



APPLICATION ACCEPTED: May 23, 2008
PLANNING COMMISSION: September 18, 2008
BOARD OF SUPERVISORS: September 22, 2008 at 3:30 PM

County of Fairfax, Virginia

September 3, 2008

STAFF REPORT

APPLICATIONS PCA C-696-7
(concurrent with SE 2008-HM-018)

HUNTER MILL DISTRICT

APPLICANT: Dulles Development, LLC

PRESENT ZONING: PDC

PARCEL(S): PCA C-696-7: 15-4 ((5)) 2A, 2B, 3A, 5A, 7A1, 7A2, 8A
16-1 ((25)) 1A, 1B and 6A
SE 2008-HM-018: 15-4 ((5)) 2A, 2B, 3A, 7A1, 7A2 and 8A

ACREAGE: PCA C-696-7: 35.94 acres
SE 2008-HM-018: 20.25 acres

FAR: Previous RZ Application: 0.99 (on 63.12 acres)
PCA C-696-7: 1.6
SE 2008-HM-018: 1.5

OPEN SPACE: 23%

PLAN MAP: Mixed Use

SE Category: Category 5: Fast Food Restaurants

PROPOSAL: The PCA application seeks to amend the approved proffers associated with RZ C-696 previously approved for mixed use development consisting of office, hotel, retail and residential uses to clarify the principle and secondary uses permitted on the site and to clarify the proffered term "restaurant" to include eating establishments and fast food restaurants per the Zoning Ordinance definitions.

The SE application seeks approval of a Category 5 special

William O'Donnell

exception to permit fast food restaurants in previously approved residential structures pursuant to Sections 9-502 and 6-206 Par 10b of the Zoning Ordinance.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA C-696-7 subject to the execution of the proffers consistent with those in Appendix 1 of this report.

Staff recommends approval of SE 2008-HM-018 subject to the development conditions contained in Appendix 2 of this report.

Staff recommends reaffirmation of the previously approved waivers and modifications:

- Modification of the loading space requirement in favor of loading spaces shown on the CDPA/FDPA.
- Modification of the transitional screening yard and barrier requirements along a portion of the southern boundary of the site where it abuts the existing multifamily development in favor of the landscaping shown on the CDPA/FDPA.
- Waiver of the 600 foot maximum length for a private street.
- Modification of the construction materials for sidewalks per Section 8-0100 of the Public Facilities Manual (PFM).
- Modification of the construction materials for trail requirements per Section 8-0200 of the PFM.
- Modification of the use limitation for the PDC District to permit the gross floor area of residential uses (secondary use) to exceed 50% of the principal uses to allow residential uses up to 81 percent of the principle uses.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors. The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application. For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

C:\Documents and Settings\wodonn\Desktop\Dulles Station PCA C-696-07\PCA C-696-07 Dulles Station 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).

Proffered Condition Amendment

PCA -C -696-07

Applicant: DULLES DEVELOPMENT, LLC
Accepted: 05/23/2008
Proposed: AMEND RZ C-696 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT MODIFICATIONS TO PROFFERS

Area: 35.94 AC OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect: SOUTH OF SUNRISE VALLEY DRIVE ON BOTH SIDES OF DULLES STATION BOULEVARD AND SAYWARD BOULEVARD

Located:

Zoning: PDC

Overlay Dist:

Map Ref Num: 015-4- /05/ /0002A /05/ /0002B /05/ /0003A /05/ /0005A /05/ /0007A1 /05/ /0007A2 /05/ /0008A.016-1- /25/ /0001A /25/ /0001B /25/ /0006A

Special Exception

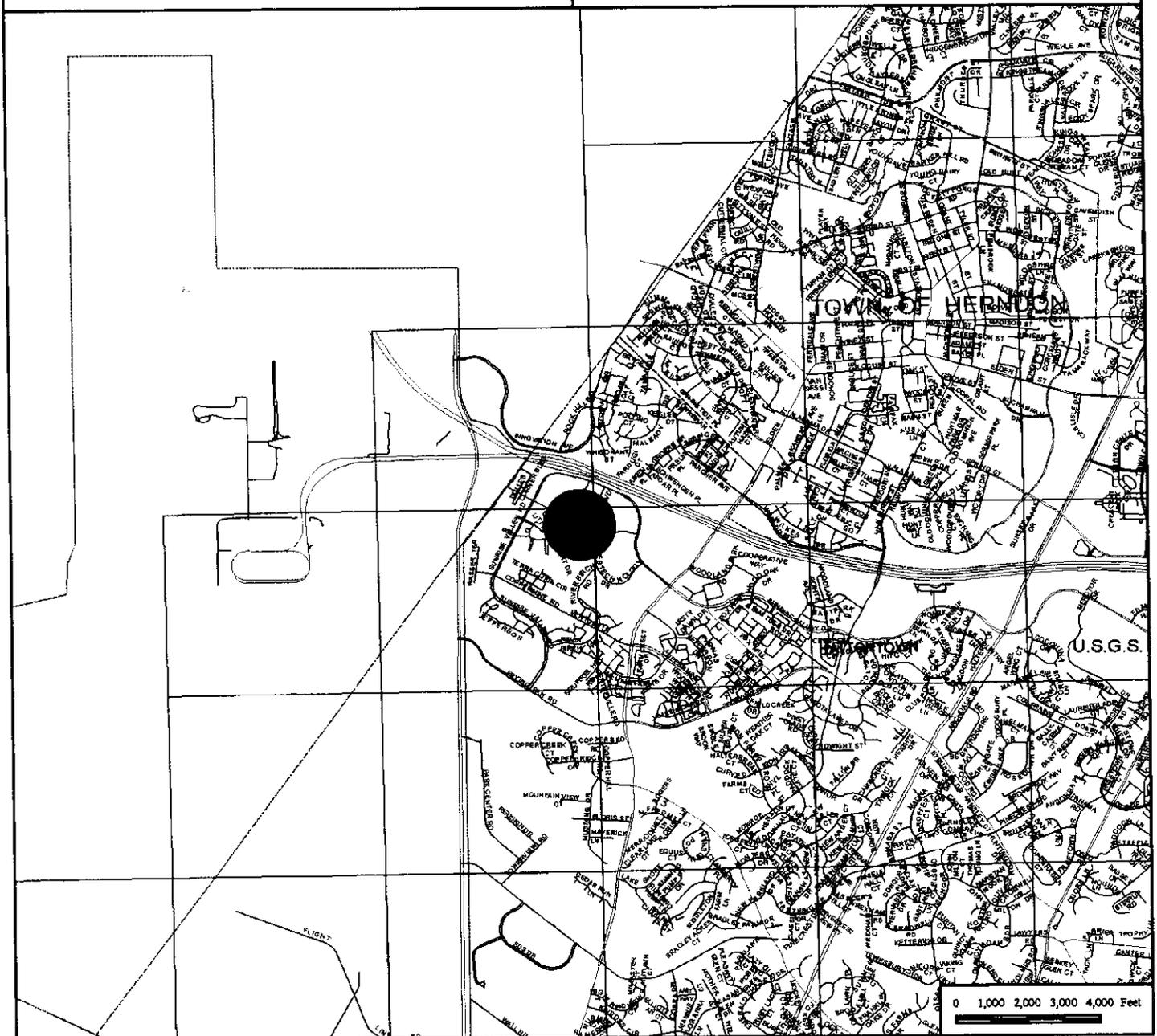
SE 2008-HM-018

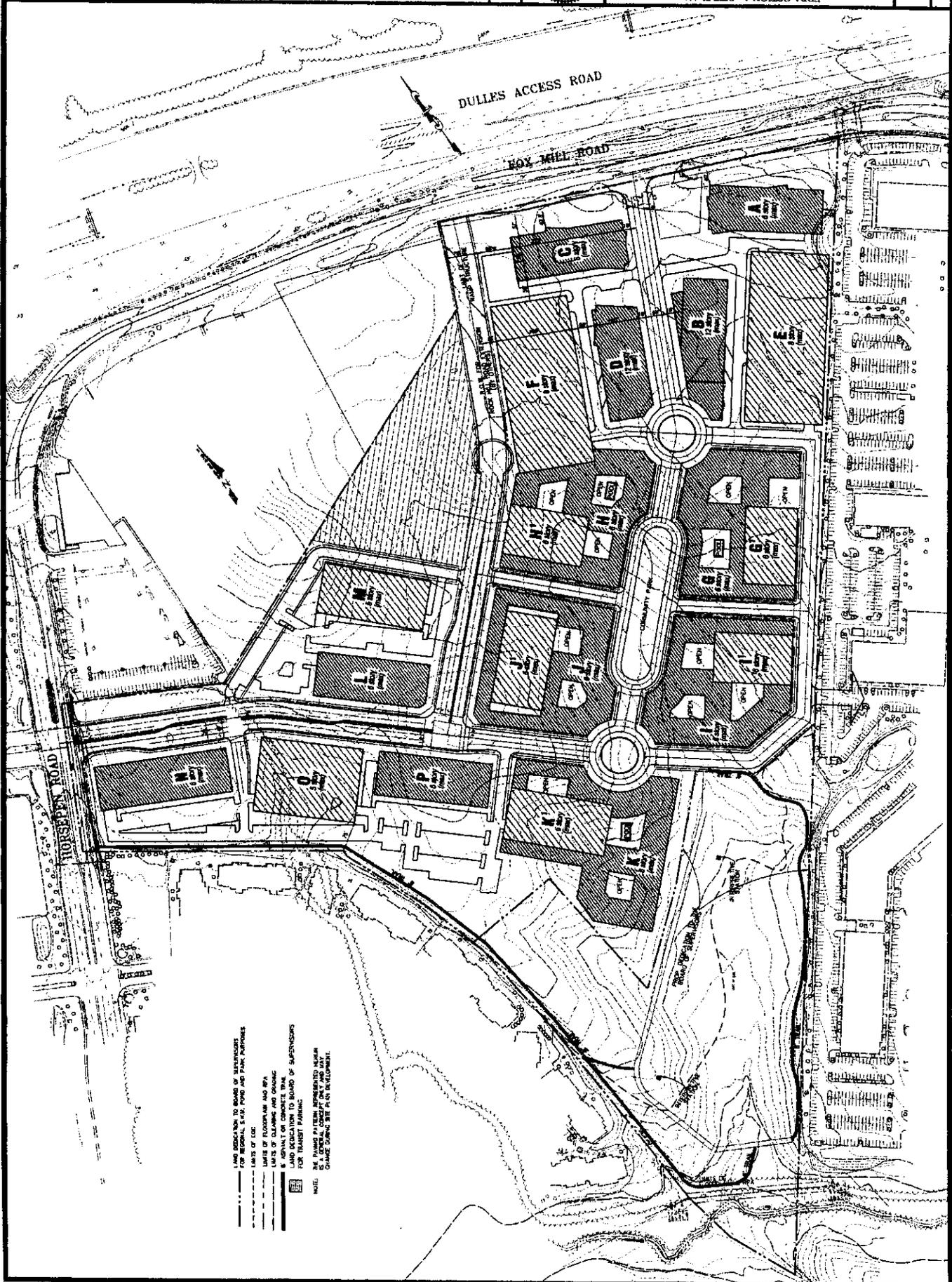
Applicant: DULLES DEVELOPMENT, LLC
Accepted: 05/23/2008
Proposed: FAST FOOD RESTAURANT
Area: 20.25 AC OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect: 06-0205
Art 9 Group and Use: 5-11
Located: 2320, 2323, 2330, 2333 DULLES STATION BOULEVARD

Zoning: PDC
Plan Area: 3,
Overlay Dist:

Map Ref Num: 015-4- /05/ /0002A /05/ /0002B /05/ /0003A /05/ /0007A1 /05/ /0007A2 /05/ /0008A





LANDS DESIGNATED BY SHADING TO BE MAINTAINED FOR RECREATIONAL, SALES, FOOD AND PAWN PURPOSES
 LANDS OF USE:
 LANDS OF FLOODPLAIN AND SPA
 LANDS OF CLEANING AND CHANGING
 LANDS DESIGNATED TO BOARD OF SUPERVISORS FOR TRANSIT TRAINING
 LANDS DESIGNATED TO BOARD OF SUPERVISORS FOR TRANSIT TRAINING
 NOTE:
 IF ANY CHANGES ARE MADE TO THIS PLAN, THE PLAN SHALL BE REVISED AND THE DATE OF CHANGE SHALL BE INDICATED IN THE TITLE BLOCK.



ATLANTA, WASHINGTON, NEW YORK
 111
 SOUTH ALFRED STREET
 SUITE 600
 ALEXANDRIA
 VIRGINIA
 22314
 CHARLOTTE, NORTH CAROLINA
 www.coopercarry.com

NO.	DATE	DESCRIPTION

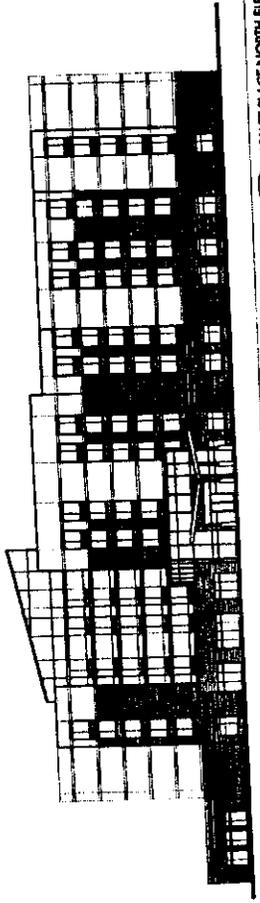
HYATT PLACE
 & SHERATON AT
 DULLES STATION
 HERNDON, VIRGINIA

OTO DEVELOPMENT

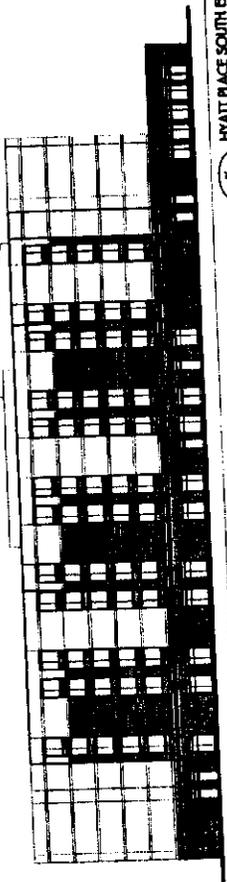
PHASE - OPTIMIZED
 HOTEL ELEVATIONS

A1.1

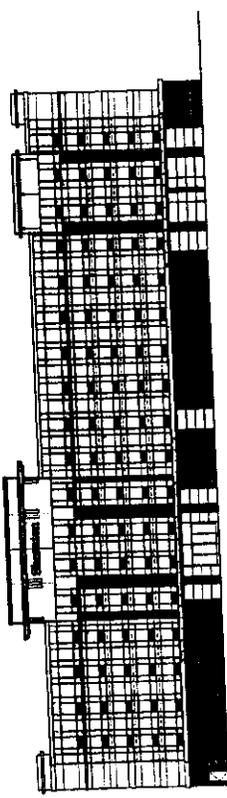
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 CHECKED BY: [unreadable]



