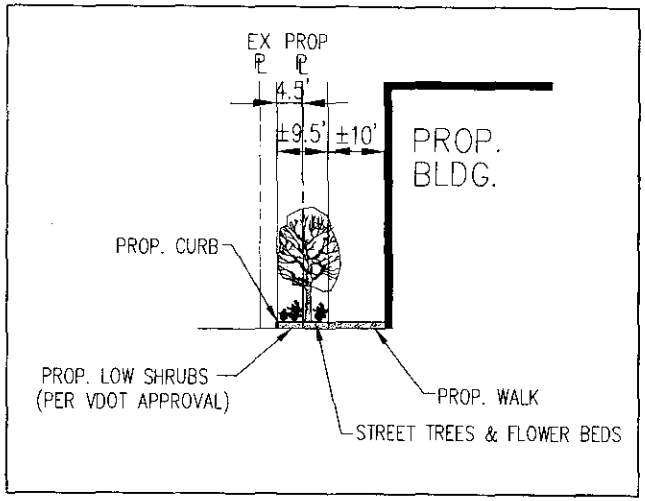
MARKHAM STREETSCAPE DETAIL

(SCALE: 1"= 20')



MARKHAM STREETSCAPE CROSS-SECTION

(SCALE: 1"= 10')



STREETSCAPE DETAILS

MARKHAM PLAZA

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

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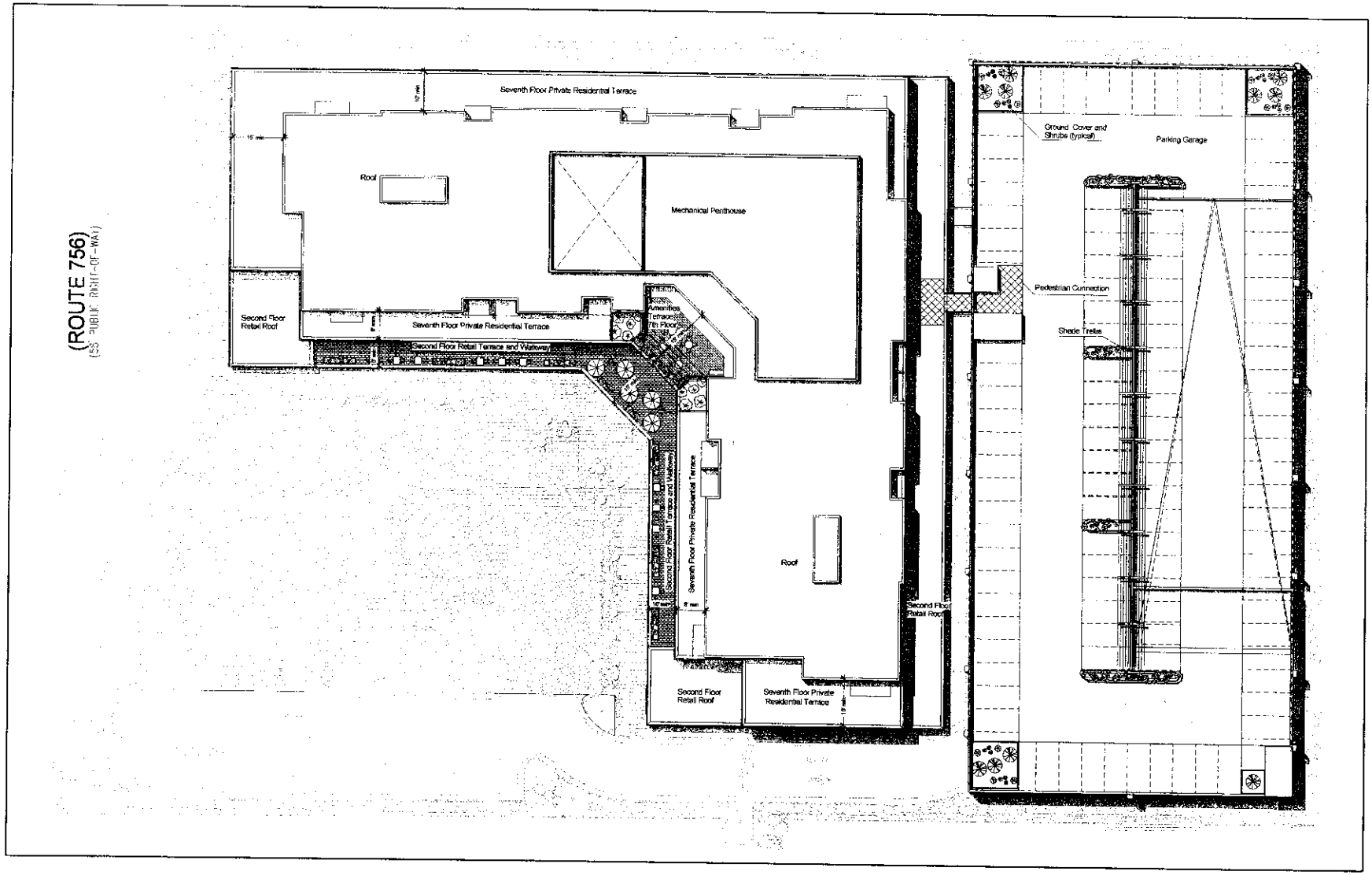
File No. 75-70 Tax Map No. 35-2 Job No. 07-027 Cadd Dwg. File: 07027CSP .tref.



NOTE:
FOR CONCEPTUAL PURPOSES ONLY, SUBJECT TO CHANGE PENDING FINAL DESIGN.

FOR INFORMATION ONLY

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TERRACE AMENITIES PLAN

MARKHAM PLAZA

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

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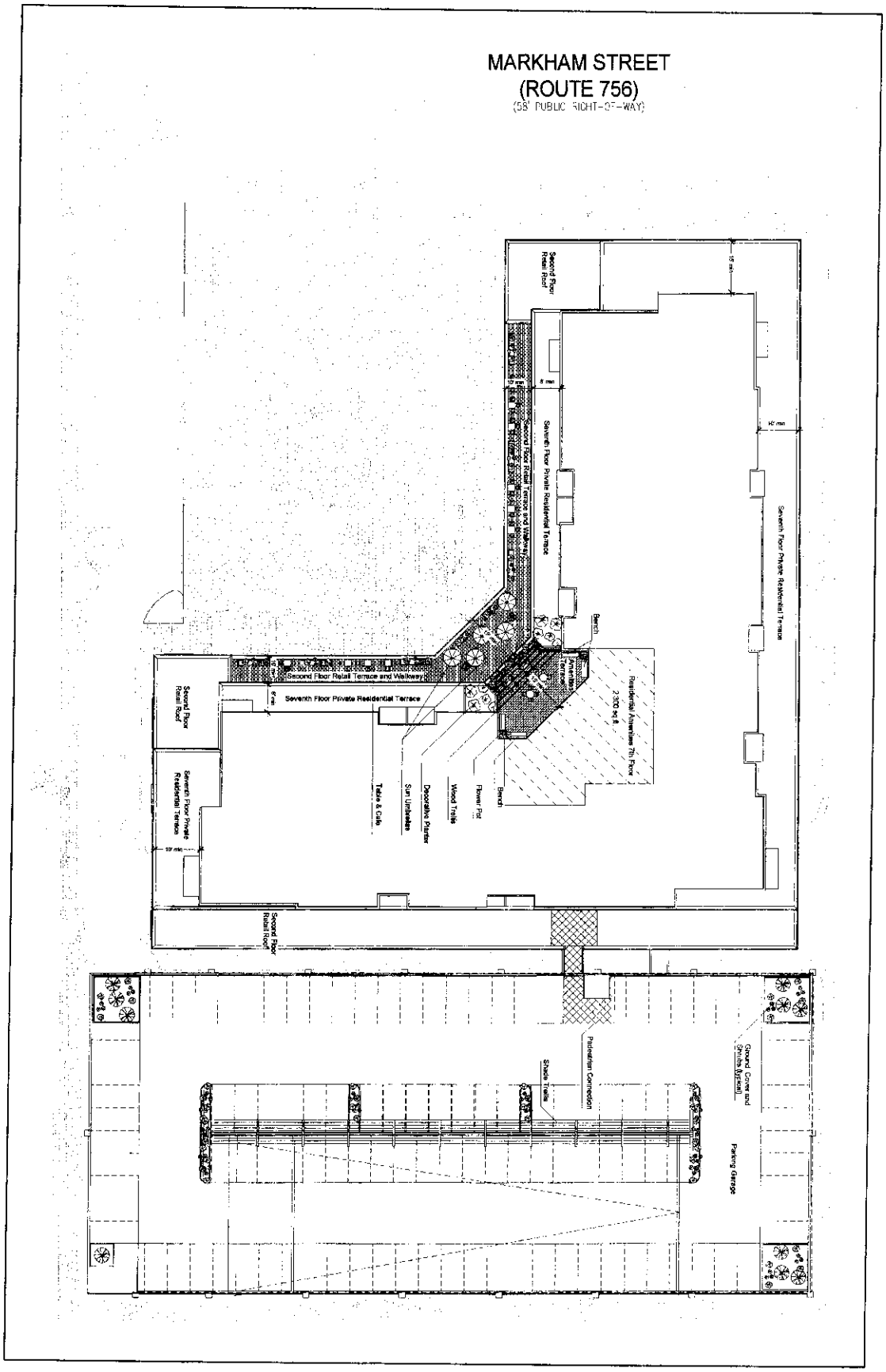
DATE: 10/10/07
REV. 11/16/08
REV. 03/30/09
REV. 05/15/09
DRAWN: rmc

File No. FS-20 Tax Map No. 35-2 Job No. 07-022 Cadd Dwg. File: 07022_COP.DWG Xref:



NOTE:
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TERRACE AMENITIES PLAN

MARKHAM PLAZA

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

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JEFFREY J. SRUCHO, Lic. No.021275, 5/12/08

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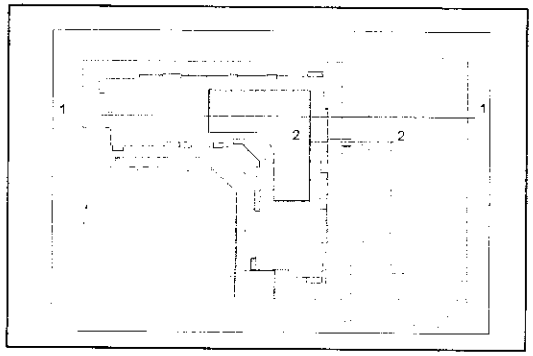
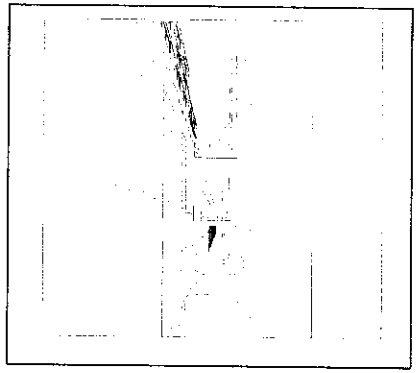
SHEET 14 OF 12

KEY MAP

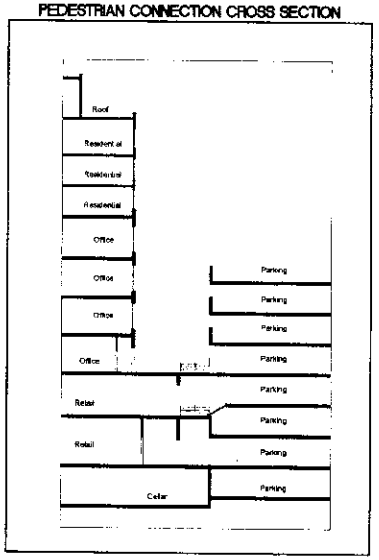
PARKING DECK PEDESTRIAN CROSS-OVER



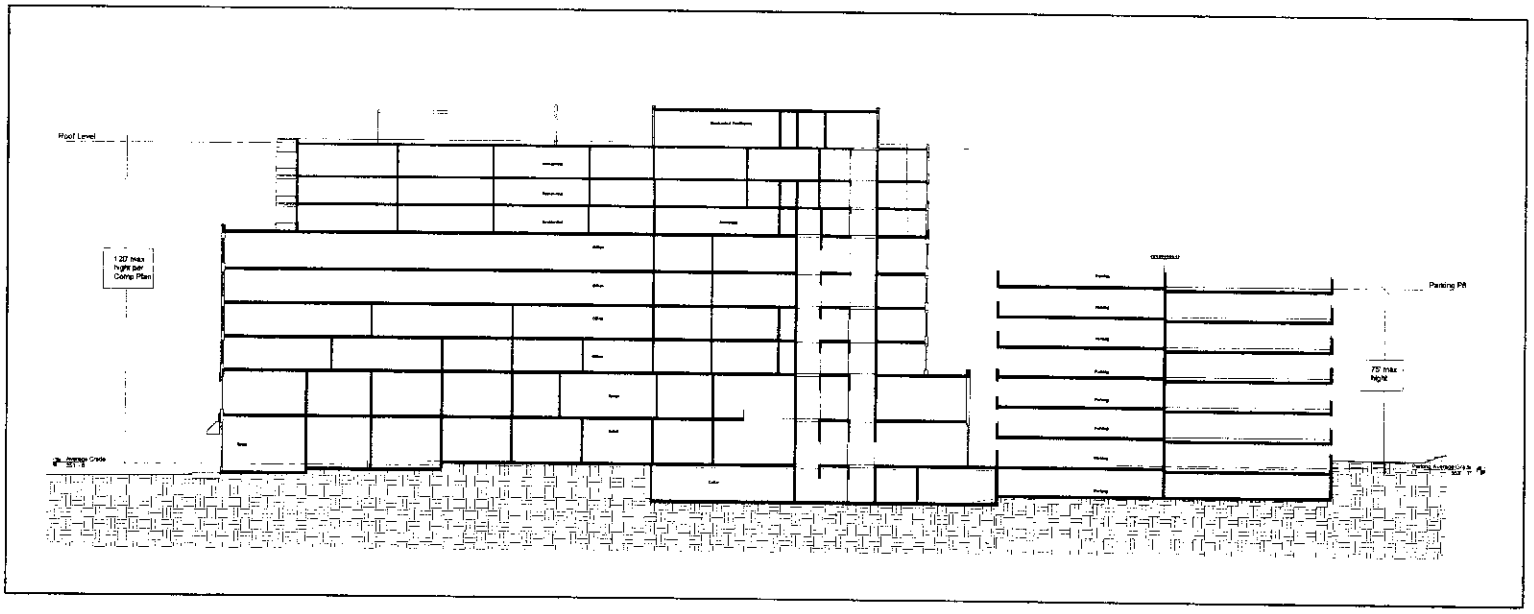
PEDESTRIAN CONNECTION VIEW



DETAIL SECTION 2 - 2
PEDESTRIAN CONNECTION CROSS SECTION



CROSS SECTION 1-1



NOTE:
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2077 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
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SCALE: AS SHOWN
DATE: 10/1/07
REV. 11/26/08
REV. 8/10/09
DRAWN: RMI

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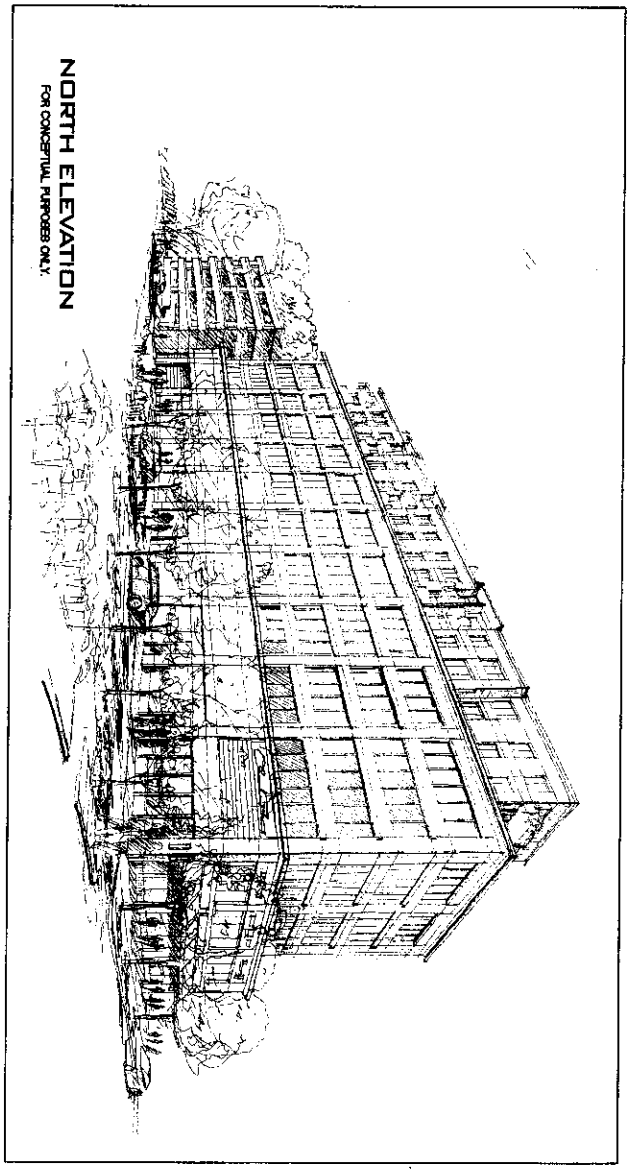
BUILDING CROSS SECTIONS

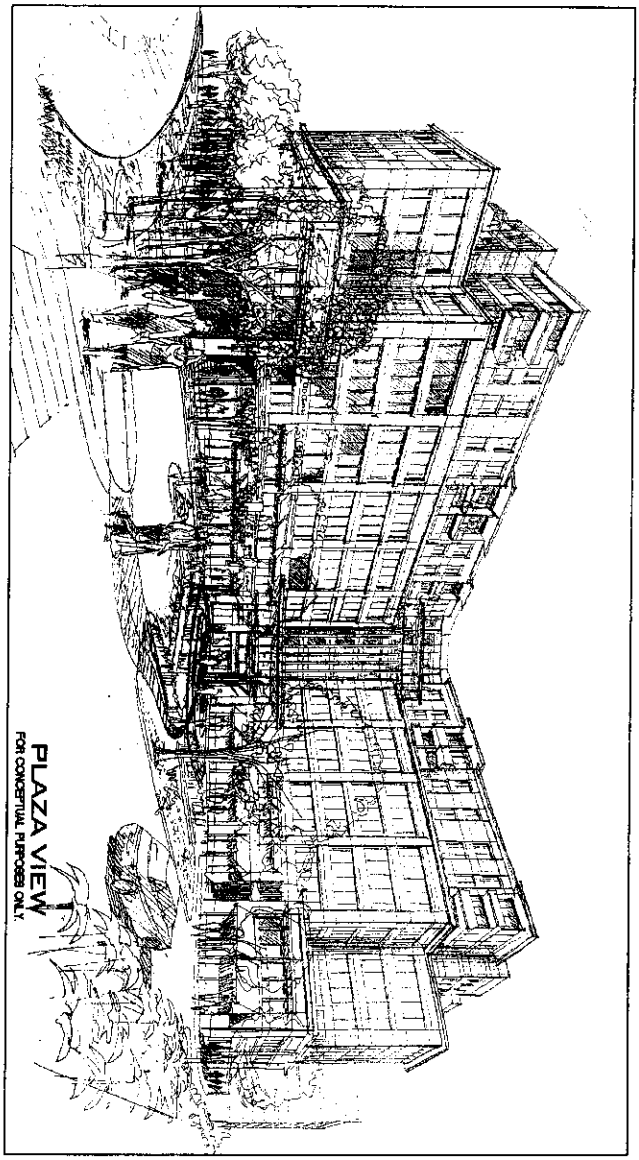
MARKHAM PLAZA

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

File No. FS-20 Tax Map No. 33-2 Job No. 07-022 Cadd Dwg. File: 07022_CDP.DWF Xref:





BUILDING PERSPECTIVE VIEWS

MARKHAM PLAZA

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

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FOR INFORMATION ONLY.

JEFFREY J. STUDIEL
Lic. No.031215
5/12/08
PROFESSIONAL ENGINEER

WALTER L. PHILLIPS
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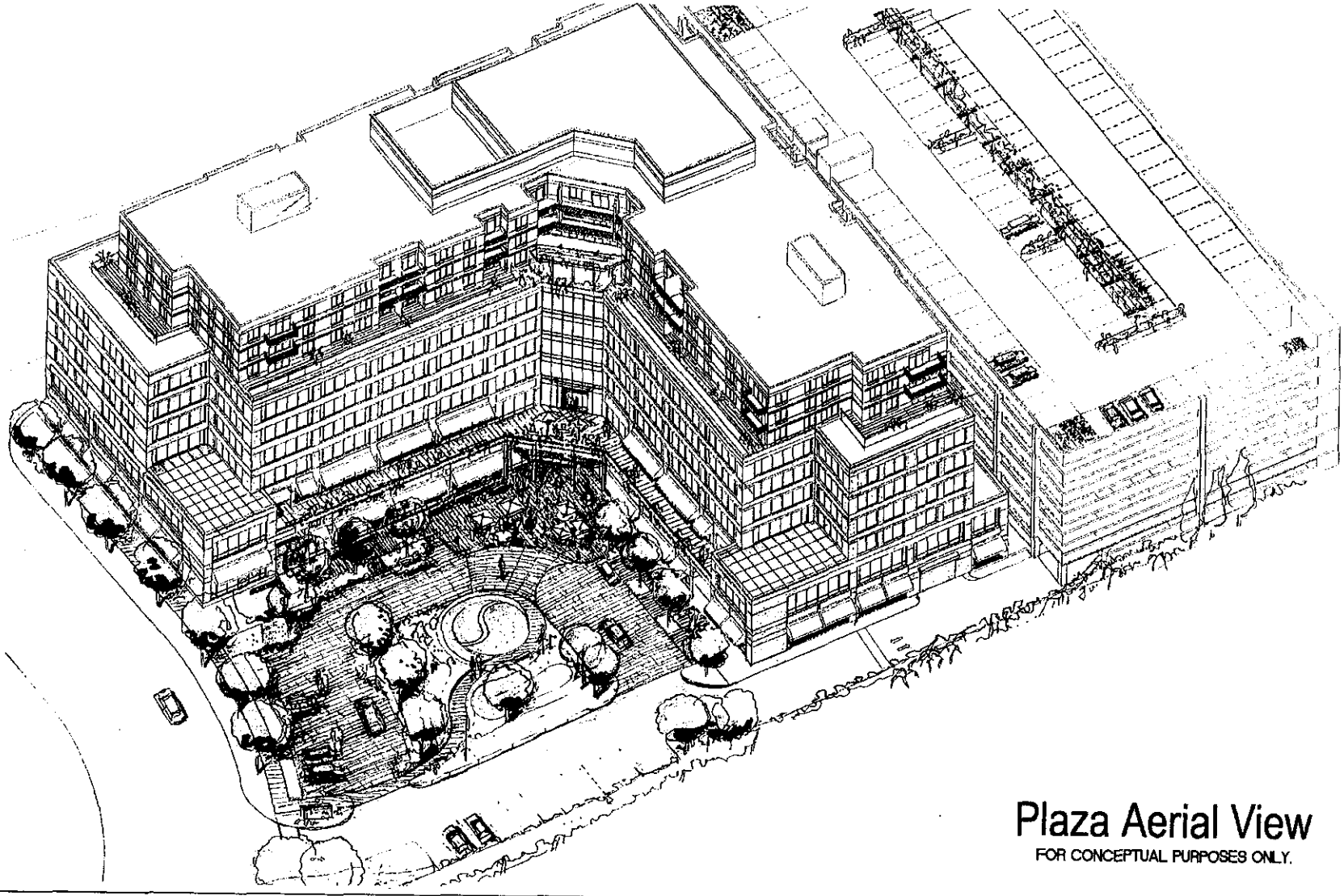
SHEET 8 OF 12

FILE NO. 15-20 | Tax Map No. 50-2 | Job No. 07-003 | CADD Dwg. File: 07002_CDP.TBP | 12"x24"



Plaza Aerial View

FOR CONCEPTUAL PURPOSES ONLY.

FOR INFORMATION ONLY.

