



APPLICATION ACCEPTED: September 5, 2008  
PLANNING COMMISSION: March 11, 2009  
BOARD OF SUPERVISORS: Not yet scheduled

# County of Fairfax, Virginia

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February 25, 2009

## STAFF REPORT

### APPLICATIONS PCA 1998-LE-064 & RZ 2008-LE-015

#### LEE DISTRICT

**APPLICANT:** Springfield Parcel C, LLC

**PRESENT ZONING:** C-4 and I-4

**REQUESTED ZONING:** C-4

**PARCEL:** 90-2((1)) 0056C Pt. (C-4) and 90-4 ((1)) 0011B Pt. (I-4)

**ACREAGE:** 10.30 acres [9.7 acres in 90-2((1)) 0056C Pt. and 0.69 acres in 90-4 ((1)) 0011B Pt]

**FLOOR AREA RATIO:** 1.12

**PLAN MAP:** Industrial and Office

**WAIVERS AND MODIFICATIONS:** Modification of Transitional Screening and Waiver of Barrier Requirements where the subject site abuts multi-family dwellings

**PROPOSAL:** Amend the previously approved proffers associated with RZ 1998-LE-064 for site design modifications and to rezone Tax Map parcel 90-4 ((1)) 0011B pt from I-4 to C-4 for the construction of two office buildings and associated parking structure

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Suzanne Lin

## STAFF RECOMMENDATIONS:

Staff recommends denial of PCA 1998-LE-064 and RZ 2008-LE-015. However, should it be the intent of the Board of Supervisors to approve these cases, staff recommends that the approval be subject to the execution of the draft proffers contained in Appendix 1.

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

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

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

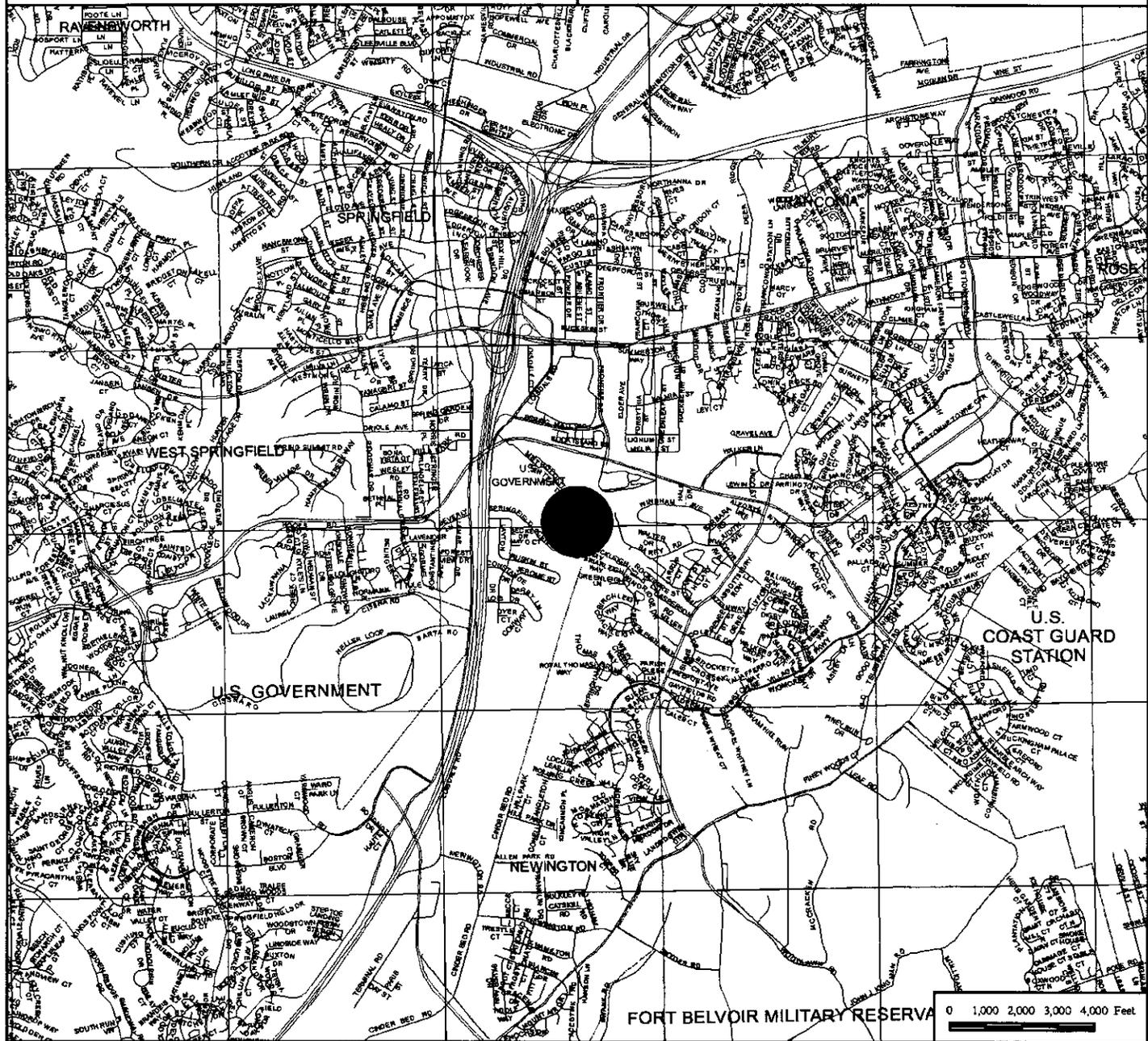
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

*O:\slin00\RZ\Springfield Parcel C\Staff Report Version 2.doc*

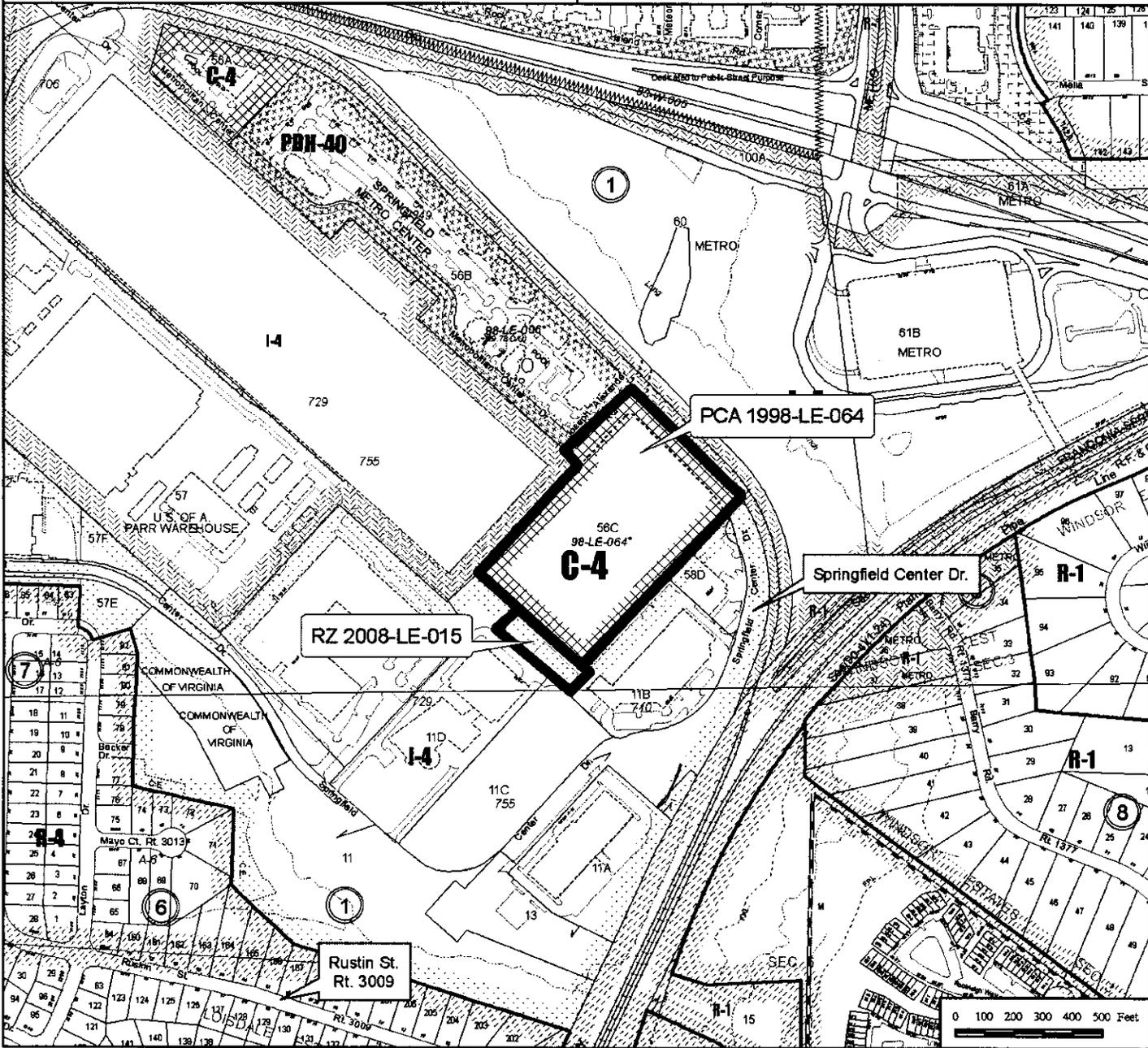


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

<b>Proffered Condition Amendment</b> <b>PCA 1998-LE-064</b>	<b>Rezoning Application</b> <b>RZ 2008-LE-015</b>
<b>Applicant:</b> SPRINGFIELD PARCEL C LLC <b>Accepted:</b> 09/05/2008 <b>Proposed:</b> AMEND RZ 1998-LE-064 PREVIOUSLY APPROVED FOR COMMERCIAL DEVELOPMENT TO PERMIT SITE MODIFICATIONS  <b>Area:</b> 9.7 AC OF LAND; DISTRICT - LEE <b>Zoning Dist Sect:</b> <b>Located:</b> LOCATED AT THE TERMINUS OF METROPOLITAN CENTER DRIVE AND TO THE SOUTHWEST OF THE SPRINGFIELD METRO CENTER  <b>Zoning:</b> C- 4 <b>Overlay Dist:</b> <b>Map Ref Num:</b> 090-2- /01/ /0056C pt.	<b>Applicant:</b> SPRINGFIELD PARCEL C LLC <b>Accepted:</b> 09/05/2008 <b>Proposed:</b> COMMERCIAL <b>Area:</b> 0.69 AC OF LAND; DISTRICT - LEE <b>Zoning Dist Sect:</b> <b>Located:</b> LOCATED ON THE WEST SIDE OF SPRINGFIELD CENTER DRIVE TO THE SOUTHWEST OF THE SPRINGFIELD METRO CENTER  <b>Zoning:</b> FROM I- 4 TO C- 4 <b>Overlay Dist:</b> <b>Map Ref Num:</b> 090-4- /01/ /0011B pt.

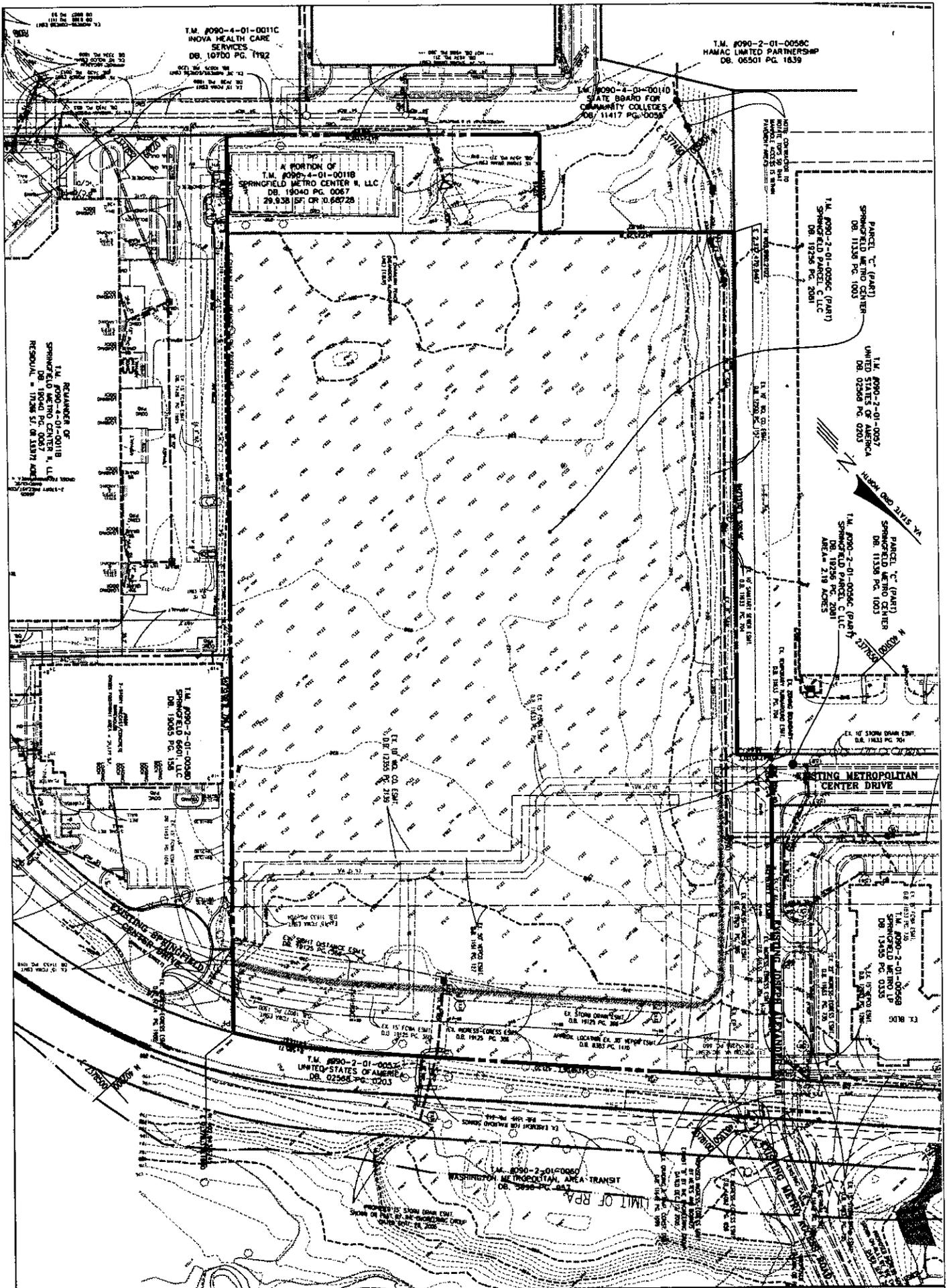


<b>Proffered Condition Amendment</b> <b>PCA 1998-LE-064</b>	<b>Rezoning Application</b> <b>RZ 2008-LE-015</b>
<b>Applicant:</b> SPRINGFIELD PARCEL C LLC <b>Accepted:</b> 09/05/2008 <b>Proposed:</b> AMEND RZ 1998-LE-064 PREVIOUSLY APPROVED FOR COMMERCIAL DEVELOPMENT TO PERMIT SITE MODIFICATIONS	<b>Applicant:</b> SPRINGFIELD PARCEL C LLC <b>Accepted:</b> 09/05/2008 <b>Proposed:</b> COMMERCIAL
<b>Area:</b> 9.7 AC OF LAND; DISTRICT - LEE <b>Zoning Dist Sect:</b> <b>Located:</b> LOCATED AT THE TERMINUS OF METROPOLITAN CENTER DRIVE AND TO THE SOUTHWEST OF THE SPRINGFIELD METRO CENTER	<b>Area:</b> 0.69 AC OF LAND; DISTRICT - LEE <b>Zoning Dist Sect:</b> <b>Located:</b> LOCATED ON THE WEST SIDE OF SPRINGFIELD CENTER DRIVE TO THE SOUTHWEST OF THE SPRINGFIELD METRO CENTER
<b>Zoning:</b> C-4 <b>Overlay Dist:</b> <b>Map Ref Num:</b> 090-2- /01/ /0056C pt.	<b>Zoning:</b> FROM I-4 TO C-4 <b>Overlay Dist:</b> <b>Map Ref Num:</b> 090-4- /01/ /0011B pt.









T.M. 0090-4-01-0011C  
INOVA HEALTH CARE  
SERVICES  
DB. 10700 PG. 1192

T.M. 0090-2-01-0058C  
HAMAC LIMITED PARTNERSHIP  
DB. 05501 PG. 1639

T.M. 0090-4-01-0011D  
STATE BOARD FOR  
CHARTER COLLEGES  
DB. 11417 PG. 1005A

A PORTION OF  
T.M. 0090-4-01-0011B  
SPRINGFIELD METRO CENTER II, LLC  
DB. 19040 PG. 0267  
29.838 SF; CR. NO. 64728

PARCEL "C" (PART)  
SPRINGFIELD METRO CENTER  
DB. 11338 PG. 1003  
T.M. 0090-2-01-0056C (PART)  
SPRINGFIELD METRO CENTER  
DB. 19296 PG. 2081

T.M. 0090-2-01-0057  
SPRINGFIELD METRO CENTER  
DB. 02568 PG. 0203

PARCEL "C" (PART)  
SPRINGFIELD METRO CENTER  
DB. 11338 PG. 1003  
T.M. 0090-2-01-0056C (PART)  
SPRINGFIELD METRO CENTER  
DB. 19296 PG. 2081  
AREA: 218 ACRES

T.M. 0090-2-01-0011B  
SPRINGFIELD METRO CENTER II, LLC  
DB. 19040 PG. 0267  
RESIDUAL: 17236 SF OF LEASE AREA

EXISTING CONDITIONS

**METRO CENTER II**  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



**urban**  
Planner - Engineers - Architects - Landscape Architects

Urban, Ltd.  
4500 D. Technology Center  
Cherry Hill, Virginia 22024  
Tel: 703.442.1200  
Fax: 703.442.1200  
www.urban-ltd.com

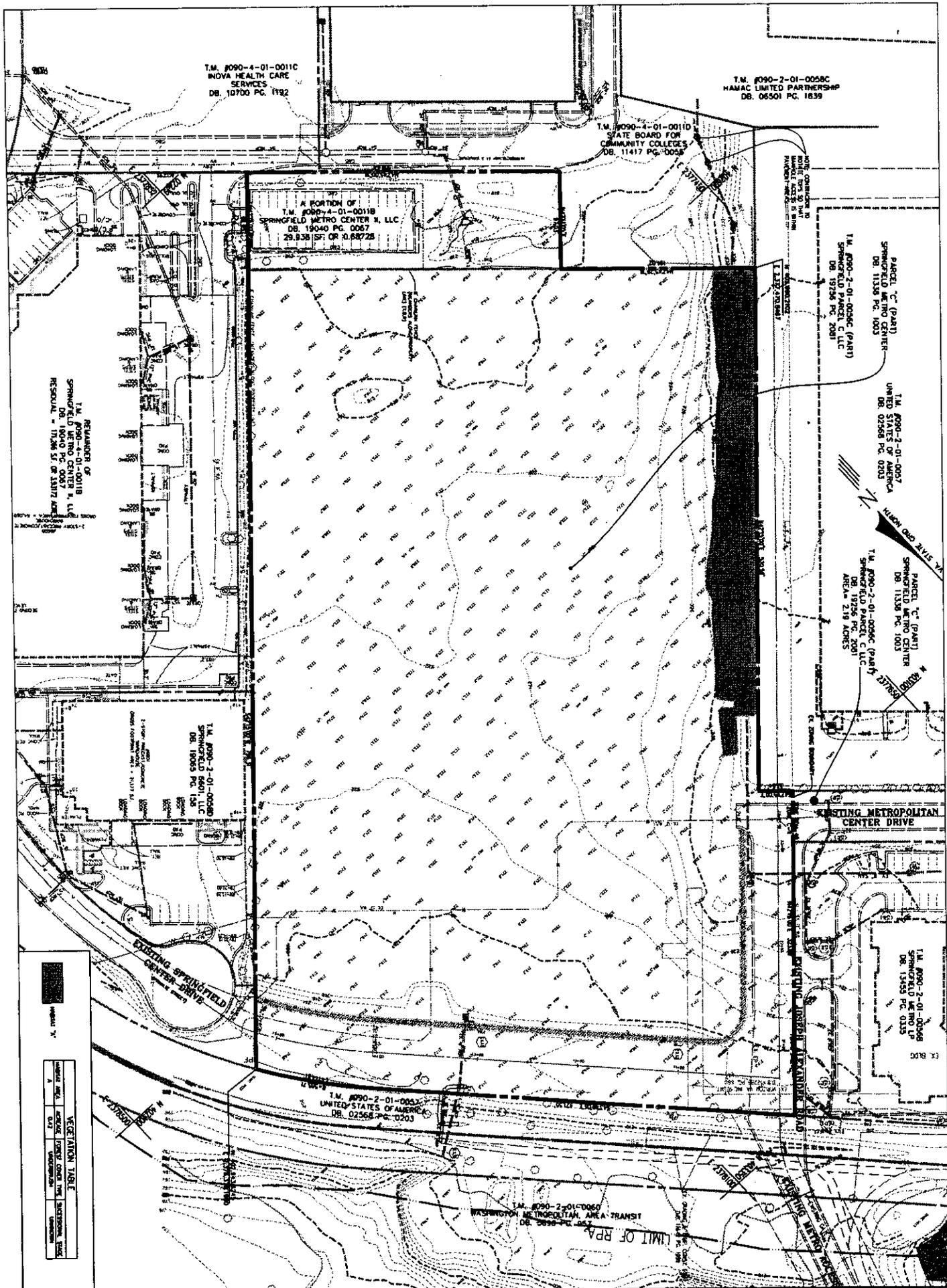
PLAN DATE:

06-26-08
08-19-08
11-03-08
12-17-08
02-05-09

NO.	DATE	DESCRIPTION

PROJECT:  
SHEET:  
OF:  
FILES:  
MISC: 12493

DATE: JUNE, 2008



T.M. #090-4-01-0011C  
INDVA HEALTH CARE  
SERVICES  
DB. 10700 PC. 1192

T.M. #090-2-01-0058C  
HAMAC LIMITED PARTNERSHIP  
DB. 06501 PC. 1839

T.M. #090-4-01-0011D  
STATE BOARD FOR  
COMMUNITY COLLEGES  
DB. 11417 PG. 0058

A PORTION OF  
T.M. #090-4-01-0011B  
SPRINGFIELD METRO CENTER II, LLC  
DB. 19040 PC. 0067  
29.938 SF OF 0.88728

PARCEL 1C (PART)  
SPRINGFIELD METRO CENTER  
DB. 11338 PC. 1003  
T.M. #090-2-01-0058C (PART)  
SPRINGFIELD METRO CENTER  
DB. 11338 PC. 1003

T.M. #090-2-01-0007  
UNITED STATES OF AMERICA  
DB. 02568 PC. 0203

PARCEL 1C (PART)  
SPRINGFIELD METRO CENTER  
DB. 11338 PC. 1003  
T.M. #090-2-01-0058C (PART)  
SPRINGFIELD METRO CENTER  
DB. 11338 PC. 1003  
AREA 218 ACRES

REMANUANCE OF  
T.M. #090-4-01-0011B  
SPRINGFIELD METRO CENTER II, LLC  
DB. 19040 PC. 0067  
RESUBD. - 11000 SF OF 83077 ACRES

T.M. #090-2-01-0058C  
SPRINGFIELD METRO CENTER  
DB. 11338 PC. 1003

T.M. #090-2-01-0058C  
SPRINGFIELD METRO CENTER  
DB. 11338 PC. 1003

T.M. #090-2-01-0007  
UNITED STATES OF AMERICA  
DB. 02568 PC. 0203

WASHINGTON METROPOLITAN AREA TRANSIT  
T.M. #090-10-01-0001  
DB. 02-00-0000

VEGETATION TABLE

Symbol	Symbol	Symbol	Symbol
Symbol	Symbol	Symbol	Symbol
Symbol	Symbol	Symbol	Symbol
Symbol	Symbol	Symbol	Symbol

EXISTING VEGETATION MAP  
**METRO CENTER II**  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



Urban Ltd.  
4300 Technology Court  
Cherry, Virginia 20131  
Tel: 703.462.2344  
Fax: 703.478.3365  
www.urban-ltd.com

PLANDATE

08-26-08
08-19-08
11-07-08
12-11-08
02-05-09

No.	DATE	DESCRIPTION

SHEET  
1  
OF  
15  
FILE NO.  
MISC 12493

DATE: 11/16/08

T.M. #090-4-01-0011C  
NOVA HEALTH CARE  
SERVICES  
DB. 10700 PC. 1192

T.M. #090-2-01-0056C  
HAMAC LIMITED PARTNERSHIP  
DB. 06501 PC. 1839

T.M. #090-4-01-00110  
STATE BOARD OF  
COMMUNITY COLLEGES  
DB. 11417 PC. 0005

T.M. #090-2-01-00118  
SPRINGFIELD  
DB. 19256 PC. 2081

T.M. #090-2-01-0036C (PART)  
SPRINGFIELD METRO CENTER  
DB. 11338 PC. 1003

T.M. #090-2-01-0057  
SPRINGFIELD METRO CENTER  
DB. 02568 PC. 0203

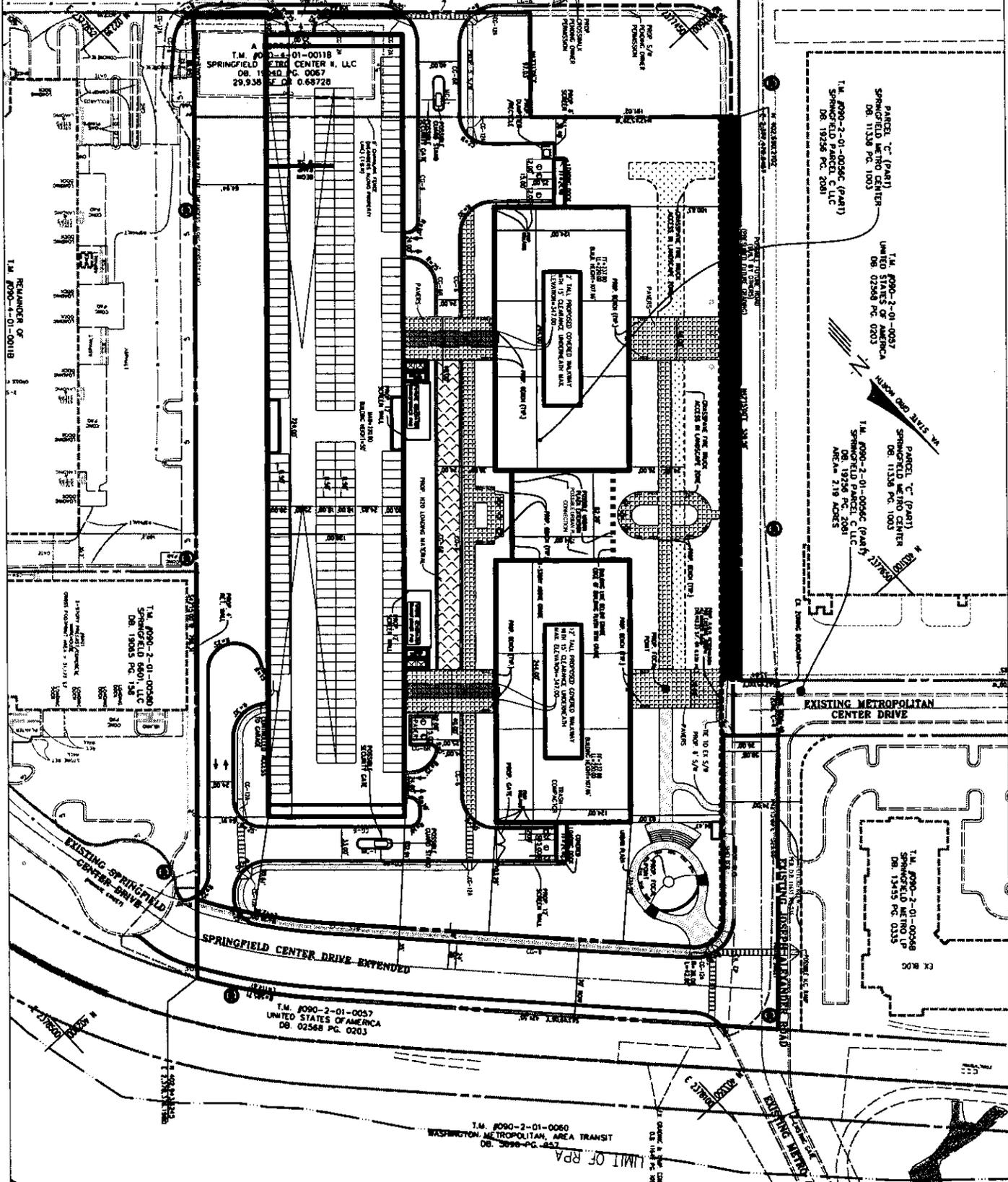
T.M. #090-2-01-0056C (PART)  
SPRINGFIELD METRO CENTER  
DB. 11338 PC. 1003