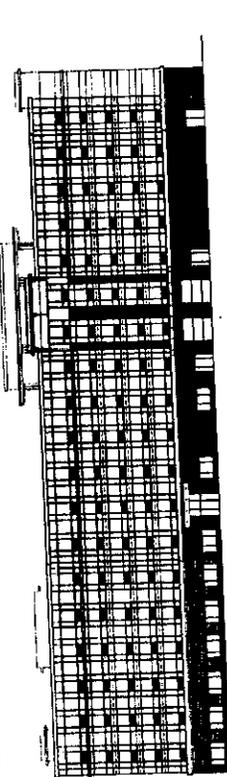
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 SCALE 1" = 20'



HYATT PLACE SOUTH ELEVATION
 SCALE 1" = 20'

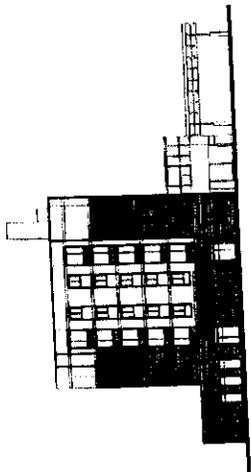


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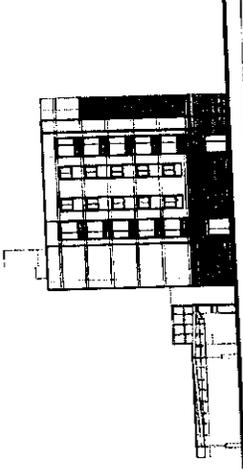


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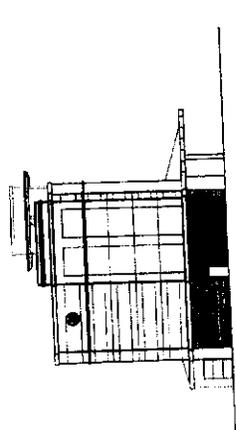
FOR ILLUSTRATIVE PURPOSES ONLY



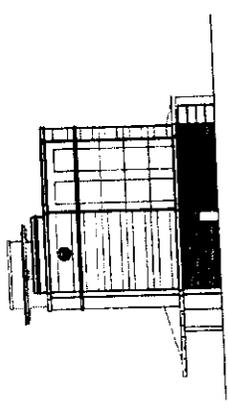
HYATT PLACE EAST ELEVATION
 SCALE 1" = 20'



HYATT PLACE WEST ELEVATION
 SCALE 1" = 20'



SHERATON EAST ELEVATION
 SCALE 1" = 20'



SHERATON WEST ELEVATION
 SCALE 1" = 20'

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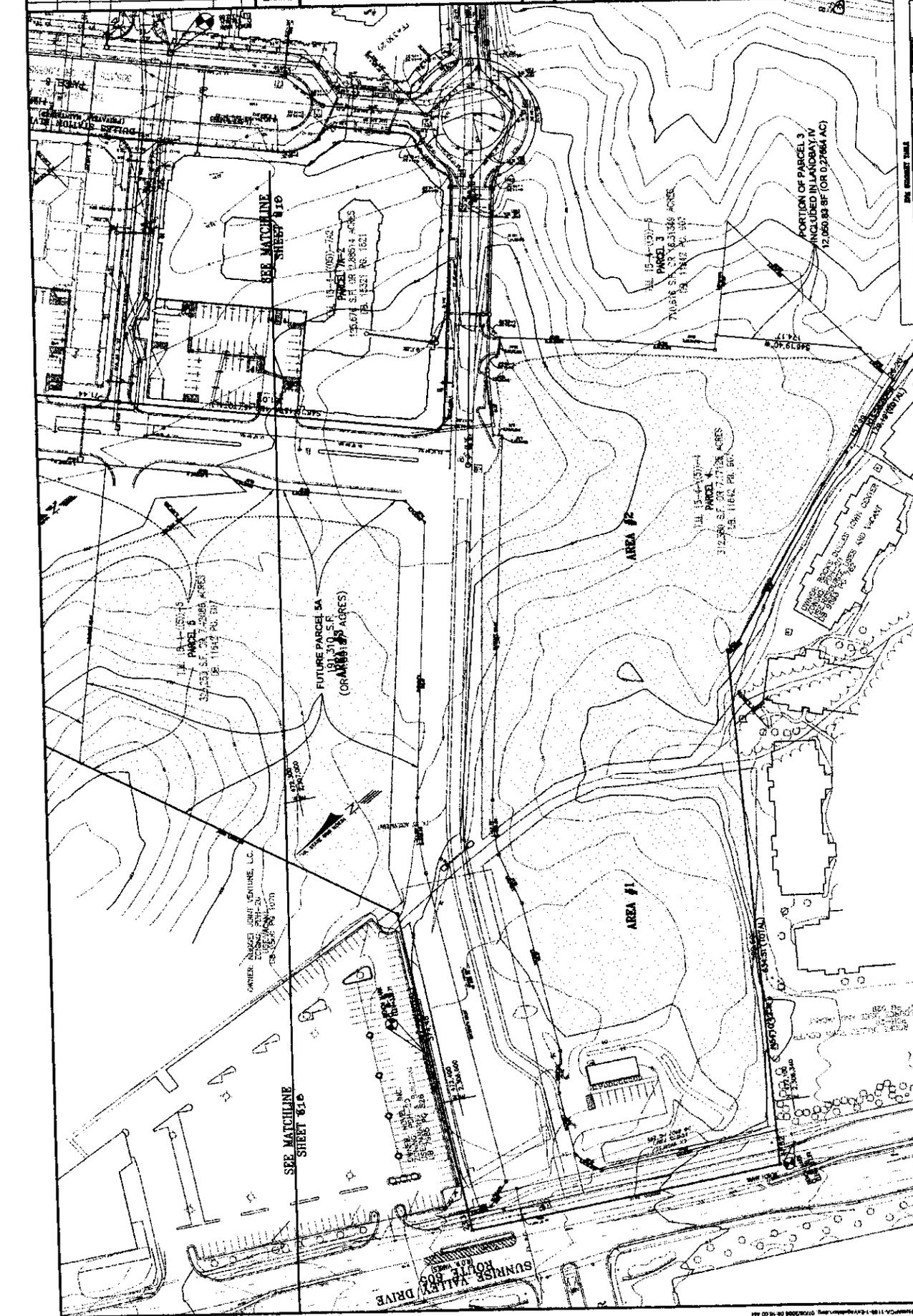
FDPA OPTION B - EXISTING VEGETATION MAP
 DULLES STATION AT DULLES CORNER
 HOTELS
 FARMEX COUNTY, VIRGINIA
 DATE: FEB. 2000



URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
 7141 LITTLE WOOD TORRENS
 FARMEX, VIRGINIA 22069 (703) 843-4000

NO.	DATE	DESCRIPTION	BY	CHECKED	DATE

NO.	AREA TYPE	VEGETATION	PERCENT	ACRES	PERCENT	ACRES
1	OPEN SPACE	GRASS AND PASTURE	1.00	1.00	1.00	1.00
2	WOODLAND	DECIDUOUS FOREST	1.00	1.00	1.00	1.00
3	WOODLAND	CONIFER FOREST	1.00	1.00	1.00	1.00
4	WOODLAND	SWAMP	1.00	1.00	1.00	1.00
5	WOODLAND	WATER	1.00	1.00	1.00	1.00
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44	WOODLAND	WATER	1.00	1.00	1.00	1.00
45	WOODLAND	WATER	1.00	1.00	1.00	1.00
46	WOODLAND	WATER	1.00	1.00	1.00	1.00
47	WOODLAND	WATER	1.00	1.00	1.00	1.00
48	WOODLAND	WATER	1.00	1.00	1.00	1.00
49	WOODLAND	WATER	1.00	1.00	1.00	1.00
50	WOODLAND	WATER	1.00	1.00	1.00	1.00
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99	WOODLAND	WATER	1.00	1.00	1.00	1.00
100	WOODLAND	WATER	1.00	1.00	1.00	1.00



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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Dulles Development, LLC, has submitted two concurrent applications in Land Bays I, II and III of Dulles Station at Dulles Corner (PCA C-696-7 filed on 15-4 ((5)) 2A, 2B, 3A, 5A, 7A1, 7A2, & 8A and 16-1 ((25)) 1A, 1B & 6A and SE 2008-HM-018 filed on 15-4 ((5)) 2A, 2B, 3A, 7A1, 7A2 and 8A comprising approximately 35.54 acres of the 63.12 acres in the original rezoning application. The applicant seeks to amend the approved proffers associated with RZ C-696 previously approved for mixed use development consisting of office, hotel, retail and residential uses to clarify the principle and secondary uses permitted on the site and to clarify the proffered term "restaurant" to include eating establishments and fast food restaurants per the Zoning Ordinance definitions. No change to the previously approved total square footage or mix of uses in the land bays is proposed. In addition, the applicant seeks approval of a Category 5 special exception to permit fast food restaurants in previously approved residential structures pursuant to Sections 9-502 and 6-206 Par 10b of the Zoning Ordinance.

Copies of the proffers, special exception conditions, affidavits, and statement of justification for these applications are contained in Appendices 1 through 5.

Previously Approved Waivers & Modifications:

The applicant is requesting a reaffirmation of all the previously approved waivers and modifications listed below.

- Modification of the loading space requirement in favor of loading spaces shown on the CDPA/FDPA.
- Modification of the transitional screening yard and barrier requirements along a portion of the southern boundary of the site where it abuts the existing multifamily development in favor of the landscaping shown on the CDPA/FDPA.
- Waiver of the 600 foot maximum length for a private street.
- Modification of the construction materials for sidewalks per Section 8-0100 of the Public Facilities Manual (PFM).
- Modification of the construction materials for trail requirements per Section 8-0200 of the PFM.

- o Modification of the use limitation for the PDC District to permit the gross floor area of residential uses (secondary use) to exceed 50% of the principal uses to allow residential uses up to 81 percent of the principle uses.

LOCATION AND CHARACTER

Site Description:

The site is located on the south side of the Dulles Airport Access Road, with frontage on Sunrise Valley Drive, and is a portion of the 63.12 acre development known as Dulles Station. Land Bays I, II, and III, the subject of this application, are contiguous to one another with Rock Hill Road bisecting Land Bays II and III. Portions of the PDC-zoned Dulles Station development are currently being developed with roads and buildings. The following table provides a description of surrounding area.

Surrounding Area Description

Direction	Use	Zoning	Plan
North	Office on Parcel 14; Vacant Parcel 13; Dulles Airport Access Road; across DAAR is residential (MF & SFA) and stream valley open space.	C-3, PDC, PDH-20	Public Park
South	Residential (MF) Vacant-proposed office development	PDC	Mixed Use
East	Dulles Technology Center Office Park	I-4	Mixed Use
West	Vacant Land Dulles Corner Office Park	PDC	Mixed Use

BACKGROUND

Application	Date	Description
RZ/FDP C-696	August 25, 1975	¹ Rezoned 63.12 acres from RE-1 to PDC with maximum 0.33 FAR.
PCA/FDPA C-696	August 7, 1989	² Increased FAR to 0.70 for the development of office, hotel and retail uses.
PCA/FDPA C-696-2	October 16, 2000	³ Increase the FAR to 0.99 for the development of office, retail and multifamily
PCA C-696-3	August 6, 2001	⁴ Amended the proffers related to offsite transportation improvements

Application	Date	Description
PCA C-696-4	April 29, 2002	5. Amended the proffers to modify the phasing of development; provide a minimum amount or a combination of uses in specific buildings; and provide a hotel/health club option in lieu of office buildings.
PCA C-696-5	March 27, 2006	6. Amended proffer relating to offsite transportation improvements to make a monetary contribution to pay for the proffered improvement rather than acquiring the land and physically constructing the improvement themselves
PCA C-696-6 FDPA C-696-3	July 31, 2006	7. Permitted the construction of two hotels on Land Bay IV at an overall FAR of 0.82.

1. On August 25, 1975, the Board of Supervisors approved RZ C-696, which rezoned the subject property from the RE-1 District (Residential -1 dwelling unit per acre) to the PDC District (Planned Development Commercial). In addition, the Planning Commission approved the Final Development Plan for a convention center, commercial office space, and research and development at an overall Floor Area Ratio (FAR) of 0.33.
2. On August 7, 1989, the Board of Supervisors approved PCA/FDPA C-696 to allow an increase in the FAR from 0.33 to 0.70; and to revise the site plan to include office, hotel and retail uses.
3. On October 16, 2000, the Board of Supervisors approved PCA C-696-02 to amend the Conceptual Development Plan and proffers to permit the development of office, retail, and multifamily uses at an overall FAR of 0.99. The concurrent Final Development Plan Amendment approved 1,505,000 square feet for office and 1,210,000 square feet for multifamily development.
4. On August 6, 2001, the Board of Supervisors approved PCA C-696-03 to amend the proffers to modify the timing of off-site transportation improvements on Fox Mill and Centreville Roads. There were no revisions to the previously approved Conceptual/Final Development Plan Amendment.
5. On April 29, 2002, the Board of Supervisors approved PCA C-696-04 to modify the phasing of the development; to provide a minimum amount of retail, restaurant, service uses and/or combination of residential and retail, office or service uses in specific office and multifamily buildings;

and to permit the option to provide hotels and/or health club/commercial recreation use(s) in lieu of specific office buildings. ***An excerpt of these proffers is contained in Appendix 6. A complete copy is on file with the Zoning Evaluation Division of the Department of Planning and Zoning.***

6. On March 27, 2006, the Board of Supervisors approved PCA C-696-05 to amend Transportation Proffer #5 to permit the applicants to make a monetary contribution to pay for offsite transportation improvements rather than acquiring the land and constructing the improvements themselves.
7. On July 31, 2006, the Board of Supervisors approved PCA C-696-06 and FDPA C-696-03 to permit the construction of two hotels on Land Bay IV at an overall FAR of 0.82.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: III
Planning Sector: Dulles Suburban Center; Land Unit A
Plan Map: Mixed Use
Plan Text:

In the Fairfax County Comprehensive Plan, 2007 Edition as amended through August 6, 2007, Area III, The Dulles Suburban Center, Land Unit A, beginning on page 55 states:

“Land Use

General Land Unit Recommendations

This land unit is planned for a complementary mix of land uses including office, hotel and support retail at .50-1.0 FAR, except as may be described in "Other Recommendations." Optional residential uses should be considered as part of mixed-use projects or in accordance with the site-specific and other recommendations set forth below. A cohesive mixture of residential and non-residential uses should provide convenience to those who live and work in the area. Development in this land unit should provide for the incorporation of possible future transit related facilities and pedestrian access to transit.