REVISION APPROVED BY

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JEFFREY J. SUSONA
LIC. NO. 031743
5/14/08

SCALE: AS SHOWN

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(703) 532-4993 FAX (703) 532-7082

DATE: 10/30/07
REV: 5/7/08

DRAWN: HTC

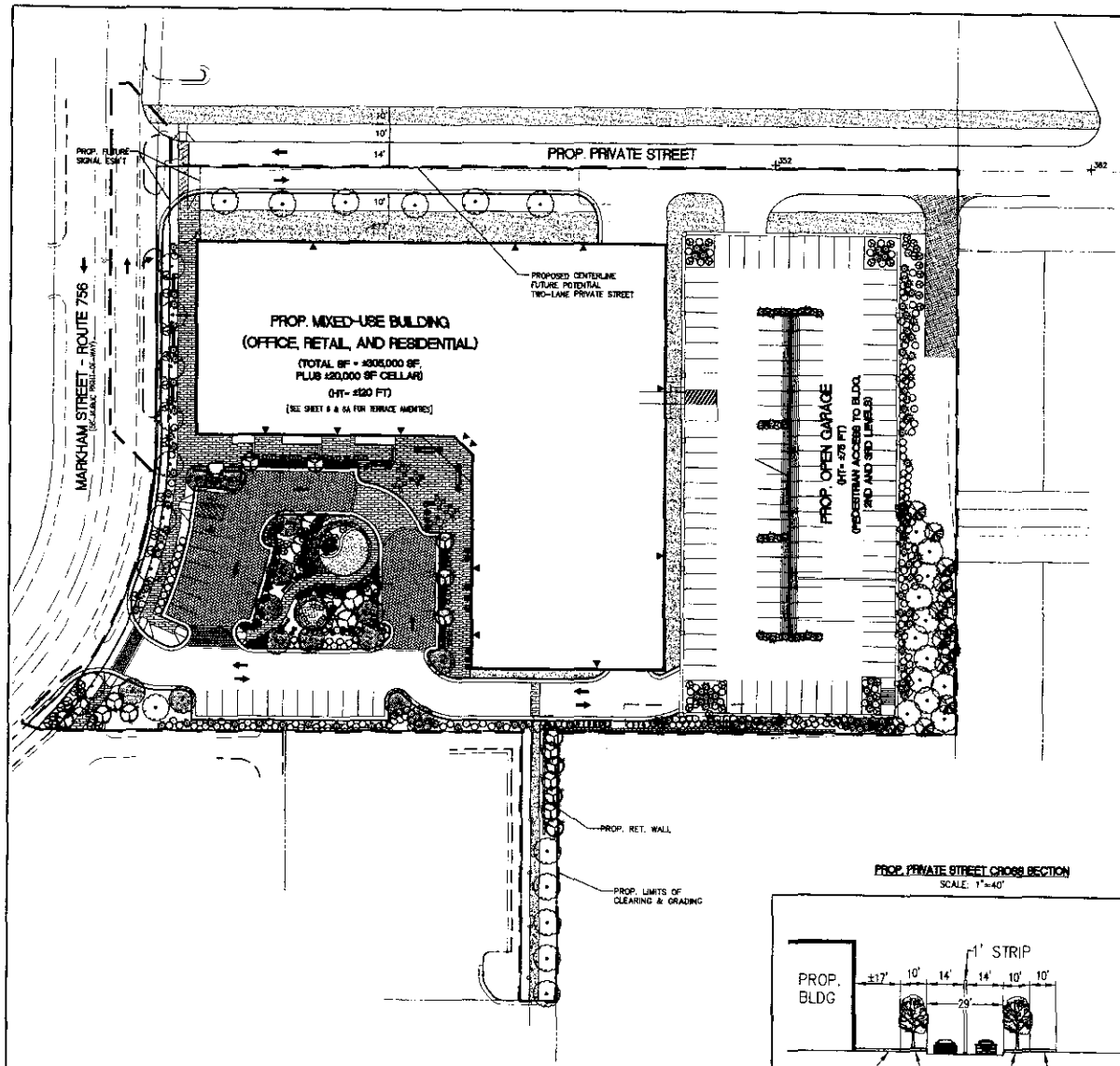
BUILDING PERSPECTIVE VIEW

MARKHAM PLAZA

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

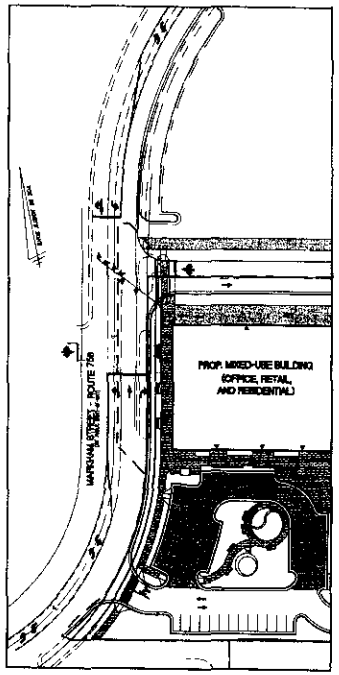
File No. 15-20 Tax Map No. 35 2 Job No. 07-022 Cadd Dwg. File: 07022_CDP.TSP Xref:



POTENTIAL FUTURE SIGNAL ALIGNMENT

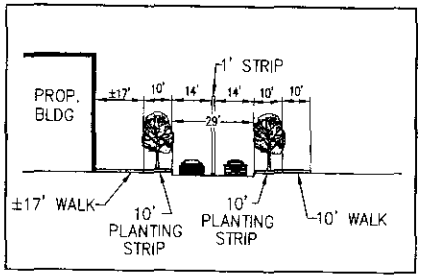
FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO VDOT APPROVAL. MAY BE MODIFIED AT TIME OF FINAL ENGINEERING BASED ON VDOT APPROVAL.

(SCALE: 1"=50')



PROP. PRIVATE STREET CROSS SECTION

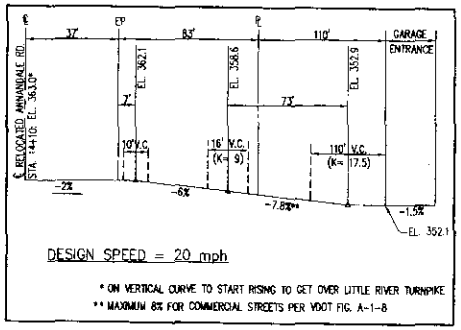
SCALE: 1"=40'



POTENTIAL FUTURE SIGNAL ALIGNMENT

(ANNANDALE ROAD TO MARKHAM PLACE)

(N.T.S.)



FUTURE PRIVATE STREET PLAN

MARKHAM PLAZA

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS INCORPORATED
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DATE: 10/10/07 REV. 03/03/08
REV. 08/30/08 REV. 02/12/09

SCALE 1" = 30'

STATE OF VIRGINIA LICENSE NO. 0403315

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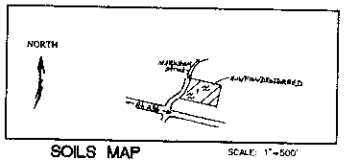
File No. FS-20 Tax Map No. 33-2 Job No. 07-022 Cadd Dwg. File: 07022_COP.TIF Xref:

EXISTING VEGETATION MAP INFORMATION

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION*	ACREAGE	COMMENTS
A	DEVELOPED	N/A	N/A	N/A	150,000 SF OR 3.4436 AC	EXISTING BUILDINGS, ASPHALT, WALKS
TOTAL ACREAGE:					150,000 SF OR 3.4436 AC	



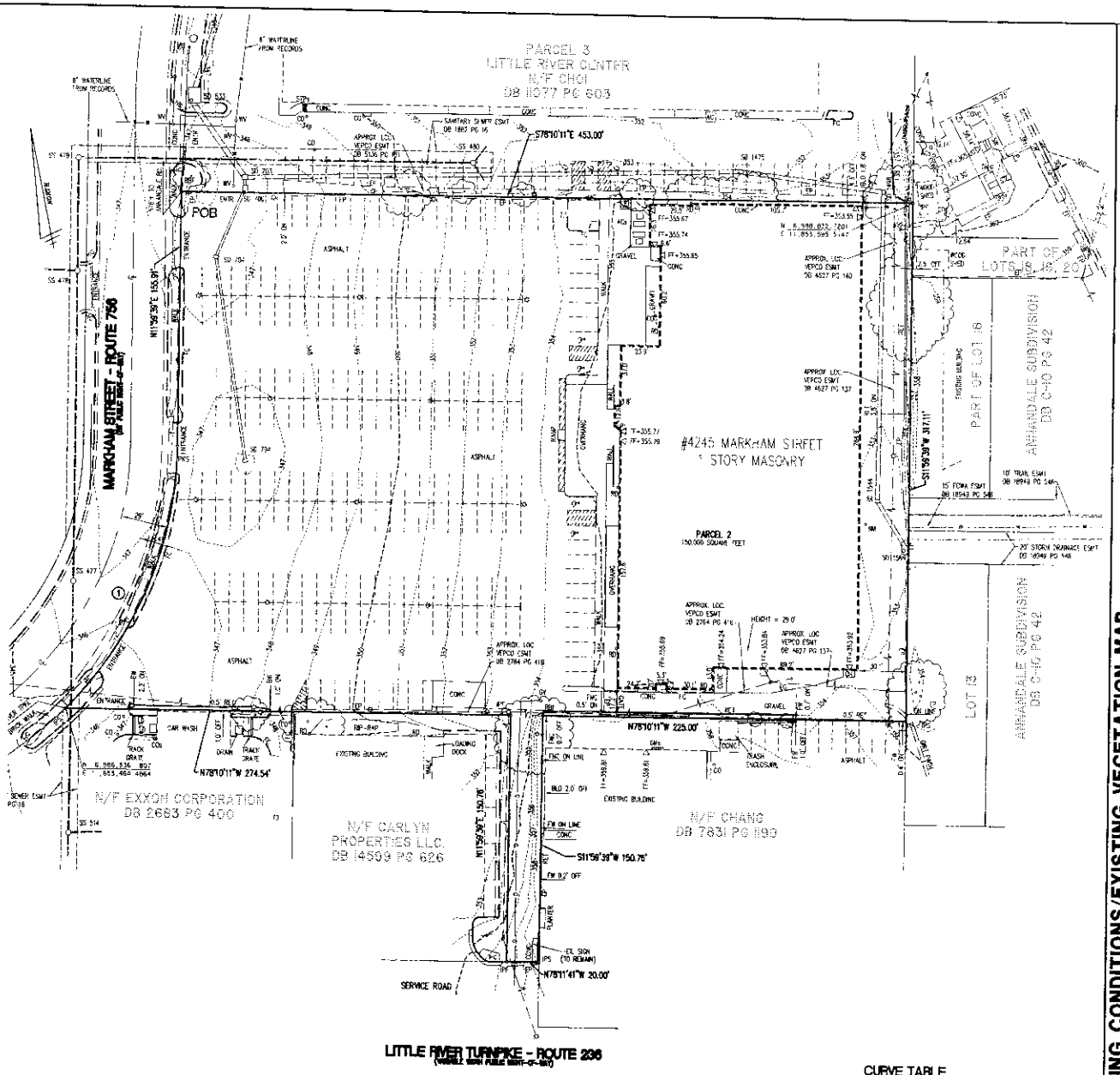
SOILS MAP

SCALE: 1"=500'

SOILS DATA

SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	GEOTECH REPORT REQ'D	PROBLEM CLASS
N/A	CUT/FILL/ DISTURBED	N/A	N/A	N/A	N/A	N/A	N/A

SOIL INFORMATION FROM SOILS MAPPING PREPARED BY ECS IN 2007.



0 15 30 60
(IN FEET)
1 INCH = 30'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	229.00'	179.11	44°48'16"	94.43'	174.56'	N34°24'03"E

File No. 15-20 Tax Map No. 35-2 Job No. 07-022 Cadd Dwg. File: DIP_TDP/07022_exe.dwg

EXISTING CONDITIONS/EXISTING VEGETATION MAP

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

MARKHAM PLAZA

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

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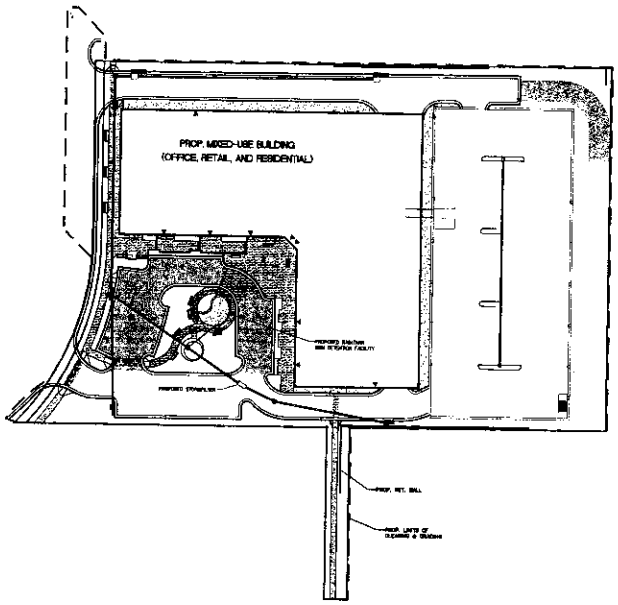
DATE: 10/10/07 REV. 03/03/08 REV. 05/28/08

DRAWN: TMC

SCALE: 1" = 30'



POTENTIAL SWM/BMP AREA MAP

1" =50'

STORMWATER MANAGEMENT SUMMARY

I. PRE-DEVELOPMENT (EXISTING CONDITIONS): (TOTAL SITE)

A. CONTRIBUTING AREAS:

0.20 AC. @ 0.30 (GREEN AREA, ON-SITE)
3.24 AC. @ 0.90 (ROOFS, DRIVEWAYS, SIDEWALKS, ETC.)
3.44 AC.

B. WEIGHTED "C"

$$\frac{(0.20)(0.30)+(3.24)(0.90)}{3.44} = 0.87$$

C. TIME OF CONCENTRATION = 5 MIN.

D. RUNOFF: Q2 = (0.87)(5.45)(3.44) = 16.31 CFS
Q10 = (0.87)(7.27)(3.44) = 21.76 CFS

II. POST-DEVELOPMENT (ULTIMATE CONDITIONS) (TOTAL SITE)

A. CONTRIBUTING AREAS:

0.64 AC. @ 0.30 (GREEN AREA, ON-SITE)
2.80 AC. @ 0.90 (PAVED AREA, ON-SITE)
3.44 AC

B. WEIGHTED "C"

$$\frac{(0.64)(0.30)+(2.80)(0.90)}{3.44} = 0.79$$

C. RUNOFF: Q2 = (0.79)(5.45)(3.44) = 14.81 CFS
Q10 = (0.79)(7.27)(3.44) = 19.76 CFS

RAINTANK DETENTION FACILITY COMPUTATIONS

I. 10YR-2HR STORM EVENT

A. CONTRIBUTING AREA = 0.56 AC

B. "C" VALUE = 0.90

C. RAINFALL FOR 10YR-2HR EVENT = 0.25"

D. RUNOFF VOLUME TO RAINTANK
V = (0.56 AC)(0.90)(0.25") = 536 CF

II. RAIN TANK SIZING

A. VOLUME OF SINGLE CRATE
V = (LENGTH)(WIDTH)(HEIGHT)
V = (1.34')(2.25')(1.48') = 4.44 CF
(4.44)(90% VOID) = 4.22 CF DETENTION STORAGE / CRATE

B. NUMBER OF CRATES = 127

C. STORAGE VOLUME PROVIDED = 127 * 4.22 = 536 CF

BMP FACILITY DESIGN CALCULATIONS

PART 1: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

SUBAREA DESIGNATION AND DESCRIPTION (1)	"C" (2)	ACRES (3)
A1 ONSITE DRAINAGE AREA TO STORMFILTER(S)	±0.85	±0.25

PART 2: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE (a) 3.44 ACRES

(B) WEIGHTED AVERAGE "C" FACTOR = 0.79 (PER STORMWATER MANAGEMENT SUMMARY THIS SHEET)

PART 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION (1)	BMP TYPE (2)	REMOVAL EFF. (%) (3)	AREA RATIO (4)	"C" FACTOR RATIO (5)	PRODUCT (6)
A1	STORMFILTER(S)	50	x ±0.25/3.44	x ±0.85/0.79	= ±3.7

(a) TOTAL = +3.7%

DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT (a) -4.4%

* WATER SUPPLY OVERLAY DISTRICT (OCCOQUAN WATERSHED) = 50 %

* CHESAPEAKE BAY PRESERVATION AREA (NEW DEVELOPMENT) = 40 %

* CHESAPEAKE BAY PRESERVATION AREA (REDEVELOPMENT) = [1-0.9 x (0.94/0.81)] x 100 = -4.4%

BMP/SWM NARRATIVE:

THE SITE CURRENTLY CONTAINS A BOWLING ALLEY AND ASSOCIATED ASPHALT PARKING AREAS. THE PRE-DEVELOPMENT IMPERVIOUS AREA OF 3.24 AC WILL BE REDUCED TO 2.80 AC POST-DEVELOPMENT. DUE TO THIS REDUCTION IN IMPERVIOUS AREA, THERE IS NO PHOSPHOROUS REMOVAL REQUIREMENT BASED ON THE CHESAPEAKE BAY PRESERVATION AREA FORMULA FOR RE-DEVELOPMENT. HOWEVER, ADDITIONAL PHOSPHOROUS REMOVAL IS PROPOSED TO BE PROVIDED THROUGH THE USE OF STORMFILTER CATCHBASIN(S) LOCATED IN THE SURFACE PARKING LOT. THE BMP DESIGN WILL BE FINALIZED AT THE TIME OF SITE PLAN.

THE PRE DEVELOPMENT PEAK RELEASES FROM THE SITE ARE 16.31 CFS AND 21.76 CFS FOR THE 2 YEAR AND 10 YEAR STORMS RESPECTIVELY. THESE RELEASES WILL BE REDUCED TO 14.8 CFS AND 19.76 CFS POST-DEVELOPMENT, RESULTING IN A 1.50 CFS REDUCTION IN PEAK RUNOFF DURING THE 2 YEAR STORM AND A 2.00 CFS REDUCTION IN PEAK RUNOFF DURING THE 10 YEAR STORM SOLELY BY REDUCING IMPERVIOUS AREA. THE SITE RUNOFF RATES WILL BE FURTHER REDUCED BY DETAINING THE ENTIRE 10 YEAR STORM RUNOFF FOR 0.56 ACRES OF THE SITE IN UNDERGROUND RAINTANKS.

STORMWATER MANAGEMENT CHECKLIST

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (9-011 2J & 2L) — Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-616 1G & 1H) — Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (15-302 3 & 4) — PRC Plan (15-303 1E & 1G)
PDP P Districts (Except PRC) (15-502 1F & 1G) — Amendments (15-202 1SF & 1G)

[X] 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

[X] 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access ramps, site outfalls, energy dissipation devices, and erosion stabilization measures as shown on Sheet 2.11.

[X] 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
RAINTANK	0.56	N/A	0.56	383	536	N/A
Totals						

[X] 4. Onsite drainage channels, outlets and pipe systems are shown on Sheet 2.11 & 12
Pond inlet and outlet pipe systems are shown on Sheet N/A.

[X] 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A.
Type of maintenance access road surface noted on the plat is _____ (macadam, gravel, etc.)

[X] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A

[X] 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 11.

[X] 8. A description of the existing conditions of each numbered site outlet extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 12.

[X] 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied, is provided on Sheet 12.

[X] 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1-10.

N/A [ ] 11. A submission waiver is requested for _____

N/A [ ] 12. Stormwater management is not required because _____

PRELIMINARY STORMWATER MANAGEMENT PLAN

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

MARKHAM PLAZA
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
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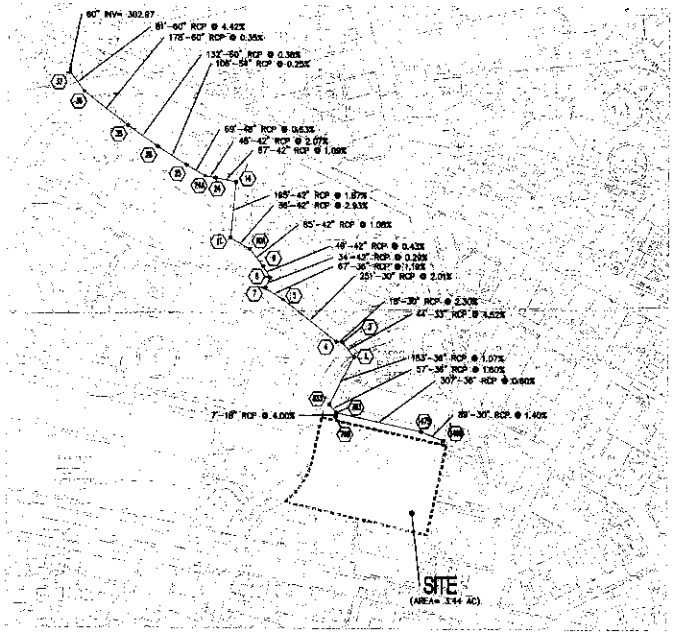
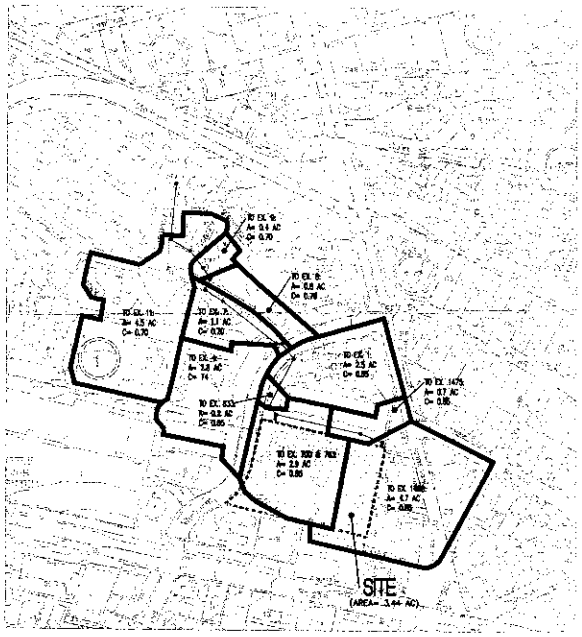
SCALE: AS NOTED
DATE: 10/10/07
REV. 11/26/08
REV. 02/12/09
REV. 03/12/09
DRAWN: DK

FM No. F5-30 Tax Map No. 30-2 Job No. 07-022 Cadd Dwg. File: 07022_LOYSMMOUT Xref:



OUTFALL STORM SEWER MAP

1" = 200'



OUTFALL DRAINAGE AREA MAP

1" = 200'

OUTFALL STORM SEWER COMPUTATIONS

from point	to point	area (A) acres	C	CA	inlet time (minutes)	rainfall (in/hr)	runoff (CFS) increment	runoff (CFS) accumulated	length (ft)	slope (ft/ft)	diameter (in)	capacity (CFS)
1498	1475	4.70	0.85	4.00	5	7.27	29.04	29.04	89	0.0140	30	48.63
1475	703	9.70	0.85	0.80	5	7.27	4.33	33.37	307	0.0060	36	51.66
700	703	1.45	0.85	1.23	5	7.27	8.96	8.96	7	0.0400	18	21.01
702	833	1.45	0.85	1.23	5	7.27	8.96	51.29	57	0.0160	36	64.37
833	1	0.20	0.85	0.17	5	7.27	1.24	52.53	183	0.0197	36	68.99
1	3	2.5	0.85	2.13	5	7.27	15.45	67.97	44	0.0452	33	112.44
3	4	-	-	-	5	7.27	-	67.97	18	0.0230	36	62.21
4	5	2.8	0.74	2.07	5	7.27	15.06	83.04	251	0.0201	30	58.15
5	7	-	-	-	5	7.27	-	83.04	67	0.0119	36	72.76
7	8	1.1	0.70	0.77	5	7.27	5.60	88.64	34	0.0029	42	54.16
8	9	0.6	0.70	0.56	5	7.27	4.07	92.71	49	0.0043	42	66.97
9	10A	0.4	0.70	0.28	5	7.27	2.04	94.74	86	0.0106	42	104.56
10A	11	-	-	-	5	7.27	-	94.74	36	0.0290	42	172.22
11	14	4.5	0.70	3.15	5	7.27	22.90	117.64	195	0.0187	42	137.58

OUTFALL NARRATIVE:

THIS SITE IS LOCATED IN THE ACCOTINK CREEK WATERSHED. RUNOFF FROM THIS SITE IS CONVEYED VIA ONSITE SHEET AND STORM SEWER FLOW TO AN RPA LOCATED TO THE WEST OF THE SITE.

THE MAJORITY OF THE SITE DRAINS TO AN EXISTING STORM SEWER SYSTEM LOCATED ONSITE AND DIRECTLY NEXT TO THE SITE ON THE ADJACENT PROPERTY. THIS STORM SEWER FLOWS TO THE WEST ACROSS MARKHAM ST. AND THROUGH THE PARLIAMENT VILLAGE APARTMENT COMPLEX. THIS EXISTING STORM SEWER SYSTEM HAS BEEN ANALYZED AND WAS FOUND TO BE ADEQUATE TO CONVEY THE 10 YEAR STORM TO A POINT DETERMINED USING 6-0203.2A. THE LARGEST CONTRIBUTING DRAINAGE AREA WHICH INCLUDES A PORTION OF THE SITE IS 4.7 ACRES DRAINING TO STRUCTURE 1498. AT STRUCTURE 11, A DRAINAGE AREA OF 4.5 ACRES ENTERS THE SYSTEM. SINCE 4.5 ACRES IS GREATER THAN 80% OF 4.7 ACRES, THE ANALYSIS CAN BE STOPPED AT A POINT 150' DOWNSTREAM OF STRUCTURE 11. SINCE STRUCTURE 14 IS 195' DOWNSTREAM OF STRUCTURE 11, THE ANALYSIS CAN BE STOPPED THERE. HYDRAULIC GRADELINE COMPUTATIONS, HOWEVER, HAVE BEEN PROVIDED FROM THE POINT WHERE THE STORM SEWER DISCHARGES INTO THE RPA (STRUCTURE 37).

IN SUMMARY, THE ADEQUATE OUTFALL REQUIREMENTS HAVE BEEN MET AND THE DOWNSTREAM EXTENT OF REVIEW WAS DETERMINED USING 6-0203.2A.

THIS PRELIMINARY OUTFALL ANALYSIS IS SUBJECT TO CHANGE WITH FUTURE ENGINEERING AND WILL BE REEVALUATED AND VERIFIED WITH FUTURE PLANS.

HYDRAULIC GRADELINE COMPUTATIONS

Inlet Station	Structure Type (M,I)	Outlet Water Surface Elevation	D_o (in)	Q_o	L_o	S_{f_o}	H_f	Junction Loss																Inlet Water Surface Elevation	Max Water Surface Elevation	Difference
								V_o	H_o	Q_i (cfs)	Q_o	V_i	Q_iV_i	$V_i^2/2g$	H_j	Angle (°)	H_{loss}	Ht	1.3Ht	50Ht	Final H			
--	-	2"	3"	4"	5"	6	7	8	9	*	10'	11	12		13	14"	15	16	17	18	19	20	*	
36	M	306.97	60	201.47	81	0.006	0.49	10.26	3.41	90	182.27	9.28	1692.00	1.34	0.13	20	0.20	0.74	—	0.37	0.86	307.83	315.92	8.09
35	I	307.83	60	182.27	178	0.005	0.87	9.28	3.33	60	180.24	9.18	1654.52	1.31	0.13	15	0.00	0.47	0.60	0.30	1.17	309.00	315.96	6.96
26	I	309.00	60	180.24	182	0.005	0.83	9.18	3.33	54	153.79	9.67	1486.94	1.45	0.15	90	0.61	1.08	1.41	0.70	1.34	310.34	315.30	4.96
25	I	310.34	54	153.79	195	0.006	0.95	9.67	3.35	48	151.23	12.03	1820.03	2.25	0.22	10	0.00	0.59	0.76	0.38	1.23	311.57	316.53	4.96
24A	M	311.37	48	151.23	69	0.011	0.78	12.03	0.95	42	151.23	13.72	2077.15	3.04	0.30	20	0.58	1.52	—	0.76	1.53	312.89	317.03	4.14
24	I	312.89	42	151.23	48	0.023	1.08	13.72	0.95	42	148.89	15.45	2297.98	3.71	0.37	10	0.00	1.33	1.73	0.86	1.95	314.84	322.27	7.43
14	I	314.84	42	148.89	67	0.022	1.46	15.45	0.93	42	117.64	12.23	1438.43	2.32	0.23	90	0.96	2.13	2.77	1.38	2.85	317.69	322.42	4.73
11	I	317.69	42	117.64	195	0.014	2.67	12.23	0.56	42	94.74	9.85	932.92	1.51	0.15	60	0.52	1.25	1.63	0.81	1.48	321.17	327.22	6.05
10A	M	321.17	42	94.74	36	0.009	0.32	9.85	0.38	42	94.74	9.85	932.92	1.51	0.15	30	0.32	0.84	—	0.42	0.74	321.91	330.40	8.49
9	I	321.91	42	94.74	95	0.009	0.75	9.85	0.38	42	92.71	9.84	895.37	1.44	0.14	0	0.00	0.52	0.68	0.34	1.09	323.00	329.81	6.81
8	I	323.00	42	92.71	49	0.008	0.42	9.84	0.38	42	88.64	9.21	816.66	1.32	0.13	60	0.45	0.95	1.23	0.62	1.83	324.03	333.89	9.86
7	I	324.03	42	88.64	34	0.005	0.26	9.21	0.33	36	83.04	11.75	975.48	2.14	0.21	90	0.90	1.44	1.88	0.94	1.20	325.24	333.85	8.61
5	M	325.24	36	83.04	67	0.018	1.04	11.75	0.54	30	83.04	16.92	1404.88	4.44	0.44	10	0.00	0.90	—	0.49	1.53	326.77	334.73	7.96
4	I	326.77	30	83.04	251	0.041	10.29	16.92	1.11	30	67.97	13.85	941.11	2.98	1.04	40	0.80	2.96	3.84	1.92	12.21	338.97	345.25	6.28
3	M	338.97	30	67.97	18	0.027	0.49	13.85	0.74	33	67.97	11.44	777.76	2.03	0.71	90	0.69	2.11	—	1.05	1.56	340.52	345.23	4.71
1	I	340.52	33	67.97	44	0.017	0.73	11.44	0.51	36	52.53	7.43	390.35	0.86	0.30	60	0.30	1.19	1.44	0.72	1.44	341.97	345.30	3.33
833	I	341.87	36	52.53	183	0.006	1.14	7.43	0.21	36	51.29	7.26	372.14	0.82	0.29	60	0.26	0.75	1.02	0.51	1.64	343.61	346.87	3.26
703	I	343.61	36	51.29	57	0.006	0.34	7.26	0.20	36	33.37	4.72	157.53	0.35	0.12	60	0.12	0.44	0.58	0.29	0.83	344.24	346.42	2.18
1475	I	344.24	36	33.37	307	0.003	0.77	4.72	0.09	30	29.04	6.92	171.76	0.54	0.19	15	0.09	0.28	0.36	0.18	0.95	345.19	350.52	5.33
1498	I	345.19	30	29.04	89	0.005	0.45	5.92	0.14	30	29.04	5.92	171.76	0.54	0.19	80	0.22	0.64	0.7	0.35	0.90	345.99	352.78	6.79

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV BY	APPROVED	DATE

PRELIMINARY OUTFALL ANALYSIS

MARKHAM PLAZA

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
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SCALE: AS NOTED | DATE: 10/12/07, REV. 11/26/08 | REV. 01/13/09, REV. 02/27/09 | DRAWN: JV

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant requests approval to rezone the application property from the C-6 District (Community Serving Retail-Commercial) to the PDC District (Planned Development Commercial). Existing overlay districts will not be changed (HC/Highway Commercial; SC/Sign Control; CRD/Commercial Revitalization). The requested special exception would allow fast food uses to be located in a PDC District within a building that also includes residential uses.

