



APPLICATION ACCEPTED: January 14, 2008
PLANNING COMMISSION: June 11, 2008
BOARD OF SUPERVISORS: June 30, 2008
@ 3:30 pm

County of Fairfax, Virginia

May 28, 2008

STAFF REPORT

CRD

PCA C-052-07 and FDPA C-052-13

MASON DISTRICT

APPLICANT:	CESC Skyline LLC
ZONING:	PDC, CRD, SC, HC
PARCEL(S):	62-3 ((1)) 37, 39, 40, 41C
ACREAGE:	12.16 acres
FAR:	2.66 (application area only) 1.85 (overall original zoning case)
OPEN SPACE:	15%
PLAN MAP:	Mixed Use
PROPOSAL:	Amend previous approvals to construct a two-story addition of 31,865 square feet on the south side of a 26-story office building, utilizing excess square footage from within the development. No overall increase in floor area is proposed.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA C-052-07, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA C-052-13, subject to conditions consistent with those contained in Appendix 2.

Tracy Strunk

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



Staff recommends approval of a waiver of transitional screening and barrier requirements between the residential and non-residential uses within the original application area.

Staff recommends approval of a waiver of service drive along Route 7.

Staff recommends approval of a modification of the 8 foot wide asphalt trail and the CRD streetscape requirements in favor of that shown on the CDP/FDP.

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).

N:\Skyline CESC C-052-7\PCA C-052-7 FDPA -13.doc



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

Proffered Condition Amendment

PCA -C -052-07

Applicant: CESC SKYLINE LLC
 Accepted: 01/14/2008
 Proposed: AMEND RZ C-052 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT BUILDING ADDITION AND SITE MODIFICATIONS

Area: 12.16 AC OF LAND; DISTRICT - MASON

Zoning Dist Sect:

Located: SOUTHWEST CORNER OF THE INTERSECTION OF LEESBURG PIKE AND GEORGE MASON DRIVE

Zoning: PDC

Overlay Dist: CRD SC HC

Map Ref Num: 062-3- /01/ /0037 /01/ /0039 /01/ /0040 /01/ /0041C

Final Development Plan Amendment

FDPA -C -052-13

Applicant: CESC SKYLINE LLC
 Accepted: 01/14/2008
 Proposed: AMEND FDP C-052 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT BUILDING ADDITION AND SITE MODIFICATIONS

Area: 12.16 AC OF LAND; DISTRICT - MASON

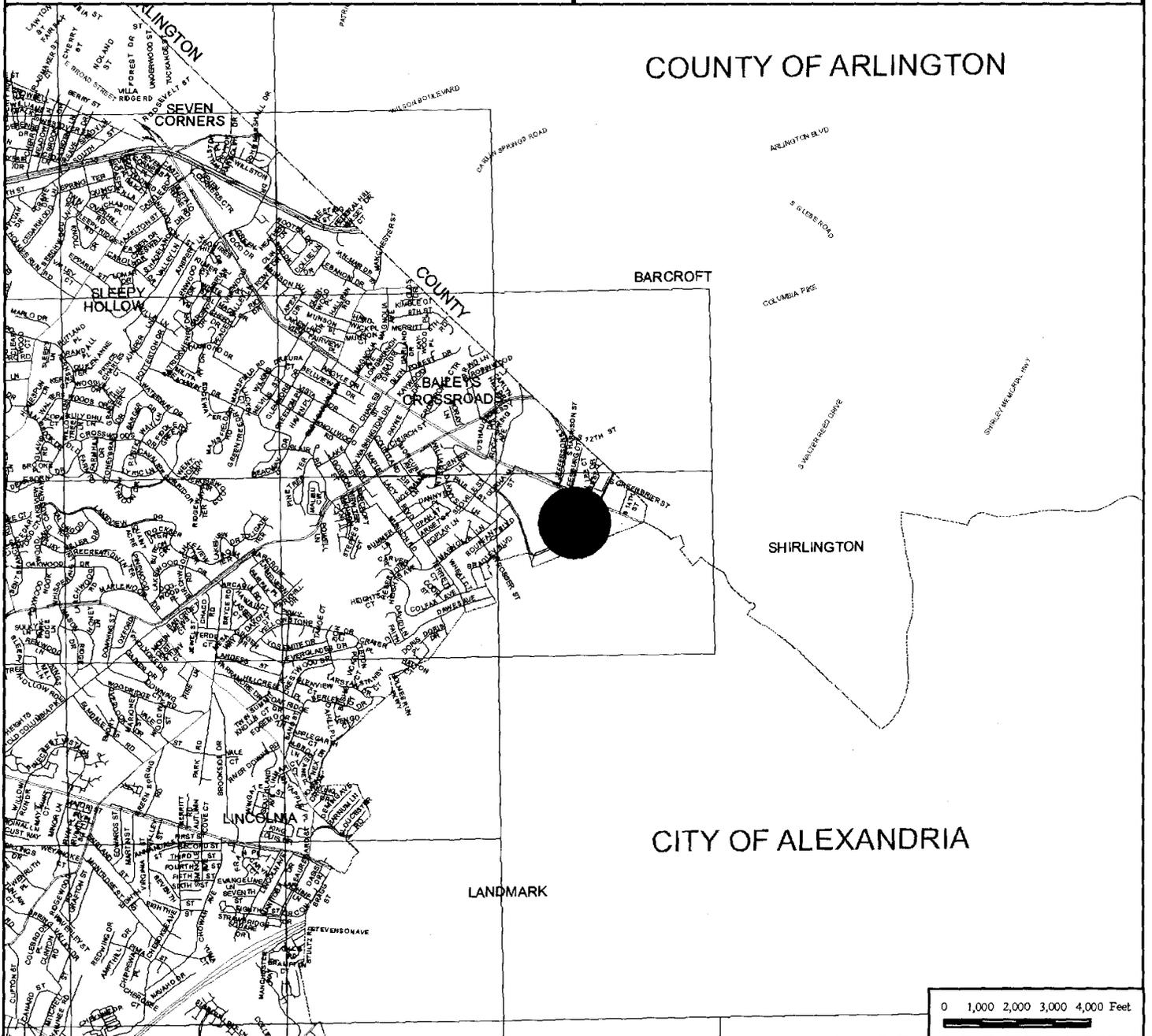
Zoning Dist Sect:

Located: SOUTHWEST CORNER OF THE INTERSECTION OF LEESBURG PIKE AND GEORGE MASON DRIVE

Zoning: PDC

Overlay Dist: CRD SC HC

Map Ref Num: 062-3- /01/ /0037 /01/ /0039 /01/ /0040 /01/ /0041C



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Final Development Plan Amendment

FDPA -C-052-13

Applicant: CESC SKYLINE LLC
Accepted: 01/14/2008
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Area: 12.16 AC OF LAND; DISTRICT - MASON

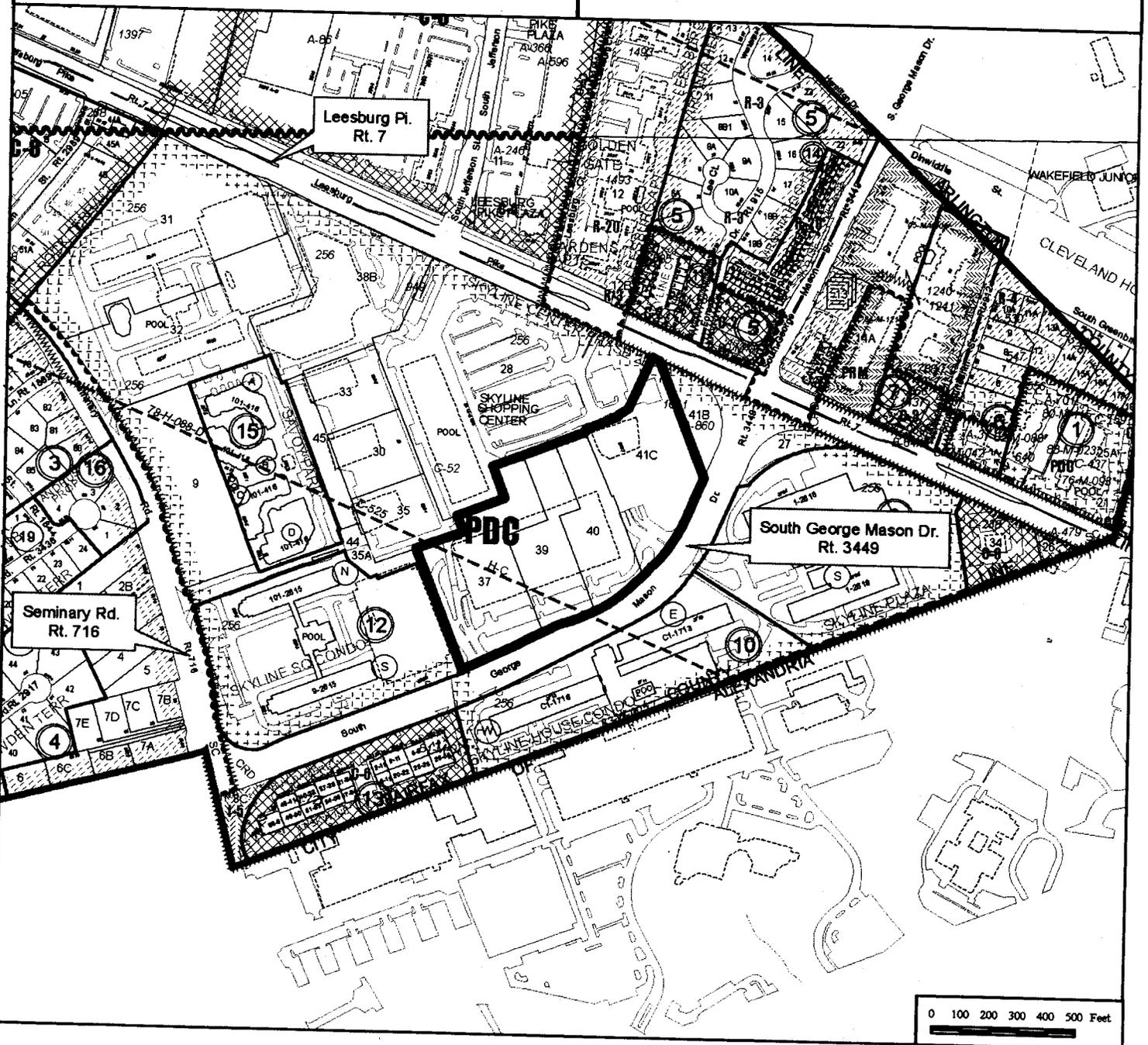
Zoning Dist Sect:

Located: SOUTHWEST CORNER OF THE INTERSECTION OF LEESBURG PIKE AND GEORGE MASON DRIVE

Zoning: PDC

Overlay Dist: CRD SC HC

Map Ref Num: 062-3- /01/ /0037 /01/ /0039 /01/ /0040 /01/ /0041C



CDPA/ FDPA C-52-12 / PCA C-52-7 LOTS 37,39,40, AND 41C SKYLINE SUBDIVISION

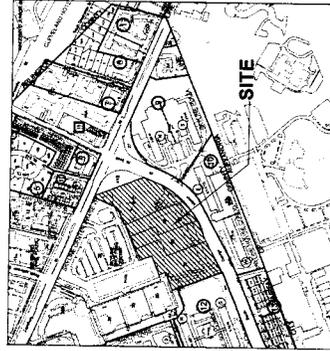
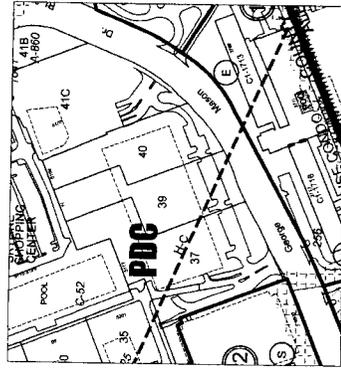
MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NOVEMBER 20, 2007

REVISED:

JANUARY 10, 2008

MARCH 31, 2008



APPLICANT:

CESC SKYLINE LLC
 610 VORNADO, CHARLES E. SMITH
 2345 CRYSTAL DRIVE
 SUITE 1000
 ARLINGTON, VA 22202
 PH: 703.769.1082
 CONTACT: DAVE SITTLER

CIVIL ENGINEER:

VIKA
 8160 GREENSBORO DRIVE, SUITE 200
 MCLEAN, VA 22102
 PH: 703.442.7600
 CONTACT: ROBERT COCHRAN

ARCHITECTURE:

WDG ARCHITECTURE
 1025 CONNECTICUT AVE, NW
 WASHINGTON, DC 20036
 PH: 202.857.8300
 CONTACT: HISASHI MATSUI

ATTORNEY:

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH PC
 2200 CLARENDON BLVD.
 THIRTEENTH FLOOR
 ARLINGTON, VA 22201
 PH: 703.528.4700
 CONTACT: LYNNE STROBEL

SHEET INDEX

1. COVER SHEET
2. CDPA @ 1" = 150'
3. OVERALL FDPA @ 1" = 40'
- 3A. DETAILED FDPA @ 1" = 25'
4. TABULATIONS AND NOTES
5. LANDSCAPE PLAN
 (FOR ILLUSTRATIVE PURPOSES ONLY)
- 5A. LANDSCAPE DETAIL SHEET
6. EXISTING CONDITIONS PLAN
7. EXISTING VEGETATION PLAN
8. STORMWATER MANAGEMENT PLAN



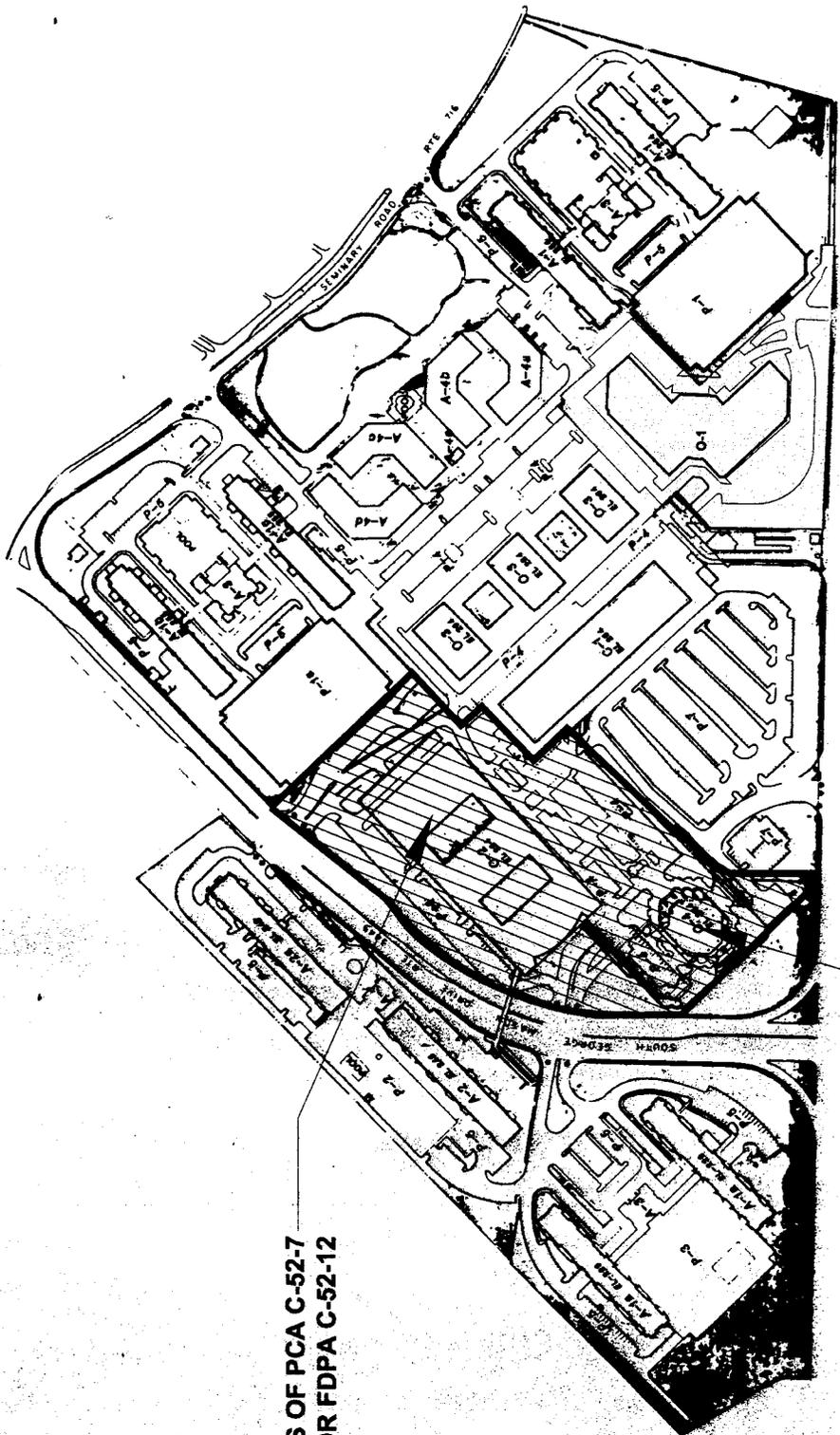


KNIGHTS PLANNERS & ARCHITECTS SURVEYORS & CIVIL ENGINEERS
 8130 GREENSBORO DRIVE SUITE 200 WALEN, VIRGINIA 22102
 (703) 421-7800 FAX (703) 421-7781
 WVA INCORPORATED
 WALEN, VA CERRANTOWN, MD

LOTS 37, 39, 40, AND 41C
 SKYLINE CENTER
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

CDPA
 CONCEPTUAL DEVELOPMENT
 PLAN AMENDMENT

DATE: NOV. 20, 2007	DESIGN: WVA	PROJECT/FILE NO. 5029
DATE: 08-10-08	DESIGN: WVA	SHEET NO. 2 OF 8
DATE: 03-31-08	DESIGN: WVA	



LIMITS OF PCA C-52-7
 SHEET 3 FOR FDPA C-52-12

LEESBURG PIKE RTE
 SITE





ENGINEERS: MANNING, JOHNSON & ASSOCIATES, ARCHITECTS: SKIDMORE, OWINGS & MERRILL LLP, LANDSCAPE ARCHITECTS: MANNING, JOHNSON & ASSOCIATES

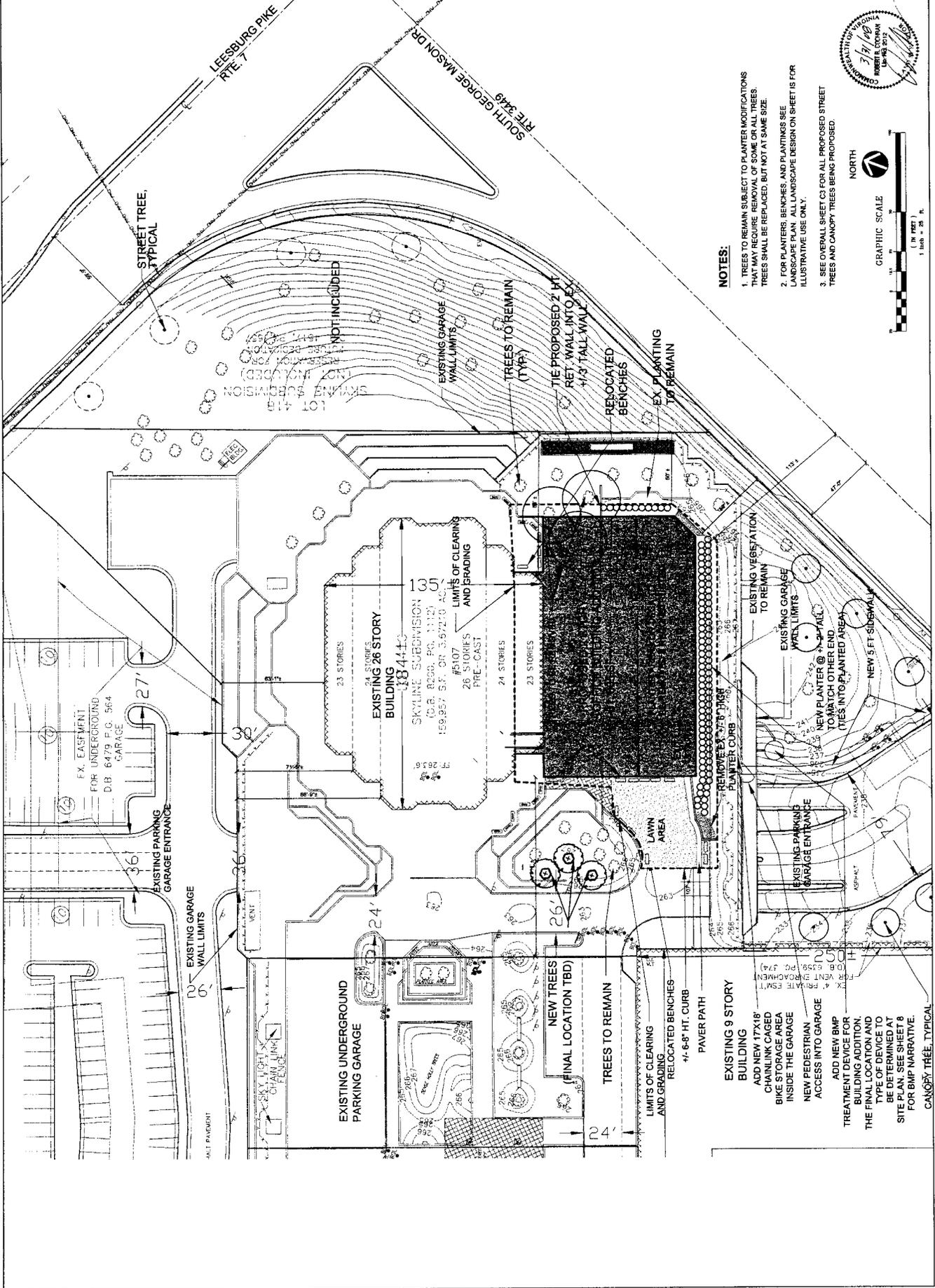
AREA INCORPORATED
1810 GREENBROOK DRIVE, SUITE 200, FALLS CHURCH, VIRGINIA 22024
(703) 441-7200 FAX (703) 441-7201
WWW.MANNINGJOHNSON.COM

LOTS 37, 39, 40 AND 41C
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DETAILED
FDPA C-52-17
PCA C-52-7

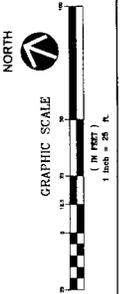
VIA REVISIONS	
1	01-10-18
2	03-31-19

DATE	NOV 29, 2017
DES.	WVA
DRAWN	WVA
SCALE	AS SHOWN
PROJECT/FILE NO.	6579
SHEET NO.	3A OF 8



NOTES:

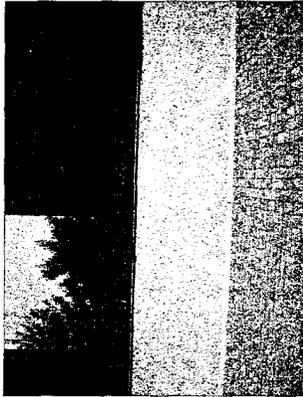
- TREES TO REMAIN SUBJECT TO PLANTER MODIFICATIONS THAT MAY REQUIRE REMOVAL OF SOME OR ALL TREES. TREES SHALL BE REPLACED, BUT NOT AT SAME SIZE.
- FOR PLANTERS, BENCHES, AND PLANTINGS SEE LANDSCAPE PLAN. ALL LANDSCAPE DESIGN ON SHEET IS FOR ILLUSTRATIVE USE ONLY.
- SEE OVERALL SHEET C3 FOR ALL PROPOSED STREET TREES AND CANOPY TREES BEING PROPOSED.



PHOTOS OF EXISTING PLANTERS.



A

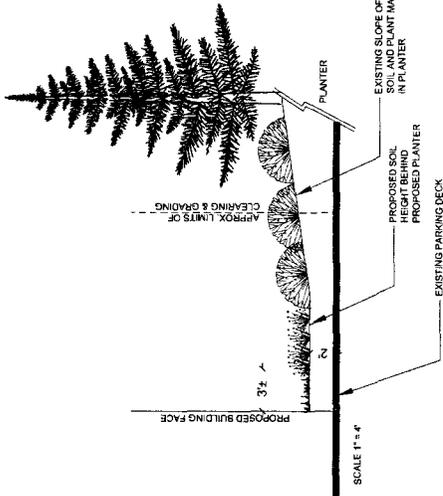


B



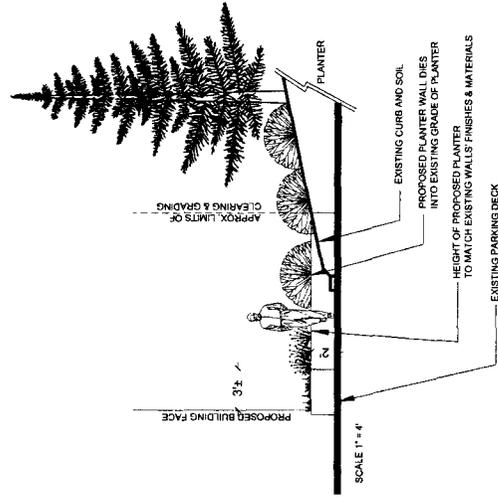
C

PHOTOS OF EXISTING PLANTERS.



NOTE:
EXISTING PLANT MATERIAL TO REMAIN OR BE
REMOVED DURING CONSTRUCTION OR GRADING.

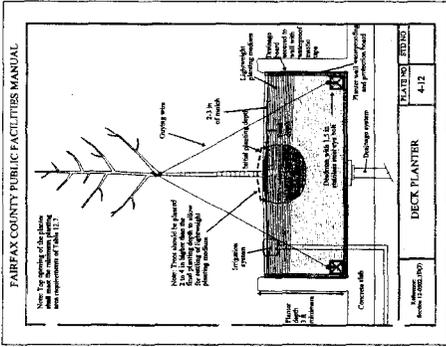
SECTION E-E



SECTION D-D



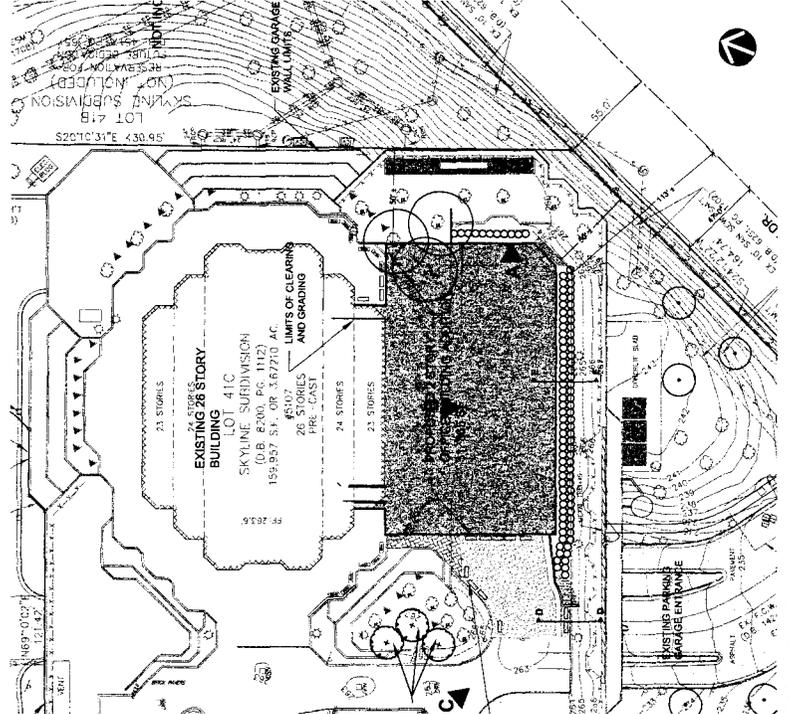
FAIRFAX COUNTY PUBLIC FACILITIES MANUAL
 DATE: NOV. 26, 2007
 DES: VFA
 SCALE: AS SHOWN
 PROJECT/FILE NO: 5829
 SHEET NO: 5A OF 8



FAIRFAX COUNTY, VIRGINIA
 MASON DISTRICT
 SKYLINE CENTER
 LOTS 37, 39, 40, AND 41C

LANDSCAPE DETAILS
 CDPA/ FDPA C-52-12
 PCA C-52-7

NO.	DATE	BY	CHKD BY	APP'D BY
1	11-26-07	VFA		
2	03-19-08	VFA		



SCALE 1" = 20'

STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT FOR THE EXISTING SITE WAS ADDRESSED WITH SITE PLAN NO. 4237-SP-001. THE PROPOSED DEVELOPMENT CONSISTS OF A TWO STORY OFFICE ON TOP OF THE EXISTING PARKING GARAGE STRUCTURE. THE LIMITS OF THE DISTURBANCE IS LIMITED TO THE EXISTING GARAGE AND THERE WILL BE NO INCREASE IN IMPERVIOUS AREA DUE TO THE TWO STORY ADDITION.

BMP NARRATIVE

THE DISTURBED AREA ASSOCIATED WITH THE PROPOSED DEVELOPMENT IS LIMITED TO THE EXISTING GARAGE, WHICH IS TO REMAIN. THERE IS NO ACTUAL LAND DISTURBANCE AND NO INCREASE IN IMPERVIOUS AREA. THEREFORE THERE WILL BE NO ADVERSE IMPACT ON THE WATER QUALITY IN THE POST-DEVELOPED CONDITION COMPARED TO THE EXISTING CONDITION. IT SHOULD BE NOTED THAT EXISTING SURFACE PARKING IS BEING REMOVED AND REPLACED WITH THE PROPOSED BUILDING AND LANDSCAPE/HARDSCAPE AREAS. UTILIZING THE BMP CRITERIA FOR REDEVELOPMENT PER FPM 6-401.28, THE REQUIRED REDUCTION IN PHOSPHOROUS LOAD IS 10%. THE BMP FACILITY TO BE UTILIZED WILL HAVE AN EFFICIENCY OF 20% OR GREATER. THE TYPE, LOCATION, ETC. OF THE FACILITY WILL BE FINALIZED ON THE ENGINEERED SITE PLAN.

ADEQUATE OUTFALL

THE EXISTING SITE CONSISTS OF AN UNDERGROUND GARAGE AND 26 STORY BUILDING WHICH HAS AN EXISTING CLOSED CONDUIT SYSTEM LOCATED AT THE NORTHEAST BOUNDARY OF THE SITE THAT WAS CONSTRUCTED PER PLAN NO. 4237-SP-001. THE PROPOSED TWO-STORY ADDITION DOES NOT INCREASE THE AMOUNT OF IMPERVIOUS AREA AND THE RUNOFF. THEREFORE THERE WILL BE NO ADVERSE IMPACT ON THE ADEQUACY OF OUTFALL FOR THE EXISTING SITE.

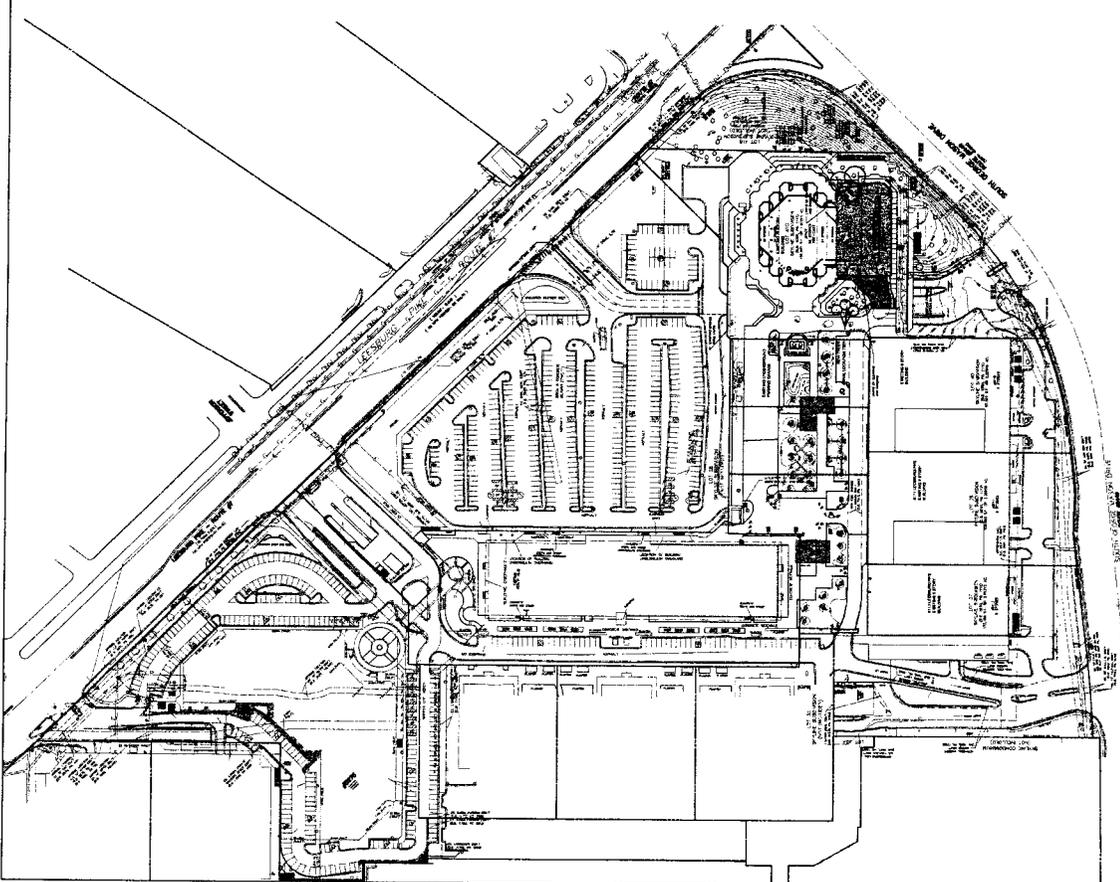
MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications or a further review of subdivision requirements with jurisdiction shall be obtained. Note: Where not indicated, the information may result in a delay in processing this application. This information is required for all applications 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 further review of subdivision requirements with jurisdiction shall be obtained. Note: Where not indicated, the information may result in a delay in processing this application. This information is required for all applications for rezoning, special exception, special permit, and development plan applications.

1. Plans at a minimum scale of 1" = 50' unless it is applied on one sheet with a minimum scale of 1" = 100'.
2. A graphic depicting the stormwater management facility (area and limits of clearing and grading) and grading accommodations the stormwater management facility (area, storm drainage pipe system and storm protection, pond, pathways, access, etc.) and any other, energy absorption devices, and stream stabilization measures as shown on Sheet ____.
3. Provide:

On-Site area	Off-Site area	Detention	Retention	Storage	Retention	Retention	Retention
Type & No.	Area (acres)	Volume (cu ft)					
N/A							
N/A							
4. Create a catchment diagram, catchment and pipe systems as shown on Sheet ____.
5. Indicate access roads to stormwater management facility (area as shown on Sheet ____).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet ____.
7. A stormwater management narrative, which contains a description of flow detention and best management practices requirements will be provided on Sheet ____.
8. A description of the existing conditions of each numbered site shall extend downstream from the site to a point which is at least 100 feet to the site area or which has a drainage area of at least one acre in the 100 acre watershed on Sheet ____.
9. A description of flow rate control elements, including contributing drainage areas, of the Public Facilities Manual will be provided on Sheet ____.
10. Existing topography with a minimum contour interval of two (2) feet will be shown as to whether it is an agency of fact as provided on Sheet ____.
11. A submission waiver is requested for BMP.
12. Stormwater management is not required because stormwater management was addressed with site plan 4237-SP-001 and there will be no increase in impervious area.



NORTH
 GRAPHIC SCALE
 1 inch = 100 ft.

COMMONWEALTH OF VIRGINIA
 BOARD OF PROFESSIONAL ENGINEERS
 License No. 59137

**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 amend the previously approved application to add a two-story addition of 31,865 square feet of office space to the south side of an existing, 26 story office building that is part of the Skyline development.

The application area includes three additional office buildings. The square footage for the proposed addition includes approved, but un-built, square footage from the subject building and those three buildings; therefore, there is no additional intensity proposed for the site with this application.

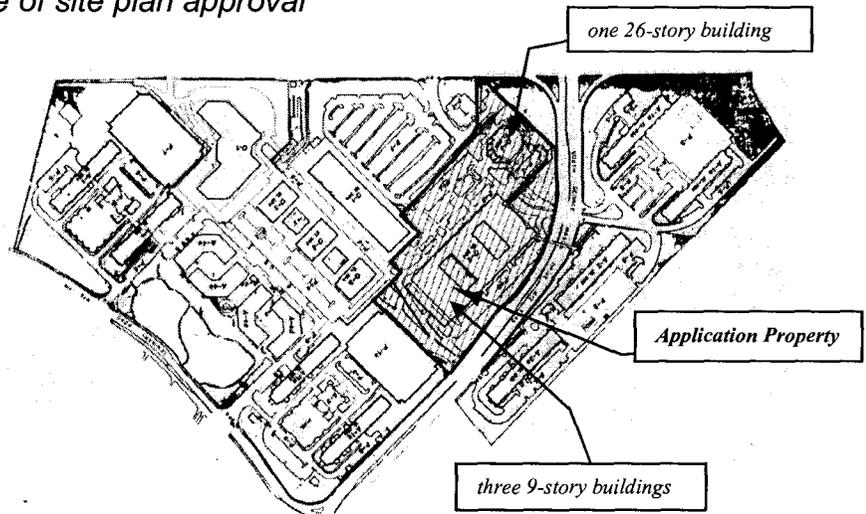
The new addition would replace plaza areas and surface parking

Waivers & Modifications Requested:

- Waiver of transitional screening and barrier requirements between the residential and non-residential uses within the original application area
- Waiver of service drive along Route 7
- Modification of the 8 foot wide asphalt trail and the CRD streetscape requirements in favor of that shown on the CDP/FDP
- Waiver of stormwater management and BMP requirements *to be addressed at the time of site plan approval*

LOCATION AND CHARACTER

The application property is part of the Skyline development in the Baileys Crossroads Commercial Revitalization District, located between Leesburg Pike (Route 7) and Seminary Drive. The site is zoned PDC, and developed with a mixed use development of retail, office and residential uses. The original rezoning encompassed 97.98 acres, and is shown in the graphic to the right.



The application property for this application consists of 12.16 acres of the original site, located on the north side of South George Mason Drive. The four parcels are developed with a 26 story office tower (Parcel 41C) and three 9-story office towers (Parcels 37, 39 and 40). Parking is provided primarily in garages under the buildings, with some surface lots.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
Northwest	Retail (Skyline)	PDC, CRD	Mixed Use
Northeast	open space (Skyline) Office (across Rt. 7)	PDC, CRD C-2, CRD	Mixed Use Office
Southeast & Southwest	Residential (Skyline)	PDC, CRD	Mixed Use

BACKGROUND

The following land use actions have been approved on the Skyline Center site. Those cases marked with an asterisk (*) include all or part of the current application property. See Appendix 4 for portions of the proffers applying to the application property.

***RZ C-052**, approved by the Board of Supervisors (BOS) on December 17, 1969, rezoned the 97.98 acre Skyline Center site from the R-12.5 and C-G Districts to the PDC (Planned Development Commercial) District. The Conceptual/Final Development Plan was approved for 3,200,400 square feet of Principal Uses (Office and Motel) and 5,414,300 square feet of Secondary Uses (Retail, Child Care and 3,448 Residential Units) for a total of 8,634,700 square feet. The floor area ratio (FAR) was approved at approximately 2.02. In conjunction with RZ C-052, the BOS approved a thirty percent parking reduction for the Skyline Center site.

DP 101, approved by the BOS on November 12, 1973, reduced the Principal Uses to 2,946,536 square feet and reduced Secondary Uses to 4,959,218 square feet for a total reduction to 7,905,754 square feet, or an FAR of approximately 1.85.

***DPA C-052**, approved by the BOS on January 31, 1983, permitted the addition of a video arcade on the site and a deletion of an outdoor skating rink.

DPA C-052-2, (1984), a request to delete the proffered pedestrian overpass across George Mason Drive, was withdrawn by the applicant.

DPA C-052-3, (1984), a request to permit a physician's assistance facility on the site, was withdrawn by the applicant.

***DPA C-052-4**, approved by the BOS on July 28, 1986, permitted a relocation of an approved office tower and hotel, and a reduction in commercial area by 133,900 square feet, and further reductions of 100 apartment units and 113 hotel rooms.

PCA C-052-1, approved by the BOS on August 3, 1987, permitted a 5,000 square foot addition to the Skyline Health Club.

FDPA C-052-5, a request to permit a child care center on the site, was dismissed on January 11, 1993.

***FDPA C-052-6**, approved by the Planning Commission (PC) on October 3, 1990, permitted fast food restaurants as a Secondary Use.

PCA C-052-2, approved by the BOS on January 6, 1992, (and **FDPA C-052-7** previously approved by the PC) permitted the construction of 255 multi-family units (in four, 5-story buildings).

PCA C-052-3 & FDPA C-052-8, approved by the BOS on April 26, 1993, and the PC on April 21, 1993, (respectively) permitted a "Residential Option" and an "Office Option" on a 5.25 acre portion of Skyline Center.

The "**Parking Reduction for Skyline Center**" approved by the BOS on May 10, 1993, permitted a 25% parking reduction for Skyline Center, superseding the previously approved reduction.

PCA C-052-4 & FDPA C-052-9, approved by the BOS on May 9, 1994, and the PC on April 21, 1994, (respectively) permitted the addition of one additional residential unit in a previously approved multi-family residential building.

***PCA C-052-5 & FDPA C-052-10**, approved by the BOS on May 9, 1994, and the PC on April 21, 1994, (respectively), specified permitted Principal and Secondary Uses in the office and retail component of Skyline Center.

PCA C-052-6 & FDPA C-052-11, approved by the BOS on June 28, 1999, and the PC on June 24, 1999, (respectively), modified the residential and office options permitted on a 2.25 acre portion of Skyline Center under PCA C-052-3 and FDPA C-052-8.

FDPA C-052-12, approved by the PC on November 6, 2002, modified the Final Development Plan to allow two individual units within Skyline House II to be utilized for office uses rather than residential, no physical changes to the site.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area:	Area I
Planning District:	Baileys Crossroads Community Business Center, Baileys Planning District
Plan Map:	Mixed Use

Plan Text:

The Fairfax County Comprehensive Plan, 2007 Edition, Area I Volume, Baileys Planning District, as amended through August 6, 2007, Baileys Crossroads Community Business Center, Land Unit D-4 Recommendations, pages 38-39, states:

“Skyline Center is planned for and developed as a mixed-use development, containing residential, office, retail, park and recreational components. Except as may be permitted as an option on Parcel 62-3 ((1)) 38B, overall residential densities should not exceed 37 units per acre, as approved. The undeveloped 5.25 acre site (Tax Map Parcel 62-3 ((1)) 38B) is planned for office use. As an option, high-rise residential units may be considered in place of the approved office use on this site if these units are within the general configuration and height limits of the approved office plan. Development of the five-acre site should provide for on-site pedestrian amenities, enhanced pedestrian connections to adjacent parcels within Skyline Center and across Route 7, landscaping to enhance the pedestrian environment, and interparcel access to adjacent properties in order to reduce the number of vehicular trips on the surrounding arterial streets.”

See Appendix 6 for additional Plan Text.

ANALYSIS

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

Title of CDP/FDP:	Lots 37, 39, 40, and 41C Skyline Subdivision
Prepared By:	VIKA
Original and Revision Dates:	November 20, 2007 as revised through March 31, 2008

The CDP/FDP consists of 10 sheets.

Sheet 1 is the title sheet and includes a sheet index and a vicinity map.

Sheet 2 shows the CDP for the entire Skyline site, with the current application area outlined.

Sheet 3 shows the FDP for the application area.

Sheet 3A shows an enlargement of the FDP for that portion of the application area where modifications are proposed (described below).

Sheet 4 shows the general notes, the tabulations, an illustration of bulk plane, a list of the requested modifications and waivers, and a parking tabulation.

Sheet 5 is the landscape plan for that portion of the application property where modifications are proposed (also shown on Sheet 3A).

Sheet 5A shows photos of some of the existing plaza details (paving and planters), and cross sections of portions of the proposed plazas.

Sheet 6 is the existing conditions.

Sheet 7 is the existing vegetation map.

Sheet 8 contains the stormwater management details.

Buildings, Uses and Intensity

The application proposes to add a two-story addition, consisting of 31,865 square feet of office space, to the south side of the existing, 26 story office building that is located at the corner of South George Mason Drive and Leesburg Pike.

The square footage for the proposed addition utilizes approved but un-built square footage from the subject building and the other three office buildings in the application area; therefore, there is no additional intensity proposed for the site with this application. No changes are proposed to the remaining three office buildings (9 stories each) included in the application area and fronting on S. George Mason Drive.

The intensity of the application property continues to be an FAR of 2.66 (as currently approved), with an overall intensity on the Skyline site as a whole of an FAR of 1.85.

Roads, Access and Parking

No new roads or points of access are proposed; the application continues to have two points of access onto S. George Mason Drive, as well as access interior to the Skyline development.

The majority of the parking will continue to be in structured parking below the buildings. Some surface parking continues to be located on the south side of the tower, and on the north side of the lower office buildings around the pedestrian plaza. The site is, and continues to be, subject to a parking reduction approved by the Board that reduces the required parking by 25%. The new structure will displace approximately 43 surface parking spaces; sufficient parking exists in the development, with the Board approved reduction, to accommodate this displacement.

Landscaping

The only modifications proposed to the site are on top of existing parking decks, in areas that are currently a mix of surface parking, pedestrian plaza, and some planters. The landscape sheets in the CDP/FDP show the reconstruction of some of the planters. Under the new plan, the south and east sides of the addition will have a row of low, shrub plantings along the face. A lawn area with benches is shown on the western side of the addition. Some of the existing benches will also be relocated to

the plaza area on the east side of the building where the new addition interfaces with the existing tower. Three trees which will be removed from the eastern side of the building will be relocated to an existing planter on the west side.

Architecture

The CDP/FDP does not include any architectural details, but the proposed proffer commits that the new addition will be “compatible in design, color and materials” with the existing tower, and further commits the curtainwall of the addition shall maintain similar proportions to the curtainwall of the existing building. The existing tower is primarily glass and masonry.

Pedestrian Access & Trails

The street frontages of the site have existing concrete sidewalks; the interior of the site has a pedestrian plaza. In addition to maintaining these facilities, the proposed plan includes a new sidewalk along the eastern side of the entrance drive from S. George Mason Drive into a new pedestrian entrance to the garage under the tower.

Stormwater Management

Although there is no new impervious surface proposed with the application, the applicant has agreed to install a new BMP device for the treatment of stormwater. This is shown near the entrance to the garage under the tower, but final design and location are subject to change at the time of site plan approval and subject to DPWES approval.

Land Use Analysis

The application requests approval to amend an existing PDC District to allow the relocation of previously approved office square footage. The Comprehensive Plan recognizes the Skyline development as a “mixed-use development, containing residential, office, retail, park and recreational components.” No new intensity or uses are proposed.

Staff was concerned that the architecture of the proposed building be cohesive with the office tower to which it is connected. Otherwise, the two-story addition proposed could be jarring and out-of-context, a low-rise suburban intrusion into the more vertical development. The applicant has provided a proffer which indicates that the building addition will be compatible in design, color and materials to the existing building, and which also contains some specific architectural commitments. While the proffer does address the basic concern, staff believes that a proffer with more specifics, or preferably an illustrative exhibit, would be appropriate, and would provide better guidance as the project moves forward, avoiding confusion and delays at the site plan and building permit stage.

Staff was also concerned with the preservation or replacement of the pedestrian-scale site amenities that currently surround the office tower. The applicant has revised the plat to improve connections between proposed pedestrian areas (replacing inaccessible plaza areas that were previously proposed with lawn, and moving proposed benches to more accessible areas). With these modifications, staff is satisfied that the existing site amenities will not be harmed by the proposal.

The Skyline development was built prior to the development of the current Comprehensive Plan recommendations for streetscape within the Baileys Crossroads Revitalization District. The existing streetscape, therefore, does not meet the current recommendations, although the Skyline development is a significant presence within the Revitalization District. Staff requested that the applicant identify potential techniques to bring the development more closely into alignment with the streetscape recommendations of the Plan. Along Leesburg Pike, the Plan recommends a five foot wide landscape strip adjacent to the curb, a six foot wide brick paver sidewalk, and a 10 foot wide landscape strip interior to the sidewalk, with trees on both sides of the sidewalk. The existing conditions along Leesburg Pike are a three foot wide grass strip adjacent to the curb, a five foot wide concrete sidewalk, and a large landscape area behind the sidewalk. While the application property itself has only a very small portion of frontage on Leesburg Pike, the adjacent parcel (41B) which is located at the corner of Leesburg Pike and South George Mason Drive has the same configuration and is an integral part of the Skyline development. Along the South George Mason Drive frontage, the Plan recommends a similar streetscape, only with a five foot wide sidewalk. The existing conditions on South George Mason Drive include, for most of the site, a two foot wide grass strip adjacent to the curb, a four foot wide concrete sidewalk, and a landscape area behind the sidewalk. Along both frontages, the area behind the sidewalks is significantly impacted by utility easements. The applicant has proposed to maintain the existing sidewalks, and to add several additional shade trees along the interior of the sidewalks along both frontages, where permitted by the existing constraints.

Environmental Analysis

The proposal will allow the construction of a building addition on top of an existing parking garage. Existing planters will be relocated, and all trees that will be impacted by the proposal will be relocated into other planters. As noted in the discussion of streetscape, additional trees are also proposed along the street frontages to improve the pedestrian accommodations. Although no new impervious surface is proposed, any redevelopment should be evaluated to see if new stormwater management or Low Impact Development (LID) measures could be incorporated into the site, especially in sites developed before current standards were in place. The applicant has agreed to install a BMP treatment device to enhance water quality.

Transportation Analysis (Appendix 8)

In consultation with staff, the applicant has revised the CDP/FDP to add pedestrian connections along the garage driveway from South George Mason Drive into the

parking deck under the office tower. The applicant has provided a new sidewalk along the eastern side of the driveway and a new pedestrian door into the garage. Additionally, the applicant has committed to install a "bike cage" inside the garage for secure bicycle parking to encourage bike parking (South George Mason Drive has been designated on the County's bike map as a bike route connecting to adjacent jurisdictions). Finally, the applicant has also agreed to construct concrete pads for future bus shelters at any of the four existing bus stops on the site where no facilities currently exist. Staff has included this commitment in a development condition.

It should be noted that the existing service drive along the South George Mason Drive frontage is in poor condition. The applicant has indicated that the service drive is slated to be repaved this spring.

Public Facilities Analyses

The proposed development does not propose any additional uses or intensity above that which was previously approved. As such, no impact is expected on public facilities.

ZONING ORDINANCE PROVISIONS

Conformance with PDC District Regulations

The applicant proposes to amend a previously approved PDC District zoning to allow the relocation of 31,865 square feet of office development that was previously approved but not constructed. 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, and sign regulations. The development as proposed meets these requirements. The standards also require the development to meet the parking standards of the Zoning Ordinance. As currently constructed, the Skyline development operates under a parking reduction approved by the Board of Supervisors that allows a 25% reduction in parking. The proposed development would place the new building addition over some existing surface parking, reducing the amount of parking on-site by approximately 43 spaces. The applicant has indicated that sufficient parking exists to meet the requirements of the parking reduction agreement; and has included a proffer that notes that, the site will continue to be parked per the parking reduction agreement.

Part 2 of Article 6 also lists allowable primary and secondary uses. The proposed development does not include any changes to the uses on the site, or to the total amount of floor area approved. As such, the development will continue to meet these standards.

Conformance with Article 16

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

Sect. 16-101 General Standards

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. As noted in the Land Use and Transportation sections, the CDP/FDP has been revised to address the land use and transportation issues raised by the application. Therefore, in staff's opinion, the general standards have been met.

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, the development is proposed on top of an existing garage structure, which is partially above ground. No new structures will be located closer to the property lines than the existing development. The new building addition will also be located well within the bulk plane defined by the 26 story office tower to which it will be attached. In staff's opinion, this standard has been met.

Par. 2 states that open space, parking, loading, sign and other similar regulations shall have application in all planned developments. The application includes 15% open space, as required in the PDC District. While final parking requirements may change as the mix of uses in the Skyline development as a whole changes, it appears that adequate parking will be available. As noted, the site is currently operating under a parking reduction approved by the Board of Supervisors; if a revised parking reduction is required, it would be processed at the time of site plan approval. In staff's opinion, this standard has been met.

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, no additional intensity or uses are

proposed, and the CDP/FDP has been modified to address staff concerns about the viability of some of the pedestrian plazas originally shown. As a whole, Skyline has a well-developed network of open space amenities. In staff's opinion, this standard has been met.

Waivers and Modifications Requested

Waiver of transitional screening and barrier requirements between the residential and non-residential uses within the original application area

Paragraph 1 of Section 13-304 allows transitional screening and barriers to be waived or modified between uses that are to be developed under a common development plan in the PDC District. All of the adjacent residential uses that are not included in this application were developed under previous iterations of the Skyline rezoning case. As such, staff believes that compatibility has been achieved through the design of the development, and does not object to the requested waivers.

Waiver of the service drive requirement along Route 7

The site is developed and no changes are proposed to the access points or circulation network. The application property is part of the larger Skyline development, and as such has adequate internal circulation. Staff does not object to the requested waiver.

Modification of the 8 foot wide asphalt trail and the CRD streetscape requirements in favor of that shown on the CDP/FDP

As noted in the Land Use Analysis, the site has existing sidewalks along both frontages. Although the site does not meet the current streetscape requirements for the Baileys Crossroads Revitalization District, it was developed prior to the development of these standards. The existing sidewalks serve the need for pedestrian connections, and the existing and proposed street trees serve the need to have those pedestrian connections in a safe, attractive and inviting area. The applicant has agreed to add trees where possible, and has improved the pedestrian connections into the site with a new sidewalk and pedestrian entrance to the garage (in an area where numerous pedestrians have been observed walking in the vehicular travel aisles). Staff is therefore satisfied that the applicant has met the intent of the streetscape guidelines and has provided improvements to the existing situation where possible.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant requests approval to amend the previously approved Skyline zoning application to add a two-story addition of 31,865 square feet of office space to the south side of an existing, 26 story office building that is part of the Skyline development. The square footage for the proposed addition utilizes approved but un-

built square footage from the subject building and three adjacent buildings, therefore no additional intensity is proposed for the site with this application, nor are any new uses proposed. The applicant has provided for improved streetscape and pedestrian connections as well as for the architectural cohesion of the site.

Recommendations

Staff recommends approval of PCA C-052-07, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA C-052-13, subject to conditions consistent with those contained in Appendix 2.

Staff recommends approval of a waiver of transitional screening and barrier requirements between the residential and non-residential uses within the original application area.

Staff recommends approval of a waiver of service drive along Route 7.

Staff recommends approval of a modification of the 8 foot wide asphalt trail and the CRD streetscape requirements in favor of that shown on the CDP/FDP.

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
3. Affidavit
4. Statement of Justification
5. Selected previous approvals
6. Plan Citations
7. Transportation Analysis
8. Zoning Ordinance Provisions
9. Glossary of Terms

DRAFT PROFFERS**PCA C-052-7/FDPA C-052-13****May 15, 2008**

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, CESC Skyline LLC, (hereinafter referred to as the "Applicant") for itself, successor and assigns, in PCA C-052-7 and FDPA C-052-13, filed on property identified as tax map 62-3 ((1)) 37, 39, 40, 41C (hereinafter referred to as the "Application Property"), hereby proffers that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves PCA C-052-7/FDPA C-052-13. All other existing proffers affecting the Application Property shall remain in full force and effect and are not modified by these proffers except where inconsistent, in which case these proffers shall supersede.

CONCEPTUAL/FINAL DEVELOPMENT PLAN

Subject to the provisions of Section 16-403 of the Fairfax County Zoning Ordinance, development of the Application Property shall be in conformance with the Conceptual/Final Development Plan Amendment ("CDPA/FDPA") prepared by VIKA, Inc. dated November 20, 2007 and revised through March 31, 2008. Minor modifications to the CDPA/FDPA may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to modify the layout shown on the CDPA/FDPA at time of site plan based on final design provided that there is no decrease in the amount and location of open space, landscaping, or distances to peripheral lot lines as dimensioned on the CDPA/FDPA.

DESIGN

The architectural design of the proposed two story building addition as shown on the CDPA/FDPA shall be compatible in design, color and materials with the existing twenty-six (26) story building on the Application Property. The curtainwall of the addition shall maintain similar proportions to the curtainwall of the existing building. Materials shall include insulated metal panels with the same color range as the granite base of the existing building.

LANDSCAPING

Street trees shall be provided on property identified by the Fairfax County tax map records as 62-3 ((1)) 41B as shown generally on Sheet 5 of the CDPA/FDPA.

TRANSPORTATION

Subject to the approval of Fairfax County and VDOT, the Applicant shall install either concrete pads or pavers at the four (4) bus stops adjacent to the Application Property.

PARKING

Parking shall be provided in accordance with the parking reduction approved for Skyline Center by the Fairfax County Board of Supervisors on May 10, 1993.

{A0139716.DOC / 1 Draft Proffers 000099 000160}

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

APPLICANT/TITLE OWNER

CESC SKYLINE LLC

BY: Vornado Shenandoah Holdings, L.L.C.
its sole economic member

By: Vornado Realty L.P.
its member

By: Vornado Realty Trust
its general partner

By: _____
Mitchell N. Shear, President -
Charles E. Smith Commercial Realty
Division

PROPOSED DEVELOPMENT CONDITIONS

FDPA C-052-13

May 13, 2008

If it is the intent of the Planning Commission to approve FDPA C-052-13 located at the southwest corner of the intersection of Leesburg Pike and South George Mason Drive, Tax Map 62-3 ((1)) 37, 39, 40 and 41C, staff recommends that such approval be subject to the following conditions. All previous conditions remain in effect, except as modified below.

1. The applicant shall install a "bike cage" in the garage for the secure parking of bikes, as noted on the CDP/FDP.

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

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.

REZONING AFFIDAVIT

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

I, Sara V. Mariska, attorney/agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 988206

in Application No.(s): PCA C-052-7 / FDPA C-052-13
 (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)
CESC Skyline LLC Agents: J. David Sittler Mitchell J. Bonnano Mitchell N. Schear	c/o Vornado Realty Trust 210 Route 4 Paramus, NJ 07652	Applicant/Title Owner of Tax Map 62-3 ((1) 37, 39, 40, 41C)
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran Robert J. Bosco	8180 Greensboro Drive, Suite 200 McLean, Virginia 22102	Engineers/Agent

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

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

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

Rezoning Attachment to Par. 1(a)

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

98820-6

for Application No. (s): PCA C-052-7 / FDPA C-052-13
(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)
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 AFFIDAVIT

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

for Application No. (s): PCA C-052-7 / FDPA C-052-13
(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)
CESC Skyline LLC c/o Vornado Realty Trust
210 Route 4
Paramus, NJ 07652

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Vornado Shenandoah Holdings L.L.C., Managing Member/Member
Jennifer A. Schwartz and Lisa A. DeDonato, Independent Members

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

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

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

Rezoning Attachment to Par. 1(b)

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

for Application No. (s): PCA C-052-7 / FDPA C-052-13
(enter County-assigned application number (s))

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

Vornado Shenandoah Holdings L.L.C.
c/o Vornado Realty Trust
210 Route 4
Paramus, NJ 07652

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)

Vornado Realty L.P., Manager Member
Two Penn Plaza REIT, Inc., Member (owns less than 10% of CESC Skyline LLC)

=====

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

=====

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

VIKA, Incorporated
8180 Greensboro Drive, Suite 200
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)

Charles A. Irish, Jr., John F. Amatetti, Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver

=====

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

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

Rezoning Attachment to Par. 1(b)

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

for Application No. (s): PCA C-052-7 / FDPA C-052-13
(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)
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.

Rezoning Attachment to Par. 1(b)

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

for Application No. (s): PCA C-052-7 / FDPA C-052-13
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Vornado Realty Trust
210 Route 4
Paramus, NJ 07652

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)
A Maryland real estate investment trust which is publicly traded trust having over 500 beneficiaries, none of whom own 10% or more of the trust nor CESC Skyline LLC.

=====
NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer, etc.**)
Alan J. Rice, Secretary
Mitchell N. Schear, President-Charles E. Smith Commercial Realty Division

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

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

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

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

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

REZONING AFFIDAVIT

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

for Application No. (s): PCA C-052-7 / FDPA C-052-13
(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)

Vornado Realty L.P.
c/o Vornado Realty Trust
210 Route 4
Paramus, NJ 07652

(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**)

Vornado Realty Trust, General Partner

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

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

REZONING AFFIDAVIT

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

for Application No. (s): PCA C-052-7 / FDPA C-052-13
(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: May 16, 2008
(enter date affidavit is notarized)

988206

for Application No. (s): PCA C-052-7 / FDPA C-052-13
(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.)

Within the last year, Charles E. Smith Commercial Realty, as associated business entity of CESC Skyline LLC listed in Par. 1(a) of this application as Applicant, donated in excess of \$100 to Connolly for Chairman. This business entity is not a party to this application.

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

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

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

WITNESS the following signature:

(check one)

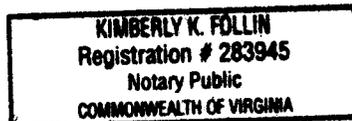
Sara V. Mariska
[] Applicant [x] Applicant's Authorized Agent

Sara V. Mariska, attorney/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





Lynne J. Strobel
 (703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com

**WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC**

November 19, 2007

Via Hand Delivery

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

Re: Proposed PCA/FDPA Application
 Applicant: CESC Skyline LLC

Dear Ms. Coyle:

Please accept the following as a statement of justification for a proffered condition amendment and final development plan amendment on property identified among the Fairfax County tax map records as 62-3 ((1)) 37, 39, 40, 41C (the "Subject Property").

The Subject Property is part of a larger mixed use development generally referred to as Skyline Center that is located in the southwest quadrant of the intersection of South George Mason Drive and Leesburg Pike. Skyline Center was originally rezoned by the Board of Supervisors (the "Board") to the PDC District in 1969. The Subject Property is also located in the Highway Corridor Overlay District (HC), Sign Control Overlay District (SC), and Baileys Crossroads/Seven Corners Commercial Revitalization District (CRD). The original approved final development plan, as amended, for Skyline Center identifies a total development of 7,905,754 square feet or an FAR of approximately 1.85, that includes office, retail and residential development. Skyline Center has been the subject of a number of subsequent land use approvals.

The Subject Property is currently developed with a twenty-six (26) story office building containing approximately 493,236 gross square feet and three (3) nine (9) story office buildings containing approximately 885,835 gross square feet. Located at the intersection of South George Mason Drive and Leesburg Pike, the existing twenty-six (26) story building is a prominent feature of Skyline Center. An existing tenant located in this building requires a small amount of additional square footage for its employees.

The Applicant proposes to construct a two-story addition of 31,865 square feet of gross floor area ("GFA") adjacent to the twenty-six (26) story building located on the Fairfax County tax map 62-3 ((1)) 41C, with a street address of 5107 Leesburg Pike. The addition will be

constructed on an impervious area containing surface parking and a plaza. Therefore, there is no adverse impact on existing green space. Further, there is sufficient capacity under the parking reduction approved by the Board of Supervisors on May 10, 1993 so that the parking spaces lost due to the addition do not need to be replaced. A detailed parking analysis is included as part of the development plan submitted with this application.

The square footage necessary to construct the addition is a combination of unused square footage from the office building located at 5107 Leesburg Pike, and a reallocation of previously approved square footage from the balance of the Subject Property. Specifically, the office building located at 5107 Leesburg Pike has 10,500 square feet of GFA that was approved, but never built. The remaining square footage is a reallocation of approved square footage from the three office buildings located on Fairfax County tax map 62-3 ((1)) 37, 39 and 40. These office buildings are also known as 5109, 5111 and 5113 Leesburg Pike and have an excess GFA of 21,365 square feet. Therefore, there is no increase in the approved overall intensity at Skyline Center.

The Subject Property is located in the Baileys Planning District (Area I) in the Baileys Crossroads Community Business Center ("CBC") of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is located in Land Unit D, Sub-Unit D-4 of the CBC. The Plan recommends that the Sub-Unit should be developed with mixed-use development, containing residential, office, retail, park and recreation components. The Sub-Unit text does not specifically address the Subject Property, but the proposal is in harmony with the general recommendation.

The Applicant proposes a partial proffered condition amendment ("Partial PCA") to permit a reallocation of approved, unused density associated with Skyline Center. Pursuant to Section 18-204(6) of the Ordinance, a partial PCA may be filed in circumstances when the amendment (1) would not adversely affect the use of the property subject to the proffered conditions, but not incorporated into the amendment application, (2) would not inhibit, adversely affect, or preclude the fulfillment of the proffered conditions applicable to the area not included in the application, and (3) would not increase the overall intensity of the development.

In this case, the Partial PCA request does not adversely affect the remainder of the development as it proposes a building addition that will complement the existing office building. The Applicant's proposal will have no effect on the fulfillment of the approved proffered development conditions. The Partial PCA proposes an addition of 31,865 GSF, which is simply a reallocation of previously approved square footage. Currently, there is 191,905 GSF of excess square footage approved at Skyline Center. The proposed reallocation of 31,865 GSF will not increase the overall intensity for the development.

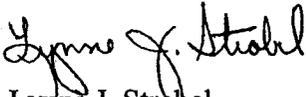
In conclusion, the Applicant's proposal is in harmony with the purpose and intent of the Ordinance and the recommendations of the Plan. Should you have any questions regarding this proposal, or require additional information, please do not hesitate to contact me. I would

PCA/FDPA Skyline Center
Page 3 of 3

appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience.

Very truly yours,

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



Lynne J. Strobel

Enclosures

cc: J. David Sittler
Greg Redding
Bob Cochran
Sara V. Mariska
Martin D. Walsh

{A0129458.DOC / 1 Statement of Justification 000099 000160}

DEVELOPMENT CONDITIONS/PROFFERS

PCA C-52-5/FDPA C-52-10

May 4, 1994

Pursuant to Section 15.1-491(a), Code of Virginia, as amended, the Owners of the 19.58 acre site subject to Proffered Condition Amendment (PCA) C-52-5 and Final Development Plan Amendment (FDPA) C-52-10 (Tax Map 62-3 ((1)) 28, 30, 33, 35, 37, 38B, 39, 40, 41B, 41C and Part 45), hereinafter referred to as the "Application Property," condition/proffer that the development of the Application Property, provided the PCA and FDPA are approved, shall be in accordance with the following condition/proffer. This condition/proffer shall be in addition to any other conditions/proffers affecting the Application Property.

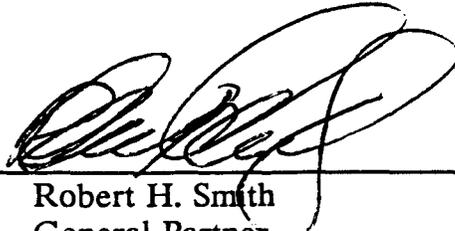
1. Subject to the provisions of Section 16-403 of the Zoning Ordinance, the uses permitted on the Application Property shall be in conformance with the CDPA/FDPA prepared by Dewberry and Davis, dated December 16, 1993, and revised through April 5, 1994.

OWNER:

THIRD SKYLINE ASSOCIATES
LIMITED PARTNERSHIPSEVENTH SKYLINE ASSOCIATES
LIMITED PARTNERSHIPEIGHTH SKYLINE ASSOCIATES
LIMITED PARTNERSHIPNINTH SKYLINE ASSOCIATES
LIMITED PARTNERSHIPTENTH SKYLINE ASSOCIATES
LIMITED PARTNERSHIPTWELFTH SKYLINE ASSOCIATES
LIMITED PARTNERSHIPTHIRTEENTH SKYLINE ASSOCIATES
LIMITED PARTNERSHIPFOURTEENTH SKYLINE ASSOCIATES
LIMITED PARTNERSHIPFIFTEENTH SKYLINE ASSOCIATES
LIMITED PARTNERSHIP

Development Conditions/Proffers
PCA C-52-5/FDPA C-52-10
Page 2

SIXTEENTH SKYLINE ASSOCIATES
LIMITED PARTNERSHIP

By: 

Robert H. Smith
General Partner

ljs.doc\pfr\c-52-5.pca
5/4/94

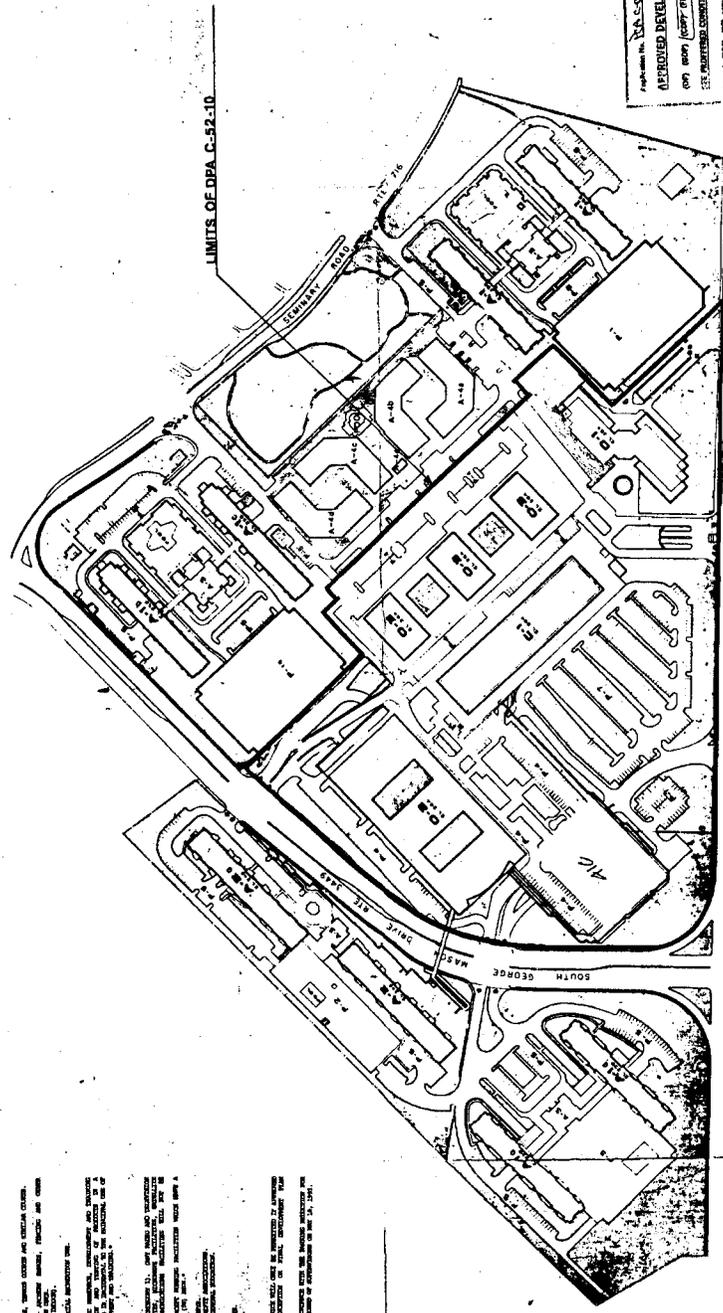


Dewberry & Davis
 Architects Engineers Planners Surveyors
 5000 Arlington Blvd., Fairfax, VA 22031
 703 849-0100

FAIRFAX COUNTY, VIRGINIA
 DPA-C-52-10

SKYLINE CENTER
 CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT
 MASON DISTRICT

Checked By	
Date	12-16-93
Scale	1"=166'
Plan Number	
Phase	PDC
Sheet	1 of 2
File Number	M-8248A



APPROVED DEVELOPMENT PLAN
 FOR THE SKYLINE CENTER
 CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT
 MASON DISTRICT
 DATE: 12-16-93

LEGEND:
 - BUILDING FOOTPRINT
 - DRIVEWAY
 - SIDEWALK
 - PARKING SPACE
 - LANDSCAPE

REV. 4-5-94
 REV. 3-25-93

NOTES

1. THE OWNER HAS REVIEWED AND APPROVED THIS PLAN TO BE CLARIFY THE... (text is small and partially illegible)
2. THE PLAN IS SUBMITTED TO THE COMMISSIONER OF THE FAIRFAX COUNTY...
3. THE PLAN IS SUBMITTED TO THE COMMISSIONER OF THE FAIRFAX COUNTY...
4. THE PLAN IS SUBMITTED TO THE COMMISSIONER OF THE FAIRFAX COUNTY...

PRINTED
 APR 4 1994
 Dewberry & Davis

DEVELOPMENT PLAN AMENDMENT (DPA)
PROFFERS/CONDITIONS FOR SKYLINE
(July 28, 1986)

Pursuant to Section 15.1-491(a), Code of Virginia, as amended, Crossroads Associates, Applicant/Owner of the premises subject to DPA C-52-4 proffer/condition that the development of the property, provided the DPA is approved, shall be in accordance with the following conditions provided that the existing development proffers/conditions relating to the subject premises are in full force and effect and are not modified by these DPA proffers/conditions except where inconsistent, in which case these DPA proffers/conditions shall supercede:

1. All loading, delivery, and trash areas for the hotel will be screened visually from Skyline Square and Skyline Towers. Loading docks for the hotel will be within the building to minimize sound impact on adjacent residents.

2. No mechanical penthouse equipment on the roof of the hotel will be visible from either Skyline Square or Skyline Towers. The hotel shall have a peaked roof as shown on the submitted graphics.

so as to conceal the mechanical equipment

3. In the event that a traffic signal is approved by the Virginia Department of Highways and Transportation (VDH&T), upon demand, the applicant will fund said signal at the entrance to Skyline Square on Seminary Road. However, the applicant's responsibility for the condition shall terminate on July 1, 1996, or two (2) years after the hotel is completed, whichever shall last occur. In the event that VDH&T will not approve said signal, the applicant will fund a signal at the entrance to Skyline Towers subject to VDH&T approvals. In no event shall the applicant be obligated to provide both signals. *This condition is independent from condition 8 a/b.*

4. Applicant shall permit the use of approximately 300 parking spaces for guest parking for Skyline residents from 6:00 p.m. to 2:00 a.m. on weekdays and all day on Saturdays and Sundays on the north and south side of OB-2 (a/k/a OB-4, 5 and 6) and on the west side of OB-3.

5. The hotel will be of similar quality to the Marriott Courtyard, Ramada, Hilton, or Holiday Inn and will not be quality similar to an Econo Lodge, Comfort Inn, and Days Inn.

6. Applicant will provide carports to buffer the surface parking between the hotel and Skyline Towers and between the hotel and Skyline Square. This carport will provide a visual screen from units overlooking the hotel from Skyline Square

and Skyline Towers. The carport shall have walls along the Skyline Square and Skyline Towers service drives. Landscaping shall be provided between the outer carport and the service drive along Skyline Towers, and the outer carport and the service drive along Skyline Square.

7. Applicants will provide residents of Skyline access through OB-1 and OB-3, to the elevators to the commercial shopping area during the hours of 7:00 a.m. to 9:00 p.m. on weekdays, 8:00 a.m. to 9:00 p.m. on Saturdays and 10:00 a.m. to 6:00 p.m. on Sundays. Also, the ground level doors of OB-2 (a/k/a OB-4 and 6) along its George Mason frontage will be open seven (7) days a week, 6:00 a.m. to midnight.

8. (a) Consistent with the sidewalk plan provided by members of the Skyline Task Force, the applicant agrees to replace and construct missing links of sidewalk sections and curb cuts as shown on plan prepared by Weihe Partnership entitled "Proposed Pedestrian Improvements Skyline Center Drawing 1P" and dated July 18, 1986, within one (1) year from the date of the subject DPA approval unless said sidewalk construction is associated with the construction of the hotel and/or office building, in which case it shall be constructed in conjunction with the hotel and/or office building.

(b) The applicant further agrees as a condition of approval of this DPA to work actively with the State, County, and Skyline community in obtaining approval of and action on, the signals, controls, road remodifications, crosswalks, etc., necessary to eliminate hazards to pedestrians, the handicapped, and to vehicular traffic. As evidence of its commitment to the realization of the necessary improvements, the applicant will contribute an amount not to exceed One Hundred Thousand Dollars and No/100 (\$100,000.00) toward the financing of design and construction of projects approved by Fairfax County and/or VDH&T within the limits of Skyline Center and peripheral abutting roadways. The funds will be available and the applicant will do the actual work and provide an accounting to the Mason District Supervisor. The applicant's responsibility under this condition shall terminate five (5) years after the adoption of the subject DPA. *Improvements which are completed. Any construction commenced pursuant to this condition during the five (5) shall be completed.*

9. If deemed appropriate by Fairfax County and/or VDH&T, the applicant will widen the access drive to Skyline Square along the park site to provide for right turn and left turn lanes. Implementation of this condition shall be subject to the approval of the Skyline Square Board of Directors within four (4) years of this approval. *This condition is independent from condition 8(a) and (b)*

10. Applicant will work with Skyline Square Board of Directors to facilitate access to Seminary Road during the

a.m. peak hour. Applicant will study and fund reasonable solutions to the access issue subject to approval by applicant, Skyline Square Board of Directors, VDH&T, and Fairfax County Office of Transportation. *Solutions may be intended signals, sign and other controls. This condition is independent of 8 a-b.*

11. Applicant will limit the number of meeting rooms in the hotel to fifteen (15) percent of the total gross floor area of the building. Meeting rooms shall be small and limited to accommodate the users of the hotel and not conventions or ballroom facilities. There shall be no nightclub in the hotel and live entertainment shall be limited to entertainment along the scale of a piano, harp, or other such instrument.

12. Applicant will convey to the Skyline Square condominium association the last few feet of the Skyline Square parking spaces along the access road between Skyline Square and the park/hotel area.

13. The hotel restaurant shall be engineered and designed so that the cooking odors will not impact residents of Skyline Towers or Skyline Square.

14. Within the existing drive, applicant agrees to widen the access to Skyline Towers to three lanes by striping, if deemed necessary by Fairfax County Office of Transportation and/or the VDH&T.

15. Applicant agrees that no free standing hotel signs will be placed on Seminary Road. In the event that signs are necessary on the service drive to Skyline Square, said signs shall be directional in nature, designed in good taste, and fit in with the current theme of signs within the immediate area. Applicant also agrees that any hotel signs from other directions will be in good taste and fit in with current decor. Identification signs mounted on the building shall be oriented towards Route 7. Persons departing and arriving at the hotel will be directed by advertising or signage to use Route 7 and not Seminary Road. *Applicant will make every effort to assure that the hotel will have a Leeburg Drive Address*

16. Applicant will construct a second access for the B-1 (first underground) level between Skyline Square and Skyline Towers to Route 7 prior to the opening of the hotel as part of the construction of O-1. An access will be provided between the Skyline Square and Skyline Towers service drives but will be abandoned when the permanent access to Route 7 is completed. It is currently anticipated that the secondary access to Route 7 will be completed in approximately four (4) years, *as part of the O-1 construction.*

17. Prior to occupancy of the hotel, the applicant will submit on behalf of the hotel a security plan to be reviewed

by the appropriate officials of Fairfax County in order to assure that security is adequately provided. Applicant will incorporate reasonable suggestions into its security plan.

18. The applicant agrees to expend Fifty Thousand Dollars and No/100 (\$50,000.00) to upgrade the six (6) acre park along Seminary Road. Any plans prepared by the applicant for alterations in the park shall be approved by Fairfax County Park Authority and agreed upon by a majority of representatives appointed by the Mason District Supervisor from residential buildings in Skyline Center. *Each association will*

19. The hotel will not open earlier than thirty-six (36) months from the date of the subject DPA approval. *These improvements will be made prior to the completion of the pool to the pool*

20. Hotel patrons will be forbidden from using the swimming pools associated with Skyline Towers and Skyline Square. *the pool*

21. (a) Applicant will construct an at-grade covered sidewalk from the G-1 parking level of Skyline Square to the B-2 level of OB-3 provided that Skyline Square holds applicant harmless for liability relating to pedestrian access through the parking garage.

(b) Applicant will reimburse Skyline Square for additional insurance premiums incurred which are directly attributable to the referenced indemnification up to \$5,000.00 per year for ten (10) years from the date of construction.

(c) Skyline Square shall post signs in its garage at the entrance of the walkway warning pedestrians using the walkway of potential hazard in crossing the truck lane on the B-2 parking garage.

(d) Implementation of this condition shall be subject to approval of Skyline Square Board of Directors within one (1) year of this approval. In the event no decision is made within twelve (12) months, applicant shall have no responsibility to construct.

22. The height of the office building will not exceed fourteen (14) stories and the height of the hotel will not exceed three (3) stories consistent with the plan accompanying the subject DPA request.

23. Development of the application property shall be in general conformance with the development plan June 21, 1985, as revised.

24. Subject to Director of DEM and/or Virginia Department of Highways and Transportation (VDH&T) approval, the applicant

PSJ
These improvements will be made prior to the completion of the pool to the pool

shall demonstrate that existing access to Leesburg Pike will remain adequate with 4 lanes, as depicted on the development plan. Furthermore, channelization for this access point with a design acceptable to VDH&T shall be provided.

25. Window treatment for the office building shall provide for non-reflective glare from glass.

26. In the event the subject DPA is approved, the applicant agrees to waive its right to build the unbuilt 133,900 square feet of retail space, 110 apartment units and 113 hotel rooms which were a part of the original approval.

27. The existing temporary garage ~~entrance~~ ^{primary exit} on the east side of Skyline Square will remain open ~~on a regular basis~~ ^{all} until such time as a secondary means of ingress/egress is provided by the applicant from the B-1 garage level to Leesburg Pike. At such time, the ~~temporary garage entrance~~ ^{exit} on the east side of Skyline Square shall become a temporary exit available to Skyline Square residents on an emergency basis only.

28. Applicant will work with Skyline Square to have the WMATA provide a covered bus shelter on Seminary Road.

DPA 6/23/86:DFTMDW

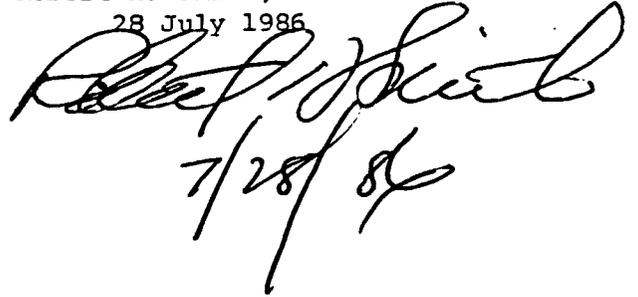
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- 7/15/86
- 7/18/86
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- 7/22/86
- 7/23/86
- 7/24/86
- 7/28/86

CROSSROADS ASSOCIATES



by Robert H. Smith, General Partner

28 July 1986



Avenue and Seminary Road and along Center Lane, may be considered for residential use at 16-20 du/ac with consolidation of 5 or more acres. As part of a coordinated redevelopment with residential development to the west, Parcels 61-2((20))1-7, which front on Seminary Road, may be considered for neighborhood-serving retail and/or office use up to .35 FAR.

- Parcel 61-2((1))108, located west of Williams Lane, may be considered for either community-serving retail and/or office use up to .70 FAR if consolidated with similarly planned parcels to the north, or for residential use at 16-20 du/ac if consolidated with similarly planned parcels to the south.

Within this sub-unit, internal transportation improvements and linkages, which may include the realignment and/or abandonment of Center and Williams Lanes, will be determined as redevelopment occurs. At a minimum, these improvements should include a right-of-way providing access from Moncure Avenue, either by extension of Hoffmans Lane or via Parcels 61-4((30)) 15 and 17, across Parcel 61-2((1))113B to Parcels 61-2((1)) 107, 109, 110, and 115. If coordinated residential redevelopment on both sides of Williams Lane occurs, linking Moncure Avenue with Seminary Road may be considered provided that measures are taken to minimize cut-through traffic.

Sub-Unit D-3

This sub-area is located south of the intersection of Carlin Springs Road and Leesburg Pike with parcels fronting also on Seminary Road and Gorham Street. The portion of the sub-unit between Seminary Road and Leesburg Pike includes the Chesapeake Shopping Center and other retail and service uses. This area is planned for and developed with neighborhood-serving retail uses which should not be intensified. The remainder of the sub-unit, which is southwest of Seminary Road, is developed with the Sunset Park Apartments and planned for residential use at 16-20 du/ac.

Sub-Unit D-4

Skyline Center is planned for and developed as a mixed-use development, containing residential, office, retail, park and recreational components. Except as may be permitted as an option on Parcel 62-3((1))38B, overall residential densities should not exceed 37 units per acre, as approved. The undeveloped 5.25 acre site (Tax Map Parcel 62-3((1))38B) is planned for office use. As an option, high-rise residential units may be considered in place of the approved office use on this site if these units are within the general configuration and height limits of the approved office plan. Development of the five-acre site should provide for on-site pedestrian amenities, enhanced pedestrian connections to adjacent parcels within Skyline Center and across Route 7, landscaping to enhance the pedestrian environment, and interparcel access to adjacent properties in order to reduce the number of vehicular trips on the surrounding arterial streets.

Retail use up to 120,000 gross square feet may also be appropriate for Parcel 38B, in lieu of the planned office or optional high-rise residential use if the intent is to enhance the prominence of the existing Skyline Mall and not to develop a visually isolated retail presence on Route 7. This retail alternative is appropriate if the following conditions are met:

- Retail development on Parcel 38B should be architecturally compatible with Skyline Center and should provide a direct and visually attractive pedestrian linkage with the existing Skyline Mall to encourage interaction between the two retail sites. Demonstration of such linkage and compatibility should be presented with any rezoning/development

proposal for retail use. Drive-through food service uses are not appropriate for the subject property. All service areas, loading facilities, and trash dumpsters should be screened from view through either fencing, landscaping, or building design. The maximum height of any structure should not exceed 40 feet, exclusive of parapets, which may extend above 40 feet but no more than 45 feet; architectural features may extend up to 50 feet;

- Retail development on the subject property should promote pedestrian connections that provide the most direct access from adjacent residential uses within Skyline Center to the retail use, with the fewest interruptions by vehicle travelways in order to enhance the accessibility of retail development from adjacent residential uses. The existing tree cover along Route 7 and the perimeter of the subject property should be retained where possible or replaced with landscaping of a quantity and quality consistent with previously approved development at Skyline Center. In addition, should a retail option be considered, the previously approved "Parking Reduction for Skyline Center" should be examined to ensure that adequate parking can be provided for development at Skyline; and
- Primary access should be provided at a signalized intersection at Route 7, subject to coordination with the County's Department of Transportation and the Virginia Department of Transportation. The preferred primary access point should be provided at the signalized intersection at Route 7, immediately west of the Route 7/South Jefferson Street intersection. In addition to the primary access, at least one vehicular point of access internally from Skyline would be desirable.

Parcel 62-3((1))34, located on Leesburg Pike, east of Skyline, is planned and developed as neighborhood-serving retail use, and is designated as a gateway location.



County of Fairfax, Virginia

MEMORANDUM

DATE: March 24, 2008

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

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

FILE: 3-4 (RZ C-052)

SUBJECT: Transportation Impact

REFERENCE: PCA C-052-07; FDPA C-052-13; CESC Skyline LLC
Traffic Zone: 1422
Land Identification Map: 62-3 ((01)) 37, 39, 40, 41C

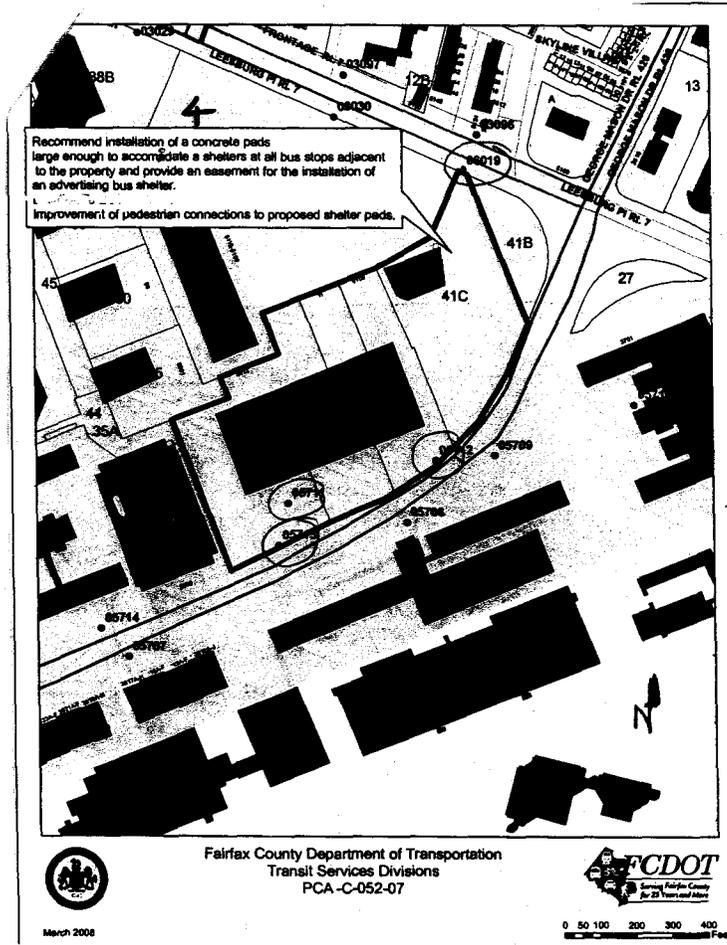
Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based the revised development plan dated January 10, 2008.

The applicant proposes to amend the previously approved proffers and development plans to permit an additional 31,865 square feet of office space.

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

- The applicant should provide additional sidewalk from the front of the existing nine story building to the garage entrance and additional sidewalk from the existing sidewalk along South George Mason Drive to the east side of the garage entrance. A pedestrian door would be beneficial at the garage entrance to separate the pedestrian access from the vehicle access.
- A sidewalk should be provided, if not already constructed, along the eastern portion of the site along South George Mason Drive to the existing bus stop on Route 7.
- The travel aisle in front of the existing nine-story building along South George Mason Drive is plagued with severe potholes. This travel aisle should be improved with reinforced concrete or an equivalent pavement structure.
- The applicant should provide concrete pads for future bus shelters at the four locations of existing transit stops along the site on South George Mason Drive and along Route 7. The exact location of the pads shall be determined by FCDOT. It is also noted that the installation of the shelters may be of the type that displays advertising. Bus pad locations are demonstrated on page two as locations 06019, 05711, 05712 and 05713.

Bus Pad Locations



cc: AKR;ak :wRZ/PCA052-07SkylineLLC
cc: Michele Brickner, Director, DPW & ES

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.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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