A core area within Land Unit A is envisioned as a transit station mixed-use area and has been designated as part of the Route 28/CIT Transit Station Area. It includes high density residential uses, of relatively greater land use intensity and urban scale than most other areas in the Dulles Suburban Center. In addition to the higher intensities, the highest urban design standards are envisioned for this area. As planned, this core is large enough for the

development of an urban concentration of uses, yet small enough to promote pedestrian circulation throughout the area. The pedestrian network should link the residential areas, community facilities and employment centers to any future transit site. The Urban Design Guidelines in the Reston-Herndon Suburban Center and Transit Station Areas section of the Plan apply to development in the portion of Land Unit A located north of Coppermine Road.

It is important that mixed-use projects that include residential use be phased to ensure the development of both the residential and non-residential components. This phasing requires that the residential and non-residential components be developed at the same time or that a substantial portion of the non-residential development be in place prior to residential development. All residential components should be of sufficient size to create a viable residential community and to ensure that a high quality living environment can be created through the provision of a well-designed project with active recreation and other site amenities.

In general, development intensities should be highest along Horse Pen Road, the central spine road, and should transition down both at the southern periphery of the land unit defined by Frying Pan Creek and transition toward the northeast to maintain campus office densities in those areas outside of the Route 28/CIT Transit Station Area core."

ANALYSIS

Combined Proffer Condition Amendment and Special Exception (PCA/SE Plat) (Copy at front of staff report)

Title of PCA/SE Plat: "Conceptual Development Plan Amendment, (CDPA), Final Development Plan Amendment (FDPA) and Proffer Conditioned Amendment (PCA) for Dulles Station at Dulles Corner Hotels, Hunter Mill District, Fairfax County, Virginia"

Prepared By: Urban Engineering & Associates, Inc.

Date: February 7, 2005 and revised through July 5, 2006

Plan Description:

The applicant is seeking approval of a combined PCA and SE application to amend the approved proffers to clarify the principle and secondary uses permitted on the site and to clarify the proffered term "restaurant" to include eating establishments and fast food restaurants as part of the previously

approved development program per the Zoning Ordinance definitions. No change to the previously approved total square footage or mix of uses in the land bays is proposed. For reference purposes, the applicant submitted the latest PCA/CDPA/FDPA development plan (PCA C-696-6 and FDPA C-696-3) approved by the Board of Supervisors on July 31, 2006 with their application. The PCA/CDPA/FDPA contained twenty-two sheets (22) sheets and no changes are proposed to these plan sheets.

Sheet 3, which is particularly relevant to the current applications, contains the general notes, site tabulations and proposed uses for each land bay, angle of bulk plane information, and a land bay legend. As shown in the tables, the site is approved for approximately 2.75 million square feet of office, retail, hotel and residential uses at a 0.99 FAR. No changes to the approved intensity, mix of uses, building layouts or development phases are proposed in this application. The applicant is merely seeking technical edits to the previously approved proffers to clarify the principle and secondary uses permitted on the site and to allow fast food restaurants as part of an approved development program. All previously approved proffer commitments are carried forward and will not be changed. The applicant implemented the Land Use Recommendations of Land Bay A of the Dulles Suburban Center in the Comprehensive Plan and addressed all Plan recommendations in the previous rezoning applications. Staff believes that the proposed change continues to be in conformance with all aspects of the Comprehensive Plan and is in conformance with the previously approved proffers.

Land Use and Environmental Analysis

No land use or environmental issues were identified.

Transportation Analysis (Appendix 7)

The Fairfax County Department of Transportation (FCDOT) reviewed the application and indicated that the applicant should carry forward all previously approved proffer commitments. In addition, FCDOT indicated that no drive through restaurants should be included with this application. The applicant has proffered to carry forward all previously approved proffers associated with the site and does not propose any drive through restaurants at this time. Drive through windows associated with fast food restaurants would require additional review and approval in a subsequent PCA and SEA application. A development condition has been written to ensure that no drive through windows are included and/or associated with fast food restaurants in the development.

ZONING ORDINANCE PROVISIONS (Appendix 8)

The proffered condition amendment application does not alter the previous analysis regarding the general or design standards for the P District, waivers and modifications, or other applicable Zoning Ordinance provisions as established with the currently proffered Conceptual/Final Development Plan (PCA C-696-6 and FDPA C-696-3) for the property.

According to Section 6-206 Par 10b of the Zoning Ordinance, the proposal requires approval of a special exception to allow fast food restaurants in approved residential buildings. In the original application, the applicant included restaurants as part of the development program and approved proffer commitments, which were intended to include "fast casual" eating establishments, such as Panera Bread, Baja Fresh, Chipotle, Starbucks and Ben and Jerry's in the development program. However, the Zoning Ordinance classifies these types of eating establishments as fast food restaurants, which requires approval of a special exception in the PDC District when located in residential structures. Staff believes that these establishments were envisioned as part of the original rezoning application and satisfy the general standards for special exceptions and therefore has no issues with the current request.

The previously approved CDPA/FDPA is being carried forward with this application and was approved with waivers and modifications that staff considers appropriate to be carried forward and reaffirmed. These waivers and modifications are listed below.

- Modification of the loading space requirement in favor of loading spaces shown on the CDPA/FDPA.
- Modification of the transitional screening yard and barrier requirements along a portion of the southern boundary of the site where it abuts the existing multifamily development in favor of the landscaping shown on the CDPA/FDPA.
- Waiver of the 600 foot maximum length for a private street.
- Modification of the construction materials for sidewalks per Section 8-0100 of the Public Facilities Manual (PFM).
- Modification of the construction materials for trail requirements per Section 8-0200 of the PFM.
- Modification of the use limitation for the PDC District to permit the gross floor area of residential uses (secondary use) to exceed 50% of the principal uses to allow residential uses up to 81 percent of the principle uses.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The PCA application seeks to amend the previously approved proffers associated with RZ/FDP C-696 to clarify the principle and secondary uses permitted on the site and to allow fast food restaurants as part of the approved development program for Dulles Station at Dulles Corner. This previously approved development program permitted mixed use development consisting of office, hotel, retail and residential uses with a maximum of 2.75 million gross square feet. The SE application seeks to add fast food restaurants in residential buildings in Land Bays I, II and III. Staff believes that the PCA and SE proposals do not adversely impact the previously approved development plan and are in conformance with the Comprehensive Plan, and with all applicable Zoning Ordinance provisions as proffered and conditioned.

Staff Recommendations

Staff recommends approval of PCA C-696-7 subject to the execution of the proffers consistent with those in Appendix 1 of this report.

Staff recommends approval of SE 2008-HM-018 subject to the development conditions contained in Appendix 2 of this report.

Staff recommends reaffirmation of the previously approved waivers and modifications:

- Modification of the loading space requirement in favor of loading spaces shown on the CDPA/FDPA.
- Modification of the transitional screening yard and barrier requirements along a portion of the southern boundary of the site where it abuts the existing multifamily development in favor of the landscaping shown on the CDPA/FDPA.
- Waiver of the 600 foot maximum length for a private street.
- Modification of the construction materials for sidewalks per Section 8-0100 of the Public Facilities Manual (PFM).
- Modification of the construction materials for trail requirements per Section 8-0200 of the PFM.
- Modification of the use limitation for the PDC District to permit the gross floor area of residential uses (secondary use) to exceed 50% of the

principal uses to allow residential uses up to 81 percent of the principle uses.

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

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

APPENDICES

1. Proposed Proffers for PCA C-696-07
2. Proposed Development Conditions for SEA 2008-HM-018
3. Affidavit for PCA C-696-07
4. Affidavit for SE 2008-HM-018
5. Statement of Justification for PCA C-696-7 and SE 2008-HM-018
6. Excerpt of the previously approved proffers for PCA C-696-04
7. Transportation Analysis
8. Zoning Ordinance Provisions
9. Glossary

PROFFERS**Dulles Station
PCA C-696-7**

August 26, 2008

Pursuant to Section 2-2303(a), *Code of Virginia*, 1950 as amended, and subject to the Board of Supervisors approval of the requested Proffered Condition Amendment on property identified as Tax Map 15-4 ((5)) 2A, 2B, 3A, 5A, 7A1, 7A2, 8A and 16-1 ((25)) 1A, 1B and 6A (hereinafter referred to as the "Property"), the Applicant and owners for themselves, their successors and assigns proffer that the development of the Property shall be subject to the approved proffers associated with PCA C-696-4 dated April 26, 2002 and PCA C-696-5 dated February 10, 2006, which shall remain in full force and effect except as amended below.

Revise proffer 4 to read:

4. The maximum Floor Area Ratio (FAR) of the proposed development on the Property shall in no event exceed .99. However, individual Land Bays or building sites may exceed .99 FAR. The following uses are permitted:

a. Principal Uses:

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

b. Secondary Uses:

- Accessory uses and home occupations;
- Affordable dwelling unit developments;
- Automated teller machines, unmanned;
- Amusement arcades;
- Fast food restaurants (without drive-through);
- Quick service food stores;

- Vehicle rental establishments;
- Health clubs;
- Dwellings;
- Institutional uses;
- Child care centers and nursery schools with approval of a special exception;
- Colleges and universities, exclusive of residential dormitories;
- Community clubs, centers, meeting halls;
- Cultural centers, museums and similar facilities;
- Private clubs and public benefit associations with approval of a special exception;
- Private schools of special education; and
- Telecommunications facilities limited to those that are mounted on the rooftop, mounted to the penthouse, or located within the building.

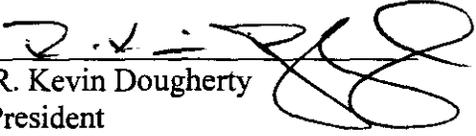
Add a new paragraph i to Proffer 10 as follows:

10. i. The term “restaurant” used in these proffers refers to both eating establishments and fast food restaurants as defined in the Zoning Ordinance.

[SIGNATURES BEGIN ON NEXT PAGE]

APPLICANT/TITLE OWNER OF TAX MAP 15-4 ((5)) 8A

DULLES DEVELOPMENT LLC


By: R. Kevin Dougherty
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 15-4 ((5)) 2A

DULLES STATION ASSOCIATES LLC

By: Dulles Station Venture, LLC, its Member

By: Dulles KCI Associates, LLC, its Manager

A handwritten signature in black ink, appearing to read 'Lawrence M. Korman', written over a horizontal line.

By: Lawrence M. Korman

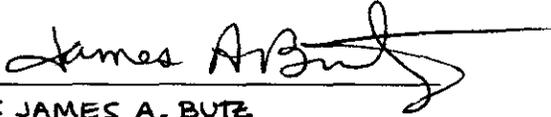
Its: Vice President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 15-4 ((5)) 2B

JEFFERSON AT DULLES STATION 2B, L.P.

By: Jefferson at Dulles Station 2B GP LLC, its general partner

A handwritten signature in black ink, appearing to read "James A. Butz", with a long horizontal flourish extending to the right.

By: JAMES A. BUTZ

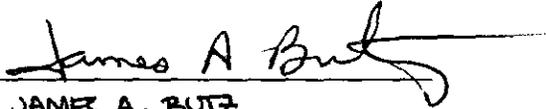
Its: DIVISIONAL PRESIDENT

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 15-4 ((5)) 3A

JEFFERSON AT DULLES STATION 3A, L.P.

By: Jefferson at Dulles Station 3A GP LLC, its general partner

A handwritten signature in black ink that reads "James A. Butz". The signature is written in a cursive style and is positioned above a horizontal line.

By: JAMES A. BUTZ

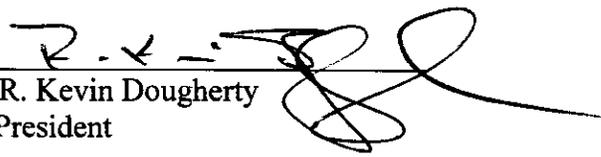
Its: DIVISIONAL PRESIDENT

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 15-4 ((5)) 5A

DULLES ROCKHILL PARTNERS LIMITED PARTNERSHIP

By: Crimson Development, Inc., its General Partner


By: R. Kevin Dougherty
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

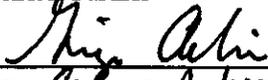
TITLE OWNER OF TAX MAP 15-4 ((5)) 7A1, 7A2

CAMDEN SUMMIT PARTNERSHIP, L.P. – Continued:

SIGNATURE BLOCK:

CAMDEN SUMMIT PARTNERSHIP, L.P.,
a Delaware limited partnership

BY: CAMDEN SUMMIT, INC.,
a Delaware corporation,
its General Partner

By: 
Name: Ginger Ackiss
Title: Vice President

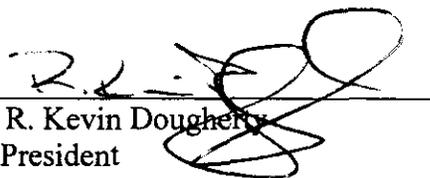
(SIGNATURES CONTINUE ON NEXT PAGE)

TITLE OWNER OF TAX MAP 16-1 ((25)) 1A

DULLES STATION EAST, LLC

By: One Dulles A LLC, its Member

By: Crimson Development, Inc., its Manager

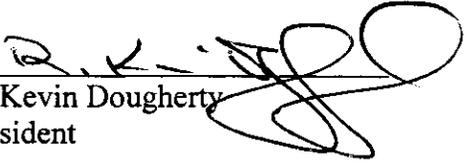

By: R. Kevin Dougherty
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 16-1 ((25)) 1B

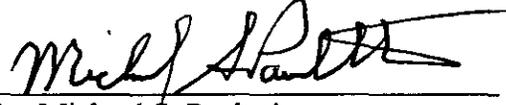
HOUSTON OFFICE PARTNERS LIMITED PARTNERSHIP

By: Crimson Development, Inc., its General Partner


By: R. Kevin Dougherty
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

WRIT DULLES STATION, LLC
By: Washington Parking, Inc., Sole Member

A handwritten signature in black ink, appearing to read "Michael S. Paukstitus", written over a horizontal line.