The application proposes a nine-story building with a maximum of 305,000 square feet of gross floor area (plus cellar space), including a mix of residential uses, office uses, and retail and other commercial uses. Parking is primarily to be provided in a seven level parking garage (six levels above ground) with some surface spaces in the front of the building. The following table shows the proposed site details.

	Proposed
Gross Floor Area (total)	305,000 square feet *+ 20,000 square feet of cellar space*
Floor Area Ratio (FAR)	2.04
Building Height	9 stories (120 feet +18 foot high penthouse)
Retail and other commercial uses (inc. eating establishments & fast food)	1st or 1st and 2nd floors 62,000 – 106,000 square feet (inclusive of 20,000 square feet of cellar space) *
Office uses	3rd – 6th or 2nd – 6th floors 120,000 – 185,000 square feet
Residential uses	7th – 9th floors 60,000 – 80,000 square feet 60 – 80 dwelling units
Workforce dwelling units	12% of total units (8 – 10 units)
Open space	20%
Parking	846 spaces total *815 garage spaces* *31 surface spaces*
Parking Garage Height	75 feet 7 levels total, 6 levels above ground

* Proffers limit eating establishments and fast food to 30,000 square feet unless additional square footage is permitted by letter of interpretation

Additional details on the specifics of the proposal are explained in the section describing the Conceptual Development Plan / Final Development Plan.

Waivers & Modifications Requested:

- Modification of the peripheral parking lot landscaping, in favor of that shown on the CDP/FDP/SE Plat
- Modification of PFM Standard 12-0702.1B2 to permit the reduction of the minimum planting width requirement from eight feet to that shown on the CDP/FDP/SE Plat and as described in the proffers

LOCATION AND CHARACTER

The application property is located in the Annandale Community Business Center, in the center of a triangle of land formed by Markham Street (to the west), Annandale Road (to the east) and Little River Turnpike (to the south). The parcel has frontage on Markham Street, with a small "tail" of land extending to Little River Turnpike. The property is developed with a bowling alley. The existing building is set at the rear (eastern side) of the site, with surface parking between the building and the street.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Retail (Seoul Plaza)	C-6, CRD	Retail and other (option for mixed use)
South	Retail (Service station, retail)	C-6, CRD	Retail and other (option for mixed use)
East	Retail	C-6, CRD	Retail and other (option for mixed use)
West	Retail Residential	C-6, CRD R-30	Retail and other Residential, 16-20 du/ac

BACKGROUND

The application property is not encumbered by any rezonings, special exceptions, or special permits. The existing bowling alley was constructed in 1960, according to county records.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area:	Area I
	Annandale Planning District, Annandale Community Business Center, Sub-Unit A2
Plan Map:	Retail and other uses
Plan Text:	

In the Area I volume of the Comprehensive Plan, 2007 edition, Annandale Planning District, Annandale Community Business Center, Land Unit A, Sub-Unit A-2, as amended through October 23, 2006, pages 34-35, the Plan states:

"Sub-Unit A-2

Sub-Unit A-2 includes approximately 11 acres and is the location of the Markham East Center, a commercial bowling alley, and a variety of small retail and service businesses. The shopping center and bowling alley serve a valuable community shopping and recreation function which should be retained. This land unit is planned for community-serving retail use up to .35 FAR. Improvements to parking lot landscaping as well as pedestrian connections with adjacent higher-density residential neighborhoods should be provided or maintained to enhance the visual and functional aspects of the area. Effective screening and buffering should be provided adjacent to existing residential uses. This area also serves as a visual entry point to the Annandale CBC from the north and a focal point of the planned Annandale CBC Town Center area. Because of this, development of new uses adjacent to Annandale Road and/or Little River Turnpike should present primary facades to those streets and provide sidewalk access and landscaping complementary to streetscape improvements planned for the area.

Mixed-use Option--As an option, retail/office mixed use up to .50 FAR with ground level retail (height limit of 40 feet) may be considered provided that a development proposal includes at a minimum 1 acre and provides shared parking among uses located on the same or adjacent sites. Vehicular access should be consolidated.

Higher-Intensity Option, Town Center Area--Sub-Unit A-2 is within the Annandale CBC Town Center area. Redevelopment in this Sub-unit should provide for a variety of day and evening uses and a more urban, pedestrian oriented character than the remainder of the CBC. Structured parking as well as pedestrian amenities should be provided. To achieve this special character for this portion of the sub-unit, higher-intensity retail/office/mixed use up to 1.5 FAR may be considered provided that the following additional conditions are met:

- Parcel consolidation of at least two acres occurs;

- Building height is limited to 95 feet; however, on a portion of the sub-unit, additional height up to 120 feet may be appropriate if designed in a manner to create a focal point;
- Vehicular and pedestrian circulation is provided for site ingress/egress and to connect this property to the surrounding Annandale Town Center street network immediately to the east;
- Parking is located to the rear or below grade with the primary building facades facing Little River Turnpike and/or Annandale Road;
- Retail uses are located on the ground floor with direct public access and display windows oriented to the street;
- A highly-walkable environment that provides safe, comfortable access for pedestrians throughout and across the site;
- Articulated rooflines and/or building corner features, such as entries or towers, are provided; and
- Streetscape treatments and pedestrian amenities, such as outdoor seating areas, works of art, or water features, are provided.

Under this town center option, intensity up to 2.0 FAR may be considered if the above conditions are met and if a residential component is included. A housing component, such as Senior Independent Living or Working Singles residences as offered by the Fairfax County Redevelopment and Housing Authority, may also be considered."

ANALYSIS

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

Title of CDP/FDP/SE Plat:	Markham Plaza
Prepared By:	Walter L. Phillips
Original and Revision Dates:	October 10, 2007 as revised through May 12, 2008

The CDP/FDP/SE Plat consists of 15 sheets.

Sheet 1 is the title sheet and includes a sheet index, notes, tabulations, a vicinity map and an illustration of the angle of bulk plane.

Sheet 2 shows the proposed layout (as discussed below).

Sheet 2A shows some site details (loading detail, one proposed sign, and a garage architecture detail) and two cross-sections to show grade and retaining walls (keyed on Sheet 2).

Sheet 3 shows the conceptual landscape plan for the site.

Sheet 4 shows an enlargement of the front plaza (open space and surface parking area), as well as illustrative planting and paving details.

Sheet 5 shows an enlargement of the Markham Street frontage streetscape in plan view and a cross-section of the same area.

Sheet 6 shows a plan view of the terraces and rooflines of the building.

Sheet 6A shows the same plan view of the terraces and rooflines, up to the 7th floor (the first residential floor) and the associated interior residential amenity space on the 7th floor.

Sheet 7 shows a building cross-section, including the garage, a detailed cross-section of the interface between the building and the garage (showing the pedestrian connections between the two structures), and a pedestrian view of that area between the building and the garage.

Sheet 8 shows illustrative perspectives of two views of the building (the front plaza and the north face).

Sheet 8A depicts an illustrative aerial perspective of the site.

Sheet 9 shows the future layout, with the private street access along the north side of the building shifted to straddle the property line to serve the property to the north and to continue east to connect with Annandale Road. The sheet also contains several details showing cross sections and elevations of the future private road.

Sheet 10 shows the existing conditions and existing vegetation map.

Sheets 11 and 12 include the stormwater management details of the site.

Building: Use / Intensity & Architecture

Uses & Intensity

The applicant proposes a nine-story building with a mix of uses, including residential uses, office uses, and other commercial uses such as retail and restaurants (eating establishments and fast food). The first two floors are intended to be the "retail" portion of the development, the next four floors would be office uses, and the top three

floors would be residential. The proffers allow for sufficient flexibility that the second floor could be either retail or office, as the market dictates, and additional usable space is programmed for the cellar (which would not count as gross floor area or towards the floor area ratio). The following chart lays out the proposed floor area ranges by use.

	Proposed
Gross Floor Area (total)	305,000 square feet *(+ 20,000 square feet of cellar space)*
Retail and other commercial uses (inc. eating establishments & fast food)	62,000 – 106,000 square feet *(inclusive of 20,000 square feet of cellar space)**
Office uses	120,000 – 185,000 square feet
Residential uses	60,000 – 80,000 square feet 60 – 80 dwelling units

* as specified in the proffers, eating establishments and fast food uses would not be allowed in the cellar space, and "high turnover" eating establishments and fast food uses would be limited to 30,000 square feet of gross floor area unless additional square footage was permitted by letter of interpretation

The proposed 305,000 square feet of gross floor area includes up to 5,000 square feet of bonus density in the office category for the provision of workforce dwelling units, which would be provided on a 1:1 basis for each square foot of workforce dwelling unit provided. This equates to a floor area ratio of 2.04.

Architecture

The proposed building would be "L" shaped, enclosing two sides of a front plaza that serves as open space and surface parking. The nine-story building (120 feet in height) would have terracing at the second and seventh floors. Neither the plans nor the proffers show specific building materials, but the plans do include a list of materials, with commitments to the first six floors of the building being "predominantly" brick, glass, and masonry. Siding and synthetic stucco are included in the proffers as options for the residential floors only (floors 7 – 9); staff has proposed a development condition that no siding would be used, except as trim or detailing, even on the residential floors. Additionally, the proffer referencing the architecture of the parking garage includes a commitment to include brick inset panels on the upper levels of the garage in colors that are "harmonious" with the building (although no specific commitment is made as to the amount of brick to be used on the building). The proffers commit to "substantial conformance" with the elevations shown on Sheet 8 of the CDP/FDP only. That sheet, however, includes notes stating that the elevations are for conceptual purposes only, limiting the actual commitment. Staff has therefore proposed a development condition that requires substantial conformance, irrespective

of the note, with those elevations and the architectural details provided on other sheets of the plan.

Signage

The applicant has indicated that the property would conform with the requirements of the Zoning Ordinance, and that a comprehensive sign plan would likely be requested to allow sufficient signage for second floor retail uses. While not specified in the plans, the applicant has indicated that building mounted signage would be requested for the retail (and other) uses on the first and second levels, which could be addressed though a comprehensive sign plan.

The CDP/FDP/SE Plat shows a location (and potential design) for a free-standing monument sign along Markham Street. The plat also shows, however, that an existing, non-conforming pole sign along Little River Turnpike would be retained. It should be noted that the Zoning Ordinance would not allow two free-standing signs for this property unless a comprehensive sign plan is approved, and staff has proposed a development condition that would require the non-conforming pole sign to be removed, and would prohibit pole signs on the property.

Parking

The majority of the parking will be in a deck behind the building (on the east side). This structure will be 75 feet in height, consisting of six levels above ground and one level below ground. The garage is not proposed to be fully connected to the building, but pedestrian crossovers will be located on the first, second, and third levels of the building. Some surface parking will be located in the plaza in the front of the building (31 spaces) to serve as short term and "teaser parking" for the retail uses.

Roads & Access

Access is proposed directly to Markham Street at two points: one at the southern end of the site frontage and one at the northern end. The southern point would give access to the front plaza and the garage; the northern point would access the loading docks (to be incorporated within the building at the northeastern corner) and the garage. The CDP/FDP/SE Plat also includes an exhibit showing how, in the future when the property to the north redevelops, the northern access road could be relocated to straddle the property line to be used by both the subject property and the property to the north. This private road could also be extended to access properties to the east and Annandale Road. The proffers do include easement language to accommodate the relocation and extension of this private road, although the proffer includes extensive conditions, as discussed later.

In addition to the interparcel commitments along the north, the proffers note that the "tail" of the property to the south would be available for interparcel access to coordinate access across the tail and to the interior drive along the south of the application property.

Open Space & Amenities

The open space on the application property is primarily located in the plaza at the front. This area includes two seating areas, a circular "focal point" area, and some landscape plantings. Additional plantings are provided along the Markham Street frontage to meet the Annandale streetscape requirements, as well as minimal plantings around the periphery of the site. To provide for some shading and green features on the top level of the parking deck, the CDP/FDP/SE Plat shows a trellis along the center of the deck, and shrubs in corner planting boxes.

To serve the residents of the development, the seventh level is shown to have a small outdoor terrace connected to an interior amenity space for all residents, as well as private terrace spaces for the units on the seventh floor (upper level units may have balconies, although none are shown).

Stormwater Management

As redevelopment of a site that is almost entirely paved today (and will be increasing the pervious surface) no stormwater management is required by the public facilities manual. At staff's request; however, the CDP/FDP/SE Plat has been revised to include additional stormwater management facilities. These include pervious pavers in a portion of the plaza in the front of the building, a rain tank facility to detain a portion of the site runoff, and stormfilter basins in the parking areas.

Land Use Analysis (Appendix 6)

The applicant requests approval under the Plan option for a "Higher-Intensity Option, Town Center Area, with residential development," that allows an FAR of up to 2.0. The proposed FAR of 2.04 also includes bonus density for the provision of affordable housing in the form of workforce dwelling units (the bonus density will be utilized for non-residential uses, as permitted). Under this option, redevelopment is expected to provide for a variety of day and evening uses and a more urban, pedestrian oriented character than the remainder of the Annandale area. While this application does not consolidate any of the surrounding small parcels as recommended by the Plan, the minimum acreage requirement of two acres is met. The proposed building will be 120 feet in height; staff has determined that this is in conformance with the Comprehensive Plan text that recommends a building height of 95 feet, but allows

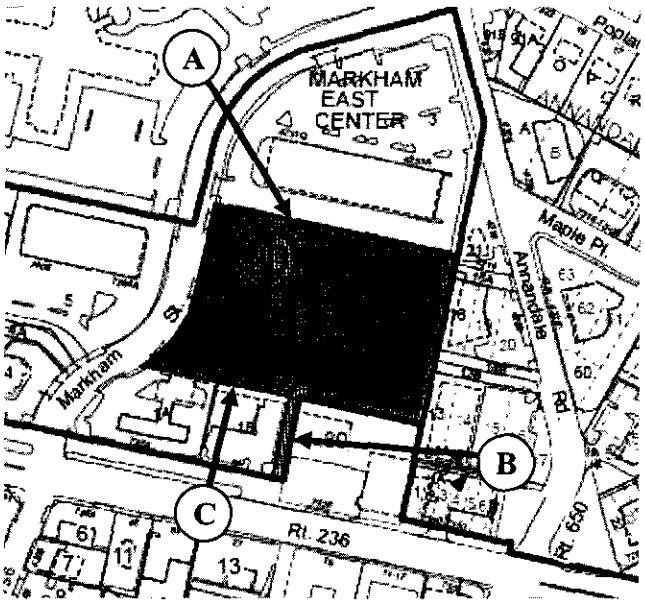
additional height up to 120 feet when the building is designed as a focal point. The proposed layout allows for the northern access road to be relocated and extended in the future to serve as an interconnection for the envisioned street network. Structured parking is located to the rear of the building, although the majority is not located below grade. Retail uses are proposed for the first two levels of the building, with access facing towards Markham Street; it would be possible to have direct access from the retail spaces onto the Markham Street frontage (although such access is not specified). Sidewalks are provided into the site, both from Markham Street and from Little River Turnpike along the "tail". The roof line is flat; however, the elevations and perspectives show a building that is somewhat articulated, with setbacks at the second and seventh levels to allow portions of the roof to be utilized as decks and terraces. With the proposed development conditions strengthening the architectural commitments (currently depicted as "illustrative" in the CDP/FDP/SE Plat) the proposed architecture meets the design recommendations of the Comprehensive Plan. The front sidewalk area and the plaza do include space for café tables, seating areas, and similar pedestrian amenities. The plaza also includes a space for a focal feature such as public art, although the proffer commitments for this item do not fully ensure that a suitable focus will be provided. The applicant has included proffers committing to provide workforce housing in accordance with the Board of Supervisor's policy, so that 12% of the residential units will be affordable to families at or below 120% of the Area Median Income.

While the overall development conforms to the use and intensity recommendations of the Comprehensive Plan, there are some issues which continue to be of concern, as discussed below.

Issue: *Interparcel Access / Consolidation*

The application property is a single parcel, one of two large parcels in Land Bay A2 (the triangle of land bounded by Markham Street, Little River Turnpike and Annandale Road). In response to staff's request, the applicant has demonstrated how the remainder of the sub-unit might redevelop in accordance with the higher intensity "town center" Plan recommendation begun with the subject application. It is understood that such redevelopment is not likely to be feasible for a number of years as those properties did not choose to consolidate with this application. Despite the probable length of time before these properties redevelop, it is important that the application property not preclude the re-development of these parcels. Additionally, as the rears of the properties to the south, in particular, abut the front entrance as well as the only open space on the application site, it is important that access be coordinated to encourage a dual-fronted development (offering an attractive face to both the Little River Turnpike frontage and to this site). To the north, the Comprehensive Plan language recommends that interconnected access be provided in order to reach the proposed development level (the highest level recommended by the Plan).

As shown in the graphic to the right, the applicant has provided for interparcel access along the north boundary (A), and along the "tail" of property extending to Little River Turnpike (B). No easement options have been proposed along that portion of the southern boundary between Markham Street and the "tail" (C).



Staff has strong reservations about the proffer language speaking to the easements that are shown along the north (A). It should be noted that, with the caveats included in the proffer, there is no guarantee that the proposed "grid" street along the north will ever be constructed in a manner that allows access to the surrounding properties, and eventually Annandale Road. Additionally, the proffer includes a caveat that, if the road is not constructed within 20 years, the bond for half the construction cost will be released. Therefore, even if the caveats on the easements are met, the cost of construction of the future road may prove to be too much for the adjacent property owner to bear, resulting in no road, and possibly no redevelopment (as provision for this "cross street" is a condition of the Comprehensive Plan to reach the town center development level.

Additionally, staff is concerned that the parcels along Little River Turnpike to the south, between the "tail" and Markham Street (C), have no incentive to redevelop in a manner that would present an attractive face to the application property. Some provision for interparcel access might encourage future development on those sites to have some relationship to this site, rather than presenting loading areas and back doors to the front door of this development.

Issue: *Grading / Retaining Walls*

The CDP/FDP/SE Plat shows retaining walls on all sides other than the Markham Street frontage. Staff had concerns about both the appearance and functionality of the walls as well as their potential impact on the coordination of future development. The applicant has provided additional documentation to demonstrate that the walls will not unduly hinder future development around the site and interparcel access. Additionally, the applicant has revised the plat to show cross sections of the areas of most concern in terms of appearance (near the "tail"). Finally, the applicant has revised the proffer to commit to architectural treatments for all retaining walls, and to modify a provision that

would have permitted additional retaining walls not shown to be up to six feet in height. With these revisions, this issue has been satisfactorily addressed.

Issue: *Design of Plaza*

Throughout the analysis of the application, staff has expressed concerns about the suitability of the proposed plaza space in the front of the building. Initial designs showed a very small open space, hemmed in by parking on all sides. While the applicant has significantly improved the design of the space by reducing parking in this area, staff remains concerned that the pedestrian space is not sufficiently connected to the streetscape and will function more as a ceremonial, decorative space in the front of the building rather than as the true "pocket park" envisioned by the applicant. Staff has recommended a number of items which would significantly strengthen the space. These include (1) reduction and/or realignment of the head-in parking along the southern boundary, (2) more specific commitments to the "focal point" feature in the center of the space, which is currently not defined (staff has recommended a water feature that is designed to be an attractive, sculptural item in "off" months), and (3) removal of at least one or two parking spaces along the Markham Street frontage to strengthen the connection to the streetscape.

Issue: *Signage*

The proffers commit to meet Article 12 of the Zoning Ordinance, and indicate that a comprehensive sign plan may be requested. It is likely (and appropriate) that a CSP will be utilized on this site to allow sufficient building mounted signage for the second story retail uses. The plans also show a potential monument sign for the Markham Street frontage and the retention of a non-conforming pole sign at the Little River Turnpike end of the "tail," While the non-conforming sign could legally be refaced and remain, the Comprehensive Plan recommends the removal of such pole signs in the Annandale CBC. Additionally, if the pole sign is retained, the second, more appropriate, monument sign would not be allowed without approval of a CSP (the Zoning Ordinance would not otherwise allow two free-standing signs for this site). Staff has therefore proposed a final development plan condition that would require the removal of the non-conforming pole sign.

Environmental Analysis (Appendix 6)

Issue: *Green Building Policy*

The Board of Supervisors recently adopted a Comprehensive Plan amendment and Board Policy which recommends that new development in growth areas commit to certification through the Leadership in Energy and Environmental Design Green Building Rating System of the U.S. Green Building Council (LEED), or some

equivalent program. LEED certification requires certain prerequisites (checklist items required of all developments seeking certification) and allows each development to choose from a list of 69 additional points to reach different levels of certification (basic, silver, gold or platinum). Different tracks within the LEED program require different points and point levels to be achieved. Other certification systems may be considered; however, the intent of the policy is not to require the County's site plan reviewers to determine if a particular development meets the intent of the policy, but rather to utilize third party certification such as the LEED program. Additionally, because certification occurs after a building is constructed, it is appropriate for a green building proffer to provide some sort of mechanism that will both act as an incentive to meet the requirement, and will allow the proffer to be fulfilled by other means should unforeseen circumstances keep the building from reaching certification. As an example, a proffer could commit to basic LEED certification, but in the event that certification is not met, a cash contribution (by escrow or letter of credit) would be contributed (all or in part) to the County to apply to its environmental goals. The application property, which is located in the Annandale CBC and requesting development at the top of the recommended density range, is expected to comply with this new policy.

Resolution:

With the most recent set of proffers, the applicant has committed to seek LEED certification under the Core and Shell program, which is appropriate for a building such as this with multiple users and leased space. The proffers further commit to several specific commitments such as the inclusion of a LEED accredited professional on the design team, documentation of LEED efforts at various stages of development, and creation of a "green building maintenance reference manual" for the future occupants. Finally, the applicant has committed to provide a cash bond or appropriate letter of credit in the amount of $680,000, to be released upon demonstration that the project has been certified by the LEED program. If, due to unforeseen circumstances, the project is not certified, this bond would be available for other environmental programs in the county to offset the environmental loss of this building not being constructed as a "green" building.

Transportation Analysis (Appendix 7)

Issue: *Traffic Analysis / VDOT 527 Review*

At the beginning of the application process, the applicant provided a traffic impact analysis in conformance with the guidelines of VA Chapter 527. This recently adopted state legislation requires the Virginia Department of Transportation to review a traffic analysis on all applications that reach a certain threshold, and to provide comments to the local jurisdiction based on that analysis. A copy of this review memo is contained in Appendix 8. The 527 review speaks to the feasibility of the proposed improvements

and additional issues raised by the application. More detailed review of these issues was provided by the County's Department of Transportation, and will be discussed below as appropriate. It should also be noted that the 527 review was based on the initial submission, and the specifics of the application have been further modified and refined through the County's review process.

Issue: *Traffic Analysis / Fairfax County DOT review*

As noted, the applicant did provide a traffic impact analysis in conformance with the guidelines of VA Chapter 527. Through further review, and as the application itself was refined through the review process, it was determined by staff that the TIA, as submitted, did not represent the most realistic development option for the property. Specifically, a 40% pass-by trip reduction was taken on retail and other commercial uses such as restaurants, which is reflective of a suburban, auto-oriented design and use mix (a drive through fast food) rather than the urban, single building design being proposed here. On the flip side, the TIA did not utilize any traffic demand management reductions, despite making such commitments in the proffers. Although it was expected that these two factors would to some degree cancel each other out, the applicant was requested to revise the TIA as discussed. The revisions were provided to the County, and staff has reviewed the revised TIA and has found the expected impacts and proposed mitigation measures to be acceptable.

Additionally, the TIA assumed a mix of uses for the non-office commercial uses that was not reflected in the proffers. Specifically, the TIA assumed a total "restaurant" use (eating establishments and fast food) with a maximum square footage of 30,000 square feet. The proffers, at that time, did not put any ranges or caps on particular uses beyond the broad categories of "office," "residential" and "retail and other commercial." While not likely, the applicant could therefore have legally constructed a development with up to 86,000 square feet of "restaurant" uses, with a much higher trip generation for the site than was shown in the TIA. The applicant has recently revised the proffers to limit the high turnover restaurant uses to a maximum of 30,000 square feet, with a provision that addition square footage may be provided for such uses upon a demonstration that overall trip generation is not significantly affected. This might be achieved, for example, if less than the maximum square footage is actually constructed. With this revision to the proffers, this issue is resolved.