T.M. #090-2-01-00580  
SPRINGFIELD METRO LP  
DB. 19085 PC. 138

T.M. #090-2-01-0056B  
SPRINGFIELD METRO LP  
DB. 19085 PC. 035

T.M. #090-2-01-0057  
UNITED STATES OF AMERICA  
DB. 02568 PC. 0203

T.M. #090-2-01-0060  
WASHINGTON METROPOLITAN AREA TRANSIT  
DB. 05896 PC. 0557



<p>SCALE: 1"=40'</p>	<p>DATE: MARCH 2014</p>			<p>Urban Ltd. 5600 Technology Center Chantilly, Virginia 20151 Tel: 703.232.3366 Fax: 703.232.3366 www.urban.com</p>	<p>PLAN DATE</p> <p>12-17-08</p> <p>02-09-09</p>			
					<p>REVISIONS</p> <table border="1"> <tr> <th>No.</th> <th>Description</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	No.	Description	
No.	Description							
<p>GDP - SITE LAYOUT</p> <p><b>METRO CENTER II</b></p> <p>LEE TRANSPORTATION DISTRICT</p> <p>FAIRFAX COUNTY, VIRGINIA</p>			<p>TITLE No. MISC 12493</p> <p>SHEET 15 OF 15</p>					

T.M. #090-4-01-0011C  
 INOVA HEALTH CARE  
 SERVICES  
 DB. 10700 PG. 1192

T.M. #090-2-01-0058C  
 HAMAC LIMITED PARTNERSHIP  
 DB. 06501 PG. 1839

T.M. #090-4-01-0011B  
 SPRINGFIELD CENTER II, LLC  
 DB. 13445 PG. 0067  
 23.9 ACRES OF 0.66728

PARTIAL 'C' (PART)  
 SPRINGFIELD METRO CENTER  
 DB. 13445 PG. 0033

T.M. #090-2-01-0058C (PART)  
 SPRINGFIELD PART C, LLC  
 DB. 2529 PG. 0801

T.M. #090-2-01-0067  
 UNITED STATES OF AMERICA  
 DB. 02568 PG. 0203

PARTIAL 'C' (PART)  
 SPRINGFIELD METRO CENTER  
 DB. 13445 PG. 0033

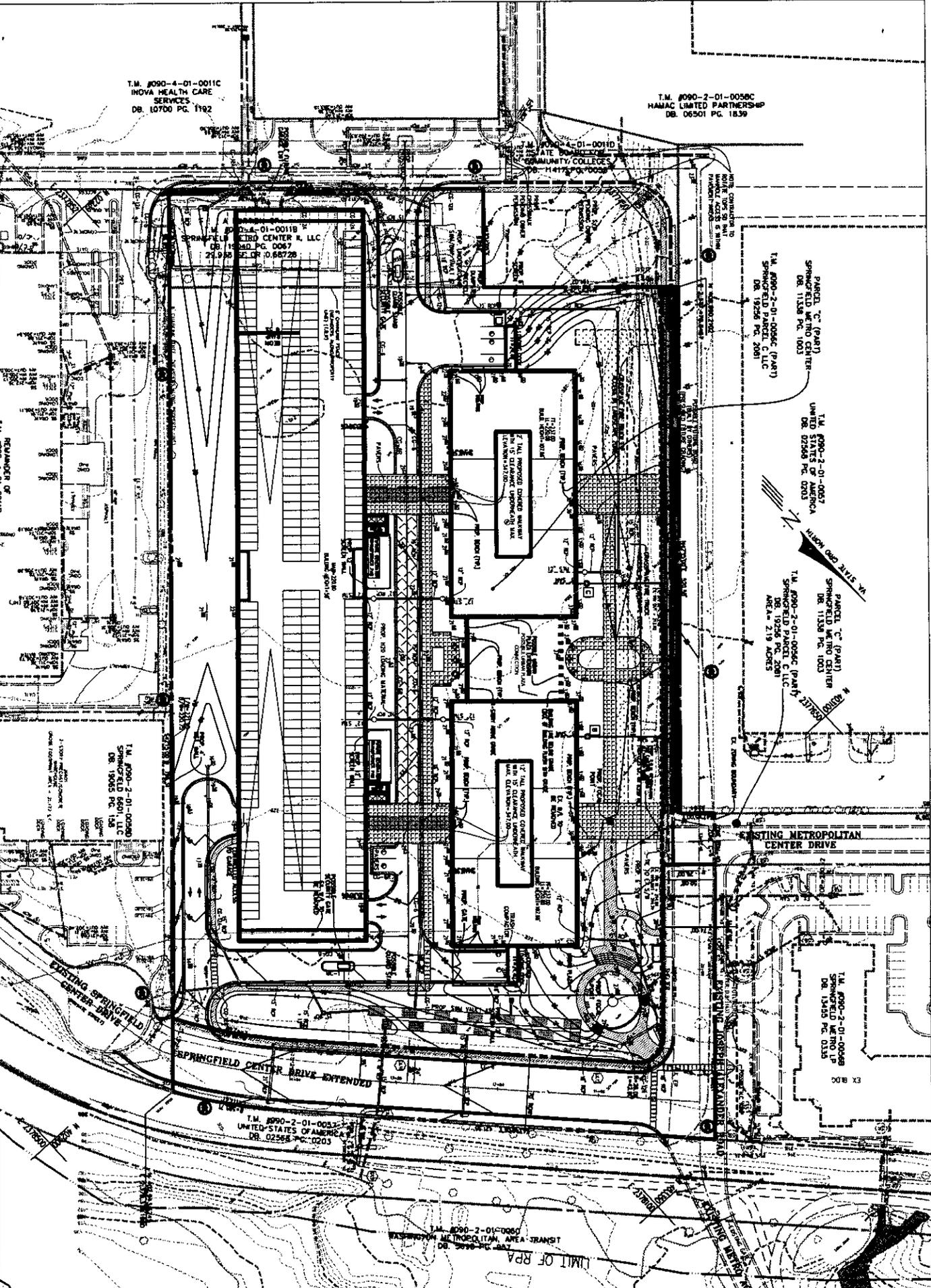
T.M. #090-2-01-0058C (PART) AT  
 SPRINGFIELD PART C, LLC  
 ACRES = 219 ACRES

T.M. #090-2-01-0028D  
 SPRINGFIELD 6607, LLC  
 DB. 13065 PG. 0136

T.M. #090-2-01-0028B  
 SPRINGFIELD METRO LP  
 DB. 13445 PG. 0135

T.M. #090-2-01-0053  
 UNITED STATES OF AMERICA  
 DB. 02568 PG. 0203

T.M. #090-2-01-0060  
 WASHINGTON METROPOLITAN AREA TRANSIT  
 DB. 06501 PG. 1839



GDP - GRADING AND UTILITY LAYOUT (WITH THE EXTENSION OF JOSEPH ALEXANDER ROAD)				Urban, Ltd. 400 D Technology Court Chant, Virginia 20151 Tel: 703.431.2800 Fax: 703.431.2888 www.urban.com	PLAN DATE
SCALE: 1"=40'	C.I. = 2				DATE: MARCH, 2008
<b>METRO CENTER II</b> LEE TRANSPORTATION DISTRICT FAIRFAX COUNTY, VIRGINIA		REVISIONS			

T.M. #090-4-01-0011C  
 NOVIA HEALTH CARE  
 SERVICES  
 DB. 10700 PG. 1782

T.M. #090-2-01-0058C  
 HAMAC LIMITED PARTNERSHIP  
 DB. 06501 PG. 1839

01-0010D  
 STATE OF VIRGINIA  
 COMMUNITY COLLEGE

T.M. #01-0011B  
 METRO CENTER II, LLC  
 DB. 11338 PG. 0057  
 AREA 0.68728

PARTIAL 1/2 (PART)  
 SPRINGFIELD METRO CENTER  
 DB. 11338 PG. 1003

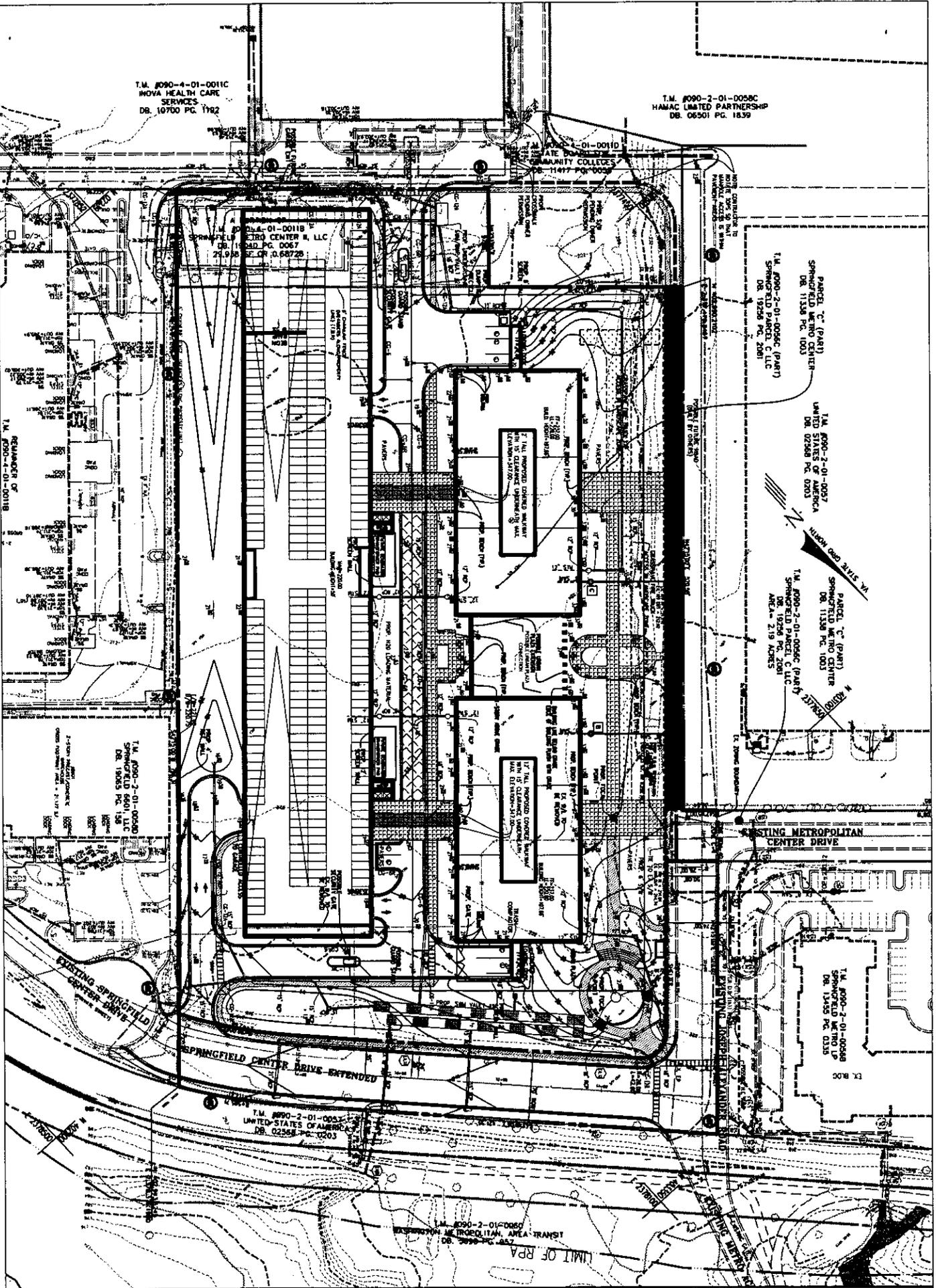
T.M. #090-2-01-0057  
 UNITED STATES OF AMERICA  
 DB. 02588 PG. 0703

PARTIAL 1/2 (PART)  
 SPRINGFIELD METRO CENTER  
 DB. 11338 PG. 1003

T.M. #090-2-01-0058B  
 SPRINGFIELD METRO CENTER  
 DB. 13455 PG. 0335

T.M. #090-2-01-0053  
 UNITED STATES OF AMERICA  
 DB. 02568 PG. 0203

T.M. #090-2-01-0060  
 METROPOLITAN AREA TRANSIT  
 DB. 3090 PG. 0057



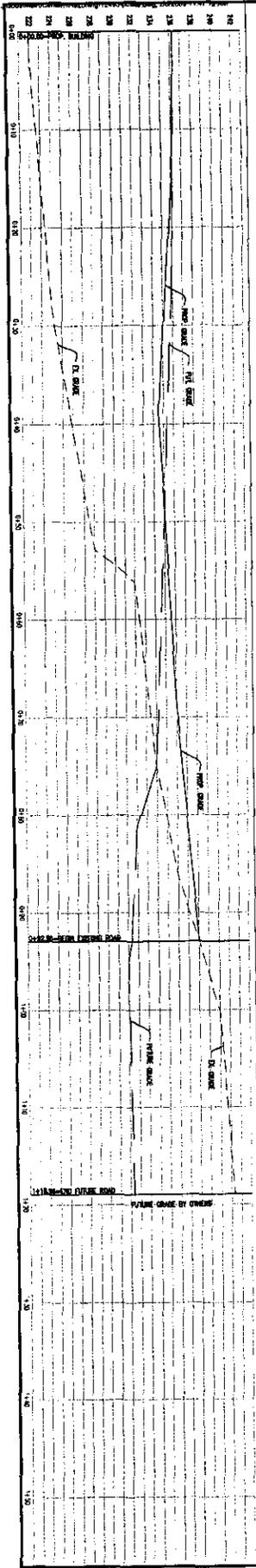
SCALE: 1"=40'  
 DATE: MARCH, 2018

GDP - GRADING AND UTILITY LAYOUT (WITHOUT THE EXTENSION OF A KEPPH ALEXANDER ROAD)  
**METRO CENTER II**  
 LEE TRANSPORTATION DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

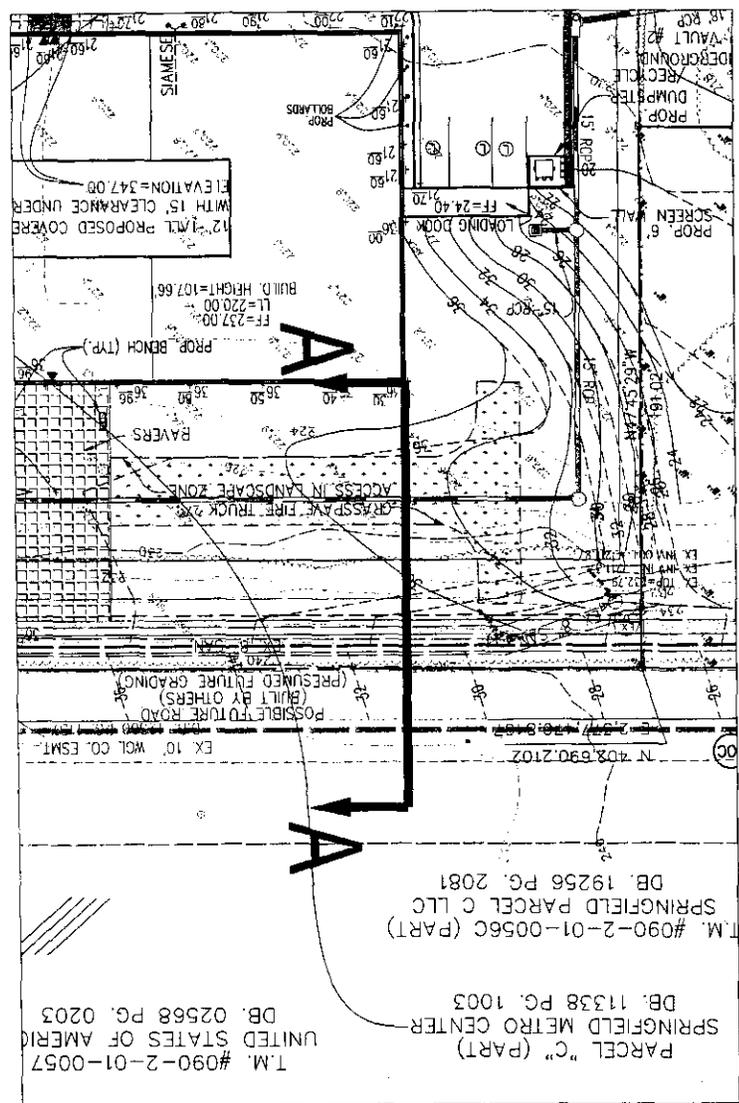


PLAN DATE
12-17-08
02-09-09

NO.	DATE	REVISIONS



CROSS SECTION A-A



PLAN VIEW  
SCALE: 1"=20'



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

T.M. #090-2-01-0057  
UNITED STATES OF AMERICA  
DB. 02568 PG. 0203

T.M. #090-2-01-0056C (PART)  
SPRINGFIELD PARCEL C LLC  
DB. 19256 PG. 2081

SHEET OF 15 FILE NO. MISC 12493	CROSS SECTION <b>METRO CENTER II</b> LEE TRANSPORTATION DISTRICT FAIRFAX COUNTY, VIRGINIA				Urban, LLC 6800 Technology Court Quantico, Virginia 22071 Tel: 703.644.1116 Fax: 703.644.1116 www.urban-llc.com	PLAN DATE 07-05-08
	SCALE: AS SHOWN	CL = 2				DATE: MARCH 2008

**1. WATER QUALITY NARRATIVE**  
 WATER QUALITY FOR THE SITE WILL BE PROVIDED IN THE FORM OF RETENTION SYSTEMS

**2. WATERSHED INFORMATION**

Part 1: List all the subareas and "C" values used in the Storm Computation

Subarea Designation	"C" Value	Area (sq ft)	Product
1.1 ONSITE UNCONTROLLED IMPERVIOUS	100	1,100	110,000
1.2 ONSITE UNCONTROLLED PERVIOUS	10	1,100	11,000
1.3 ONSITE CONTROLLED IMPERVIOUS	50	1,100	55,000
1.4 ONSITE CONTROLLED PERVIOUS	5	1,100	5,500
1.5 OFFSITE UNCONTROLLED IMPERVIOUS	100	1,100	110,000
1.6 OFFSITE UNCONTROLLED PERVIOUS	10	1,100	11,000
1.7 OFFSITE CONTROLLED IMPERVIOUS	50	1,100	55,000
1.8 OFFSITE CONTROLLED PERVIOUS	5	1,100	5,500
<b>Total</b>			<b>363,000</b>

**3. PROPHYLACTIC REMOVAL - "OCCURRIUM METHOD"**

Part 2: Compute the weighted average "C" Factor for the site

(A) Area of the Site: 99, 18,410 sq ft

Subarea Designation	"C" Value	Area (sq ft)	Product
1.1 ONSITE UNCONTROLLED IMPERVIOUS	100	1,100	110,000
1.2 ONSITE UNCONTROLLED PERVIOUS	10	1,100	11,000
1.3 ONSITE CONTROLLED IMPERVIOUS	50	1,100	55,000
1.4 ONSITE CONTROLLED PERVIOUS	5	1,100	5,500
1.5 OFFSITE UNCONTROLLED IMPERVIOUS	100	1,100	110,000
1.6 OFFSITE UNCONTROLLED PERVIOUS	10	1,100	11,000
1.7 OFFSITE CONTROLLED IMPERVIOUS	50	1,100	55,000
1.8 OFFSITE CONTROLLED PERVIOUS	5	1,100	5,500
<b>Total</b>			<b>363,000</b>

(B) Weighted average "C" value: 60.90

(C) Weighted average "C" value: 60.90

Part 3: Compute the Total Runoff Volume for the site

Subarea Designation	Runoff (cu ft)	Area (sq ft)	Product
1.1 ONSITE UNCONTROLLED IMPERVIOUS	110,000	1,100	110,000
1.2 ONSITE UNCONTROLLED PERVIOUS	11,000	1,100	11,000
1.3 ONSITE CONTROLLED IMPERVIOUS	55,000	1,100	55,000
1.4 ONSITE CONTROLLED PERVIOUS	5,500	1,100	5,500
1.5 OFFSITE UNCONTROLLED IMPERVIOUS	110,000	1,100	110,000
1.6 OFFSITE UNCONTROLLED PERVIOUS	11,000	1,100	11,000
1.7 OFFSITE CONTROLLED IMPERVIOUS	55,000	1,100	55,000
1.8 OFFSITE CONTROLLED PERVIOUS	5,500	1,100	5,500
<b>Total</b>	<b>363,000</b>		<b>363,000</b>

(D) Total Runoff Volume: 363,000 cu ft

Part 4: Determine Compliance with Performance Standard Requirements

Water Supply Control Method: 100 Gallons (County) and (City/County Waterworks)  
 Outlets by Retention: 100 Gallons (County) and (City/County Waterworks)  
 Outlets by Detention: 100 Gallons (County) and (City/County Waterworks)  
 Compliance by Performance: 100 Gallons (County) and (City/County Waterworks)  
 Compliance by Detention: 100 Gallons (County) and (City/County Waterworks)  
 Compliance by Retention: 100 Gallons (County) and (City/County Waterworks)

(E) E100 Value: 100 Gallons (County) and (City/County Waterworks)

(F) E100 Value: 100 Gallons (County) and (City/County Waterworks)

(G) E100 Value: 100 Gallons (County) and (City/County Waterworks)

(H) E100 Value: 100 Gallons (County) and (City/County Waterworks)

(I) E100 Value: 100 Gallons (County) and (City/County Waterworks)

(J) E100 Value: 100 Gallons (County) and (City/County Waterworks)

(K) E100 Value: 100 Gallons (County) and (City/County Waterworks)

(L) E100 Value: 100 Gallons (County) and (City/County Waterworks)

(M) E100 Value: 100 Gallons (County) and (City/County Waterworks)

(N) E100 Value: 100 Gallons (County) and (City/County Waterworks)

(O) E100 Value: 100 Gallons (County) and (City/County Waterworks)

(P) E100 Value: 100 Gallons (County) and (City/County Waterworks)

(Q) E100 Value: 100 Gallons (County) and (City/County Waterworks)

(R) E100 Value: 100 Gallons (County) and (City/County Waterworks)

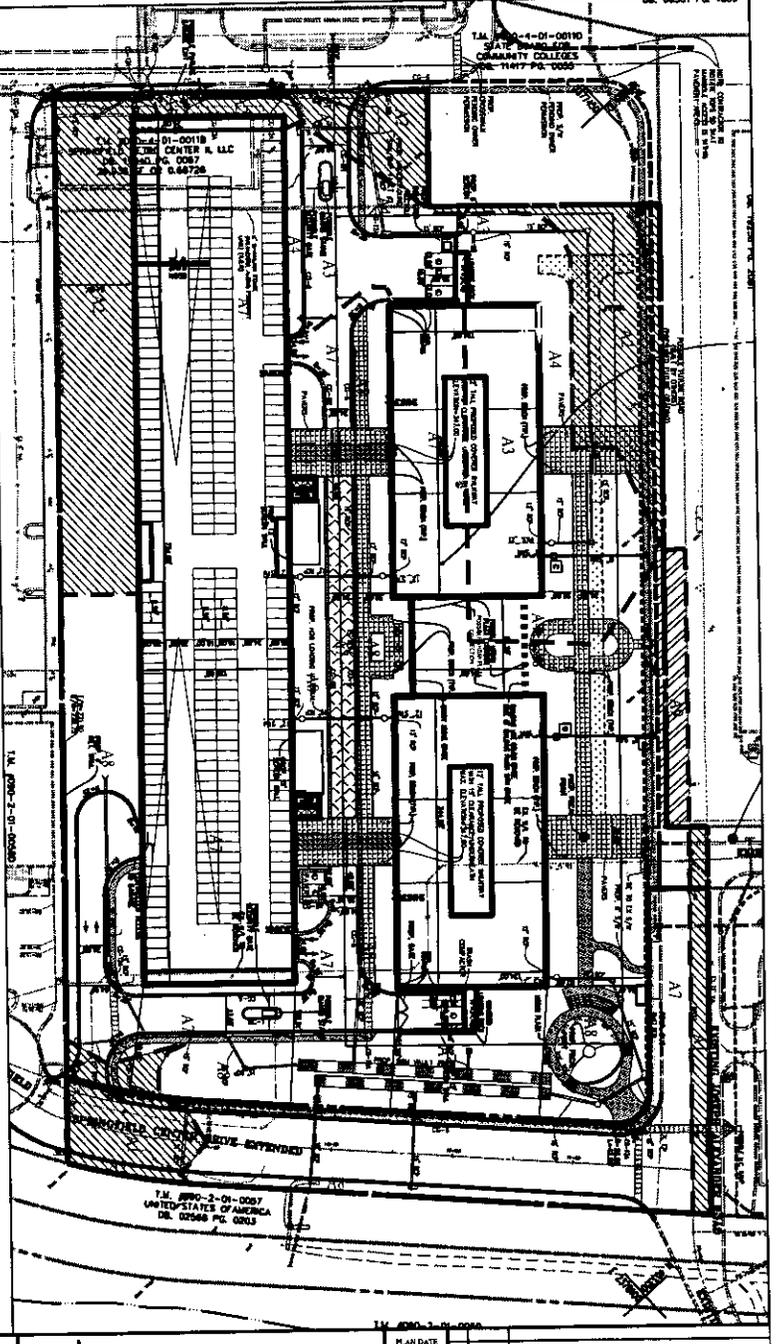
(S) E100 Value: 100 Gallons (County) and (City/County Waterworks)

(T) E100 Value: 100 Gallons (County) and (City/County Waterworks)

(U) E100 Value: 100 Gallons (County) and (City/County Waterworks)

(V) E100 Value: 100 Gallons (County) and (City/County Waterworks)

(W) E100 Value: 100 Gallons (County) and (City/County Waterworks)