By: Michael S. Paukstitus
Its: Vice President

APPENDIX 2

PROPOSED DEVELOPMENT CONDITIONS

SE 2008-HM-018

September 3, 2008

If it is the intent of the Board of Supervisors to approve SE 2008-HM-018 located on Tax Map 15-4 ((5)) 2A, 2B, 3A, 7A1, 7A2 and 8A to permit fast food restaurants pursuant to Section 6-205 of the Fairfax County Zoning Ordinance, the 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 "Conceptual Development Plan Amendment, (CDPA), Final Development Plan Amendment (FDPA) and Proffer Conditioned Amendment (PCA) for Dulles Station at Dulles Corner Hotels, Hunter Mill District, Fairfax County, Virginia dated February 7, 2005 and revised through July 5, 2006. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Fast food restaurants shall be permitted within the residential buildings shown on the SEA Plat provided that the total combined area of the fast food restaurants in those buildings (Land Bay II) does not exceed twenty (20) percent of the gross floor area of all residential uses in the development. No drive-through windows shall be permitted.
5. Outside seating for any fast food restaurant shall not block pedestrian access to the restaurant or other uses within the buildings.
6. Parking for the fast food restaurants shall be provided in accordance with the Zoning Ordinance.

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

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use or Residential Use Permits 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 or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

REZONING AFFIDAVIT

DATE: August 5, 2008
 (enter date affidavit is notarized)

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

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 100235a

in Application No.(s): PCA C-696-7
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Dulles Development, LLC Agents: R. Kevin Dougherty Ryan S. Whittier Christian M. Chambers	455 Spring Park Place, Suite 100 Herndon, VA 20170	Applicant/Title Owner of Tax Map 15-4 ((5)) 8A
Dulles Station Associates LLC Agents: Robert S. Grossman Bradley J. Korman Steven H. Korman Lawrence M. Korman Mark G. Korman	450 Plymouth Road, Suite 300 Plymouth Meeting, PA 19462	Title Owner of Tax Map 15-4 ((5)) 2A

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

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

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

Rezoning Attachment to Par. 1(a)

DATE: August 5, 2008
 (enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
 (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)
Jefferson at Dulles Station 2B, L.P. Agents: Aaron C. Liebert James A. Butz Greg G. Lamb	8300 Greensboro Drive, Suite 600 McLean, VA 22102	Title Owner of Tax Map 15-4 ((5)) 2B
Jefferson at Dulles Station 3A, L.P. Agents: Aaron C. Liebert James A. Butz Greg G. Lamb	8300 Greensboro Drive, Suite 600 McLean, VA 22102	Title Owner of Tax Map 15-4 ((5)) 3A
Dulles Rockhill Partners, Limited Partnership Agents: R. Kevin Dougherty Ryan S. Whittier Christian M. Chambers	455 Spring Park Place, Suite 100 Herndon, VA 20170	Title Owner of Tax Map 15-4 ((5)) 5A
Camden Summit Partnership, L.P. f/k/a Summit Properties Partnership, L.P. Agents: Ginger N. Ackiss Duane S. Canter Christopher T. Cushman	c/o NTRG P.O. Box 638 Addison, TX 75001	Title Owner of Tax Map 15-4 ((5)) 7A1, 7A2
Dulles Station East, LLC Agents: R. Kevin Dougherty Ryan S. Whittier Christian M. Chambers	455 Spring Park Place, Suite 100 Herndon, VA 20170	Title Owner of Tax Map 16-1 ((25)) 1A

(check if applicable)

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

Rezoning Attachment to Par. 1(a)

DATE: August 5, 2008
 (enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
 (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)
Houston Office Partners Limited Partnership Agents: R. Kevin Dougherty Ryan S. Whittier Christian M. Chambers	455 Spring Park Place, Suite 100 Hemdon, VA 20170	Title Owner of Tax Map 16-1 ((25)) 1B
WRIT Dulles Station, LLC Agents: Michael S. Paukstis Richard Fenati (nmi)	c/o Washington Real Estate Investment 6110 Executive Avenue, Suite 800 Rockville, MD 20852	Title Owner of Tax Map 16-1 ((25)) 6A
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar 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
M.J. Wells & Associates, LLC Agent: Robin L. Antonucci	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent

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

REZONING AFFIDAVIT

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Dulles Development, LLC
455 Spring Park Place, Suite 100
Hemdon, VA 20170

DESCRIPTION OF CORPORATION: (check one statement)

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

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

DSV Dulles Fox Mill Limited Partnership, Manager/Member

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

R. Kevin Dougherty, President; Wolfram Vedder, VP of Development; Secretary; Thomas D. Simmons, Jr., VP of Finance, Treasurer; R. Warren Walters, VP of Investment; Deborah Ann Vowell, Assistant Secretary

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

2 Crimson Development, Inc.
455 Spring Park Place, Suite 100
Herndon, VA 20170

DESCRIPTION OF CORPORATION: (check one statement)

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

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

R. Kevin Dougherty
Thomas D. Simmons, Jr.
Wolfram Vedder (nmi)

=====

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

R. Kevin Dougherty, President; Thomas D. Simmons, Jr., Treasurer, VP; Wolfram Vedder, Secretary, VP; R. Warren Walters, VP of Investment, Deborah Ann Vowell, Assistant Secretary

=====

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

4 FSI No. 2 Corporation
Two Houston Center, Suite 2907
Houston, TX 77010

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)

6 Faye S. Sarofim & Co.

=====

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

Faye S. Sarofim, President; Raye G. White, EVP, Secretary & Treasurer; Alice M. Youngblood, VP

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

Rezoning Attachment to Par. 1(b)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

5 Faye Sarofim & Co.
Two Houston Center, Suite 2907
Houston, TX 77010

DESCRIPTION OF CORPORATION: (check one statement)

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

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

U Sarofim Holdings, Inc.

=====

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

Fayez S. Sarofim, President; Raye G. White, EVP, Secretary & Treasurer

=====

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

U Sarofim Holdings, Inc.
Two Houston Center, Suite 2907
Houston, TX 77010

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)

U The Sarofim Group, Inc.

=====

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

Fayez S. Sarofim, President; Raye G. White, EVP, Secretary; Robert C. Campbell, Treasurer; Suzanne M. Hay, Assistant Secretary

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

Rezoning Attachment to Par. 1(b)

DATE: August 5, 2008
(enter date affidavit is notarized)

1002359

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

7 The Sarofim Group, Inc.
Two Houston Center, Suite 2907
Houston, TX 77010

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Fayez S. Sarofim

=====

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

Fayez S. Sarofim, President; Raye G. White, EVP, Secretary, Treasurer

=====

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

8 The Vedder Company
221 West 6th Street, Suite 1900
Austin, TX 78701

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)

Wolfram Vedder (nmi)

=====

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

Wolfram Vedder (nmi), President & Secretary

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

Rezoning Attachment to Par. 1(b)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

9 Dulles Station East, LLC
455 Spring Place, Suite 100
Herndon, VA 20170

DESCRIPTION OF CORPORATION: (check one statement)

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

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

10 ONA Dulles, LLC, Member
11 One Dulles A, LLC, Member

=====

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

=====

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

10 ONA Dulles, LLC c/o O'Connor North American Property Partners, LP
535 Madison Avenue, 23rd Floor
New York, NY 10022

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)

12 O'Connor North American Property Partners, LP

=====

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

10 Camden Summit, Inc.
3 Greenway Plaza, Suite 1300
Houston, TX 77046

DESCRIPTION OF CORPORATION: (check one statement)

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

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

17 Camden Property Trust

=====

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

Richard J. Campo, Chariman & CEO; D. Keith Oden, President & COO; H. Malcolm Stewart, EVP; Dennis M. Steen, SVP, Secretary; Steven K. Eddington, SVP; Maria Anzilotti, VP; Kim Callahan, VP; Alex Jessett, VP; Terry S. McKinney, VP; Laura Little, VP; Bob Bussone, VP; Bill Sengelmann, VP; Nat Barganier, VP; Andrea Howard, VP; Ginger N. Ackiss, VP, Michael P. Gallagher, VP

=====

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

17 Camden Property Trust
3 Greenway Plaza, Suite 1300
Houston, TX 77046

DESCRIPTION OF CORPORATION: (check one statement)

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

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

A Texas real estate investment trust with hundreds of members and no one member owning more than 10% of Camden Property Trust.

=====

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

18 Dulles Station Associates LLC
450 Plymouth Road, Suite 300
Plymouth Meeting, PA 19462

DESCRIPTION OF CORPORATION: (check one statement)

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

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

19 Dulles Station Venture LLC, Sole Member
Suzanne Hay, Springing Member

=====

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

Bradley J. Korman, President, Treasurer & Secretary; Lawrence M. Korman, VP

=====

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

19 Dulles Station Venture LLC
450 Plymouth Road, Suite 300
Plymouth Meeting, PA 19462

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)

20 Dulles KCI Associates LLC, Managing Member
21 Commercial Equity Investments, Inc., Member

=====

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

20 Dulles KCI Associates LLC
450 Plymouth Road, Suite 300
Plymouth Meeting, PA 19462

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Members: KCI Partners II, LP (owns less than 10% of Dulles Station Associates LLC), Steven H. Korman, Bradley J. Korman, Lawrence M. Korman, Mark G. Korman

=====

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

Bradley J. Korman, President; Lawrence J. Korman, VP
Robert S. Grossman, Authorized Signatory

=====

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

27 WRIT Dulles Station, LLC c/o Washington Real Estate Investment
6110 Executive Avenue, Suite 800
Rockville, MD 20852

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)

24 Washington Parking, Inc., Sole Member/Manager

=====

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

24 Washington Parking, Inc.
6110 Executive Avenue, Suite 800
Rockville, MD 20852

DESCRIPTION OF CORPORATION: (check one statement)

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

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

25 Washington Real Estate Investment Trust, Sole Manager/Member

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

George F. McKenzie, President; Michael S. Paukstis, VP; Sara L. Grootwassink, Treasurer; Laura M. Franklin, Secretary

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

25 Washington Real Estate Investment Trust
6110 Executive Avenue, Suite 800
Rockville, MD 20852

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)

Traded on NYSE

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Peter M. Dolan, Jr., Jay du Von, Jerry K. Emrich, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

=====

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

=====

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

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

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

=====

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235 a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns more than 1% of any class of stock.

=====

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

=====

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

21 Commercial Equity Investments, Inc.
450 Plymouth Road, Suite 300
Plymouth Meeting, PA 19462

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)

22 Capmark Commercial Realty Partners III, L.P.

=====

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

2 9
Jefferson at Dulles Station 2B GP LLC
600 East Colinas Boulevard, #1800
Irving, TX 75039

DESCRIPTION OF CORPORATION: (check one statement)

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

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

3 0
Jefferson at Dulles Station Senior Mezzanine, L.P., Sole Member

=====

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

Robert D. Page, President/COO; Ronald D. Ingram, Sr. EVP/CAO/Asst Sec; Frank B. Schubert, Jr., Sr. EVP/CFO/Secretary/Treasurer; James A. Fadley, Div. EVP/Asst Sec; John F. O'Connor, III, Div. EVP, Asst Sec; Clayton Parker, Div. EVP; Vanessa J. Hoffman, SVP; Scot M. McLaughlin, SVP/Asst Sec; Kirk Motsenbocker, EVP; Eric Jacobson, SVP/Asst Sec; Paul Crisalli, Reg. SVP; Tom Kavanagh, VP; Lynn Read, VP; James A. Butz, Divisional President; Mark Bryant, Div. President; [continued]

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

Jefferson at Dulles Station 2B GP LLC [officers, continued]
600 East Colinas Boulevard, #1800
Irving, TX 75039

DESCRIPTION OF CORPORATION: (check one statement)

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

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

=====

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

Greg G. Lamb, Regional EVP; Paul Bernardin, Reg. VP; David Chandler, Reg. SVP; David Robbins, Reg. SVP; Vince Lee, Reg. SVP; James Duncan, Div. SVP; Heidi W. Mather, Area SVP; Steve Dominiak, Div. President; Ilene J. Greiner, Asst. VP; Thomas N. O'Brien, Reg. EVP; Lance Hanna, Area VP; David Cocanougher, Area VP; Steven Spall, Reg. SVP

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

Rezoning Attachment to Par. 1(b)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

4 ✓ Jefferson at Dulles Station 3A GP LLC
600 East Colinas Boulevard, #1800
Irving, TX 75039

DESCRIPTION OF CORPORATION: (check one statement)

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

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

3 Jefferson at Dulles Station Senior Mezzanine, L.P., Sole Member

=====

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

Robert D. Page, President/COO; Ronald D. Ingram, Sr. EVP/CAO/Asst Sec; Frank B. Schubert, Jr., Sr. EVP/CFO/Secretary/Treasurer; James A. Fadley, Div. EVP/Asst Sec; John F. O'Connor, III, Div. EVP, Asst Sec; Clayton Parker, Div. EVP; Vanessa J. Hoffman, SVP; Scot M. McLaughlin, SVP/Asst Sec; Kirk Motsenbocker, EVP; Eric Jacobson, SVP/Asst Sec; Paul Crisalli, Reg. SVP; Tom Kavanagh, VP; Lynn Read, VP; James A. Butz, Divisional President; Mark Bryant, Div. President; [continued]

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

Jefferson at Dulles Station 3A GP LLC [officers, continued]
600 East Colinas Boulevard, #1800
Irving, TX 75039

DESCRIPTION OF CORPORATION: (check one statement)

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

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

=====

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

Greg G. Lamb, Regional EVP; Paul Bernardin, Reg. VP; David Chandler, Reg. SVP; David Robbins, Reg. SVP; Vince Lee, Reg. SVP; James Duncan, Div. SVP; Heidi W. Mather, Area SVP; Steve Dominiak, Div. President; Ilene J. Greiner, Asst. VP; Thomas N. O'Brien, Reg. EVP; Lance Hanna, Area VP; David Cocanougher, Area VP; Steven Spall, Reg. SVP

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

Rezoning Attachment to Par. 1(b)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235 a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

31 JPI/G Funding GP, LLC
600 East Colinas Boulevard, #1800
Irving, TX 75039

DESCRIPTION OF CORPORATION: (check one statement)

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

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

JPI/G Funding GP, Inc., Manager (owns less than 10% of Jefferson at Dulles Station 2B, L.P.
and/or Jefferson at Dulles Station 3A, L.P.)
32 JPI/G Funding Company, L.P., Member

=====

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

=====

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

11 One Dulles A, LLC
455 Spring Place, Suite 100
Herndon, VA 20170

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)

14 Foxmill Office A Limited Partnership, Member
2 Crimson Development, Inc., Manager

=====

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

13 O'Connor North American Management Partners LLC
535 Madison Avenue, 23rd Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

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

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

14 O'Connor Capital Partners

=====

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

=====

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

=====

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

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

REZONING AFFIDAVIT

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

DSV Dulles Fox Mill Limited Partnership
455 Spring Park Place, Suite 100
Herndon, VA 20170

Officers: R. Kevin Dougherty, President; Wolfram Vedder, VP Development & Secretary; Thomas D. Simmons, Jr., VP Finance & Treasurer; R. Warren Walters, VP Investment; Deborah Ann Vowell, Assistant Secretary

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

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

General Partner: Crimson Development, Inc.