Issue: *Interparcel Access*

In addition to the concerns raised in the land use analysis relating to interparcel access, transportation staff is concerned about the functionality of the northern intersection in its interim state. The new proposed entrance to this site is extremely close to the service entrance to Seoul Plaza to the north. Neither entrance aligns with the entrance on the opposite side of Markham Street. It is uncertain at this time if the

large volume of new traffic expected at the application property will negatively impact the service entrance of Seoul Plaza. If the new entrance does create problems for the existing service entrance to Seoul Plaza, staff believes that it would be beneficial to be able to address this by providing access to the interim road along the north. The applicant has noted that the entrance in question is the service entrance, and if issues arise, service traffic could use one of the other Seoul Plaza entrances.

Issue: *Parking along Southern Boundary*

In addition to the issues with the parking along the southern property boundary adjacent to the plaza noted in the land use analysis, staff is concerned that these spaces will impact traffic flow by restricting the travel aisle while people try to pull in and out of the spaces, potentially backing into the entrance and possibly onto Markham Street. It is recommended that the spaces closest to the entrance be eliminated, or the spaces be reconfigured as angled parking to reduce the conflict time. This issue has not been addressed.

Issue: *Raised median on Markham Street*

To address traffic conflicts at the intersection of Markham Street and Little River Turnpike introduced by the service drive and the extra traffic expected at this intersection because of the application, the applicant has added a raised median option at staff's request. While VDOT has indicated that the median is likely to be acceptable the final design of this median is subject to further VDOT review and approval at the time of site plan approval. It should be noted that VDOT may require the extension of the median, converting the southern site entrance to a right-in / right-out entrance, which would drive additional traffic to the northern entrance.

Issue: *Bus stop*

Staff requested a bus stop easement and pad on the Markham Street frontage. The applicant's previous proffers committed to provide the easement and pad, but only if they could be located without moving any easements or utilities. At staff's request, the inappropriate caveats have been removed and this issue has been resolved.

Public Facilities Analyses

Water Service (Appendix 9) – Adequate service is available via existing 8 and 12 inch mains located at or near the site; no issues cited.

Sewer Service (Appendix 10) – The offsite sewer lines do not appear to be adequate for the proposed addition. The applicant should perform a sewer study for the sewer lines to determine their adequacy for the development. If the analysis indicates that

the lines are inadequate, the applicant should proffer to correct the deficiency before or concurrent with the development. Staff has proposed a development condition to address this issue, with the imposition of this condition; this issue is addressed.

Fire and Rescue (Appendix 11) – Meets fire protection guidelines, served by Station #408, Annandale; no issues cited.

Stormwater Management Analysis, DPWES (Appendix 12) – The applicant proposes to increase the amount of pervious surface on the site, and to add some water quality and quantity controls where none exist today, thereby improving the overall stormwater situation. The proposed controls will need to be designed and installed to the satisfaction of DPWES, which will be addressed at the time of site plan approval, and will be privately maintained.

Fairfax County Park Authority (Appendix 13)

Issue: *Contribution to off-set impacts of residential development*

The $1,500 per unit recreational funds required in P-Districts offset only a portion of the recreational needs of new residents. The Park Authority had therefore requested that the applicant, in addition to the P-District required funds, contribute an additional amount of $153,160 for the provision of recreational facilities in the vicinity of the property to offset the additional needs (based on the initial request of 70 units, this equates to $2,188 per unit). In addition to the required P-District funds, the applicant has proffered to contribute $1,500 per unit for park development in the vicinity of the property.

Issue: *On-site Recreational Opportunities*

The Park Authority also noted the issue of the insufficient design of the only on-site outdoor space available, the plaza, which was previously discussed in the Land Use section.

Fairfax County Public Schools (Appendix 14)

The application property is served by Woodburn Elementary, Jackson Middle, and Falls Church High Schools. Enrollment in Jackson Middle and Falls Church High is currently below capacity, and is projected to remain so through the 2012-2013 school year. Enrollment in Woodburn Elementary, however, is currently almost twice the capacity and is projected to further increase through the 2012-2013 school year. Renovations are proposed for Woodburn in the 2010-2011 school year. If 70 units are developed, the proposed application would be projected to generate a total of three elementary school students, one middle school student, and two high school students,

a total of six additional students over what would be projected under the current zoning (none). Using the recently revised recommendations, based on a contribution of $12,400 per expected student using the ratio of 0.078 students per residential unit, the appropriate contribution would range from $62,000 for 60 units to $74,400 for 80 units. The applicant has proffered to contribute the requested amount: $12,400 per expected student based on a ratio of 0.078 students per residential unit.

ZONING ORDINANCE PROVISIONS

Conformance with PDC District Regulations

The applicant proposes a PDC District consisting of 325,000 square feet of office, residential and retail and other related uses (including the proposed 20,000 square feet of cellar space). The PDC District regulations set forth in Part 2 of Article 6, Planned Development Districts, of the Zoning Ordinance require the application to meet Zoning Ordinance standards such as performance standards, site plan regulations, parking requirements, and sign regulations. The development as proposed, with the imposition of staff's proposed conditions, meets these requirements.

Part 2 of Article 6 also lists allowable primary and secondary uses. The proffers and CDP/FDP indicate that the majority of the floor area on the site will be occupied by the primary uses of office, retail, and other similar uses. A smaller portion of the site is proposed for residential uses and other non-residential secondary uses. The proffers commit to compliance with the PDC standard that requires that secondary non-residential uses be limited to a square footage not to exceed 25% of the of the square footage of primary uses, as well as the requirement that the square footage of the residential uses will not exceed 50% of the square footage of the primary uses.

Conformance with Article 16

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

<u>Sect. 16-101 General Standards</u>

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

protection, other public facilities and public utilities are provided; and that the development provide coordinated linkages among internal facilities and services and to major external facilities and services.

The proposal conforms with the site specific Comprehensive Plan recommendations for use and intensity. The proposed building, with a mix of three major uses (residential, office, and "retail") could not be constructed in a conventional zoning district, meeting the intent of both the PDC District and the Comprehensive Plan. While staff believes that stronger commitments to interparcel access would improve the overall development of the sub-unit, the development in and of itself does not prohibit the surrounding areas from developing in conformance with one of the lesser options of the Plan. The applicant has also committed to LEED certification, a significant environmental benefit in accord with recent County policies. Taken as a whole, staff believes the application meets the general standards.

Sect. 16-102 Design Standards

Par. 1 states that, at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform with the provisions of the most comparable conventional district. In this instance; however, the Comprehensive Plan includes specific recommendations for building setbacks and heights. This analysis is therefore based on the Comprehensive Plan recommendations.

The Comprehensive Plan recommends that, within the town center area of the Annandale CBC, buildings should be set back 15 to 20 feet from the street curb to accommodated pedestrian amenities and streetscape improvements. The CDP/FDP/SE Plat shows that, where the building abuts Markham Street, the building will be set 20 feet from the curb, in accordance with this provision. The site specific text for Sub-unit A2 recommends a maximum height of 95 feet, but allows for height up to 120 feet if the development is designed as a "focal point". As noted in the land use analysis, staff believes that the proposed development meets these criteria, and therefore the proposed height of 120 feet is appropriate.

Par. 2 states that open space, parking, loading, sign and other similar regulations shall have application in all planned developments. The application includes 20% open space, which is in excess of the open space requirement of 15% for the PDC District. While final parking requirements may change based on the final mix of uses, it appears that adequate parking will be available.

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

Par. 4 states that emphasis should be placed on the provision of recreational amenities and pedestrian access. As noted in the Land Use and Park Authority Analyses, staff believes that the plaza area could be improved by the removal of some additional surface parking, and additional specific commitments for the "focal point" of the space. Despite this shortcoming, staff believes that, overall, the application does provide for improved streetscape along Markham Street, and provide for appropriate pedestrian connections into the site from the surrounding street network, including from Little River Turnpike. The proffers commit to some internal amenities for the residents, and for the expenditure of the P-District recreational funds of $1,500 per unit on-site (with any excess to be contributed to the Park Authority). In addition, the proffers commit to contribute an additional $1,500 per unit to the Park Authority for the provision of active recreational facilities in the vicinity. On the whole, staff believes that this standard has been met.

Special Exception Analysis

General Special Exception Standards (Sect. 9-006)

General Standards 1 and 2 require that the proposed use be in harmony with the adopted Comprehensive Plan and be in harmony with the general purpose and intent of the applicable zoning district regulations. As previously stated, the proposal is in harmony with the Comprehensive Plan for use and intensity. As noted in the review of the PDC requirements, the application meets the bulk regulations. Therefore, staff believes these conditions have been met.

General Standards 3 and 4 require that the proposed use will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan, and that pedestrian and vehicular traffic associated with the use will not create hazards or conflict with the existing and anticipated traffic in the neighborhood. As noted, staff believes the pedestrian access to the site is sufficient. Also as noted, staff would prefer to see stronger interparcel access commitments but believes that the basic needs for interparcel access have been met. Therefore, staff believes these standards have been met.

General Standards 5, 6, 7 and 8 require that landscaping, screening, open space, adequate utility, drainage, signage, parking and loading spaces be regulated in accordance with the Zoning Ordinance; however, the Board of Supervisors may impose more strict requirements for a given use than those set forth in the Ordinance. The application meets or exceeds the requirements of the Zoning Ordinance in these areas, with the exception of the intent to retain a non-conforming pole sign and a request for a modification to the peripheral parking lot landscaping. Staff has

proposed a condition requiring the pole sign to be removed; the landscaping modification will be addressed below.

Provisions for Approving...Fast Food Restaurants...in a Highway Corridor Overlay District (Sect. 9-611)

The Board may approve a special exception for the establishment of fast food restaurants in a Highway Corridor Overlay District, but only in accordance with the provisions of Part 6 of Article 7.

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

These standards require that the use be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties, that access be designed so not to impede traffic on a public street intended to carry through traffic, and that there be no outdoor storage or display of goods offered for sale. While staff, as noted, would prefer to see stronger interparcel access commitments, the need for those easements is driven by future development considerations, not by a lack of access for this site. Staff does not believe that, as proffered and condition, the addition of fast food restaurants to the site will impede traffic on the surrounding street network. A development condition prohibits outdoor storage and display of goods offered for sale.

Waivers and Modifications Requested

Modification of the peripheral parking lot landscaping

The Zoning Ordinance requires that a ten foot wide landscaping strip with trees be provided between a parking lot and a street. The CDP/FDP/SE Plat provides a five foot wide landscaping strip between the front parking and the sidewalk along Markham Street. The sidewalk is six feet wide, and an additional five foot wide planting strip is provided adjacent to the right-of-way. The landscape strip between the parking lot and the sidewalk is shown to planted with shrubs, not trees. The proposed layout is in conformance with the Annandale streetscape requirements, and as such staff would recommend approval of the requested modification in that location. Additionally, the CDP/FDP plat shows only shrubs along the southern property line (adjacent to the head-in parking). No trees can be provided in this area because of utility line conflicts. Staff does not object to this request.

Modification of PFM Standard 12-0702.1B2 to permit the reduction of the minimum planting width requirement from eight feet to that shown on the CDP/FDP and as described in the proffers

The application provides streetscape in conformance with the Comprehensive Plan recommendations, which differ from the PFM requirements. Appropriate proffer commitments to structural soils to enhance livability for plantings have been provided. Because the landscape proposal is in conformance with the Comprehensive Plan, staff does not object to the request.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposes to rezone the property to the PDC District to implement a Comprehensive Plan recommendation for a high-intensity, mixed use town center, by providing a nine-story building with a mixture of residential, office, and retail and other commercial uses with 305,000 square feet of gross floor area plus cellar space. The applicant's proposal is in conformance with the Comprehensive Plan recommendations, meets the new "green building" and workforce housing policies adopted by the Board. While staff remains concerned about the viability of the northern access road to be constructed in its envisioned form (as a cross street for the sub-unit), overall the basic need for interparcel access has been met.

Recommendations

Staff recommends approval of RZ 2007-MA-017, subject to proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2007-MA-017, subject to conditions consistent with those contained in Appendix 2.

Staff recommends approval of SE 2007-MA-032, subject to conditions consistent with those contained in Appendix 3.

Staff recommends approval of a modification of the peripheral parking lot landscaping, in favor of that shown on the CDP/FDP/SE Plat

Staff recommends approval of a modification of PFM Standard 12-0702.1B2 to permit a reduction of the minimum planting width requirement

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

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

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions (FDP 2007-MA-017)
3. Proposed Development Conditions (SE 2007-MA-032)
4. Affidavits
5. Statement of Justification
6. Plan Citations, Land Use and Environmental Analysis
7. Transportation Analysis
8. VDOT 527 Review memo
9. Fairfax County Water Authority
10. Sanitary Sewer Analysis
11. Fire and Rescue
12. Stormwater Management Analysis, DPWES
13. Fairfax County Park Authority
14. Fairfax County Public Schools
15. Zoning Ordinance Provisions
16. Glossary of Terms

PROFFERS

RZ 2007-MA-017

May 12, 2008

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and applicant, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcel under consideration and shown on the Fairfax County tax maps as Tax Map 71-1 ((20)) 2 (the "Property") shall be in accordance with the following conditions if, and only if, Rezoning application 2007-MA-017 is granted. In the event RZ 2007-MA-017 is approved, then any previous proffers for the Property are hereby deemed null and void and hereafter shall have no effect on the Property.

1. Conceptual/Final Development Plan/Special Exception Plat. The Property shall be developed in substantial conformance with the Markham Plaza Conceptual Development Plan ("CDP"), Final Development Plan ("FDP"), and Special Exception Plat ("SE Plat") dated October 31, 2007 and revised through May 12, 2008, prepared by Walter L. Phillips Incorporated. ("CDP/FDP/SE Plat"), consisting of fifteen (15) sheets.

2. Elements of CDP. Notwithstanding the fact that the CDP and FDP are presented on the same plan, the elements that are components of the CDP are limited to the perimeter points of access, the general location of the buildings, uses, building heights, and setbacks from the peripheral lot lines and only a future amendment to such elements shall require a subsequent Conceptual Development Plan Amendment ("CDPA") or Proffered Condition Amendment.

3. Minor Modifications. Minor modifications to the CDP/FDP/SE Plat may be permitted when necessitated by sound engineering or that may become necessary as part of final site design, final engineering design, or final architectural design pursuant to Section 16-403(4) of the Zoning Ordinance. Building footprints may be altered and the number of residential units and square footage of Principal and Secondary Uses (as defined herein) (and corresponding adjustments in required parking and Workforce Dwelling Units (as defined herein) may be adjusted, so long as (a) the minimum open space is not reduced; (b) the building height is not increased; (c) the peripheral setbacks are not reduced; and (d) the development otherwise is in substantial conformance with these Proffers and the CDP/FDP/SE Plat.

4. Alterations. The Applicant reserves the right to alter the layout shown for the parking garage, as well as loading areas, and trash facilities provided within and under the building footprints. The Applicant reserves the right to alter the specific design of the plaza and other common areas provided the general character, quality and level of amenity remains, and there is no increase in the amount of surface parking provided.

GENERAL

5. Proposed Development. Development on the Property shall include a maximum of 300,000 square feet of GFA, excluding bonus GFA associated with the provision of Workforce Dwelling Units (WDUs), and a maximum of 305,000 square feet of GFA including bonus GFA associated with the provision of WDU's. The amount of bonus GFA shall be determined at the time of site plan. The Applicant shall be entitled to bonus GFA equal to the GFA of all WDUs provided.

   A minimum of 120,000 and a maximum of 185,000 square feet of gross floor area shall be commercial office use. A minimum of 42,000 and maximum of 86,000 square feet of gross floor area shall be dedicated to other commercial uses. A minimum of 60,000 and a maximum of 80,000 square feet of gross floor area shall be multi-family residential use and associated amenities. The gross square footage devoted to residential dwellings shall not exceed fifty (50) percent of the gross floor area of all principal uses on the Property. Gross floor area of non-residential secondary uses shall not exceed 25 percent of the gross floor area of all principal uses on the Property. In addition, up to 20,000 square feet of retail, service, health club, spa, and/or storage use may be located in the cellar as defined by the Fairfax County Zoning Ordinance. The Applicant reserves the right to construct up to an additional 15,000 square feet of retail, service, health club and storage uses in the cellar, provided there is a commensurate reduction of non-residential gross floor area outside the cellar. All cellar space provided shall, at a minimum, be parked as required by Article 11, utilizing the 20% parking reduction allowed by the Commercial Revitalization District.

6. Uses. The following uses are permitted:

   A. Principal Uses:

   - Business Service and supply establishments;
   - Eating establishments;
   - Financial institutions (without drive-through);
   - Garment cleaning establishments (drop-off and pick-up only, no on-site processing);
   - Offices;
   - Personal service establishments;
   - Public uses;
   - Repair service establishments; and
   - Retail sales establishments.

   B. Secondary Uses:

   - Accessory uses and home occupations;
   - Automated teller machines, unmanned;
   - Amusement arcades;
   - Fast food restaurants (without drive-through);

- Quick service food stores;
- Vehicle rental establishments;
- Billiard and pool halls;
- Health clubs;
- Dwellings;
- Child care centers and nursery schools with approval of a special exception;
- Community clubs, centers, meeting halls;
- Cultural centers, museums and similar facilities;
- Private clubs and public benefit associations;
- Private schools of special education; and
- Telecommunications facilities limited to those that are mounted on the rooftop, mounted to the penthouse, or located within the building.

7. Mix of Non-Office Commercial Uses. No more than 30,000 square feet of GFA dedicated to non-office/commercial uses, shall be high turnover eating establishments or fast food restaurants. An alteration to this non-office commercial mix may be approved through an administrative interpretation provided written documentation by the Applicant demonstrates that additional high turnover eating establishments and fast food restaurants can be accommodated without significantly increasing the traffic impacts.

8. Residential Units. A minimum of 60 residential units shall be constructed on the Property, with a maximum total number of residential units not to exceed 80 units. Such total shall include all Workforce Dwelling Units ("WDUs") as defined in these Proffers.

TRANSPORTATION IMPROVEMENTS

9. Markham Street. As part of the first site plan approval for the Property, or upon demand by VDOT or Fairfax County, the Applicant shall dedicate in fee simple to the Board of Supervisors right-of-way along the Property's Markham Street frontage as shown on the CDP/FDP/SE Plat. Prior to the issuance of any RUP or Non-RUP for the Property, the Applicant shall substantially complete the construction of a right turn lane into the Property's northern entrance as shown on the CDP/FDP/SE Plat and as may be approved by VDOT. For purposes of this Proffer, substantially complete is defined as complete and available for use by the public but not necessarily accepted by VDOT for state maintenance.

10. Little River Turnpike. As part of the first site plan approval for the Property, the Applicant shall reserve an area along its frontage with Little River Turnpike approximately 122.5 feet from the existing centerline of Little River Turnpike for future dedication to accommodate planned improvements to Little River Turnpike, for dedication in fee simple upon demand by Fairfax County.

11. Markham Street/Little River Turnpike Intersection. Subject to VDOT approval, the Applicant shall within the existing right-of-way (a) install a raised median from the intersection with Little River Turnpike north for approximately 125 feet; (b) restripe the southbound lane configurations on the Markham Street approach to Little River Turnpike

to provide a left turn lane, a shared left/through lane and right turn lane utilizing 11 foot lanes as necessary; (c) restripe the northbound lane configuration on the Markham Street approach to Little River Turnpike to provide a left turn lane and a shared through/right lane; (d) modify the signal and signal phasing as needed to accommodate the new lane configuration; and (e) provide audible pedestrian countdown signals as permitted by VDOT.

12. Private Street.

A. The Applicant shall construct a drive aisle/private street along the Property's northern boundary as shown on Sheet 2 the CDP/FDP/SE Plat (the "Private Street"). Initially, the Private Street will only provide access to loading, trash and parking areas for the Property and access for emergency vehicles. Public access easements shall be granted as part of site plan approval for the vehicle travelway and adjacent sidewalk. The Applicant reserves the right to provide a different name for the Private Street.

B. It is intended that the Private Street will be extended in the future by others to connect with Annandale Road. This extension will likely occur on adjacent parcels to the east identified as Tax Map 71-1 ((4)) 18-20 and 21. At the time of site plan approval for the Property, a mutual interparcel access agreement shall be recorded to the benefit of these parcels.

C. It is further anticipated that the Private Street will be relocated in the future by the owners of the adjacent parcel identified as Tax Map 71-1 ((20)) 3 ("Parcel 3"). The ultimate design of the Private Street with the future redevelopment of Parcel 3 is shown on Sheet 9 of the CDP/FDP/SE Plat. A public access easement and a construction easement for the benefit of the owners of Parcel 3 located along the northern boundary of the Property as shown on Sheet 9 shall be recorded in the land records of Fairfax County at such time as:

(1) Fairfax County approves a site plan and building plan for the redevelopment of Parcel 3 that show all loading and trash areas located either within the new structures or set back from and screened from view from the Private Street, and show that the façade of the new structure(s) on Parcel 3 facing Private Street is the structure's front primary façade or is treated architecturally to appear to be the front primary façade, OR Parcel 3 is rezoned by Fairfax County; and

(2) The owners of Parcel 3 agree to construct and maintain their half of the Private Street from centerline and record a public access easement over their half of Private Street.

At the time of site plan approval, the Applicant shall post a bond for one half the cost of reconstructing the road, including the cost of removing existing retaining walls in the area of the relocated road, which may be used by the owner of Parcel 3 when they construct the ultimate design shown on Sheet 9.

The ultimate design provides for an improved streetscape along the northern face of the proposed building on the Property. At the time of site plan approval for the Property, the Applicant shall post a bond with the Department of Public Works and Environmental Services ("DPWES") to cover the cost of reconstructing the sidewalk and streetscape as shown on Sheet 9. At such time as the owner of Parcel 3 or any authorized entity begins construction of the widening of Private Street, the Applicant shall reconstruct the sidewalk and streetscape as shown on Sheet 9. If following 20 years from issuance of the last RUP for the residential dwelling units on the Property, Private Street has not been relocated and reconstructed by the Owners of Parcel 3 as anticipated herein, the Applicant's bonds for said reconstruction of the road, sidewalk and streetscape shall be released to the Applicant and its commitment under this proffer shall be fulfilled.

13. Southern Interparcel Access. At the time of site plan approval, the Applicant shall provide an easement for interparcel access at a point along its southern boundary as shown on Sheet 2 of the CDP/FDP/SE Plat as well as on the entirety of the 20 foot by 150 foot area (approximately 3,000 square feet) of the Property which extends to Little River Turnpike. As the parcels to the south redevelop through a rezoning, this 3,000 square foot area may be utilized to provide north-south access and may be improved by others as necessary to accommodate a new road or travel aisle with sidewalk provided adjacent parcels record a public access easement over a portion of this new road over their property. The Applicant agrees to pay its pro-rata share of the maintenance of this potential new road or travel aisle and to provide temporary grading and construction easements necessary to accommodate its construction. The change in use of this 3,000 square foot area from a pedestrian connection to a vehicular connection shall not necessitate a PCA, FDPA or SEA for the Property.

14. Signal. At the time of site plan approval for the Property, the Applicant shall post a bond for 50 percent of the cost of designing, equipping and installing a traffic signal at the intersection of Markham Street and the Private Street. The Applicant shall provide the requisite easements on the Property to accommodate traffic signal poles and shall work with the Urban Forestry Management Division to minimize impact on the streetscaping/landscaping.

15. Zoning Administrator Consideration. Notwithstanding the foregoing, upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required transportation improvements proffered have been delayed (due to, but not limited to an inability to secure necessary permission for utility relocations and/or VDOT approval for traffic signals, etc.) beyond the timeframes provided in each proffer, the Zoning Administrator may agree to a later date for completion of these transportation improvement(s).

16. Bicycle Racks. The Applicant shall install bicycle racks in the locations generally shown on the CDP/FDP/SE Plat and within the parking structure as reviewed and approved by Fairfax County at the time of final site plan. The bike racks shall be inverted U-style

racks or other design approved by Fairfax County Department of Transportation (FCDOT) and shall collectively accommodate parking for a minimum of 20 bicycles.

17. Bus Stop. The Applicant shall provide a public access easement (if needed) and construct a pad or other footing approved by FCDOT on its Markham Street frontage for the purpose of a future bus stop and shelter. Streetscaping/landscaping shown on Sheets 3 and 4 may be adjusted to accommodate the bus shelter pad.

TRANSPORTATION DEMAND MANAGEMENT

18. Transportation Demand Management Plan.

Transportation Demand Management (TDM) strategies, as detailed below, shall be utilized by the Applicant to reduce trips during peak hours. The TDM strategies shall be utilized to reduce the P.M. peak hour vehicular trips by a minimum of twenty percent (20%) for the combined general (non-medical) office uses, the employees of medical office uses, and residential uses based on the trip generation rates/equations applicable to such uses as set forth in the Institute of Transportation Engineers, Trip Generation, 7th Edition. Residents and employees shall be advised of all TDM strategies by the TMC, as defined below, with periodic written materials summarizing the availability of the TDM strategies. Transportation coordination duties shall be carried out by a designated property manager(s) or transportation management coordinator(s) (the "TMC"). The TMC position may be a part of other duties assigned to the individual(s). The following is a non-inclusive list of strategies shall be implemented to meet the trip reduction goal:

A. Within one (1) year following approval of the first building permit on the Property, and prior to issuance of the first RUP or Non-RUP, the Applicant shall designate an individual to act as the TMC for the Property whose responsibility will be to implement the TDM strategies with on-going coordination with FCDOT. The TMC shall also be responsible for coordination and communication with any subsequent common association.

B. Participate in the Fairfax County Ride Share Program.

C. Disseminate information regarding Metrorail, Metrobus, ride-sharing and other relevant transit options in sale/leasing packages.

D. Provide Metro maps, schedules and forms, ride-sharing and other relevant transit option information to residents, tenants and all employees of the Property through either a common website or a newsletter to be published at least twice a year and in a permanent display in the building's lobby.

E. Provide a pedestrian-friendly sidewalk system to encourage pedestrian circulation.

F. Provide Smart Trip cards (or a similar transit fare card) in the amount of twenty-five ($25) dollars to all initial purchasers upon closing and /or all rental tenants upon execution of their initial lease, as applicable.

G. Provide access to shower facilities for office tenants and employees.

H. Buildings shall be hardwired to provide high capacity, high bandwidth communication lines, or the equivalent wireless access. Building management shall encourage individual employers/tenants to provide employees with access to their networks via such lines or via wireless connections.

I. Provide information and coordination of possible carpool and vanpool options to the residents, tenants and employees and preferential parking for commercial carpools and vanpools.

J. Provide bike storage or bike racks for residents either in the cellar, as defined by the Zoning Ordinance, or in the parking structure

Concurrent with the designation of the TMC, the Applicant shall establish and fund a TDM account in the initial amount of $10,000. Funds in the TDM account shall be utilized by the TMC each year to implement the TDM strategies. The TDM account shall be managed by TMC. A line item for further funding of the TDM account shall be included in the common association budget upon the establishment of the common association. The common association documents shall provide that the TDM account shall not be eliminated as a line item in the common association budget and that funds in the TDM account shall be annually funded by pro-rata assessments of residents and commercial owners are implemented as provided in the common association documents. Such funding shall be a minimum of $3,500 per year, adjusted annually for inflation based on the Consumer Price Index. The TMC shall consult with FCDOT to develop and implement the TDM strategies. TDM strategies C, D, and F shall be established prior to, or current with, the issuance of the first RUP on the Property.