Part 4: Determine the Design Required for Each Proposed Facility

Facility Designation	"C" Value	Area (sq ft)	Product
1.1 ONSITE UNCONTROLLED IMPERVIOUS	100	1,100	110,000
1.2 ONSITE UNCONTROLLED PERVIOUS	10	1,100	11,000
1.3 ONSITE CONTROLLED IMPERVIOUS	50	1,100	55,000
1.4 ONSITE CONTROLLED PERVIOUS	5	1,100	5,500
1.5 OFFSITE UNCONTROLLED IMPERVIOUS	100	1,100	110,000
1.6 OFFSITE UNCONTROLLED PERVIOUS	10	1,100	11,000
1.7 OFFSITE CONTROLLED IMPERVIOUS	50	1,100	55,000
1.8 OFFSITE CONTROLLED PERVIOUS	5	1,100	5,500
<b>Total</b>			<b>363,000</b>

(A) Total Runoff Volume: 363,000 cu ft

(B) Total Runoff Volume: 363,000 cu ft

(C) Total Runoff Volume: 363,000 cu ft

(D) Total Runoff Volume: 363,000 cu ft

(E) Total Runoff Volume: 363,000 cu ft

(F) Total Runoff Volume: 363,000 cu ft

(G) Total Runoff Volume: 363,000 cu ft

(H) Total Runoff Volume: 363,000 cu ft

(I) Total Runoff Volume: 363,000 cu ft

(J) Total Runoff Volume: 363,000 cu ft

(K) Total Runoff Volume: 363,000 cu ft

(L) Total Runoff Volume: 363,000 cu ft

(M) Total Runoff Volume: 363,000 cu ft

(N) Total Runoff Volume: 363,000 cu ft

(O) Total Runoff Volume: 363,000 cu ft

(P) Total Runoff Volume: 363,000 cu ft

(Q) Total Runoff Volume: 363,000 cu ft

(R) Total Runoff Volume: 363,000 cu ft

(S) Total Runoff Volume: 363,000 cu ft

**LEGEND**

- ON-SITE (UNCONTROLLED)
- OFF-SITE (CONTROLLED)

**urban**  
 Planning, Engineering, Architecture, Landmarks, and Design

11000 Loc. 1  
 1200 D Technology Court  
 Chevy Chase, MD 20815  
 Tel: 301.271.2200  
 Fax: 301.271.2400  
 www.urbaninc.com

**PLAN DATE**

8-26-08	REVISED
11-07-08	REVISED
12-17-08	REVISED
02-09-09	REVISED

**REVISIONS**

No.	DATE	REVISIONS

**OVERALL BMP PLAN**

**METRO CENTER II**  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'  
 CL = 2  
 DATE: JUNE, 2008

**SHEET**  
 0  
 15  
 T.B.S. INC.  
 MISC 12393

**Part 6: Determine the Design Required for Each Proposed Facility**

(A) Detention Volume: 1,100 cu ft

Part 7: Compute the Weighted Average "C" Factor for Each Proposed Facility

(A) Total Runoff Volume: 363,000 cu ft

(B) Total Runoff Volume: 363,000 cu ft

(C) Total Runoff Volume: 363,000 cu ft

(D) Total Runoff Volume: 363,000 cu ft

(E) Total Runoff Volume: 363,000 cu ft

(F) Total Runoff Volume: 363,000 cu ft

(G) Total Runoff Volume: 363,000 cu ft

(H) Total Runoff Volume: 363,000 cu ft

(I) Total Runoff Volume: 363,000 cu ft

(J) Total Runoff Volume: 363,000 cu ft

(K) Total Runoff Volume: 363,000 cu ft

(L) Total Runoff Volume: 363,000 cu ft

(M) Total Runoff Volume: 363,000 cu ft

(N) Total Runoff Volume: 363,000 cu ft

(O) Total Runoff Volume: 363,000 cu ft

(P) Total Runoff Volume: 363,000 cu ft

(Q) Total Runoff Volume: 363,000 cu ft

(R) Total Runoff Volume: 363,000 cu ft

(S) Total Runoff Volume: 363,000 cu ft

(T) Total Runoff Volume: 363,000 cu ft

(U) Total Runoff Volume: 363,000 cu ft

(V) Total Runoff Volume: 363,000 cu ft

(W) Total Runoff Volume: 363,000 cu ft

(X) Total Runoff Volume: 363,000 cu ft

(Y) Total Runoff Volume: 363,000 cu ft

(Z) Total Runoff Volume: 363,000 cu ft



T.M. #090-4-01-0011C  
NOVA HEALTH CARE  
SERVICES  
DB. 10700 PG. 1712

T.M. #090-2-01-0058C  
HAMAC LIMITED PARTNERSHIP  
DB. 06501 PG. 1839

T.M. #090-4-01-0011D  
STATE BOARD OF  
COMMUNITY COLLEGE  
DB. 14477 PG. 0055

T.M. #090-4-01-0011B  
SPRINGFIELD METRO CENTER II, LLC  
DB. 11980 PG. 0067  
23.9 AC ST. OF 0.68728

PAGE 1 "C" (PART)  
SPRINGFIELD METRO CENTER II  
DB. 11338 PG. 0003  
T.M. #090-2-01-0058C (PART)  
SPRINGFIELD METRO CENTER II, LLC  
DB. 02588 PG. 0203

T.M. #090-2-01-0057  
UNITED STATES OF AMERICA  
DB. 02588 PG. 0203

PAGE 2 "C" (PART)  
SPRINGFIELD METRO CENTER II  
DB. 11338 PG. 0003  
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DB. 10258 PG. 2001  
AREA = 2.19 ACRES

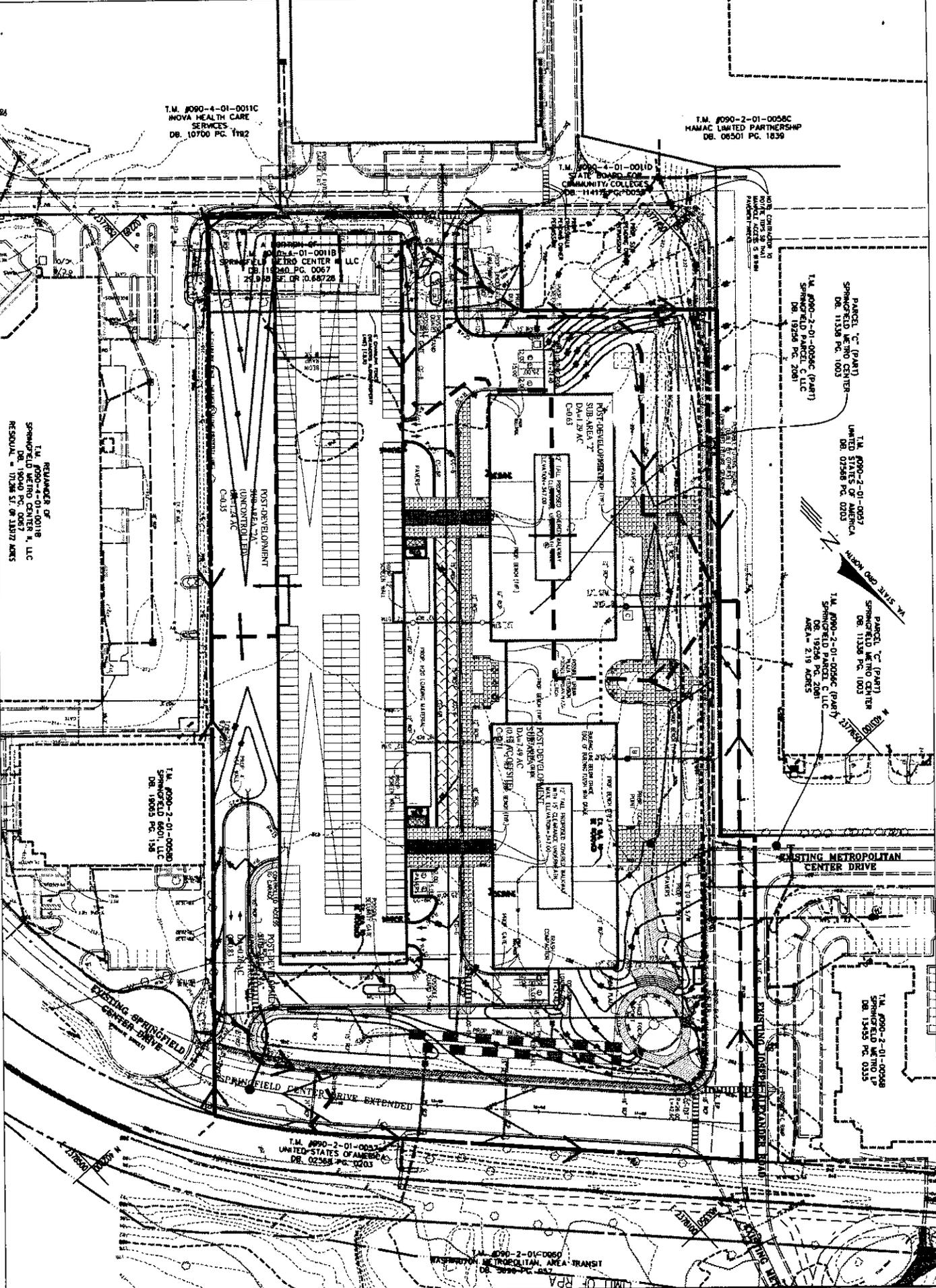
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RESIDUAL = 07.26 AC OF 18.97 ACRES

T.M. #090-2-01-0058C  
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DB. 10258 PG. 158

T.M. #090-2-01-0058B  
SPRINGFIELD METRO CENTER II  
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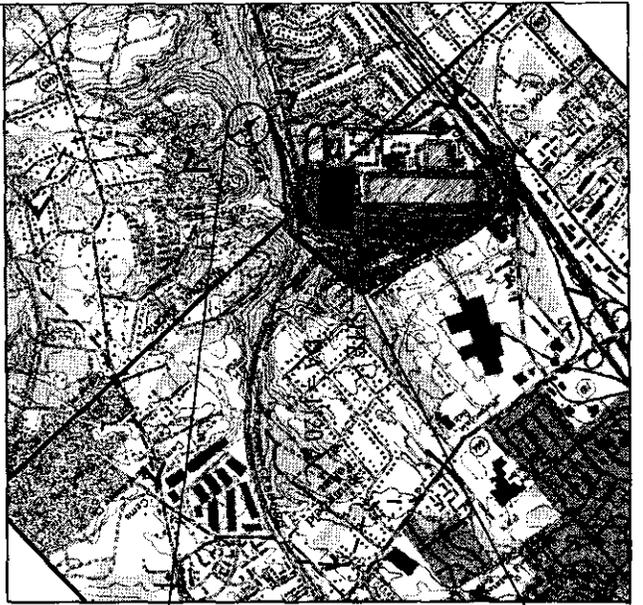
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UNITED STATES OF AMERICA  
DB. 02588 PG. 0203

T.M. #090-2-01-0058D  
WASHINGTON METROPOLITAN AREA TRANSIT  
DB. 20990 PG. 0077

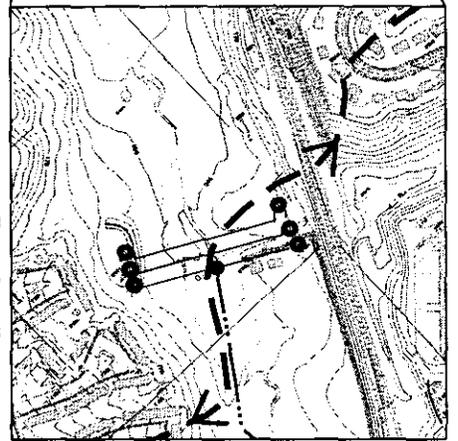


SHEET 15 OF 15 MISC. 12493	POST-DEVELOPMENT DRAINAGE DIVIDES				Urban, LLC 42011 Technology Court Chantilly, Virginia 20151 Tel: 703.421.2300 Fax: 703.378.3888 www.urbanllc.com	PLAN DATE	01-01-08 02-01-08 03-01-08 04-01-08 05-01-08 06-01-08 07-01-08 08-01-08 09-01-08 10-01-08 11-01-08 12-01-08
	SCALE: 1"=40' CI = 2	DATE: JUNE, 2008				NO.	NAME





OVERALL DRAINAGE MAP  
1"=1000'



CROSS SECTION LOCATIONS  
1"=200'

POST DEVELOPMENT CONDITIONS

CROSS SECTION 1: (SEE THIS SHEET FOR CHANNEL SECTION LOCATION)

DATA: 1.13 AC  
 C-FUNCTION: 1.13  
 10.1: 2.28 MPH (SEE THIS SHEET)  
 10.2: 28 MPH (SEE THIS SHEET)  
 10.3: 140.025 (SEE THIS SHEET)  
 CHANNEL SLOPE: 0.004  
 # OF CHANNELS: 1  
 # OF CROSS STRIPPER CHANNELS: 0

70' 1.38 75'  
 100' 1.31 11'

POST DEVELOPMENT CONDITIONS

CROSS SECTION 2: (SEE THIS SHEET FOR CHANNEL SECTION LOCATION)

DATA: 1.13 AC  
 C-FUNCTION: 1.13  
 10.1: 2.28 MPH (SEE THIS SHEET)  
 10.2: 28 MPH (SEE THIS SHEET)  
 10.3: 140.025 (SEE THIS SHEET)  
 CHANNEL SLOPE: 0.004  
 # OF CHANNELS: 1  
 # OF CROSS STRIPPER CHANNELS: 0

70' 1.38 75'  
 100' 1.31 11'

POST DEVELOPMENT CONDITIONS

CROSS SECTION 3: (SEE THIS SHEET FOR CHANNEL SECTION LOCATION)

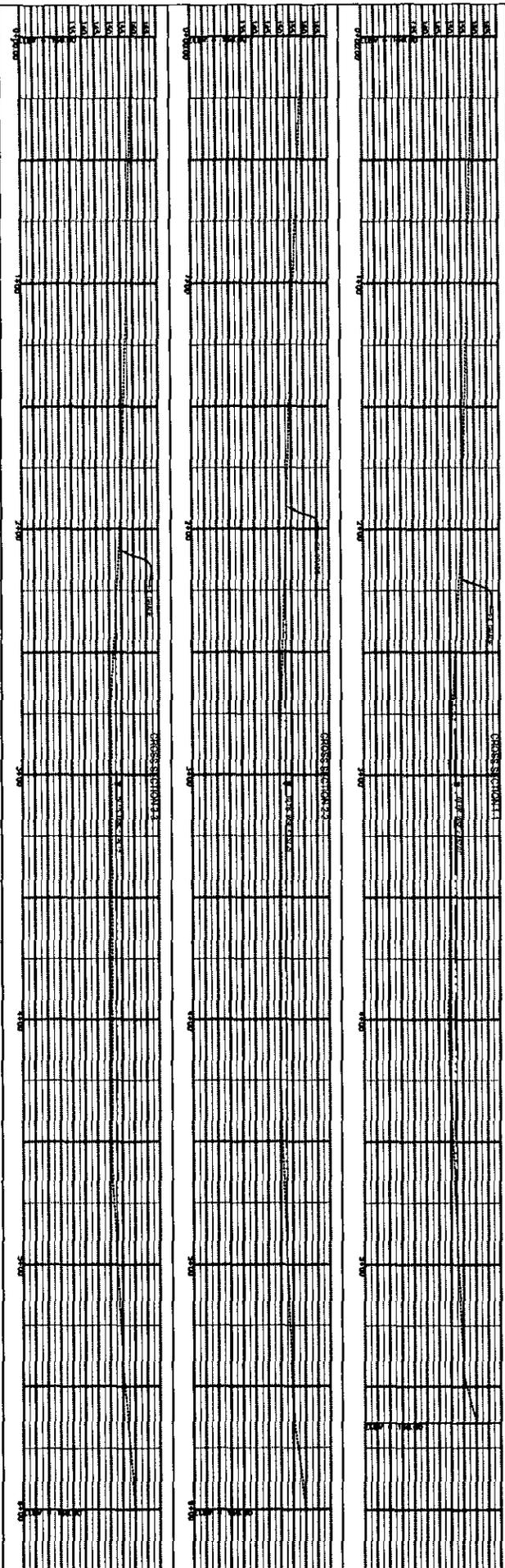
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 C-FUNCTION: 1.13  
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 10.2: 28 MPH (SEE THIS SHEET)  
 10.3: 140.025 (SEE THIS SHEET)  
 CHANNEL SLOPE: 0.004  
 # OF CHANNELS: 1  
 # OF CROSS STRIPPER CHANNELS: 0

70' 1.38 75'  
 100' 1.31 11'

**SUBAREA FOR EXTENT OF REVIEW**

Time of Concentration (T<sub>c</sub>) or Travel Time (T<sub>t</sub>)

Subarea	Area (Ac)	Time (min)
1. Subarea 1	1.13	1.13
2. Subarea 2	1.13	1.13
3. Subarea 3	1.13	1.13
4. Subarea 4	1.13	1.13
5. Subarea 5	1.13	1.13
6. Subarea 6	1.13	1.13
7. Subarea 7	1.13	1.13
8. Subarea 8	1.13	1.13
9. Subarea 9	1.13	1.13
10. Subarea 10	1.13	1.13
11. Subarea 11	1.13	1.13
12. Subarea 12	1.13	1.13
13. Subarea 13	1.13	1.13
14. Subarea 14	1.13	1.13
15. Subarea 15	1.13	1.13
16. Subarea 16	1.13	1.13
17. Subarea 17	1.13	1.13
18. Subarea 18	1.13	1.13
19. Subarea 19	1.13	1.13
20. Subarea 20	1.13	1.13
21. Subarea 21	1.13	1.13
22. Subarea 22	1.13	1.13
23. Subarea 23	1.13	1.13
24. Subarea 24	1.13	1.13
25. Subarea 25	1.13	1.13
26. Subarea 26	1.13	1.13
27. Subarea 27	1.13	1.13
28. Subarea 28	1.13	1.13
29. Subarea 29	1.13	1.13
30. Subarea 30	1.13	1.13



OUTFALL ANALYSIS

**METRO CENTER II**  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: HORIZ: 1"=200' VERT: 1"=20'

DATE: JUNE, 2018

urban

Urban, Ltd.  
 4300 D Potomac Way  
 Chantilly, Virginia 20151  
 Tel: 703.441.2300  
 Fax: 703.776.1800  
 www.urban-engineers.com

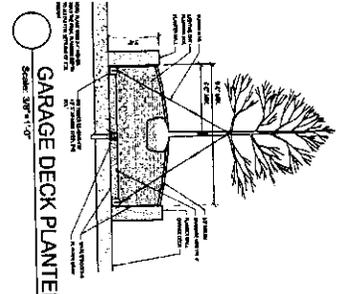
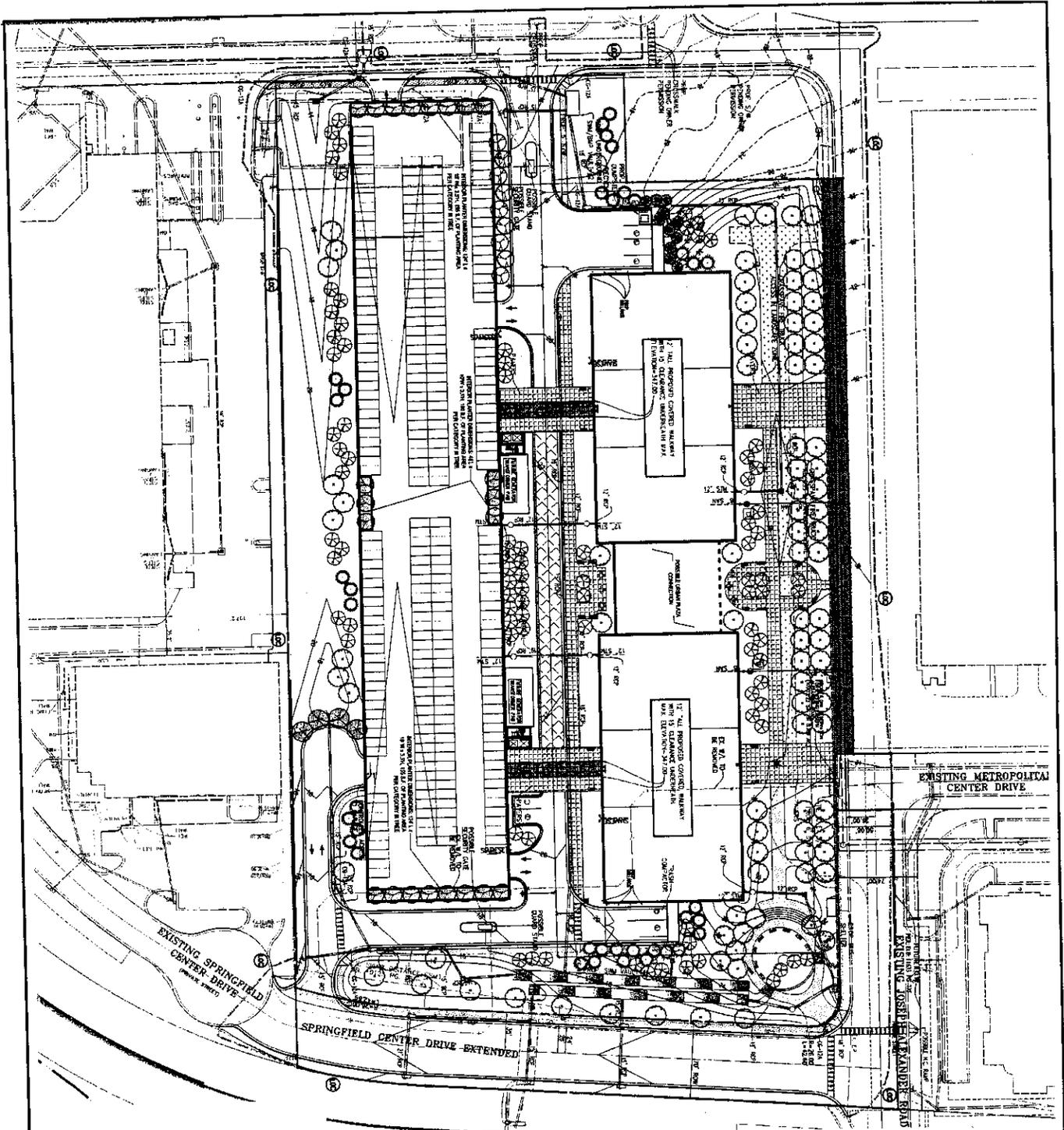
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 06-22-18  
 06-23-18  
 06-24-18  
 06-25-18  
 06-26-18  
 06-27-18  
 06-28-18  
 06-29-18  
 06-30-18

REVISIONS

1  
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SHEET  
 OF  
 15

MISC: 12193



**ANTHROP PARKING LOT LANDSCAPE**

TOTAL PLANTING AREA: 10,000 SF  
 TOTAL PLANTING QUANTITY: 1,000  
 TOTAL PLANTING COST: \$100,000

**TRUCK CANOPY COVER REQUIREMENTS**

TOTAL TRUCK CANOPY COVER AREA: 10,000 SF  
 TOTAL TRUCK CANOPY COVER QUANTITY: 1,000  
 TOTAL TRUCK CANOPY COVER COST: \$100,000

**NOTES**

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL LANDSCAPE ARCHITECTURE SOCIETY (NLA) AND THE NATIONAL FLORICULTURAL SOCIETY (NFS) PUBLISHED PLANTING SCHEDULES.

2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL LANDSCAPE ARCHITECTURE SOCIETY (NLA) AND THE NATIONAL FLORICULTURAL SOCIETY (NFS) PUBLISHED PLANTING SCHEDULES.

**EMERGENCY TREES**

Plant Name	Quantity	Plant Size	Plant Cost
...	...	...	...

**ORNAMENTAL TREES**

Plant Name	Quantity	Plant Size	Plant Cost
...	...	...	...

**LANDSCAPE MATERIALS**

Material Name	Quantity	Material Cost
...	...	...

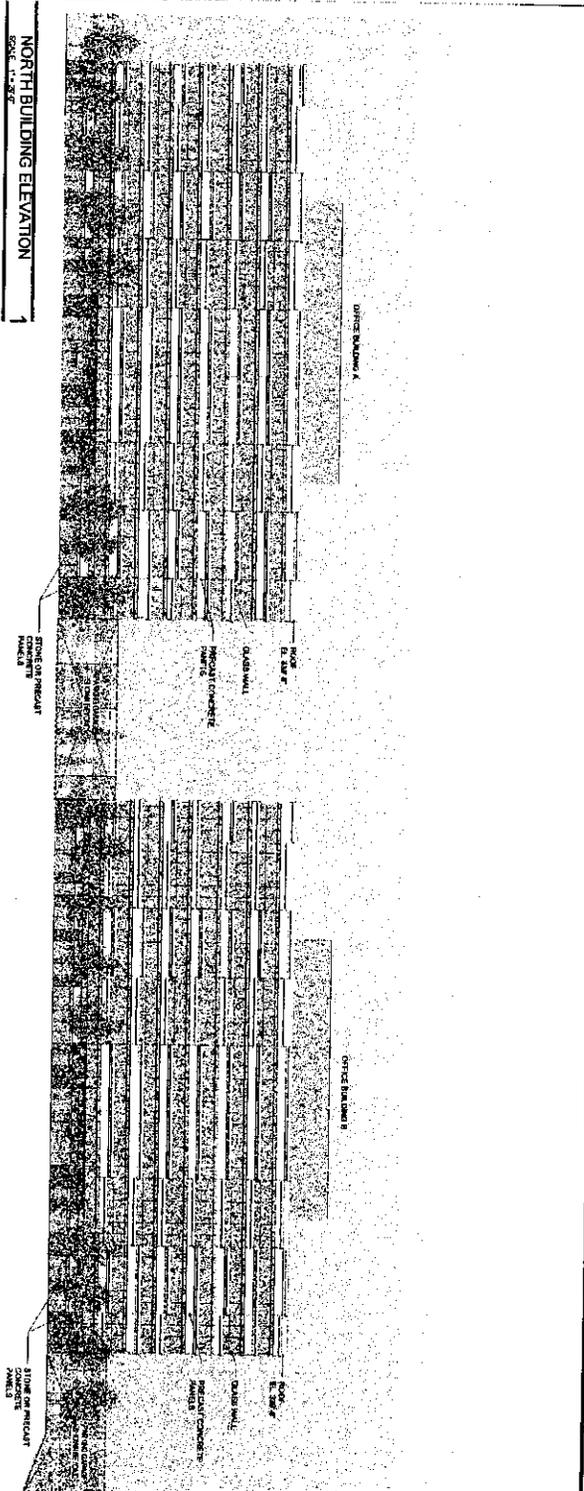
**PLANTING SCHEDULE**

Plant Name	Quantity	Planting Date
...	...	...