Limited Partners:

- 3 WDV 2006 Limited Partnership
TDS Interests, Ltd. (owns less than 10% of Dulles Development, LLC)
TDS Investments, LP (owns less than 10% of Dulles Development, LLC)
DATS Interests, Ltd. (owns less than 10% of Dulles Development, LLC)
Stephen P. Simmons, Deborah Ann Vowell, Eckhard Vedder
Simmons 1987 Basket Trust (owns less than 10% of Dulles Development, LLC)
R. Kevin Dougherty, Mitchell J. Bonanno
The Mary Lawrence Porter Trust (owns less than 10% of Dulles Development, LLC)
Fayez Sarofim, James A. Reynolds, Russell M. Frankel, Robert M. Hopson III, Charles E. Sheedy
4 FSI No. 2 Corporation
Montague-Betts Company (owns less than 10% of Dulles Development, LLC)
W. Earle Betts III
D.W.B Associates (owns less than 10% of Dulles Development, LLC)
Betts Family, L.C. (owns less than 10% of Dulles Development, LLC)
G. Richard Patton, Gregory F. Hamm, Beeman E. Strong, III, Matthew J. Sheedy
R. Warren Walters

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

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

Rezoning Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

3 WDV 2006 Limited Partnership
221 West 6th Street, Suite 1900
Austin, TX 78701

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

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

8 General Partner:
The Vedder Company

Limited Partners:
Wolfram Vedder
Deidre Vedder

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

Rezoning Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

26 Dulles Rockhill Partners, Limited Partnership
455 Spring Park Place, Suite 100
Herndon, VA 20170

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

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

General Partner:

2 Crimson Development, Inc.

Limited Partners:

3 WDV 2006 Limited Partnership
TDS Interests, Ltd. (owns less than 10% of
Dulles Rockhill Partners Limited
Partnership)
TDS Investments, LP (owns less than 10%
of Dulles Rockhill Partners Limited
Partnership)
DATS Interests, Ltd. (owns less than 10%
of Dulles Rockhill Partners Limited
Partnership)
Stephen P. Simmons
Deborah Ann Vowell
Eckhard Vedder
Simmons 1987 Basket Trust (owns less
than 10% of Dulles Rockhill Partners
Limited Partnership)
R. Kevin Dougherty
Mitchell J. Bonanno
The Mary Lawrence Porter Trust (owns
less than 10% of Dulles Rockhill Partners
Limited Partnership)
Fayez S. Sarofim
James A. Reynolds
Russell M. Frankel
Robert M. Hopson III
Charles E. Sheedy
4 FSI No. 2 Corporation
Montague-Betts Company (owns less than
10% of Dulles Rockhill Partners Limited
Partnership)

W. Earle Betts III
D.W.B Associates (owns less than 10% of
Dulles Rockhill Partners Limited
Partnership)
Betts Family, L.C. (owns less than 10% of
Dulles Rockhill Partners Limited
Partnership)
G. Richard Patton
Gregory F. Hamm
Beeman E. Strong, III
Matthew J. Sheedy
R. Warren Walters

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

Rezoning Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

15 Foxmill Office A Limited Partnership
455 Spring park Place, #100
Herndon, VA 20170

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

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

General Partner:

2 Crimson Development, Inc.

Limited Partners:

R. Kevin Dougherty

3 WDV 2006 Limited Partnership

Thomas D. Simmons, Jr.

Deborah Ann Vowell

Simmons 1987 Basket Trust (owns less than 10% of Dulles Station East, LLC)

27 Houston Office Partners Limited Partnership

Christian M. Chambers

Christopher J. Lukawski

Janice M. Robb

Phyllis Milstead

R. Warren Walters

Ryan S. Whittier

James A. Saloka

Aubrey D. Haines

Officers:

R. Kevin Dougherty, President

Wolfram Vedder, VP Development &

Secretary

Thomas D. Simmons, Jr., VP Finance &

Treasurer

R. Warren Walters, VP Investment

Deborah Ann Vowell, Assistant Secretary

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

Rezoning Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

15 Foxmill Office A Limited Partnership
455 Spring park Place, #100
Herndon, VA 20170

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

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

General Partner:

2 Crimson Development, Inc.

Limited Partners:

R. Kevin Dougherty

3 WDV 2006 Limited Partnership

Thomas D. Simmons, Jr.

Deborah Ann Vowell

Simmons 1987 Basket Trust (owns less than 10% of Dulles Station East, LLC)

27 Houston Office Partners Limited Partnership

Christian M. Chambers

Christopher J. Lukawski

Janice M. Robb

Phyllis Milstead

R. Warren Walters

Ryan S. Whittier

James A. Saloka

Aubrey D. Haines

Officers:

R. Kevin Dougherty, President

Wolfram Vedder, VP Development &

Secretary

Thomas D. Simmons, Jr., VP Finance &

Treasurer

R. Warren Walters, VP Investment

Deborah Ann Vowell, Assistant Secretary

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

Rezoning Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

12 O'Connor North American Property Partners, LP
535 Madison Avenue, 23rd Floor
New York, NY 10022

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

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

13 General & Limited Partner: O'Connor
North American Management Partners
LLC

Limited Partner:
Pennsylvania Public School Employees
Retirement System (there are in excess of
thousands of members in this retirement
fund, none of whom own more than 10%)

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

Rezoning Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

O'Connor Capital Partners
535 Madison Avenue, 23rd Floor
New York, NY 10022

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

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

General Partner:
Jeremiah W. O'Connor, Jr.

Limited Partners:
Jeremiah W. O'Connor, Jr.
John E. Phelan, Sr.
Thomas E. Quinn
Andrew J. Murray

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

Rezoning Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

27 Houston Office Partners, Limited Partnership
455 Spring Park Place, Suite 100
Herndon, VA 20170

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

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

General Partner:
Crimson Development, Inc.

Limited Partners:

3 WDV 2006 Limited Partnership
TDS Interests, Ltd. (owns less than 10% of
Houston Office Partners, Limited
Partnership)
TDS Investments, LP (owns less than 10%
of Houston Office Partners, Limited
Partnership)
DATS Interests, Ltd. (owns less than 10%
of Houston Office Partners, Limited
Partnership)
Stephen P. Simmons
Deborah Ann Vowell
Eckhard Vedder
Simmons 1987 Basket Trust (owns less
than 10% of Houston Office Partners,
Limited Partnership)
R. Kevin Dougherty
Mitchell J. Bonanno
The Mary Lawrence Porter Trust (owns
less than 10% of Houston Office Partners,
Limited Partnership)
Fayez S. Sarofim
James A. Reynolds
Russell M. Frankel
Robert M. Hopson III
Charles E. Sheedy
4 FSI No. 2 Corporation
Montague-Betts Company (owns less than
10% of Houston Office Partners, Limited
Partnership)

W. Earle Betts III
D.W.B Associates (owns less than 10% of
Houston Office Partners, Limited
Partnership)
Betts Family, L.C. (owns less than 10% of
Houston Office Partners, Limited
Partnership)
G. Richard Patton
Gregory F. Hamm
Beeman E. Strong, III
Matthew J. Sheedy
R. Warren Walters

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

Rezoning Attachment to Par. 1(c)DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)15 Camden Summit Partnership, L.P. f/k/a Summit Properties Partnership, L.P.
c/o NTRG
P.O. Box 638
Addison, TX 75001(check if applicable) [] The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)16 General Partner:
Camden Summit, Inc.

Limited Partners:

Bissell Ballantyne, LLC*
Eugene E. Brucker
T. Carl Dedmon
Robert W. Donaldson, Jr.
B.D. Farmer, III
John G. Golding
Frances J. Intagliata
Donald H. Jones
Raymond V. Jones
Keith H. Kuhlman Revocable Trust of
1992*
Duncan A. Killen
Richard E. Killough
Jack Krause
Roger M. Lewis
Michael G. Malone
Thomas J. Mannausa
Daniel P. McCabe
William B. McGuire, Jr.
Mark L. Messerly
Roy H. Michaux, Jr.
Jack R. Miller
John C. Moore
Kenneth M. Murphy
Randy J. Pace
Bailey Patrick, Jr.
William F. Paulsen
Eugene V. Rankin Living Trust*
Sam J. Rosenbloom Living Trust*
Robert W. Sauer Grantor Trust*
Stephen F. Smoak
Emil A. Stange
John B. Summers Revocable Trust*
Roberta K. Symonds Trust*Nick Tacony
Patricia B. Terwilliger
David F. Tufaro
W.A. & C.D. Frank Living Trust*
Owen H. Whitfield Trust*
Gerald S. Workman
Stephen C. Wylie
Bernard A. Zimmer Revocable Trust*
16 Camden Summit, Inc.*owns less than 10% of Camden Summit
Partnership, L.P.(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

28 Jefferson at Dulles Station 2B, L.P.
8300 Greensboro Drive, Suite 600
McLean, VA 22102

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

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

29 General Partner:
Jefferson at Dulles Station 2B GP LLC
(owns less than 10% of Jefferson at Dulles
Station 2B, L.P. and/or Jefferson at Dulles
Station 3A, L.P.)

30 Limited Partner:
JPI/G Funding Company, L.P. (former)
Jefferson at Dulles Station Senior
Mezzanine, L.P.

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

Rezoning Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

32 JPI/G Funding Company, L.P.
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

General Partner:
JPI/G, LLC (owns less than 10% of
Jefferson at Dulles Station 2B, L.P.
and/or Jefferson at Dulles Station 3A, L.P.)

33 Limited Partner:
JPI Multifamily Holding LP

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

Rezoning Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

33 JPI Multifamily Holding LP
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

General Partner:
JPI Partners GP LLC (owns less than 10%
of Jefferson at Dulles Station 2B, L.P.
and/or Jefferson at Dulles Station 3A, L.P.)

34 Limited Partner:
JPI Multifamily Investments, LP

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

Rezoning Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

1002359

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

34 JPI Multifamily Investments, LP
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

General Partner:
New GP, LLC (owns less than 10% of
Jefferson at Dulles Station 2B, L.P.
and/or Jefferson at Dulles Station 3A, L.P.)

35 Limited Partners:
JPI/H Limited Partnership

36 JPI Principals, LP

JPI Executives/Eastern Division LP (owns
less than 10% of Jefferson at Dulles Station
2B, L.P. and/or Jefferson at Dulles Station
3A, L.P.)

JPI Executives/Western Division LP
(owns less than 10% of Jefferson at Dulles
Station 2B, L.P. and/or Jefferson at Dulles
Station 3A, L.P.)

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

Rezoning Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

35 JPI/H Limited Partnership
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

General Partner:
Carmil II LLC (owns less than 10% of
Jefferson at Dulles Station 2B, L.P.
and/or Jefferson at Dulles Station 3A, L.P.)

37 Limited Partners:
F&K Miller Family, L.P.

38 JPI/H2 Limited Partnership
Carmil Capital Corporation (owns less than
10% of Jefferson at Dulles Station 2B,
L.P. and/or Jefferson at Dulles Station 3A,
L.P.)

Robert D. Page
Ronald D. Ingram
Frank B. Schubert, Jr.
Stan T. Waldrop

JPI Texas Development, Inc. (owns less
than 10% of Jefferson at Dulles Station 2B,
L.P. and/or Jefferson at Dulles Station 3A,
L.P.)

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

Rezoning Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

30 JPI Principals, LP
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

General Partner:
JPI Partners GP, LLC (owns less than 10%
of Jefferson at Dulles Station 2B, L.P.
and/or Jefferson at Dulles Station 3A, L.P.)

39 Limited Partners:
JPI/R Funding Company, L.P.

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

Rezoning Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

37

F&K Miller Family, L.P.
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

General Partner:
F&K Miller Family GP LLC (owns less than 10% of Jefferson at Dulles Station 2B, L.P. and/or Jefferson at Dulles Station 3A, L.P.)

Limited Partners:
Barbara K. Miller

J. Frank Miller, III Marital Trust f/b/o
Barbara K. Miller

Miller's Children's Trust f/b/o
John F. Miller, IV, Julia C. Miller,
Thomas S. Miller, Elizabeth R. Miller,
George T. Miller, Patrick O' Miller

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

Rezoning Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

38 JPI/H2 Limited Partnership
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

General Partner:
Carmil Capital Corporation (owns less than
10% of Jefferson at Dulles Station 2B,
L.P. and/or Jefferson at Dulles Station 3A,
L.P.)

37 Limited Partners:
F&K Miller Family, L.P.
Robert D. Page
Ronald D. Ingram
Frank B. Schurbert, Jr.

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

Rezoning Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

34 JPI/R Funding Company, L.P.
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

General Partner:
JPI/R Funding GP, LLC (owns less than
10% of Jefferson at Dulles Station 2B,
L.P. and/or Jefferson at Dulles Station 3A,
L.P.)

Limited Partners:
RREEF Management Company (owns less
than 10% of Jefferson at Dulles Station 2B,
L.P. and/or Jefferson at Dulles Station 3A,
L.P.)

40 JPI Realty Funding, L.P.

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

Rezoning Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

40 JPI Realty Funding, L.P.
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

General Partner:
JPI Partners GP, LLC (owns less than 10%
of Jefferson at Dulles Station 2B, L.P.
and/or Jefferson at Dulles Station 3A, L.P.)

37 Limited Partners:
Robert D. Page
Frank B. Schubert, Jr.
Ronald D. Ingram
F&K Miller Family, L.P.

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

Rezoning Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

41 Jefferson at Dulles Station 3A, L.P.
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

General Partner:
Jefferson at Dulles Station 3A, GP LLC
(owns less than 10% of Jefferson at Dulles
Station 2B, L.P. and/or Jefferson at Dulles
Station 3A, L.P.)

32 Limited Partner:
JPI/G Funding Company, L.P.

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

Rezoning Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

22

Capmark Commercial Realty Partners III, L.P.
411 Burel Avenue, #320
San Mateo, CA 94402

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

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

A real estate investment trust with
hundreds of members and no one member
owning more than 10% of Dulles Station
Associates LLC.

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

Rezoning Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number (s))

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

30 Jefferson at Dulles Station Senior Mezzanine, L.P.
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

31 General Partner:
JPI/G Funding GP, LLC

Limited Partner:
32 JPI/G Funding Company, L.P.