One (1) year following the issuance of the first RUP or Non-RUP on the Property, the effectiveness of the TDM strategies shall be evaluated using surveys and/or traffic counts prepared by the TMC in cooperation with FCDOT. The Applicant shall submit to FCDOT the result of the surveys in order to determine travel characteristics and whether the required reduction in trips has been achieved. Such TDM surveys shall be conducted annually for at least three (3) years following the initial survey. If the TDM surveys show that the trip reduction objectives are being met for two successive years, then the Applicant shall proceed with the TDM strategies as implemented and shall provide continuing surveys on a bi-annual basis.

In the event the trip reduction objectives have not been met after any TDM survey and/or traffic count, the Applicant shall meet with FCDOT to review the strategies in place, develop modifications to the TDM strategies, and adopt additional TDM strategies as deemed appropriate by FCDOT to facilitate meeting the trip reduction objectives. To help remedy the situation and meet the reduction goals, the Applicant shall double the

annual budget from $3500 to $7000, adjusted annually for inflation, in any year following a TDM survey or traffic count that indicates the trip reduction objectives have not been met. The Applicant shall continue to conduct annual TDM surveys until such time as the surveys and/or traffic counts demonstrate that the revised TDM strategies have been effective in meeting the trip reduction objectives for two successive years, at which time the TDM surveys may be conducted bi-annually, so long as the trip reduction objective continues to be met. The trip reduction objective, the TDM strategies and funding requirements shall be disclosed in common association documents.

SITE DESIGN AND AMENITIES

19. Landscape Plan. The CDP/FDP/SE Plat includes a conceptual landscape plan for the Property (Sheet 3) and detail sheets (Sheets 4-6) illustrating the plantings and other features to be provided.

A. As part of each site plan submission, the Applicant shall submit to Urban Forest Management Division (UFMD) of DPWES for review and approval a detailed landscape and tree cover plan (the "Landscape Plan"), which shall include, among other things:

(i) Design details for tree wells and other similar planting areas above structures and along streets;

(ii) Composition of the planting materials and/or structural soils used where plantings are to be located within or on top of structures and other methods to be used to insure the viability of the proposed plantings; and

(iii) Other information that may be requested by the Urban Forest Management Division.

B. Such Landscape Plan shall be consistent with the quality and quantity of plantings and materials shown on the CDP/FDP/SE Plat. A trellis planted with vines along with shrubbery planted at the corners shall be incorporated on the top level of the parking structure as shown on Sheet 3. Adjustments to the type and location of vegetation and the design of the plaza and streetscape improvements and plantings shall be permitted in consultation with DPZ and UFMD.

C. For trees relied upon for satisfaction of tree cover requirements, which are not planted within an 8-foot wide minimum planting area, or that do not meet the minimum planting area required by the PFM, the Applicant shall use structural soil or structural cells. At the time of site plan submission, the Applicant shall provide written documentation to UFMD that the structural soils or structural cells are a researched product shown to effectively increase the survivability of trees in environments where soil volume and available rooting area is reduced by restrictive barriers such as paving, curbs, and compacted earth. The Applicant shall provide 72 hour notice to UFMD prior to installation of the soils or cells, to allow verification of the composition of the structural soil or structural cells and

verification that the structural is the correct mix and that either is installed correctly. The Applicant shall provide written documentation that the structural soils or structural cells were produced by a licensed company. The Applicant shall provide written confirmation from a certified arborist and/or landscape architect demonstrating and verifying installation of the structural soil or structural cells by a licensed contractor.

20. Streetscaping. Streetscape improvements and plantings shall be provided as indicated on Sheet 5 of the CDP/FDP/SE Plat. The Markham Street streetscape includes pavers, street trees a minimum of 2.5 to 3 inches in caliper, ornamental planting beds, benches and acorn lighting. Notwithstanding the foregoing, the Applicant reserves the right, in consultation with the Zoning Administrator, to shift the location of street trees along the proposed streetscapes to accommodate final architectural design, utilities and layout considerations, so long as such modifications are in substantial conformance with the CDP/FDP/SE Plat, and do not reduce the number of street trees provided.

21. Plaza. The Applicant shall construct a plaza and an embellished building entry zone in substantial conformance with that shown on Sheet 4 of the CDP/FDP/SE Plat. The plaza shall include:

A. Landscaping including shade trees (minimum 2.5 to 3 inch in caliper), ornamental trees (minimum 2 to 2.5 inch in caliper), lawn areas, shrubbery, potted plants and planting beds with seasonal color;

B. Hardscape areas such as concrete walkways with brick pavers, stonework, specialty paving and paving patterns to delineate pedestrian and vehicular travel zones;

C. Seating areas to include benches,, game tables and chairs, and seasonal outdoor dining tables;

D. Pedestrian scaled lighting; and

E. A focal point feature to serve as the defining feature for the development. This feature shall be either a fountain or other water feature or alternatively a sculpture or other public art piece that may be selected by the Applicant or selected through a competitive process in conjunction with the Annandale Chamber of Commerce or the Office of the Mason District Supervisor.

Adjustments to the plaza design details may be made based on final engineering and architectural design, specific tenant uses, tenant entrances, etc., provided the overall design remains in substantial conformance with the general character of that shown on Sheet 4. The Plaza shall be functionally complete (benches, landscaping and lighting installed) and open for use (subject to minor adjustments and punch-list items) prior to the issuance of the Non-RUPs for 20,000 square feet of non-office commercial uses.

22. Pedestrian/Bicycle Circulation. In combination with the Streetscape improvements identified in these Proffers, the Applicant shall provide sidewalks of varying widths and

crosswalks at key intersections, as indicated on the CDP/FDP/SE Plat. All on-site sidewalks not located in the right-of-way shall be maintained by the Applicant or successor. Sidewalk improvements located within existing or proposed right-of-way shall be as approved by VDOT.

23. On-Site Recreation. The Applicant shall provide facilities designed to meet the on-site recreational needs of the future residents of the Property. Pursuant to Paragraph 2 of Section 6-110 and Paragraph 2 of Section 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend a minimum of $1,500 per market-rate residential unit on such recreation facilities. Prior to final bond release for the Property, the balance of any funds not expended on-site shall be contributed to the Fairfax County Park Authority for the provision of recreation facilities located in proximity to the Property. As a part of the recreational facilities, the Applicant shall provide:

    A. Exterior terraces to be located on the rooftops of the building, as illustrated on Sheet 6 of the CDP/FDP/SE Plat, with informal seating areas, landscaping, hardscape areas, and the passive recreation areas; the Applicant reserves the right to modify the specific design, so long as the quality and general character remains the same as shown on Sheet 6; and

    B. Clubroom for community gatherings and fitness area with a minimum aggregate square footage of 1,500 square feet.

24. Lighting. Outdoor lighting shall comply with the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance. Building mounted security lighting shall utilize full cut-off fixtures with shielding such that the lamp surface is not directly visible.

    All upper level parking deck lighting fixtures shall not exceed a height of 15 feet and shall utilize full cut-off fixtures. Lighting on the lower level of parking decks shall be installed between the ceiling beams to reduce glare.

25. Signage. Signage for the Property shall be provided in accordance with the requirements of Article 12 and Section A7-109, Paragraph 4.A, of the Zoning Ordinance or pursuant to a Comprehensive Sign Plan approved by the Planning Commission. Uplighting of signs shall be prohibited.

ARCHITECTURAL DESIGN AND BUILDING MATERIALS

26. Architecture and Materials. The architectural design of the proposed building shall be in substantial conformance with that shown on Sheet 8 of the CDP/FDP/SE Plat (the "Building Perspectives"). The Building Perspectives may be modified by the Applicant as part of final engineering and building design, provided that such modifications provide a similar character of design and level of quality as that shown. Building materials for the retail and office levels shall be selected from among the following: brick, cementitious or other composite architectural panels, masonry/stone, glass, split-face block and pre-cast panels. The predominant building materials shall be brick, glass and

masonry used up to and including the sixth floor of the building. The residential levels at the top of the building may include the above-referenced materials as well as siding and synthetic stucco. Final architectural details and accents may include other materials. Bay windows, balconies, awnings, storefronts and other architectural details may be provided so long as such features do not extend more than eight (8) feet beyond the building footprints shown on the CDP/FDP/SE Plat, and provided that the streetscape features and dimensions at the ground plane are maintained. The height of the penthouse shall not exceed 18 feet.

The architectural design of the open garage structure shall be in substantial conformance with that shown on Sheet 2A. The garage structure shall be pre-cast concrete or cast-in-place and shall include solid spandrel panels that will provide screening for headlights. Brick inset panels to complement the brick on the building shall be utilized on the third level to top level of northern, eastern and southern garage facades and on all levels of that portion of the western façade that extends beyond the main building. The color of the brick inset panels shall be harmonious with the building materials utilized on the main structure.

27. Green Building Practices.

A. The Applicant shall include a U.S. Green Building Council Leadership in Energy and Environmental Design ("LEED") accredited professional as a member of the design team. The LEED accredited professional shall work with the team to incorporate LEED design elements into the project so that the project will be positioned to attain LEED certification. At the time of site plan submission, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.

B. The Applicant shall include, as part of the site plan submission and building plan submission, a list prepared by the LEED accredited professional of specific credits that the Applicant anticipates attaining within the LEED—Core and Shell rating system, or other LEED rating system determined to be applicable to the project. The LEED accredited professional shall provide certification statements at both the time of site plan review and the time of building plan review indicating that the items on the list should meet at least the minimum number of credits necessary to position the project to attain LEED certification.

C. Prior to approval of a building permit by Fairfax County for the project, the Applicant shall execute a separate agreement and post, for that project a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the fixed amount of $680,000. This escrow will be in addition to and separate from other bond requirements and shall be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the U.S. Green Building Council's LEED – Core and Shell rating system or other LEED rating system determined to be applicable to the project. The provision of

documentation to the Environment and Development Review Branch of DPZ from the U.S. Green Building Council that the project has attained LEED certification shall be sufficient to satisfy this commitment. If the Applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within two years of issuance of the first RUP or Non-RUP for the project, the escrow shall be released to Fairfax County as the sole remedy for failure to meet the LEED certification and shall be posted to a fund within the County budget supporting implementation of County environmental initiatives.

D. Prior to issuance of the first Non-RUP or RUP, the Applicant shall provide to the Environment and Development Review Branch of DPZ a letter from the LEED accredited professional certifying that a green building maintenance reference manual has been prepared for use by future building occupants that this manual has been written by a LEED accredited professional, that copies of this manual shall be provided to all future building occupants and that this manual, at a minimum:

- Provides a narrative description of each green building component, including a description of the environmental benefits of that component and including information regarding the importance of maintenance and operation in retaining the attributes of a green building;
- Provides, where applicable, product manufacturer's manuals or other instructions regarding operations and maintenance needs for each green building component, including operational practices that can enhance energy and water conservation;
- Provides, as applicable, either or both of the following: (1) a maintenance staff notification process for improperly functioning equipment; or (2) a list of local service providers that offer regularly scheduled service and maintenance contracts to assure proper performance of green building-related equipment and the structure, to include, where applicable, the HVAC system, water heating equipment, water conservation features, sealants, and caulks; and
- Provides contact information that building occupants can use to obtain further guidance on each green building component.

Prior to issuance of a Non-RUP or RUP, the Applicant shall provide an electronic copy of the manual in PDF format to the Environment and Development Review Branch of DPZ.

ENVIRONMENT

28. Stormwater Management Facilities.

A. Stormwater Quantity. Upon demonstration by the Applicant at the time of site plan that impervious surfaces on the Property post-construction will be less than the pre-construction impervious surfaces, stormwater detention shall not be required. However subject to approval of DPWES, the Applicant shall provide

permeable pavers and rain tanks within the central plaza area as shown on Sheet 4 of the CDP/FDP.

B. Best Management Practices. The Applicant shall incorporate Best Management Practices ("BMP") in order to improve water quality associated with stormwater runoff. Using structural and/or non-structural BMPs such as sand filters, storm filters, Filterra devices or a combination thereof, the site plan shall demonstrate a reduction of the phosphorous loading from the Property, based on a comparison of the conditions of the Property as currently developed and the conditions of the Property upon completion.

C. Maintenance Responsibility. The responsibility for the maintenance of the rain tanks and underground BMP facility shall fall solely on the commercial component of the Property; the residential component of the Property shall have no responsibility for maintaining these underground facilities.

29. Noise Attenuation. The Applicant shall prepare a Noise Impact Analysis for the residential uses on the Property detailing projected traffic-related noise impacts affecting the Property and proposing mitigation techniques. This analysis shall be submitted to DPWES and DPZ at the time of site plan submission for review and approval. The analysis shall include noise contours at several height intervals. The Applicant shall, as necessary, provide mitigation techniques designed to reduce noise levels for exterior sources in the interior of residential units to no greater than 45 dBA Ldn.

AFFORDABLE HOUSING

30. Workforce Dwelling Units ("WDUs"). The Applicant shall provide housing units on the Property that will be leased and/or sold to future residents who have a median household income of up to 120% of the Area Median Income ("AMI") for the currently defined Washington, D.C. Metropolitan Statistical Area as determined by the U.S. Department of Housing and Urban Development (such units hereafter referred to as "WDUs"). The number of WDUs to be provided on the Property shall be equal to 12% of all dwelling units to be constructed on the Property. The WDUs shall be administered as set forth in the Board of Supervisors Workforce Dwelling Unit Administrative Guidelines adopted October 15, 2007.

The Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of this Application. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered in accordance with such an agreement, and the administrative requirements of this Proffer shall become null and void. Such an agreement and any modifications thereto, shall be recorded in the land records of Fairfax County.

PUBLIC/COMMUNITY FACILITIES

31. Park Authority Contribution. In addition to the recreation facilities provided on-site, the Applicant shall at the time of site plan approval provide a contribution of $1,500 per dwelling unit shown on the site plan to the Board of Supervisors to be used for parks and/or recreational facilities in the vicinity of the Property.

32. Public Schools. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, and revised July, 2006, the Applicant shall contribute $12,400 per expected student based on a ratio of 0.078 students per residential unit to the Fairfax County School Board to be utilized for capital improvements to schools that any students generated by the Residential Buildings will attend. Such contribution shall be made prior to site plan approval, and shall be based on the actual number of dwelling units constructed.

MISCELLANEOUS

33. Disclosures. The Applicant shall notify all prospective purchasers in sales literature and purchasers in writing at the time of settlement of the maintenance responsibilities related to the private streets, the plaza, other common areas and stormwater management facilities; the obligations of the transportation demand management program; as well as the access easements and future road construction set forth in Proffers 12 and 13.

34. Advance Density Credit. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT pursuant to the PFM, at the time of site plan approval for the Property.

35. Retaining Walls. Retaining walls not shown on the CDP/FDP that may be needed on the Property as a result of final engineering design, shall be a maximum height of four (4) feet. All retaining walls shall be constructed of interlocking blocks or concrete with an architectural finish.

36. Severability. Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Property may be the subject of a proffered condition amendment ("PCA"), Special Exception ("SE"), Special Permit ("SP"), or Final Development Plan Amendment ("FDPA") without joinder and/or consent of the owners of the other portions of the Property, provided that such PCA, SE, SEA, SP or FDPA does not materially adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of such a PCA, SE, SP or FDPA shall otherwise remain in full force and effect.

37. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

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

[SIGNATURES BEGIN ON THE NEXT PAGE]

APPLICANT/CONTRACT PURCHASER OF TAX MAP 71-1 ((20)) 2

AMERIKOR PROPERTIES, LLC

By: S.C. Brian Kim
Its: Managing Member

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 71-1 ((20)) 2

FAIRFAX INVESTORS LIMITED PARTNERSHIP, L.L.P.

By: Michael M. Webb, Successor Trustee

[SIGNATURES END]

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2007-MA-017

May 15, 2008

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2007-MA-017, to permit mixed use development, on property located at Tax Map 71-1 ((20)) 2, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. All trash disposal locations shall be contained within the building or the parking garage and shall be fully screened from view through the use of solid, opaque enclosures.

2. No pole signs shall be located on the property. Irrespective of that shown on the plat, the existing pole sign located along Little River Turnpike shall be removed.

3. A sewer service study shall be provided to determine if the existing sewer system is adequate to accommodate the proposed development. Any deficiencies shall be corrected before or concurrent with development of the site.

4. (a) Irrespective of notes shown, the architectural design of the proposed building shall be in substantial conformance with that shown on all sheets of the CDP/FDP/SE Plat.

   (b) Siding shall not be utilized as a building material except on the residential levels (as stated in the proffers) and only for trim or other details.

DEVELOPMENT CONDITIONS

SE 2007-MA-032

May 15, 2008

If it is the intent of the Board of Supervisors to approve SE 2007-MA-032 located at 4245 Markham Street, Tax Map 71-1 ((20)) 2, to permit fast food restaurants in a PDC District and a Highway Corridor Overlay District pursuant to Sections 6-205 and 7-607 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat (SE Plat) approved with this application, as qualified by these development conditions. Other by-right or Special Permit uses may be permitted without amendment to this application, so long as such uses are in substantial conformance with this SE Plat.

3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved SE Plat entitled "Markham Plaza" consisting of five sheets, prepared by Walter L. Phillips, Inc., dated October 10, 2007, as revised through May 12, 2008. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

4. No fast food restaurants shall have drive through windows.

5. Prior to issuance of any Non-RUP, it shall be demonstrated to DPWES that adequate parking is provided in accordance with these conditions and to serve all uses on the site. Should adequate parking not be available, the proposed uses shall be reduced in size or uses eliminated to meet the minimum parking requirements.

6. There shall be no outdoor storage of goods for sale.

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

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-

Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

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

REZONING AFFIDAVIT

DATE: April 16, 2008
(enter date affidavit is notarized)

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

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below 98059b

in Application No.(s): RZ/FDP 2007-MA-017
(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)
Amerikor Properties, LLC Agents: S. C. Brian Kim Michael S. Kim	51 Monroe Street, Suite 205 Rockville, MD 20850	Applicant/Contract Purchaser of Tax Map 71-1 ((20)) 2
Michael M. Webb, Successor Trustee to John C. Webb, Trustee, f/b/o Fairfax Investors Limited Partnership, L.L.P.	7857 Heritage Drive, Suite 300 Annandale, VA 22003	Title Owner of Tax Map 71-1 ((20)) 2

(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)

98059v

DATE: April 16, 2008
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2007-MA-017
(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)
SJM Partners, Inc. Agents: William V. Burke, III Stephen P. McBride	9001 Congressional Court Potomac, MD 20854	Development Manager/ Agent for Applicant
Walter L. Phillips, Incorporated Agents: Terrance M. Anderson Jenifer L.T. Hornback • Jeffrey J. Stuchel • Charles F. Dunlap • Karen L. Steen	207 Park Avenue Falls Church, Virginia 22046	Engineer/Agent
Gorove/Slade Associates, Inc. Agents: Christopher M. Tacinelli Cheryl L. Sharp	1140 Connecticut Avenue, NW Suite 700 Washington, DC 20036	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 Attachment to Par. 1(a)

98059er

DATE: April 16, 2008
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2007-MA-017
(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)
• Davis, Carter, Scott Ltd Agents: • Douglas N. Carter • Jasna Bijelic (nmi) • Kathleen M. Lawson • Murray J. Walker	1676 International Drive, #500 McLean, Virginia 22102	Architects/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 16, 2008
(enter date affidavit is notarized)

980596

for Application No. (s): RZ/FDP 2007-MA-017
(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)
Amerikor Properties, LLC
51 Monroe Street, Suite 205
Rockville, MD 20850

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
S. C. Brian Kim, Managing Member
Members: Amerikor Investment Group, LLC, Daniel H.B. Kim, Bobby Yi (nmi), Jai S. Shin, KLM Investment Group, LLC, Daniel S. Kim, Scott W. Kim

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: April 16, 2008
(enter date affidavit is notarized)

98059v

for Application No. (s): RZ/FDP 2007-MA-017
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Amerikor Investment Group, LLC
51 Monroe Street, Suite 205
Rockville, MD 20850

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)
S. C. Brian Kim, Managing Member
Members: Jai S. Shin, Bobby Yi (nmi), Daniel H.B. Kim, Daniel S. Kim, Scott W. Kim, KLM Investment Group, LLC, Gene Cynn (nmi), Arthur Ohr (nmi)

==========

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)
KLM Investment Group, LLC
51 Monroe Street, Suite 205
Rockville, MD 20850

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)
Kristin H. Koo-Kim, Sole Managing Member

==========

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

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

Rezoning Attachment to Par. 1(b)

98059b

DATE: April 16, 2008
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2007-MA-017
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SJM Partners, Inc.
9001 Congressional Court
Potomac, MD 20854

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)
Stephen J. Garchik

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Stephen J. Garchik, President & Secretary; Kristina A. Fisher, Treasurer

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
J. Webb, Inc.
7857 Heritage Drive, Suite 300
Annandale, VA 22003

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael M. Webb, President; David T. Webb, VP; Bonnie L. Mattingly, VP; Jonathan Farmelo (nmi), VP/Asst Secretary; Edna Ribeiro (nmi), Secretary

(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)

980591

DATE: April 16, 2008
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2007-MA-017
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, VA 22046

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)
Brian G. Baillergeon
Jeffrey J. Stuchel

==========

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)
Gorove/Slade Associates, Inc.
1140 Connecticut Avenue, NW, Suite 700
Washington, DC 20036

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)
Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt

==========

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.

98059b

Rezoning Attachment to Par. 1(b)

DATE: April 16, 2008
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2007-MA-017
(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)
Davis, Carter & Scott Ltd.
1676 International Drive, #500
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Douglas N. Carter, Lena I. Scott, Patricia A. Appleton, C. Robert Atkinson, Marcia K. Calhoun, Christine C. Garrity, Christopher L. Garwood, Alan K. Houde

==========

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

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

REZONING AFFIDAVIT

DATE: April 16, 2008
(enter date affidavit is notarized)

98059 v

for Application No. (s): RZ/FDP 2007-MA-017
(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)
Fairfax Investors Limited Partnership, L.L.P.
7857 Heritage Drive, Suite 300
Annandale, VA 22003

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

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

General Partner: J. Webb, Inc.

Limited Partners*:
Farver Family Limited Partnership
Andrea Kinney Greene
David H. Kinney
Elizabeth B. Kinney
Jonathan C. & Barbara A. Kinney
Diane Kirsch
Mary Shoaf Lambert
Eleanor Lanaham Revocable Trust
Susan Lanahan
Morauer Family LP
Benjamin T. Parr
Barbara L. Patterson
Jean Smoot Reardon
Cecelia Lanahan Ross
Kenneth M. Runyon
Diane M. Albrecht
Lora D. Hile
Benjamin H. Runyon
Mary N. Shoaf Trust
John D. K. Smoot, III
Rebecca B. Smoot
Robert T. Smoot
Helen B. Stern Trust
Webb Family L.P.
Paul V. Zehfuss
Paul H. Zehfuss
Nicole M. Zehfuss

*All limited partners except for Webb Family L.P. own less than 10% of Fairfax Investors Limited Partnership, L.L.P.

(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)

980596

DATE: April 16, 2008
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2007-MA-017
(enter County-assigned application number (s))

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

Webb Family Limited Partnership
7857 Heritage Drive, Suite 300
Annandale, VA 22003

(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**)

General Partners:
J. Webb, Inc.
Michael M. Webb
Bonnie L. Mattingly

Limited Partners:
Michael M. Webb
Bonnie L. Mattingly
Kimberly W. Drakopoulos
D. Timothy Webb
Jennifer L. Farmelo
Jonathan M. Webb
Orville Goodlett
Warren Goodlett
Rebecca J. Stinson
Beverly A. Samuelson

Trusts f/b/o children of Michael M. Webb*

Sharon L. Webb Almy Separate Property Revocable Trust*

Trusts f/b/o children of Bonnie L. Mattingly*

Trusts f/b/o children of Sharon L. Almy*

Trusts f/b/o children of Beverly A. Samuelson*

Trusts f/b/o children of D. Timothy Webb*

Trusts f/b/o children of Rebecca J. Stinson*

Trusts f/b/o children of Jonathan M. Webb*

*These limited partners own less than 10% of Fairfax Investors Limited Partnership, L.L.P.

(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 16, 2008
(enter date affidavit is notarized)

98059b

for Application No. (s): RZ/FDP 2007-MA-017
(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 16, 2008
(enter date affidavit is notarized)

98059v

for Application No. (s): RZ/FDP 2007-MA-017
(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.)

- Amerikor Properties, LLC, the applicant, has made contributions in excess of $100 to Supervisors Gerald W. Hyland, Patrick Herrity and Michael R. Frey and Chairman Gerald E. Connolly.

(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: Elizabeth D. Baker

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Elizabeth D. Baker, agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 16 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

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

FORM RZA-1 Updated (7/1/06)

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 16, 2008
(enter date affidavit is notarized)

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

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

980605

in Application No.(s): SE 2007-MA-032
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Amerikor Properties, LLC Agent: S. C. Brian Kim Michael S. Kim	51 Monroe Street, Suite 205 Rockville, MD 20850	Applicant/Contract Purchaser of Tax Map 71-1 ((20)) 2
Michael M. Webb, Successor Trustee to John C. Webb, Trustee, f/b/o Fairfax Investors Limited Partnership, L.L.P.	7857 Heritage Drive, Suite 300 Annandale, VA 22003	Title Owner of Tax Map 71-1 ((20)) 2

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

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

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

Special Exception Attachment to Par. 1(a)

98060u

DATE: April 16, 2008
(enter date affidavit is notarized)

for Application No. (s): SE 2007-MA-032
(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)
SJM Partners, Inc. Agents: William V. Burke, III Stephen P. McBride	9001 Congressional Court Potomac, MD 20854	Development Manager/ Agent for Applicant
Walter L. Phillips, Incorporated Agents: Terrance M. Anderson Jenifer L.T. Hornback • Jeffrey J. Stuchel • Charles F. Dunlap • Karen L. Steen	207 Park Avenue Falls Church, Virginia 22046	Engineer/Agent
Gorove/Slade Associates, Inc. Agents: Christopher M. Tacinelli Cheryl L. Sharp	1140 Connecticut Avenue, NW Suite 700 Washington, DC 20036	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 "Special Exception Attachment to Par. 1(a)" form.