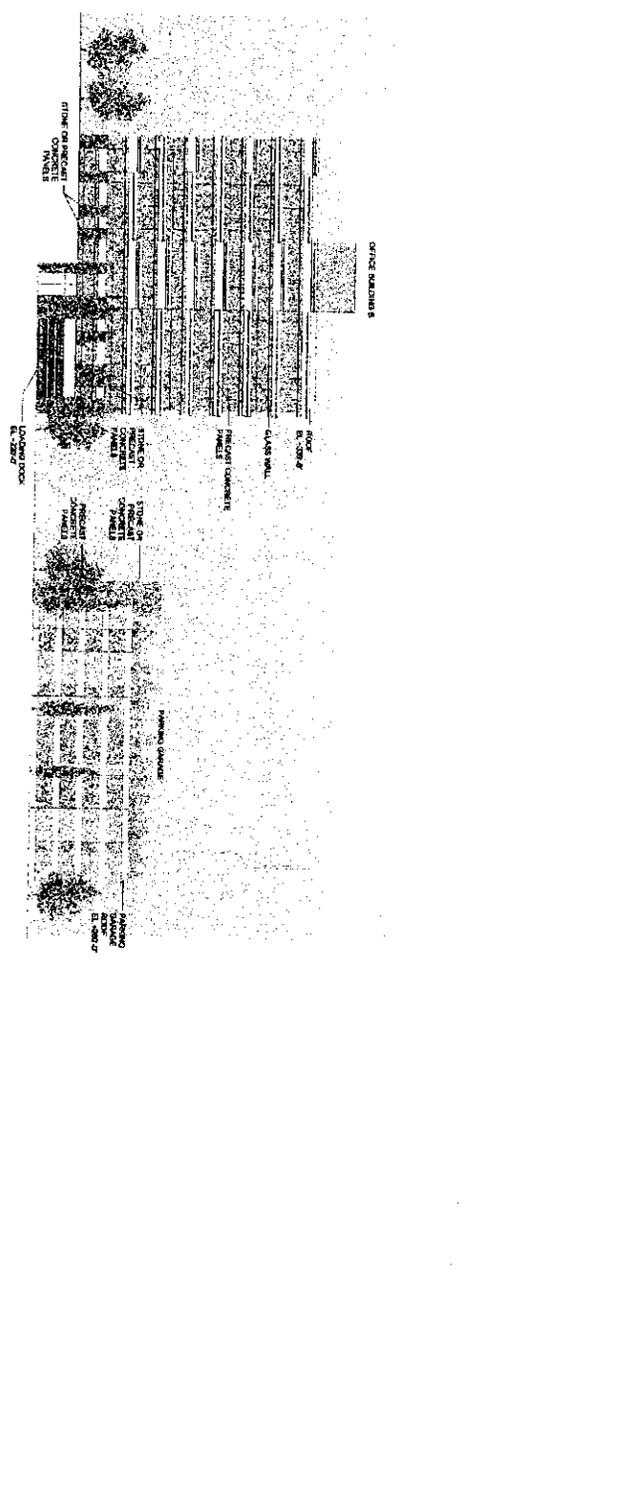








NORTH BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



WEST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"

3. STATE OF VIRGINIA, Department of Transportation, Lee Lee Transportation Center 4.04

2

NOTE: THESE ELEVATIONS WILL BE LUMBERING MATERIALS TO BE DETERMINED BY THE ARCHITECT.

Metro Center II  
Lee District  
Fairfax County, Virginia

Gensler  
2000 N. Naylor, Alexandria, VA 22304  
Tel: 703.835.3000  
Fax: 703.835.3000  
www.gensler.com

DATE: 11-27-2011	BY: [Signature]
PROJECT: METRO CENTER II	CLIENT: [Signature]
PROJECT DIVISION: [Signature]	DATE: 11-27-2011
SHEET: 14 OF 15	

<p>SITE SECTIONS</p> <p><b>METRO CENTER II</b></p> <p>LEE TRANSPORTATION DISTRICT</p> <p>FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: NOT TO SCALE</p> <p>C.I. N/A</p> <p>DATE: MARCH, 2011</p>	<p>Urban, Ltd. 3302 Telegraph Court Cherry, Virginia 20151 Tel: 804-224-2244 Fax: 804-224-2244 www.urban-ltd.com</p>	<p>PLAN DATE</p> <p>12-17-11</p>	<p>REVISIONS</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION									
		NO.		DATE	DESCRIPTION										
<p>FILE NO.</p> <p>11 OF 15</p> <p>MISC 12493</p>	<p>DESIGNED BY</p> <p>CHECKED BY</p> <p>DATE</p>														

T.M. #090-4-01-0011C  
 INOVA HEALTH CARE  
 SERVICES  
 DB. 10700 PC. 1192

T.M. #090-2-01-0058C  
 HAMAC LIMITED PARTNERSHIP  
 DB. 06501 PC. 1839

T.M. #090-4-01-0011D  
 STATE BOARD FOR  
 COMMUNITY COLLEGES  
 DB. 11417 PC. 0055

A PORTION OF  
 T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PC. 0867  
 29,936 SF OR 0.68726

0.69 Acres of  
 Parcel 18

T.M. #090-3-01-0056C (PAR1)  
 SPRINGFIELD METRO CENTER  
 DB. 11326 PC. 1003  
 T.M. #090-3-01-0056C (PAR1)  
 SPRINGFIELD PARCEL C, LLC  
 DB. 19256 PC. 2081

T.M. #090-2-01-0057  
 UNITED STATES OF AMERICA  
 DB. 02568 PC. 0203

Parcel C (PAR1)  
 SPRINGFIELD METRO CENTER  
 DB. 11326 PC. 1003  
 T.M. #090-3-01-0056C (PAR1)  
 SPRINGFIELD PARCEL C, LLC  
 DB. 19256 PC. 2081  
 AREA= 2.19 ACRES

9.78 Acres in  
 Parcel 566

T.M. #090-3-01-0056B  
 SPRINGFIELD METRO CENTER  
 DB. 19003 PC. 158

T.M. #090-3-01-0056B  
 SPRINGFIELD METRO LP  
 DB. 13455 PC. 0335

T.M. #090-2-01-0057  
 UNITED STATES OF AMERICA  
 DB. 02568 PC. 0203

T.M. #090-2-01-0060  
 WASHINGTON METROPOLITAN AREA TRANSIT  
 DB. 5690 PC. 957

- LEGEND:**
-  EXISTING PROPERTY LIMITS
  -  PROPOSED ADDITIONAL PROPERTY LIMITS
  -  ROW DEDICATION LIMITS
  -  ROW RESERVATION LIMITS

<p>PROPERTY EXHIBIT</p> <p><b>METRO CENTER II</b></p> <p>LEE DISTRICT</p> <p>FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: 1"=40'</p> <p>C.I. = 2</p> <p>DATE: JUNE, 2011</p>		 <p>Urban, Ltd.        4810 Techwood Court        Chant, Virginia 20151        Tel: 703.442.1300        Fax: 703.442.1300        www.urban-llc.com</p>	<p>PLAN DATE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>08-26-08</td></tr> <tr><td>08-19-08</td></tr> <tr><td>11-03-08</td></tr> <tr><td>12-17-08</td></tr> <tr><td>02-10-09</td></tr> </table>	08-26-08	08-19-08	11-03-08	12-17-08	02-10-09	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> </table>										
08-26-08																			
08-19-08																			
11-03-08																			
12-17-08																			
02-10-09																			

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

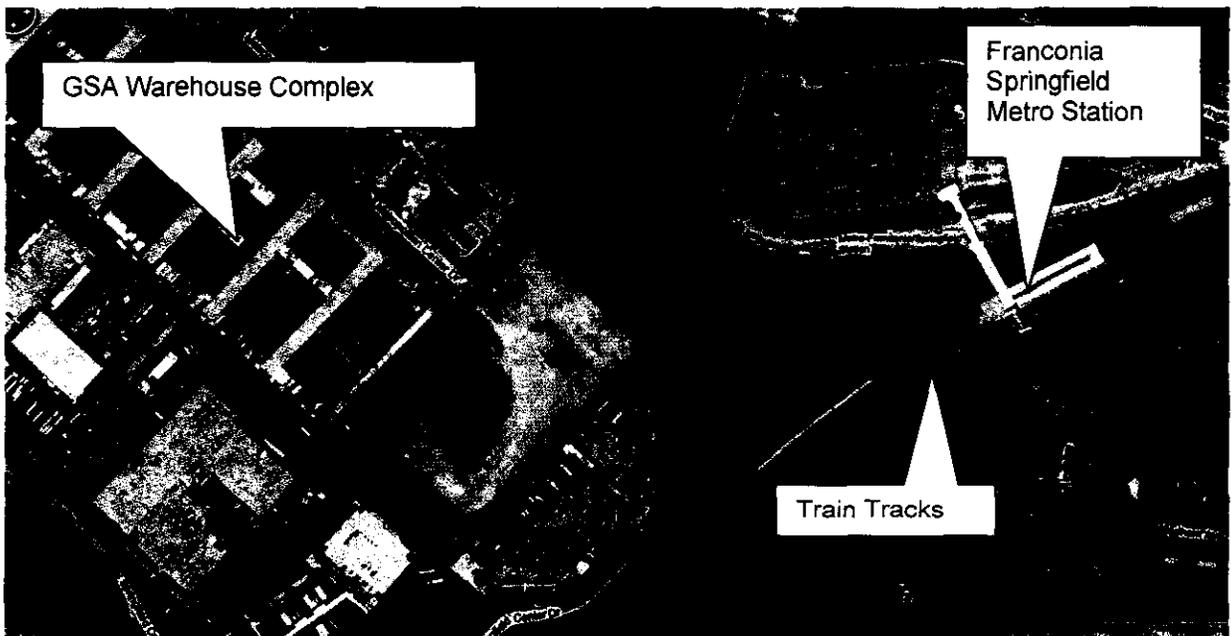
**DESCRIPTION OF THE APPLICATION**

RZ 1998-LE-064 was approved on April 28, 2003 to permit development of three buildings, consisting either of two office buildings and a hotel, or simply three office buildings, on the subject site. The applicant, Springfield Parcel C, LLC seeks to amend the proffers previously approved with RZ 1998-LE-064 and to modify the previously approved Generalized Development Plan (GDP) in order to permit two office buildings and a parking structure. The applicant also requests the addition of a part of Tax Map Parcel 90-4 ((1)) 0011B to the development, requesting this part be rezoned from its current I-4 zoning to the C-4 district so that this portion of property can be incorporated into the proposed development. The most substantial changes requested with these applications concern the design of the site, layout of the buildings, and elimination of a proposed use (hotel). The applicant also requests certain changes in the proffers to reflect commitments that have already been met or changes that have occurred since the approval of the previous rezoning.

The applicant's draft proffers, affidavit, and Statement of Justification are contained in Appendices 1-3, respectively.

**LOCATION AND CHARACTER**

The site consists of portions of Tax Map 90-2 (91) 56C and 90-4 ((1)) 0011B, just south of the Franconia Springfield Metro station facility. These parcels are the easternmost portion of a former concrete pipe plant and are located between the Joe Alexander Transportation Center (which contains the Franconia Springfield Metro Station and the VRE) and the Parr Warehouse complex operated by the United States General Services Administration. Today, the site is vacant and cleared of most vegetation.



The following chart identifies the uses located around the site.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>Northeast</b>	Springfield/Franconia Metrorail Facility	I-4	Transportation Center
<b>Northwest</b>	Parr Warehouse(GSA) and Multifamily (Springfield Crossing Apartments)	I-4, PDH-40	Industrial
<b>Southeast</b>	Wholesale, Warehousing	I-4	Industrial
<b>Southwest</b>	Northern Virginia Community College	I-4	Industrial

**BACKGROUND** (See Appendix 4)

The application property is a portion of a 25-acre site formerly used for the manufacture of concrete pipes. The concrete pipe plant site has been largely redeveloped as the eastern portion of the site was rezoned to the C-4 District (2.62 acres) and the PDH-40 District (12.66 acres) pursuant to RZ/FDP 1996-LE-006 (approved on July 26, 1999).

On April 28, 2003, the Board of Supervisors approved RZ 1998-LE-064, subject to certain proffers, to rezone the 9.7 acres from I-4 to C-4 to allow development of three buildings, consisting of either two office buildings with a hotel, or three office buildings, on the subject site. A copy of those proffers is contained in Appendix 4. The chart below compares the approved developed to the requested development.

	Approved by RZ 1998-LE-064	Requested under PCA 1998-LE-064 and RZ 2008-LE-015
Zoning	C-4 (from I-4)	C-4
Acreage	9.72	10.29
Uses	Hotel and Office	Office
Gross Floor Area	474,000 SF	474,000 SF
Building Layout	Three (3) buildings around a plaza, either consisting of three office buildings or two office buildings and a hotel	Two (2) buildings in center of site with pedestrian areas to west of office buildings and parking structure located to rear of office buildings
Open Space	28%	36.78%
<b>Proffer Commitments</b>		
Generalized Development Plan	Proffer substantial conformance	No change
Joe Alexander Drive	Will be constructed prior to issuance first Non-RUP	<i>No Change</i>
Metro Access Road	Will construct Metro Access Road	Metro Access Road already constructed, shall be opened for private/public shuttle bus, transit and pedestrian access prior to issuance of first Non-RUP
Springfield Center Drive Extension	Will be constructed prior to issuance first Non-RUP	<i>No Change</i>
Shuttle Bus	System shall be established, with provisions for its continuation	System has been established, with substantially similar provisions for its continuation
Transportation Demand Management	10% reduction with TDM Plan and reporting	15% reduction with TDM Plan, penalties and provisions for reporting
Phasing of Parking Structure Construction	Parking garage construction may be phased by applicant	No discussion of phasing, however, applicant reserves right that surface parking may be provided in addition to that shown on GDP, without reduction of open space provided that interior and peripheral landscaping requirements are met
Recreation	Minimum of 1,000 SF in one of office buildings for indoor recreation	<i>No Change</i>

	Approved by RZ 1998-LE-064	Requested under PCA 1998-LE-064 and RZ 2008-LE-015
Stormwater Management	Provided by detention, in accordance with PFM, may seek waiver for offsite regional facility	All onsite, in a location and manner acceptable to DPWES
Easements	Reserve an easement for future dedication from intersection of Joseph Alexander Drive and Metropolitan Center Drive along western boundary	<i>No Change</i>
Signage	Proffered signage program	<b>No signage program proffered</b>
NVCC Campus Connection	Coordination with NVCC for pedestrian connections	Coordination with NVCC for pedestrian connections
Noise Attenuation	Hotel construction requirements	<b>No hotel proposed</b>
Building Architectural Design	Materials specified, complementary to residential buildings nearby, applicant agrees to bring architectural plans to Planning Commission	Materials for buildings and parking structure specified and described as comparable, also, commitments to plaza, cut off lighting, lighting along pedestrian paths, and a crosswalk at Joseph Alexander Road. Also, security walls around perimeter of site will be made of materials complementary to buildings.
Parking Garage	Garage architecture similar to what is shown on plans, use similar materials to main buildings, conduct noise study to study reflection of noise from trains into nearby residences. Commitment to maximum height of 42 feet.	Comparable materials specified, but specific architectural elevations not provided. Noise study commitment continued. Commitment to maximum height of 42 feet
Lighting	Semi-cut off and/or full cut off lighting commitment	<i>No Change</i>
Soccer Fields	Agreement to provide off site soccer fields	Soccer fields approved under FDPA 1996-LE-034, approved 1/15/2004
Green Building Practices	None Provided	Commitment to LEED Silver-Core and Shall certification within 1 year of issuance of first Non-RUP

**COMPREHENSIVE PLAN PROVISIONS**

<b>Plan Area:</b>	IV
<b>Planning District:</b>	Springfield Planning District
<b>Transit Station Area:</b>	Franconia-Springfield Transit Station Area
<b>Land Unit:</b>	Land Unit D-1
<b>Plan Map:</b>	

In the Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Franconia-Springfield Area, Franconia-Springfield Transit Station Area, Land Unit D, Sub-units D-1 and D-2, as amended through August 6, 2007, pages 45 and 47, the Plan states:

“Land Unit D

Land Unit D is located between the Joe Alexander Transportation Center and Loisdale Estates, a residential subdivision. Land Unit D is planned for industrial use up to .50 FAR to recognize existing uses and to minimize traffic generation in an area with limited transportation capacity.

The land unit is divided into Sub-units D-1 and D-2. Sub-unit D-1 is located south of the Franconia-Springfield Parkway, south and west of the Long Branch Stream Valley, and west of the CSX Railroad right-of-way. The sub-unit is about 95 acres in size, and contains residential and hotel uses as well as the federally owned GSA-Parr Warehouse. A railroad spur and the Long Branch of Accotink Creek separate this land unit from the Joe Alexander Transportation Center (Land Unit G). If in the future, the GSA-Parr Warehouse site is declared surplus or otherwise proposed for private redevelopment, redevelopment plans should be supported only if they are consistent with the County's goals and the Comprehensive Plan.

Sub-unit D-2 is located south of Sub-unit D-1 and north of the Loisdale Estates Subdivision. It is about 61 acres in size, and contains the site of the Northern Virginia Community College and the Springfield Center Industrial Park.

Land Unit D has extreme traffic/transportation constraints. To accommodate development under the current Plan, Loisdale Road should be improved to a 4-lane section between Springfield Center Drive and Metropolitan Center Drive. Any redevelopment of Land Unit D will be constrained by the need to mitigate/minimize both daily and peak hour trips.

### Sub-unit D-1

The following options address Sub-unit D-1 as separate development areas. However, any development or redevelopment in these areas should be planned and designed with reference to a coordinated and integrated plan for all of Land Unit D.

#### *Options for Northern Portion of Sub-unit D-1*

The following land uses and intensities are recommended for the northern portion of Sub-unit D-1 at the optional level:

- Parcels 90-2 ((1)) 56 and 59B are planned for up to 377 residential units and a 115,000 square feet hotel to reflect approved development;
- Parcels 90-2 ((1)) 58A pt., 58B and 59A pt. constitute an area of approximately 10 acres located southwest of the Metro property. This area is planned for up to 475,000 square feet of office use. As an alternative, a combination of up to 360,000 square feet of office use and up to 160,000 square feet of hotel use may be appropriate. The office/hotel uses may include support retail use to serve residents and workers at the site.

In addition to the addressing the recommendations provided in the transportation section for Land Unit D, development of Sub-unit D-1 should provide a pedestrian and vehicular connection to the Joe Alexander Transportation Center. The vehicular connection should, at a minimum, accommodate shuttle bus service to the Transportation Center. . .

### Sub-unit D-2

This Sub-unit is located south of the GSA-Parr Warehouse and north of the Loisdale Estates Subdivision. It is about 61 acres in size and contains the site of the Northern Virginia Community College and Springfield Center Industrial Park.

Sub-unit D-2 is planned for light industrial use up to .35 FAR. As an option, biotech/research and development uses up to .50 FAR may be appropriate to complement the NVCC/INOVA medical center. Any development under this option must demonstrate that it will generate less peak hour traffic than the planned baseline use to minimize traffic generation in an area with limited transportation capacity. Development should provide a landscaped buffer of at least 75 feet in width along the Loisdale Estates subdivision boundary.

### **Transportation**

In order to mitigate serious transportation issues the following conditions should be addressed for any development proposed for Sub-units D-1 or D-2:

- Improve Loisdale Road to a 4 lane section between Metropolitan Center Drive and Springfield Center Drive;

- Provide two points of access to Loisdale Road and an interconnected 4 lane divided section to serve the site;
- Phase buildout of the site conditioned on the provision of additional access via a road connection to/from the Joe Alexander Transportation Center or Franconia-Springfield Parkway. Incorporate pedestrian access into the roadway connection;
- Site access is coordinated and/or integrated to the extent possible with the facilities provided at the Joe Alexander Transportation Center;
- Transportation impacts are mitigated through an aggressive transportation demand management system emphasizing transit alternatives to vehicular use that achieves at a minimum, 15% usage of public transportation for commuting trips to and from the site; and
- A Transportation Management Association (TMA) is established to implement such measures.”

**ANALYSIS**

**Title of Generalized Development Plan (GDP):** Metro Center II  
**Prepared By:** Urban, Ltd.  
**Original and Revision Dates.** June 26, 2008  
as revised through  
February 5, 2009

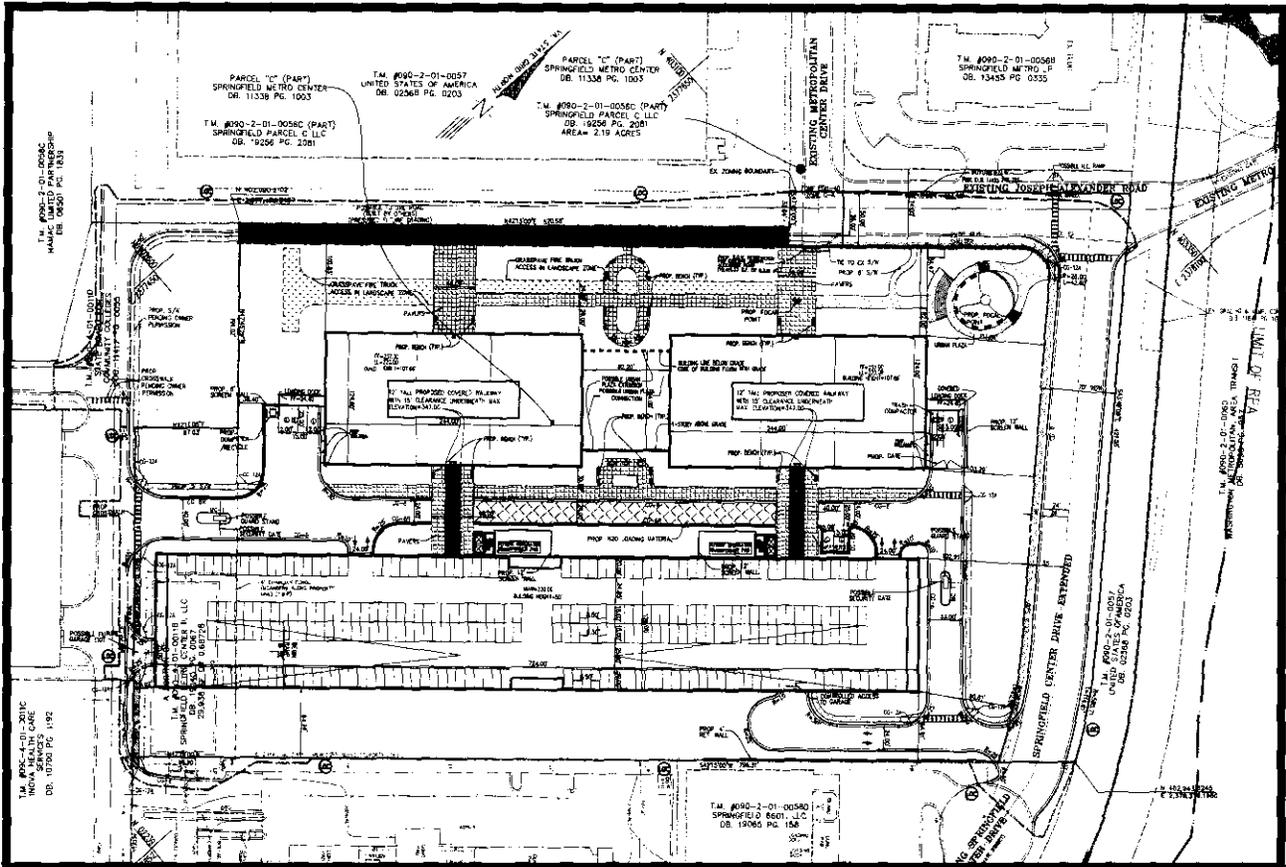
<b>Metro Center II Generalized Development Plan</b>	
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*Site Layout:* The proposed site layout is dominated by two proposed office buildings and a parking structure on this site. The applicant proposes two office buildings, each with a maximum height of 107.66 feet. The maximum square footage of the combined office buildings would be 474,000 SF, although the applicant notes in General Note 19 on Sheet 1 that the square footage may be shifted between buildings, so long as the overall square footage is not exceeded. Similarly, the height of the buildings may shift, so long as neither exceeds the maximum heights called out on the GDP (107 feet), subject to the limitations of square footage.

The office buildings are proposed to be placed roughly in the middle of the site. The buildings will be oriented towards Joe Alexander Road, with main entrances to the buildings also facing the GSA warehouses. The rectangular buildings will be will have one side along, with a loading dock, Springfield Center Drive Extended, again with the long edges of the building facing the GSA Parr Warehouse facilities. The office buildings will sit at least 82 feet from the existing portion of Joseph Alexander Road and at least 103 feet from Springfield Center Drive.

A parking garage, with a proposed maximum height of 50 feet, will sit roughly 84 feet behind the proposed office buildings and will also be perpendicular to Springfield Center Drive Extended. A driveway would be located between the buildings and parking structure.



*Topography*

Much of this site is flat; however, the elevation does rise near the northwestern property line adjacent to the GSA Parr warehouses.

*Vehicular Access and Parking*

Vehicles accessing the site will have several choices. At the southeastern corner of the site, off of Springfield Center Drive, the applicant proposes a driveway with a direct entrance into the rear of the parking garage. Alternatively, vehicles could continue along the driveway towards the proposed buildings, bypassing the garage. In addition, the applicant proposes a full entrance on the southwestern property boundary, across from the college property.

The parking onsite is to be accommodated in the parking garage at the rear of the buildings, with 1,500 parking spaces in the parking structure. The parking garage has three proposed entrance and exit points, two behind the proposed office buildings, and one near the southeastern entrance noted above. The applicant further proposes a possible future exit only from the parking garage along the southwestern property boundary, which would access the rest of the development via a private driveway.

### *Pedestrian Connections*

Sheet 12 of the GDP provides a pedestrian circulation schematic depicting the pedestrian movements on site. The applicant is proposing sidewalks along all the boundaries except along the rear of the proposed parking structure. In addition, the applicant proposes a corner plaza with landscaping, benches and hardscape at the corner of Joseph Alexander Road and Springfield Center Drive with a sidewalk surrounding the feature. This area would be the closest point to the existing Metro access road which connects this area with the Springfield/Franconia Metrorail facility. Staff notes that the building entrances are located facing Joe Alexander Road and that these entrances would be used by anyone walking from the Metro to this site. Paver sidewalks are proposed along the front of the buildings, extending the pedestrian connectivity along the area abutting the GSA warehouses. Visitors or employees on site parking in the proposed parking structure would access the buildings from the rear of the proposed office buildings.

### *Open Space and Landscaping*

The applicant proposes to provide 3.42 acres of open space with this application, (approximately 37% provided open space), which consists mainly of open areas along the perimeter of the site. The applicant further proposes landscaping along the boundary with the GSA facility including mostly canopy and ornamental trees. Canopy, ornamental and evergreen trees are further proposed near the loading docks to screen those facilities from view, especially from pedestrian and vehicle traffic along Springfield Center Drive. Similarly, a single row of trees is proposed at the rear of the parking garage (although this may be interim landscaping to be removed if further development is proposed along this southern boundary).

### *Stormwater Management*

The applicant proposes to use two underground facilities to provide stormwater detention and Best Management Practices (BMP). The BMP is proposed as an infiltration system.

### **Land Use Analysis (See Appendix 5)**

#### **Issue: Transit Oriented Development and Site Design**

The property under consideration here is located in the Franconia-Springfield Transit Station Area and within the ¼- to ½-mile radius of the Franconia-Springfield Metrorail and VRE stations. This parcel, with its size and this proximate to Metrorail presents an opportunity for high quality urban design that not only fulfills the Comprehensive Plan Transit Oriented Development (TOD) Criteria, but also creates a template for the likely future redevelopment of the GSA warehouse area. As noted in the Land Use memo, the TOD policy, which was approved in 2007, indicates that:

*Any intensification of the site should meet the County's Transit-Oriented Development (TOD) Policy. The policy calls for a concentration of higher intensity mixed uses close to the Metrorail station with safe pedestrian and bicycle travel to and from the station area. The policy encourages excellence in urban design, including site planning, streetscape and building design to create a pedestrian-focused sense of place. Urban design elements may include well-landscaped public spaces, an integrated pedestrian system, street-oriented building forms with a pedestrian focus, compact development, measures to mitigate the visual impact and presence of structured parking and high quality architecture. A grid of streets that promotes connectivity throughout the site and to and from adjacent areas is necessary.*

In order to meet these goals, the applicant has added a landscaped plaza at the corner of Joseph Alexander Road and Springfield Center Drive Extended. Further, the applicant has removed a previously proposed generator space from the side of the building nearest to Springfield Center Drive Extended. The applicant is also proffering to coordinate between the Northern Virginia Community College (NVCC) (located to the west of the site) prior to site plan submission to facilitate pedestrian travel from the campus to the Metro Access Road. The applicant has also proffered to provide low-level lighting along the perimeter sidewalks to allow for a safer pedestrian experience approaching the Metro Access Road. However, even with the improvements, staff finds that the proposal lacks key elements of a TOD as set out by the criteria in the Comprehensive Plan.

