



APPLICATION ACCEPTED: January 10, 2008
PLANNING COMMISSION: July 10, 2008
BOARD OF SUPERVISORS: not yet scheduled

County of Fairfax, Virginia

WSPOD

June 24, 2008

STAFF REPORT

APPLICATION SE 2008-SU-001

SULLY DISTRICT

APPLICANT: JAI Hotels, LLC

PRESENT ZONING: I-3, WS

PARCEL(S): 34-3 ((1)) 22

ACREAGE: 5.20 acres

FAR/DENSITY: 0.28

OPEN SPACE: 75%

PLAN MAP: Industrial and Public Park

PROPOSAL: Hotel use in an industrial zone

WAIVERS/MODIFICATIONS: Waiver of Zoning Ordinance Section 9-512, Additional Standards for Hotels, Motels, to permit a single building design of less than 100,000 square feet.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2008-SU-001. If it is the intention of the Board of Supervisors to approve the application, staff recommends such approval be subject to development conditions consistent with those found in Appendix 1 of this report.

Staff recommends approval of the request to waive Zoning Ordinance Section 9-512 to allow the development as currently proposed.

Suzie Battista

It should be noted that it is not the intent of 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.

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

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

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

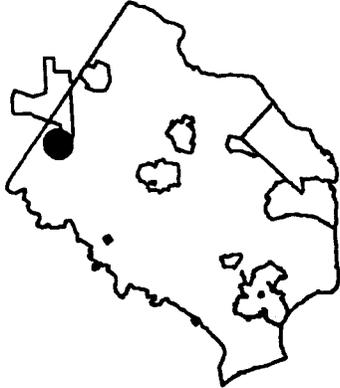
O:\sbatti\SE\SE 2008-SU-001 JAI Hotels\Staff Report_Cover.doc



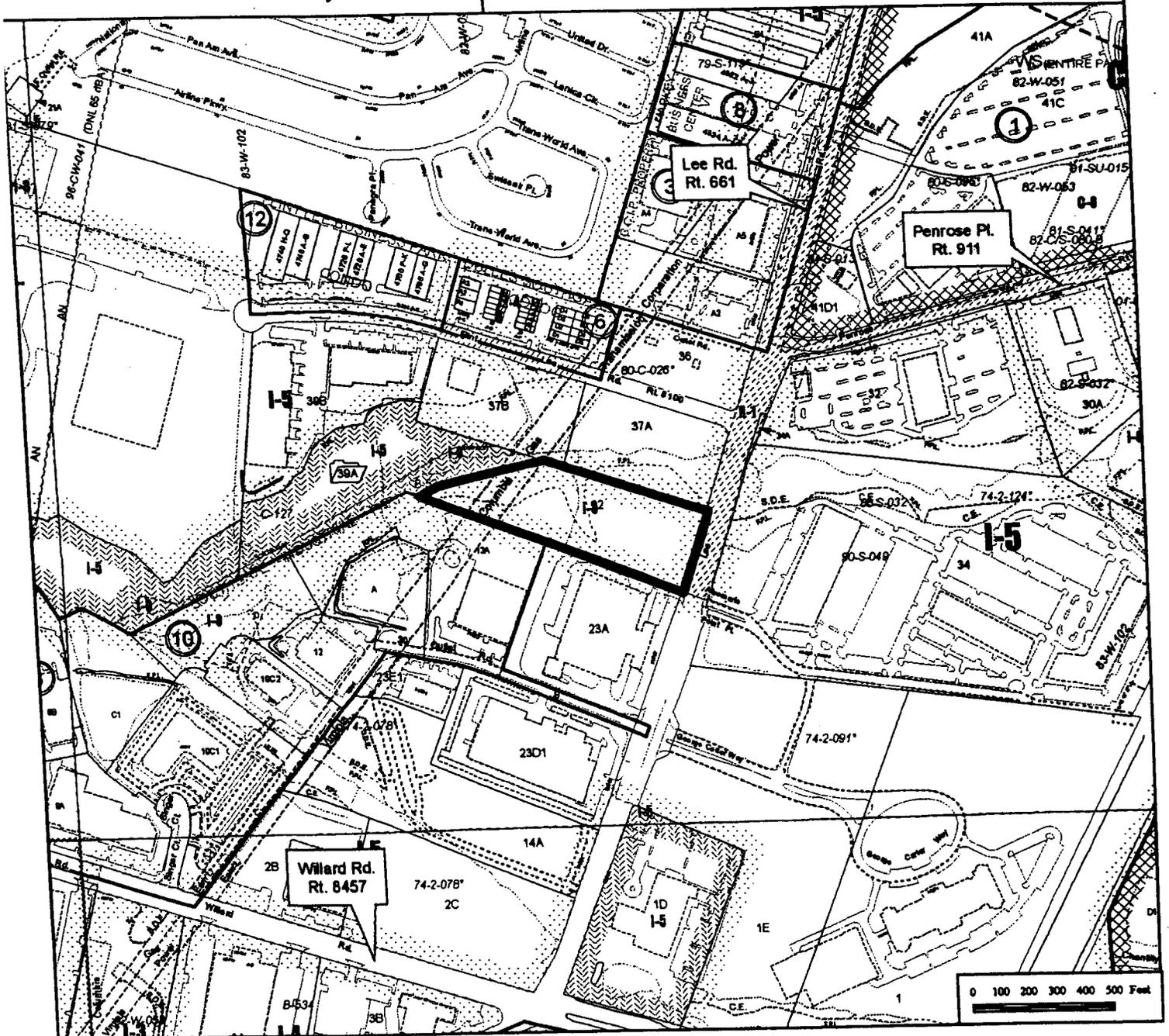
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2008-SU-001



Applicant: JAI HOTELS, LLC
Accepted: 01/10/2008
Proposed: HOTEL
Area: 5.2 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: 05-0304
Art 9 Group and Use: 5-14
Located: 14530 LEE ROAD
Zoning: I-3
Plan Area: 3,
Overlay Dist: WS
Map Ref Num: 034-3- /01/ /0022



SPECIAL EXCEPTION PLAT FOR FAIRBROOK HOTEL

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

RECEIVED
Department of Planning & Zoning
JUN 19 2008
Zoning Evaluation Division

GENERAL NOTES

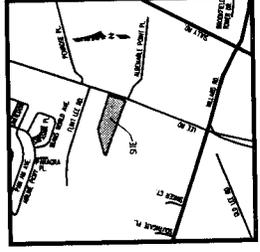
- THE SUBJECT SITE IS LOCATED ON AERIAL COUNTY TAX MAP PARCEL 34-3-(001)-0022 AND IS ZONED U-1 (LIGHT INDUSTRIAL) DISTRICT.
- THE SUBJECT SITE IS LOCATED WITHIN THE SULLY DISTRICT (SULLY DISTRICT) OF THE ZONING ORDINANCE. THE SITE IS IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE AS OVERLAIN DISTRICT REGULATIONS.
- THE TOTAL LAND AREA INCLUDED IN THE GENERALIZED DEVELOPMENT PLAN (GDP) IS 228,724.74 SQUARE FEET OR 5.20 ACRES. THIS AREA SHALL BE RETURNED TO AS THE "SITE".
- BOUNDARY AND TOPOGRAPHY INFORMATION HEREON IS BASED ON FIELD SURVEY INFORMATION PROVIDED BY THE PROPERTY OWNER AND IS SUBJECT TO FIELD SURVEY REVISIONS. THE SITE BOUNDARIES SHOWN HEREON ARE REFERENCED HORIZONTALLY TO AND 1983 AND VERTICALLY TO HMD 1929.
- THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- INFORMATION REGARDING THE OWNERS OF THE PARCELS MENTIONED HEREON IS PROVIDED ON THE COVER SHEET.
- ZONING REGULATIONS FOR THE SUBJECT SITE.
- THE SITE DATA SHOWN HEREON IS SUBJECT TO REVISION BASED UPON FINAL BUILDING FOOTPRINTS, OPENSPACE, PARKING LAYOUT AND BUILDING AREAS. THE PLAN IS CONCEPTUAL AND IS INTENDED TO BE COORDINATED WITH THE ARCHITECTURAL DESIGN AND ADJUSTMENTS THAT WILL BE REQUIRED, CONSISTENT WITH SECTION 78-227 OF THE FAIRFAX COUNTY CODE.
- THIS SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- CONSTRUCTION MANAGEMENT AND BEST MANAGEMENT PRACTICES ARE TO BE SURFACE AND/OR SUBMITTED AND PROVIDED ON SITE. THE GENERAL LOCATION OF THE FACILITIES ARE DEPENDED ON THE GDP FOR THIS APPLICATION.
- TO THE BEST OF OUR KNOWLEDGE, EXCEPT FOR THE MODIFICATIONS REQUESTED HEREON, THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
- CONSTRUCTION MANAGEMENT, RECORD OF ALL APPROPRIATE TOWN, COUNTY, AND OTHER REGULATORY AGENCY APPROVALS/PERMITS.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRADES ON THE SITE.
- ALL NEW ORITE UTILITIES ARE TO BE UNDERGROUND.
- THE FINAL ALIGNMENT OF ALL PROPOSED WATER MAINS SHOWN ON THIS GDP ARE TO BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION.
- THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:
- A VIOLATION OF ZONING ORDINANCE SECTION 9-512, "ADDITIONAL STANDARDS FOR HOTELS, MOTELS".
- THE 100-YEAR FLOOD RISK AND 100-YEAR FLOODPLAIN LIMITS SHOWN ON THIS PLAN ARE PER FAIRFAX COUNTY RPA PLAN (EFCO PLAN # 3775-RPA-002-1) APPROVED ON 11/16/2007.

[Signature]
DATE: 05/23/08

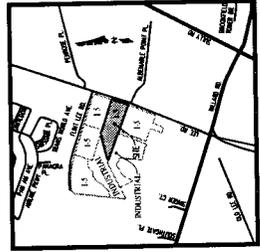
OWNER INFORMATION
JAI HOTELS LLC,
45620 FALKE PZ
STERLING, VA 20166
PHONE: 703-864-5948
CONTACT: VINAY PATEL

ENGINEER
URBAN LTD.
4200 D TECHNOLOGY DR
CHANTILLY, VA 20151
PHONE: 703-642-2306
CONTACT: CLAYTON TOCK

ATTORNEY
WALSH, COLUCCI, LUBELEY, EMRICH, & WALSH, P.C.
2200 CLARENDON BLVD.
THIRTEENTH FLOOR
ARLINGTON, VA 22201-3359
PHONE: 703-528-4700
CONTACT: MARTIN WALSH



VICINITY MAP
SCALE: 1" = 1000'



ZONING MAP
SCALE: 1" = 1000'

SITE DATA

AREA DATA
TOTAL GROSS FLOOR AREA = 228,724.74 SF = 5.20 AC.
TOTAL GROSS FLOOR AREA PROPOSED = 65,021 GSF.
AREA OF STREET DEDICATION = 0.00 SF = 0.00 AC.
NET SITE AREA = 228,724.74 SF = 5.20 AC.
MAXIMUM FAR PERMITTED = 0.40
MAXIMUM FAR PROPOSED = 0.28

ZONING
EXISTING ZONING = U-1 (INDUSTRIAL)
PROPOSED ZONING = U-1 (INDUSTRIAL)

USE
EXISTING, VACANT
PROPOSED, HOTEL

BUILDING DATA
MAXIMUM BUILDING HEIGHT PERMITTED = 75'
TOTAL HOTEL GROSS FLOOR AREA PROPOSED = 65,021 GSF.
TOTAL UNITS = 105

PROVIDED FRONT YARD SETBACK = 105.11' (54' BULK PLANE ANGLE, BUT NOT LESS THAN 40'
MIN. SIDE YARD REQUIREMENT = CONTROLLED BY 45' BULK PLANE ANGLE
PROVIDED SIDE YARD SETBACK = 75.48' (47' BULK PLANE ANGLE)
MIN. REAR YARD REQUIREMENT = CONTROLLED BY 45' BULK PLANE ANGLE
PROVIDED REAR YARD SETBACK = 329.88' (77' BULK PLANE ANGLE)

PARKING TABULATION

I. EXPOSURE REQUIRED BY PROPOSED USE
A. HOTEL PARKING SPACES
1 PER 50 UNITS X 105 = 105 SPACES
4 PER 50 UNITS X 105 = 9 SPACES
TOTAL PARKING REQUIRED = 114 SPACES

II. TOTAL PARKING SPACES PROVIDED
STANDARD PARKING = 112 SPACES
UNDEVELOPED PARKING = 4 SPACES (2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED = 116 SPACES

III. LOADING SPACES
A. REQUIRED
LOADING SPACES REQUIRED
1 SPACE FOR FIRST 10,000 GSF
1 SPACE FOR EACH ADDITIONAL 100,000 GSF
TOTAL LOADING SPACE REQUIRED = 2 SPACES
B. PROVIDED = 2 SPACES

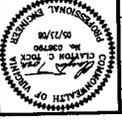
OPEN SPACE
OPEN SPACE REQUIRED = 158' OF GROSS SITE AREA = 0.15+((226,724.74 SF) * 34,008.71 SF. OR 0.78 AC.
OPEN SPACE PROVIDED = 169,989.91 SF. OR 3.90 AC.

SHEET INDEX

- COVER SHEET
- GENERAL NOTES & DETAILS
- EXISTING CONDITIONS
- EXISTING VEGETATION MAP
- SPECIAL EXCEPTIONS PLAN
- 6-8A. OUTFALL MAP
8. SWM PLAN
- SIGHT DISTANCE PLAN & PROFILE
- CONCEPTUAL LANDSCAPE PLAN
- OPEN SPACE EXHIBIT

PLANNING DATE	NO. DATE	REVISIONS
05-23-08		
05-08-08		
04-14-08		
03-19-08		
12-21-07		
11-16-07		

www.urbanltd.com
10000 FIVE LAKES DRIVE
FAIRFAX COUNTY, VA 22031
TEL: 703-642-2306
FAX: 703-642-2307



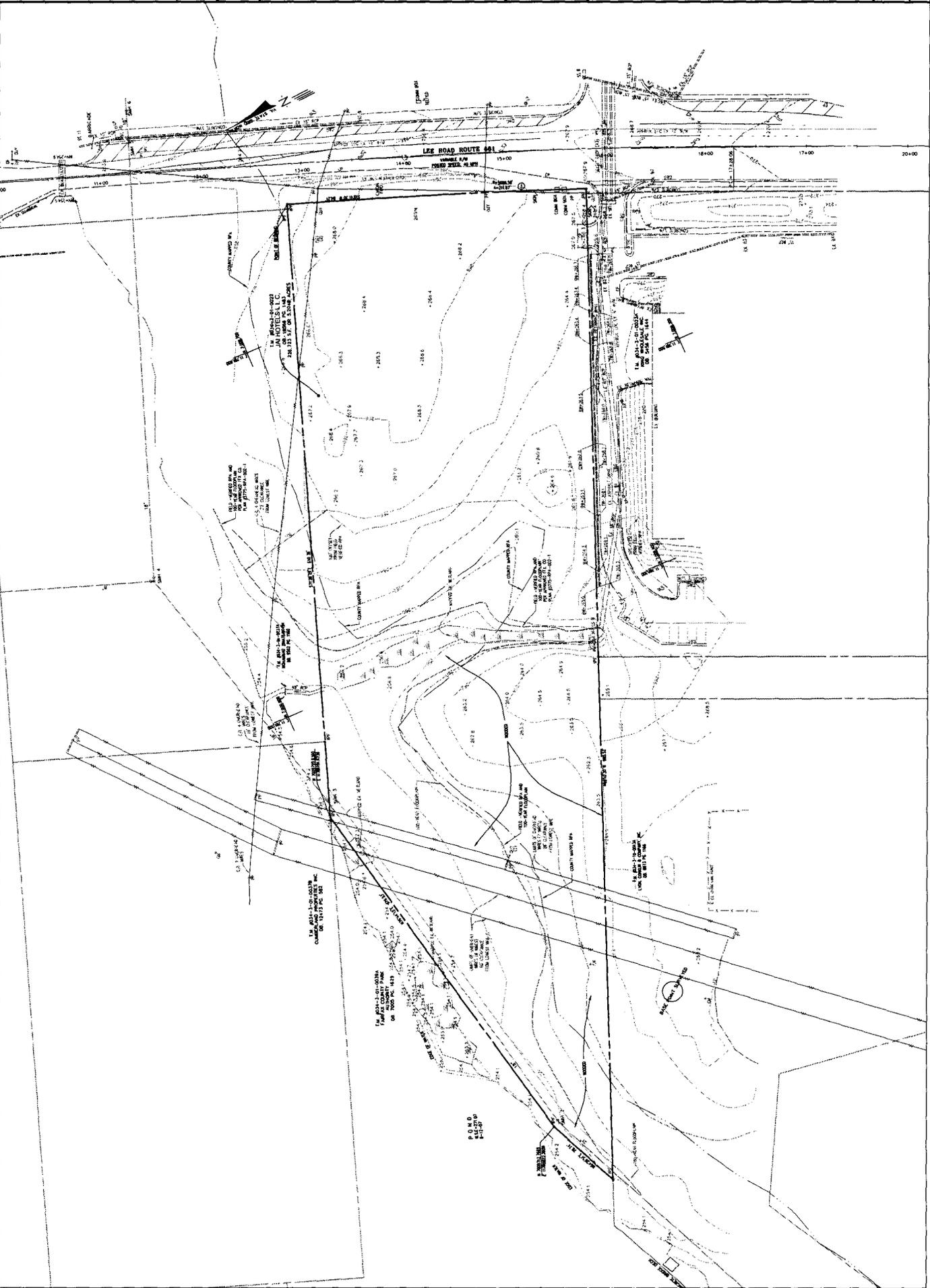
COVER SHEET
FAIRBROOK HOTEL
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
CL TNA
SCALE AS SHOWN
DATE: NOV., 2007

SHEET	11
OF	11
FILE NO.	PREL-1823



Urban Inc.
13000 Research Center
Chantilly, Virginia 20151
Tel: 703.778.8888
www.urbaninc.com

NO.	DATE	DESCRIPTION
05-23-08		
05-08-08		
04-17-08		
03-19-08		
12-27-07		
11-16-07		
PLAN DATE		





Urban Ltd
 4300 Parkway Court
 Chantilly, Virginia 20151
 Tel: 703.424.2900
 Fax: 703.751.3838
 www.urbanforestry.com
 Project Engineer: Michael Anderson, Lead Designer