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

REZONING AFFIDAVIT

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number(s))

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

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

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

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

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

None

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

REZONING AFFIDAVIT

DATE: August 5, 2008
(enter date affidavit is notarized)

100235a

for Application No. (s): PCA C-696-7
(enter County-assigned application number(s))

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

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

None

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

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

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

WITNESS the following signature:

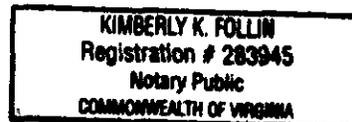
(check one) [X] Applicant [] Applicant's Authorized Agent
Sara V. Mariska

Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 5 day of August 2008, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2011



SPECIAL EXCEPTION AFFIDAVIT

DATE: August 5, 2008
 (enter date affidavit is notarized)

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

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 100734a

in Application No.(s): SE 2008-HM-018
 (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)
Dulles Development, LLC Agents: R. Kevin Dougherty Ryan S. Whittier Christian M. Chambers	455 Spring Park Place, Suite 100 Herndon, VA 20170	Applicant/Title Owner of Tax Map 15-4 ((5)) 8A
Dulles Station Associates LLC Agents: Robert S. Grossman Bradley J. Korman Steven H. Korman Lawrence M. Korman Mark G. Korman	450 Plymouth Road, Suite 300 Plymouth Meeting, PA 19462	Title Owner of Tax Map 15-4 ((5)) 2A

(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: August 5, 2008
(enter date affidavit is notarized)

100234a

for Application No. (s): SE 2008-HM-018
(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)
Jefferson at Dulles Station 2B, L.P. ✓ Agents: Aaron C. Liebert James A. Butz Greg G. Lamb	8300 Greensboro Drive, Suite 600 McLean, VA 22102	Title Owner of Tax Map 15-4 ((5)) 2B
Jefferson at Dulles Station 3A, L.P. ✓ Agents: Aaron C. Liebert James A. Butz Greg G. Lamb	8300 Greensboro Drive, Suite 600 McLean, VA 22102	Title Owner of Tax Map 15-4 ((5)) 3A
Camden Summit Partnership, L.P. f/k/a ✓ Summit Properties Partnership, L.P. Agents: Ginger N. Ackiss Duane S. Canter Christopher T. Cushman	c/o NTRG P.O. Box 638 Addison, TX 75001	Title Owner of Tax Map 15-4 ((5)) 7A1, 7A2
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar 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
M.J. Wells & Associates, LLC Agent: Robin L. Antonucci	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ 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: August 5, 2008
(enter date affidavit is notarized)

100234g

for Application No. (s): SE 2008-HM-018
(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) Dulles Development, LLC
455 Spring Park Place, Suite 100
Herndon, VA 20170

DESCRIPTION OF CORPORATION: (check one statement)

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

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

DSV Dulles Fox Mill Limited Partnership,
Manager/Member

(check if applicable) [x] 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: August 5, 2008
(enter date affidavit is notarized)

100234a

for Application No. (s): SE 2008-HM-018
(enter County-assigned application number (s))

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

2 Crimson Development, Inc.
455 Spring Park Place, Suite 100
Herndon, VA 20170

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)

R. Kevin Dougherty
Thomas D. Simmons, Jr.
Wolfram Vedder (nmi)

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

3 FSI No. 2 Corporation
Two Houston Center, Suite 2907
Houston, TX 77010

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)

5 Fayez Sarofim & Co.

(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: August 5, 2008
(enter date affidavit is notarized)

100234a

for Application No. (s): SE 2008-HM-018
(enter County-assigned application number (s))

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

5 Faye Sarofim & Co.
Two Houston Center, Suite 2907
Houston, TX 77010

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)

U Sarofim Holdings, Inc.

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

U Sarofim Holdings, Inc.
Two Houston Center, Suite 2907
Houston, TX 77010

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)

7 The Sarofim Group, Inc.

(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: August 5, 2008
(enter date affidavit is notarized)

100234a

for Application No. (s): SE 2008-HM-018
(enter County-assigned application number (s))

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

7 The Sarofim Group, Inc.
Two Houston Center, Suite 2907
Houston, TX 77010

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)

Fayez S. Sarofim

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

8 The Vedder Company
221 West 6th Street, Suite 1900
Austin, TX 78701

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)

Wolfram Vedder (nmi)

(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: August 5, 2008
(enter date affidavit is notarized)

100234a

for Application No. (s): SE 2008-HM-018
(enter County-assigned application number (s))

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

9 Camden Summit, Inc.
3 Greenway Plaza, Suite 1300
Houston, TX 77046

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)

10 Camden Property Trust

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

10 Camden Property Trust
3 Greenway Plaza, Suite 1300
Houston, TX 77046

DESCRIPTION OF CORPORATION: (check one statement)

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

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

A Texas real estate investment trust with
hundreds of members and no one member
owning more than 10% of Camden Property
Trust.

(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: August 5, 2008
(enter date affidavit is notarized)

100234a

for Application No. (s): SE 2008-HM-018
(enter County-assigned application number (s))

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

Dulles Station Associates LLC
450 Plymouth Road, Suite 300
Plymouth Meeting, PA 19462

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)

|| Dulles Station Venture LLC, Sole Member
Suzanne Hay, Springing Member

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

|| Dulles Station Venture LLC
450 Plymouth Road, Suite 300
Plymouth Meeting, PA 19462

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)

|| Dulles KCI Associates LLC, Managing Member
|| Commercial Equity Investments, Inc., Member

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

Special Exception Attachment to Par. 1(b)

DATE: August 5, 2008
(enter date affidavit is notarized)

100234a

for Application No. (s): SEA 2008-HM-018
(enter County-assigned application number (s))

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

12 Dulles KCI Associates LLC
450 Plymouth Road, Suite 300
Plymouth Meeting, PA 19462

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Members: KCI Partners II, LP (owns less than 10% of Dulles Station Associates LLC), Steven H. Korman, Bradley J. Korman, Lawrence M. Korman, Mark G. Korman

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

(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)

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(enter date affidavit is notarized)

100234a

for Application No. (s): SE 2008-HM-018
(enter County-assigned application number (s))

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

M.J. Wells & Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M.J. Wells & Associates, Inc., Sole Member

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M.J. Wells & Associates, Inc. Employee
Stock Ownership Trust. All employees are
eligible plan participants; however, no one
employee owns more than 1% of any class
of stock.

(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: August 5, 2008
(enter date affidavit is notarized)

100234a

for Application No. (s): SE 2008-HM-018
(enter County-assigned application number (s))

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

13 Commercial Equity Investments, Inc.
450 Plymouth Road, Suite 300
Plymouth Meeting, PA 19462

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)

14 Capmark Commercial Realty Partners III,
L.P.

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

15 Jefferson at Dulles Station 2B GP LLC
600 East Colinas Boulevard, #1800
Irving, TX 75039

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)

16 Jefferson at Dulles Station Senior
Mezzanine, L.P., Sole Member

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

Special Exception Attachment to Par. 1(b)

DATE: August 5, 2008
(enter date affidavit is notarized)

100234a

for Application No. (s): SE 2008-HM-018
(enter County-assigned application number (s))

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

Jefferson at Dulles Station 3A GP LLC
600 East Colinas Boulevard, #1800
Irving, TX 75039

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)

Jefferson at Dulles Station Senior
Mezzanine, L.P., Sole Member

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

17 JPI/G Funding GP, LLC
600 East Colinas Boulevard, #1800
Irving, TX 75039

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)

18 JPI/G Funding GP, Inc., Manager (owns
less than 10% of Jefferson at Dulles Station
2B, L.P. and/or Jefferson at Dulles Station
3A, L.P.)
JPI/G Funding Company, L.P., Member

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 5, 2008
(enter date affidavit is notarized)

100234a

for Application No. (s): SE 2008-HM-018
(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)

DSV Dulles Fox Mill Limited Partnership
455 Spring Park Place, Suite 100
Herndon, VA 20170

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

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

General Partner: Crimson Development, Inc.

Limited Partners:

- 4 WDV 2006 Limited Partnership
TDS Interests, Ltd. (owns less than 10% of Dulles Development, LLC)
TDS Investments, LP (owns less than 10% of Dulles Development, LLC)
3 DATS Interests, Ltd. (owns less than 10% of Dulles Development, LLC)
Stephen P. Simmons, Deborah Ann Vowell, Eckhard Vedder
Simmons 1987 Basket Trust (owns less than 10% of Dulles Development, LLC)
R. Kevin Dougherty, Mitchell J. Bonanno
The Mary Lawrence Porter Trust (owns less than 10% of Dulles Development, LLC)
Fayez Sarofim, James A. Reynolds, Russell M. Frankel, Robert M. Hopson III, Charles E. Sheedy
FSI No. 2 Corporation
Montague-Betts Company (owns less than 10% of Dulles Development, LLC)
W. Earle Betts III
D.W.B Associates (owns less than 10% of Dulles Development, LLC)
Betts Family, L.C. (owns less than 10% of Dulles Development, LLC)
G. Richard Patton, Gregory F. Hamm, Beeman E. Strong, III, Matthew J. Sheedy
R. Warren Walters

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

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

Special Exception Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100734a

for Application No. (s): SEA 2008-HM-018
(enter County-assigned application number (s))

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

4 WDV 2006 Limited Partnership ✓
221 West 6th Street, Suite 1900
Austin, TX 78701

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

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

General Partner:
8 The Vedder Company ✓

Limited Partners:
Wolfram Vedder
Deidre Vedder

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

Special Exception Attachment to Par. 1(c)

DATE: August 5, 2008

(enter date affidavit is notarized)

100234a

for Application No. (s): SEA 2008-HM-018

(enter County-assigned application number (s))

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

Camden Summit Partnership, L.P. f/k/a Summit Properties Partnership, L.P. ✓
c/o NTRG
P.O. Box 638
Addison, TX 75001

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

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

General Partner:
9 Camden Summit, Inc. ✓

Limited Partners:
Bissell Ballantyne, LLC* ✓
Eugene E. Brucker
T. Carl Dedmon
Robert W. Donaldson, Jr.
B.D. Farmer, III
John G. Golding
Frances J. Intagliata
Donald H. Jones
Raymond V. Jones
Keith H. Kuhlman Revocable Trust of
1992* ✓
Duncan A. Killen
Richard E. Killough
Jack Krause
Roger M. Lewis
Michael G. Malone
Thomas J. Mannausa
Daniel P. McCabe
William B. McGuire, Jr.
Mark L. Messerly
Roy H. Michaux, Jr.
Jack R. Miller
John C. Moore
Kenneth M. Murphy
Randy J. Pace
Bailey Patrick, Jr.
William F. Paulsen
Eugene V. Rankin Living Trust* ✓
Sam J. Rosenbloom Living Trust* ✓
Robert W. Sauer Grantor Trust* ✓
Stephen F. Smoak
Emil A. Stange
John B. Summers Revocable Trust* ✓
Roberta K. Symonds Trust*

Nick Tacony
Patricia B. Terwilliger
David F. Tufaro
W.A. & C.D. Frank Living Trust* ✓
Owen H. Whitfield Trust*
Gerald S. Workman
Stephen C. Wylie
Bernard A. Zimmer Revocable Trust* ✓
9 Camden Summit, Inc.

✓ *owns less than 10% of Camden Summit Partnership, L.P.

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

Special Exception Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100234a

for Application No. (s): SEA 2008-HM-018
(enter County-assigned application number (s))

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

Jefferson at Dulles Station 2B, L.P. ✓
8300 Greensboro Drive, Suite 600
McLean, VA 22102

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

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

General Partner:

15 Jefferson at Dulles Station 2B GP LLC ✓
(owns less than 10% of Jefferson at Dulles
Station 2B, L.P. and/or Jefferson at Dulles
Station 3A, L.P.)

Limited Partner:

JPI/G Funding Company, L.P. (former) ✓
16 Jefferson at Dulles Station Senior
Mezzanine, L.P.

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

Special Exception Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100234 a

for Application No. (s): _____
(enter County-assigned application number (s))

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

18 JPI/G Funding Company, L.P.
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

General Partner:
JPI/G, LLC (owns less than 10% of Jefferson at Dulles Station 2B, L.P. and/or Jefferson at Dulles Station 3A, L.P.) ✓

19 Limited Partner:
JPI Multifamily Holding LP ✓

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

Special Exception Attachment to Par. 1(c)

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(enter date affidavit is notarized)

100734a

for Application No. (s): SEA 2008-HM-018
(enter County-assigned application number (s))

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

19 JPI Multifamily Holding LP ✓
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

General Partner:
JPI Partners GP LLC (owns less than 10%
of Jefferson at Dulles Station 2B, L.P. and/
or Jefferson at Dulles Station 3A, L.P.)

Limited Partner:
20 JPI Multifamily Investments, LP ✓

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

Special Exception Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100234a

for Application No. (s): SEA 2008-HM-018
(enter County-assigned application number (s))

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

20 JPI Multifamily Investments, LP
600 East Colinas Boulevard, #1800
Irving, TX 75039

✓

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

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

General Partner:
New GP, LLC (owns less than 10% of
Jefferson at Dulles Station 2B, L.P. and/or
Jefferson at Dulles Station 3A, L.P.)

21 Limited Partners:
JPI/H Limited Partnership

✓

22 JPI Principals, LP

✓

JPI Executives/Eastern Division LP (owns
less than 10% of Jefferson at Dulles Station
2B, L.P. and/or Jefferson at Dulles Station
3A, L.P.)

JPI Executives/Western Division LP (owns
less than 10% of Jefferson at Dulles Station
2B, L.P. and/or Jefferson at Dulles Station
3A, L.P.)

✓

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

Special Exception Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

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for Application No. (s): SEA 2008-HM-018
(enter County-assigned application number (s))

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

21 JPI/H Limited Partnership ✓
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

General Partner:
Carmil II LLC (owns less than 10% of ✓
Jefferson at Dulles Station 2B, L.P. and/or
Jefferson at Dulles Station 3A, L.P.)

23 Limited Partners:
F&K Miller Family, L.P. ✓

24 JPI/H2 Limited Partnership ✓
Carmil Capital Corporation (owns less than
10% of Jefferson at Dulles Station 2B, ✓
L.P.)

Robert D. Page
Ronald D. Ingram
Frank B. Schubert, Jr.
Stan T. Waldrop

JPI Texas Development, Inc. (owns less ✓
than 10% of Jefferson at Dulles Station 2B,
L.P. and/or Jefferson at Dulles Station 3A,
L.P.)

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a
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for Application No. (s): SEA 2008-HM-018
(enter County-assigned application number (s))

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

22 JPI Principals, LP
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

General Partner:
JPI Partners GP, LLC (owns less than 10%
of Jefferson at Dulles Station 2B, L.P. and/
or Jefferson at Dulles Station 3A, L.P.)

25 Limited Partners:
JPI/R Funding Company, L.P.

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

DATE: August 5, 2008

(enter date affidavit is notarized)

100234 w

for Application No. (s): SEA 2008-HM-018

(enter County-assigned application number (s))

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

23 F&K Miller Family, L.P.
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

General Partner:
F&K Miller Family GP LLC (owns less than 10% of Jefferson at Dulles Station 2B, L.P. and/or Jefferson at Dulles Station 3A, L.P.)

Limited Partners:
Barbara K. Miller

J. Frank Miller, III Marital Trust f/b/o
Barbara K. Miller

Miller's Children's Trust f/b/o
John F. Miller, IV, Julia C. Miller,
Thomas S. Miller, Elizabeth R. Miller,
George T. Miller, Patrick O' Miller

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

Special Exception Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100234a

for Application No. (s): SEA 2008-HM-018
(enter County-assigned application number (s))

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

24 JPI/H2 Limited Partnership
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

General Partner:
Carmil Capital Corporation (owns less than
10% of Jefferson at Dulles Station 2B, L.P.
and/or Jefferson at Dulles Station 3A, L.P.)

Limited Partners:
23 F&K Miller Family, L.P. ✓
Robert D. Page
Ronald D. Ingram
Frank B. Schurbert, Jr.

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

Special Exception Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100234 a

for Application No. (s): SEA 2008-HM-018
(enter County-assigned application number (s))

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

25 JPI/R Funding Company, L.P.
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

General Partner:
JPI/R Funding GP, LLC (owns less than
10% of Jefferson at Dulles Station 2B, L.P.
and/or Jefferson at Dulles Station 3A, L.P.)

Limited Partners:
RREEF Management Company (owns less
than 10% of Jefferson at Dulles Station 2B,
L.P. and/or Jefferson at Dulles Station 3A,
L.P.)

26 JPI Realty Funding, L.P. ✓

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

Special Exception Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100734 a

for Application No. (s): SEA 2008-HM-018
(enter County-assigned application number (s))

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

20 JPI Realty Funding, L.P. ✓
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

General Partner:
JPI Partners GP, LLC (owns less than 10%
of Jefferson at Dulles Station 2B, L.P. and/
or Jefferson at Dulles Station 3A, L.P.)

Limited Partners:
Robert D. Page
Frank B. Schubert, Jr.
Ronald D. Ingram
23 F&K Miller Family, L.P. ✓

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

Special Exception Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100734a

for Application No. (s): SEA 2008-HM-018
(enter County-assigned application number (s))

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

Jefferson at Dulles Station 3A, L.P.
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

General Partner:
Jefferson at Dulles Station 3A, GP LLC ✓
(owns less than 10% of Jefferson at Dulles
Station 2B, L.P. and/or Jefferson at Dulles
Station 3A, L.P.)

Limited Partner:
JPI/G Funding Company, L.P. ✓

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

Special Exception Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100234a

for Application No. (s): SE 2008-HM-018
(enter County-assigned application number (s))

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

14 Capmark Commercial Realty Partners III, L.P.
411 Burel Avenue, #320
San Mateo, CA 94402

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

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

A real estate investment trust with hundreds
of members and no one member owning
more than 10% of Dulles Station Associates
LLC.

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

Special Exception Attachment to Par. 1(c)

DATE: August 5, 2008
(enter date affidavit is notarized)

100234a

for Application No. (s): SE 2008-HM-018
(enter County-assigned application number (s))

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

16 Jefferson at Dulles Station Senior Mezzanine, L.P.
600 East Colinas Boulevard, #1800
Irving, TX 75039

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

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

17 General Partner:
JPI/G Funding GP, LLC

18 Limited Partner:
JPI/G Funding Company, L.P.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 5, 2008
(enter date affidavit is notarized)

100234a

for Application No. (s): SE 2008-HM-018
(enter County-assigned application number(s))

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

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

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

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

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

None

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 5, 2008
(enter date affidavit is notarized)

100234a

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)

Sara V. Mariska
[] Applicant

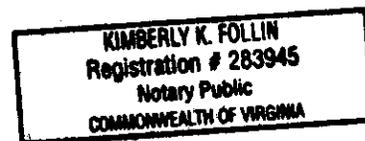
[x] Applicant's Authorized Agent

Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 5 day of August, 2008, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2011





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

**WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC**

RECEIVED
 Department of Planning
 APR 30 2008
 Zoning Evaluation Division

April 30, 2008

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

Re: Dulles Station
 Proffered Condition Amendment and Special Exception Applications
 Tax Map 15-4 ((5)) 2A, 2B, 3A, 5A, 7A1, 7A2, 8A and
 16-1 ((25)) 1A, 1B and 6A (the "Subject Property")

Dear Ms. Coyle:

Please accept this letter as a statement of justification for two concurrent applications affecting property known as Dulles Station, a mixed-use project currently under construction south of the Dulles Airport Access Road and east and south of Sunrise Valley Drive. Dulles Station was zoned to the PDC District in 1975 via application RZ C-696 and has been the subject of numerous proffered condition amendments and final development plan amendments; the most recent being PCA C-696-6 and FDPA C-696-3. Dulles Station is approved for a total of 2,715,000 square feet of development with a resultant FAR of .99. Uses include office, hotel, retail/service and residential. The Applicant seeks approval of a proffered condition amendment and special exception to permit fast food restaurants as an approved use. The applications include:

Proffered Condition Amendment (PCA)

The 57.8 acre Dulles Station property is divided into six land bays (Land Bays I through VI -see Attachment 1). The proffered condition amendment application is requested on Land Bays I, II, and IV, a total of 35.94 acres (Tax Map 15-4 ((5)) 2A, 2B, 3A, 5A, 7A1, 7A2, 8A and 16-2 ((25)) 1A, 1B and 6A). The three land bays not included are Land Bay III, which is approved for hotel use, Land Bay V, which is a stormwater management pond and park area, and Land Bay VI, which includes land to be used for transit-related parking.

- The PCA seeks a text only amendment to the approved proffers. There are no changes to the site design, the approved levels of development or the mix of office, non-office commercial and residential uses.

- The proffer text amendment clarifies that the term “restaurant” found throughout the proffers refers to both eating establishments and fast food restaurants as defined by the Zoning Ordinance.

Special Exception (SE)

The special exception application is requested on Land Bay II, a total of 20.25 acres. This includes property identified as Tax Map 15-4 ((5)) 2A, 2B, 3A, 7A1, 7A2 and 8A.

- The special exception seeks to correct an oversight in the original rezoning; no new uses are being requested. The original rezoning and associated CDP/FDP included a number of permitted uses including eating establishments and fast food restaurants. The proffers referred to these uses generically as restaurants. The PDC Ordinance requires a special exception for fast food restaurants in buildings with a residential component. It was an oversight that this special exception was not requested concurrently with the original rezoning.
- The Zoning Ordinance definition of fast food restaurants is broad, so that the “fast casual” restaurants such as Panera Bread, Baja Fresh and Chipotle, as well as coffee shops and ice cream stores are considered fast food restaurants. It was always anticipated that these types of restaurants would be included in the mix of ground floor uses. The exact number of fast food/casual restaurants to be provided is not known at this time. The Applicant seeks a blanket special exception to allow such uses in any of the five residential buildings in Land Bay II. The ultimate mix will be determined by the market and parking requirements.

In keeping with the Special Exception requirements, the following is a written description of the proposed special exception use.

- A. Type of Operation: Fast food restaurants as a use permitted on the first floor of residential buildings in Land Bay II. The exact number and size of such fast food restaurants to be determined by market demand and parking requirements.
- B. Hours of Operation: Standard fast/casual restaurant operating hours which vary depending on the specific tenants. For instance, a coffee shop may operate from 6:00 a.m. to 8:00 p.m., while a fast/casual restaurant may operate from 11:00 a.m. to 12:00 a.m., and later on weekends.
- C. Estimated Number of Clients/Patrons: Will vary with specific tenants.
- D. Proposed Number of Employees: Will vary with specific tenants.
- E. Estimate of Traffic Impact: No additional impact is anticipated as this use was anticipated in the traffic impact assessment prepared for the original rezoning.
- F. Vicinity or General Area to be Served by the Use: Dulles Station, Dulles Corner, greater Herndon and Reston communities.

- G. Description of Building Façade and Architecture: There are no new buildings proposed. The fast food restaurants will be included in the first floors of the residential buildings, the designs of which are set forth in the existing approvals.
- H. Hazardous/Toxic Wastes on Site: The Applicant is unaware of any hazardous or toxic substances on the Subject Property.
- I. To the best of our knowledge, the proposed development special exception use, as well as all proposed uses shown on the FDPA, are in conformance with all applicable ordinances, regulations and adopted standards with the following exceptions:
1. Waiver of the 600-foot maximum length of private street is hereby requested;
 2. A modification of the transitional screening requirements along the southern boundary to permit inclusion of a trail within the transitional screen yard and use of existing vegetation where feasible in lieu of standard screen plantings is requested;
 3. A waiver of the barrier requirement along the southern boundary is requested;
 4. A waiver of the loading spaces requirement for multi-family dwellings and office buildings as required in Section 11-200 of the Zoning Ordinance;
 5. Modification of the requirements for secondary uses per such that the gross floor area devoted to residential dwelling shall not exceed 81% of the principal uses; as well as
 6. Modification to the requirement for sidewalks and trails per Section 8-0100 and 8-0200 of the PFM to permit the option to place decorative panels and/or patterned concrete in place of concrete sidewalks for all public roads and concrete in place of asphalt for the eight foot wide bike trail along Sunrise Valley Drive.

Please note that these waivers and modifications were approved previously in conjunction with RZ C-696 and subsequent amendments. Reaffirmation of these approvals is requested.

The Subject Property is located in Land Unit A of the Dulles Suburban Center. The Comprehensive Plan text recommends a mixture of uses including office, hotel, support retail and residential uses and intensities from .5 to 1.0 FAR. A portion of the Subject Property is within one-half mile radius of the proposed Route 28/CIT Transit Station. As such, this area is recommended for an increased FAR of 1.25 with future rail funding. The Applicants proposes no change to the approved FAR of .99. The proposed applications are in keeping with the recommendations of the Plan.

In summary, these two applications are minor in nature, and are sought to ensure that fast food restaurants may be part of the retail mix. No changes in intensity or use are requested. The amendments are in keeping with the spirit of the original high quality, mixed-use concept approved for the Subject Property.

Thank you for your attention to this matter. Should you require any additional information, please call me.

Very truly yours,

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


Elizabeth D. Baker
Land Use Coordinator

**CONSOLIDATED
PROFFERS****Dulles Station
PCA C-696-4**

April 26, 2002

Pursuant to Section 2-2303(a), *Code of Virginia*, 1950 as amended, and subject to the Board of Supervisors approval of the requested Proffered Condition Amendment on property identified as Tax Map 15-4 ((5)) 2-5, 7, 8 and 16-1 ((25)) 1 and 6 (hereinafter referred to as the "Property"), the Applicant and owners for themselves, their successors and assigns proffer that the development of the Property shall be subject to the following proffers, which shall supercede all previously approved proffers for the Property.

I. GENERAL

- * 1. The Property shall be developed in accordance with the Conceptual Development Plan Amendment ("CDPA") and the Final Development Plan Amendment ("FDPA") prepared by Urban Engineering consisting of three sheets and six sheets respectively, dated January 6, 2000, as revised through August 18, 2000.
2. Minor modifications from the FDPA may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the FDPA without requiring approval of an amended FDPA provided such changes are in substantial conformance with the FDPA and neither increase the total square footage or total number of units nor decrease the amount of open space.
3. The Applicant has the option of requesting a Final Development Plan Amendment from the Planning Commission for all or a portion of the FDPA in accordance with provisions set forth in Section 16-402 of the Zoning Ordinance, if in conformance with the approved CDPA and proffers.
- * 4. The maximum Floor Area Ratio (FAR) of the proposed development on the Property shall in no event exceed .99. However, individual Land Bays or building sites may exceed .99 FAR.
5. The maximum elevation of any building on the Property shall not exceed 550 feet above sea level subject to FAA approval. In the event that FAA approval is not received, the Applicant shall amend the building height to comply with FAA approval.
6. Throughout the planned development of the project, the Applicant shall be permitted

to provide surface parking for the required parking in those areas designated on the CDPA and FDPA for development, without obtaining a PCA or FDPA. Interim surface parking lots shall be landscaped in general conformance with the sample plan shown on Exhibit A.

7. The Applicant shall comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities for the residential uses. The Applicant proffers that the minimum expenditure for the recreational facilities shall be \$955.00 per residential unit. The Applicant shall receive credit for the on-site recreational facilities which shall include, but not be limited to, swimming pools, a community center with exercise facilities, outdoor seating areas, picnic areas, trails if not on Comprehensive Plan and grading and seeding of the soccer/ballfield referred to in Proffer IV-3d below. Notwithstanding that the FDPA includes three swimming pools, the Applicant reserves the right to construct additional swimming pools within the courtyards of the multi-family residential buildings.
8. The architectural elevations and design details shown on Sheet 5 submitted with the FDPA, are provided to illustrate the general scale, character, quality, design intent, and organization of the proposed development. The Applicant reserves the right to modify the elevations based on final architectural design. However, the architectural design and building materials of the office buildings and residential buildings shall be compatible to the other. Building materials shall include one or more of the following: masonry, stone, pre-cast concrete, stucco, metal panels and glass. Exposed permanent facades of parking structures shall be constructed of either stone, masonry or pre-cast concrete and shall be designed to be compatible with the facade treatments of the associated office buildings and/or residential buildings.
9. On-site amenities including street landscaping, lighting, paving materials and street furniture shall be consistent for the Property to ensure commonality and harmony in design. All outdoor and parking garage lighting shall be designed to satisfy the glare standards set forth in Part 9, Article 14 of the Zoning Ordinance.
- * 10. The Applicant shall provide retail, restaurant and service establishments as specified on attached Exhibit B entitled "Retail Plan".
 - a. A minimum of 5,000 square feet of retail, restaurant and/or service uses shall be provided on the ground level of the southern corner of Building B. The retail, restaurant and/or service uses shall be located adjacent to the central spine road as depicted in Exhibit B and shall have direct public access and windows oriented toward the central spine road.