First, this proposal does not provide a meaningful mix of uses. The primary use is office. Any other uses, such as support retail or recreation, will clearly be subordinate to the office use since the draft proffers note that the other uses onsite will cater to the office workers onsite and will not be available to hear by residents, workers or students. Ideally, staff would prefer to see areas surrounding Metro stations as mixed use developments so that people can reduce vehicle trips by using transit or walking, but not driving to errands.

Second, and very closely linked, is the lack of orientation to the street of the proposed building forms. While applicant has proposed a pedestrian space along the front of their buildings, which now faces Joseph Alexander Road and the GSA Warehouses, staff notes that the buildings themselves have been placed at least 82 feet from this property lines, in an attempt to satisfy security requirements for possible future tenants seeking to meet Department of Defense security requirements. Furthermore, the "side" of the building facing Springfield Center Drive Extended has few pedestrian amenities beyond a sidewalk; in fact, it faces the street with a loading dock. There will be no pedestrian entrance into the building along that side facing Springfield Center Drive Extended. Since it is not known when Joe Alexander Road will be fully extended past the GSA complex, orientation to the existing street (Springfield Center Drive) would provide a more logical, pleasant and usable pedestrian connection to the Metrorail. The plaza that is proposed is rather exposed as it largely faces the warehouses, and does not provide design elements or amenities which would draw people through the site

unless used as a pass through to the uses on the other side of the office buildings (NVCC, etc). Having an entrance along Springfield Center Drive is an ideal opportunity to create a vital pedestrian space for those coming from the Metro and working within the area. The draft proffers address the building materials to be used, but the building itself has no articulation. It is a basic rectangular design, with the front doors facing either the GSA warehouses or the intersection of Metropolitan Center Drive and Joseph Alexander Road.

Finally, Note 18 on the cover sheet of the GDP reserves the right of the applicant to add security walls and booths on the property. While the booths are shown on the GDP, the walls are less defined. The draft proffers indicate that low level, i.e. 3-foot maximum height, security features to include bollards, planters and/or boulders, if needed by the tenant, shall be located on the perimeter of the property. The proffers indicate that the walls and/or other security features shall be constructed of materials that are complementary to the building materials such as brick, masonry and/or poured-in-place concrete, and designed to complement the buildings(s). While walls or other security measures may be necessary for security of certain sites, in the absence of plans or elevations to be evaluated by staff, staff is concerned that such security features may discourage, (rather than encourage), a lively street life near the Metro Station and that walls will separate this use from its surrounding physically and discourage pedestrians who will take the security visual clues to mean the area is inaccessible and unwelcoming.

Staff concludes, then, that the uses and design of this site will function to limit, not increase, access. While staff recognizes the important security requirements, this design seems more appropriate for a more suburban location, not in an urbanizing area within walking distance of a Metrorail station. Further, the applicant has not expressed interest in altering the design, such as hardening a portion of the building while allowing other uses (such as retail) in less secure locations. (Please see the Land Use Analysis and Environmental Assessment attached in Appendix 5 for more discussions of possibly solutions presented to the applicant during the review process).

**Resolution:**

Staff continues to urge the applicant to look at other alternatives to providing security for the site without walling the site off from its surroundings.

**Environmental Analysis (See Appendix 5)**

**Issue: Green Building Design**

The Comprehensive Plan was recently amended to recommend that buildings and associated landscapes be designed and constructed to use energy and water resources efficiently and to minimize negative impacts on the environment and building occupants. As such, staff encouraged the applicant to incorporate energy

conservation, water conservation and other green building practices in the design and construction of the proposed development. A commitment to seek certification for the proposed buildings through the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program and a commitment to attain Energy Star ratings where applicable were also encouraged.

**Resolution:**

The applicant has proffered to attain LEED Silver—Core and Shell certification within one (1) year of the issuance of the first non-RUP for each office building from the U.S. Green Building Council.

**Issue: Marine Clay**

After several requests, the applicant has provided with the last iteration of the plans a map of the soils for the subject site. Unfortunately, this map does not actually identify the soils types (it appears that the area immediately of concern with this application is not covered by the County's existing soils map and the applicant has performed no tests to identify the soils types). Staff is concerned because areas close to the site have been identified as marine clay, Beltsville and mixed aluminal, with poor to fair foundation support, poor to marginal subsurface drainage and poor stability. If such soils are present on this subject site, a soils report will be required per the PFM for areas where marine clay may present difficulties for development. Staff recommended that the applicant commit to provide a geotechnical report to DPWES as well as the Department of Planning and Zoning, Environmental and Development Review Branch for review and approval in order to address these issues as early as possible.

**Resolution:**

The applicant has proffered that prior to site plan approval, a geotechnical study of the subject site will be submitted to the Geotechnical Review Board through DPWES in accordance with the provisions of the Public Facilities Manual. Furthermore, the applicant has committed to incorporate appropriate engineering practices as recommended by the Geotechnical Review Board and DPWES to alleviate potential structural problems, to the satisfaction of DPWES.

**Noise**

As identified during the previous rezoning, staff has indicated in this case, that there are concerns that the garage wall facing the RF & P railroad line will reflect noise into the Windsor Park subdivision located on the other side of the railroad tracks. The applicant has agreed to conduct a noise analysis prior to the issuance of a building permit for the parking structure to determine whether this garage wall will reflect noise into Windsor Park in excess of the Zoning Ordinance and provide it to DPWES and the Department of Planning and Zoning, Environmental and Development Review Branch for review and approval. As such, this issue is resolved.

**Transportation Analysis** (See Appendix 6)**Issue: Transportation Demand Management**

As the site is located near the Franconia/Springfield Metrorail and VRE facilities, staff has encouraged the applicant to continue and strengthen the originally-proffered Transportation Demand Management Program (TDM) program, which committed to a trip reduction of 10%. Specifically, staff has noted that the proximity of the site to the Metrorail station would make a 20% reduction of trips attainable.

The draft proffers include a program that is similar to the approved TDM program, but made more consistent with other TDM Programs around the County. Furthermore, the proffers commit to a trip reduction goal of 15%. Staff has reviewed the elements of the program and has concluded that the measures such as designation of a TDM coordinator, participation in the shuttle bus program, distribution of transit and ride sharing literature, ten reserved parking spaces of carpools and/or vanpools, bicycle amenities, encouragement of flexible work hours, on site sale of fare media, bus shelter construction and promotion of membership in TAGS are in line with County expectations. The draft proffers describe the development of a TDM Plan to be submitted to Fairfax County Department of Transportation (FCDOT) prior to the issuance of the first Non-RUP for the property.

The applicant further proposes to produce a report quantifying the use of public transportation, carpooling, van pooling and other rideshare programs created under the TDM Plan. This report is to be generated twelve (12) months after the issuance of Non-RUPs for the first building that constitutes 85% of the floor area for that building and annually thereafter. The draft proffers further note that if the 15% single occupancy trip reduction goal is not met within one (1) year of 100% occupancy of the first office building, the applicant shall provide a contribution of \$15,000.00 towards transportation incentives which would directly reduce vehicle trips. Further, if, within one (1) year of 100% occupancy of the second office building, the goal of 15% reduction in single occupancy vehicle trips is still not reached, the applicant shall make another \$15,000 contribution towards transportation incentives.

**Resolution:**

Staff encourages the applicant to increase the trip reduction goal of the proffered program from 15% to 20%. While the proffered TDM program sets a goal which meets the minimum trip reduction target established by the Comprehensive Plan, staff believes that a goal of 20% could easily be achieved given the subject site's proximity to Metro and VRE.

**Public Facilities Analysis** *(See Appendices 7-12)***Stormwater Management** *(Appendix 7)*

There are no Resource Protection Areas or floodplains on this site and there are no downstream drainage complaints on file. It should be noted that the PFM contains requirements relating to detention vault design which the applicant will be expected to meet given the proposed stormwater detention vault. Further, the facilities must be parallel and not inline with the site drainage system. The SWM facilities must also be privately maintained, with a stormwater maintenance agreement execute with the County during site plan review. Finally, further calculations in the form of the hydraulic grade line computation will be required during site plan review. While staff's comments here serve to put the applicant on notice of site plan requirements, the applicant has further indicated in the proffers that these SWM facilities shall be designed in accordance with the PFM and the Chesapeake Bay Preservation Ordinance unless modified by DPWES. Further, the applicant details the efforts that shall be undertaken to improve the existing outfall pipe. Such improvements would be subject to DPWES approval.

**Fire and Rescue** *(Appendix 8)*

The Fire Marshal has reviewed and approved the plans noting that the construction of the buildings shall require full compliance with fire protection and access requirements listed in the Public Facilities Manual. However, this development does not meet fire protection guidelines because the site is located outside of the recommended service area for the existing fire station. A new facility is not planned.

**Fairfax County Park Authority (FCPA)** *(Appendix 9)*

The FCPA reviewed the proposal and found that the application bears no adverse impact of land or resources of the Park Authority.

**Urban Forestry Management Division** *(Appendix 10)*

Staff's review of the location and species of tree selection onsite generated several comments relating to: placement of trees on the parking structure such that the trees will actually shade the structure; placement of trees within four feet of a restrictive barrier; selection of the correct species for a parking structure environment; and assurance that the landscaping will not be placed within public utility easements or within five feet of a storm drain easement with underground pipes. These issues will need to be addressed at the time of site plan in order to satisfy the PFM.

**Sanitary Sewer Analysis** (Appendix 11)

The proposed project is located in the Long Branch Watershed and will be sewered by the Norman M. Cole Pollution Control Plant. Based on the current and committed flow, excess capacity is available at this time. In addition, the existing 10-inch pipe line located in the easement on this property is adequate for the proposed use.

**Fairfax County Water Authority** (Appendix 12)

The subject property is located within the Fairfax County Water Authority Service Area and adequate domestic water service is available at the site from an existing 12-inch water main located on the property. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

**ZONING ORDINANCE PROVISIONS**

**Maximum Density/Bulk Regulations**

<b>Bulk Standards C-4</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	40,000 SF	10.39 acres
Lot Width	200 ft	<200 feet
Front Yard	25 ABP, not less than 40 (a building of 107 feet in height requires a 51 foot setback)	No building is closer than 84 feet to property boundary. (Building cannot be connected to garage, garage is 19.92 feet from rear yard line)*
Side Yard	No requirement	No requirement
Rear Yard	20 ABP, not less than 25 feet (a building of 107 feet in height requires a 40 foot setback)	38.40
Building Height	120	107
FAR	1.65	1.12 (474,000 GFA)
Open Space	15%	36.78%
Tree Cover	10%	10.2% (35,450 SF)
Loading Spaces	5	5
Parking Spaces	1233	1500
Transitional Screening	TS 1 required adjacent to multi-family development to the north	Modification requested
Barrier	Barrier required adjacent to multi-family development to the north	Modification Requested

*\*If the building and parking structure are structurally connected, the garage becomes a part of the office building, i.e. the principal structure, and setback would apply to parking structure as well as office building.*

### **Waivers/Modifications**

As noted in the previously approved case, with the exception of the multi-family housing across Joseph Alexander Road, the abutting uses do not require transitional screening or barriers from the proposed office buildings. Office use requires Transitional Screening Yard 1 (25 feet in depth) and Barriers D (42-48 inch tall chain link fence), Barrier F (6 foot high solid wood fence) or Barrier E (6 foot high wall of brick or architectural block), when it proposed to be located adjacent to multi-family housing.

The applicant is requesting a continuation of the waiver of barrier and modification of transitional screening in this location pursuant to Par. 3 of Sect. 13-304. This paragraph allows modifications and/or waivers of the transitional screening yard and barrier requirements when the land between the proposed building and the property line has been specifically designed to minimize impacts. In this instance, the area between the office and the multi-family housing features a pedestrian urban plaza, with benches, landscaping and a focal point at the center. Further, a double row of trees has been proposed directly adjacent to Joseph Alexander Road. As mentioned above, introduction of a barrier or wall along this street would frustrate the goals of pedestrian circulation and integration of uses and buildings within an area proximate to a Metrorail station. Given these features, staff supports the modification of the transitional screening yard requirement and a waiver of the barrier requirement in this location in favor of what is shown on the GDP.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

In terms of the use and intensity, the proposal for office development herein is consistent with the recommendations of the Comprehensive Plan. The intensity of development, i.e. 474,000 SF, has already been approved and no change in that intensity is proposed. However, in terms of design and the Plan's goal for creating a transit-oriented development (TOD), there are a number of significant design issues which staff believes have not been adequately addressed by the application. In staff's opinion, the layout approved with the original rezoning achieves the TOD design elements much more than does the proposed layout. Staff recognizes the applicant's desire to meet Department of Defense (DoD) security requirements for any future tenant. However, TOD design and secure sites need not be mutually exclusive. In fact, as noted earlier in this report, the proposed design could be significantly enhanced with better designed (and less exposed) plazas, relocation of the loading docks from a major street and an elevation along Springfield Center Drive which is oriented to the street – changes, which in staff's opinion, would not preclude the site from achieving DoD security requirements. Unfortunately, as currently design, staff cannot support the subject applications.

### **Recommendations**

Staff therefore recommends denial of PCA 1998-LE-064 and RZ 2008-LE-015. However, should it be the intent of the Board of Supervisors to approve PCA 1998-LE-064 and RZ 2008-LE-015, staff recommends that the approval be subject to the execution of the draft proffers contained in Appendix 1.

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

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

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

### **APPENDICES**

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Previously Approved Clerk's Letter & Proffers (RZ 1998-LE-064)
5. Environmental Analysis
6. Transportation Analysis
7. Stormwater Management Analysis
8. Fire and Rescue Analysis
9. Fairfax County Park Authority Analysis
10. Urban Forestry Management Division Analysis
11. Sanitary Sewer Analysis
12. Fairfax County Water Authority
13. Glossary

**DRAFT PROFFERS**

**Springfield Parcel C LLC**

**PCA 1998-LE-064**

**February 19, 2009**

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Springfield Parcel C LLC, (hereinafter referred to as the "Applicant"), for itself, successors and assigns in PCA 1998-LE-064, filed for property identified as Tax Map 90-2 ((1)) 56C (part) (hereinafter referred to as the "Application Property") hereby proffers that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves PCA 1998-LE-064. These proffers shall supersede and replace all previously approved proffers applicable to the Application Property.

1. GENERALIZED DEVELOPMENT PLAN

- a. Subject to the provisions of 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the generalized development plan ("GDP") prepared by Urban, Ltd., dated June 26, 2008 and revised through February 5, 2009.
- b. Minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to modify the layout shown on the GDP at time of site plan based on final engineering and design provided that there is no decrease in the amount or location of open space, landscaping, or distances to peripheral lot lines as dimensioned on the GDP.

2. USES

As shown on the GDP, the Application Property shall be developed with office and support retail uses. Development on the Application Property shall include a maximum of 474,000 square feet of gross floor area ("GFA"). Support retail uses may include, but not be limited to, sundry shop, banking center and eating facilities to support the tenants in each building. Services shall be designed for tenant use with the intent to minimize midday vehicle trips to and from the Application Property.

3. TRANSPORTATION

- a. Prior to the issuance of a Non-Residential Use Permit ("Non-RUP") for the first office building on the Application Property, Joseph Alexander Road,

from Metropolitan Center Drive to the Metro Access Road shall be constructed as shown on the GDP.

- b. Prior to the issuance of the first Non-RUP for the Application Property, the Metro Access Road which has been constructed between Springfield Center Drive and the Joseph Alexander Transportation Center, shall be open for use to provide private and/or public shuttle bus, transit, and pedestrian access between the Application Property and the Joe Alexander Transportation Center.
- c. The Applicant shall be responsible for the maintenance (repairs/snow plowing/ice removal) of the Metro Access Road. The Applicant may transfer these maintenance responsibilities to an owner/tenants association established for the maintenance of the land area identified as Land Unit D, within the Franconia Springfield Transit Station Area of the Fairfax County Comprehensive Plan ("Land Unit D"). Prior to the issuance of the first Non-RUP for the Application Property, the Applicant shall provide security to the County for the timely performance of maintenance of the Metro Access Road in accordance with a maintenance agreement (the "Agreement") executed by the Applicant and the County. In the event that the Applicant fails to timely perform maintenance on the road in accordance with the terms of the Agreement, the County shall have the right to accomplish the needed maintenance and the Applicant shall reimburse the County for the costs incurred by the County, and this duty to reimburse shall be secured by a performance bond, all in accordance with the terms of the Agreement. The Applicant's obligation for maintenance under this paragraph may be assigned or transferred to an entity comprised of owners/tenants within Land Unit D.
- d. Prior to the issuance of the first Non-RUP for the Application Property, the Applicant shall provide a road extension connecting the current Springfield Center Drive terminus directly to Joseph Alexander Road. Said road extension shall be constructed as shown on the GDP. The Applicant shall dedicate a public access easement over that portion of Springfield Center Drive that is located on the Application Property.
- e. The Joseph Alexander Road construction on the Subject Property and the Springfield Center Drive Extension shall be designed and constructed to meet the requirements of the Fairfax County Public Facilities Manual and VDOT street standards to allow for future acceptance into the VDOT system for maintenance and operations, as determined by the Department of Public Works and Environmental Services (DPWES) and VDOT. Joseph Alexander Road shall be constructed within a seventy-four (74) foot right-of-way and Springfield Center Drive shall be constructed within a seventy (70) foot right-of-way. The Applicant shall provide right-of-way dedication of these street segment areas upon demand by Fairfax County or VDOT, with coordination

with the property owner identified as Fairfax County tax map 90-2 ((1)) 56B, so that the street segment areas can become a part of the public roadway network, in which case, dedication shall be made in fee simple to the Board of Supervisors.

- f. A shuttle bus system in the vicinity of the Application Property has been established and will continue to operate as follows:
  - (i) At the time of issuance of the first Non-RUP for the Application Property, and for the benefit of all occupants, visitors, and invitees on the Application Property, and on the property which is known as Springfield Metro Center I (the property which was the subject of RZ 1998-LE-006), the Applicant shall either (a) pay to participate on an equitable basis in an area Transportation Management Association ("TMA"), i.e., TAGS, if the TMA provides shuttle bus service between the Application Property and the Joe Alexander Transportation Center or (b) if such TMA participation is not available, the Applicant shall provide, operate, and maintain shuttle bus services, individually or cooperatively, with the Applicant/successor-in-title of the property known as Springfield Metro Center I. Said shuttle bus service shall be coordinated with the shuttle bus obligations in the proffers governing Springfield Metro Center I, so as to allow occupants, visitors, and invitees of that property to utilize the Applicant's shuttle bus system in coordination with the shuttle bus system established pursuant to the proffers for RZ 1998-LE-006.
  - (ii) The shuttle buses utilized pursuant to this proffer shall have a "body-on-chassis" or equivalent design. They shall be sized to accommodate peak hour ridership under the scheduled proffered herein, as determined by Fairfax County Department of Transportation (FCDOT). If these buses are part of TAGS, they shall have signage indicating that they part of the TAGS systems, through coordination with TAGS.
  - (iii) At a minimum, the shuttle bus service shall be available at ten (10) minute intervals during the morning peak hour period (6:30 a.m. to 9:00 a.m.) and the evening peak hour period (4:00 p.m. to 7:00 p.m.) (excluding Saturdays, Sundays, and national holidays) unless lesser hours are approved by FCDOT, based upon justification provided by the Applicant. The shuttle bus shall also operate at other off-peak intervals appropriate to occupant, visitor and invitee needs, subject to FCDOT approval. A shuttle bus stop shall be located on Joseph Alexander Road adjacent to the plaza.

- (iv) If shuttle bus service is provided by the Applicant as described in i(b) above, it shall continue to be provided by the Applicant for a period of two (2) years from the date on which the first Non-RUP for the Application Property is issued unless a shuttle bus service is provided in lieu of the Applicant's shuttle bus service by an area TMA, before the expiration of two (2) years. If the shuttle bus service is provided by the TMA, the Applicant shall be a member of the TMA, until the management entity is responsible for the service. At the conclusion of this two (2) year period, the Applicant shall establish and transfer all administrative tasks of operating the shuttle service or participating in the TMA, as applicable, to a management entity authorized to coordinate transportation management for the uses on the Application Property. The management entity shall be a joint venture between the land owners of Springfield Metro Center I and II. Written notification of the creation of the management entity and the name and address of the representative of the entity, shall be provided to FCDOT and to the Department of Planning and Zoning. The transfer to the management entity shall be subject to the proviso that the level of existing service is not diminished, as determined by FCDOT. The management entity will thereafter be financially responsible for shuttle service operations and for implementing equitable assessment procedures for the users of the service. In the event that an area TMA is established to provide equivalent shuttle service as determined by FCDOT, the management entity for the uses on the Subject Property may, in lieu of providing its own shuttle service, participate on an equitable basis in the TMA for the benefit of the occupants, visitors, and invitees of the Application Property.
- (v) For so long as the Applicant or the management entity operates the shuttle service, other properties within Land Unit D shall be permitted to participate in the shuttle service provided by the Applicant/management entity, provided, the owners or tenants of these properties shall make equitable arrangements with the Applicant/management entity with regard to the costs of providing the service.
- (vi) In the event that public transportation via a connector bus service or some other mode of public transportation is developed which renders provision of shuttle service unnecessary, then the shuttle bus will not be required and the requirements of this proffer shall be null and void. This determination will be made by FCDOT in consultation with the Lee District Supervisor.
- g. The Applicant shall reserve an easement for future dedication to Fairfax County along the western border of the Application Property extended from

the intersection of Joseph Alexander Road with Metropolitan Center Drive to the southern boundary line of the property, as shown on the GDP. Said easement shall be dedicated to the Board of Supervisors at no cost, upon demand by Fairfax County. The actual construction of the extension of Joseph Alexander Road southward from Metropolitan Center Drive shall be by others.

4. TRANSPORTATION DEMAND MANAGEMENT

- a. The Applicant shall develop and submit to FCDOT for review, a Transportation Demand Management ("TDM") Plan for the Application Property prior to the issuance of the first Non-RUP for the Application Property. This Plan shall be implemented upon issuance of the first non-RUP for the first building. The TDM Plan shall produce a fifteen percent (15%) reduction in overall single-occupancy vehicle trips on the entire Application Property based upon the Institute of Transportation Engineers published trip generation rates for the applicable uses.
- b. The TDM Plan shall consist of the following elements, unless FCDOT determines that one or more of these elements are unnecessary (other substitute elements may be included upon mutual agreement between the Applicant and FCDOT):
  - (i) Transportation coordination duties shall be assigned to an office property manager, who will implement the TDM strategies described herein ("TDM Coordinator"). The TDM Coordinator shall be available to FCDOT staff to work cooperatively to promote opportunities to enhance participation and TDM programs.
  - (ii) Participation in the shuttle bus program as set forth herein.
  - (iii) Metro maps, schedules, forms and ride sharing and other relevant transit option information shall be available to tenants and employees through a common web site, common location, or newsletter to be published at least twice a year.
  - (iv) The Applicant shall provide at least ten (10) reserved parking spaces for each office building for carpools/vanpools.
  - (v) Secure, weather protected bicycle storage shall be provided in the location convenient to tenants, employees, and visitors.
  - (vi) Actively promote the use of carpooling/vanpooling, the Guaranteed Ride Home Program, Metro-Check, telework and other components of the TDM Plan. The TDM Coordinator will work with staff from the

Fairfax County Ridesources Program to exchange information. The Ridesources Program will maintain a database of registered carpoolers and vanpoolers along with origin, designation, and work hours of the registered carpools/vanpools.

- (vii) Employers within the Springfield Metro Center II will be encouraged to allow for flexible work hours for personnel. The exact policy of the implementation of flexible work hours will vary by employer.
  - (viii) The TDM Coordinator shall administer the on-site sale of fare media with the permission of the relevant transit service providers. Fare media to be sold shall include, but is not limited to VRE, Metrorail, Metrobus, and Fairfax Connector.
  - (ix) Promote membership in TAGS by tenants.
  - (x) The Applicant shall construct a bus stop shelter proximate to the Application Property's entrance along Joseph Alexander Road.
  - (xi) Twelve (12) months after the issuance of Non-RUPs for the first building that constitutes eighty-five percent (85%) of the floor area for that building, and annually thereafter, the TDM Coordinator shall prepare a report quantifying the use of public transportation, carpooling, vanpooling and other rideshare programs, created under the TDM Plan. Upon completion of each annual report, a copy of said report shall be transmitted to FCDOT.
- c. In the event that the goal of a fifteen percent (15%) reduction in single occupancy vehicle trips is not met within one (1) year from one hundred percent occupancy (100%) of the first office building, the Applicant shall provide a contribution in the amount of fifteen thousand dollars and 00/100 (\$15,000.00) toward transportation incentives which will directly reduce vehicle trips associated with the Application Property. Such incentives shall include, but not be limited to, the provision of SmarTrip cards to employees and additional coordination with employees to promote ridesharing and increased transit use. If, within one (1) year of one hundred percent (100%) occupancy of the second office building, the goal of a fifteen percent (15%) reduction in single occupancy vehicle trips is still not reached, the Applicant shall make a contribution in the amount of fifteen thousand dollars and 00/100 (\$15,000.00) toward the transportation incentives described herein.
- d. Within one (1) year following full occupancy of the first office building, the effectiveness of TDM strategies shall be evaluated using surveys prepared by the TDM Coordinator in cooperation with FCDOT. The

Applicant shall submit to FCDOT the results of the surveys in order to determine travel characteristics and whether the required reduction in trips has been achieved. If the trip reduction goal of fifteen percent (15%) has not been achieved, the Applicant shall contribute to transportation incentives as described in Proffer 3.c. The surveys shall be conducted again within one (1) year following full occupancy of the second office building to determine if the trip reduction goal has been met. Upon full occupancy of the second office building, surveys shall be conducted on an annual basis until the surveys demonstrate that the trip reduction goal of fifteen percent (15%) has been achieved for two (2) successive years. Upon achievement of the trip reduction goal for two (2) successive years, surveys shall be required on a biennial basis.

#### 5. PARKING

- a. The Applicant reserves the right to provide surface parking in addition to the garage parking that shown on the GDP, as long as open space is not decreased.
- b. The height of the parking garage along the eastern border of the site shall not exceed an average height of forty-two (42) feet. Prior to the issuance of a building permit for the parking garage, the Applicant shall conduct a noise analysis, subject to DPWES and the Environment and Development Review Branch of DPZ review and approval, to determine whether the garage wall facing the RF&P railroad line will reflect noise into the Windsor Park subdivision in excess of Zoning Ordinance standards. If it does, the Applicant shall include recognized noise attenuating materials and/or design in the design and construction of this wall of the garage.

#### 6. RECREATION

A minimum of 1,000 square feet of floor space shall be allocated in one or more of the office buildings to provide indoor recreational exercise facilities. If all the space is allocated to one building, this facility will be available to occupants of both buildings, subject to approval by building tenants.

#### 7. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

- a. The Applicant shall provide Stormwater Management (SWM) and Best Management Practices (BMP) in the locations as generally shown on the GDP. Said facilities shall be designed in accordance with the Public Facilities Manual and the Chesapeake Bay Preservation Ordinance, unless modified by DPWES. All or a portion of the SWM/BMPs may be provided underground, on-site in a location and manner acceptable to DPWES.

- b. Subject to receipt of any necessary agreements, letters of permission or easements from the property owner at no cost to the Applicant, the Applicant shall upgrade the existing pipe outfall located on adjacent property identified among the Fairfax County tax map records as 90-2 ((1)) 60. The existing outfall pipe is adequate in accordance with DPWES standards, however, the Applicant will take the following measures as permitted by DPWES and the property owner to improve the outfall:
  - (i) Removal of two existing trees at the end section;
  - (ii) Removal of trash and fallen trees from the existing channel for approximately fifty (50) feet downstream of the end section;
  - (iii) Installation of Class 1 rip rap around end section and fifty (50) feet downstream of end section;
  - (iv) Lining the existing channel with Class 1 rip rap; and
  - (v) Installation of an eight (8) inch tall check dam ten (10) feet from the end section to create a stilling basin at the outfall.

The rejection by DPWES and/or the property owner of one or more of the above measures shall not preclude installation of the remaining measures.

## 8. PEDESTRIAN CONNECTIVITY

Prior to site plan submission, the Applicant shall coordinate pedestrian connections with NVCC to facilitate pedestrian travel from its campus to the Metro Access Road. The Applicant shall extend the sidewalk to the common property line with NVCC based upon coordination of the location of the tie-in with NVCC. The Applicant shall diligently pursue coordination of pedestrian connections with NVCC and provide documentation in support of such efforts to DPWES, including, if applicable, documentation that the coordination was not successful. Pedestrian connections to NVCC may be modified from those shown on the GDP to facilitate pedestrian travel so long as said modifications do not degrade the pedestrian network shown on the GDP, as determined by the Department of Planning & Zoning.

## 9. DESIGN

- a. The principal façade building materials for the office buildings shall consist of brick, natural stone, pre-cast concrete, or other masonry finish and glass. In addition, one or two additional accent materials (e.g., stone) may be included.

- b. The building materials used for the parking garage shall be complementary to those used for the office buildings and of comparable quality. The Applicant shall install a screen on the side of the parking garage adjacent to Springfield Center Drive Extension that will be seasonally covered in vines to enhance the appearance of the garage.
- c. Development and landscaping in the urban plaza area and at the corner of Joseph Alexander Road and Springfield Center Drive shall be in substantial conformance with the details shown on Sheet 11 of the GDP.
- d. The light standards shall feature semi-cutoff shielding for street lights. Lighting standards in the plaza area and in the parking lots shall feature full cut-off shielding.
- e. In the event that low level security walls, including other possible security features such as bollards, planters and/or boulders, are required by tenants as vehicle barriers, the walls and/or other security features shall be constructed of materials that are complementary to the building materials such as brick, masonry and/or poured-in-place concrete, and designed to complement the buildings(s). The walls and other possible security features, if necessary, shall be located on the perimeter of the Application Property and shall not exceed three (3) feet in height.
- f. Low-level lighting, designed to provide for a safe pedestrian pathway to the Metro Access Road, shall be installed along all perimeter sidewalks adjacent to the Application Property and phased with individual building construction.
- g. A crosswalk shall be provided across Joseph Alexander Road from the Application Property to the adjacent multi-family residential development as shown on the GDP. Subject to any necessary letters of permission or easements at no cost to the Applicant, the Applicant shall install an accessible ramp from the street to the sidewalk.

10. GREEN BUILDING PRACTICES

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

- b. The Applicant will include, as part of the building plan submission for any building to be constructed, a list of specific credits within the version of the USGBC's Core and Shell LEED rating system applicable at time of approval of this application that the Applicant anticipates attaining. The LEED-accredited professional will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver Core and Shell certification of the project. In addition, prior to site plan approval, the Applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) as a team member in the USGBC's LEED online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.
- c. The Applicant shall provide documentation to the Environmental and Development Review Branch of DPZ of LEED Silver - Core and Shell certification within one (1) year of the issuance of the first non-RUP for each office building from the USGBC unless the Applicant provides documentation to the Environmental and Development Review Branch of DPZ that USGBC review of the LEED certification has been delayed through no fault of the Applicant.
- d. In the event that the constructed office building (herein referred to as the "Submitted Building") is not LEED Silver Core and Shell Certified, within one (1) year of the issuance of its final Non-RUP, the Applicant shall provide evidence to DPWES of filing for LEED Silver Core and Shell Certification with the USGBC, and shall execute a separate agreement and post, for the Submitted Building, a "LEED Building Escrow," in the form of cash or a Letter of Credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$2.00 per gross square foot of the Submitted Building. This LEED Building Escrow shall be in addition to and separate from other bond or escrow requirements and shall be released upon demonstration to DPWES of attainment of certification by the USGBC. If the Submitted Building is LEED Silver Core and Shell Certified within one (1) year of the issuance of the final Non-RUP, then no LEED Building Escrow shall be required or provided for the Submitted Building.
- e. If, within two (2) years of issuance of the final Non-RUP for the Submitted Building, the Applicant provides evidence to DPWES demonstrating that LEED Silver Core and Shell Certification for the

Submitted Building has not been attained, but that the Submitted Building has been determined by the USGBC to fall within three points or less of attainment of LEED Silver Core and Shell Certification, then 50% of the LEED Building Escrow shall be released to the Applicant and the other 50% of the escrow shall be contributed to Fairfax County and shall be posted to a fund within the County's budget supporting implementation of environmental initiatives. However, if the Applicant provides evidence that LEED Silver Core and Shell Certification has been delayed through no fault of the Applicant, this proffered time-frame shall be extended until such time as evidence is obtained, and no release of escrowed funds shall be made to the Applicant or the County during this extended time-frame.

- f. If, within two (2) years of issuance of the final Non-RUP for the Submitted Building, the Applicant fails to provide evidence demonstrating attainment of LEED Silver Core and Shell Certification, or otherwise provides evidence that the Submitted Building has fallen short of LEED Silver Core and Shell Certification by four points or more, the entirety of the LEED Building Escrow for the Submitted Building shall be contributed to Fairfax County and shall be posted to a fund within the County's budget supporting implementation of environmental initiatives. However, if the Applicant provides evidence that LEED Silver Core and Shell Certification has been delayed through no fault of the Applicant, this proffered time-frame shall be extended until such time as evidence is obtained, and no release of escrowed funds shall be made to the Applicant or to the County during this extended time-frame.
- g. All references to the U.S. Green Building Council shall apply to similar certifying agencies that are created subsequent to approval of this application, provided that the alternative certifying agency is acceptable to Fairfax County and the Applicant.

## 11. GEOTECHNICAL

Prior to site plan approval, and in accordance with the provisions of the Public Facilities Manual, the Applicant shall submit a geotechnical study of the Application Property to the Geotechnical Review Board through DPWES and shall incorporate appropriate engineering practices as recommended by the Geotechnical Review Board and DPWES to alleviate potential structural problems, to the satisfaction of DPWES. The recommendations of the Geotechnical Review Board shall be implemented during construction.

12. SUCCESSOR AND ASSIGNS

These proffers shall bind and inure to the benefit of the Applicant and its successors or assigns.

**[SIGNATURES BEGIN ON THE FOLLOWING PAGE]**

{A0161867.DOC / 1 Springfield Parcel C LLC draft proffers (cln) - 2-20-09 001379 000006}

**REZONING AFFIDAVIT**

DATE: February 5, 2009  
 (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      101605a

in Application No.(s): PCA 1998-LE-064  
 (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 <b>BOLD</b> above)
Springfield Parcel C LLC	505 9th Street, NW, #800 Washington, DC 20004	Applicant/Title Owner of Tax Map 90-2 ((1)) 56C (part)
Agents: Kenneth F. Simmons Jack W. Burkart		

(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: February 5, 2009  
(enter date affidavit is notarized)

101605a

for Application No. (s): PCA 1998-LE-064  
(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.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Urban Engineering & Associates, Inc. t/a Urban Ltd.  Agents: Eric E. Siegel Clayton C. Tock	7712 Little River Turnpike Annandale, Virginia 22003	<b>Engineer/Agent</b>
Gensler Architecture, Design & Planning, P.C.  Agents: Patricia S. Harris David (nmi) Epstein	2020 K Street, NW, Suite 200 Washington, DC 20006	<b>Architect/Agent</b>
M.J. Wells & Associates, Inc. f/k/a M. J. Wells & Associates, LLC  Agents: Terence J. Miller Robin L. Antonucci Maria C. Lashinger	1420 Spring Hill Road, Suite 600 McLean, Virginia 2210	<b>Transportation Consultant/Agent</b>
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	<b>Attorneys/Planners/Agent</b>

(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: February 5, 2009  
 (enter date affidavit is notarized)

101605a

for Application No. (s): PCA 1998-LE-064  
 (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)  
 Springfield Parcel C LLC  
 505 9th Street, NW, #800  
 Washington, DC 20004

**DESCRIPTION OF CORPORATION:** (check one statement)

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

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)  
 Boston Properties Limited Partnership, Managing Member

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

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: February 5, 2009  
(enter date affidavit is notarized)

101605a

for Application No. (s): PCA 1998-LE-064  
(enter County-assigned application number (s))

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

Boston Properties, Inc.  
505 9th Street, NW, #800  
Washington, DC 20004

**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)

Publicly Traded on the NYSE.

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**  
Kenneth F. Simmons, Senior Vice President, Development  
Frank D. Burt, Senior Vice President, General Counsel & Secretary

=====

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

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

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

=====

**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: February 5, 2009  
(enter date affidavit is notarized)

101605a

for Application No. (s): PCA 1998-LE-064  
(enter County-assigned application number (s))

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

Gensler Architecture, Design & Planning, P.C.  
2020 K Street, NW, Suite 200  
Washington, DC 20006

**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)

=====

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

=====

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

M.J. Wells & Associates, Inc. f/k/a 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., Former Sole Member  
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns more than 10% of any class of stock.

=====

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: August 20, 2008  
(enter date affidavit is notarized)

101605a

for Application No. (s): PCA 1998-LE-064  
(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)  
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

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

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

=====

**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: February 5, 2009  
(enter date affidavit is notarized)

101605a

for Application No. (s): PCA 1998-LE-064  
(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)

Boston Properties Limited Partnership  
800 Boylston Street  
at The Prudential Center  
Boston, Massachusetts 02199-8103

(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)

Boston Properties, Inc., General Partner & Limited Partner

Limited Partners (no limited partner owns more than 10% of Springfield Parcel C LLC):

- 1301 New York Avenue Limited Liability Company
- Reservoir Place Limited Partnership
- Ralaks Equity Partners
- Rockmark Corporation
- Louis R. Benzak
- John R. H. Blum
- James R. Bronkema Trust
- Vincent deP. Farrell, Jr.
- Leslie H. Larsen
- Bruce M. Montgomerie
- Bill F. Osborne
- William F. Pounds
- David Rockefeller
- Salomon 1968 Trust
- Richard E. Salomon
- Salomon 1969 Trust

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

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

REZONING AFFIDAVIT

DATE: February 5, 2009  
(enter date affidavit is notarized)

101605a

for Application No. (s): PCA 1998-LE-064  
(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: February 5, 2009  
(enter date affidavit is notarized)

101605a

for Application No. (s): PCA 1998-LE-064  
(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)

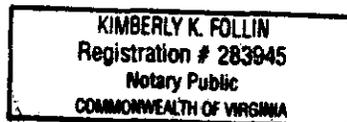
Sara V. Mariska  
[ ] Applicant [x] Applicant's Authorized Agent

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 February, 2009, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin  
Notary Public

My commission expires: 11/30/2011



# REZONING AFFIDAVIT

DATE: February 5, 2009  
(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      101609a

in Application No.(s): RZ 2008-LE-015  
(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.)**

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Springfield Parcel C LLC  Agents: Kenneth F. Simmons Jack W. Burkart	505 9th Street, NW, #800 Washington, DC 20004	Applicant/Agent for Title Owner
Springfield Metro Center II, LLC  Agents: Kenneth F. Simmons Jack W. Burkart	505 9th Street, NW, #800 Washington, DC 20004	Title Owner of Tax Map 90-4 ((1)) 11B pt.

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

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.  
\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Rezoning Attachment to Par. 1(a)**

DATE: February 5, 2009  
 (enter date affidavit is notarized)

101609 a

for Application No. (s): RZ 2008-LE-015  
 (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 <b>BOLD</b> above)
Urban Engineering & Associates, Inc. t/a Urban Ltd.  Agents: Eric E. Siegel Clayton C. Tock	7712 Little River Turnpike Annandale, Virginia 22003	Engineer/Agent
Gensler Architecture, Design & Planning, P.C.  Agents: Patricia S. Harris David (nmi) Epstein	2020 K Street, NW, Suite 200 Washington, DC 20006	Architect/Agent
M.J. Wells & Associates, Inc. f/k/a M.J. Wells & Associates, LLC  Agents: Terence J. Miller Robin L. Antonucci Maria C. Lashinger	1420 Spring Hill Road, Suite 600 McLean, Virginia 22110	Transportation Consultant/ Agent
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

(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: February 5, 2009
(enter date affidavit is notarized)

101609a

for Application No. (s): RZ 2008-LE-015
(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)
Springfield Parcel C LLC
505 9th Street, NW, #800
Washington, DC 20004

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)
Boston Properties Limited Partnership, Managing Member

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

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: February 5, 2009  
(enter date affidavit is notarized)

101609a

for Application No. (s): RZ 2008-LE-015  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Springfield Metro Center II LLC  
505 9th Street, NW, #800  
Washington, DC 20004

**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)  
Boston Properties Limited Partnership, Managing 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)  
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

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

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

=====

**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: February 5, 2009  
(enter date affidavit is notarized)

101609a

for Application No. (s): RZ 2008-LE-015  
(enter County-assigned application number (s))

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

Boston Properties, Inc.  
505 9th Street, NW, #800  
Washington, DC 20004

**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)

Publicly Traded on the NYSE.

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

Kenneth F. Simmons, Senior Vice President, Development  
Frank D. Burt, Senior Vice President, General Counsel & Secretary

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

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

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

**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: February 5, 2009  
(enter date affidavit is notarized)

101609a

for Application No. (s): RZ 2008-LE-015  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Gensler Architecture, Design & Planning, P.C.  
2020 K Street, NW, Suite 200  
Washington, DC 20006

**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)

=====

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

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
M.J. Wells & Associates, Inc. f/k/a 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., Former Sole Member  
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns more than 10% of any class of stock.

=====

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: February 5, 2009  
(enter date affidavit is notarized)

101609a

for Application No. (s): RZ 2008-LE-015  
(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)

**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: February 5, 2009  
(enter date affidavit is notarized)

101609a

for Application No. (s): RZ 2008-LE-015  
(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)

Boston Properties Limited Partnership  
800 Boylston Street  
at The Prudential Center  
Boston, Massachusetts 02199-8103

(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**)

Boston Properties, Inc., General Partner & Limited Partner

Limited Partners (no limited partner owns more than 10% of Springfield Parcel C LLC or Springfield Metro Center II, LLC):

- 1301 New York Avenue Limited Liability Company
- Reservoir Place Limited Partnership
- Ralaks Equity Partners
- Rockmark Corporation
- Louis R. Benzak
- John R. H. Blum
- James R. Bronkema Trust
- Vincent deP. Farrell, Jr.
- Leslie H. Larsen
- Bruce M. Montgomerie
- Bill F. Osborne
- William F. Pounds
- David Rockefeller
- Salomon 1968 Trust
- Richard E. Salomon
- Salomon 1969 Trust

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

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

REZONING AFFIDAVIT

DATE: February 5, 2009  
(enter date affidavit is notarized)

101609a

for Application No. (s): RZ 2008-LE-015  
(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: February 5, 2009  
(enter date affidavit is notarized)

101609a

for Application No. (s): RZ 2008-LE-015  
(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.

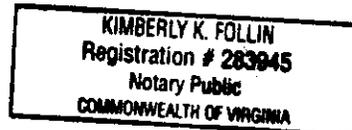
WITNESS the following signature:

(check one) Sara V. Mariska  
 Applicant  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 February 2009, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin  
Notary Public

My commission expires: 11/30/2011





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

**WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC**

**APPENDIX 3**

Department of Planning & Zoning  
/ED

**AUG 22 2008**

Zoning Evaluation Division

August 20, 2008

**Via Hand Delivery**

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

Re: Rezoning and Proffered Condition Amendment Applications  
Applicant: Springfield Parcel C, LLC

Dear Ms. Coyle:

Please accept the following as a statement of justification for rezoning and proffered condition amendment applications. The property proposed for rezoning is identified among the Fairfax County tax map records as 90-4 ((1)) 11B part, and the property subject to the proffered condition amendment application ("PCA") is identified as 90-2 ((1)) 56C part (collectively referred to as the "Subject Property"). The Subject Property is included in a single Generalized Development Plan (GDP) submitted with these applications.

The Subject Property is located directly southwest of the Springfield Metro Station and east of the GSA Parr Warehouse. The Subject Property contains a total of approximately 10.39 acres. Approximately 9.70 acres are included in the PCA application, which is zoned to the C-4 District. Approximately 0.69 acre, that is adjacent to the PCA parcel, is proposed to be rezoned from the I-4 District to the C-4 District. The Subject Property has been subject to several prior land use approvals granted by the Fairfax County Board of Supervisors (the "Board"). On April 23, 2003, the Board approved RZ-1998-LE-064 which rezoned a majority of the Subject Property from the I-4 to the C-4 District. The rezoning was approved subject to a GDP and proffers. A site plan was previously submitted for the Subject Property, however, it was withdrawn due to market conditions and the Subject Property is currently vacant. The applications propose layout modifications to accommodate two office buildings with a total of 474,000 gross square feet of office space and a combination of structured and surface parking.

The Subject Property is located within the Franconia Springfield area in Area IV of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is located within the Franconia-Springfield Transit Station Area. The property subject to the rezoning application is within Sub-unit D-2 and the property subject to the PCA is within Sub-unit D-1. Overall, Land Unit D is planned for industrial use up to .50 FAR. Parcel 90-2 ((1)), formerly identified as 58A is now identified as 56C. The Plan provides, in relevant part, that this

area is planned for up to 475,000 square feet of office use. Sub-unit D-2 is planned for light industrial use up to .35 FAR with an option for biotech/research and development uses up to .50 FAR to complement the NVCC/INOVA medical center. Any development under this option must demonstrate that it will generate less peak hour traffic than the planned baseline use to minimize traffic generation in an area with limited transportation capacity.

The Applicant's proposal is in conformance with the recommendations of the Plan. Though Sub-unit D-2 is planned for light industrial use up to .35 FAR with an option for biotech/research uses up to .50 FAR, the land area in this Sub-unit will simply be used to facilitate vehicular access and for parking. This land area, which is only .69 acre, will not be used to accommodate any buildings or increase the size of the proposed office buildings. The Applicant's proposal of 474,000 gross square feet of office space is in harmony with the 475,000 square feet of office envisioned by the Plan.

In lieu of the previously approved three (3) buildings on the Subject Property, the Applicant is proposing two (2), eight-story office buildings that will accommodate 474,000 gross square feet of office use. The elimination of a single building will allow for larger building footprints that will better accommodate tenant needs and to allow for security setbacks that are typically requested by government contractors. Similar to the previously approved GDP, the proposed buildings will both utilize a single structured parking facility. The parcel subject to the rezoning application will include a portion of the parking garage. The Applicant has carefully designed the buildings to have two "fronts," attractive landscaping on the perimeter of the buildings, and a unified plaza. The plaza will provide a public space for the office tenants and a focal point for the development.

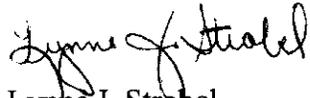
The Subject Property is conveniently located to accommodate office use based on its location directly southwest of the Springfield Metro Station which provides access to both the Metro System and the Virginia Railway Express ("VRE"). In addition to convenient transit access, the proposed office space is located in proximity to the Engineer Proving Ground (the "EPG"), Ft. Belvoir, and the GSA Warehouse and thus is well-situated to accommodate the influx of government contractors that will result from the BRAC decision to relocate defense agencies to existing military bases. The proposed density is 1.047 FAR, which is significantly below the maximum 1.65 FAR permitted under the Zoning Ordinance. In order to address transportation impacts, the Applicant has prepared a Transportation Impact Analysis. Additionally, the Applicant will likely implement appropriate transportation demand management strategies to mitigate traffic impacts of the proposed development.

The Applicant envisions that the two (2) proposed office buildings will be the first part of a phased development plan. The Applicant has submitted a BRAC-Related Area Plans Review nomination on property identified as 90-2 ((1)) 58B and 90-1 ((1)) 11B located to the southeast of the Subject Property to permit additional office development. The Applicant intends to develop the Subject Property as a portion of a larger office park that will improve this underutilized area and allow more appropriate land uses.

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

Very truly yours,

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

A handwritten signature in black ink, appearing to read "Lynne J. Strobel". The signature is fluid and cursive, with the first name "Lynne" and last name "Strobel" clearly legible.

Lynne J. Strobel

Enclosures

cc: Jack Burkart  
Clayton Tock  
Terrence Miller  
Martin D. Walsh



# FAIRFAX COUNTY

APPENDIX 4 <sup>LEJ</sup>

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903

V I R G I N I A

[www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm](http://www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm)

Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)

June 19, 2003

Robert A. Lawrence, Esquire  
Reed Smith, LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, Virginia 22042-4505

RE: Rezoning Application Number RZ 1998-LE-064  
(Concurrent with SE 01-L-020, SEA 91-L-053-4 and SEA 91-L-054-3)

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 28, 2003, granting Rezoning Application Number RZ 1998-LE-064 in the name of Springfield East, L.C. to rezone certain property in the Lee District from the I-4 District to the C-4 District, property is generally located at the north terminus of Springfield Center Drive, south of the Franconia-Springfield Parkway, and southwest of Joe Alexander Transportation Center, Tax Map 90-2 ((1)) 56C pt. (formerly known as 90-2 ((1)) 58A pt., 58B and 59A pt), subject to the proffers dated March 4, 2003, consisting of approximately 9.72 acres.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

RZ 1998-LE-064  
June 19, 2003

- 2 -

cc: Chairman Katherine K. Hanley  
Supervisor Kauffman, Lee District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Enforcement Branch  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.,  
Charles Strunk, Project Planning Section, Dept. of Transportation  
Michelle Brickner, Deputy Director, DPWES  
Kenny King, Proffer Administrator, Plans & Document Control, OSDS, DPWES  
Frank Edwards, Department of Highways - VDOT  
Joyce Evans, Land Acq. & Planning Div., Park Authority  
District Planning Commissioner  
James Patteson, Director, Facilities Mgmt. Div., DPWES  
Barbara J. Lipa, Executive Director, Planning Commission  
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

ZED



# FAIRFAX COUNTY

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

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V I R G I N I A

[www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm](http://www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm)  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)

September 11, 2003

Robert A. Lawrence, Esquire  
Reed Smith, LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, Virginia 22042-4505

RE: Rezoning Application Number RZ 1998-LE-064  
(Amended - letter only)  
(Concurrent with SE 01-L-020, SEA 91-L-053-4 and SEA 91-L-054-3)

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 28, 2003, granting Rezoning Application Number RZ 1998-LE-064 in the name of Springfield East, L.C. to rezone certain property in the Lee District from the I-4 District to the C-4 District, property is generally located at the north terminus of Springfield Center Drive, south of the Franconia-Springfield Parkway, and southwest of Joe Alexander Transportation Center, Tax Map 90-2 ((1)) 56C pt. (formerly known as 90-2 ((1)) 58A pt., 58B and 59A pt), subject to the proffers dated March 4, 2003, consisting of approximately 9.72 acres.

**The Board also modified the transitional screening yard requirement and barrier requirements along the western boundary adjacent to the PDH-40 District to that shown in the proffered Generalized Development Plan/Special Exception Plat.**

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 28th day of April, 2003, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 1998-LE-064  
(CONCURRENT WITH SE 01-L-020, SEA 91-L-053-4 AND SEA 91-L-054-3)

WHEREAS, Springfield East, L.C. filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-4 District to the C-4 District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

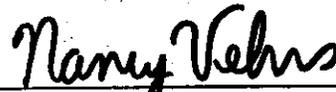
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the C-4 District, and said property is subject to the use regulations of said C-4 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 28th day of April, 2003.



Nancy Vehs

Clerk to the Board of Supervisors

January 31, 2003

**DESCRIPTION  
OF PART OF PARCEL "C"  
SPRINGFIELD METRO CENTER  
(PROPOSED C-4 ZONE)  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA**

---

Beginning at a point on the easterly line of the United States of America (Parr Warehouse), said point marking the northwesterly corner of State Board of Community Colleges; thence with the United States of America  $N42^{\circ}15'37''E$ , 520.00 feet and  $N47^{\circ}44'23''W$ , 35.00 feet to a point; thence running through Parcel "C," Springfield Metro Center and continuing with the easterly line of Parcel "B," Springfield Metro Center  $N42^{\circ}15'37''E$ , 323.95 feet to a point on a southwesterly line of the aforementioned United States of America (Railroad Spur); thence with the southwesterly line of the United States of America  $S43^{\circ}49'55''E$ , 420.43 feet and with a curve to the right, whose radius is 585.71 feet and whose chord is  $S38^{\circ}05'15''E$ , 117.20 feet, an arc distance of 117.40 feet to a point marking the most northeasterly corner of Springfield Industrial Park Partnership; thence with Springfield Industrial Park Partnership and continuing with the northerly lines of Springfield Center Industrial Park and the aforementioned State Board of Community Colleges  $S42^{\circ}15'37''W$ , 795.65 feet and  $N47^{\circ}44'23''W$ , 500.00 feet to the point of beginning, containing 9.72 acres of land.

All being more particularly described on a plat attached hereto and made a part hereof.

P:\DESCRIPTIONS\2003\Springfield Metro Center Parcel C.doc

## PROFFERS

RZ 1998-LE-064  
SPRINGFIELD EAST, L.C.  
SPRINGFIELD METRO CENTER (PHASE II)

March 4, 2003

Pursuant to Section 15-2.2303A of the 1950 Code of Virginia, as amended, the undersigned applicant and owner, for itself and its successors or assigns (hereinafter referred to as "Applicant"), hereby proffer the following conditions provided the Subject Property (sometimes referred to herein as Springfield Metro Center II) is rezoned to the C-4 District as proffered herein.

1. **Generalized Development Plan.** Subject to the provisions of Section 18-204 of the Zoning Ordinance, the Subject Property shall be developed in substantial conformance with the Generalized Development Plan/Special Exception Plat ("GDP/SE Plat"), entitled "Springfield Metro Center II," prepared by Dewberry & Davis, revised and last dated May 14, 2002.
2. **Joe Alexander Drive.** Prior to the issuance of the first Non-Residential Use Permit ("Non-RUP") for occupied office/hotel floor area, i.e., not the building shell ("Occupied Space") in the first building on the Subject Property, Joe Alexander Drive, from Metropolitan Center Drive northward to the Metro Access Road, shall be constructed as shown on the GDP/SE Plat and open for public use. For purposes of these proffers, "open for public use" shall mean that the committed road improvement is open to traffic as provided herein, whether or not accepted into the state system.
3. **Metro Access Road.** The purpose of the Metro Access Road is to provide access to and from the Joe Alexander Transportation Center for residents, occupants, visitors and invitees within the area described herein as "Land Unit D." Land Unit D and the Metro Access Road link between Springfield Center Drive and the Metro Station are depicted on a map entitled "Springfield Metro Center II," which is attached hereto as Exhibit A and incorporated herein by reference.
  - a. **Construction.** The Applicant shall obtain a construction permit for the Metro Access Road prior to, or at the same time as, the issuance of the building permit for the first building on the Subject Property. Prior to the issuance of the first Non-RUP for Occupied Space in the first building on the Subject Property, the Metro Access Road, linking development on the Subject Property with the Joe Alexander Transportation Center, shall be constructed and open for use to provide private and/or public shuttle bus, transit and pedestrian access between the Subject Property and the Transportation Center. Said Access Road shall have a road bed designed and constructed in accordance with the standards of the Fairfax County Public Facilities Manual for a Category II road as determined by the Department of Public Works and Environmental Services ("DPWES").

- b. **Maintenance.** The Applicant shall be responsible for the maintenance (repairs/snow plowing/ice removal) of the Metro Access Road. The Applicant may transfer these maintenance responsibilities to a Land Unit D owners/tenants association established to take over these maintenance responsibilities. Prior to the issuance of the first Non-RUP for Occupied Space in the first building on the Subject Property, the Applicant shall provide security to the County for the timely performance of maintenance of the Metro Access Road in accordance with a maintenance agreement (the "Agreement") executed by the Applicant and the County. In the event that the Applicant fails to timely perform maintenance on the road in accordance with the terms of the Agreement, the County shall have the right to accomplish the needed maintenance and the Applicant shall reimburse the County for the costs incurred by the County and this duty to reimburse shall be secured by a Cash Escrow, all in accordance with the terms of the Agreement. At a subsequent time, the Applicant's obligations for maintenance under this paragraph may be assigned or transferred to an entity composed of owners/tenants within Land Unit D, pursuant to the terms of the Agreement.
4. **Springfield Center Drive Extension.** Prior to issuance of the first Non-RUP for Occupied Space on the Subject Property, the Applicant shall provide a road extension, open for travel connecting the current Springfield Center Drive terminus directly to Joe Alexander Drive. Said road extension shall be constructed as shown on the GDP/SE Plat. The Applicant shall dedicate a public access easement over that portion of Springfield Center Drive that is located on the Subject Property.
5. **Street Construction Standards/Dedication.** The Joe Alexander Drive construction on the Subject Property (Paragraph 2 above) and the Springfield Center Drive Extension (Paragraph 4 above) shall be designed and constructed to meet the requirements of the Fairfax County Public Facilities Manual and VDOT street standards to allow for future acceptance into the VDOT system for maintenance and operations, as determined by DPWES and VDOT. Both of these roads shall be constructed within a seventy (70) foot wide right-of-way with a fifty-two (52) foot wide roadway. The Applicant shall provide right-of-way dedication of these street segment areas upon demand by Fairfax County or VDOT that these street segment areas become a part of a public roadway network. In which case, dedication shall be made in fee simple to the Board of Supervisors.
6. **Shuttle Bus.** A shuttle bus system shall be established as follows:
- a. At the time of the issuance of the first Non-RUP for Occupied Space in the first building, and for the benefit of all occupants, visitors and invitees on the Subject Property, and on the property which is known as Springfield Metro Center I (i.e., the property which was the subject of RZ 1998-LE-006), the Applicant shall either (i) pay to participate on an equitable basis in an area Transportation Management Association ("TMA"), i.e., TAGS, if the TMA provides shuttle bus service between the property and the Joe Alexander Transportation Center that is substantially equivalent to the requirements of this Proffer No. 6, as determined

by the Fairfax County Department of Transportation ("FCDOT") or (ii) if such TMA participation is not available, the Applicant shall provide, operate and maintain shuttle bus services, individually or cooperatively with the Applicant/successors-in-title of the property known as Springfield Metro Center I. Said shuttle bus service shall be coordinated with the shuttle bus obligation in the proffers governing Springfield Metro Center I, so as to allow occupants, visitors and invitees of that property to utilize the Applicant's shuttle bus system in coordination with the shuttle bus system established pursuant to the proffers in RZ 1998-LE-006.

- b. The shuttle buses utilized pursuant to this proffer shall have a "body-on-chassis" or equivalent design. They shall be sized to accommodate peak hour ridership under the schedule proffered herein, as determined by FCDOT. If these buses are part of TAGS, they shall have signage indicating that they are a part of the TAGS system, through coordination with TAGS.
- c. At a minimum, the shuttle bus service shall be available at ten (10) minute intervals during the morning peak hour period (6:30 a.m. to 9:00 a.m.) and the evening peak hour period (4:00 p.m. to 7:00 p.m.) (excluding Saturdays, Sundays and national holidays) unless lesser hours are approved by FCDOT, based upon justification provided by the Applicant. The shuttle bus shall also operate at other off-peak intervals appropriate to occupant, visitor and invitee needs, subject to FCDOT approval. Shuttle bus stops shall be located at the front entrance of each of the three (3) buildings on the Subject Property.
- d. If shuttle bus service is provided by the Applicant as described in a(ii) above, it shall continue to be provided by the Applicant for a period of two (2) years from the date on which the initial Non-RUP for Occupied Space is issued, unless a shuttle bus service is provided in lieu of the Applicant's shuttle bus service by an area TMA, as provided in a(i) above, before the expiration of said two (2) years. If the shuttle service is provided by the TMA, the Applicant shall be a member of the TMA until the management entity is responsible for the service. At the conclusion of this two (2) year period, the Applicant shall establish and transfer all administrative tasks of operating the shuttle service or participating in the TMA, as applicable, to a management entity authorized to coordinate transportation management for the uses on the Subject Property. Written notification of the creation of the management entity and the name and address of the representative of the entity shall be provided to FCDOT and to the Department of Planning & Zoning. The transfer to the management entity shall be subject to the proviso that the level of existing service is not diminished, as determined by FCDOT. The management entity will thereafter be financially responsible for shuttle service operations and for implementing equitable assessment procedures for the users of the service. In the event that an area TMA is established to provide equivalent shuttle service as determined by FCDOT, the management entity for the uses on the Subject Property may, in lieu of providing

its own shuttle service, participate on an equitable basis in the TMA for the benefit of the occupants, visitors and invitees on the Subject Property.

- e. For so long as the Applicant or the management entity operates the shuttle service, other properties within Land Unit D (as shown on Exhibit A) shall be permitted to participate in the shuttle service provided by the Applicant/management entity, provided, the owners or tenants of these properties shall make equitable arrangements with the Applicant/management entity with regard to the cost of providing the service.
  - f. In the event that public transportation via a connector bus service or some other mode of public transportation is developed which renders provision of shuttle service unnecessary, then the shuttle bus will not be required and the requirements of this proffer shall be null and void. This determination will be made by FCDOT in consultation with the Lee District Supervisor.
7. **Transportation Demand Management.** The Applicant shall develop and submit to FCDOT for review, a Transportation Demand Management ("TDM") Plan for the Subject Property sixty (60) days prior to the issuance of the first Non-RUP for the Occupied Space for the first building. This Plan shall be implemented upon occupancy of said first building. The TDM Plan shall produce a ten percent (10%) reduction in overall single-occupancy vehicle trips on the entire Subject Property based upon the Institute of Transportation Engineers published trip generation rates for the applicable uses. The TDM Plan shall consist of the following elements, unless FCDOT determines that one or more of these elements are unnecessary (other substitute elements may be included upon mutual agreement between the Applicant and FCDOT):
- a. **Designation of a TDM Coordinator.** An individual associated with Springfield Metro Center II will be charged with overseeing the implementation of the TDM Plan, as proposed. The duties of this designated employee will include those responsibilities associated with a Transportation Demand Management Coordinator ("TDMC"), including the administration, coordination, implementation, and management of the Springfield Metro Center II TDM Plan for all on-site personnel as set forth herein.
  - b. **Shuttle Bus Program.** Participation in the shuttle bus program as set forth in Paragraph 6 above.
  - c. **Distribution of Transit Literature and Promotion of Transit Use.** Distribute, display, and promote transportation information that may be issued by the Fairfax County Ridesources Program, Metropolitan Washington Council of Governments ("COG"), Transportation Association of Greater Springfield ("TAGS"), and other sources in a designated central location in each building. Ensure that ridesharing and transit information is included as part of new employee benefits/orientation packages among tenants.

- d. **Development of Ridesharing Programs.** Actively promote the use of carpooling/vanpooling, the Guaranteed Ride Home Program, Metro-Chek, telework and other components of the TDM Plan with on-site personnel. Assist in the formation of carpools/vanpools among on-site personnel. The designated TDMC will distribute and/or display rideshare information on-site. This information will aid in the formation of carpools and/or vanpools and promote ridesharing. Additionally, the TDMC will work with staff from the Fairfax County Ridesources Program to exchange information. The Ridesources Program will maintain a database of registered carpools and vanpools, along with the origin, destination, and work hours of the registered carpools/vanpools.
- e. **Pedestrian and Bicycle Incentives.** In order to facilitate pedestrian movements within, and adjacent to the development, a network of integrated sidewalks and trail connections shall be provided as shown in the GDP/SE Plat. In addition, other on-site amenities including street landscaping, lighting and street furniture, as shown on the GDP/SE Plat, shall be provided to encourage pedestrian activity. Bike racks shall be located on the site within the parking structures. The location of bike racks shall be determined coincident with the filing of individual site plans.
- f. **Designation of Carpool and Vanpool Spaces.** As an incentive to promote ridesharing, some parking spaces will be reserved for "carpool" and "vanpool" parking. The amount of carpool/vanpool spaces designated within each parking structure may vary with the individual site plan. Reserved carpool/vanpool parking spaces will be appropriately signed and parking restrictions will be enforced.
- g. **Variable/Staggered Work Hours.** Employers within the Springfield Metro Center II development will be encouraged to allow for flexible work hours for personnel. The exact policy for the implementation of flexible work hours will vary by employer.
- h. **On-Site Sale of Fare Media.** The TDMC shall administer the on-site sale of fare media, with the permission of the relevant transit service providers. Fare media to be sold shall include, but is not limited to VRE, Metrorail, Metrobus, and Fairfax Connector bus fare media.
- i. **TAGS Membership.** Promote membership in TAGS by tenants.
- j. **Bus Stop Shelter.** In the event that the Shuttle Bus Program is replaced by a connector bus, or other form of transit service, the Applicant will construct a bus stop shelter proximate to the site's entrance along Joe Alexander Drive.
- k. **Annual Reports.** Twelve (12) months after the issuance of Non-RUPs for the first building that constitute eight-five (85) percent of the floor area for that building, and annually thereafter, the TDMC shall prepare a report quantifying the

use of public transportation, carpooling, vanpooling and other ridesharing programs, created under the TDM Plan. Upon completion of each annual report, a copy of said report shall be transmitted to the Fairfax County Department of Transportation.

8. **Parking.** The construction of the parking garages may be phased by the Applicant. Initially, surface parking may be provided within the building/garage footprint areas shown on the GDP/SE Plat, so long as each use receiving a Non-RUP has sufficient parking available to meet proffered parking allocations and/or code requirements, whichever is greater. The Courtyard area, shown in detail on Sheet 8 of the GDP/SE Plat, shall not be utilized for surface parking. The Applicant shall provide landscaped buffering along the eastern border of the site to provide a buffer between this temporary surface parking and the adjacent off-site parcels. This buffering shall be installed contemporaneously with the installation of the applicable area of surface parking. All temporary surface parking areas shall meet the parking lot landscaping requirements of the Zoning Ordinance. However, any landscaping and/or landscape buffering associated with any temporary parking areas can be displaced by the construction of the buildings and/or garages shown on the GDP/SE Plat. Upon construction of the buildings and/or the garages, landscaping and buffering will be provided as shown on the GDP/SE Plat. The number of parking spaces built with each building on the property shall meet and may exceed code requirements, but the total number of spaces at buildout will not exceed that shown on the GDP/SE Plat. At a minimum, the surface parking spaces located south of Building Number 3 shall be available for use by students of Northern Virginia Community College from 7:00 p.m. to 11:00 p.m. each day.
9. **Recreation.** A minimum of 1,000 square feet of floor space shall be allocated in one or more of the office buildings to provide indoor recreational exercise facilities. If all of this space is allocated to one building, this facility will be available to occupants of all of the office buildings and the hotel, unless separate recreational exercise facilities are provided within the hotel, in which case the office building recreational space need not be made available to visitors and guests of the hotel.
10. **Stormwater Management.** Stormwater management ("SWM") and Best Management Practices ("BMP") for the Subject Property shall be provided in accordance with the requirements of the Public Facilities Manual and the Chesapeake Bay Preservation Ordinance, as approved by DPWES. All or a portion of the SWM/BMPs may also be provided underground, on-site in a location and manner acceptable to DPWES. At this time, the Applicant intends to apply to DPWES for a waiver of on-site SWM/BMPs in order to utilize the off-site regional SWM/BMP facility located on the Joe Alexander Transportation Center property for all or a portion of the SWM/BMP requirement. In the event a waiver of on-site SWM/BMPs is not approved by DPWES, a Proffered Condition Amendment ("PCA") application may be necessary if on-site SWM/BMPs affect the layout so as to create a layout that is not in substantial conformance with the GDP/SE Plat.

11. **Easement.** The Applicant shall reserve an ancillary easement fifteen (15) feet in width for future dedication to Fairfax County along the western border of the Subject Property extending from the intersection of Joe Alexander Drive with Metropolitan Center Drive southward to the southern boundary line of the property, as shown on the GDP/SE Plat. Said easement shall be dedicated to the Board of Supervisors at no cost, upon demand by Fairfax County. The actual construction of the extension of Joe Alexander Drive southward from Metropolitan Center Drive shall be by others.
12. **Signage Program.** The Applicant shall implement an on-site signage program by providing project identification signs and directional signs in various locations to facilitate flow of pedestrian and vehicular traffic on-site as well as access to the Joe Alexander Transportation Center. These signs shall be located generally as shown on Sheets 3, 4 and 9 of the GDP/SE Plat, unless alternative or additional locations are approved by the Zoning Enforcement Branch of the Zoning Administration Division pursuant to Article 12 of the Zoning Ordinance. The design of said signs shall be compatible with the signs in Springfield Metro Center I (RZ 1998-LE-006) as shown on the GDP/SE Plat.
13. **NVCC Campus Connection.** Prior to site plan submission, the Applicant shall pursue meetings with representatives of the Northern Virginia Community College ("NVCC") campus to coordinate pedestrian connections with NVCC to facilitate pedestrian travel from the campus to the Metro Access Road. The Applicant shall extend the sidewalk to the common property line with NVCC based upon coordination of the location of the tie-in with NVCC. The Applicant shall diligently pursue coordination of pedestrian connections with NVCC and provide documentation in support of such efforts to DPWES, including, if applicable, documentation that the coordination was not successful. Pedestrian connections to NVCC may be modified from those shown on the GDP/SE Plat to facilitate pedestrian travel so long as such modifications do not degrade the pedestrian network shown on the GDP/SE Plat, as determined by the Department of Planning & Zoning.
14. **Noise Attenuation.**
  - a. The hotel facility shall be constructed of building materials that reduce interior noise to 45 dBA Ldn. Exterior walls shall be constructed of building materials with a sound transmission class ("STC") of at least 39, and glazing shall have an STC of at least 28.
  - b. As an alternative to "a" above, the Applicant may elect to have a refined acoustical analysis performed prior to building permit issuance, subject to approval of DPWES, to verify or amend the noise levels and impact areas set forth above and/or to determine which portions of the building may have sufficient shielding to permit a reduction in the mitigation measures prescribed above.

15. **Building Architectural Design.** The architectural design of the office buildings and the hotel shall be compatible with the residential buildings in Springfield Metro Center I and similar in character to the elevations presented in the Perspective (Sheet 7 of the GDP/SE Plat). The principal façade building materials shall consist of brick, natural stone, pre-cast concrete, EFIS or other masonry finish and glass. In addition, one or two additional accent materials (e.g., metal) may be included. Prior to site plan approval, the Applicant shall bring the architectural elevations of the office buildings and the hotel back to the Planning Commission for administrative review and approval regarding compatibility with the Perspective Elevations (Sheet 7 of the GDP/SE Plat).
16. **Parking Garage.** The architecture for the facades of the garage shall be similar to that shown on Sheet 6 of the GDP/SE Plat. Alternatively, the façade of the garage may utilize the same materials as the principal buildings, provided the architectural elevations of the garage are included in the Planning Commission's administrative review as provided in Paragraph 15, above. The height of the parking garage along the eastern border of the site shall not exceed an average height of forty-two (42) feet. Prior to issuance of a building permit for the parking garage, the Applicant shall conduct a noise analysis, subject to DPWES review and approval, to determine whether the garage wall facing the RF&P railroad line will reflect noise into Windsor Park subdivision in excess of Zoning Ordinance standards. If it does, the Applicant shall include recognized noise attenuating materials and/or design in the design and construction of this wall of the garage.
17. **Courtyard.** Development and landscaping in the Courtyard shall be in substantial conformance with the detail shown on Sheet 8 of the GDP/SE Plat.
18. **Lighting.** On-site lighting standards shall be similar to the typical light standards shown on Sheet 9 of the GDP/SE Plat. These light standards shall feature semi-cutoff shielding for street lights. Lighting standards in the Courtyard area and in the parking lots shall feature full cut-off shielding.
19. **Illegal Signs.** The Applicant shall not post illegal signs on- or off-site.
20. **Soccer Fields.** The Applicant shall design and construct two (2) temporary soccer fields and a 70-car, gravel, parking lot (the "Soccer Facilities") on Tax Map 91-3 ((9)) Parcel 8B, subject to receiving the consent of that parcel owner and provided any required zoning approvals are obtained. These plans will not, however, provide for field lighting or irrigation. To this end, the Applicant shall, at Applicant's expense, prepare and submit the necessary documents and filing fees to apply for a Final Development Plan Amendment ("FDPA") application for Tax Map 91-3 ((9)) Parcel 8B to obtain approval for the Soccer Facilities.
  - a. The Applicant shall submit this FDPA application within ninety (90) days of Board of Supervisors final approval of this rezoning application. The Applicant shall also, at its own expense, prepare and submit construction plans for the Soccer Facilities to DPWES concurrently with the filing of the FDPA application. Copies of these construction plans shall also be submitted to the Fairfax County

Park Authority ("FCPA"), Planning & Development Division and to the Planning and Design Division of DPWES, for review and approval. The Applicant shall diligently pursue approval of the FDPA and the construction plans. The Applicant's construction plans for the Soccer Facilities shall comply with PFM requirements. The Applicant shall complete construction of the Soccer Facilities within one (1) calendar year after DPWES and FCPA approvals are obtained.

- b. In the event that this FDPA Application is disapproved, the Applicant shall, in lieu of constructing the Soccer Facilities, contribute the sum of \$283,000 to the FCPA to be utilized by FCPA on park recreational facilities in the general vicinity of the Subject Property. Said contribution shall be made no later than thirty (30) days after the FDPA Application disapproval is final.

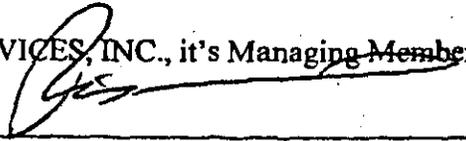
*[SIGNATURE ON THE NEXT PAGE]*

Attachment: Exhibit A

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**SPRINGFIELD EAST, L.C.**

By: KSI SERVICES, INC., it's Managing Member

By: 

Richard W. Hausler, President



# County of Fairfax, Virginia

## MEMORANDUM

DATE January 26, 2009

**TO:** Regina Coyle, Director  
Zoning Evaluation Division, DPZ

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

**SUBJECT:** Land Use Analysis and Environmental Assessment: PCA 1998-LE-064 &  
RZ 2008-LE-015  
Springfield Parcel C

The memorandum, prepared by Jennifer Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning (RZ) and Proffer Condition Amendment (PCA) application dated June 26, 2008 as revised through December 17, 2008 and draft proffers dated December 18, 2008. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested.

### DESCRIPTION OF THE APPLICATION

The applicant, Springfield Parcel C, proposes to amend the existing rezoning approved in 2003 for three office buildings or a three-building office and hotel combination to construct two office buildings with support retail on a vacant site. Both the approved rezoning and the amended application include parking structures along most of the eastern boundary, but the building and plaza layouts are different. The current proposal calls for maximum 120 foot tall buildings and a single five level parking structure to serve both buildings. The new rezoning will incorporate a 0.69 acre portion of an adjacent parcel that is zoned industrial into this application to accommodate a portion of the parking structure and the southern vehicular and pedestrian entrance. The proposed intensity of 474,000 square feet will remain the same as the existing rezoning approval for the three office building configuration, which amounts to a 1.047 floor area ratio (FAR) on a 10.39 acre site under this proposal. The applicant envisions this proposal as the first part of a phased development plan. The two adjacent parcels to the east make up BRAC nomination 08-IV-2FS. The nominator has proposed to amend the Comprehensive Plan to permit mixed use development including office use and increase the intensity to a 2.0 FAR, which will allow 388,000 square feet of additional development over the current Plan. This nomination has received staff support and is scheduled to be considered by the Planning Commission in May 2009 and by the Board of Supervisors in August 2009. Two points of vehicular access to the subject property will be provided: Springfield Center

Department of Planning and Zoning  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5509  
Phone 703-324-1380  
Fax 703-324-3056  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



Drive will be extended by the applicant to provide access from the north and an existing street will provide access from the south. The existing street already provides access to an adjacent parking structure that serves the Northern Virginia Community College (NVCC). A metro access road has been recently constructed, which will provide pedestrian and transit access from the subject property to the Joseph Alexander Transportation Center, which includes the Franconia-Springfield Metrorail and Virginia Railroad Express (VRE) stations.

## **LOCATION AND CHARACTER OF THE AREA**

The subject property is located mostly within Land Unit D-1 of the Franconia-Springfield Transit Station Area (TSA). This land unit is approximately 95 acres in size and contains the General Services Administration's (GSA) Parr Warehouse and residential and hotel uses. The federally owned GSA warehouse covers just over 70 acres and is developed at .40 FAR with 1.2 million square feet of warehouse space and is located directly to the west of the proposed development. The land unit is bounded on the north by the Franconia-Springfield Parkway, Long Branch of Accotink Creek and the rail stations. A small portion of the subject property is located in Land Unit D-2. The land unit contains the Springfield Industrial Park, which is developed with a series of low-rise buildings devoted primarily to warehousing and other light industrial use. NVCC is located in this land unit immediately to the south of the subject property. To the west is Loisdale Road and I-95 (Shirley Highway).

## **COMPREHENSIVE PLAN CITATIONS:**

### **Land Use**

In the Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Franconia-Springfield Area, Franconia-Springfield Transit Station Area, Land Unit D, Sub-units D-1 and D-2, as amended through August 6, 2007, pages 45 and 47, the Plan states:

#### **"Land Unit D**

Land Unit D is located between the Joe Alexander Transportation Center and Loisdale Estates, a residential subdivision. Land Unit D is planned for industrial use up to .50 FAR to recognize existing uses and to minimize traffic generation in an area with limited transportation capacity.

The land unit is divided into Sub-units D-1 and D-2. Sub-unit D-1 is located south of the Franconia-Springfield Parkway, south and west of the Long Branch Stream Valley, and west of the CSX Railroad right-of-way. The sub-unit is about 95 acres in size, and contains residential and hotel uses as well as the federally owned GSA-Parr Warehouse. A railroad spur and the Long Branch of Accotink Creek separate this land unit from the Joe Alexander Transportation Center (Land Unit G). If in the future, the GSA-Parr Warehouse site is declared surplus or otherwise proposed for private redevelopment, redevelopment plans should be supported only if they are consistent with the County's goals and the Comprehensive Plan.

Sub-unit D-2 is located south of Sub-unit D-1 and north of the Loisdale Estates Subdivision. It is about 61 acres in size, and contains the site of the Northern Virginia Community College and the Springfield Center Industrial Park.

Land Unit D has extreme traffic/transportation constraints. To accommodate development under the current Plan, Loisdale Road should be improved to a 4-lane section between Springfield Center Drive and Metropolitan Center Drive. Any redevelopment of Land Unit D will be constrained by the need to mitigate/minimize both daily and peak hour trips.

#### Sub-unit D-1

The following options address Sub-unit D-1 as separate development areas. However, any development or redevelopment in these areas should be planned and designed with reference to a coordinated and integrated plan for all of Land Unit D.

#### *Options for Northern Portion of Sub-unit D-1*

The following land uses and intensities are recommended for the northern portion of Sub-unit D-1 at the optional level:

- Parcels 90-2 ((1)) 56 and 59B are planned for up to 377 residential units and a 115,000 square feet hotel to reflect approved development;
- Parcels 90-2 ((1)) 58A pt., 58B and 59A pt. constitute an area of approximately 10 acres located southwest of the Metro property. This area is planned for up to 475,000 square feet of office use. As an alternative, a combination of up to 360,000 square feet of office use and up to 160,000 square feet of hotel use may be appropriate. The office/hotel uses may include support retail use to serve residents and workers at the site.

In addition to the addressing the recommendations provided in the transportation section for Land Unit D, development of Sub-unit D-1 should provide a pedestrian and vehicular connection to the Joe Alexander Transportation Center. The vehicular connection should, at a minimum, accommodate shuttle bus service to the Transportation Center. . . .

#### Sub-unit D-2

This Sub-unit is located south of the GSA-Parr Warehouse and north of the Loisdale Estates Subdivision. It is about 61 acres in size and contains the site of the Northern Virginia Community College and Springfield Center Industrial Park.

Sub-unit D-2 is planned for light industrial use up to .35 FAR. As an option, biotech/research and development uses up to .50 FAR may be appropriate to complement the NVCC/INOVA medical center. Any development under this option must demonstrate that it will generate less peak hour traffic than the planned baseline use to minimize traffic generation in an area with limited transportation capacity. Development should provide a landscaped buffer of at least 75 feet in width along the Loisdale Estates subdivision boundary.

### Transportation

In order to mitigate serious transportation issues the following conditions should be addressed for any development proposed for Sub-units D-1 or D-2:

- Improve Loisdale Road to a 4 lane section between Metropolitan Center Drive and Springfield Center Drive;
- Provide two points of access to Loisdale Road and an interconnected 4 lane divided section to serve the site;
- Phase buildout of the site conditioned on the provision of additional access via a road connection to/from the Joe Alexander Transportation Center or Franconia-Springfield Parkway. Incorporate pedestrian access into the roadway connection;
- Site access is coordinated and/or integrated to the extent possible with the facilities provided at the Joe Alexander Transportation Center;
- Transportation impacts are mitigated through an aggressive transportation demand management system emphasizing transit alternatives to vehicular use that achieves at a minimum, 15% usage of public transportation for commuting trips to and from the site; and
- A Transportation Management Association (TMA) is established to implement such measures.”

### Environment

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, pages 7 to 18, the Plan states:

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

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

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

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

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

consistent with State guidelines and regulations. . . .

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

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

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

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

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

**Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.**

Policy a: Limit densities on slippage soils, and cluster development away from slopes and potential problem areas.

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards. . . .

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

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

- Environmentally-sensitive siting and construction of development
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*)
- Optimization of energy performance of structures/energy-efficient design
- Use of renewable energy resources
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies
- Reuse of existing building materials for redevelopment projects
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris
- Use of recycled and rapidly renewable building materials

- Use of building materials and products that originate from nearby sources
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

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

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

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

## **COMPREHENSIVE PLAN MAP: Industrial**

### **LAND USE ANALYSIS**

The development proposal seeks to amend the 2003 rezoning of the subject property to develop a two-building rather than three-building configuration, primarily to provide security setbacks for potential tenants. Given the property's proximity to Ft. Belvoir and the Engineer Proving

Ground (EPG), the applicant believes the development may attract tenants that will need to meet some level of federal secured facility standards.

**Transit Oriented Development (TOD) Criteria** The subject property is located in the Franconia-Springfield Transit Station Area and within the ¼ to ½ mile radius of the Franconia-Springfield Metrorail and VRE stations. Any intensification of the site should meet the County's Transit-Oriented Development (TOD) Policy. The TOD policy was approved by the Board of Supervisors in 2007, after the initial rezoning of the subject development. The policy calls for a concentration of higher intensity mixed uses close to the metrorail station with safe pedestrian and bicycle travel to and from the station area. The policy encourages excellence in urban design, including site planning, streetscape and building design to create a pedestrian-focused sense of place. Urban design elements may include well-landscaped public spaces, an integrated pedestrian system, street-oriented building forms with a pedestrian focus, compact development, measures to mitigate the visual impact and presence of structured parking and high quality architecture. A grid of streets that promotes connectivity throughout the site and to and from adjacent areas is necessary.

At the direction of the Fairfax County Board of Supervisors, the Department of Planning and Zoning and the Department of Transportation initiated the Springfield Connectivity Study to address several challenges and opportunities facing Springfield, Virginia. The Study examines both the recommendations offered by a May 2006 Urban Land Institute Advisory Services Panel report and the challenges associated with the 2005 Base Realignment and Closure actions for Fort Belvoir, which will affect the Springfield area. The primary goal of the Connectivity Study is to propose recommendations for the Springfield area that will improve the area's multimodal accessibility and mobility and revitalize its urban form into a walkable, vibrant, and active community. The study area includes the subject property and the area surrounding it. The Study was completed in May 2008. The Study and the adjacent BRAC nomination both address the need for a southerly extension of Frontier Drive from the Franconia-Springfield interchange to provide more convenient pedestrian access to the Franconia-Springfield Metro Station and improve overall traffic circulation. An extension of Frontier Drive to Springfield Center Drive would benefit the subject property. The newly constructed Metro Access Road will provide only indirect pedestrian and transit access from the subject property to the rail stations.

The Comprehensive Plan recommends that any development or redevelopment in Land Unit D of the Franconia-Springfield Transit Station Area, which includes the subject property, be planned and designed with reference to a coordinated and integrated plan for all of the land unit. With redevelopment anticipated in this area of the Franconia-Springfield TSA, particularly the property to east which the applicant plans as the second phase of this development, and additional transportation improvements, it is likely that Springfield Center Drive Extended will have increased pedestrian traffic. While the application has shown a row of street trees and a five foot wide sidewalk along the street, this frontage should be better designed. A more pedestrian-friendly environment should include buildings that are street-oriented and pedestrian-focused. The amended application shows the rear of the northernmost building facing Springfield Center Drive with a setback between 103 and 112 feet from the

sidewalk and a covered loading dock with a proposed 12 foot high screen wall to shield the dock from street.

Future transportation improvements in the area may include an enhanced grid of streets that will provide more direct vehicular and pedestrian access to the area and to the rail station facilities specifically, and establish smaller blocks more indicative of TODs. As part of these improvements, a vehicular and pedestrian connection along the eastern boundary of the property may be recommended to provide a more direct connection from the rail facility southwards to rest of the land unit. The proposal to construct an approximately 710 foot long, five level parking structure along the majority of this boundary, in addition to an approximately 264 foot long four foot high retaining wall extending southwards from Springfield Center Drive will create an unfriendly streetscape in this area.

A General Note in the Generalized Development Plan (GDP) states that the applicant reserves the right to add security walls, barrier walls and security booths to the development. Two security booths are shown on the GDP, however, no security or barrier walls have been identified other than the four foot high retaining wall along the northeastern boundary of the property. The applicant should indicate what type of materials would be used for the walls and the potential locations for the walls or any additional booths. The existence of security walls around the perimeter of the property could have a very negative impact on the ability to establish a quality TOD environment.

Staff has requested additional right-of-way along both the Springfield Center Drive and Joseph Alexander Road to accommodate future transportation improvements and a better TOD area, which the applicant has declined to provide.

Another key component of TODs are the mix of uses provided. One of the main unresolved issues in the initial 2003 rezoning was the lack of commitment to retail uses. The current proffers mention support retail, but do not describe the type or amount proposed. This site would be an ideal location within the TOD area for support retail uses accessible to the general public, given the proximity of the site to the metro access road and a potentially a more direct connection to the rail facilities in the future.

This issue remains unresolved.

**Site Design and Architecture** The proposed site design is appropriate for a suburban office park and not a TOD. The proposal calls for the two office buildings to be oriented to Joseph Alexander Road and the GSA property, with a setback from the sidewalk of approximately 83 feet. The applicant has proffered to provide right-of-way for a possible future extension of Joseph Alexander Road to the south if the GSA property redevelops. This building orientation means that the majority of the office buildings' frontage is oriented to the existing GSA warehouses. If and when the GSA facilities will be redeveloped into a TOD design remains to be seen. The applicant has proposed a focal point area in the form of a plaza with seating at the corner of Joseph Alexander Road and Springfield Center Drive Extended to provide a pedestrian entry into the site leading from the pedestrian access route from the metrorail and

VRE stations. A sidewalk and pavers will lead from this plaza across the property's landscaped frontage a small plaza area with seating directly in front of the two buildings. Compared with the approved rezoning that had one large plaza area, this application will provide several smaller plaza/sitting areas. A five foot wide sidewalk will run along the perimeter of the buildings' frontage. A possible urban plaza extension inbetween the two buildings is shown unless the buildings' tenants want to connect the two buildings to occupy a single floor.

The five foot wide sidewalk along the property's frontage extends onto the NVCC property to the south that the applicant will construct. The applicant has proffered to coordinate pedestrian connections to NVCC prior to site plan submission to facilitate pedestrian travel from the campus to the metro access road. However, due to a lack of information provided by the applicant, it is unclear whether the pedestrian experience across the subject property to the NVCC will be pleasant. First, there is a potentially significant grade difference between the subject property and the potential extension of Joseph Alexander Road in the southwest portion the site. A note on the GDP shows that the possible future road presumes future grading. The applicant should provide a cross section along the southern portion of the site to show the elevation change between the sidewalk and potential future road connection. The proposed sidewalk on the subject property should be of a similar grade to any future road connection. There is also the potential that a security wall may be constructed along the sidewalk, which could make for a hostile pedestrian environment. Additionally, sufficient lighting should be provided to ensure a safe walk from the NVCC and points southwards across the subject property to the metro access road.

A crosswalk from the subject property across existing Joseph Alexander Road to the adjacent multi-family residential development and Metropolitan Drive is recommended to improve pedestrian circulation from the subject property to the west.

The applicant has provided illustratives of the proposed office buildings and parking garage, and proffered that the principal façade building materials will consist of brick, natural stone, pre-cast concrete, or other masonry finish and glass. It is recommended that the applicant commit to materials on the parking garage that are of a complementary design to the proposed office buildings to help create a higher quality development.

This issue remains unresolved.

**Secure Building Standards** Federal standards for secure buildings vary. The U.S. Department of Defense (DoD) security standards are different than the General Services Administration (GSA) security standards, and which standard applies to federal owned, contractor owned, partial lease, or design-build are confusing, and are not currently based on total risk or best land use practice. Sites can propose to meet a designated level of protection (determined by the use, size of the facility and number of employees) strictly through setbacks, or in combination with hardening the building and other design techniques. The applicant is proposing a secure facility with buildings that have large setbacks from the street, potential barrier walls, and an extremely large parking structure that runs the length of

the eastern property boundary. Staff has asked the applicant to clearly demonstrate the reasons why the proposed site layout is necessary to meet secure building standards. The applicant has been asked to revise the site layout to a more transit-oriented design given the location of the subject property in a transit station area. The federal security standards are in flux and flexibility to accommodate secure facilities, such as in transit-oriented development areas does exist. For example, a performance waiver from the DoD for non-conforming office space can be secured. And under the current GSA security standards, unless a government client makes up over 25 percent of a building's employees, only a 20 foot setback is required to areas designated for protection. For example, protected areas in buildings may have a 50 foot setback, but have other uses such as lobbies and retail nearer to the street.

This issue remains unresolved.

**Transportation** The Comprehensive Plan calls for a minimum 15 percent usage of public transportation for commuting trips to and from the site and a transportation management program to implement the goal. The applicant will commit to Transportation Demand Management (TDM) Plan that meets the Plan recommendation. The applicant will proffer several other transportation improvements including:

- Constructing Joseph Alexander Road from Metropolitan Center Drive to the Metro Access Road prior to issuance of the first non-residential use permit (non-RUP);
- Extending Springfield Center Drive to Joseph Alexander Road and dedicate a public access easement prior to the first non-RUP; and
- Providing or contributing to a shuttle bus service at the time of issuance of the first non-RUP.

However, staff has requested additional right-of-way along both the Springfield Center Drive and Joseph Alexander Road to accommodate future transportation improvements being considered in the vicinity of the proposed development, which the applicant has declined to provide. The application's conformance to the Plan recommendations concerning transportation will be determined by staff in the Fairfax County Department of Transportation.

## **ENVIRONMENTAL ANALYSIS**

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

**Water Quantity and Quality** The subject property is located in the Accotink Creek watershed. The Fairfax County Policy Plan recommends that redevelopment in transit-oriented development areas should optimize stormwater management and water quality controls and practices for redevelopment. The property consists mostly of bare soil or grass

with a small row of trees along the western boundary and a small clump of trees along the southern boundary. Runoff from approximately 8.74 of the 10.39 acre site will be controlled. The applicant proposes to divert the two existing drainage subareas, which requires a submission waiver from the Department of Public Works and Environmental Services (DPWES). For Subarea 1, an underground stormwater management/best management practices (SWM/BMP) facility is proposed to attenuate the total post-development peak discharges at the outfall back to the pre-development levels. A proposed SWM vault is shown on the generalized development plan (GDP) along the northern boundary of the subject property. For Subarea 2, the post-development runoff will discharge into an existing storm sewer system. The post-development peak discharge totals for Subarea 2 will be less than the pre-development peak discharge. Two infiltration systems are proposed to meet the 40 percent phosphorus removal requirement. The calculations provided in the GDP show a 45 percent phosphorus removal. The adequacy of the submission materials as well as any proposed SWM/BMP measures will be subject to review and approval by DPWES.

**Noise** The applicant has proffered to conduct a noise analysis prior to the issuance of a building permit for the parking garage, subject to review and approval by the Department of Public Works and Environmental Services (DPWES), to determine whether the garage wall facing the RF&P railroad line will reflect noise into the Windsor Park subdivision in excess of Zoning Ordinance standards. If it does, the applicant will include recognized noise attenuating materials and/or design in the design and construction of this wall of the garage.

The noise analysis should be provided to the County at the time of site plan. In addition to providing the noise analysis to DPWES, the applicant should provide the noise analysis to the Department of Planning and Zoning's (DPZ) Environment and Development Review Branch (EDRB). The noise impacts should be mitigated, so that indoor and exterior noise levels for the existing residential uses are dBA 45 DNL and dBA 65 DNL or lower respectively. Noise attenuation measures as specified in the analysis should be provided and should be subject to approval by the EDRB.

**Soils** The GDP's Sheet Index shows a Soils Map on Sheet 2, however, none is provided. The applicant should include a Soils Map on the GDP. The soils immediately to the north of the subject property have been identified as marine clays.

**Greenbuilding Design** The proposed development is located in a transit station area. The Policy Plan recommends that such developments which are seeking the Comprehensive Plan Options and are located in specially designated areas such as the Franconia-Springfield Transit Station Area, attain basic Leadership in Energy and Environmental Design (LEED) certification through the U.S. Green Building Council (USGBC) or other comparable program with third party certification at a minimum.

The applicant has committed to attaining LEED certification of the proposed development within one year of issuance of the first non-residential use permit for each office building, so long as the tenants allow for the continued information gathering necessitated by the LEED certification process. The proffers should clearly commit the applicant to attaining LEED

certification. Additionally, the applicant should post a green building escrow for \$948,000 prior to building permit approval that will be released upon demonstration of attainment of LEED certification within one year of the issuance of the first non-residential use permit for the project. The applicant has proffered that a LEED-accredited professional will be a member of the design team. As part of the project's site plan and building plan submissions, a list of specific credits that the applicant anticipates attaining within the most current version of the USGBC LEED rating system will be provided. In addition to making a firm commitment to attaining LEED certification and providing a green building escrow, the applicant should also commit to providing a green building maintenance reference manual that will be prepared and distributed to the future building occupants.

### **COUNTYWIDE TRAILS PLAN**

No trails are depicted on the Countywide Trails Plan Map.

PGN: JRB



# County of Fairfax, Virginia

## MEMORANDUM

DATE: January 12, 2009

TO: Regina Coyle, Director  
Zoning Evaluation Division, DPZ

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

FILE: 3-4(RZ 2008-LE-064)

SUBJECT: RZ 2008-LE-064 PCA 1998-LE-064; Springfield Parcel C  
Land Identification Map: 90-2-((1))-56C and 90-4-((1))-11B

This department has reviewed the rezoning plat revised through December 17, 2008 and draft proffers dated December 18, 2008. We have the following comments:

- A minimum of 70 feet of total right-of-way should be provided for Joseph Alexander Road and Springfield Center Drive Extended.
- The applicant's proffers mentions that an easement for future dedication along the western border south of the intersection of Joe Alexander Road and Metropolitan Center Drive is shown on the GDP. The extent of this easement is not clearly delineated on the plat and a notation on the plat does not correspond to the location mentioned in the proffers. The plat should be revised to correctly display the easement.
- The Transportation Demand Management (TDM) reduction goal presented by the applicant is inadequate considering the applicant's close proximity to Metro. Because of its location this development could achieve a 20% reduction in single occupancy vehicle trips.
- It is unclear in the applicant's current proffers how the report, intended to quantify the modal use created under the TDM plan, will be verified. It is FCDOT's recommendation that surveys are used to verify the report and that the reports are prepared biennially. If the program fails to achieve its 20% trip reduction goal then the report should be completed annually until the goal is met, upon which time the report may revert to biennial.
- The section of the proffers relating to the shuttle bus system should be updated to reflect changes that may have occurred since the proffers were first written. More specifically, in section 3. f.(i) a shuttle system is cited for Springfield Metro Center I. Such a system may already be in existence and, if so, the proffers should be adjusted to avoid any confusion.
- The language with regards to the transfer of the shuttle system to a management entity is vague and should be clarified by the applicant.

AKR/MEC

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





# COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.  
COMMISSIONER

## DEPARTMENT OF TRANSPORTATION

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

January 30, 2009

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

Re: RZ 2008-LE-015 con. w/ PCA 1998-LE-064, Metro Center II  
Tax Map No.: 090-2 /01/ 0056C pt. 090-4 /01/ 0011B pt.

Dear Ms. Coyle,

This office has reviewed the generalized development plan relative to the above-mentioned applications and offers the following comments.

The submission is for private streets not subject to review by VDOT. The County should have the applicant proffer mitigation measures to offset the increased peak hour traffic.

For additional information please contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Noreen H. Maloney".

Noreen H. Maloney  
Transportation Engineer

cc: Ms. A. Rodeheaver



# County of Fairfax, Virginia

## MEMORANDUM

JAN - 7 2009

**DATE:**

**TO:** Suzanne Lin, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Gayyum Khan, Senior Stormwater Engineer *GK*  
Stormwater and Geotechnical Section  
Environmental and Site Review Division  
Department of Public Works and Environmental Services

**SUBJECT:** Rezoning and Proffered Condition Amendment Application RZ 2008-LE-015, Concurrent with PCA 1998-LE-064, Metro Center II, Plan Dated December 17, 2008, LDS Project #9990-ZONA-001-3, Tax Map #090-2-01-0056-C (part) and 090-4-01-0011-B (part), Lee District

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

Chesapeake Bay Preservation Ordinance

There is no Resource Protection Area on the site.

Floodplain

There is no floodplain on the site.

Downstream Drainage Complaints

There is no complaint on file.

SWM

The applicant proposes to use two underground facilities to provide stormwater detention and best management practice (BMP). The applicant states that BMPs will be provided in the form of infiltration system. The detention vault design should comply with Public Facilities Manual (PFM) Section 6-1306.3H. Underground facilities need to be parallel and not in line with the site drainage system. The SWM facilities shall be privately maintained and the owners will be required to execute a stormwater maintenance agreement with the County. In accordance with the Department of Public Works and Environmental Services Letter to Industry #07-04, investigations to determine soil infiltration rates need to be performed.

Site Outfall

Narrative for outfall has been provided. The hydraulic grade line computation should be done to ensure that the requirements of the PFM Section 6-0304.11 are met.

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



Suzanne Lin, Staff Coordinator  
Project #9990-ZONA-001-3  
Page 2 of 2

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

QK/dah

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



# County of Fairfax, Virginia

APPENDIX 8

## MEMORANDUM

DATE: 9/17/08

**TO:** Distribution List

**FROM:** Regina Coyle, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**SUBJECT:** Development Plan Analysis

**REFERENCE:** Application No. RZ 2008-LE-015 concurrent with PCA 1998-LE-064  
(Development Plan: Included  Not Included )

Plans Reviewed By Fire Marshal  
Plans are:  
 Approved  
 Approved as noted  
 Not approved, correct and resubmit  
Date: 9-25-08  
By: Mary Swaley

Attached for your review and comment are the Rezoning and Proffered Condition Amendment Application, Statement of Justification, Location map and Development Plan (if available) for the subject application.

Action addressees are requested to provide written comments to this office by 10/08/2008 to be considered in preparing staff's recommendation on this application. Information addressees who wish to submit comments should provide them by the same date.

Development Plans should be reviewed in accordance with the provisions of the Zoning Ordinance, particularly:

- \_\_\_\_\_ Generalized Development Plan, Section 18-203.
- \_\_\_\_\_ Conceptual Development Plan, Sections 16-401, 501.
- \_\_\_\_\_ Final Development Plan, Sections 16-402, 502.
- \_\_\_\_\_ PRC Development Plan, Sections 16-203, 302.
- \_\_\_\_\_ Other Comments: -

### INFORMATION ADDRESSEES\*\*

- \_\_\_\_\_ Clerk to the Board of Supervisors (11)
- \_\_\_\_\_ Exec. Director, Planning Commission (14)
- \_\_\_\_\_ Economic Development Authority  
Dir. Market Research & Comm.(1)
- \_\_\_\_\_ Department of Planning & Zoning,  
Zoning Evaluation Division  
Admin Asst. Legal Notices (1)
- \_\_\_\_\_ Chiefs, RZ/SE Branches (2)\*
- \_\_\_\_\_ Planning Division  
Chief, Public Facilities Branch (1)
- \_\_\_\_\_ Chief, Proffer Interpretation  
Dept. of Planning & Zoning
- \_\_\_\_\_ Department of Facilities Management  
Analyst, Property Management Div. (1)
- \_\_\_\_\_ Department of Info Technology  
Network Services Division  
Radio Engineer, The Radio Center (1)
- \_\_\_\_\_ Southeast Fairfax Development Corp. (1)\*\*\*
- \_\_\_\_\_ Adult Aging Services, DFS  
AAA, B-3-708  
Attn: Jacquie Woodruff
- \_\_\_\_\_ Greg Chase  
Administration  
DPZ Web Developer
- \_\_\_\_\_ Alicia Caperton  
Administrative Assistant  
Zoning Evaluation Division, DPZ

### ACTION ADDRESSEES

- \_\_\_\_\_ Department of Planning & Zoning  
Planning Division  
Chief, Env. & Develop. Review Br. (3)
- \_\_\_\_\_ Fire and Rescue Department  
Fire Information Technology Sect. (1)\*\*
- \_\_\_\_\_ Fire Prevent. Div., Plans Review Sect.(1)
- \_\_\_\_\_ Fairfax County Public Schools  
Facilities Services Division,  
Office of Design & Const. Svcs.(1)\*\*
- \_\_\_\_\_ Office of Facilities Planning (1)  
Attn: Mary Tsai
- \_\_\_\_\_ Dept. of Public Works & Environmental Svcs.  
Attn: Ken Williams, Plan Control (3)
- \_\_\_\_\_ Fairfax County Dept. of Urban Forestry  
Urban Forester (Gypsy Moth Box)
- \_\_\_\_\_ Fairfax County Water Authority,  
Planning & Engineering Division  
Manager, Planning Department (1)  
Attn: Jamie Hedges
- \_\_\_\_\_ Northern Virginia Soil and Water  
Conservation District  
Conservation Specialist (1)#@
- \_\_\_\_\_ Department of Transportation,  
Transportation Planning  
Chief, Site Analysis Section (2)
- \_\_\_\_\_ DPWES  
Sanitary-Sewer  
Attn: Gilbert Osei-Kwadwo
- \_\_\_\_\_ Dept. of Housing and Community Dev.,

- \_\_\_\_\_ Housing Development Division,  
Housing Development Officer (1)  
Attn: Charlene Fuhrman-Schulz
- \_\_\_\_\_ Director, Office of Community Revitalization &  
Reinvestment  
Office of County Executive  
Attn: Barbara Byron(1)
- \_\_\_\_\_ Dept. of Tax Administration  
Dir., Real Estate Division (1)\*\*
- \_\_\_\_\_ Department of Health,  
Div. of Environmental Health  
Environmental Hazard Investigations Section (1)
- \_\_\_\_\_ Fairfax County Park Authority  
Planning and Development Division  
Plan Review Coord. (1)  
Attn: Sandy Stallman
- \_\_\_\_\_ Fairfax County Park Authority  
Resource Management Division  
Archaeologist (1)
- \_\_\_\_\_ Virginia Department of Forestry  
Forester (1)\*\*#
- \_\_\_\_\_ Magisterial District Supervisor  
Lee District (1)
- \_\_\_\_\_ Planning Commissioner  
Lee District (1)

\* All maps only.  
\*\* Does not receive development plan.  
\*\*\* Lee and Mount Vernon District Applications only  
# Addressee should also send comments to Branch Chief.  
@ Environmental and Heritage Resources Branch, Planning Division, OCP.  
Include soils map if not on development plan.

Excellence \* Innovation \* Stewardship  
Integrity \* Teamwork \* Public Service

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





# County of Fairfax, Virginia

## MEMORANDUM

DATE: September 23, 2008

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

**FROM:** Eric Fisher (246-3501)  
Information Technology Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Rezoning 2008-LE-015  
concurrent with Proffered Condition Amendment 1998-LE-064

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #422, Springfield
2. After construction programmed \_\_\_\_\_ this property will be serviced by the fire station \_\_\_\_\_
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
  - \_\_\_ a. currently meets fire protection guidelines.
  - \_\_\_ b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
  - \_\_\_ c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
  - X d. does not meet current fire protection guidelines without an additional facility. The application property is 3/10 of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

Proudly Protecting and  
Serving Our Community

Fire and Rescue Department  
4100 Chain Bridge Road  
Fairfax, VA 22030  
703-246-2126  
[www.fairfaxcounty.gov](http://www.fairfaxcounty.gov)





**FAIRFAX COUNTY PARK AUTHORITY**  
.....  
**M E M O R A N D U M**



**APPENDIX 9**

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

**FROM:** Sandy Stallman, Branch Manager.  
Planning and Development Division

A handwritten signature in black ink, appearing to be "S. Stallman".

**DATE:** October 1, 2008

**SUBJECT:** RZ 2008-LE-015 concurrent with PCA 1998-LE-064, Metro Center II  
Tax Map Number(s): 90-4 ((1)) 56Cpt.

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on land or resources of the Park Authority.

FCPA Reviewer: Pat Rosend  
DPZ Coordinator: Suzanne Lin

Copy: Cindy Walsh, Director, Resource Management Division  
Chron Binder  
File Copy



## County of Fairfax, Virginia

## MEMORANDUM

January 13, 2009

**TO:** Suzanne Lin, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Hugh Whitehead, Urban Forester II *HW*  
Forest Conservation Branch, DPWES

**SUBJECT:** Metro Center II, RZ 2008-LE-015

I have reviewed the above referenced rezoning application, stamped as received by the Zoning Evaluation Division on December 18, 2008. The following comments are based on this review and a site visit conducted on January 9, 2009.

1. **Comment:** Eighteen "canopy trees," as specified on the proposed GDP, are shown on the top level of the parking structure and credited toward meeting the interior parking lot landscaping requirement for the site. Ten of these trees are not in a position where they provide shade to the paved surface of the parking area.

**Recommendation:** Place proposed trees to be planted on the parking deck where they will provide shade to the paved surface of the parking area.

2. **Comment:** Trees proposed on the parking deck are red maples (*Acer rubrum*), Category IV (large) deciduous trees. This is not a suitable type of tree for parking deck planting due to its size.

**Recommendation:** Require the selection of an alternate species for use on the parking deck. Recommended species include saucer magnolia (*Magnolia soulangiana*), Okame cherry (*Prunus x 'Okame'*), and amur maple (*Acer ginnala*). Note that a larger quantity of these smaller trees will be needed to meet the interior parking lot landscaping requirement for the site. Additional trees should be distributed more evenly throughout the parking deck.

3. **Comment:** Trees in the parking deck planters are shown within four feet of the restrictive barrier at the edge of the planters.

**Recommendation:** Require that at least four feet is provide between the base of trees and barriers restricting root growth such as the edge of planters, curbs, or paving.

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



Metro Center II  
RZ 2008-LE-015  
January 13, 2009  
Page 2 of 2

4. **Comment:** Proposed trees are shown planted over storm drainage pipes where they may be within utility easements. Easements are not identified on the landscape plan.

**Recommendation:** Require the identification on the landscape plan of any easements required to be shown on the site plan. Ensure that no proposed trees are shown to be planted within public utility easements or within five feet of the boundaries of storm drain easements that contain pipes.

If there are any questions, please contact me at 703-324-1770.

HCW/  
UFMID #: 141100

cc: RA File  
DPZ File

---

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





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** October 28, 2008

**TO:** Staff Coordinator  
Zoning Evaluation Division  
Department of Planning & Zoning

**FROM:** Lana Tran (Tel: 703 324-5008)  
Wastewater Planning & Monitoring Division  
Department of Public Works & Environmental Services

**SUBJECT:** Sanitary Sewer Analysis Report

**REFERENCE:** Application No. RZ2008-LE-015  
Tax Map No. 090-4/01/0011B pt

APPENDIX 11

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

- The application property is located in the Long Branch (M6) watershed. It would be sewered into the Noman M. Cole Pollution Control Plant (NMCCPCP).
- Based upon current and committed flow, there is excess capacity in the (NMCCPCP) at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 10 inch line located on the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use + Application		Existing Use + Application Previous Rezonings		Existing Use + Application + Comp Plan	
	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	<u>X</u>	---	<u>X</u>	---	<u>X</u>	
Submain	<u>X</u>	---	<u>X</u>	---	<u>X</u>	
Main/Trunk	<u>X</u>	---	<u>X</u>	---	<u>X</u>	
Interceptor	---	---	---	---		
Outfall	---	---	---	---		

5. Other pertinent information or comments:

Department of Public Works and Environmental Services  
Wastewater Planning & Monitoring Division  
12000 Government Center Parkway, Suite 358  
Fairfax, VA 22035-0052  
Phone: 703-324-5030, Fax: 703-324-3946



# Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY  
8560 Arlington Boulevard, Fairfax, Virginia 22031  
www.fairfaxwater.org

**PLANNING & ENGINEERING  
DIVISION**

Jamie Bain Hedges, P.E.  
Director  
(703) 289-6325  
Fax (703) 289-6382

September 25, 2008

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

Re: PCA 98-LE-064  
RZ 08-LE-015  
Metro Center II

Dear Ms. Coyle:

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

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 12-inch water main located at the property. See the enclosed water system map. The Generalized Development Plan has been forwarded to Plan Control for distribution to the Engineering Firm, with comments pertaining to the proposed water system layout.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,



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

Enclosure

## 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		