NO.	DATE	REVISIONS
02-23-08		
05-08-08		
04-17-08		
03-19-08		
02-27-07		
11-16-07		

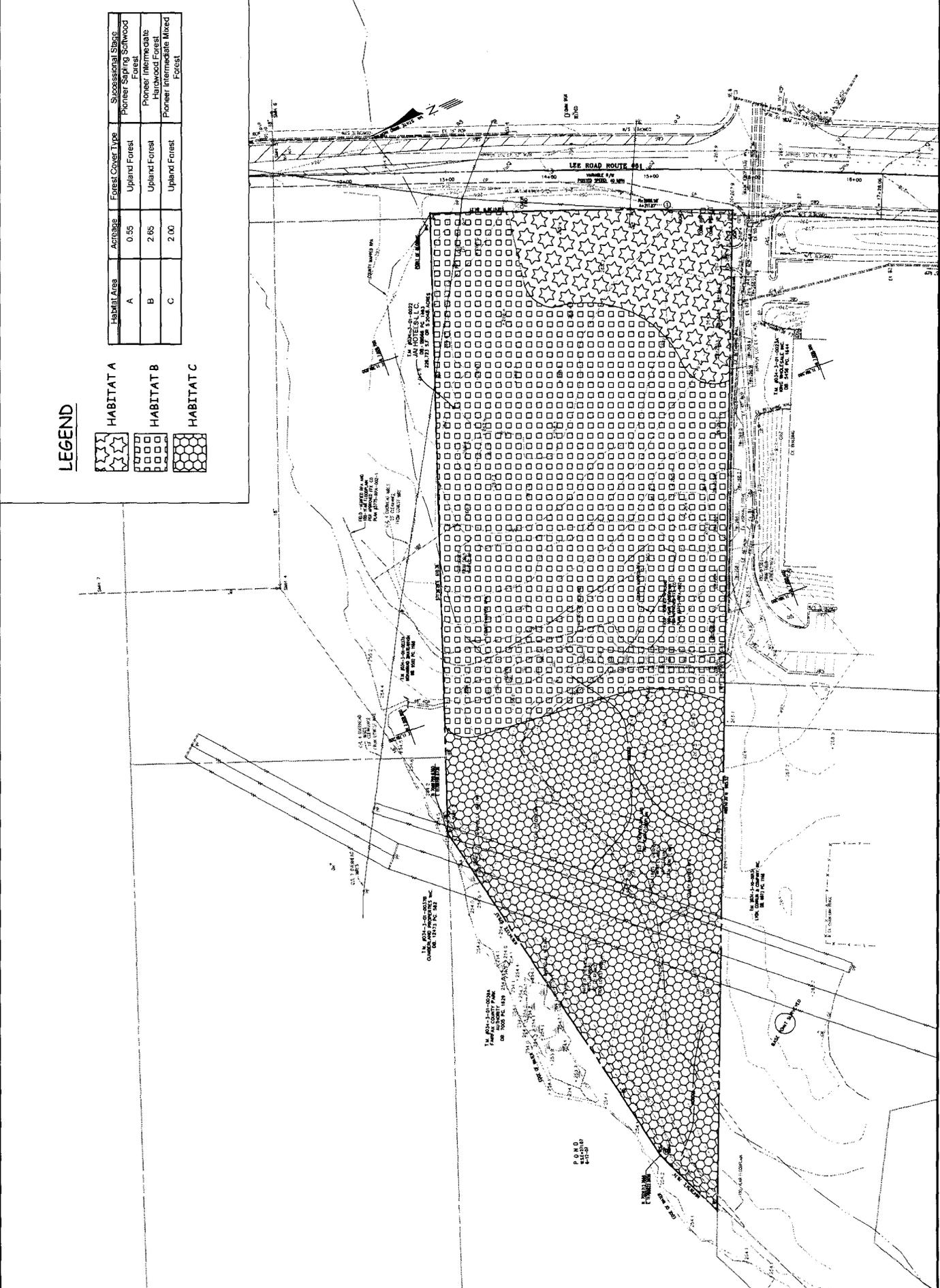
Habitat Area	Acreage	Forest Cover Type	Successional Stage
A	0.55	Upland Forest	Pioneer Sapling Shortwood Forest
B	2.65	Upland Forest	Pioneer Intermediate Hardwood Forest
C	2.00	Upland Forest	Pioneer Intermediate Mixed Forest

LEGEND

HABITAT A

HABITAT B

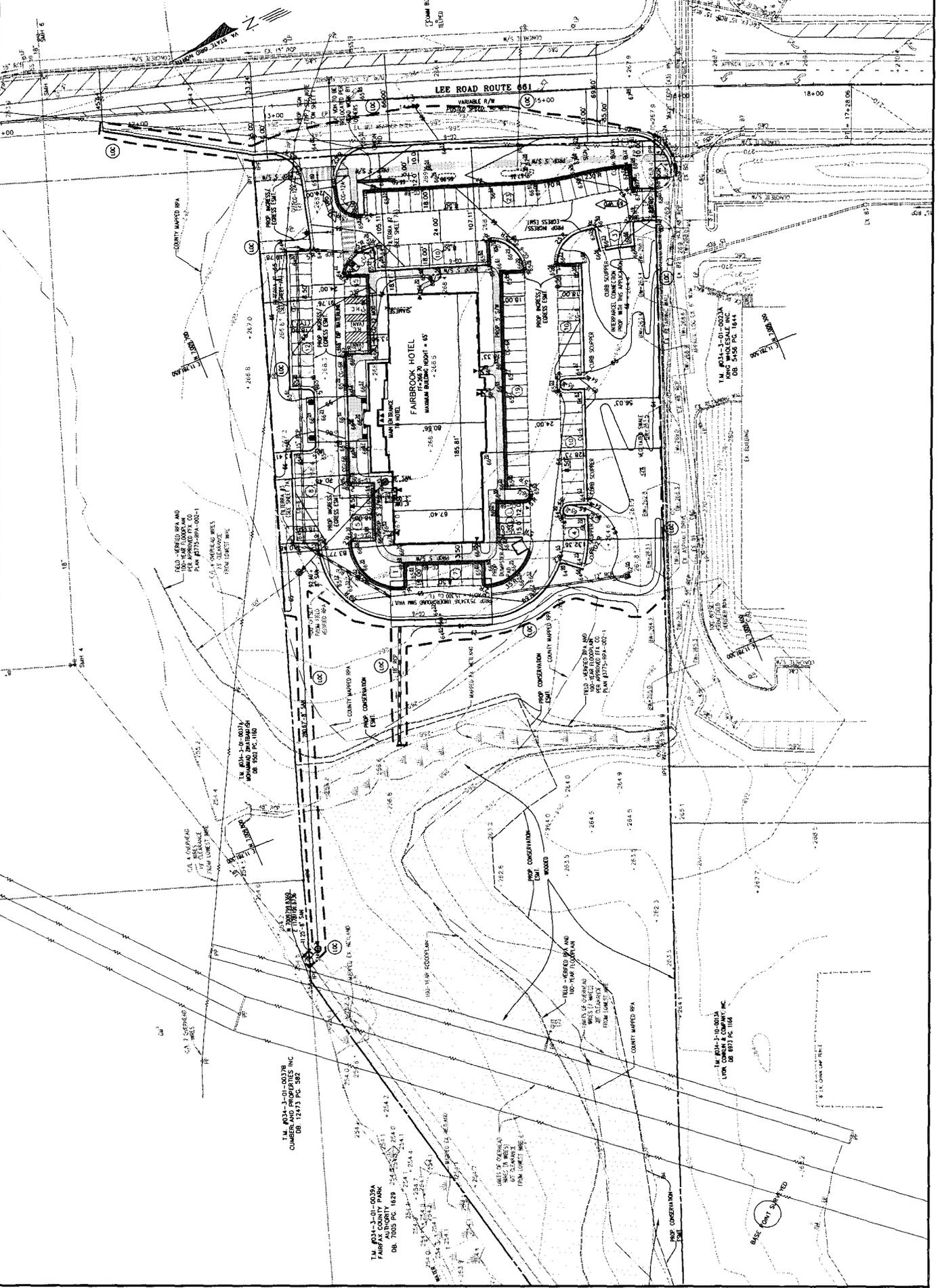
HABITAT C





Urban
 4200 Riverchase Court
 Fairfax, VA 22031
 703.261.1800

NO.	DATE	DESCRIPTION
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03	02-27-08	
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27	10-23-08	
28	11-16-07	
29	01-19-08	
30	02-27-08	



NO.	DATE	REVISIONS
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02	09-08-08	
03	08-13-08	
04	07-08-08	
05	03-19-08	
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07	11-16-07	
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PLAN DATE
11-16-07

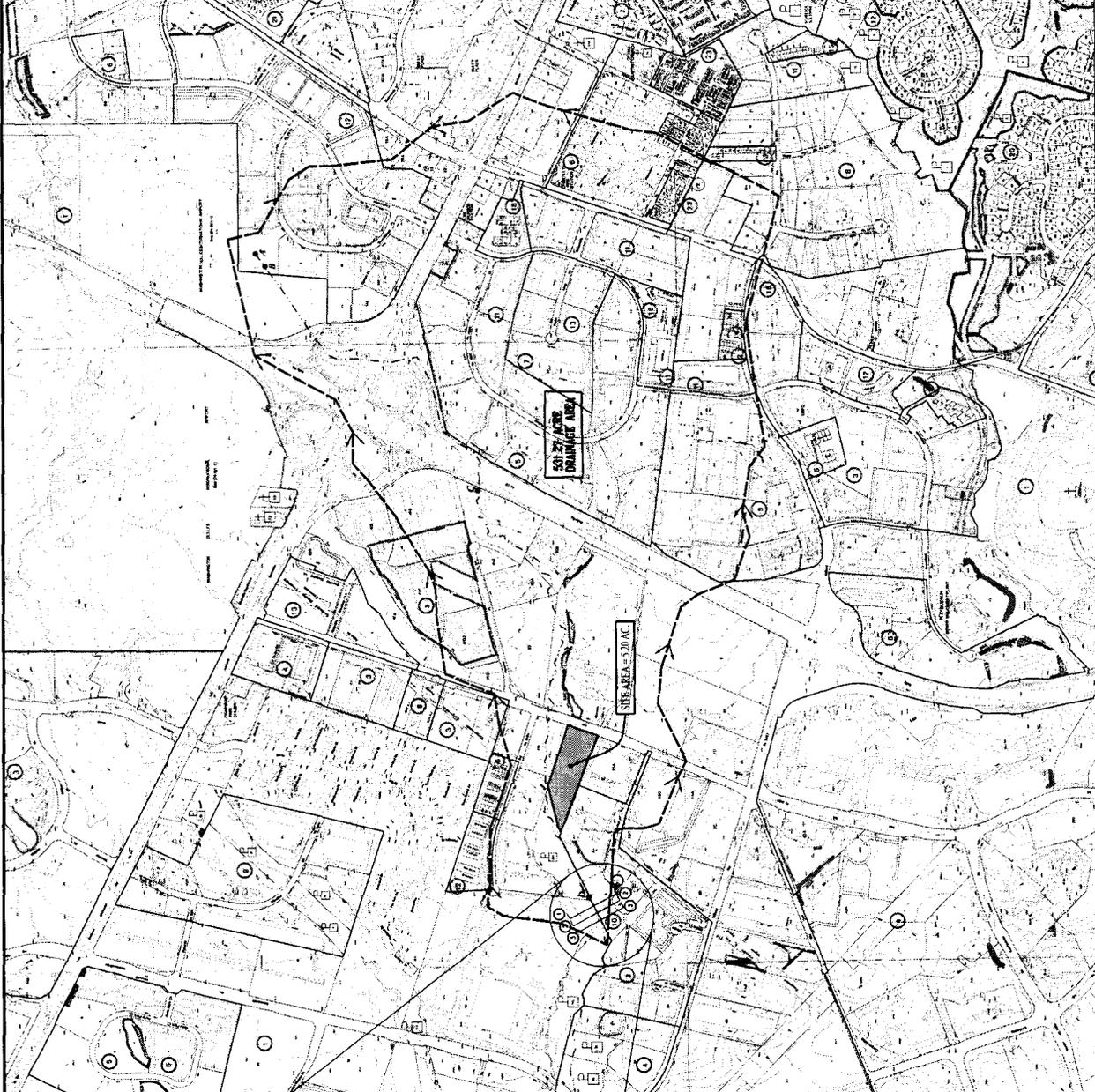




Urban
 Planning & Design
 1000 Parkway Court
 Fairfax, Virginia 22031
 Tel: 703.776.1200
 Fax: 703.776.1208
 www.urban.com

SCALE: 1" = 500'
 DATE: NOV. 2007
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 FAIRBROOK HOTEL

SHEET
 6
 OF
 11
 FILE NO.
 PREL-1023

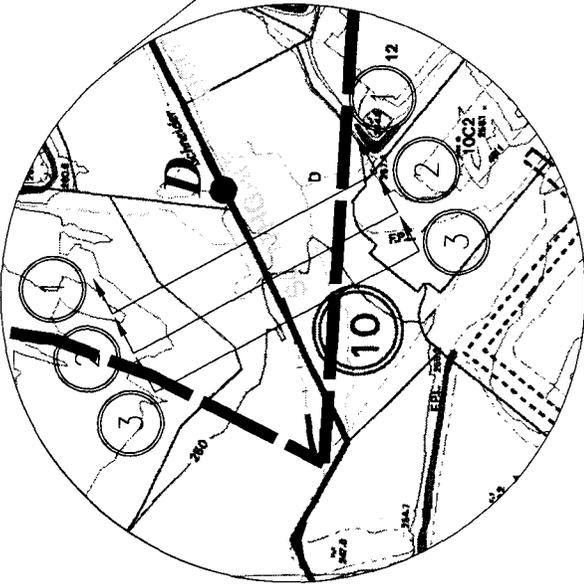


LEGEND:
 SUBJECT SITE

SCALE : 1" = 500'

THIS MAP IS FOR INFORMATION PURPOSES ONLY!

CROSS-SECTION ENLARGMENT



SCALE : 1" = 100'

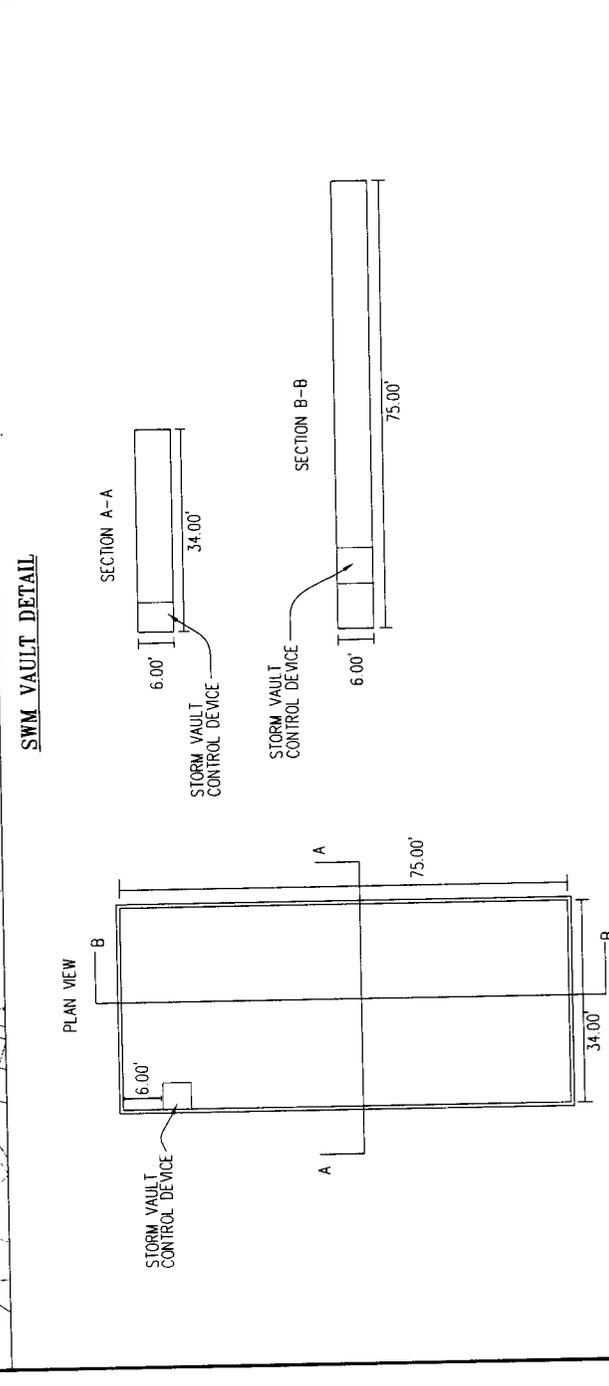
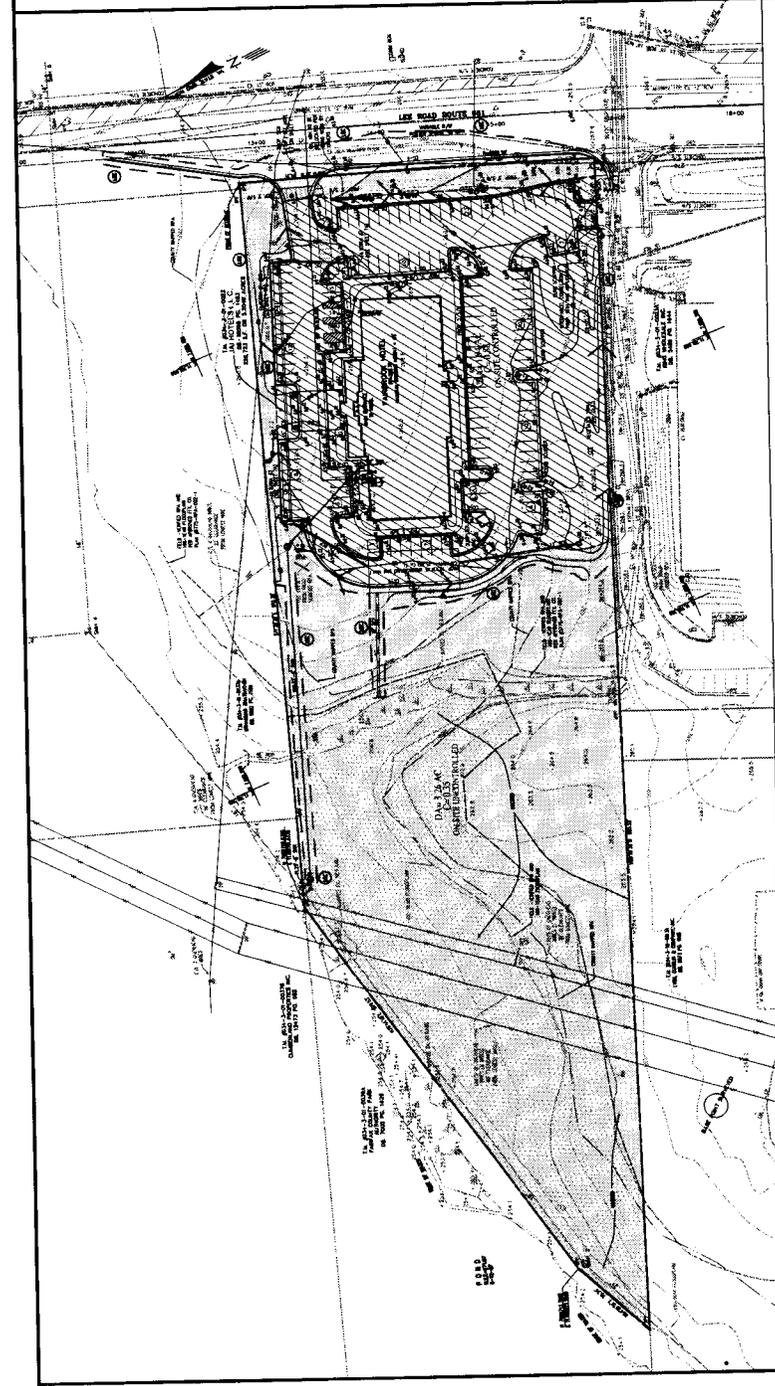
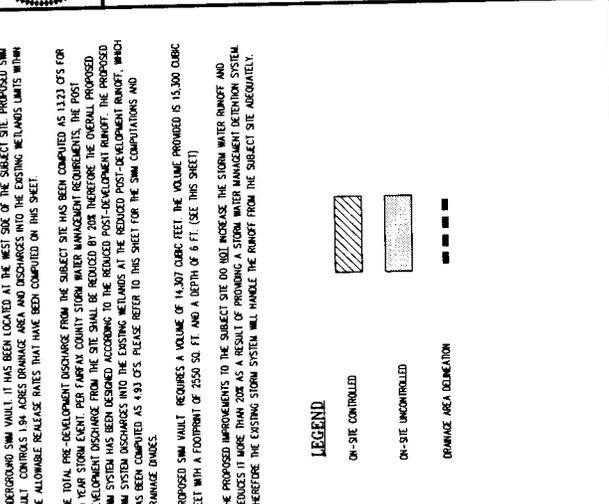
Time of Concentration