Special Exception Attachment to Par. 1(a)

DATE: April 16, 2008
(enter date affidavit is notarized)

98060u

for Application No. (s): SE 2007-MA-032
(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)
• Davis, Carter, Scott Ltd	1676 International Drive, #500 McLean, Virginia 22102	Architects/Agent
Agents: . Douglas N. Carter . Jasna Bijelic (nmi) . Kathleen M. Lawson . Murray J. Walker		

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 16, 2008
(enter date affidavit is notarized)

980606

for Application No. (s): SE 2007-MA-032
(enter County-assigned application number(s))

==========

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) Amerikor Properties, LLC
51 Monroe Street, Suite 205
Rockville, MD 20850

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

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

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)
S. C. Brian Kim, Managing Member
Members: Amerikor Investment Group, LLC, Daniel H.B. Kim, Bobby Yi (nmi), Jai S. Shin, KLM Investment Group, LLC, Daniel S. Kim, Scott W. Kim

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

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

Special Exception Attachment to Par. 1(b)

DATE: April 16, 2008
(enter date affidavit is notarized)

980600

for Application No. (s): SE 2007-MA-032
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Amerikor Investment Group, LLC
51 Monroe Street, Suite 205
Rockville, MD 20850

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)
S. C. Brian Kim, Managing Member
Members: Jai S. Shin, Bobby Yi (nmi), Daniel H.B. Kim, Daniel S. Kim, Scott W. Kim, KLM Investment Group, LLC, Gene Cynn (nmi), Arthur Ohr (nmi)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
KLM Investment Group, LLC
51 Monroe Street, Suite 205
Rockville, MD 20850

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)
Kristin H. Koo-Kim, Sole Managing Member

==========

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

Special Exception Attachment to Par. 1(b)

980606

DATE: April 16, 2008
(enter date affidavit is notarized)

for Application No. (s): SE 2007-MA-032
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SJM Partners, Inc.
9001 Congressional Court
Potomac, MD 20854

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)
Stephen J. Garchik

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
J. Webb, Inc.
7857 Heritage Drive, Suite 300
Annandale, VA 22003

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

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

Special Exception Attachment to Par. 1(b)

DATE: April 16, 2008
(enter date affidavit is notarized)

980606

for Application No. (s): SE 2007-MA-032
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, VA 22046

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)
Brian G. Baillergeon
Jeffrey J. Stuchel

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Gorove/Slade Associates, Inc.
1140 Connecticut Avenue, NW, Suite 700
Washington, DC 20036

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)
Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt

==========

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

Special Exception Attachment to Par. 1(b)

DATE: April 16, 2008
(enter date affidavit is notarized)

98060b

for Application No. (s): SE 2007-MA-032
(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 SHAREHOLDERS: (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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Davis, Carter & Scott Ltd.
1676 International Drive, #500
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
- Douglas N. Carter, Lena I. Scott, Patricia A.
- Appleton, C. Robert Atkinson, Marcia K.
- Calhoun, Christine C. Garrity, Christopher
- L. Garwood, Alan K. Houde

==========

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 16, 2008
(enter date affidavit is notarized)

98060v

for Application No. (s): SE 2007-MA-032
(enter County-assigned application number(s))

==========

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
Fairfax Investors Limited Partnership, L.L.P.
7857 Heritage Drive, Suite 300
Annandale, VA 22003

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

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

Limited Partners*:
Farver Family Limited Partnership
Diane M. Albrecht
Andrea Kinney Greene
Lora D. Hile
David H. Kinney
Benjamin H. Runyon
Elizabeth B. Kinney
Mary N. Shoaf Trust
Jonathan C. & Barbara A. Kinney
John D. K. Smoot, III
Diane Kirsch
Rebecca B. Smoot
Mary Shoaf Lambert
Robert T. Smoot
Eleanor Lanaham Revocable Trust
Helen B. Stern Trust
Susan Lanahan
Webb Family L.P.
Morauer Family LP
Paul V. Zehfuss
Benjamin T. Parr
Paul H. Zehfuss
Barbara L. Patterson
Nicole M. Zehfuss
Jean Smoot Reardon
Cecelia Lanahan Ross
Kenneth M. Runyon

*All limited partners except for Webb Family L.P. own less than 10% of Fairfax Investors Limited Partnership, L.L.P.

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

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

Special Exception Attachment to Par. 1(c)

980606

DATE: April 16, 2008
(enter date affidavit is notarized)

for Application No. (s): SE 2007-MA-032
(enter County-assigned application number (s))

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

Webb Family Limited Partnership
7857 Heritage Drive, Suite 300
Annandale, VA 22003

(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**)

General Partners:
J. Webb, Inc.
Michael M. Webb
Bonnie L. Mattingly

Limited Partners:
Michael M. Webb
Bonnie L. Mattingly
Kimberly W. Drakopoulos
D. Timothy Webb
Jennifer L. Farmelo
Jonathan M. Webb
Orville Goodlett
Warren Goodlett
Rebecca J. Stinson
Beverly A. Samuelson

Trusts f/b/o children of Michael M. Webb*

Sharon L. Webb Almy Separate Property Revocable Trust*

Trusts f/b/o children of Bonnie L. Mattingly*

Trusts f/b/o children of Sharon L. Almy*

Trusts f/b/o children of Beverly A. Samuelson*

Trusts f/b/o children of D. Timothy Webb*

Trusts f/b/o children of Rebecca J. Stinson*

Trusts f/b/o children of Jonathan M. Webb*

*These limited partners own less than 10% of Fairfax Investors Limited Partnership, L.L.P.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 16, 2008
(enter date affidavit is notarized)

980606

for Application No. (s): SE 2007-MA-032
(enter County-assigned application number(s))

==========

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

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

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

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

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

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

Application No.(s): SE 2007-MA-032
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 16, 2008 980606
(enter date affidavit is notarized)

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.)
Amerikor Properties, LLC, the applicant, has made contributions in excess of $100 to Supervisors Gerald W. Hyland, Patrick Herrity and Michael R. Frey and Chairman Gerald E. Connolly.

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

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

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

WITNESS the following signature: Elizabeth D. Baker
(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Elizabeth D. Baker, agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 16 day of April 20 08, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2011

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

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

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

RECEIVED
Department of Planning & Zoning
OCT 12 2007
Zoning Evaluation Division

October 11, 2007

Via Hand Delivery

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

Re: Proposed Rezoning and Special Exception Application
Applicant: Amerikor Properties, LLC

Dear Ms. Coyle:

Please accept the following as a statement of justification for a rezoning and special exception application on the property identified among the Fairfax County tax map records as 71-1 ((20)) 2 (the "Application Property").

Application Property

The Application Property is approximately 3.44 acres in size and is located on the east side of Markham Lane, to the north of Little River Turnpike (Rt. 236). Located within the Annandale Commercial Revitalization District, the Application Property is zoned to the C-6 District, Sign Control Overlay District and Highway Corridor Overlay District. The Application Property is developed with a bowling alley and associated parking. There are no development conditions or proffers applicable to the Application Property. The application proposes a rezoning and special exception to permit a mixed-use development that will further the goals of the Comprehensive Plan.

The Application Property is located within the Annandale Community Business Center (CBC) within Area I of the Comprehensive Plan (the "Plan"). Specifically, the Application Property is located in Land Unit A, Sub-Unit A-2. Because this Sub-Unit is part of Annandale's future Town Center Area, the Plan provides that higher intensity development may be considered for this Sub-Unit. The applicable land recommendation states that under the town center option, intensity of up to 2.0 floor area ratio ("FAR") may be considered if certain conditions are met and if a residential component is included. Such a development should meet the following conditions:

- Parcel consolidation of at least two acres;

- Building height is limited to 95 feet; however, on a portion of the sub-unit, additional height of up to 120 feet may be appropriate if designed in a manner to create a focal point;

- Vehicular and pedestrian circulation is provide for site ingress/egress and to connect this property to the surrounding Annandale Town Center street network immediately to the east;

- Parking is located to the rear or below grade with the primary building facades facing Little River Turnpike and/or Annandale Road;

- Retail uses are located on the ground floor with direct public access and display windows oriented to the street;

- A highly-walkable environment that provides safe, comfortable access for pedestrian throughout and across the site;

- Articulated rooflines and/or building corner features, such as entries or towers, are provided; and

- Streetscape treatments and pedestrian amenities, such as outdoor seating areas, works of art, or water features, are provided.

Applicant's Proposal

The Applicant proposes a rezoning to the PDC District to permit a mixed-use development. This proposal is an implementation of a recently approved Comprehensive Plan Amendment. The aim of this proposal is to provide a significant improvement to the Annandale Community Business Center that will stimulate additional revitalization and set the tone for high quality projects in the Annandale area. The Urban Land Institute (ULI) recently conducted a study of the Annandale area and cited the Application Property as a prime site for redevelopment. As suggested by this study, the Applicant hopes that the proposal will significantly enhance the community and serve as a catalyst for additional redevelopment. The Applicant has prepared and submitted a conceptual/final development plan/special exception (a "CDP/FDP/SE") plat illustrating the following proposal:

> Retail Space: The newly-constructed mixed-use building will feature two floors with approximately 87,000 square feet of gross floor area ("GFA") dedicated to retail, restaurant and service uses. In addition, another 13,500 square feet will be located in the cellar. This local serving retail will include approximately 10,000 square feet of restaurant space and 10,000 square feet for a food court. The food court will be a significant convenience to the offices, residents, and neighbors in the Annandale Community Business Center. The Applicant envisions a spa, a bank, and other

significant amenities to serve the residential component and enhance the Annandale community.

The proposed fast food restaurants in a residential building necessitate the concurrent special exception application. The Applicant proposes that a rezoning of the Application Property be processed concurrently with a special exception for fast food restaurants in the PDC District.

Commercial Office Space: The new building will also offer up to four floors of approximately 141,500 square feet of GFA of office space. Such office space will bring additional jobs to the CDC and will foster the area's revitalization efforts.

Residential: The remainder of the development will include three floors of approximately 71,500 square feet of residential GFA with a maximum of 70 dwelling units. This residential component will serve the increased office space in the CBC and will promote the town center, mixed-use concept that the Plan envisions.

Site Design: The nine-story building is set relatively close to the street and forms a well defined street wall. Entrances to the first floor retail are provided from the wide, gracious sidewalk along Markham Street designed to encourage pedestrian activity. The entrance will also feature an attractive, landscaped plaza. The majority of the parking will be in a structured facility in the rear of the building thereby enhancing the highly-walkable environment and ensuring pedestrians safety.

The northern side of the Application Property will include a private road parallel to the property line. This private road will promote the CBC's street grid envisioned by the Plan. The roadway will be twenty-four (24) feet wide. The Applicant is willing to create an easement along this roadway so that future redevelopment of the property to the north can add to the width of this roadway and promote a similar grid network. Along the east side or the rear of the Application Property, the Applicant is also providing a thirty (30) foot wide area that will be available to serve as a pedestrian walkway, trail, or possible travel lane for future development that will occur to the east.

The development will include a wide pedestrian area extending from the street curb to the building line. The street will also include shade trees and flowering trees along the edge of the building which will allow for easy and attractive access to the retail uses. These amenities will comply with the Plan's streetscape guidelines for the CBC.

Residential Development Criteria

Residential Development Criteria have been adopted in order to evaluate zoning requests for new residential development. The Application for rezoning to the PDC Zoning District meets the residential development criteria in the proposed mixed-use development as follows:

I. **Site Design** – All rezoning applications are to be characterized by high-quality site design. The Applicant believes that the proposal provides high-quality site design as follows:

A. Consolidation – The Applicant has consolidated all the property that is available in this area for development for a total of 3.44 acres and exceeds the Plan requirement for a minimum consolidation of two (2) acres. The Applicant has worked to consolidate adjacent properties; however, adjoining properties are not interested in consolidation. Other adjacent properties are currently being developed and are thus not available for consolidation.

B. Layout – The proposed layout provides logical, functional, and appropriate relationships between residential, retail, and office components within the development. The on-site circulation allows easy access to structured parking. The proposed building is located close to Markham Street thereby enhancing the Annandale streetscape.

C. Open Space – Usable, accessible, and well-designed open space is provided on the site in the form of a landscaped entrance plaza. The plaza is adjacent to the retail areas and is designed to draw the pedestrian toward this space. Twenty percent (20%) open space is provided on the Application Property, an amount in excess of the fifteen percent (15%) required by the Zoning Ordinance (the "Ordinance").

D. Landscaping – Ample landscaping is provided on the perimeter of the Application Property and in the landscaped entrance plaza. Landscape details have been provided on the CDP/FDP/SE Plat to illustrate the quality and quantity of proposed vegetation. Streetscape plantings are provided in conformance with the recommendations in the Plan.

E. Amenities – The on-site amenities for the residents feature an outdoor landscaped plaza and indoor spa facility. It is also anticipated that semi-private rooftop gardens will be provided. Another key amenity is the large amount of structured parking hidden from the public view which permits a pedestrian friendly and aesthetically pleasing environment.

II. **Neighborhood Context** – New developments are to fit into the fabric of their adjacent neighborhoods. The Applicant proposes a mixed-use development that will address the goals and objectives of the Annandale Commercial Revitalization District. The neighborhood-serving retail and office uses proposed by the development will benefit surrounding residential communities and will transform a time-worn area into a vital Town Center area as contemplated by the Plan.

III. Environment—Rezoning proposals should be consistent with the policies and objectives of the environmental element of the Plan.

A. Preservation – There are no EQCs, RPAs, or other environmentally sensitive areas on the Application Property. Due to the existing condition of the site, there are no tree preservation opportunities. However, extensive new landscaping will be installed per the CDP/FDP/SE Plat and with the concurrence of Urban Forest Management.

B. Slopes and Soils – Soil studies have been performed and have been shown to be adequate for residential development.

C. Water Quality – State-of-the-art Best Management Practices for stormwater management will be provided in the proffers. These will be provided in underground facilities.

D. Stormwater Management – A waiver to allow stormwater detention and water quality requirements to be satisfied by underground systems for a portion of the proposed development is requested. Overall, there will be a decrease in impervious area with the redevelopment of the Application Property.

E. Noise – Measures for noise mitigation will be proffered as determined necessary through the application review process.

G. Energy -- The dwelling units will be constructed in keeping with current energy efficiency standards. Proffers commit to meeting current guidelines for energy efficiency.

IV. Tree Preservation and Tree Cover Requirements – Due to the existing characteristics of the site, there are few tree preservation opportunities. Proposed development coupled with existing and proposed easements also limit the ability to plant new trees. The Applicant is proposing tree cover of fifteen percent (15%) and a modification to the Ordinance's twenty percent (20%) requirement.

V. Transportation – All rezoning applications are to implement measures to address planned transportation improvements. The inclusion of residential into this location will develop a true live, work, play environment, reducing commuting trips as residents work in offices within the CBC. A Transportation Impact Analysis has been prepared by Gorove/Slade and Associates and has been submitted to the County. The Applicants will proffer improvements to the road network to mitigate its impact and will consider Transportation Demand Management strategies as a means of reducing peak hour trips generated from this proposal.

VI. **Public Facilities** –It is anticipated that residential development impacts to the Public Facility System will occur as a result of new residential development. These impacts include impacts on the public schools. The Applicant will be proffering a contribution to the Board of Supervisors for school purposes or will be making contributions directly to the impacted schools. It is expected that the Public Facilities' recommendation will be satisfied with acceptance of these proffers.

VII. **Affordable Housing** – The proposed highrise structure is exempt from the requirement to provide; however, the Applicants will address affordable housing in its proffers.

VIII. **Heritage Resources**—There are no significant cultural, architectural, economic, social, political, or historic heritage sites or structures located on the Application Property.

IV. **Density** – The Plan does not recommend a residential density in terms of dwelling units per acre, but instead sets forth an allowable FAR. The Application Property is situated in the Annandale Community Business Center, Sub-Unit A-2. The maximum FAR in Sub-Unit A-2 is 2.0 when a proposal includes a residential component. The proposal for an FAR of 2.0 with a residential component is in keeping with the recommendation of the Plan.

Special Exception for Fast Food

In accordance with the Ordinance requirements of Article 9-011, please accept the following information regarding the proposed special exception application:

- The type of operation proposed includes several fast food restaurants. The Applicant is proposing a food court and the number of fast food restaurants will be contingent upon tenant size and market demand. No drive-thrus are proposed. The fast food restaurants will all share seating and the Applicant plans to include a variety of up-scale fast food tenants.

- The hours of operation proposed are variable. The Applicant anticipates a range of fast food restaurants – some catering to the morning peak with others catering to the lunch-time/evening peak. The overall range of hours will be from 6AM to midnight. though each restaurant will have varying hours.

- The estimated number of patrons is approximately 2,500 per day.

- The proposed number of employees is approximately 20-40. The Applicant is unclear on the character and size of the food court tenants. The number and type of tenants will determine the total number of fast food employees.

- The estimated traffic impact of the proposed use will be approximately 4,296 vehicle trips per day with 158 in the AM peak hour and 105 in the PM peak hour.

- The proposed operation will serve the Annandale area.

- The building façade and architecture will feature high quality building materials to complement the various uses. Building materials may include masonry, glass, metal, cementitious siding and exterior insulating finishing systems.

- The Applicant is unaware of any hazardous or toxic substances on the Application Property.

- The proposed development complies with all adopted standards, ordinances, and regulations except as noted on the special exception plat and in this letter.

Modifications and Waivers

The proposal is in conformance with all applicable ordinance regulations with the following exceptions:

- A modification of the front yard and setback and angle of bulk plane is requested to permit an urban development concept and to allow a more attractive streetscape.

- A modification of the perimeter parking lot landscaping along Markham Street is required in keeping with the urban town center design and to promote retail visibility.

- A modification of the tree cover requirement is required to allow for the designation of a travel lane on the northern side of the property and to permit the structured parking amenity on the eastern side of the Application Property.

- A modification to allow the use of underground stormwater management in a residential development.

Conclusion

The Applicant has carefully designed the proposed development to enhance Annandale's Community Business District and stimulate future revitalization efforts. This proposal is the implementation of a recently approved Plan Amendment which will set the tone for the Annandale community. The Applicant's proposal features an attractive mixed-use development which will add to the area's grid of streets and preserve land for future street connections to the north and east. The structured parking in the rear combined with first floor retail and attractively landscaped sidewalks will add to the area's walkability and pedestrian focus. Ultimately, the Applicant plans to provide a high-quality mixed-use development that will serve as a model for future revitalization efforts in the Annandale town center area. The Applicant's proposal is consistent with the Plan and the purpose and intent of the Ordinance.

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

Very truly yours,

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

Elizabeth D. Baker

Elizabeth D. Baker
Land Use Coordinator

County of Fairfax, Virginia

MEMORANDUM

DATE May 8, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis and Environmental Assessment: RZ/CDP/FDP 2007-MA-017/ SE 2007-MA-032
Amerikor Properties, LLC

The memorandum, prepared by Jennifer Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning (RZ), Conceptual Development Plan (CDP), Final Development Plan (FDP) and Special Exception Plat (SE) dated October 31, 2007 as revised through March 25, 2008 and proffers dated April 30, 2008. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested.

DESCRIPTION OF THE APPLICATION

The applicant, Amerikor Properties, LLC, has filed a rezoning and special exception to replace an existing retail establishment, the Annandale Bowling Alley, and surface parking lot with a mixed use project composed of retail, office and residential uses with a total of 305,000 square feet of development and a 2.04 FAR on a 3.44 acre site. A rezoning from C-6 to PDC is sought. The applicant proposes a nine story building at a maximum 120 feet in height to include between 42,000 and 86,000 square feet of retail and restaurant uses on the bottom two floors, between 120,000 and 185,000 square feet of office uses on the next four floors and between 60,000 and 80,000 square feet (60 to 80 dwelling units) of residential uses on the top three floors, and up to 20,000 square feet of retail, service, health club, and/or storage uses in the cellar. An approximately 5,000 square foot plaza is proposed in front of the building with access from Markham Street. 811 parking spaces will be provided in a separate maximum 75 foot tall parking structure with one level of parking below grade and seven levels above grade, and 35 surface parking spaces will be provided in front of the building. Access to the site will be provided from two points on Markham Street, including to a private street located directly to the north of the building and parking structure. Twelve percent workforce housing is proposed, for which the applicant is seeking a maximum 5,000 square feet of bonus density.

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Planning Division
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LOCATION AND CHARACTER OF THE AREA

The subject property is located in the Annandale Community Business Center (CBC) Town Center Area, whose 35 acres is envisioned to be the heart of the CBC. The CBC has been designated a Community Revitalization District (CRD). The 3.44 acre property is located in an approximately 11 acre sub-unit of the Town Center Area in the northwest quadrant of the intersection of Little River Turnpike and Annandale Road. Within the sub-unit to the north is the Markham East Center shopping area, fronting on Markham Street, to the east are retail and service uses fronting on Annandale Road, and to the south are retail and service uses fronting on Little River Turnpike. The entire sub-unit is planned for retail and zoned either C-6 or C-8. Retail uses also exist to the west across Markham Street and are planned for retail and zoned C-6.

COMPREHENSIVE PLAN CITATIONS:

Land Use

In the Fairfax County Comprehensive Plan, 2007 Edition, Area I, Annandale Planning District, Annandale Community Business Center, Land Unit A, Sub-Unit A-2, as amended through August 6, 2007, pages 33-34, the Plan states:

"Sub-Unit A-2

Sub-Unit A-2 includes approximately 11 acres and is the location of the Markham East Center, a commercial bowling alley, and a variety of small retail and service businesses. The shopping center and bowling alley serve a valuable community shopping and recreation function which should be retained. This land unit is planned for community-serving retail use up to .35 FAR. Improvements to parking lot landscaping as well as pedestrian connections with adjacent higher-density residential neighborhoods should be provided or maintained to enhance the visual and functional aspects of the area. Effective screening and buffering should be provided adjacent to existing residential uses. This area also serves as a visual entry point to the Annandale CBC from the north and a focal point of the planned Annandale CBC Town Center area. Because of this, development of new uses adjacent to Annandale Road and/or Little River Turnpike should present primary facades to those streets and provide sidewalk access and landscaping complementary to streetscape improvements planned for the area.

Mixed-use Option--As an option, retail/office mixed use up to .50 FAR with ground level retail (height limit of 40 feet) may be considered provided that a development proposal includes at a minimum 1 acre and provides shared parking among uses located on the same or adjacent sites. Vehicular access should be consolidated.

Higher-Intensity Option, Town Center Area-- Sub-Unit A-2 is within the Annandale CBC Town Center area. Redevelopment in this Sub-unit should provide for a variety of day and evening uses and a more urban, pedestrian oriented character than the remainder of

the CBC. Structured parking as well as pedestrian amenities should be provided. To achieve this special character for this portion of the sub-unit, higher-intensity retail/office/mixed use up to 1.5 FAR may be considered provided that the following additional conditions are met:

- Parcel consolidation of at least two acres occurs;
- Building height is limited to 95 feet; however, on a portion of the sub-unit, additional height up to 120 feet may be appropriate if designed in a manner to create a focal point;
- Vehicular and pedestrian circulation is provided for site ingress/egress and to connect this property to the surrounding Annandale Town Center street network immediately to the east;
- Parking is located to the rear or below grade with the primary building facades facing Little River Turnpike and/or Annandale Road;
- Retail uses are located on the ground floor with direct public access and display windows oriented to the street;
- A highly-walkable environment that provides safe, comfortable access for pedestrians throughout and across the site;
- Articulated rooflines and/or building corner features, such as entries or towers, are provided; and
- Streetscape treatments and pedestrian amenities, such as outdoor seating areas, works of art, or water features, are provided.

Under this town center option, intensity up to 2.0 FAR may be considered if the above conditions are met and if a residential component is included. A housing component, such as Senior Independent Living or Working Singles residences as offered by the Fairfax County Redevelopment and Housing Authority, may also be considered."

Environment

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 7 through 19, the Plan states:

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

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

Policy j. Regulate land use activities to protect surface and groundwater resources.

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques...

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

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

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

Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are; DNL 65 dBA for outdoor activity areas, DNL 50 dBA for office environments, and DNL 45 dBA for residences, schools, theaters and other noise sensitive uses. While the federal guidelines consider all land uses to be compatible with noise levels below DNL 65 dBA, they are not proscriptive as they relate to local land use decisions. Further, it is known that adverse noise impacts can occur at levels below DNL 65 dBA and that there may be variability among communities in responses to such noise.

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

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

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

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

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

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

Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*)
- Optimization of energy performance of structures/energy-efficient design
- Use of renewable energy resources
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies
- Reuse of existing building materials for redevelopment projects
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris
- Use of recycled and rapidly renewable building materials
- Use of building materials and products that originate from nearby sources
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community

Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range. . . .

Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.

Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses."

COMPREHENSIVE PLAN MAP: Retail & Other

LAND USE ANALYSIS

Parcel Consolidation, Use and Intensity The applicant is pursuing the higher-intensity option for the Annandale Community Business Center's Town Center Area which is envisioned to serve as a community focal point with a concentrated urban setting including high density mixed uses. This project is intended to help revitalize and serve as a catalyst for redevelopment in the Annandale CBC. The Comprehensive Plan recommends retail/office/mixed use up to 1.5 FAR with parcel consolidation of at least two acres and up to 2.0 FAR if a residential component is included. The applicant has proposed a mixed use development with retail, office and residential uses at the maximum FAR of 2.0, plus a density bonus applied to the retail use for the provision of workforce housing units, leading to a combined 2.04 maximum FAR.

The applicant did not consolidate any parcels for the proposed 3.44 acre development, however, the site is greater than the minimum of two acres recommended by the Plan for development at the maximum intensity. Ideally, parcel consolidation with parcels to the south

and/or east of the subject site would have improved the proposal as well as met the Plan recommendation to orient buildings to Little River Turnpike or Annandale Road. Staff expressed concerns about the ability of the adjacent parcels to redevelop in the future and the applicant provided details as to how the unconsolidated parcels could redevelop in conformance with the Plan. Staff has requested that the applicant provide interparcel access along its entire northern, southern and eastern boundaries to allow for future redevelopment of the adjacent parcels that can lead to better pedestrian and vehicular circulation within the sub-unit and better integration with the subject property. The applicant has proposed a drive aisle/private street along the property's northern boundary to provide access to loading, trash and the parking structure, with the intention that this drive aisle will be extended in the future by others to connect with Annandale Road as well as be widened in the future by the property located to the north. The ultimate design of the drive aisle/private street is shown on the CDP/FDP/SE Plat. Additionally, the applicant has proffered to provide an easement for interparcel access at a point along its southern boundary that is reflected on the CDP/FDP/SE Plat and on the 20 foot by 150 foot area of the property which extends to Little River Turnpike. This approximately 3,000 square foot area will be used to provide north-south pedestrian access with this application and can be used for vehicular access with future redevelopment of the parcels to the south. It is recommended that easements along the entire eastern and southern boundaries of the property be provided. The easement along the southern boundary would require the eventual loss of the 13 surface parking spaces shown along this boundary with redevelopment of the adjacent properties. Additionally, the applicant has shown several retaining walls along the northern, southern and eastern boundaries, some with maximum heights of six feet. Staff has expressed concern that the height of some of the retaining wall sections could impede future vehicular and pedestrian interparcel connections with the adjacent properties and has requested additional information from the applicant.