- b. A minimum of 6,000 square feet of retail, restaurant and/or service uses shall be provided on the ground level of the southern corner of Building D. The retail, restaurant and/or service uses shall be located adjacent to the central spine road as depicted in Exhibit B and shall have direct public access and windows oriented toward the central spine road.
- c. A minimum of 16,000 square feet of retail, restaurant and/or service uses shall be provided on the ground level of Buildings G. The retail, restaurant and/or service uses shall be located adjacent the central spine road as depicted in Exhibit B and shall have direct public access and windows oriented toward the central spine road.
- d. A minimum of 15,000 square feet of retail, restaurant and/or service uses shall be provided at the ground level of Building H. The retail, restaurant and/or service uses shall be located adjacent the central spine road as depicted in Exhibit B and shall have direct public access and windows oriented toward the central spine road.
- e. A minimum of 8,000 square feet of retail, office, service and/or a combination of residential and office, residential and retail, or residential and service uses shall be designed and constructed on the ground level of Building I adjacent to the central spine road as depicted in Exhibit B and shall have direct public access and windows oriented toward the central spine road. This space shall be designed in accordance with this proffer and shall meet the appropriate building codes for non-residential uses. The Applicant shall retain a qualified commercial broker to market this space upon commencement of construction. If the retail, office, service and/or a combination of residential and office, residential and retail, or residential and service uses are not occupied within twelve months of issuance of the first Non-RUP or RUP for Building I, then temporary residential occupancy of this space may occur. However, prior to issuance of a RUP for this space, proof of best effort to lease this space for retail, office, service and/or a combination of residential and office, residential and retail, or residential and service uses shall be provided to the Director of the Planning and Zoning Department to demonstrate the failed attempts and within five years of issuance of the first RUP or Non-RUP for Building I, this area must be leased exclusively for retail, office, service and/or a combination of residential and office, residential and retail, or residential and service uses.
- f. A minimum of 8,000 square feet of retail, office, service uses and/or a combination of residential and office, residential and retail, or residential and

service uses shall be designed and constructed on the ground level of Building J adjacent to the central spine road as depicted in Exhibit B and shall have direct public access and windows oriented toward the central spine road. This space shall be designed in accordance with this proffer and shall meet the appropriate building codes for non-residential uses. The Applicant shall retain a qualified commercial broker to market this space upon commencement of construction. If the retail, office, service and/or a combination of residential and office, residential and retail, or residential and service uses are not occupied or lease signed for occupancy within twelve months of issuance of the first Non-RUP or RUP for Building J, then temporary residential occupancy of this space may occur. However, prior to issuance of a RUP for this space, proof of best effort to lease this space for retail, office, service and/or a combination of residential and office, residential and retail, or residential and service uses shall be provided to the Director of the Planning and Zoning Department to demonstrate the failed attempts and within five years of issuance of the first RUP or Non-RUP for Building J, this area must be leased exclusively for retail, office, service and/or a combination of residential and office, residential and retail, or residential and service uses.

- * g. The Applicant shall use best efforts to provide retail, office, service and/or a combination of residential and office, residential and retail, or residential and service uses in the ground level space oriented toward the central spine road in Building K as shown on Exhibit B with direct public access and windows oriented to the central spine road. Best efforts shall include retaining a qualified retail broker and marketing the space for a twelve (12) month period beginning no more than twenty-four (24) months prior to commencement of construction. In the event the marketing efforts are not successful in attracting the stated uses, the Applicant may construct and lease ground level spaces as residential dwellings.
 - h. In addition to what is shown on Exhibit B and stated in above paragraphs 1-10 a-g, the Applicant may provide retail, restaurant and service uses as secondary uses in any of the Buildings approved on the Property.
11. The Applicant shall install all utilities underground on the Property except for transformers and other customary and standard utility boxes typically located above the ground.
 12. The Applicant shall institute a coordinated sign program for all signage on the Property designed to ensure consistent signage for all commercial and residential

LAND UNIT A

CHARACTER

This land unit is bounded on the north by the Dulles Airport Access and Toll Road (DAAR), on the east by Centreville Road, on the south by Frying Pan Road, and on the west by Route 28, Washington Dulles International Airport and the Loudoun County line. Land Unit A encompasses the highest planned intensities in the Dulles Suburban Center (Figure 12). Figure 13 illustrates the relationship of the proposed transit station platform, and ¼ and ½ mile distances from this station platform, to Land Unit A.

This land unit consists of approximately 645 acres. Existing development includes Dulles Corner, developed with mid- and high-rise office and hotel uses; the low- and mid-rise office uses of the Dulles Technology Center; multi-family residential uses; and a number of single-family attached communities. There is also a substantial amount of vacant land, including a large area of farm land which was formerly in an agricultural and forestal district. The Merrybrook Run Stream Valley traverses the land unit and represents a constraint upon development and a natural open space amenity for the adjacent properties.

Transit improvements are proposed for the DAAR corridor. An Environmental Impact Statement (EIS) in tandem with input from the public and local stakeholders resulted in the Locally Preferred Alternative of extending Metrorail to the Washington Dulles International Airport and beyond. The extension would be carried out in two phases with the first phase proceeding to the west of Wiehle Avenue in Reston, and the second phase proceeding to Route 722 in Loudoun County. A transit station location is recommended in Land Unit A near the Route 28/DAAR interchange as part of the Route 28/CIT Transit Station Area (as shown in Figure 13).

RECOMMENDATIONS

Land Use

General Land Unit Recommendations

This land unit is planned for a complementary mix of land uses including office, hotel and support retail at .50-1.0 FAR, except as may be described in "Other Recommendations." Optional residential uses should be considered as part of mixed-use projects or in accordance with the site-specific and other recommendations set forth below. A cohesive mixture of residential and non-residential uses should provide convenience to those who live and work in the area. Development in this land unit should provide for the incorporation of possible future transit related facilities and pedestrian access to transit.

A core area within Land Unit A is envisioned as a transit station mixed-use area and has been designated as part of the Route 28/CIT Transit Station Area. It includes high density residential uses, of relatively greater land use intensity and urban scale than most other areas in the Dulles Suburban Center. In addition to the higher intensities, the highest urban design standards are envisioned for this area. As planned, this core is large enough for the development of an urban concentration of uses, yet small enough to promote pedestrian circulation throughout the area. The pedestrian network should link the residential areas, community facilities and employment centers to any future transit site. The Urban Design Guidelines in the Reston-Herndon Suburban Center and

Transit Station Areas section of the Plan apply to development in the portion of Land Unit A located north of Coppermine Road.

It is important that mixed-use projects that include residential use be phased to ensure the development of both the residential and non-residential components. This phasing requires that the residential and non-residential components be developed at the same time or that a substantial portion of the non-residential development be in place prior to residential development. All residential components should be of sufficient size to create a viable residential community and to ensure that a high quality living environment can be created through the provision of a well-designed project with active recreation and other site amenities.

In general, development intensities should be highest along Horse Pen Road, the central spine road, and should transition down both at the southern periphery of the land unit defined by Frying Pan Creek and transition toward the northeast to maintain campus office densities in those areas outside of the Route 28/CIT Transit Station Area core.

Core Area Recommendations

Higher intensity development, envisioned as being served by Metrorail, is an appropriate option within Land Unit A. The higher intensities allowed by this option are only appropriate once construction of the rail extension in the vicinity of this transit station area has been fully funded for the rail phase. The evaluation of development proposals under this option will be based on the degree to which the following criteria are met:

1. One transit-oriented core should be developed on land that is generally within one-quarter mile of the future transit station. The core of Land Unit A should provide a focal point for development in this land unit.
2. High density residential use should be developed as integral elements of the core. Residential projects should be developed adjacent to the commercial uses, and should help transition into medium density uses away from the core.
3. Land uses supporting day and nighttime activities in the core should be encouraged.
4. Consolidation of parcels or integrated development should be achieved to provide high quality development.
5. Merrybrook Run should be preserved as an integrated element of the Dulles Greenway Open Space system. It should function as a linear park. It may include water features and trails that facilitate pedestrian traffic through the land unit, and which link to the countywide trail system.
6. Supporting retail should be developed as integral elements of developments within the land unit.
7. High urban design standards should be achieved, to include high quality architecture, landscaping and buffering, both internally and along peripheries. Visually attractive streetscapes and other amenities should be provided. Parking facilities should be well screened and buffered.

8. Pedestrian connections between all developments, transit stations and other transit access points should be provided.
9. Provisions for a transit system, including rights-of-way, station(s) and stops, with originating terminus integrated with the DAAR Transit Station, should be made, once a general alignment for a rail transit system has been determined.
10. Development should be phased to transportation system capacity.
11. Land should be allocated for rail transit facilities.

Under this option, mixed-use development, centered around the transit station, is planned to help support the transit system through increased ridership. Within a one-quarter mile radius of the transit station platform, an intensity of 1.5 FAR for mixed-use projects (including office, multi-family residential and support retail) is appropriate. Within a one-half mile radius of the transit station platform, an intensity of 1.25 FAR for mixed-use projects is appropriate. Office use is limited to a .75 FAR under this option. Hotel uses are encouraged.

Should a mechanism be established allowing for the permanent transfer of development rights between parcels, a second option is planned to allow for an overall FAR of up to 3.5 within a radius of a one-quarter mile radius of the transit station platform when the added development is permanently transferred from land already zoned for commercial or industrial development and located in areas between transit nodes in the Route 28 Tax District where lower intensity is planned. The additional intensity should be equally divided between commercial and residential uses.

Development at the optional levels should be allowed only as follows:

- The quality of development, when evaluated using Plan design guidelines, will reinforce the showplace standards envisioned for the Dulles Suburban Center;
- A parking maximum for commercial development in the core should be established at the number of spaces required by office uses at 1.0 FAR in conventional development without public transportation;
- Mixed-use development that includes residential uses should be phased to ensure the development of all uses;
- Residential developments should ensure that a high quality living environment can be created through the provision of well-designed projects with active recreation and other site amenities, and to ensure that small isolated pockets of residential use do not develop within an area planned predominantly for non-residential uses;
- Residential development should be well-buffered from adjoining properties so as not to reduce the feasibility of developing adjacent land in accordance with the non-residential recommendations of the Plan for this area;
- New development should minimize human exposure to unhealthful levels of noise in accordance with the guidance provided by the Policy Plan under Environment Objective 4; and
- Development in Land Unit A should provide for adequate public or privately-owned recreational facilities to serve both employment and residential uses.



County of Fairfax, Virginia

MEMORANDUM

DATE: July 7, 2008

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

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

FILE: 3-4 (RZ C-696)
3-5 (SE 2008-HM-018)

SUBJECT: Transportation Impact

REFERENCE: PCA C-696-07; SE 2008-HM-018; Dulles Development, LLC
(Dulles Station)
Traffic Zone: 1731
Land Identification Map: 15-4 ((05)) 2A, 2B, 3A, 7A1, 7A2, 8A

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised statement of justification dated June 4, 2008.

The application proposes a proffer condition amendment and special exception to permit fast food restaurants as approved use.

This department has reviewed the subject application and mentions the following:

- The applicant should carry forward all previous approved proffers. The revision to proffer 10i, which further specifies the term "restaurant", should stipulate that it precludes the use of any drive-through type fast food restaurant(s).

AKR/AK C:RZC-696DullesStation
CC: Michelle Brickner, Director, Design Review, DPW & ES

PLANNED DEVELOPMENT DISTRICT REGULATIONS

* B. Fast food restaurants

* 6-206

Use Limitations

1. All development shall conform to the standards set forth in Part 1 of Article 16.
2. All uses shall comply with the performance standards set forth in Article 14.
3. When a use presented in Sect. 203 above as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 shall be used as a guide.

When a use presented in Sect. 203 above as a Group or Category use is being considered for approval as a special exception use, pursuant to Sect. 205 above, the use shall be subject to the provisions of Article 9 and the special permit standards of Article 8, if applicable. Provided that such use is in substantial conformance with the approved conceptual development plan and any imposed development conditions or proffered conditions and is not specifically precluded by the approved final development plan, no final development plan amendment shall be required.

In either of the above, all Category 3 medical care facility uses shall be subject to the review procedures presented in Part 3 of Article 9.

4. All uses permitted pursuant to the approval of a final development plan shall be in substantial conformance with the approved final development plan as provided for in Sect. 16-403.
5. Secondary uses shall be permitted only in a PDC District which contains one or more principal uses. Unless modified by the Board in conjunction with the approval of a conceptual development plan in order for further implementation of the adopted comprehensive plan, the gross floor area devoted to dwellings as a secondary use shall not exceed fifty (50) percent of the gross floor area of all principal uses in the development, except that the floor area for affordable and market rate dwelling units which comprise the increased density pursuant to Part 8 of Article 2 shall be excluded from this limitation. The gross floor area of all other secondary uses shall not exceed twenty-five (25) percent of the gross floor area of all principal uses in the development.

The floor area for dwellings shall be determined in accordance with the gross floor area definition except the following features shall not be deemed gross floor area: balconies, porches, decks, breezeways, stoops and stairs which may be roofed but which have at least one open side; or breezeways which may be roofed but which have two (2) open ends. An open side or open end shall have no more than fifty (50) percent of the total area between the side(s), roof and floor enclosed with railings, walls, or architectural features.

6. Secondary uses shall be designed so as to maintain and protect the character of adjacent properties, and shall be conducted entirely within an enclosed building, with no outside display, except those uses which by their nature must be conducted outside a building.
7. Service stations, service station/mini-marts and vehicle light service establishments shall be permitted only under the following conditions:

FAIRFAX COUNTY ZONING ORDINANCE

- A. Located in a commercial center consisting of not less than three (3) commercial establishments, such commercial establishments to be other than automobile-related.
 - B. There shall be no vehicle or tool rental and no outdoor storage or display of goods offered for sale, except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart. In addition, no more than two (2) vehicles that are wrecked, inoperable or abandoned may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, and in no event shall any one such vehicle be stored outdoors for a period exceeding seventy-two (72) hours.
8. Signs shall be permitted only in accordance with the provisions of Article 12, and off-street parking and loading facilities and private streets shall be provided in conformance with the provisions of Article 11.
9. Notwithstanding the provisions of Par. 5 and 6 above, housing for the elderly as a secondary use need not be designed to serve primarily the needs of the residents and occupants of the planned development in which located but shall be designed so as to maintain and protect the character of adjacent properties. The gross floor area devoted to housing for the elderly as a secondary use shall not exceed fifty (50) percent of the gross floor area of all uses in the development.
- * 10. Fast food restaurants shall be permitted only in accordance with the following:
- A. Fast food restaurants may be permitted as a secondary use when shown on an approved final development plan, and provided such use is located in a nonresidential structure containing at least one (1) other permitted principal or secondary use, in accordance with the following:
 - (1) Such fast food restaurants shall be oriented to cater primarily to occupants and/or employees in the structure in which located, or of that structure and adjacent structures in the same building complex which are accessible via a clearly designated pedestrian circulation system; and
 - (2) Such use(s) shall comprise not more than fifteen (15) percent of the gross floor area of the structure.
 - * B. Fast food restaurants not permitted under the provisions of Par. A above may be permitted as a secondary use by special exception, in accordance with the following:
 - (1) The structure containing the fast food restaurant shall be designed as an integral component of a building complex, and shall be reviewed for compatibility with the approved PDC development; and

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		