SHEET FLOW	Segment ID	A-B
1) Surface description (Table 3-1)	Dense Grass	
2) Manning's Roughness Coeff. n (Table 3-1)	n	0.15
3) Flow Length, L (Total L 3007')	ft	150
4) Two-Hr 24-hour Rainfall (P)	in	3.2
5) Land slope, s	ft/ft	0.011
6) $T_c = 0.0007(L)^{0.87} P^{0.5} S^{-0.4}$	hr	0.287
		17.21 min
SHALLOW CONCENTRATED FLOW		
7) Surface Description (Paved or Unpaved)	Segment ID	B-C
8) Flow Length, L	ft	3381
9) Watercourse slope, s	ft/ft	0.0122
10) Average velocity, V (Figure 3-1)	ft/sec	1.7
11) $T_c = L / (3600V)$	hr	0.552
		33.15 min
CHANNEL FLOW		
17) Cross sectional flow area, a	ft ²	438.81
18) Wetted perimeter, pw	ft	269.10
19) Hydraulic Radius, R=a/pw	ft	1.59769633
20) Channel slope, s	ft/ft	0.0039
21) Manning's roughness coefficient, n	ft/sec	0.035
22) $V = (49.49/n) s^{1/2}$	ft/sec	2.98
23) Flow length, L	ft	4743
24) $T_c = L / (3600V)$	hr	0.443
		26.56 min
25) Total Watercourse Time of Concentration	hr	1.282
		76.92 min

NO.	DATE	REVISIONS
01	11-15-07	ISSUED FOR PERMIT
02	11-15-07	REVISED PER COMMENTS
03	11-15-07	REVISED PER COMMENTS
04	11-15-07	REVISED PER COMMENTS
05	11-15-07	REVISED PER COMMENTS
06	11-15-07	REVISED PER COMMENTS
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16	11-15-07	REVISED PER COMMENTS
17	11-15-07	REVISED PER COMMENTS
18	11-15-07	REVISED PER COMMENTS
19	11-15-07	REVISED PER COMMENTS
20	11-15-07	REVISED PER COMMENTS

SWM CALCULATIONS
 1. SITE DESCRIPTION: R/W UNWASHERD
 TOTAL SITE AREA=286,724.74 SF. (5.20 AC)
 TOTAL ON-SITE CONTROLLED=84,648.28 SF. (1.94 AC)
 TOTAL OFF-SITE UNCONTROLLED=142,076.46 SF. (3.26 AC)
 TOTAL OFF-SITE CONTROLLED=0.00 SF. (0.00 AC)
 TIME OF CONCENTRATION= 2-YEAR=4.5 MINS
 RAINFALL INTENSITY 2-YEAR=4.5 MINS
 10-YEAR=7.3 MINS
 100-YEAR=10.0 MINS
 2. PRE-DEVELOPMENT RAIN-OFF
 ACTUAL C FACTOR C=0.35
 Q=(0.35)(5.45 M/HR)(5.20 AC)=9.92 CFS
 Q=(0.35)(7.27 M/HR)(5.20 AC)=13.23 CFS
 3. ON-SITE UNCONTROLLED
 ACTUAL C FACTOR C=0.35
 Q=(0.35)(5.45 M/HR)(1.94 AC)=6.22 CFS
 Q=(0.35)(7.27 M/HR)(1.94 AC)=8.30 CFS
 4. OFF-SITE CONTROLLED
 Q=0.00 CFS
 5. ALLOWABLE RELEASE RATE
 Q ALLOWABLE=(Q PRE) - (Q UNCONTROLLED) + (Q OFFSITE CONTROLLED)
 Q ALLOWABLE = 9.92 CFS - 6.22 CFS + 0.00 CFS
 Q ALLOWABLE = 3.70 CFS
 Q ALLOWABLE = (Q PRE) - (Q UNCONTROLLED) + (Q OFFSITE CONTROLLED)
 Q ALLOWABLE = 13.23 CFS - 8.30 CFS + 0.00 CFS
 Q ALLOWABLE = 4.93 CFS

SWM NARRATIVE
 THE SUBJECT SITE IS LOCATED WITHIN OUR RAIN WATERSHED. TOTAL SITE AREA IS 5.20 AC. A STORM WATER MANAGEMENT PLAN (SWM) ANALYSIS COMPARING THE EXISTING 10 YEAR RAINOFF TO THE PROPOSED 10 YEAR RAINOFF HAS BEEN PERFORMED FOR THE SUBJECT SITE. SWM VAULTS HAVE BEEN SIZED BASED ON THE 10-YEAR STORM EVENT.
 THE EXISTING IMPERVIOUS AREA FOR THE SITE HAS BEEN COMPUTED AS 0.10 ACRES PRODUCING A RAINOFF COEFFICIENT ("C") OF 0.30 FOR THE PRE-DEVELOPMENT CONDITIONS. PROPOSED DEVELOPMENT OF THE SUBJECT SITE INCREASES THE TOTAL IMPERVIOUSNESS OF THE SITE TO 1.42 ACRES. PROPOSED SWM SYSTEM CONTROLS THE DRAINAGE RAINOFF FROM 1.94 ACRES OF TOTAL SITE AREA AND THE REST OF THE SITE, 3.26 ACRES ON-SITE UNCONTROLLED. DISCHARGES INTO EXISTING WETLANDS.
 THE PROPOSED STORM WATER MANAGEMENT SYSTEM FOR THE SUBJECT SITE CONSISTS OF ONE (1) PROPOSED UNDERGROUND SWM VAULT WITH A STORAGE CAPACITY OF 15,300 CUBIC FEET. THE SWM VAULT IS SIZED TO STORE ALL THE EXCESS RAINOFF FROM THE SUBJECT SITE. THE ALLOWABLE RELEASE RATES THAT HAVE BEEN COMPUTED ON THIS SHEET.
 THE TOTAL PRE-DEVELOPMENT DISCHARGE FROM THE SUBJECT SITE HAS BEEN COMPUTED AS 13.23 CFS FOR 10 YEAR STORM EVENT. PER FAIRFAX COUNTY STORM WATER MANAGEMENT REQUIREMENTS, THE POST DEVELOPMENT DISCHARGE FROM THE SITE SHALL BE REDUCED BY 20% THEREFORE THE OVERALL PROPOSED SWM SYSTEM HAS BEEN DESIGNED ACCORDING TO THE REDUCED POST-DEVELOPMENT RAINOFF. THE PROPOSED SWM SYSTEM DISCHARGES INTO THE EXISTING WETLANDS AT THE REDUCED POST-DEVELOPMENT RAINOFF. WHICH HAS BEEN COMPUTED AS 4.93 CFS. PLEASE REFER TO THIS SHEET FOR THE SWM COMPUTATIONS AND DRAINAGE DIVIDES.
 PROPOSED SWM VAULT REQUIRES A VOLUME OF 15,300 CUBIC FEET. THE VOLUME PROVIDED IS 15,300 CUBIC FEET WITH A FOOTPRINT OF 2550 SQ. FT. AND A DEPTH OF 6 FT. (SEE THIS SHEET)
 THE PROPOSED IMPROVEMENTS TO THE SUBJECT SITE DO NOT INCREASE THE STORM WATER RAINOFF AND REDUCES IT MORE THAN 20% AS A RESULT OF PROVIDING A STORM WATER MANAGEMENT DETENTION SYSTEM. THEREFORE, THE EXISTING STORM SYSTEM WILL HANDLE THE RAINOFF FROM THE SUBJECT SITE ADEQUATELY.





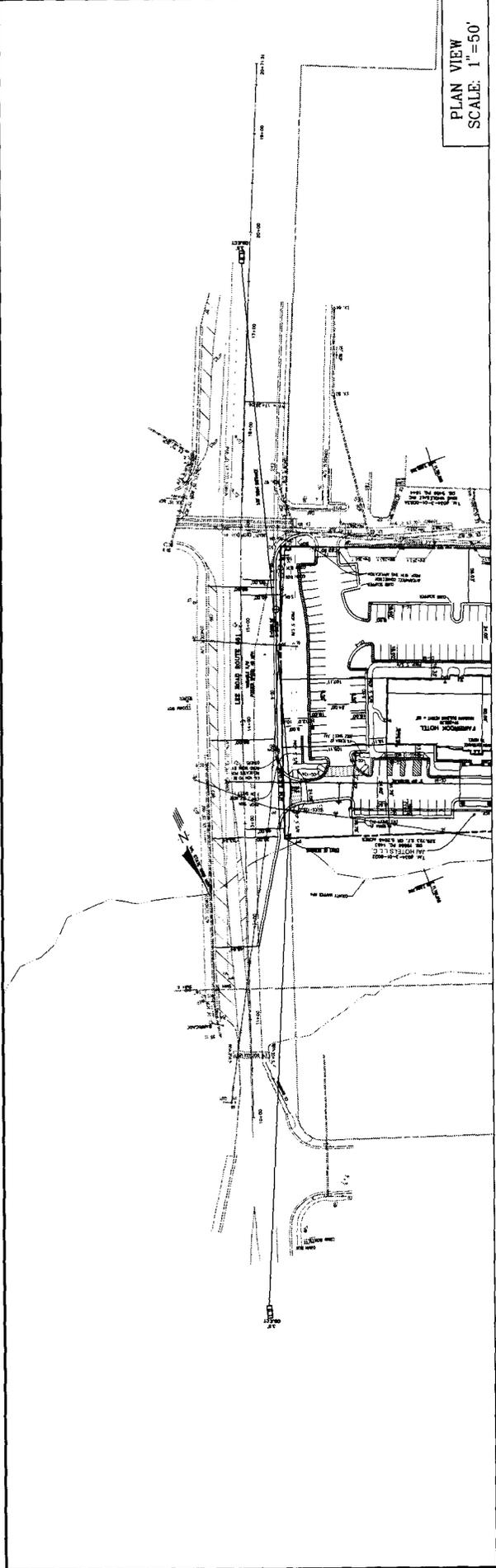
urban
 ENGINEERING
 42017 Parkway Court
 Fairfax, Virginia 22031
 703.261.2100
 www.urbaneng.com

PLAN DATE

11-16-07	
12-22-07	
03-19-08	
04-17-08	
05-08-08	
05-23-08	

REVISIONS

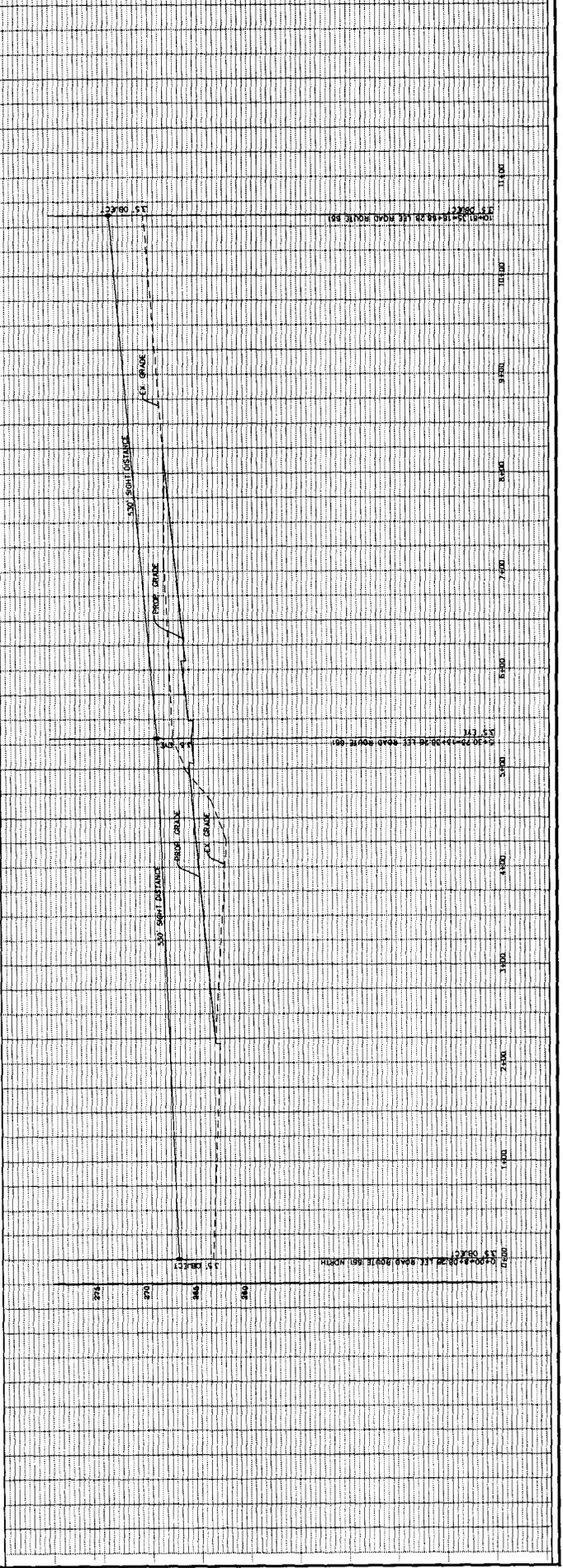
No.	DATE	DESCRIPTION



PLAN VIEW
 SCALE: 1" = 50'

LEE ROAD ROUTE 661
 VDOT OWNED & MAINTAINED
 POSTED SPEED=40 MPH
 EX. R/W WIDTH VARIES

PROFILE VIEW
 SCALE: 1" = 50' (H)
 1" = 5' (V)



THIS SHEET FOR EXHIBIT PURPOSES ONLY

OPEN SPACE AREA
 PROPOSED OPEN SPACE = 169,988.91 SF OR 3.90 AC

LEGEND
 [Hatched Box] PROVIDED OPEN SPACE

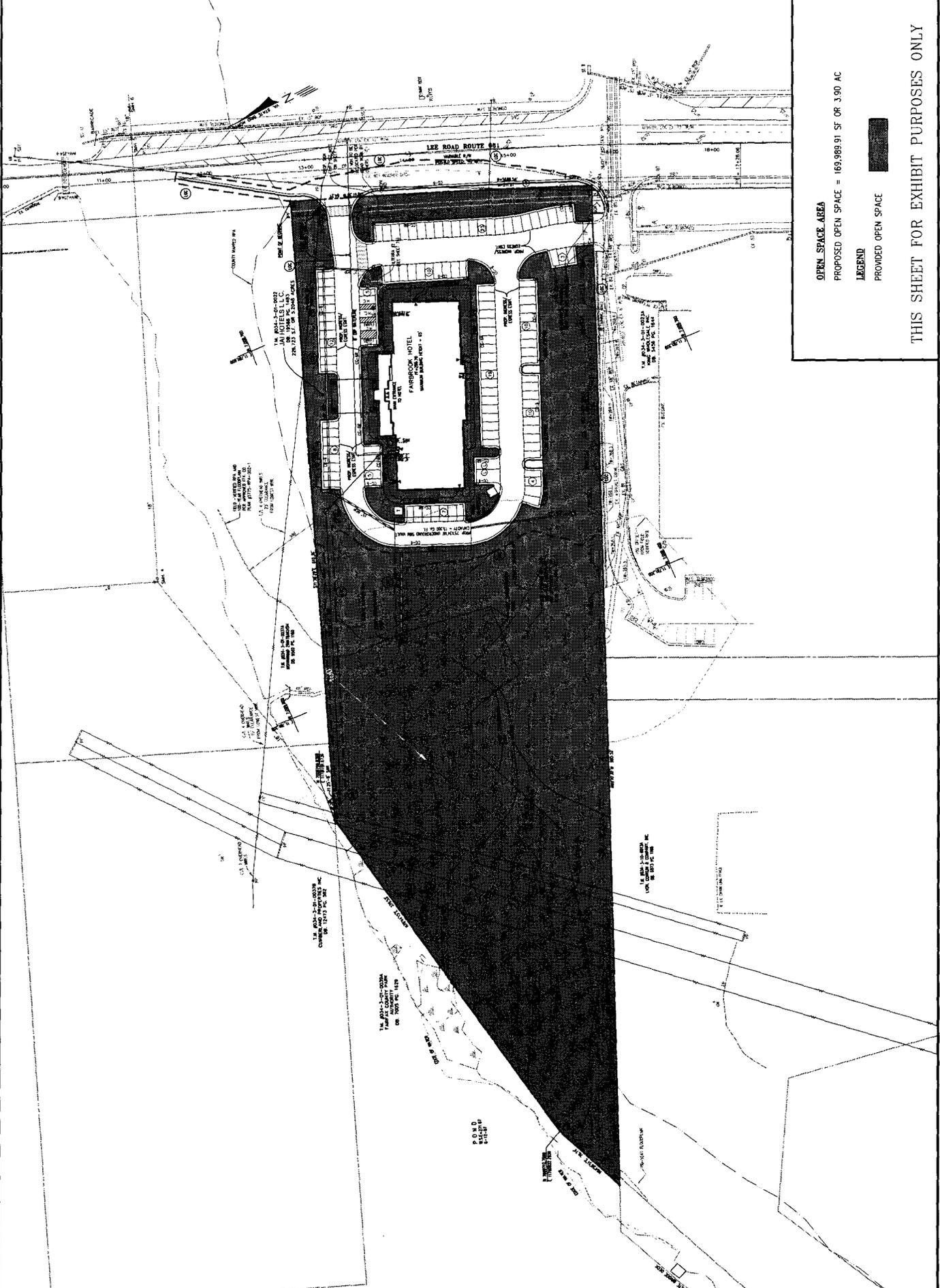
SCALE: 1" = 40'
 DATE: NOV. 2007
 CL #N/A
 FAIRFAX COUNTY, VIRGINIA
 SULLY DISTRICT
FAIRBROOK HOTEL
 OPEN SPACE EXHIBIT



Team List
 1200 D. Hensley, Chief
 1200 M. Hensley, Chief
 1200 J. Hensley, Chief
 1200 K. Hensley, Chief
 1200 L. Hensley, Chief
 1200 N. Hensley, Chief
 1200 O. Hensley, Chief
 1200 P. Hensley, Chief
 1200 Q. Hensley, Chief
 1200 R. Hensley, Chief
 1200 S. Hensley, Chief
 1200 T. Hensley, Chief
 1200 U. Hensley, Chief
 1200 V. Hensley, Chief
 1200 W. Hensley, Chief
 1200 X. Hensley, Chief
 1200 Y. Hensley, Chief
 1200 Z. Hensley, Chief

REVISIONS

No.	DATE	DESCRIPTION
05-23-08		
05-08-08		
04-17-08		
04-19-08		
12-27-07		
11-18-07		



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

DESCRIPTION OF THE APPLICATION

- Proposal:** The applicant, JAI Hotels, LLC, is seeking a special exception to permit a hotel use in an industrial zone. The proposal includes a 65,021 square foot, 105 unit hotel with 116 parking spaces provided. The resulting FAR would be 0.28, and 75% of the site would remain as open space.
- Waivers and Modifications:** The application requests a waiver of Zoning Ordinance Section 9-512, "Additional Standards for Hotels, Motels." The intent of this provision is to ensure that any hotel in an industrial district is developed in a harmonious way with surrounding industrial development and suggests that hotels be part of a larger industrial park site plan.

LOCATION AND CHARACTER

Site Description:

The 5.20 acre site is located at 14530 Lee Road, approximately 1,400 feet north and west of the intersection of Lee Road and Willard Road. The site is zoned I-3 and is located in Land Unit H of the Dulles Suburban Center, which is planned for industrial, research and development, and industrial/flex uses up to a maximum FAR of 0.35. The subject site is currently vacant. There is RPA (Resource Protection Area) and floodplain on the western portion of the site and this area is considered an EQC (Environmental Quality Corridor); however, no development is proposed in this portion of the site. The site is sparsely vegetated and the largest stand of trees is located on the southwestern portion of the site. The site has approximately 296 feet of frontage along Lee Road. One access point to the site will be directly off of Lee Road, and a second access point is provided through an interparcel connection that shares an entrance on Lee Road with the parcel to the south.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Vacant	I-5	Industrial
South	Warehousing and storage	I-3	Industrial
East (across Lee Rd.)	Low-rise office	I-5	Industrial
West	Vacant	I-5	Industrial

BACKGROUND

The subject site has a County approved RPA and 100-year floodplain delineation. There are no previous zoning applications associated with the subject property.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area III
Planning District:	Dulles Suburban Center
Planning Sector:	Dulles Suburban Center, Land Unit H
Plan Map:	Industrial and Public Park
Plan Text:	

Beginning on page 20 of the Fairfax County Comprehensive Plan, 2007 Edition, as amended through August 6, 2007, Area III, Dulles Suburban Center, under the heading Performance Criteria for Optional Uses, the Plan states:

“Within each of the land units of the Dulles Suburban Center, recommended land uses and intensities/densities are specified with a baseline Plan recommendation for development. In some cases, other uses that may be appropriate under certain conditions are also specified. These are called optional uses. Under the options, the overall intensity may generally vary as long as the identified performance criteria for traffic impacts, compatibility and site-specific conditions are met. . . . Although not specifically referenced in each land unit, institutional uses and uses allowed by special permit and special exception may be considered as optional uses throughout the Dulles Suburban Center.

To develop property with an optional use, an applicant shall submit to the County a development proposal for a rezoning, special exception or special permit, as appropriate, with sufficient detail and information that fulfills the following items:

- Provides an analysis that demonstrates, to the satisfaction of the Fairfax County Office of Transportation, that the uses and intensities/densities proposed will result in lesser peak-hour traffic impacts than would be generated if the site were to develop at the maximum allowable intensity for the Plan baseline recommendation. In those land units where a range of intensities is specified the low end of the range should be used for calculating peak-hour trip equivalencies;
- Provides evidence that all compatibility elements are satisfied;
- Provides information that demonstrates that the proposed uses will contribute to the economic vitality of the area; and
- Provides excellence of design, as demonstrated by the development proposal's ability to respond to the Design Guidelines for the Dulles Suburban Center.”

Additional relevant Plan text may be found in Appendix 6.

ANALYSIS

Special Exception Plat (Copy at front of staff report)

Title of SE Plat:	Fairbrook Hotel
Prepared By:	Urban, Ltd.
Original and Revision Dates:	November 16, 2007, revised through May 23, 2008

Plat Description

The SE Plat consists of 13 sheets.

Sheet 1 contains notes, site tabulations, and a vicinity map.

Sheet 2 contains the outfall narrative and angle of bulk plane information.

Sheet 3 is the existing conditions plan.

Sheet 4 is an existing vegetation plan.

Sheet 5 shows the proposed site layout.

Sheets 6 and 6A contain stormwater outfall information.

Sheets 7 and 7A contain Best Management Practice (BMP) details.

Sheet 8 contains stormwater divides information.

Sheet 9 shows sight distance information.

Sheet 10 is the proposed landscape plan.

Sheet 11 depicts the proposed site open space.

Applicant's Supplemental Information (see Appendix 4 & 5)

1. Architectural renderings: The applicant has provided two architectural exhibits that depict the proposed building style and materials.
2. Contextual exhibit: The applicant has provided this exhibit to demonstrate how the building will appear in relation to existing surrounding features.

Description of Proposal

The applicant, JAI Hotels, LLC, proposes to construct a 65 foot tall (five-story), 105 room hotel on the eastern portion of the subject site. The western portion of the site is comprised almost entirely of RPA, floodplain, wetlands, and a large electrical easement. This area is defined as EQC and is to remain undisturbed as part of this proposal. The site has approximately 296 feet of frontage along Lee Road, and direct access to the site will be from a new curb cut on Lee Road. This access point will provide right-in, right-out access to the site. Additionally, a second access point will be constructed on the site in the location of an existing interparcel access easement. There is an existing median break on Lee Road southeast of the property, and the site will share this entrance with the parcel to the south.

The main entrance to the hotel face north, and vehicular access and parking are provided along the entire perimeter of the building. The setback for the parking area along the Lee Road frontage varies from 15 to 27 feet. This is to accommodate parking lot setback requirements, landscape berming, buffering, and streetscape improvements. A total of 116 parking spaces are provided (114 are required per the Zoning Ordinance.)

With an FAR of 0.28, the site proposes a total of 1.43 acres of impervious area. Additionally, 75 percent of the site, or 3.90 acres, are retained as open space. As previously mentioned, a majority of this site is comprised of RPA, wetlands, and floodplain, and the applicant has not proposed development in these areas. The development on site is focused on the eastern portion of the property, and, with the exception of stormwater outfall, does not encroach on sensitive site features. Additionally, the applicant has proposed a conservation easement for a large portion of the northwestern part of the property.

This site is within the WSPOD (Water Supply Protection Overlay District.) Within the WSPOD, phosphorus removal of 50% or greater is required. The applicant has proposed an underground vault in order to meet the stormwater detention requirements. Additionally, the applicant proposes to meet water quality control requirements by utilizing Filterra units (tree box filters), a vegetated swale, and credit for natural open space.

Land Use Analysis (Appendix 6)

The subject property is undeveloped and is located in Land Unit H of the Dulles Suburban Center, which is planned for industrial, research and development, and industrial/flex uses up to a FAR of 0.35. The Comprehensive Plan Map designates the majority of this site as industrial use. The rear portion of the site, generally coterminous with the RPA and EQC associated with Schneider Branch, is designated for use as a public park. The planned land uses for this site and nearby properties are generally reflective of their existing uses and zoning in the I-3 and I-5 districts. While the Comprehensive Plan provides site-specific support for the location of hotels in some places in the Dulles Suburban Center, such as areas planned for mixed use, the Plan does not explicitly identify a hotel as an appropriate use for the subject property. Locating a hotel on the subject property raises concerns about potential land use conflicts between the proposed hotel and nearby sites planned and zoned for industrial uses. However, the Plan does provide consideration for optional uses in the Dulles Suburban Center, through a Special Exception or Special Permit, provided certain conditions are met. This hotel use, being a Special Exception use, is being considered under the performance criteria for this optional use. The Plan's performance criteria for optional uses calls for the demonstration of traffic mitigation, land use compatibility, and design excellence.

Intensity: As an optional use, the Plan specifies that overall intensity may generally vary as long as the identified performance criteria for traffic impacts, compatibility, and site-specific conditions are met. Development and intensity on this site should be accomplished in a manner that protects

and preserves the RPA and EQC associated with Schneider Branch. Almost 2/3 of the 5.20 acre site is location in an environmentally sensitive area or a utility easement. To enhance the protection of these areas, it is recommended that the entire area west of the existing mapped wetlands on the SE Plat not be developed. The applicant has committed to keeping the majority of this area preserved in a conservation easement. Through a development condition imposed by staff, the applicant shall keep the area west of the field verified RPA in an undeveloped state. Through the proposed conservation easement and development condition, staff believes this goal of the Comprehensive Plan is met.

Trip Generation: Staff is concerned about how this hotel use might impact traffic. The Comprehensive Plan states that optional uses should result in lesser peak-hour traffic than would be generated if the site were to develop under the baseline recommendation of the plan. In accordance with that goal, if the site were developed under the baseline recommendation of the plan, a maximum of 79,279 square feet of industrial/flex uses could be developed, and a total of 86 AM peak hour traffic trips, 103 PM peak hour trips, and 1,141 daily trips would be generated.

A hotel development of 112 rooms (as originally proposed with this application) would be expected to generate 47 AM peak hour trips, 66 PM peak hour trips, and 629 average daily trips. Therefore, the proposed site would generate 45% fewer AM peak hour trips, 36% fewer PM peak hour trips, and 45% fewer average daily trips when compared to the baseline recommendation of the plan. (These figures were provided by the applicant and are based on the Institute of Transportation Engineers Trip Generation Manual, 7th Edition.) It should be noted that the projected trip generation number would be further reduced as the applicant is now proposing a 105 room hotel development. Staff believes that the site, if developed with the proposed hotel, would result in lesser peak-hour traffic impacts than if the site were developed under the baseline recommendation of the plan.

Compatibility: The Comprehensive Plan recommends parcel consolidation and/or coordination of development plans with adjacent development to achieve Plan objectives to ensure that unconsolidated parcels have access and can be developed in accord with the Plan. The adjacent parcel to the north is 3.5 acres and is undeveloped. Only a small portion is available for development due to the presence of the RPA associated with Schneider Branch. Consolidation with this parcel would be highly desirable as it would afford maximum protection for the environmentally sensitive portions on both this and the application property. If consolidation does not occur, the applicant should provide interparcel access to this property in order to accommodate any appropriate development on the adjacent lot.

The applicant did explore the possibility of consolidating with the parcel to the north; however, it is not feasible at this time. In lieu of consolidation or a full interparcel connection, the applicant has agreed to a development condition that provides an ingress/egress easement to the northern property. Additionally, an interparcel access point to the south connects the site with Lee Road and the adjacent parcel. Staff believes these connections are sufficient at this time for addressing this issue.

The proposed development raises concern about potential land use conflicts between the proposed hotel and nearby sites planned and zoned for industrial uses. The Policy Plan recommends that undesirable visual, auditory, environmental, and other impacts created by potentially incompatible uses be minimized through the control of building height and the use of buffering and screening. Substantial buffering and screening is also expected to be part of a high quality development, as envisioned by the Plan for the Dulles Suburban Center.

The applicant has proposed vegetated buffers both north and south of the site. As the parcel to the north is not currently developed, a buffer varying in size from 10 to 22 feet is provided. The proposed buffer to the south is substantially wider, at approximately 56 feet, in order to screen the hotel from the existing industrial use. Additionally, the applicant has proposed berming and landscaping along the site's Lee Road frontage. Staff believes that this landscaping, buffering, and screening, as proposed, is sufficient for minimizing the effects of potentially incompatible uses.

Design Elements: The Dulles Suburban Center design guidelines emphasize high quality site design and architectural excellence for new development and redevelopment. All visible facades of the proposed building should meet the high quality design standards of the Dulles Suburban center design guidelines.

The applicant has provided architectural renderings and a perspective rendering of the proposed hotel. These elevations depict a building that is approximately 90% brick façade on all four sides. The building will have residential characteristics including gables and a mansard style roof. Although cars access the site from Lee Road, the main entrance of the hotel faces the property to the north. The east façade that faces Lee Road is actually the side of the building, but has been designed to include a covered pedestrian entryway. Although the hotel's design appears to be a slightly modified standard prototype, the building is compatible with the surrounding commercial and industrial uses.

The design guidelines encourage parking in decks or in well-screened, off-street parking on the side and at the back of buildings. The proposed hotel

depicts parking on all sides of the hotel, including adjacent to the site's Lee Road frontage. To be consistent with the design guidelines, the landscape strip and parking lot should be enhanced with more plantings and/or the use of walls, fences, or berms to screen the view from the street and soften the visual impact of development.

The applicant has incorporated a berm along Lee Road and increased the total amount of landscaping proposed on site. With the addition of this berm and the increased landscaping, staff believes the applicant is addressing the issue of screened parking.

Signage for the hotel will be provided in compliance with the Zoning Ordinance. Consistent with the Dulles Suburban Center guidelines, a ground-mounted sign is desirable. The applicant has agreed, through a development condition, not to install any pole mounted signage. Staff believes this is sufficient for ensuring appropriate signage on the site.

The applicant has provided increased buffering and screening, increased parking lot landscaping, and a berm along the site's Lee Road frontage. While the proposed building may be a standard hotel prototype, the applicant's proposed building is primarily brick and includes other architectural details on all four sides. The pedestrian entrance on the side of the building facing Lee Road allows the building to relate to the street and provides increased interest for the Lee Road frontage. Sidewalks are provided through the site and along the Lee Road frontage, providing increased pedestrian connections from Lee Road to and across the site. Additional parking lot landscaping and a berm along Lee Road help to provide separation between the hotel and the adjoining properties. These items help to demonstrate that the proposed hotel meets the Comprehensive Plan's performance criteria regarding land use compatibility and design excellence.

Environmental Analysis (Appendix 6)

Issue: Green Building

The Policy Plan was recently amended to incorporate guidance in support of the application of energy conservation, water conservation, and other green building practices in the design and construction of new development and redevelopment projects. The Policy Plan recommends that developments, which are seeking a change in use from what would be allowed as a permitted use under existing zoning or as an optional use under the Comprehensive Plan, attain basic Leadership in Energy and Environmental Design (LEED) certification through the U.S. Green Building Council or other comparable program with third party certification.

In order to attain LEED status, the applicant should retain a LEED Accredited Professional (LEED AP) who will be a part of the project's design and construction team. Prior to approval of the site plan for the project, the applicant should post a green building escrow for the project. In the event that LEED certification is not obtained, this escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives. The applicant should include a list of credits they seek to attain within the LEED rating system as part the site plan and building plan submissions. The applicant should also retain a professional engineer or architect licensed to practice in the Commonwealth of Virginia who will provide certification statements both at the time of site plan and building plan reviews confirming that the items on the list will meet at least the minimum number of points necessary to attain LEED certification for the project.

Additionally, in order to ensure the long term viability of the green building measures, the applicant is encouraged to retain a LEED AP who will prepare a green buildings user's manual. The user's manual at a minimum should:

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

Resolution:

The applicant has committed to attaining LEED certification and will provide a green building escrow in the amount of \$123,000.00 to DPWES. This figure represents 5% of the future building's assessed value as determined by the Department of Tax Administration. The applicant has one year from the issuance of the first non-RUP to provide documentation

to DPZ demonstrating that LEED certification has been obtained. If documentation is not provided at this time, the escrow will be released to a fund within the County that supports County environmental initiatives. The applicant may be granted an extension of one year, provided adequate documentation is provided to the Zoning Administrator. The applicant has committed to retaining a LEED AP as a member of the design team and will provide documentation to the Department of Planning and Zoning demonstrating compliance with this commitment. The applicant has committed to submitting a list prepared by the LEED AP of specific credits that the applicant anticipates attaining within the LEED-NC rating system (or other LEED rating system determined to be applicable to the project.)

The applicant will also design a green building reference manual for building managers and future tenants. This manual will be written by a LEED AP and a letter will be provided to DPZ to certify this. Electronic copies of the manual will also be provided to DPZ.

Urban Forestry Analysis (Appendix 7)

Issue: Invasive Species

The existing vegetation on the entire site, including the proposed preservation area, consists primarily of non-native and invasive species that may not be counted toward meeting the tree cover requirements, per the Public Facility Manual (PFM) Section 12-0702.1A(1). A majority of the vegetation on this site consists of nuisance invasive naturalized Bradford pear and Russian olive. In order that an acceptable quality forestation plan is established on this site to meet the tree cover requirements and other environmental goals, it is recommended that a development condition be included that states the requirement for an invasive identification and removal plan, as well as a restoration native species planting plan, for all undisturbed site areas that will be counted toward tree cover requirements.

These plans should be included for review in the first and all subsequent site plan submissions and should be implemented in accordance with UFM comments.

Resolution:

A development condition has been included to require the submission of an invasive vegetation identification and removal plan and a restoration native species planting plan. These plans will be included for review in the first and all subsequent site plan submissions and will be implemented per UFM recommendations.

Stormwater Analysis (DPWES) (Appendix 8)**Issue: SWM and Phosphorus Removal**

There is RPA on the site and this project is located within the WSPOD. Phosphorus removal efficiency of 50 percent or more is required for this project.

Resolution:

The applicant has modified their phosphorus removal plan and has demonstrated a phosphorus removal rate of 55.74 percent. The applicant has achieved this through the use of three Filterra units, a vegetated swale, and credit for natural open space.

Issue: Field-verified RPA and Floodplain

The field-verified RPA and 100 year floodplain delineation needs to be referenced on the plan.

Resolution:

The approved field-verified RPA and 100 year floodplain delineation is now referenced on the plan. See page 1 under General Notes, Number 17. (The Plan Number is 3775-RPA-002-1.)

Transportation Analysis (Appendix 9)**Issue: Trip Generation**

The overview of the Dulles Suburban Center element of the Comprehensive Plan provides that following specific guidance regarding trip generation for this site: "In order for an optional use to be considered for approval, the applicant must demonstrate to the satisfaction of the Fairfax County Department of Transportation that the uses and intensities/densities proposed will result in lesser peak hour traffic impacts than would be generated if the site were to develop at the maximum allowable intensity under the baseline recommendation of the Plan."

Resolution:

The applicant submitted traffic generation information that demonstrates the impacts of the proposed use would not be greater than the baseline development as identified in the Plan. In addition, the applicant committed to provide a contribution to the future widening of the twin box culverts just

north of the site on Lee Road, as recommended by VDOT. The narrow culvert creates an hour-glass effect for Lee Road traffic.

Issue: Commercial Sign Placement

The development plan delineates a large sign to be placed between the sidewalk and the parking lot. The sign should be located in a manner that will not restrict sight distance for drivers entering or exiting the site.

Resolution:

The applicant's sight distance profiles accurately reflect the proposed location of the sign. The proposed sign will not impede sight distance. A development condition has been included to ensure that all signage is in conformance with the Zoning Ordinance, PFM, and VDOT standards.

Issue: Construction of Frontage Improvements

The development plan delineates frontage improvements consistent with the Comprehensive Plan, but a note is included that construction will be by others. All frontage improvements should be constructed by the applicant concurrent with the development of the site.

Resolution:

The note has been removed from the plan, and a development condition has been included to further address this issue. The applicant shall be responsible for the construction of all frontage improvements concurrent with development of the site.

ZONING ORDINANCE PROVISIONS

Bulk Standards I-3 Zoning		
Standard	Required	Provided
Lot Size	40,000 sq. ft. minimum	226,724 sq. ft. (5.20 ac.)
Lot Width	100 feet minimum	296 feet
Building Height	75 feet maximum	65 feet
Front Yard	Not less than 40 feet	105 feet
Side Yard	45° angle of bulk plane	70.48 feet (47° bulk plane) 128.73 feet (62° bulk plane)
Rear Yard	45° angle of bulk plane	329 feet (77° bulk plane)

Bulk Standards I-3 Zoning		
Standard	Required	Provided
Open Space	15% (0.78 ac.)	75% (3.90 ac.)
Floor Area Ratio (FAR)	.40 maximum	.28
Gross Floor Area	-----	65,021 square feet
Parking Spaces	114 spaces	116 spaces
Interior Parking Lot Landscaping	5% of total parking lot area	10% of total parking lot area
Peripheral Parking Lot Landscaping	10' wide landscape strip	10' wide landscape strip
Transitional Screening & Barrier: None required		

Other Zoning Ordinance Requirements:

Special Exception Requirements (Appendix 10)

General Special Exception Standards (Sect. 9-006)

Additional Standards for Hotels, Motels (Sect. 9-512)

General Special Exception Standards (Sect. 9-006)

Par. 1 requires that the proposed use be in harmony with the Comprehensive Plan. The applicant has provided adequate buffering, screening, open space conservation, landscaping, streetscape improvements, and committed to LEED certification. Therefore, this Standard has been met.

Par. 2 requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. With the waiver requested, the application satisfies all applicable Zoning Ordinance provisions; therefore this standard has been met.

Par. 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with applicable zoning district regulations and the adopted Comprehensive Plan. It further states that the location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. There are no screening requirements associated with the application, as all abutting properties are zoned for industrial uses. The maximum height proposed for the hotel is 65 feet, which in accordance with the Zoning Ordinance provisions for the I-3

District. The adjacent properties to the north and west are zoned I-5 and the property to the south is zoned I-3. Staff believes the proposed application will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. Therefore, this standard has been met.

Par. 4 states that the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. The applicant has provided a sidewalk along the site's Lee Road frontage, with pedestrian access to and from the site. The proposed application has demonstrated that the trips generated from this hotel use will result in lesser peak hour traffic impacts than would be generated if the site were to develop at the maximum allowable intensity under the baseline recommendation of the Plan. Therefore, staff finds that this standard has been satisfied.

Par. 5 states that in addition to the standards which may be set forth in this Article for a particular category or use, the Board may require landscaping and screening in accordance with the provisions of Article 13. There are no screening requirements associated with the application, as the abutting properties to the north and west are zoned I-5 and vacant, and the abutting properties to the south is zoned I-3 and is currently developed with an industrial use. In order to meet the goals of the Optional Uses for the Dulles Suburban Center described in the Comprehensive Plan, the applicant has provided buffering and screening to the north, south, and east. Therefore, this standard has been met.

Par. 6 states that open space should be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. The open space requirement for this zone is 15 percent; 75 percent has been provided. Therefore, this standard has been met.

Par. 7 states that adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. As discussed previously, the applicant intends to utilize Filterra units, a vegetated swale, and natural open space in order to meet the SWM/BMP requirements. Adequate parking and loading spaces are provided on-site. Therefore, this standard has been met.

Par. 8 states that signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance. The applicant has agreed, through a development condition, not to install any pole mounted signage on the site. Throughout the imposition of the development conditions, this standard has been met.

The proposed use and development as shown on the SE plat meets all of the General Special Exception Standards with the imposition of the proposed development conditions.

Additional Standards for the Hotels, Motels (Sect. 9-512)

Standard 1. When located in an I district, such a use shall be an integral design element of a site plan for an industrial building or building complex containing not less than 100,000 square feet of gross floor area.

The applicant has requested a waiver of this standard. It is the applicant's position that the proposed hotel will be equally compatible with the surrounding industrial and commercial uses. While this provision is geared toward development of a large industrial campus under a single site plan, this site is encumbered by environmentally sensitive areas that greatly decrease the buildable area on the site. The parcel to the south is already developed, and the parcel to the north is comprised primarily of RPA. The parcel to the west is owned by the Fairfax County Park Authority and is also heavily encumbered with environmentally sensitive area. While consolidation with any or all of these parcels would be ideal, it is not likely that future development will occur on the parcels to the north or west, given the large amount of RPA and EQC on the property. The applicant proposes to integrate the proposed hotel through transportation and site circulation improvements. Staff does not object to this waiver.

Overlay District Requirements

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

The provisions of the Water Supply Protection Overlay District are designed to provide a means for specific review of development proposals that may have adverse water quality impacts. This district is also designed to encourage land uses and activities that will be compatible with water quality protection, as well as ensure that structures and uses within the district will be developed in a manner that will serve the health, safety, and welfare objectives of preserving the environmental integrity of public water supply reservoirs.

The application, as presented, has demonstrated that the site meets the 50% phosphorus removal requirement for developments located in the WSPOD. The proposed development is outside of the site's environmentally sensitive areas. Therefore, this standard has been met.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application by JAI Hotels, LLC, to permit a hotel in an industrial zone, is in accordance with the Comprehensive Plan for use and intensity. With the approval of the proposed development conditions contained herein, Staff finds the proposed application in conformance with the Comprehensive Plan and applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of SE 2008-SU-001. If it is the intention of the Board of Supervisors to approve the application, staff recommends such approval be subject to development conditions consistent with those found in Appendix 1 of this report.

Staff recommends approval of the request to waive the additional standards found in Section 9-512 of the Zoning Ordinance.

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

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Applicant's Supplemental Information: Architectural Renderings
5. Applicant's Supplemental Information: Contextual Exhibit
6. Land Use Analysis and Environmental Assessment
7. UFM Memo
8. Stormwater Analysis (DPWES)
9. Transportation Analysis
10. Applicable Zoning Ordinance Provisions
11. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SE 2008-SU-001

June 24, 2008

If it is the intent of the Board of Supervisors to approve SE 2008-SU-001 located at Tax Map 34-3 ((1)) 22 to permit a hotel pursuant to Sect. 5-304 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled Fairbrook Hotel, prepared by Urban, Ltd. and dated May 6, 2008 as revised through May 23, 2008, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Landscaping shall be provided in general as shown on Sheet 10 of the SE Plat. The exact number, size and spacing of trees and other plant materials shall be submitted at the time of final site plan review and shall be subject to the review and approval of by Urban Forest Management (UFM).
5. Subject to the satisfaction of UFM, the Applicant shall provide an invasive vegetation identification and removal plan and a restoration native species planting plan for all undisturbed site areas that will be counted toward tree cover requirements. Tree plans shall be included for the review in the first and all subsequent site plan submissions and shall be implemented subject to approval by UFM.
6. At the time of Site Plan approval, the Applicant shall provide a contribution to DPWES in the amount of \$20,000.00 toward the Lee Road Twin Box Culvert Replacement located immediately south of Flint Lee Road.

7. At the time of Site Plan approval, the Applicant shall dedicate easements to Fairfax County for the installation of a bus shelter and related sidewalk modifications to be constructed by others. Said dedication shall not be at any cost to the Applicant and no loss of parking shall occur as a result of said dedication on the Subject Property as shown on the Special Exception Plat.
8. At the time of Site Plan approval, the Applicant shall provide public access easements over the area of the interparcel access to be constructed to tax map parcel 34-3-((1))-23A to the south of Subject Property as shown on the Special Exception Plat.
9. At the time of Site Plan approval, the Applicant shall provide, at no expense to the Applicant, dedication of easements to permit functional interparcel access to the property north of the Subject Property, tax map parcel 34-3-((1))-37A as shown on the Special Exception Plat.
10.
 - A. The Applicant shall include a U.S. Green Building Council Leadership in Energy and Environmental Design (“LEED”) accredited professional as a member of the design team. The LEED accredited professional shall work with the team to incorporate LEED design elements into the project so that the project will be positioned to attain LEED certification. At the time of site plan submission, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such as a professional.
 - B. The Applicant shall include, as part of the site plan submission and building plan submission, a list prepared by the LEED accredited professional of specific credits that the Applicant anticipates attaining within the LEED–NC rating system, or other LEED rating system determined to be applicable to the project. The LEED accredited professional shall provide certification statements at both the time of site plan review and the time of building plan review indicating that the items on the list should meet at least the minimum number of credits necessary to position the project to attain LEED certification.
 - C. Prior to approval of a site plan by Fairfax County for the project, the Applicant shall execute a separate agreement and post, for that project a “green building escrow,” in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the fixed amount of \$123,000.00. This escrow will be in addition to and separate

from other bond requirements and shall be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the U.S. Green Building Council's LEED-NC rating system or other LEED rating determined to be applicable to the project. The provision of documentation to the Environment and Development Review Branch of DPZ from the U.S. Green Building Council that the project has attained LEED certification shall be sufficient to satisfy this commitment. If the Applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within one year of issuance of the first RUP or Non-RUP for the project, the escrow shall be released to Fairfax County as the sole remedy for failure to meet the LEED certification and shall be posted to a fund within the County budget supporting implementation of County environmental initiatives, however, an extension of the one year timeframe may be administratively granted by the Zoning Administrator if the Applicant demonstrates written documentation that diligent efforts have been made toward achieving LEED certification through the USGBC process.

- D. Prior to issuance of the first Non-RUP or RUP, the Applicant shall provide to the Environment and Development Review Branch of DPZ a letter from the LEED accredited professional certifying that a green building maintenance reference manual has been prepared for use by future managers that this manual has been written by a LEED accredited professional, that copies of this manual shall be provided to all future building occupants and that this manual, at a minimum:
- Provides a narrative description of each green building component, including a description of the environmental benefits of that component and including information regarding the importance of maintenance and operation in retaining the attributes of a green building;
 - Provides, where applicable, product manufacturer's manuals or other instructions regarding operations and maintenance needs for each green building component, including operational practices that can enhance energy and water conservation;
 - Provides, as applicable, either or both of the following: (1) a maintenance staff notification process for improperly functioning equipment; or (2) a list of local service providers that offer regularly scheduled service and maintenance contracts to assure proper performance of green building-

related equipment and the structure, to include, where applicable, the HVAC system, water heating equipment, water conservation features, sealants, and caulks; and

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

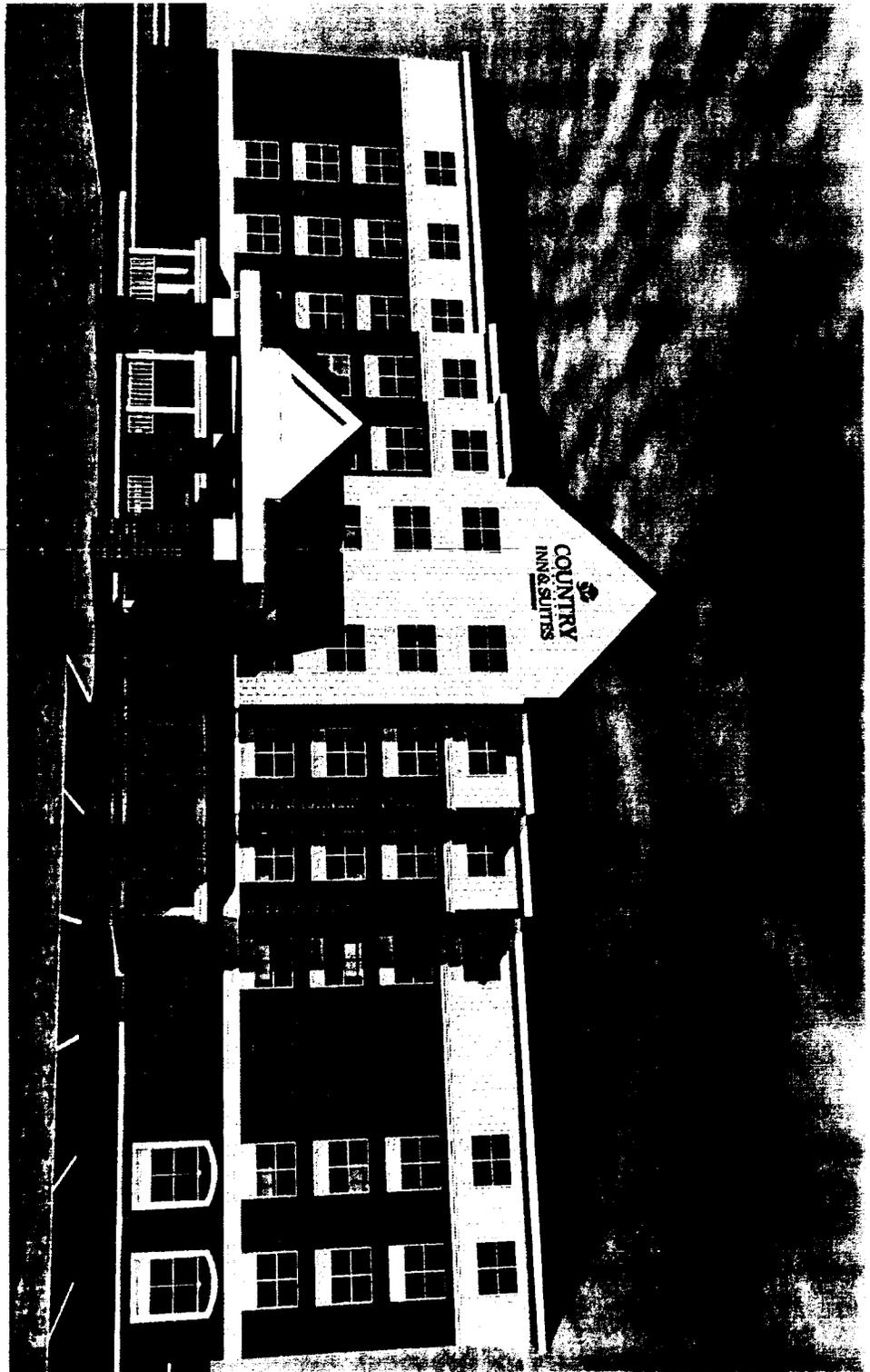
11. No more than one freestanding identification sign shall be permitted on the site. This sign shall be a monument-style sign and no more than five (5) feet in height. Such sign shall meet the requirements of Article 12, as well as the sight line requirements of the Zoning Ordinance, the Virginia Department of Transportation (VDOT) and the Public Facilities Manual (PFM). No pole signs shall be permitted. All sign illumination shall be provided internally or through down-lighting.
12. The applicant commits to maintaining that portion of the property west of the field verified RPA, as shown on the Special Exception Plat dated May 23, 2008, in an undeveloped state following completion of the reforestation.
13. The applicant shall construct all frontage improvements concurrent with development of the site.
14. Architecture shall be in substantial conformance with that shown in Exhibit A of these conditions.
15. Hotel meeting space may be made available for scheduled use by community groups at times when it is not in use by hotel patrons.

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use of to commence construction if a written request for

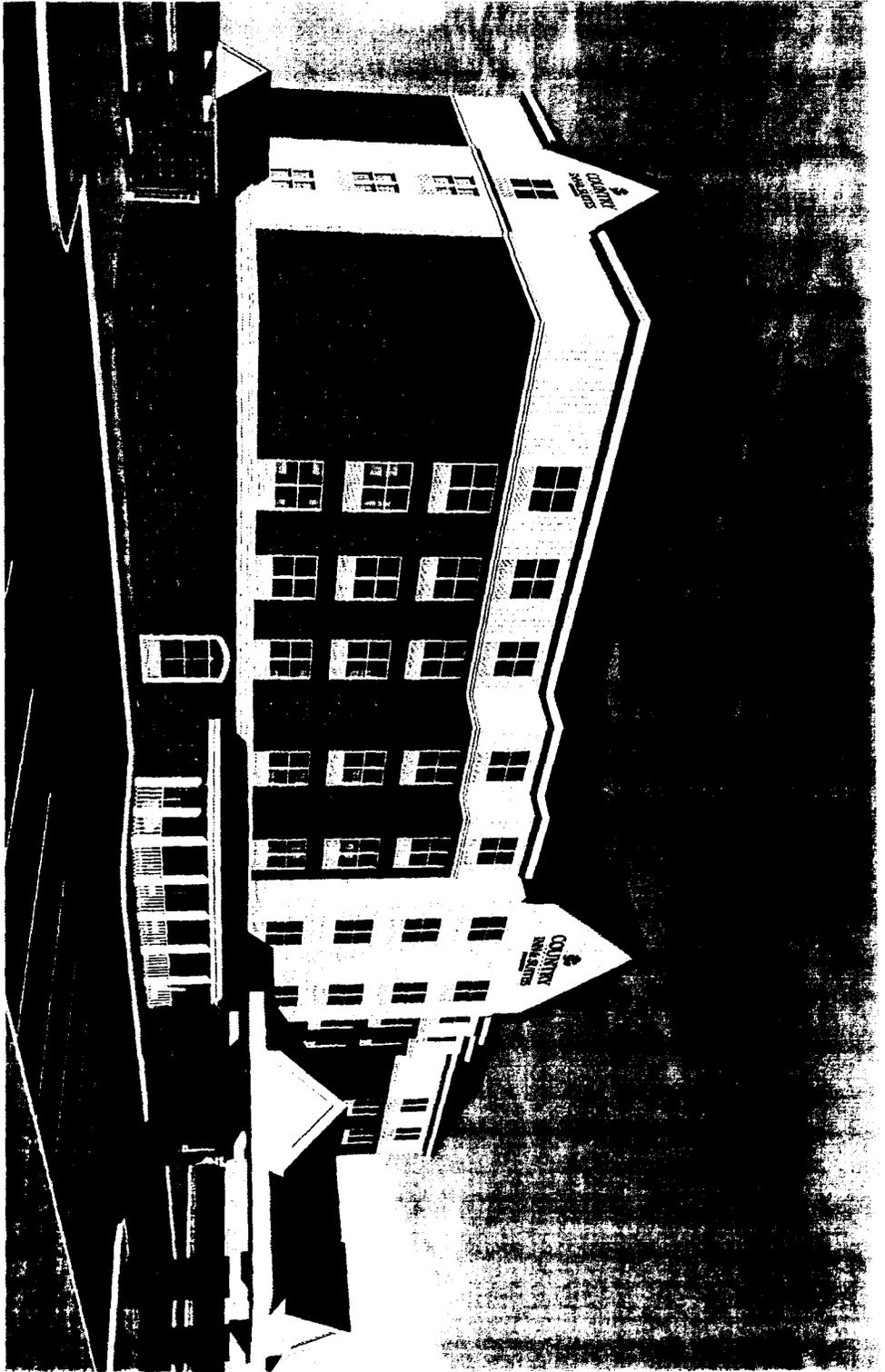
additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



Country Inn & Suites
Chantilly, VA



mbj ARCHITECTURE
11827 B MARCOLLA ROAD
DROVE PARK SQUARE
GLENN ALLEN, VA 22088
PH (703) 273-9811 FAX (703) 273-9840



Country Inn & Suites
Chantilly, VA



mbj ARCHITECTURE
11827 B HICKORY ROAD
DUNWOODE PARK SQUARE
ALEXANDRIA, VA 22304
PH (703) 273-5811 FAX (703) 273-4843

SPECIAL EXCEPTION AFFIDAVITDATE: June 11, 2008
(enter date affidavit is notarized)I, Elizabeth A. McKeeby, agent, do hereby state that I am an
(enter name of applicant or authorized agent)(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

988216

in Application No.(s): SE 2008-SU-001
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
JAI Hotels, L.L.C. Agent: Vinay B. Patel	45620 Falke Plaza Sterling, Virginia 20166	Applicant/Title Owner of Tax Map 34-3 ((1)) 22
Urban Engineering & Associates, Inc. t/a Urban Ltd. Agent: Clayton C. Tock	7712 Little River Turnpike Annandale, Virginia 22003	Engineers/Agent

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

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

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

Special Exception Attachment to Par. 1(a)

DATE: June 11, 2008
 (enter date affidavit is notarized)

788216

for Application No. (s): SE 2008-SU-001
 (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)
nbj Architecture, PLC Agents: Neil (nmi) Bhatt Asim (nmi) Kumarm	11537B Nuckols Road Glen Allen, Virginia 23059	Architect/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Abby C. Denham Tara E. Wiedeman (former) Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Megan C. Shilling Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent

(check if applicable)

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 11, 2008
(enter date affidavit is notarized)

188215

for Application No. (s): SE 2008-SU-001
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) JAI Hotels, L.L.C.
45620 Falke Plaza
Sterling, Virginia 20166

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Vinay B. Patel
Mitesh B. Patel
Bhupendra B. Patel

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

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

Special Exception Attachment to Par. 1(b)

DATE: June 11, 2008
(enter date affidavit is notarized)

C188216

for Application No. (s): SE 2008-SU-001
(enter County-assigned application number (s))

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

Urban Engineering & Associates, Inc. t/a Urban Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Barry B. Smith
J. Edgar Sears, Jr.
Brian A. Sears

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: June 11, 2008
(enter date affidavit is notarized)

788216

for Application No. (s): SE 2008-SU-001
(enter County-assigned application number (s))

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

njb Architecture, PLC
11537B Nuckols Road
Glen Allen, Virginia 23059

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)

Neil (nmi) Bhatt

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 11, 2008
(enter date affidavit is notarized)

Handwritten number 988210

for Application No. (s): SE 2008-SU-001
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
None

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 11, 2008
(enter date affidavit is notarized)

988216

for Application No. (s): SE 2008-SU-001
(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:

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

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

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

None

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 11, 2008
(enter date affidavit is notarized)

188210-

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

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

None

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

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

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

WITNESS the following signature:

(check one)

Elizabeth A. McKeeby
 Applicant

Applicant's Authorized Agent

Elizabeth A. McKeeby, agent

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

Subscribed and sworn to before me this 11 day of June, 2008, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2011

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



WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

Martin D. Walsh
(703) 528-4700 Ext. 5422
mwalsh@arl.thelandlawyers.com

January 3, 2008
Revised

Via Hand Delivery

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

RECEIVED
Department of Planning & Zoning
JAN 03 2008
Zoning Evaluation Division

Re: Special Exception Request (the "Application")
JAI Hotels, LLC (the "Applicant")
Fairfax County Tax Map Reference: 34-3-((1))-22 (the "Subject Property")

Dear Ms. Coyle:

Please accept the following as a statement of justification for the above-referenced application. The Applicant is the owner of the Subject Property, identified as 14530 Lee Road, a 5.205 acre parcel located on the west side of Lee Road, south of Flint Lee Road and north of Willard Road. The Subject Property is to be zoned I-3, Light Intensity Industrial District and is within the Airport Noise Overlay Zone as well as the Water Supply Protection Overlay District. The Subject Property is bounded by land which is zoned I-5, General Industrial District on the north, south and east, and by I-3 zoned land to the west. Currently, the Subject property is vacant land and the western portion of the parcel is designated as Resource Protection Area (RPA). No development is proposed within the RPA.

The Applicant, JAI Hotels, LLC requests a Category 5 Special Exception to construct a hotel on the Subject Property. JAI Hotels, LLC is a family owned hotel business and was founded by Vinay Patel. It currently operates three hotels in the area and is working towards the development of three additional sites for hotels. JAI Hotels has partnered with Carlson Hotels and their branded hotels include a Country Inn and Suites, a Hampton Inn and Suites and a Days Inn.

The Applicant proposes an approximately 112 room, four-story, 60,000 square foot hotel to be located on the eastern portion of the Subject Property and wholly outside of the designated RPA. The hotel, in close proximity to Dulles Airport, would serve primarily business travelers, but will also offer accommodations for others visiting or doing business in the Dulles area. The

Applicant's experience and research in the hotel market indicates that there is a strong demand for hotel rooms during the week by those in the area visiting corporate offices. Additional need for hotel accommodations comes from the governmental presence in the area and by the Air and Space Museum and Chantilly Expo Center which create the need for hotel stays on weekends.

The hotel would offer a continental style breakfast to its patrons and may provide approximately 900 square feet of meeting space which could be available for use by the community. Other amenities will include an indoor pool, business center and shuttle service to Dulles Airport. The proposed hours of operation for the hotel will be 24 hours, seven days per week. With the approximate 112 room capacity, the estimated average occupancy would be 65% and at the standard 1.5 guest ratio, this would result in about 109 patrons per day. It is anticipated that the hotel will have a total of twenty employees, with six to seven employees per shift.

In regard to traffic impacts, hotels typically produce lower trip generation rates than office development, especially at peak hours. Peak traffic for the hotel use is generally spread between the hours of 5:00 p.m. to 9:00 p.m. when guests are arriving to check-in. The Applicant proposes a hotel shuttle to Dulles Airport which should further reduce the peak hour trips. The site will utilize surface parking on the site and feature attractive landscaping in the parking and hotel entrance area.

The hotel building will consist of an approximately 90% brick façade on all four elevations and offer a residential appearance with gables and a mansard roof. The Applicant proposes a porch feature at the entry way to create a sense of welcoming and extensive landscaping to complement the brick exterior.

The Subject Property is located within the BR2 Upper Cub Run Community Planning Sector and the Dulles Suburban Center designations of the Fairfax County Comprehensive Plan. Specifically, the Subject Property is located within Land-Unit H of the Dulles Suburban Center. The Plan states that Land-Unit H is planned for industrial, research and development, and industrial flex uses up to a maximum of 0.35 FAR. There is no parcel-specific text for the Subject Property, however, the Dulles Suburban Center text envisions a broad mix of uses which will benefit from proximity to the Airport such as national and international business, tourism and visitor services, major recreation and entertainment features, mixed commercial and residential and industrial service areas. The Applicant's proposal will help to fulfill the Plan's vision for a mixed use Dulles Suburban Center by adding to the diversity of uses as well as providing high quality accommodations for visitors and tourists to the area while including high quality design and architectural materials which will enhance the Lee Road corridor.

The Subject Property is not known to contain any hazardous and/or toxic substances. This proposal conforms with the provisions of all applicable ordinances, regulations, and adopted standards with the exception of one requested modification. The Applicant requests a modification of Zoning Ordinance Section 9-512, "Additional Standards for Hotels, Motels".

January 3, 2008

Page 3

Section 9-512 states, "When located in an I district, such a use shall be an integral design element of a site plan for an industrial building or building complex containing not less than 100,000 square feet of gross floor area." The Applicant understands that the intent of this provision is to ensure that any hotel in an industrial district is developed in a harmonious way with surrounding industrial development and suggests that hotels be part of a larger industrial park site plan.

While this provision is geared toward development of a large industrial campus under a single site plan, it is the Applicant's position that the proposed hotel will be equally compatible with the surrounding industrial and commercial uses. Based upon square footages provided for the adjacent industrially zoned land on the County Real Estate Assessment records, there is approximately 126,515 square feet of industrial development on the parcels abutting the Subject Property to the South. The Applicant proposes to integrate the proposed hotel in terms of transportation and site circulation impacts. Additionally, interparcel access to parcel 23A to the south is proposed with this special exception request.

Should you have any questions regarding this proposal, or require additional information, please do not hesitate to call me. I would appreciate the acceptance of this application and scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience.

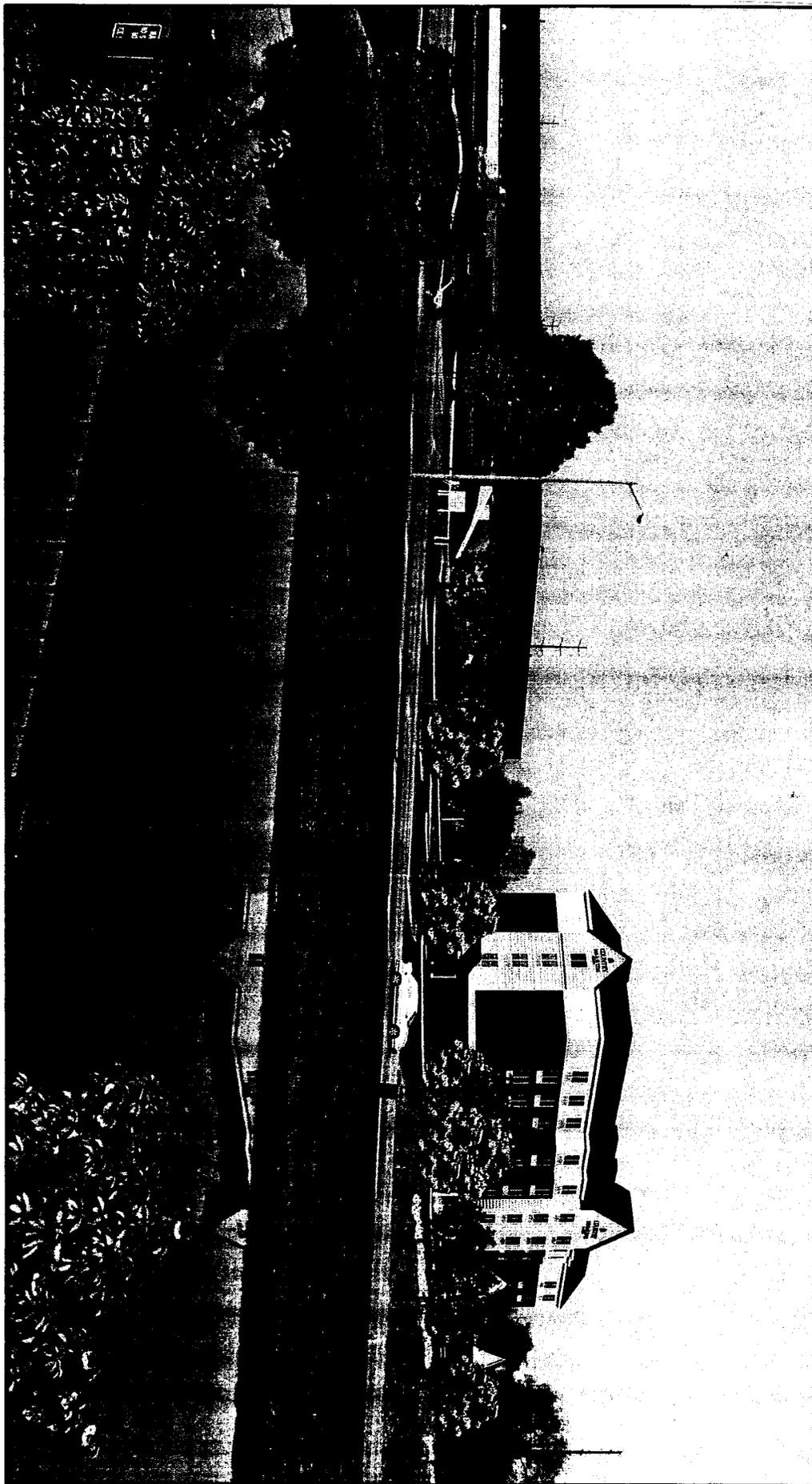
Very truly yours,

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

Martin D. Walsh by em

Martin D. Walsh

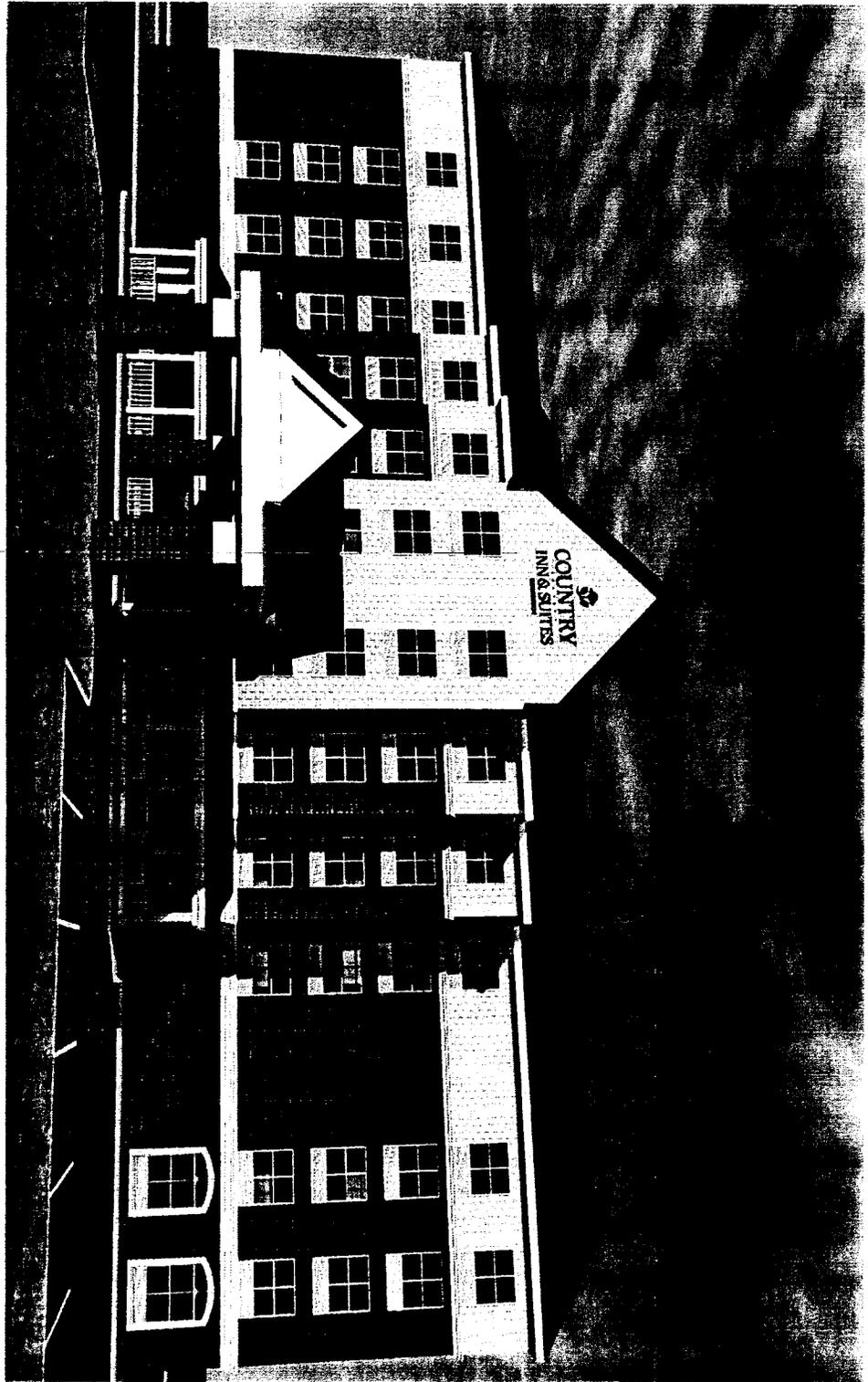
cc: Vinay Patel
Clayton Tock



Country Inn & Suites
Chantilly, VA



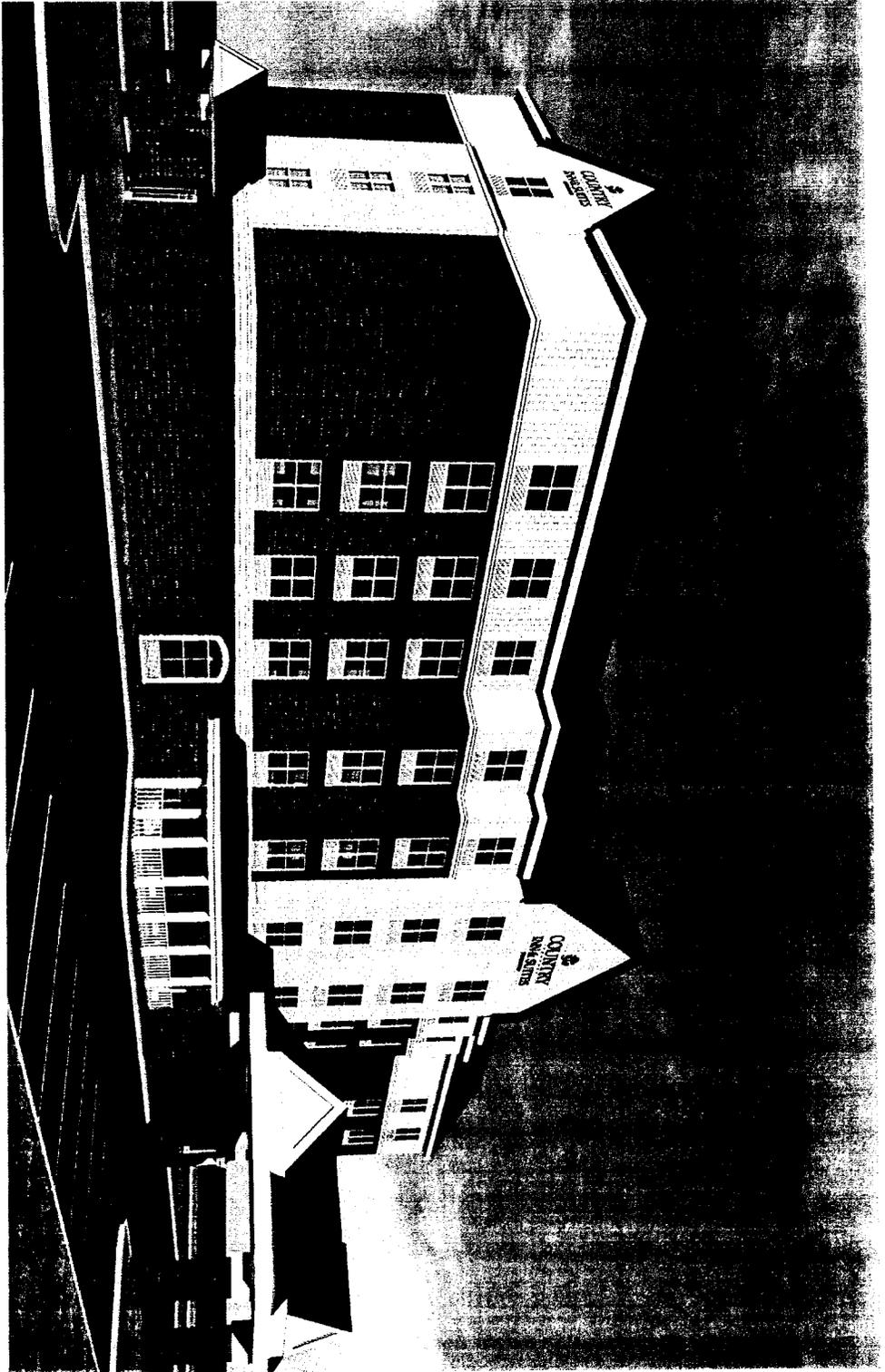
mbj ARCHITECTURE
11877 B NUCKOLLS ROAD
GROVE PARK SQUARE
GLEN ALLEN, VA 22060
PH (703) 273-9811 FAX (703) 273-9843



Country Inn & Suites
Chantilly, VA



mbj ARCHITECTURE
11575 HUNTERS HOLLOW
GROVE PARK BOULEVARD
GLENN ALLEN, VA 22089
☎ (800) 273-9811 ☎ (804) 273-9843



Country Inns & Suites

Chantilly, VA



mbj ARCHITECTURE
11827 WINDSOR LANE
GROVE PARK SQUARE
GLENN ALLEN, VA 22060
TEL: (800) 273-2811 FAX: (800) 273-2843



County of Fairfax, Virginia

MEMORANDUM

DATE May 15, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Revised Land Use Analysis and Environmental Assessment: SE 2008-SU-001
JAI Hotels, LLC

This memorandum, prepared by Mary Ann Welton, AICP, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject special exception application for this property and the revised special exception plat, dated May 8, 2008. The extent to which the application is in harmony with the applicable guidance contained in the Comprehensive Plan is noted.

DESCRIPTION OF THE APPLICATION

The applicant, JAI Hotels, LLC, is requesting to construct a 112 room, five story, 60,000 square foot hotel on the 5.2 acre subject property located at 14530 Lee Road. The proposed floor area ratio (FAR) is .26. The total number of surface parking spaces proposed is 125 and 2 loading spaces; the total number of parking spaces required is 121 spaces and 2 loading spaces. Access to the site is proposed from Lee Road. Seventy-two percent of the proposed development is designated as open space; 15 percent open space is required.

LOCATION AND CHARACTER OF THE AREA

The subject property is located west of Lee Road approximately 1,400 feet north and west of intersection of Lee Road and Willard Road. The property is planned for industrial, research and development, and industrial/flex uses up to a maximum FAR of .35 FAR and it is zoned I-3 (Light Intensity Industrial District). Schneider Branch stream valley, which is planned for public park, traverses in a northeast/southwest direction, north and west of the subject property. A gas transmission easement crosses the subject property on the west. Land to east is planned for industrial use and private open space, and is developed with office use. Land to the south is planned for industrial use and is developed with an unoccupied wholesale distribution facility.

COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, as amended through August 6, 2007, Dulles Suburban Center Land Unit Recommendations, Land Unit H, page 113, the Plan states:

- “1. Land Unit H is planned for industrial, research and development, and industrial/flex uses up to a maximum FAR of .35.”

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, as amended through August 6, 2007, Dulles Suburban Center Overview, under the heading Performance Criteria for Optional Uses, page 20, the Plan states:

“Within each of the land units of the Dulles Suburban Center, recommended land uses and intensities/densities are specified with a baseline Plan recommendation for development. In some cases, other uses that may be appropriate under certain conditions are also specified. These are called optional uses. Under the options, the overall intensity may generally vary as long as the identified performance criteria for traffic impacts, compatibility and site-specific conditions are met. . . . Although not specifically referenced in each land unit, institutional uses and uses allowed by special permit and special exception may be considered as optional uses throughout the Dulles Suburban Center.

To develop property with an optional use, an applicant shall submit to the County a development proposal for a rezoning, special exception or special permit, as appropriate, with sufficient detail and information that fulfills the following items:

- Provides an analysis that demonstrates, to the satisfaction of the Fairfax County Office of Transportation, that the uses and intensities/densities proposed will result in lesser peak-hour traffic impacts than would be generated if the site were to develop at the maximum allowable intensity for the Plan baseline recommendation. In those land units where a range of intensities is specified (example: .50-1.0 FAR) the low end of the range should be used for calculating peak-hour trip equivalencies;
- Provides evidence that all compatibility elements are satisfied;
- Provides information that demonstrates that the proposed uses will contribute to the economic vitality of the area; and
- Provides excellence of design, as demonstrated by the development proposal's ability to respond to the Design Guidelines for the Dulles Suburban Center.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Land Use, as amended through December 3, 2007, on pages 9 and 10, the Plan states:

“Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses. . . .

Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.”

Environment

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 6-9, the Plan states:

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

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

Policy d. Preserve the integrity and the scenic and recreational value of stream valley EQCs when locating and designing storm water detention and BMP facilities. In general, such facilities should not be provided within stream valley EQCs unless they are designed to provide regional benefit or unless the EQCs have been significantly degraded. When facilities within the EQC are appropriate, encourage the construction of facilities that minimize clearing and grading, such as embankment-only ponds, or facilities that are otherwise designed to maximize pollutant removal while protecting, enhancing, and/or restoring the ecological integrity of the EQC....

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

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

- Where feasible, convey drainage from impervious areas into pervious areas....
- Encourage the preservation of wooded areas...adjacent to the stream valley EQC areas.

- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas....
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements....
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements.

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

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 10, the Plan states:

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

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

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 14-15, the Plan states:

“Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). ... Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.
- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.
- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.
- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to nonpoint source water pollution, and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements:

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution

reduction as described above. In addition, some intrusions that serve a public purpose such as unavoidable public infrastructure easements and rights of way are appropriate. Such intrusions should be minimized and occur perpendicular to the corridor's alignment, if practical.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation. The use of protective easements as a means of preservation should be considered.

When preservation of EQC land is achieved through the development process it is appropriate to transfer some of the density that would otherwise have been permitted on the EQC land to the non-EQC portion of the property to provide an incentive for the preservation of the EQC and to achieve the other objectives of the Plan. The amount of density transferred should not create an effective density of development that is out of character with the density normally anticipated from the land use recommendations of the Plan. For example, town homes should not normally be built adjacent to an EQC in an area planned for two to three dwelling units per acre. Likewise, an increase in the effective density on the non EQC portion of a site should not be so intense as to threaten the viability of the habitat or pollution reduction capabilities that have been preserved on the EQC portion of the site.

Policy b. To provide an incentive for the preservation of EQCs while protecting the integrity of the EQC system, allow a transfer of some of the density from the EQC portion of developing sites to the less sensitive areas of these sites. The increase in effective density on the non-EQC portion of a site should be no more than an amount which is directly proportional to the percentage of the site that is preserved. Overall site yield will decrease as site constraints increase. Maximum density should be determined according to a simple mathematical expression based upon the ratio of EQC land to total land. This policy is in addition to other plan policies which impact density and does not supersede other land use compatibility policies.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 16, the Plan states:

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

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

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 17-19, the Plan states:

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

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

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

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of

professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

- Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:
- Development in accordance with Comprehensive Plan Options;
 - Development involving a change in use from what would be allowed as a permitted use under existing zoning;
 - Development at the Overlay Level; or
 - Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range. . . .
- Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.
- Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses."

COMPREHENSIVE PLAN MAP: Industrial Use and Public Park

LAND USE ANALYSIS

Use

The subject property is undeveloped and located in Land Unit H of the Dulles Suburban Center which is planned for industrial, research and development, and industrial/flex uses up to a maximum FAR of .35. On the Comprehensive Plan map, the site is designated for industrial use and for public park for the rear portion of the site generally coterminous with the Resource Protection Area and Environmental Quality Corridor associated with Schneider Branch. The planned land uses for this site and nearby properties are generally reflective of their existing uses and zoning in "I-3, Light Intensity Industrial District" and "I-5, General Industrial District." While the Comprehensive Plan provides site-specific support for the location of hotels in some places in the Dulles Suburban Center such as in areas planned for mixed use, the Comprehensive Plan does not explicitly identify a hotel as an appropriate use for the subject property. The location of a hotel on the subject property raises concerns about potential land use conflicts between the proposed hotel and nearby sites planned and zoned for industrial uses. However, the Comprehensive Plan does provide consideration for optional uses if certain conditions are met and recognizes that uses allowed by special permit and special exception may be considered as optional uses throughout the Dulles Suburban Center. The hotel use which is being reviewed as a special exception use is, therefore, being considered under the Comprehensive Plan guidance as an optional use in the Dulles Suburban Center. The Comprehensive Plan's performance criteria for optional uses call for the demonstration of traffic mitigation, land use compatibility and design excellence.

This issue remains outstanding.

Intensity

The applicant proposes to develop a 112 room, five-story hotel containing 60,000 square feet at a .26 FAR. As an optional use, the Comprehensive Plan specifies that overall intensity may generally vary as long as the identified performance criteria for traffic impacts, compatibility and site-specific conditions are met. Development and intensity of this site should also be accomplished in a manner to protect and preserve the Resource Protection Area and Environmental Quality Corridor associated with Schneider Branch. Almost 2/3 of the 5.2 acre parcel is located in an environmental sensitive area (RPA/EQC) or utility easement with the remaining 1/3 of the site closest to Lee Road suitable for development. The development plan depicts a "field verified" Resource Protection Area (RPA) and floodplain. The field-verified RPA and floodplain limits (Fairfax County Plan # 3775-RPA-002-1) were approved on November 16, 2007.

To enhance the protection of the environmental sensitive areas on the site, it is recommended that the entire area west of the "existing mapped wetlands" on the development plan not be developed or be used for parking. The applicant has not committed that this entire area will be preserved in an undisturbed state.

This issue remains outstanding.

Trip Generation

Performance based elements for optional uses relevant to the proposed hotel include a criterion regarding trip generation. To be in conformance with this Plan criterion, the applicant should demonstrate that the proposed 112-room hotel will have lesser peak-hour traffic impacts than if the site were developed under its baseline Plan recommendation for industrial, research and development, and industrial/flex uses at .35 FAR. Trip generation figures are subject to the review and approval of the Fairfax County Department of Transportation.

Compatibility

Parcel Consolidation: The Comprehensive Plan recommends parcel consolidation and/or coordination of development plans with adjacent development to achieve Comprehensive Plan objectives to effectuate a well-designed development and adequate setbacks, screening and buffering and to ensure that unconsolidated parcels have access and can be developed in accord with the Comprehensive Plan. The subject property is a 5.2 acre parcel, with more than half of which is RPA and floodplain. The adjacent 3.5 acre parcel to the north is undeveloped and only a small portion is available for development due to the presence of the RPA associated with Schneider Branch. Consolidation of this property with the subject property would be highly desirable to take advantage of this developable area while affording maximum protection for the environmentally sensitive portions of the Schneider Branch on both lots. Consolidation would also facilitate a better design and substantial buffers between the hotel and nearby industrial uses. If consolidation does not occur, at a minimum, the applicant should provide interparcel access to this property in order to accommodate any appropriate development of the adjacent lot. A proposed ingress/egress easement to the northern property, as depicted on the development plan, may suffice as interparcel access as deemed appropriate by staff in the Department of Transportation. Interparcel access is shown to the southern property.

Buffers: The proposed development raises concern about potential land use conflicts between the proposed hotel and nearby sites planned and zoned for industrial uses. The Policy Plan recommends that undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses be minimized through the control of building height and the use of appropriate buffering and screening. Substantial buffering and screening is also expected to be part of any high quality development, as envisioned by the Comprehensive Plan for the Dulles Suburban Center. The development plan, as currently proposed, does not clearly demonstrate substantial buffers along the property's southern and northern boundaries. The proposed buffer along the northern boundary adjacent to a parking area currently varies in width from 15 to 22 feet. The proposed buffer, a "vegetated" swale along the southern boundary is also adjacent to a parking area. The width of this buffer is generally 45 feet between the parking spaces and the southern property boundary. However, plantings appear to cover only approximately one-half the width of this buffer. If the vegetated swale is to

function as transitional screening, then it should be enhanced with additional plantings. Along the southern and northern boundaries, it is recommended that buffers be at least 35-feet in width and densely vegetated without any gaps. The use of a wall and/or berm along with vegetated buffers may provide better separation between the hotel and adjacent land zoned for industrial uses.

This issue remains outstanding.

Design Elements: The Dulles Suburban Center design guidelines emphasize high quality site design and architectural excellence for new development and redevelopment. These guidelines discuss creating a recognizable identity for the Dulles Suburban Center by creating a sense of place. The warehouse distribution facility to the south of the subject property is vacant and “for sale.” The warehouse is elevated approximately ten feet higher topographically than the subject property, and a low retaining wall separates the two properties. Warehouse loading doors face north toward the subject property. To the north is vacant land and across Lee Road is an office use on an industrially zoned land. The proposed five-story building is expected to be visible from all adjoining properties, except from the land to the west which may be buffered by the RPA/EQC. All visible façades of the proposed building should meet the high quality design standards of the Dulles Suburban Center design guidelines. Architectural elevations and one perspective from the east of the proposed hotel depict a mostly brick building on all four sides. According to the applicant the hotel will have a residential appearance with gables and a mansard style roof. While the appearance of the proposed brick hotel would not be incompatible with some of the surrounding existing land uses, the design seems to be a standard prototype and would not, in staff’s opinion, be an exceptionally distinguishable landmark in the Dulles Suburban Center. Particularly noteworthy is the proposed orientation of the building. The main entrance of the hotel faces the property to north, not Lee Road from which cars access the site. Therefore, while the east façade is proposed as a side of the building, it will be viewed from Lee Road as if it is the front of the building and should be designed accordingly. This façade currently looks like a side of a building.

The design guidelines encourage parking in decks or well-screened, off-street parking on the side and at the back of buildings. The development plan, however, depicts parking spaces on all sides of the hotel with limited parking lot landscaping. A landscaped strip is proposed between parking spaces and Lee Road. To be consistent with the design guidelines, the landscaped strip and parking lot should be enhanced with more plantings and/or use of walls, fences or berms to screen the view of the parking lot from the street and soften the visual impact of the development. Alternatively, the layout of the site could be modified now that it has been demonstrated that the RPA/floodplain boundary is located farther west of the site in comparison to the County mapped RPA, thus increasing the potential development envelope on site. Consideration should be given to locating the hotel closer to Lee Road without any parking spaces between Lee Road and the east façade of the hotel. Currently proposed parking spaces near Lee Road might be relocated behind the other side (west façade) of the building.

The development plan notes that an entrance sign will be provided in compliance with zoning. Consistent with the Dulles Suburban design guidelines, a ground-mounted sign is desirable. A

pole-mounted sign is discouraged. In the proffers dated May 8, 2008, the applicant states that there will not be any pole mounted signage.

Some design issues remain outstanding.

Conclusion

In summary, the application, as currently proposed, does not demonstrate that proposed land use (hotel) and intensity meets the Comprehensive Plan's performance criteria regarding land use compatibility and design excellence. To be compatible with the surrounding area which is planned and developed with industrial uses, densely vegetated buffers should be provided as noted above. Walls and/or berms near the vegetated buffers could provide better separation between the hotel and adjoining properties. The landscaped strip along Lee Road should be enhanced to screen the view of parking from the street or site layout should be modified to bring the hotel closer to Lee Road and relocate currently proposed parking in this area to the other side or west façade of the building. Additional landscaping in the parking lot would also soften the visual impact of development. In accordance with the design guidelines for the Dulles Suburban Center, site layout, architectural design and streetscape elements combined should result in a premier development which functions well and is highly attractive. For the reasons discussed above, staff finds that the application is not in conformance with the land use and design recommendations of the Comprehensive Plan.

ENVIRONMENTAL ANALYSIS

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

Water Quality Protection/Stormwater Management Best Management Practices (BMP): The subject property is located in the Cub Run Watershed, the County's Water Supply Protection Overlay District (WSPOD) and the County's Chesapeake Bay Watershed. The application proposes to address water quality control requirements through the installation of four filterra™ facilities located throughout the site, a vegetated swale measuring approximately 260 foot long x 45 foot wide along the property's southern boundary and the establishment of a conservation easement over a portion of the environmentally sensitive land area west of the hotel. The BMP narrative indicates that the five facilities combined with the land area protected by the conservation easement will exceed the 50% pollutant removal requirement as is stipulated for the County's Water Supply Protection Overlay District (WSPOD), as well as the 40% phosphorous removal requirement of the County's Chesapeake Bay Preservation Ordinance (CBPO).

Adequate Outfall: The narrative on sheet 2 of the special exception plat indicates that the outfall analyses performed for water velocities generated by the 2 year and the 10 year storm events in Schneider Branch can be handled adequately. The adequacy of any proposed SWM/BMP facilities and outfall measures will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Resource Protection Area (RPA)/Environmental Quality Corridor (EQC)/ floodplain: There should not be any encroachments into the RPA/EQC. Measures should be taken to ensure that construction and land disturbance will not negatively affect the environmentally sensitive wetland feature associated with the RPA and the EQC.

As noted in the land use analysis section above, the development plan depicts a “field verified” RPA and floodplain. The field-verified RPA and floodplain limits (Fairfax County Plan # 3775-RPA-002-1) were approved on November 16, 2007.

A significant portion of the 5.2 acre subject property is environmentally sensitive land which is RPA, 100 year floodplain and EQC. The core feature of Schneider Branch stream valley located immediately west of this property is under the protection of the Fairfax County Park Authority. The applicant is encouraged to protect and restore the EQC (coterminous with the 100 year floodplain) portion of the subject property situated between the proposed hotel footprint and Schneider Branch stream valley. Should the entire western portion of the site (west of the mapped existing wetlands on the development plan) be protected in an undisturbed state, then DPWES will determine how much water quality control credit is appropriate.

Landscaping and Tree Preservation/Restoration: The County’s Urban Forest Conservation Branch indicates that the vegetation on the subject property is degraded and encourages a commitment (in the form of a development condition) to augment and enhance the existing vegetation with native plant species. The applicant is encouraged to implement a quality forestation plan which would involve identification and removal of invasive species, as well as re-forestation and re-vegetation of that area with native plant, shrub and tree species. A forestation plan should address and enhance the environmentally sensitive western portion of the site.

Green Building: The Policy Plan was recently amended to incorporate guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects.

The applicant is seeking to develop a hotel under the Comprehensive Plan’s optional use in the Dulles Suburban Center. The Policy Plan recommends that such developments, which are seeking a change in use from what would be allowed as a permitted use under existing zoning or an optional use under the Comprehensive Plan and are located in specially designated areas such as the Dulles Suburban Center, attain basic Leadership in Energy and Environmental Design (LEED) certification through the U.S. Green Building Council or other comparable program with third party certification.

The applicant proposes to retain a LEED Accredited Professional (the LEED consultant) as a member of the design and construction team. The LEED consultant will work with the design and construction team to incorporate design elements and innovative technologies that may earn the applicant points under the U.S. Green Building Council's rating system for LEED New Construction version 2.2. Specifically, the applicant will meet the intent for 7 LEED prerequisites and at least 20 LEED credits. The applicant proposes to retain the services of a second LEED Accredited Professional to serve as a "third-party" to confirm that the project achieves the intent of the LEED credits.

The applicant is proffering to incorporate elements in the design and construction of the hotel in order to meet the intent of a minimum of 20 LEED credits under the New Construction version 2.2. A minimum of 20 LEED credits falls short of the 26 LEED credits required for LEED certification under the New Construction version 2.2. Without attainment of LEED certification or an equivalent program, the proposed hotel is not in conformance with Comprehensive Plan's guidance regarding green buildings. To be in accord with the Comprehensive Plan, the project should incorporate green building practices sufficient to attain basic LEED certification under the U.S. Green Building Council program or an equivalent program with third party certification. In support of attainment of LEED certification for the project, the applicant is encouraged to:

- Retain a LEED AP who is a professional engineer or architect licensed to practice in the Commonwealth of Virginia and will be a part of the project's design and construction team;
- Prior to approval of the site plan for the project, execute a separate agreement and post, a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$123,000 for the project. The provision of documentation from the U.S. Green Building Council that the project has attained LEED certification to the Environment and Development Review Branch of DPZ will be sufficient to satisfy this commitment. If the applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within one year of issuance of the non-Residential Use Permit (non-RUP) for the project, the escrow will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of County environmental initiatives.
- Include a list of specific credits within the most current version of a LEED rating system as part of the site plan and building plan submission; and
- Retain a professional engineer or architect licensed to practice in the Commonwealth of Virginia who will provide certification statements both at the time of site plan and building plan reviews confirming that the items on the list will meet at least the minimum number of points necessary to attain LEED certification of the project.

In order to ensure the long term viability of the green building measures, the applicant is encouraged to retain a LEED AP who will prepare a green buildings user's manual. The user's manual at a minimum should:

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

The applicant should be aware that attainment of LEED certification under the Core and Shell rating system would be acceptable if the applicant deems this system suitable for the hotel.

COUNTYWIDE TRAILS MAP:

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

PGN: MAW

Additional Plan Citations

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, as amended through August 6, 2007 Dulles Suburban Center Area-Wide Recommendations, pages 23-25, the Plan states:

“DULLES SUBURBAN CENTER AREA-WIDE RECOMMENDATIONS

LAND USE

The Plan for the Dulles Suburban Center recommends baseline and optional land uses to guide development in the area. To obtain the development flexibility afforded by the optional uses, applicants must demonstrate that all applicable performance criteria, as outlined in the implementation approach, are met. All land uses should reinforce the overall goals and objectives of the Plan in both their type and arrangement and should relate positively to the transportation system, as well as to one another, in order to achieve the highest collective development quality for the area. . . .

Urban Design Principles

The principles of urban design to be followed in the Dulles Suburban Center are represented by four words: Function, Order, Identity and Appeal. Below is a brief discussion of these terms:

Function. If an area is designed well, it generally works well; it serves its purpose. Function can be achieved if:

- People can conduct their business easily, efficiently and safely, usually resulting in higher economic return; and
- The area has all the needed linkages (i.e., good access for pedestrians and vehicles) and has a clear and easily understood circulation system which reduces reliance on the auto.

Order. Good design is logical and well organized. It presents a coherent, clear image for the area. If an area has good order, it addresses the following:

- The average user can understand where he/she is and how to get around easily. There is a pattern or layout to the area that can be recognized and remembered; and
- The area displays visual unity that is manifested through a cohesive use of design elements. This cohesiveness is carried out through themes in landscaping, architecture, paving, building materials, and signage. This does not mean that everything looks the same, but that there are some common elements with variety when appropriate.

Identity. Good design helps an area take on a special character or strong image that provides a sense of place, or a pattern that makes it easy to distinguish it from other areas. An area with good identity exhibits the following characteristics:

- It uses landmarks or focal points to give the entire area a special focus or character (e.g., Dulles Airport);
- It strongly defines the area as a whole, as well as areas of special character, using gateways, edges, parks, buffers, and/or natural features as boundaries; and
- It uses special land use patterns, such as mixed-use districts, historic areas, and special shopping areas to achieve a separate identity for small areas within the larger area.

Appeal. Defining appeal is subjective, but an area which is visually appealing usually displays some of the following characteristics:

- The economic return of the area is high because people are attracted to it. The image of the area is positive, and human interaction is encouraged. A high level of activity exists, because users enjoy being there;
- A high degree of visual unity exists, not to the point of monotony, but with harmony of style, color and scale; and
- Visual diversity also exists, resulting from interesting differences and contrasts, such as unique building forms or skylines, views, or vistas.

Urban Design Objectives

The quality of the built and natural environment is an important consideration in planning for the Dulles Suburban Center because recent development has, for the most part, established a high standard for design. The intent of the following design objectives is to achieve the goal of protecting the existing high-quality built environment and the natural environment, while ensuring the compatibility of future development. Specific guidelines to be used in implementing these objectives are found in the section titled "Design Guidelines for the Dulles Suburban Center" after Land Unit K in the Suburban Center Plan text.

Design Objectives

1. Provide high-quality development that is functionally integrated, orderly, identifiable and attractive.
2. Create a positive and easily recognizable identity for the Dulles Suburban Center as a whole, and also for individual development units. Establish a sense of place and assist in orienting people to find their way to the area's workplaces, stores, and other facilities.
3. Design development to allow for pedestrian access between buildings, thus reducing reliance on the auto; provide open space for active and passive recreation, and visual relief; allow opportunities for shared parking; and generally make more efficient use of land, a valuable resource.

4. Create vehicular and pedestrian/non-motorized vehicle circulation systems that minimize conflicts between these different modes of travel, and that are clearly identified for easy use. . . .
6. Protect and enhance environmental and heritage resources, integrating these features into development to the greatest extent possible.
7. Encourage parcel consolidation in order to realize the benefit of comprehensive urban design and circulation/access principles.
8. Create highway corridors that function well, are visually appealing, and provide clear linkages to the rest of the Dulles Suburban Center.
9. Promote a positive image for the Dulles Suburban Center in keeping with the high architectural and design standards for development of the area as a whole.

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, as amended through August 6, 2007 Dulles Suburban Center Land Unit Recommendations, pages 51-54, the Plan states:

“DULLES SUBURBAN CENTER LAND UNIT RECOMMENDATIONS

In order to achieve the planning objectives for the Dulles Suburban Center it is necessary that new development and redevelopment be responsive to general criteria and site-specific conditions which focus on mitigating potential impacts. Development proposals at the baseline or optional levels must be responsive to the following development criteria, which apply to all sites in the Dulles Suburban Center:

1. Provision of a development plan that provides high quality site and architectural design, streetscaping, urban design and development amenities. High quality site and architectural design will be evaluated in terms of the ability of the proposal to meet the Design Guidelines for the Dulles Suburban Center.
2. Provision of a phasing program which includes on- and off-site public road improvements, or funding of such improvements to accommodate traffic generated by the development. If, at any phase of the development, further mitigation of traffic generated by the development is deemed necessary, provision and implementation of a plan which reduces development traffic to a level deemed satisfactory to the Office of Transportation through Transportation System Management (TSM) strategies and Transportation Demand Management Programs (TDMs).
3. Provision of design, siting, style, scale, and materials compatible with adjacent development and the surrounding community, and which serves to maintain and/or enhance the stability of existing neighborhoods. . . .
5. Parcel consolidation and/or coordination of development plans with adjacent development to achieve Comprehensive Plan objectives. Parcel consolidations should be of sufficient size to insure projects that function in a well-designed efficient manner, meet all Plan and Zoning Ordinance requirements for setbacks, screening and buffering

and do not preclude the development of unconsolidated parcels in conformance in the Plan.

6. Provision of the highest level of screening and landscaping for all parking.
7. Consolidation of vehicular access points to minimize interference with arterial roadways.
8. Provision of stormwater management by the use of Best Management Practices which contribute to Objectives of this Dulles Suburban Center Plan calling for design of stormwater detention systems that blend with and augment features of the natural environment and contribute to the aesthetics of their sites.
9. Provision of active and passive recreation facilities and specified components of the Greenway system.”

In the Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, as amended through August 6, 2007, Design Guidelines for Suburban Center, pages 129-132, the Plan states:

“I. DESIGN GUIDELINES FOR DULLES SUBURBAN CENTER

Objective: The design guidelines are intended to facilitate the integration of new development with existing and future development, to ensure that the various land uses function well together from the point of view of the user, thus contributing to the overall positive image of the Suburban Center as a high quality area to live, work, shop or visit.

SITE PLANNING

General

- Provide buffers and screening where necessary to protect adjacent neighborhoods or other less intense uses, recognizing that preservation of natural beauty in transitional areas enhances the visual quality of the development.
- Where feasible, minimize areas of impervious surface through shared parking, decked or structured parking; or increased building height; or other measures as appropriate.
- Plan development to ensure substantial usable open space.
- Minimize the disturbance of environmental resources and topography, by integrating existing vegetation, trees and topography into site design.
- Preserve or recover and record significant heritage resources, integrating them into site design where feasible. . . .
- Limit access to arterial roads from retail development, relying on service roads or access to secondary roads that have access to arterials.

Transit Access

- Provide pedestrians, including those with disabilities, with safe and convenient access between bus stops and building entrances, using the shortest route possible.
- Provide bus shelters that protect patrons from the weather, and that are safe, easy to maintain, and relatively vandal-proof.
- Plan transportation facilities, such as bus pullouts, in the initial design of the road network. Design roads to accommodate heavy-weight and large-vehicle requirements.

Vehicular and Pedestrian Access

- Provide separate auto and pedestrian circulation systems for a safe environment that encourages walking rather than auto use for short trips.
- Design safe pedestrian crossings at roads with good lighting and access elements such as ramps for persons with disabilities.
- Provide pedestrian links to adjacent development and to the regional and countywide trail systems, connecting local sites with the larger community and enhancing the continuity of the larger systems.
- Use a hierarchical system of internal drives and roadways; do not access parking directly onto major arterial roads.
- Encourage bicycle use with bicycle routes and secure convenient bicycle storage for use by commuters, recreational users, and people cycling to the local shopping center.

Parking and Loading Areas

- Encourage parking in either structures, decks or well-screened, off-street parking areas on the sides or at the back of buildings. If it is not possible to accommodate parking behind or beside buildings, minimize parking in front of buildings.
- Locate priority parking spaces for carpools and vanpools close to the employee entrance of the building or parking structure, to encourage ride-sharing.
- Integrate the design of parking structures with that for the buildings served. Landscape both on the parking structure and adjacent to it, to make the structure more attractive.
- Design Park and Ride Lots to be compatible with adjacent development and cause as little disruption as possible to the surrounding natural setting. Trees and other vegetation should be preserved as screening.
- Segregate service, maintenance and loading zones from employee and visitor vehicle parking areas.

- Screen parking lots to control the view from the street right-of-way, adjacent development, and buildings being served by the lot. Use plant materials, walls, fences or earth berms. Break up large parking lots into smaller lots by using planting areas as dividers.
- Locate or screen the lights within parking lots to minimize glare on adjacent buildings or residential areas.

Open Space/Environmental and Heritage Resources Protection

- Provide for a continuous open space system linking activity nodes internally and externally. Use natural environmental areas as transitions between developments, as visual amenities, passive recreation corridors, and as wildlife corridors.
- Increase the benefit from stormwater detention facilities by designing them as open space amenities, i.e., small parks with landscaping and seating and/or picnic areas.
- Use grass swales for surface drainage whenever possible rather than channelization.

Buffers and Screening

- Use natural landscape to create edges and provide buffering to help define development. . . .
- Screen from public view rooftop mechanical equipment, materials storage, utility substations and the like.
- Mitigate the impact of blank walls on the side and back of retail buildings with landscaping, screening and buffering. Avoid long expanses of blank walls along major roads, when feasible.

Utility/Service Areas

- Place utilities underground to the extent possible. Keep utility corridors separate from landscaping corridors to avoid disturbing vegetation during utility maintenance.
- Provide for safe and well-screened on-site storage of refuse generated by commercial and industrial uses, including walled enclosures for dumpsters. Design recycling facilities to be accessible but well-screened.

ARCHITECTURAL DESIGN

Scale/Mass/Form/Facades

- When development is near existing residential areas, provide general consistency of scale and mass between residential and non-residential development.
- Establish an architectural theme for multi-building complexes, utilizing similar materials and relating building elements such as entries, windows, and roof lines.

- Incorporate plazas at major building entrances or in the center of a group of buildings. Such plazas could feature special paving, seating, planting, water features such as fountains, and public art.

STREETSCAPE

Landscaping

- Provide a well-landscaped, high-quality image both toward the street and on any facade that can be seen from adjacent buildings or side streets.
- Provide color, texture and seasonal visual interest at major architectural and site focal points by using flowers and ornamental, deciduous and evergreen shrubs, trees, etc.
- Preserve existing high quality vegetation and integrate it with development to the greatest possible extent. Restore disturbed natural areas to be a visually appealing landscape.
- Select low-maintenance landscape materials for areas not likely to receive consistent maintenance.

Signage/Street Furniture

- Create a signage style for a given development complex and carry it out consistently at major roads entering the complex and at building site entries. Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building-mounted signs and ground-mounted shopping center signs incorporated within a planting strip are encouraged. Freestanding and pole-mounted signs are discouraged.
- At major intersections, place street signs on mast arms overhead.
- Provide street furniture including utilitarian items such as benches, trash receptacles, and planters. Street furniture should be durable, require low maintenance, and be easily repaired or replaced.
- Use benches or other seating in courtyards, along pathways, near building entries, or in any other public area. Seating should be located so as not to impede pedestrian traffic.
- Place trash receptacles conveniently and strategically along major walkways, near building entrances, and in seating areas. Locate receptacles so as not to impede pedestrian traffic. . . .

Lighting

- Develop a comprehensive lighting plan for a given development complex, in order to provide unity and a coordinated appearance, thus contributing to a positive sense of orientation and identity for motorists and pedestrians.

- Provide exterior lighting that enhances nighttime safety and circulation, as well as highlighting special features to act as landmarks for motorists.
- Design lighting in a manner that minimizes glare onto adjacent sites.



County of Fairfax, Virginia

MEMORANDUM

March 24, 2008

TO: Suzianne Battista, Staff Coordinator

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

SUBJECT: Fairbrook Hotel, SE 2008-SU-001

The plan shows that approximately 50% of this site consists of RPA and/or floodplain. This existing vegetation on this portion of the site is shown to remain undisturbed. At the time of site plan review, the following issue may arise given the degraded status of the existing vegetation on the site.

The existing vegetation on the entire site, including the proposed preserved area, consists primarily of non-native and invasive species that may not be counted toward meeting the tree cover requirements, per Public Facility Manual Section 12-0702.1A(1). A majority of the vegetation on this site consists of nuisance invasive naturalized Bradford pear and Russian olive.

In order that an acceptable quality forestation plan is established on this site to meet the tree cover requirements and other environmental goals, it is recommended that a Development Condition be included that states requirements consistent with the following:

“Subject to the satisfaction of the Urban Forester, the applicant will provide an invasive vegetation identification and removal plan and a restoration native species planting plan for all undisturbed site areas that will be counted toward tree cover requirements. These plans will be included for review in the first and all subsequent site plan submissions.”

If you have questions, please contact me at 703-324-1770.

PAW
UFMID #: 134324

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





County of Fairfax, Virginia

MEMORANDUM

APR 30 2008

DATE:

TO: Susie Battista, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Special Exception Application, SE 2008-SU-001, JAI Hotels, LLC, Plan Dated April 17, 2008, LDS Project #25041-ZONAV-001-1-B-1, Tax Map #034-3-01-022, Sully District, Cub Run Watershed

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

Chesapeake Bay Preservation Ordinance

There is Resource Protection Area (RPA) on the site and this project is located within the Water Supply Protection Overlay District (WSPOD). Phosphorus removal efficiency of 50% is required for this project.

Floodplain

There is floodplain on the site.

SWM

An underground vault is proposed to meet the stormwater detention requirements. The applicant proposes to meet the water quality control requirements by Filterra™, vegetated swale and credit for natural open space. The computations for phosphorus removal show a percentage of greater than 50%.

- The field verified RPA and 100-year floodplain delineation shown on the plan needs to be referenced on the plan.

Site Outfall

The SWM facilities shall be maintained by the owners and they will be required to enter into the Stormwater Maintenance Agreement.

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



Susie Battista, Staff Coordinator
SE 2008-SU-001
Page 2 of 2

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

QK/dah

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Zoning Application Files



County of Fairfax, Virginia

MEMORANDUM

DATE: June 6, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division

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

SUBJECT: Transportation Impact

FILE: 3-5 (SE 2008-SU-001)

REFERENCE: SE 2008-SU-001; JAI Hotels, L.L.C.
Traffic Zone: 1701
Land Identification: 34-3 ((1)) 22

The following comments reflect the position of the Department of Transportation, and are based on the Special Exception Plat revised to May 23, 2008. The applicant is proposing to develop the site as a 105 room hotel.

Comprehensive Plan. The Overview of the Dulles Suburban Center element of the Comprehensive Plan provides the following specific guidance regarding trip generation for this site:

“In order for an optional use to be considered for approval, the applicant must demonstrate to the satisfaction of the Fairfax County [Department] of Transportation that the uses and intensities/densities proposed will result in lesser peak hour traffic impacts than would be generated if the site were to develop at the maximum allowable intensity under the baseline recommendation of the Plan.”

The applicant submitted traffic generation information which demonstrates that the impacts of the proposed use would not be greater than base line development as identified in the Comprehensive Plan. In addition, the applicant committed to provide a significant contribution to the future widening of the twin box culverts just north of the site on Lee Road. The narrow culvert creates an hour-glass effect to traffic on Lee Road.

Regina Coyle, Director
Zoning Evaluation Division
June 6, 2008
SE 2001-SU-001
Page 2 of 2

Commercial Sign Placement. The development plan delineates a large sign to be placed between the sidewalk and the parking lot. The sign should be located in a manner that will not restrict sight distance for drivers entering or exiting the site.

Frontage Improvements. The development plan delineates frontage improvements consistent with the Adopted Comprehensive Plan, but a note is included that construction will be by others. All frontage improvements should be constructed by the applicant concurrent with development of the site.

This Department would not object to approval of the applicant's request if the issues identified herein are adequately addressed.

AKR/CAA

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



COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION

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

March 18, 2008

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

Re: JAI Hotels, LLC, Fairbrook Hotel
SE 2008-SU-001
Tax Map: 34-3((1)) 22

Dear Ms. Coyle:

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

1. The applicant should construct frontage improvements according to the Comprehensive Plan i.e. a 35 foot (not 24 ft) cross-section from the centerline to the face of curb. In addition, a VPD (vehicle per day) count should be shown at the site entrance and ADT on Lee Road (a right turn deceleration lane or taper may be required, if warranted).
2. The applicant should contribute funds to the culvert replacement/Lee Road widening at Penrose Place.
3. The sight distance should be extended to 530 ft (Sight distance should be based on the design speed. If the design speed is unknown it should be assumed a min.5 mph above the posted speed limit). A sight distance profile should be provided on the plans.
4. The proposed curb return radii at the entrance on Lee Road should be 25 ft.

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

Sincerely,

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

Peter K. Gerner, P.E.
Transportation Engineer

cc: Ms. Angela Rodeheaver

FAIRFAX COUNTY ZONING ORDINANCE

- (7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use, and minor additions to buildings may be permitted, provided that:
 - (a) the sum total of all such structures or additions shall not exceed the greater of 500 square feet of gross floor area, or five (5) percent of the approved gross floor area up to a maximum of 2500 square feet of gross floor area; and
 - (b) the maximum permitted FAR for the zoning district shall not be exceeded.
- C. For all approved special exception uses, any request for an addition shall require the provision of written notice by the requester in accordance with the following:
- (1) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and
 - (2) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files of the Department of Tax Administration, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved special exception, such modification shall require the approval of an amendment to the special exception in accordance with Sect. 014 below or a new special exception.

9-005 Establishment of Categories

For purposes of applying specific conditions upon certain types of special exception uses, and for allowing special exception uses to be established only in those zoning districts which are appropriate areas for such uses, all special exception uses are divided into categories of associated or related uses, as hereinafter set forth in this Article 9.

9-006 General Standards

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

SPECIAL EXCEPTIONS

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

9-007

Conditions and Restrictions

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

9-008

Time Limitations, Extensions, Renewals

In addition to the time limits set forth in this Article, the Board may require, as a condition of the approval of any special exception, that it shall be approved for a specified period of time; that it may be subsequently extended for a designated period by the Zoning Administrator; or that it may be periodically renewed by the Board. The procedure of granting an extension or renewal shall be as presented in Sections 012 and 014 below.

FAIRFAX COUNTY ZONING ORDINANCE

9-512 Additional Standards for Hotels, Motels

1. When located in an I district, such a use shall be an integral design element of a site plan for an industrial building or building complex containing not less than 100,000 square feet of gross floor area.

9-513 Additional Standards for Marinas, Docks and Boating Facilities, Commercial

1. The minimum lot size requirement shall be two (2) acres.
2. Except for light poles, no structure used in connection with the use shall be located closer than 100 feet to any nonriparian lot line.
3. No off-street parking or loading space shall be located within fifty (50) feet of any adjoining property which is in an R district.

9-514 Additional Standards for Mini-Warehousing Establishments

1. Storage units shall be primarily for dead storage and all storage shall be within a completely enclosed building.
2. Loading docks shall not be permitted.
3. There shall be no incidental parking or storage of trucks and/or moving vans except for purposes of loading and unloading or unless approved as a part of a truck rental establishment.

9-515 Additional Standards for Offices

1. The following standards shall apply to offices in residential districts:
 - A. Such a use shall be located only within a Community Business Center (CBC) as shown in the adopted comprehensive plan or such other area where such use is specifically designated in the adopted comprehensive plan.
 - B. Such a use shall be permitted only in a single family detached dwelling which was erected prior to February 26, 1973; additions erected subsequently may not be used for such activities.
 - C. Notwithstanding the provisions of Sect. 014 above, offices in residential districts approved prior to January 24, 1977 may be renewed for one five (5) year period under the ordinances in effect at the time the permit/exception was originally granted, provided that the principal user is the same as the one who originally received the special permit or exception. Thereafter, any renewal shall be subject to the provisions of this Ordinance.
 - D. Notwithstanding the provisions of Par. A through C above, in the R-30 District, offices shall be subject only to the following standards:

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		