The range in the possible intensity of each use as described in the proffers should be included in the Building Area Tabulations on Sheet 1 of the CDP/FDP/SE Plat. The applicant has proffered that a maximum of 50 percent of the 42,000 to 86,000 square feet of non-office commercial uses will be eating establishments or fast food restaurants, which will establish a maximum of between 21,000 and 43,000 square feet of restaurant uses. The development could result in 43,000 square feet of fast food restaurant uses and no sit down restaurants. Staff has recommended that at least one sit-down restaurant should be provided and has suggested a reduction in restaurant and retail uses overall. A reduction in these uses could lead to a reduction in the number of surface parking spaces needed to serve these uses and the number of required parking spaces overall. The reduction in the number of surface parking spaces could result in an improvement to the plaza area and a reduction in the number of structured parking spaces could reduce the height of the parking structure. The proposed mixed use building shields the 75 foot tall parking structure from view only on the west side of the project, and the surrounding low density development will make it visible from points to the north, south and east and from the intersection of Annandale Road and Little River Turnpike, or a majority of the Town Center core. A reduction in the height of the parking structure would improve the project and the overall urban design of the Town Center.

This issue remains outstanding.

Architectural and Site Design The Comprehensive Plan recommends a height limit of 95 feet, and up to 120 feet on a portion of the sub-unit if the development is designed in a manner to create a focal point. The proposed project is intended to serve as the focal point for this sub-unit and has sought to construct a portion of the building at the maximum 120 feet recommended. The applicant proposes to architecturally differentiate the uses in the building through the use of setbacks and building materials. The conceptual design of the project is depicted on Sheet 8 of the CDP/FDP/SE Plat and the applicant has proffered to develop the project in substantial conformance with what is shown on the development plans. The mixed use building will be terraced, with a 10 foot wide terrace and walkway on the second floor along the front of the building and an 8 to 15 feet terrace along the north, south and east sides of the building on the lowest residential floor. Additionally, the two corners along the front facade will be setback above the second floor by 25 to 40 feet. The building materials proposed for the bottom six floors will be predominantly brick, glass and masonry. The residential levels at the top of the building may include similar materials as well as siding and synthetic stucco. It is unclear what the predominant material will be used for the residential levels. This information should be provided. Additionally, the applicant should make clear on the CDP/FDP/SE Plat that the development will be in substantial conformance with the building perspective views on Sheet 8. The parking structure will be pre-cast concrete or cast-in-place. Brick panels will be utilized on the third level to top level of all garage facades, other than the façade immediately adjacent to the main structure, and on all levels adjacent to the southern vehicle entry point. The color of the brick inset panels will be harmonious with the building materials utilized on the main structure. The parking garage's façade detail is shown on Sheet 2A.

Retail and restaurant uses will be located on the bottom two floors of the building. The development plans show entrances to the building from the ground level along the façade facing the plaza and one along the drive aisle/private street. The building perspective views also depict full display windows with awnings along the plaza and Markham Street façades and full display windows that wrap the northern corner of the building along the drive aisle/private street. It is recommended that the applicant proffer to provide animated facades along Markham Street and describe the design intent along the northern façade, particularly when the private street is widened and full streetscaping is provided with redevelopment of the adjacent property.

Pedestrian connections from the proposed building to the parking structure will be provided at the ground, second and third levels which will connect to the restaurant/retail uses on the ground and second floors and the office uses on the third floor respectively. The second and thirds stories will be connected via a pedestrian bridge. Staff has expressed possible safety concerns at the ground level in the 10 feet wide empty space between the building and the garage.

The applicant has proposed to underground portions of the existing overhead wires that run along the eastern and southern boundaries of the subject property. The overhead wires will remain along the western portion of the southern boundary.

This issue remains outstanding.

Plaza and Other Amenities The plaza is intended to serve as a focal point within the sub-unit of the Town Center Area. The applicant has proposed an approximately 5,000 square foot plaza and an embellished building entry area with shade and ornamental trees, lawn areas, shrubbery, potted plants and planting beds with seasonal color. Hardscape areas such as concrete walkways with brick pavers, stonework, specialty paving and paving patterns to delineate pedestrian and vehicular travel zones will be provided. Benches, game tables and chairs and seasonal dining tables will be provided and are shown on the CDP/FDP/SE Plat. A focal point feature is proposed to serve as the defining feature for the development. This feature will be either a fountain or other water feature or a sculpture or other public art piece that may be selected by the applicant or selected through a competitive process in conjunction with the Annandale Chamber of Commerce or Office of the Mason District Supervisor.

The applicant has improved the plaza area from previous iterations during the development review process by expanding the size of the plaza, reducing the number of parking spaces surrounding it, and improving the design of the plaza and its connections to the Markham Street streetscaping and front building façade. The plaza area will serve as an important amenity for the proposed project and the surrounding Annandale community. As such, further improvements to this area are recommended, including a further reduction in parking spaces, (specifically the six parallel parking spaces in front of the building) that would permit a larger plaza area and improve the connection of the plaza to the street.

The applicant has proffered to provide the following residential facilities: exterior terraces located on the rooftops of the building with informal seating areas, landscaping, hardscape areas, and passive recreation areas and a minimum 1,500 square foot clubroom and fitness area.

This issue remains outstanding.

Pedestrian and Vehicular Circulation The Comprehensive Plan recommends that vehicular and pedestrian circulation should be provided to connect the subject site to the Annandale Town Center street network to the east. The applicant has proposed a private street located along the northern boundary of the property which is proposed to eventually connect to Annandale Road to the east. Sidewalks are provided along Markham Street and the private street to connect the site to the surrounding uses and eventually to Annandale Road with the future extension of the private street. Additionally, a sidewalk from the center of the site adjacent to the southern portion of the building to Little River Turnpike is proposed. This area could eventually include a vehicular connection with redevelopment of properties on either

side of the sidewalk connection. As stated earlier, proposed retaining walls may impede future pedestrian and vehicular connections to adjacent properties.

This issue remains outstanding.

Streetscaping and Landscaping The applicant has proposed streetscaping along Markham Street that meets the urban design guidelines of the Annandale CBC. The Markham Street streetscape will include pavers, street trees with a minimum of 2.5 to 3 caliper, ornamental planting beds, benches and acorn lighting. The entire streetscape recommended by the Comprehensive Plan will be provided outside the right-of-way. An additional approximately 4.5 feet wide landscaping strip within the right-of-way will be planted with low shrubs, subject to approval by the Virginia Department of Transportation. The current design of the streetscaping along the drive aisle/private street located to the north of the proposed building and parking structure does not meet the urban design guidelines, but once the private street is widened by the property owner to the north, the ultimate design will incorporate the Plan's streetscaping guidelines.

The applicant has proposed sufficient landscaping along the boundaries of the subject property. A trellis planted with vines along with shrubbery planted at the corners will be incorporated on the top level of the parking structure. The proposed landscaping atop the structure will improve the view from the abutting residential and office uses.

Staff feels that this issue has been adequately addressed.

Signage The CDP/FDP/SE Plat depicts the basic design, dimensions and location for the proposed ground-mounted entrance sign to the development. The sign will be incorporated in a planting strip on Markham Street. Additionally the development plans depict an existing pole-mounted sign along Little River Turnpike that is to remain. Pole-mounted signs are strongly discouraged and this sign should be removed and/or replaced with a ground-mounted sign that meets the Annandale CBC urban design guidelines.

This issue remains outstanding.

Affordable Housing The applicant has proposed to provide 12 percent of all dwelling units to be constructed on the property as workforce housing that will be leased and/or sold to households with incomes of up to 120 percent of Area Median Income (AMI). The applicant will apply 5,000 square feet of bonus density, obtained through the provision of workforce housing units, to commercial uses. The adequacy of the affordable housing commitment will be subject to review and approval by the Department of Housing and Community Development (HCD).

Transportation The applicant has proffered to Transportation Demand Management (TDM) strategies that will reduce P.M. peak hour vehicular trips by a minimum of 20 percent for the office and residential uses. Bicycle racks to accommodate a minimum of 20 bicycles will be

provided. Racks are shown on the CDP/FDP/SE Plat in front of the building and will also be provided within the parking structure. It is unclear how many bike racks will be provided under cover. Also unclear is whether the bicycle racks are designated for just the non-residential uses or if the amount includes racks for the residential uses as well. Sufficient bicycle racks should be provided for the residential uses. The application's conformance to these Plan recommendations will be determined by staff in the Fairfax County Department of Transportation.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Best Management Practices/Stormwater Management (BMP/SWM) The subject property is located in the Accotink Creek Watershed and Chesapeake Bay Preservation Area. Currently, almost the entire site is impervious or 3.24 acres. The amount of imperviousness will be reduced to 2.80 acres post-development. Due to the reduction in impervious area, a phosphorus removal is not required based on the Chesapeake Bay Preservation Area formula for re-development. However, the applicant is proposing additional phosphorus removal through the use of a stormfilter catchbasin(s) located in the surface parking lot. Calculations for the proposed BMP facility design have been provided, however, the applicant should include the amount of the additional phosphorus removal in the BMP/SWM Narrative.

To reduce stormwater runoff beyond what is achieved by the additional pervious area, the applicant is proposing to detain the ten year runoff for 0.56 acres of the site in an underground raintank which is shown on the CDP/FDP/SE Plat under the plaza. Calculations for the raintank detention facility are provided, however, a diagram of the facility should be included in the CDP/FDP/SE Plat as well. In addition, the proffers state that permeable pavers will be provided in the plaza, however, this low impact development technique is not mentioned in the BMP/SWM Narrative and the location of the permeable pavers are not identified on the development plans. The adequacy of the submission materials as well as any proposed SWM/BMP measures will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Green Building Design The applicant is seeking to develop under the Comprehensive Plan's Higher-Intensity Option, Town Center Area for the Annandale Community Business Center (CBC). The Policy Plan recommends that such developments which are seeking the Comprehensive Plan Options and are located in specially designated areas such as the Annandale CBC, attain basic Leadership in Energy and Environmental Design (LEED) certification through the U.S. Green Building Council (USGBC) or other comparable program with third party certification at a minimum.

The applicant has committed to attaining certification of the proposed development from the USGBC, under the USGBC's Leadership in Energy and Environmental Design (LEED) – Core and Shell rating system, or other LEED rating system determined to be applicable to the project. A green building escrow of $680,000 will be posted to the County prior to building permit approval that will be released upon demonstration of attainment of LEED certification within two years of the issuance of the first occupancy permit for the project. A LEED Accredited Professional (AP) will be a member of the design team to work with the team to incorporate LEED design elements into the project, so that the project will be positioned to attain LEED certification. As part of the project's site plan and building plan submissions, the LEED-AP will prepare a list of specific credits that the applicant anticipates attaining within the LEED – Core and Shell rating system. Additionally, a green building maintenance reference manual will be prepared and distributed to the future building occupants.

Noise The subject property may be impacted by transportation generated noise from Little River Turnpike and Markham Street. The applicant should use appropriate building materials to mitigate indoor noise levels to dBA 45 DNL or lower for residential uses and noise levels in outdoor recreation areas to dBA 65 DNL or lower. The applicant should provide a noise study at the time of site plan that defines the noise impacts on the residential portion of the building façade and proposed outdoor recreation areas. The noise study should provide noise contours at several height intervals including at the level of the outdoor residential amenity. The applicant should also provide noise attenuation measures as specified in the analysis and subject to the approval of the Department of Planning and Zoning (DPZ).

Vegetation As currently developed, the subject property contains no trees or other landscaping. The applicant proposes 16 percent total tree coverage with a combination of small and large shade trees, and evergreens and parking lot landscaping that exceeds the amount required by the Zoning Ordinance. Additionally, annual and perennial beds are proposed as part of the Markham Street streetscaping and the proposed plaza will be substantially landscaped.

COUNTYWIDE TRAILS PLAN

The trail provided on Markham Street should meet the Annandale Community Business Center Streetscape Design Guidelines which recommend a sidewalk six feet in width within the town center area. A six foot sidewalk is provided.

PGN: JRB

Additional Plan Citations

In the Fairfax County Comprehensive Plan, 2007 Edition, Area I, Annandale Planning District, Areawide Recommendations, as amended through August 6, 2007, pages 18-28, the Plan states:

"AREAWIDE RECOMMENDATIONS

The area-wide recommendations that follow are intended to help achieve the future vision for the Annandale CBC. These recommendations present overall concepts as a framework for the specific land unit recommendations which follow, and provide guidance on areawide issues that may not be specifically addressed in the land unit text because they apply to all land units uniformly. . . .

LAND USE

To further define the broad vision for the Annandale CBC, a land use concept is provided that identifies the general type and distribution of development. Since achieving the vision for the CBC will be a long-term process, guidance on land use compatibility and land use flexibility is provided in this section.

Land Use Concept

The land use concept for the Annandale CBC (see Figure 8) outlines a pattern of development that represents a shift from the planning policy that has shaped the area over the last three decades. The previous policy encouraged low intensity commercial development in a suburban setting throughout the CBC. The new policy direction encourages a more urban and pedestrian oriented development pattern. The new land use concept recommends the development of a core, or "town center area" at the heart of the CBC while maintaining transitional areas at the fringe. Also, the new concept provides an improved circulation system that includes realigning Columbia Pike to intersect with Backlick Road and completing a loop road system along Poplar and Markham Streets, McWhorter Place, and John Marr Drive.

The town center area planned for the Annandale CBC encompasses more than 35 acres, just under 20 percent of the total CBC land area. This area is envisioned as a concentrated urban setting comprised of a higher-intensity mix of retail, office, and residential uses. These uses would be linked by more pedestrian-oriented streets with a focal point, such as a traffic circle, at the center. Typically, levels of development intensity from .50 to .70 FAR are recommended for a mix of non-residential uses in the town center area; however, higher intensity of 1.0 FAR or higher offered as an incentive in certain key areas if a special feature, such as a cinema or hotel as well as residential development is included in mixed use

development. When a hotel, a cinema and/or housing is provided in a mixed use development, the development intensity could be over 400% higher than the property's existing intensity. . . .

While the town center's planned development intensity generally reflect the community vision for Annandale consistent with other local areas (e.g. Reston, McLean and Shirlington), providing even greater intensities (i.e., higher FAR) and a correspondingly appropriate increase in building heights may be favorably considered if consolidation of properties and development plans show that the increased intensity keeps the Annandale CBC's vision effectively intact. If a proposed development with higher intensity provides an improved quality of life and supports the Areas' Revitalization vision, a concurrent Plan Amendment may be appropriate, as allowed by the County's policies for Revitalization Areas. . . .

Land Use Guidelines

Achievement of the vision for the Annandale CBC on which the land use concept is based will be a long-term process. Because of this, additional guidance beyond the land unit recommendations is also essential. In reviewing development proposals within the CBC, several situations may arise that the land unit recommendations may not adequately address: affordable housing, parcel consolidation, infill development, and other land uses that could be compatible alternatives to those specified in the Land Unit Recommendations. The following guidelines apply to these situations:

- *Affordable Housing* – For all development proposals with a residential component, affordable housing should be provided in accordance with the Affordable Dwelling Unit Ordinance and/or other Board-adopted policies regarding affordable housing.

- *Parcel Consolidation* – For all development proposals involving increased intensity/density, parcel consolidation should be provided as a way to achieve the planning objectives for the CBC. Parcel consolidations should be logical and of sufficient size to allow projects to function in a well-designed and efficient manner. In general, any unconsolidated parcels should be able to develop in conformance with the Plan or should represent stable development.

- *Existing Uses and Buildings* -- In some instances, existing development may not be consistent with the long-term vision for the Annandale CBC which anticipates the eventual redevelopment of these properties. This Plan is not intended to interfere with the continuation of existing land uses or buildings which is the decision of the business or building owner. However, new uses and the replacement, expansion, or remodeling of existing buildings, should not inhibit achieving the long-term recommendations of the Plan. To facilitate this, improvements to the open space, pedestrian and/or roadway systems that are identified in the Plan are encouraged or, if not feasible due to an existing building's location on the site, alternative

improvements which may help implement the Plan's intent may be considered. Additionally, retention of community serving uses as redevelopment occurs should be encouraged by permitting the incorporation of an existing use into the new, such as incorporating a community retail or service business into an office development.

- *Alternative Land Uses* -- When an alternative land use can be demonstrated to be compatible with the surrounding development and when the Plan's transportation needs, pedestrian orientation, and other urban design aspects called for in the Plan are adequately addressed, such uses may be considered. For example, residential uses may be considered when a viable, quality living environment can be created which provides recreational facilities and other amenities for residents, and where its scale is similar to the planned nonresidential use. Similarly, a hotel use may be compatible in areas planned for office and retail use provided that such use should generate less peak-hour traffic than the specific land unit recommendations and should be of a similar scale and intensity. In addition, the Plan is flexible to accommodate future opportunities for institutional, cultural, recreational, and governmental uses which could enrich community life, improve the provision of public services, and/or enhance the area's business competitiveness. Such uses may be considered where the use and scale is compatible with planned uses. Also, flexibility should be applied to ensure that a viable mix of local-serving or support retail and service uses will result by allowing these uses to be provided within office and residential buildings.

URBAN DESIGN

In a commercial area such as the Annandale CBC, development can take a suburban or an urban form. This depends upon such factors as the relationship of buildings to each other and to the roadway, and the location and types of parking whether in structures, underground, or on surface lots. The suburban form, usually more automobile oriented with low buildings and surface parking, is the existing development pattern in the CBC. The urban form is more densely developed, usually more pedestrian-friendly, with higher buildings served by structured as well as limited surface parking. Such urban forms often include a mix of office, retail, and residential uses that encourages both errand shopping and entertainment use. The urban form is designed to better serve those who live or work in the area as well as those who may use an automobile to get there but will use and enjoy the area on foot.

The urban design concept for the Annandale CBC is to achieve a balance between the suburban and the urban forms as well as to facilitate revitalization of the CBC by enhancing its traditional function while creating new opportunities for expansion of existing businesses and redevelopment. The concept is to foster a commercial area serving the greater Annandale community that 1) is clearly differentiated and buffered from adjacent residential neighborhoods, 2) continues a suburban form of development on its periphery, and 3) encourages an urban form of development–the town center area–at its core.

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

Building Orientation and Character

The visual appearance of an area, and the character that this appearance communicates, relies on the streetscape as a setting and buildings or building complexes to establish focal points. In the Annandale CBC, guidance for building orientation and character is intended to enhance the area by improving the visual quality of the area and by fostering a clearly recognizable "sense of place" within the CBC. The urban design concept for the Annandale CBC reflects a hierarchy of development intensities ranging from a more suburban character to the urban core–the town center area. Within that broader context, building orientation and architectural character contribute to this.

Town Center Area Guidance

The character of that portion of the CBC that comprises the town center area should be designed to be urban in character with buildings fronting on landscaped pedestrian areas with surface and/or structured parking beneath buildings or to the rear. Within this area, there should be greater consideration of pedestrian amenities and special landscaping, street furniture, and features that contribute to the quality of the pedestrian experience. For example, greater emphasis should be placed on providing ornamental plantings, including annuals and perennials in raised planters incorporated into planting strips. Emphasis should also be placed on site design that provides for special features such as seating areas, pocket parks, and landscape or water features. Distinctive architectural corner or entry treatments that front on these pedestrian amenities should also be considered.

To give architectural interest to the town center area, varying building heights and roof lines are encouraged. Also, to create a focal point within a land unit, building heights and special architectural elements, such as a clock tower or entry feature, should be used to identify a particular area or activity center. This would be in addition to other urban design elements such as plazas, building orientation, and/or landscaping. In particular, the following design guidelines should be considered in the development review process within the town center area:

- Within the town center area, buildings should be set back 15-20 feet from the street curb to accommodate pedestrian amenities as well as the proposed streetscape improvements.

- Throughout the Annandale CBC, a variety of building heights, facade articulation, and roof forms is encouraged. The town center area is intended to be the most visually prominent part of the CBC and building heights outside this core gradually step down toward the CBC periphery. Specific building height guidance is found in the land unit recommendations. However, it should be noted that some flexibility to increase building height within the town center area is provided under specified circumstances and if a minimum 25 degree angle of bulk plane is maintained in the design.

- While the height of buildings may vary, incorporating the upper story of buildings within the roof structure should be encouraged. Further, buildings greater than 3 stories in height should be limited to 3 stories at the front or corner building line with additional stories stepped back to accommodate a rooftop terrace or other feature. Additional height may be incorporated above a roofline if the building is designed as a focal point with special building corner or entry treatments.

- Building facades should establish a pedestrian scale relationship to the street with architectural design features--such as variations of window or building details, texture, pattern, and color of materials. Public space furniture and entry accent features are encouraged as are arcades, awnings, or other building features that distinguish ground floor retail uses.

- Parking areas within the town center area should be located in structures or beneath buildings provided that such structured parking does not front on pedestrian areas. Side parking should be limited to one double-loaded, surface bay also used as mid-block access to rear parking areas or structures. A particular emphasis should be placed on providing shared parking, particularly for mixed-use developments. On-street parking should not be permitted on arterial and collector streets or on service drives but should be allowed on local or pedestrian-oriented streets.

- Public spaces and amenities within the town center area should be directly accessible to the pedestrian network and pedestrian connections to adjacent blocks encouraged. Also, landscape design features, such as seating areas and ornamental plantings, should be incorporated into parking lots, plazas, and streetside areas to complement architectural features and carry the Annandale streetscape design theme into private areas.

- Exterior lighting for individual buildings or projects should be generally consistent throughout the CBC. Such lighting should be designed to maintain the overall character and quality of the area and to provide adequate lighting levels that ensure

public safety without creating glare or light spillage into neighboring residential areas.

- Building-mounted signs or monument-style ground-mounted signs incorporated within a planting strip should be encouraged. Pole-mounted signs should be discouraged. . . .

Streetscape Design Guidelines

The visual appearance of an area can be positively affected by streetscape elements, such as the placement of street trees, treatment of planting strips, widths of pedestrian ways, and building setbacks. In the Annandale CBC, the implementation of a streetscape concept will enhance the area by improving the visual quality along roadways, helping orient travelers moving to and through the area, and creating more clearly recognized special areas within the CBC. The urban design concept for the Annandale CBC reflects a hierarchy of development intensities ranging from areas that are more suburban in character to a more urban core–the town center area. Similarly, the streetscape design concept reflects a hierarchy ranging from Little River Turnpike, the major arterial street that bisects the CBC, to the other arterial streets and collector streets that are used for access to and through the CBC and those local streets that provide access to individual sites throughout the CBC. Also, important are those points along these streets where one enters the CBC. These points of entry assist drivers to orient themselves and also help define the limits of an area.

Recognizing the differences in scale and intensity of use of these streets by both automobiles and pedestrians, the streetscape concept is intended to create a unifying theme to be implemented throughout the CBC. To achieve this, the streetscape concept establishes consistent guidance for street tree location, spacing, size, and type as outlined below. Implementation will occur through development proposals addressing private property and adjacent public right-of- way, the County's commercial area revitalization bond funds, and/or joint public/private funding efforts as these roadways are improved. In situations where development or redevelopment is not likely to occur, implementing the streetscape design concept may require public/private cooperation in providing funding for these improvements.

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

The design guidelines for Little River Turnpike and all other streets within the Annandale CBC, as found below, are similar to those described in the 1993 *Columbia Pike Streetscape*

Plan which is being implemented in the Annandale CBC. A general description of the paving, light fixtures, plant materials, and street furnishings recommended in the 1993 Streetscape Plan includes:

- Interlocking concrete sidewalk pavers similar in shape and color to brick with concrete commercial drive entrances and trim bands;

- Traditional acorn-style light fixtures atop a fluted pole;

- A variety of hardy plant materials including street trees, low as well as high shrubs, and ornamental plantings; and

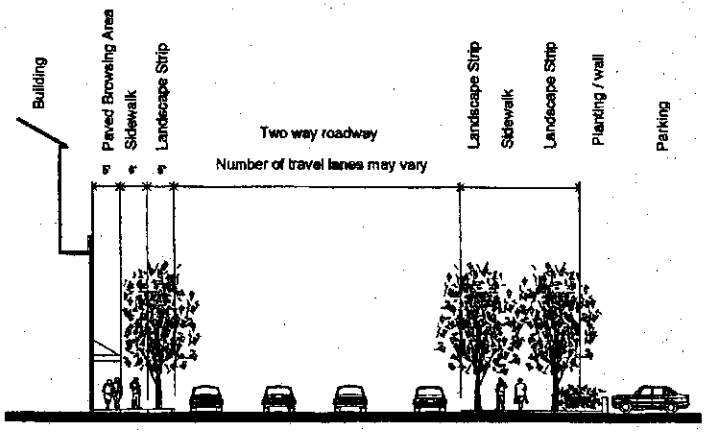
- Street furnishings including metal benches, trash receptacles, and bicycle racks, as well as metal fittings such as bollards and tree grates. . . .

- A paved *browsing area* 4 to 6 feet in width for retail frontage, or a *landscaped area* 5 feet (minimum) in width for non-retail frontage, should be provided between the secondary planting strip and the building within the town center area. When located adjacent to this retail frontage browsing area, the secondary planting strip may also be paved and trees placed in grated planting pits. Additional landscaping should be provided beyond this pedestrian area including low parking lot walls with screen planting and interior parking lot landscaping where such parking areas front on the street.

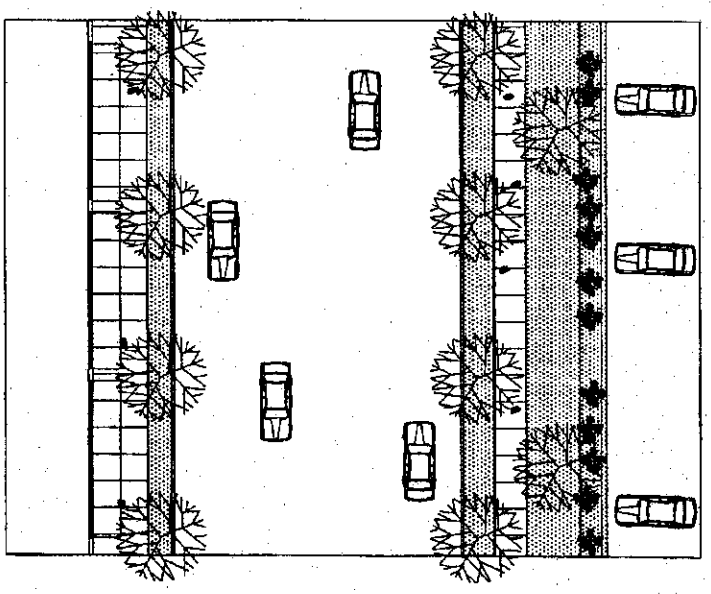
Streetscape Design Guidelines For All Other Streets

For those areas fronting on all other streets, plant materials, design details, lighting, and street furniture should be consistent with or similar to those used throughout the Annandale CBC in the implementation of the 1993 streetscape plan with bond funds. A typical cross-section would include the following (see Figure 11):

- The *pedestrian area* extends from the street curb to the building line or parking area. This area should be approximately 15 feet wide (minimum) and be divided into a curbside planting strip 5 feet in width (4 feet may be appropriate when limited byexisting conditions) planted with a row of shade trees spaced 25 to 30 feet on center supplemented with ornamental plantings and tree groupings at points of entry to the CBC; a *sidewalk* 6 feet in width, and, within the town center area, a *browsing area* 4 to 6 feet in width for retail frontage, or a *landscaped area* 5 feet in width (minimum) for non-retail frontage.



Streetscape – All Other Streets Scale: 1" = 30'



ANNANDALE COMMUNITY BUSINESS CENTER
FAIRFAX COUNTY, VIRGINIA

STREETSCAPE ALL OTHER STREETS

- *Additional landscaping* should be provided beyond this pedestrian area including low parking lot walls with screen planting and interior parking lot landscaping where such parking areas front on the street. . . ."

County of Fairfax, Virginia

MEMORANDUM

DATE: April 15, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

FILE: 3-4 (RZ 2007-MA-017)

SUBJECT: FDP 2007-MA-017/SE 2007-MA-032; Amerikor Properties, LLC
Land Identification Map: 71-1-((20))-2

This department has reviewed the subject request including draft proffers revised through March 25, 2008, and a final development plan/special exception plat revised through March 25, 2008. We have the following comments.

The applicant has provided FCDOT staff with a traffic impact study in conformance with the guidelines of VA Chapter 527. After further review of the traffic study it was determined that it did not represent the most realistic development option in accordance with the applicant's proffers. In particular, the 40% pass-by reduction taken on retail uses is reflective of suburban, auto-oriented uses rather than the urban, mixed-use development being proposed. The submitted traffic study did not incorporate the TDM measures proposed in the current proffers, a significant factor in addressing trip generation for the site. Additionally, the square footage calculations for the proposed uses did not match the maximums outlined in the proffers and thus did not reflect range and intensity of uses possible within the development. It is FCDOT's recommendation that the applicant provide revised traffic data that will account for a 25% pass-by reduction, appropriate TDM measures, and display uses consistent with those proposed in the proffers. Once such information is provided the traffic impact of the applicant's development will be more easily ascertained by staff and will match the commitments currently proffered.

The consolidation of parcels is critical throughout the Annandale area. In instances where consolidation does not take place every effort should be made to create interparcel access. Provisions made for interparcel access are beneficial in the County's access management efforts and allows greater opportunities for adjacent parcels to develop accordingly. The applicant's proposal does not reflect the consolidation of parcels and should make provisions for interparcel access easements to the surrounding parcels.

However, we have concerns about interparcel access in both the interim and ultimate condition. The northern entrance is expected to be the primary point of access to the site. This access is within 25 feet of an entrance to Tax Map 71-1-((20))-3. We have concerns about the functionality of two points of access this close together. Therefore, we have asked the applicant to designate the northern boundary line as an area where an interparcel connection can be established if necessary prior to the construction the connecting road. This connection will also allow traffic to circulate between the two sites instead of needing to access Markham Street. Such an easement would be beneficial in remedying the safety and operational concerns related to the configuration of the site's northern entrance prior to the construction of the private road and traffic signal installation.

A similar easement should be secured between the southern Markham Street entrance and the tail section leading to Little River Turnpike to ensure access to the southern properties once redevelopment of those parcels takes place. As it is unknown what form of redevelopment will occur along Little River

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Turnpike, maximum flexibility should be given to ensure that appropriate rear-loading access is achieved. The provision of easements along the northern and southern property lines will thus address access management concerns and provide sufficient redevelopment opportunity for the adjacent parcels.

Most recent proffers outline a 20% reduction in trips for residential uses and 10% for both medical and non-medical uses. We have evaluated transit service in the Annandale area and have determined that it is one of the best served transit areas in Fairfax County outside of Metro rail proximity. Therefore it is believed that a higher reduction for TDM for non-medical office development can be committed by the applicant. We are seeking a 20% reduction for non-medical employees in conjunction with the 20% reduction already proposed for residential uses. While medical and retail employees will be included in the 20% trip reduction goal, it is not required that they be held to the committed attainment goal for commercial development.

The following comments were also identified during the review of the development plan and draft proffers.

- Right of way in the amount of 122.5 feet from centerline should be dedicated along the tail section of the applicant's property to accommodate the widening of Little River Turnpike. The right of way dedication should be affirmed in the applicant's proffers.

- A bus stop easement should be provided along the Markham Street frontage for future bus service. The proffers should be revised to ensure the easement is secured regardless of complications with existing utilities or other easements.

- Parking proposed along the property's southern border presents the potential for conflict with traffic entering from the southern entrance. Parking should be removed from this area or replaced with angled parking to prevent such conflicts.

- Conceptual drawings dated March 6, 2008 were provided by the applicant's traffic consultants, Gorove Slade, demonstrating the possible signal configuration for the intersection of the site's northern entrance with Markham Street. Sufficient right-of-way and easements to facilitate the signal design should be provided by the applicant. The traffic signal proposed at the site's northern entrance and Markham Street will be subject to VDOT approval at site plan review for the development.

- Also included in the package were two options for a raised median at the Little River Turnpike approach on Markham. It is our preference that a 4 foot raised median be installed to prevent traffic conflicts with the service drives along Little River Turnpike. The issue will require further review and subsequent approval by VDOT at site plan.

AKR/MEC

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services

COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

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

March 26, 2008

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

Re: SE 2007-MA-032, RZ/FDP 2007-MA-017, Markham Place Traffic Impact Study

Dear Ms. Coyle:

In accordance with the Virginia Traffic Impact Analysis Regulations, 24 VAC 30-155, the proposed rezoning and special exception was submitted to the Virginia Department of Transportation (VDOT) for review on November 29, 2007. A meeting was scheduled on January 11, 2007 and conducted on January 16, 2008.

We have evaluated the traffic impact analysis associated with rezoning and special exception and have prepared final comments on the results. The attached Evaluation Report presents our key findings as well as detailed comments on the future transportation improvements that are recommended to support the planned development.

The Evaluation Report is attached to assist the Planning Department, the Planning Commission and the Board of Supervisors in their decision making process regarding the rezoning and special exception applications.

Please contact me if you have any further questions regarding these comments.

Sincerely,

Noreen H. Maloney

Noreen H. Maloney
Transportation Engineer

Markham Plaza
Evaluation Report

Summary of Key Findings

Markham Plaza is a proposed mixed use development anticipated to be completed in one phase by 2010. The development will add 10,450 daily vehicle trips to the roadway network in Annandale Business District. The existing levels of service for several movements at the intersections included in the study are less than the desirable level of D. These less desirable levels of service even continue into the build out year of 2010 without the development being constructed. With the proposed development, the Markham Street approach will continue to operate under less acceptable levels of service of E for the southbound through and southbound left turn movements. Also, the maximum queue length during the PM and Saturday peak hours for the eastbound left turn from Little River Turnpike to Markham Street will be greater than the available storage space. Additionally, the study shows that the southbound right turn from Markham Street to Little River Turnpike will have queues in the AM and PM peak hours that exceed the available storage area.

Accuracy of Methodologies, assumptions and conclusions

The methodologies and assumptions used in the traffic impact analysis were in accordance with the assumptions made in the scope of work meeting held by VDOT and the locality.

Comments on the recommended improvements

Several improvements were recommended in traffic the impact study.

At the intersection of Little River Turnpike and Markham Street:

- Reconfigure the southbound approach to provide a left turn lane, a shared through/left lane and a right turn lane.
- Reconfigure the northbound approach to a left and shared through/right lane
- Change signal operation to a split phased operation.
- Modification of the signal to accommodate these changes

These improvements are feasible and recommended given that the majority of development's traffic will use Markham Street and Little River Turnpike intersection. Consideration should also be given pedestrian access when this intersection is reconfigured.

At the intersection of Columbia Pike and Backlick Road:

- Modify the curb and gutter to accommodate a free-flow condition for the northbound right turn movement (pedestrian concerns)

This improvement is feasible as it improves the overall level of service for the intersection. Consideration should be given to the existing pedestrian crosswalk across the current right turn lane.

At the intersection of Little River Turnpike with Annandale Road and with Backlick Road:

- Restrict the westbound left turn movement on Little River Turnpike and Annandale Road due to queuing from the existing and background traffic, which blocks the westbound through movement. Reroute the traffic to the westbound left at Backlick Road and modify the westbound left turn median, if needed.

This improvement is feasible as it improves the overall levels of service at the intersection of Ravens worth Road and Little River Turnpike. Consideration should be given to possible mitigations at the intersections of Braddock Road and John Marr Drive and the intersection of Ravensworth Road and John Marr Drive.

Markham Street and the proposed site entrance:

- Install a traffic signal

This improvement is feasible and recommended. Please see additional concern below for further comments.

Additional Concerns or recommendations

The amount of traffic added to the Markham Street approach to Rt. 236 is problematic given the lane configuration and the proximity of the service drives in the vicinity. One alternative to help alleviate the problems would be to provide a raised median on Markham Street that should extend far enough to contain the worst queuing from the development's traffic and prevent full turning movement to and from the service drives on either side. Limiting the access of the existing service roads in this area is also consistent with the language in the County's Comprehensive Plan.

The amount of traffic generated by the proposed development is 10,450 daily vehicles. Based on the exiting distribution presented in the study and given the fact that large queues are shown to develop along the Markham Street approach to Rt. 236, a traffic signal at the northern entrance will be warranted. Furthermore, the volumes presented in the warrant analysis in the study are the PM volumes. When the Saturday volumes are used, warrant #1 is met. When the signal is installed, the location of the signal should be such that proper alignment is provided between the site entrance and an opposing driveway.

Interparcel connections to the properties to the north and south of the proposed development should be maintained and/or pursued. This is consistent with the language in County's Comprehensive Plan for this area.

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
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www.fairfaxwater.org

PLANNING AND ENGINEERING DIVISION
JAMIE BAIN HEDGES, P.E.
DIRECTOR
(703) 289-6325
Fax (703) 289-6398

November 30, 2007

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

Re: SE 07-MA-032
RZ 07-MA-017
FDP 07-MA-017
Amerikor Properties

Dear Ms. Coyle:

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

1. The property is served by Fairfax Water.

2. Adequate domestic water service is available at the site from existing 8-inch water main located at the property and 12-inch water main in Little River Turnpike. See the enclosed water system map. The Generalized Development Plan has been forwarded to Plan Control for distribution to the Engineering Firm, with comments pertaining to the proposed water system layout.

3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

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

Sincerely,

Traci K. Goldberg

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

Enclosure

LITTLE RIVER CENTER
MARKHAM EAST
LITTLE RIVER CENTER
Little River Dr.
Markham St.
Medford Dr.
Annandale Dr.
Maple St.
Pine St.
WEDGEWOOD HARBOR APTS.
WEDGEWOOD EAST
POOL
McWhorter Pl.
Madeira St.
Adams Park Ct.
Adams Park Dr.
John Marr Dr.
Wayburn Ct.
Wayburn Dr.
Medford Ct.
Darian Ct.
Kingman Dr.
Gaylord Dr.
Warfield Ct.
Warfield Dr.
Rawlins Rd.
Rawlins Ct.
Lynwick Ct.
Fountain Head Dr.
Douglas Ct.
Windham Ct.
Lumelight Dr.
Covert Ct.
Wood Ct.
Jayhawk
King Mill Ct.
Eton Ct.
Elm Wood
ANNANDALE TERRACE ELEMENTARY SCH.
HOPE LUTHERAN CHURCH
ST. MICHAEL'S CHURCH & SCHOOL
Duties Rd.
Ravensworth
St. Michael's
Parking Area
Dist. Site 7111 Upright
Roanoke Ave.
Medford Park
Four Years Run
ANNANDALE HIGH SCHOOL
Carmine Ave.
Rocart Dr.
Bradford
Bristow
Auburn
Pine St.
Service for 6245 only
Meter Boxes
SENSITIVE HYDRANT
Abandd
57/60 Steel Casing
John Marr FCWA assessment responsible per custom
1

County of Fairfax, Virginia

MEMORANDUM

DATE: April 23, 2008

TO: Tracy Strunk
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Gilbert Osei-Kwadwo
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: RZ / FDP 2007-MA-017
Tax Map No. 071-1- ((20)) 0002

The 8-inch sewer lines to serve the property for the referenced application do not appear to have adequate capacity to support the development. Therefore, prior to the submission of site plans, the applicant will be required to submit a sewer capacity study for the lines to Wastewater Planning and Monitoring Division for review. If it is determined that any of these lines are inadequate, the applicant will be required to do all the necessary upgrades prior to or concurrent with site plan submission.

FAIRFAX COUNTY
WASTEWATER MANAGEMENT

Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, **Fax:** 703-803-3297
www.fairfaxcounty.gov/dpwes

County of Fairfax, Virginia

MEMORANDUM

DATE: April 16, 2008

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning RZ 2007-MA-017 and Final Development Plan FDP 2007-MA-017

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station **#408, Annandale.**

2. After construction programmed _____ this property will be serviced by the fire station _____

3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:

   _X_ a. currently meets fire protection guidelines.

   ___ b. will meet fire protection guidelines when a proposed fire station becomes fully operational.

   ___ c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.

   ___ d. does not meet current fire protection guidelines without an additional facility. The application property is ____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

County of Fairfax, Virginia

MEMORANDUM

DATE: MAR 2 5 2008

TO: Tracy Strunk, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Qayyum Khan, Chief Stormwater Engineer QK
Stormwater and Geotechnical Section
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Final Development Plan Application, RZ/FDP 2007-MA-017, Concurrent with SE 2007-MA-032, Markham Plaza, Plan Dated March 3, 2008, LDS Project #4604-ZONAV-001-A-1, Tax Map #071-1-20-0002, Mason District

We have reviewed the subject application and offer the following comments related to Stormwater management (SWM):

Chesapeake Bay Preservation Ordinance
There is no Resource Protect Area on the site.

Floodplain
There is no floodplain on the site.

Downstream Drainage Complaints
There is a flooding complaint on file at Tax Map #071-1-01-0020A.

SWM
The applicant proposes to use underground facilities to provide stormwater detention and BMP. Use of raintank™ and Filterra ™ requires approval of Public Facilities Manual modification under Section 6-0402.4. The Raintank™ facility also requires pretreatment of the inflow so that sediments do not accumulate quickly to make the facility inoperable. Some type of filter is needed at the inflow structure. These facilities be provided parallel and not in-line with the site drainage system.

Site Outfall
1. Narrative for outfall has been provided. The hyrdraulic grade line computation should ensure that it meets requirements of the PFM Section 6-0304-.11.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359

2. The SWM facilities shall be privately maintained and the owners will be required to execute a stormwater maintenance agreement with the County.

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

QK/mw

cc: Craig Carinci, Director, Stormwater Planning Division
Zoning Application File

FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM

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

FROM: Sandy Stallman, Manager
Park Planning Branch

DATE: December 21, 2007

SUBJECT: RZ/FDP 2007-MA-017 concurrent with SE 2007-MA-032, Amerikor
Tax Map Number: 71-1 ((20)) 2

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated October 31, 2007 for the above referenced application. The Development Plan shows a mixed-use center with approximately 87,000 square feet on two floors of retail space, approximately 71,500 square feet (or 70 dwelling units) of residential space on 3 floors, and approximately 141,500 square feet on four floors of office space. The single building with attached covered parking is on a consolidated 3.446-acre parcel to be rezoned from a C-6 district to a PDC district. In addition, the Applicant is requesting a Special Exception to allow for fast food uses within the proposed development. No drive-through services are proposed. This parcel is within the Annandale Community Business Center (CBC), Sign Control Overlay District and the Highway Corridor Overlay District. Based on an average multi-family household size of 2.45 in the Annandale Planning District, the development could add 172 new residents to the Mason Supervisory District.

COMPREHENSIVE PLAN CITATIONS

1. **Park Services and New Development** (The Policy Plan, Parks and Recreation Objective 6, p. 8)

"Objective 6: Ensure the mitigation of adverse impacts to park and recreation facilities and service levels caused by growth and land development through the provision of proffers, conditions, contributions, commitments, and land dedication."

"Policy a: Offset residential development impacts to parks and recreation resources, facilities and service levels based on the adopted facility service level standards (Appendix 2). The provision of suitable new park and recreational

lands and facilities will be considered in the review of land development proposals in accordance with Residential Development Criteria - Appendix 9 of the Land Use element of the Countywide Policy Plan."

"Policy b: To implement Policy a. above, residential land development should include provisions for contributions, or dedication, to the Park Authority of usable parkland and facilities, public trails, development of recreational facilities on private open space, and/or provision of improvements at existing nearby park facilities."

"Policy c: Non-residential development should offset significant impacts of work force growth on the parks and recreation system."

2. **Urban Park Development** **(The Policy Plan, Parks and Recreation, Park Classification System, Local Parks, p. 10-11)**

"In urban areas, urban-scale local parks are appropriate. These publicly accessible urban parks should include facilities that are pedestrian-oriented and provide visual enhancement, a sense of identity, opportunities for social interactions, enjoyment of outdoor open space and performing and visual arts. Urban parks are generally integrated into mixed use developments or major employment centers in areas of the County that are planned or developed at an urban scale. Areas in the County that are generally appropriate for urban parks include Tysons Corner Urban Center, Transit Station Areas, Suburban Centers, Community Business Centers and identified "Town Centers" or mixed-use activity centers. Urban parks can be administered by private land owners, Fairfax County Park Authority, or through joint public and private sector agreements for public benefit.

Primary elements of urban-scale local parks are ease of non-motorized access and a location that complements, or is integrated with, surrounding uses. Features may include urban style plazas, mini-parks, water features and trail connections, oriented to pedestrian and/or bicycle use by employees and residents. Park architectural characteristics reflect the built environment. Short-term, informal activities and programmed events during lunch hours and after-work hours are intended to foster social interactions among users, provide leisure opportunities, and create a visual identity to strengthen sense of place and orientation. In urban areas, park size is typically less than five acres and often under ½ acre. Service area is generally within a 5-10 minute walking distance from nearby offices, retail and residences. Well-conceived and executed design is critical to the viability of this type of park. To be successful urban parks need high visibility, easy access, lots of pedestrian traffic, immediacy of casual food service, access to basic utilities, landscaped vegetated areas, ample seating, high quality materials, a focal point or identity, regular custodial maintenance, and an inviting and safe atmosphere."

3. **Urban Open Space Needs** **(Comprehensive Plan, Area I, Annandale Community Business Center, Sub-Unit A-2, pp. 34-35)**

"This area...serves as a visual entry point to the Annandale CBC from the north and a focal point of the Planned Annandale CBC Town Center area. Redevelopment...should provide for a variety of day and evening uses and a more urban, pedestrian oriented character than the remainder of the CBC."

"Additional conditions [include]:

- a highly-walkable environment that provides safe, comfortable access for pedestrians throughout and across the site
- streetscape treatments and pedestrian amenities, such as outdoor seating areas, works of art, or water features"

4. **Urban Open Space Needs** **(Comprehensive Plan, Area I, Annandale Planning District, Implementation, pp. 18-19)**

- "Facilitate community-enhancing development within the CBC through innovative partnerships between the private, public, and volunteer sectors."
- "Leverage available funds and generate new funding sources through grants and fund raising from the private and public sectors."

ANALYSIS AND RECOMMENDATIONS

Needs Assessment and Facility Standards Analysis:
Currently, there are no parks located in the Annandale Community Business Center (CBC), and two parks just outside of the CBC. Existing nearby parks (Backlick Park and Poe Terrace Park) meet only a portion of the demand for parkland generated by residential uses in the Annandale CBC. Facilities at Backlick Park include picnic tables, playgrounds, multi-use and tennis courts. There are currently no facilities provided at Poe Terrace Park, but a picnic area is proposed. Mason District Park, located approximately 1 mile away from the proposed development, serves this area and most of the Mason Supervisory District with rectangle and diamond fields as well as picnic shelters, restrooms, a playground, tennis and multi-use courts. Residents are also served by the Audrey Moore RECenter, located approximately 3.5 miles away at the intersection of Braddock Road and I-495.

Recreational Impact of Residential Development:
The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at $1,500 per non-ADU residential unit for recreational facilities to serve the development population. With 70 non-ADUs proposed, the Ordinance-required amount to be spent onsite is $105,000. Any portion of this amount not spent for private recreational amenities onsite should be provided to the Park

Authority for improvements to public park facilities, such as a publicly-accessible urban park within the development as described in the Parks and Recreation Policy Plan and cited above.

The $1,500 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion, if not all of the Ordinance-required funds, are used for recreational amenities onsite. The Applicant should provide a list of the proposed on-site recreational amenities as well as identify their location within the development on any plan submissions.

The Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities and parks that will be impacted and serve this area.. Consistent with the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section, and Annandale CBC plan recommendations cited above), the Park Authority typically requests a fair share contribution of $893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This money is used towards land acquisition or construction of additional public park facilities needed to serve the increasing population. For 70 new non-ADU units at an average of 2.45 persons per household, this fair share will result in a contribution of $153,160. However, if the applicant provides a publicly accessible urban park and exceeds the ordinance required funding levels, any residual expense could be credited towards the fair share contribution.

Onsite Open Space and Related Facilities:
The Park and Recreation element of the Policy Plan supports the concept of integrating urban-scale public open spaces into proposed mixed-use developments. Features such as amphitheater/performance spaces, special landscaping, fountains, sculpture and street furniture are appropriate to be integrated into these sites and surrounding areas. Recreation uses such as tennis courts, multi-use courts, volleyball courts, bocce courts, tot lots, water play features and skateboarding facilities may be successfully incorporated into a mixed-use setting to provide residents and employees on-site recreation opportunities.

As the submitted development plan shows, the plaza area is located in the middle of a parking lot. Due to access difficulties and lack of a detailed design, the Park Authority recommends the Applicant consider relocating this park area and redesigning it with closer consideration to the comprehensive plan language, which notes that "this area serves as a visual entry point to the Annandale CBC from the north and a focal point of the planned Annandale CBC Town Center area." Providing parking in this front entry area discourages use of the open space and makes the area feel more like a parking lot and less of an area used to draw pedestrians towards the development. In addition, features described above should be incorporated to activate the site.

Key elements of actively-used public spaces include the creation of a unique space able to flexibly accommodate programmatic activities throughout all four seasons, and doing this while providing comfortable areas for visitors to sit and enjoy the place around them. This plaza is currently disconnected from that vibrant activity envisioned at the proposed development.

Adjustment of the design could easily reconnect the open space to the first story shops and help activate the development.

SUMMARY OF RECOMMENDATIONS

The section summarizes the recommendations included in the preceding analysis section. Following is a table summarizing required and recommended recreation contribution amounts:

Proposed Uses	P-District Onsite Expenditure	Requested Park Proffer Amount*	Total
70 Multifamily units (2.45 persons per unit)	$1,500 x 70 = $105,000	$893 x 172 new residents = $153,160	**$258,160**

*Average of $3,688 per dwelling unit

In addition, other recommendations relevant to parks include:

- The Ordinance-required contribution of $1,500 per unit should be spent towards on-site recreational amenities and the applicant is encouraged to integrate a publicly-accessible urban park into its design.
- The fair share park contribution of $893 per resident should be provided to the Park Authority for facility improvements at area parks. A credit for funds spent on-site for an urban park above the ordinance required amount will be considered.
- The Applicant should consider relocating the proposed plaza area and redesigning it with closer consideration of the comprehensive plan language.

FCPA Reviewer: S. Moulton
DPZ Coordinator: T. Strunk

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

Department of Facilities and Transportation Services

FAIRFAX COUNTY PUBLIC SCHOOLS

Office of Facilities Planning
10640 Page Avenue
Fairfax, Virginia 22030

TO: Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Denise M. James, Director
Office of Facilities Planning Services

SUBJECT: School Impact Analysis
RZ/FDP 2007-MA-017
Amerikor Properties, LLC

DATE: January 2, 2008

PLANNING AREA: 1784, Cluster II

ACREAGE: 3.44 acres

TAX MAP: 71-1((20)) 2

REQUEST: Rezone from the C-6, SC, H-C, and CRD Districts to the PDC, SC, H-C, and CRD Districts to permit mixed-use, multi-family residential, retail, and office uses.

Schools that serve this property, their current total memberships, net operating capacities, and five year projects are as follows:

School Name	9/30/07 Capacity	9/30/07 Membership	2008-2009 Membership*	Memb/Cap Difference 2008-2009	2012-2013 Membership	Memb/Cap Difference 2012-2013
Woodburn ES	273	455	479	-206	537	-264
Jackson MS	1,215	926	1,031	184	1,209	6
Falls Church HS	2,000	1,318	1,313	687	1,229	771

**2007-2008 Membership based on Spring Projections Updates, Facilities Planning Services*

The current commercial zoning does not allow residential use; approval of the PDC District to allow residential development would create the potential for new students as noted on the table below:

School Level	Proposed Zoning - PDC 70 Multiple family high rise units		
	Units	Ratio	Students
K-6	70	.043	3
7-8	70	.011	1
9-12	70	.024	2
			Total: 6

Comments: Based on the approved proffer guidelines, the students generated by this application would justify a proffered contribution of $74,400 (6 students x $12,400 per student).

The application will have minimal impact to Jackson Middle School and sufficient capacity exists at Falls Church High School. However, a significant capacity deficit exists at Woodburn Elementary and is projected to increase through the 2012-2013 school year. Funding for renovations at Woodburn

Elementary has been approved and the renovations are anticipated to be completed for the 2009-2010 school year.

In addition, RZ 2005-PR-041 recently was approved for 920 high-rise multi-family units. At the time of the rezoning, a potential yield of 9 students at Jackson Middle School and 22 students at Falls Church High School was noted.

It is strongly recommended that all proffered contributions be directed to the school pyramid and/or to Cluster II or schools that encompass this area. Proffers directed to a specific school(s) are discouraged. It is further recommended that the proffered contribution be provided on or before the time of site plan approval. The foregoing information does not take into account the potential impacts of other pending or future proposals that could affect the same schools.

Source: FY 2008-2012, Facilities Planning Services Office, Enrollment Projections, FY 2008-2012 CIP
Note: Five-year projections are those currently available and will be updated yearly. School attendance area are subject to yearly review.

Attachment: Locator Maps

cc: Kaye Kory, School Board Member, Mason District
Illryong Moon, School Board Member, At-Large
James L. Raney, School Board Member, At-Large
Martina A. Hone, School Board Member, At-Large
Dean Tistadt, Chief Operating Officer, FCPS
Phyllis Pajardo, Cluster II, Assistant Superintendent
Bridget Chapin, Principal, Woodburn Elementary School
Louise H. Porter, Principal, Jackson Middle School
Michael Brooks, Principal, Falls Church High School

16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

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

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

9-006 General Standards

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

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

☐ ☑

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

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

7-608 Use Limitations

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

1. In any Highway Corridor Overlay District:

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

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

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

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

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

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

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

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

   B. Service stations shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable

vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

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

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

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

   A. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than four (4) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

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

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s 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 be 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 staggared 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
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch