



APPLICATION ACCEPTED: August 21, 2008
PLANNING COMMISSION: March 18, 2009
BOARD OF SUPERVISORS: Not yet Scheduled

County of Fairfax, Virginia

March 11, 2009

STAFF REPORT

APPLICATION PCA 80-L-004

LEE DISTRICT

APPLICANT:	Loisdale Road, LLC
PRESENT ZONING:	C-2
PARCEL(S):	90-4 ((1)) 3
ACREAGE:	2.73 acres
PROPOSED FAR:	0.50
OPEN SPACE:	40%
PLAN MAP:	Public Parks
PROPOSAL:	To amend RZ 80-L-004 previously approved for commercial development [(13 townhouse style office buildings with a floor area ratio (FAR) of 0.40)] to revise the proffers and site layout to permit a 2-story office building with an FAR of 0.50.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 80-L-004, consistent with these proffers contained in Appendix 1 of the staff report.

Staff recommends approval of a modification of the loading space requirement to permit one loading space instead of four.

Kelli Goddard-Sobers

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



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

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

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

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

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

Proffered Condition Amendment
PCA 80-L-004

Applicant:
Accepted:
Proposed:

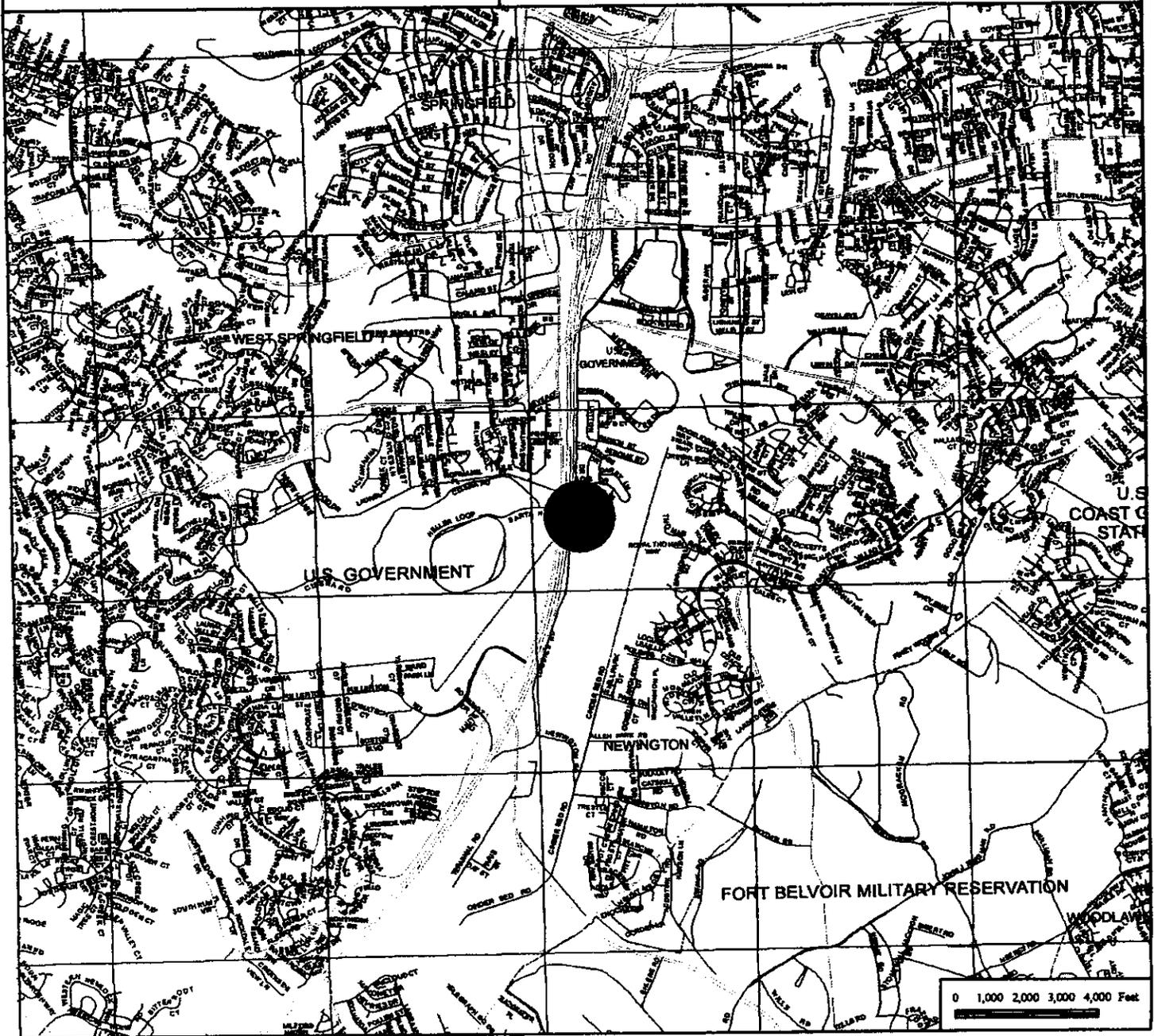
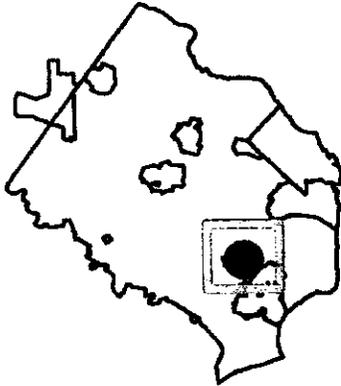
LOISDALE ROAD, LLC
08/21/2008
AMEND RZ 80-L-004 PREVIOUSLY APPROVED FOR COMMERCIAL DEVELOPMENT TO PERMIT AN AMENDMENT TO THE PROFFERS AND SITE MODIFICATIONS

Area:
Zoning Dist Sect:
Located:

2.73 AC OF LAND; DISTRICT - LEE
EAST SIDE OF HENRY G. SHIRLEY MEMORIAL HIGHWAY (I-95), SOUTH OF LOISDALE PARK AND ON THE WEST SIDE OF THE RICHMOND FREDERICKSBURG RAILWAY

Zoning:
Overlay Dist:
Map Ref Num:

C-2
090-4 /01/ /0003



Proffered Condition Amendment
PCA 80-L-004



Applicant:
Accepted:
Proposed:

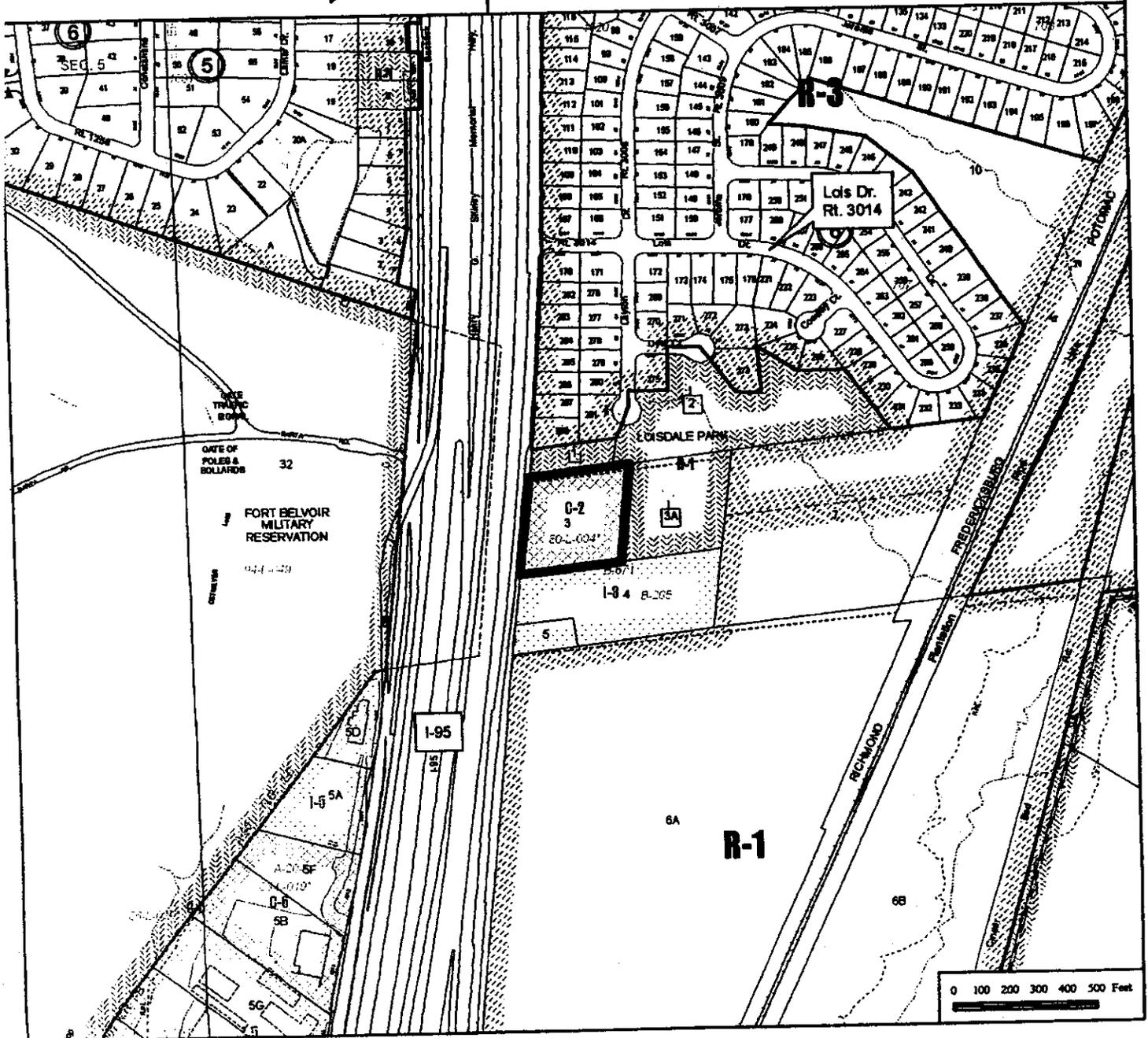
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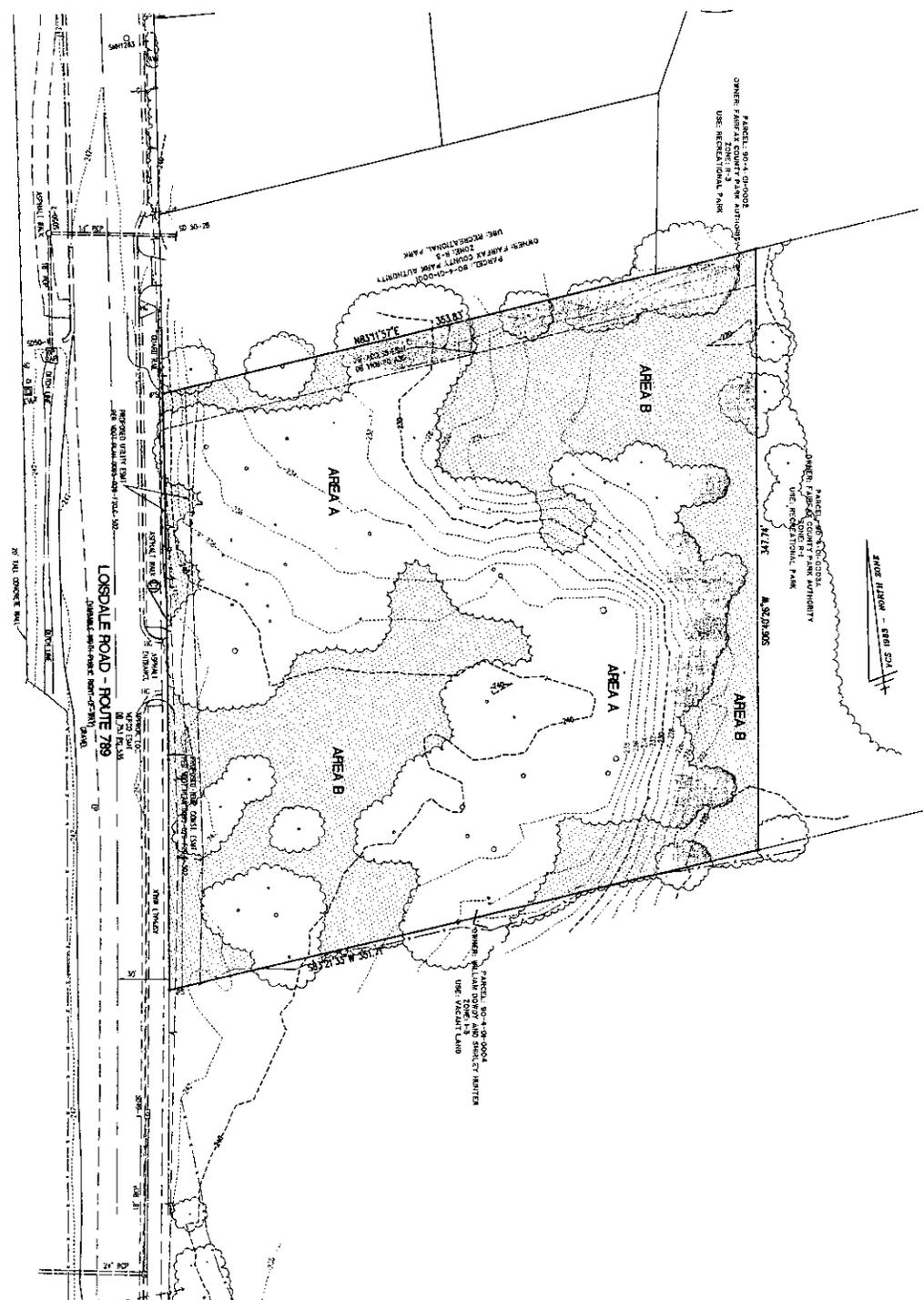
CURVE TABLE

STATION	BEFORE	ENTER	LEAVE	AFTER	STATION	BEFORE	ENTER	LEAVE	AFTER
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1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00

EXISTING VEGETATION MAP INFORMATION

NO.	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	COMMON	ACRES	COMMENTS
A	UPLAND FOREST	HAWK OAK, PINE	100-150' SHR-OAK	7-8'	77,000 SF 17,500 SQ FT	
B	OPEN FIELD	N/A	N/A	N/A	46,853 SF 10,678 SQ FT	

TOTAL SITE AREA: 314,853 SF OR 7,228 SQ. FT.



EXISTING CONDITIONS/EXISTING VEGETATION MAP

LOISDALE BUSINESS CENTER
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

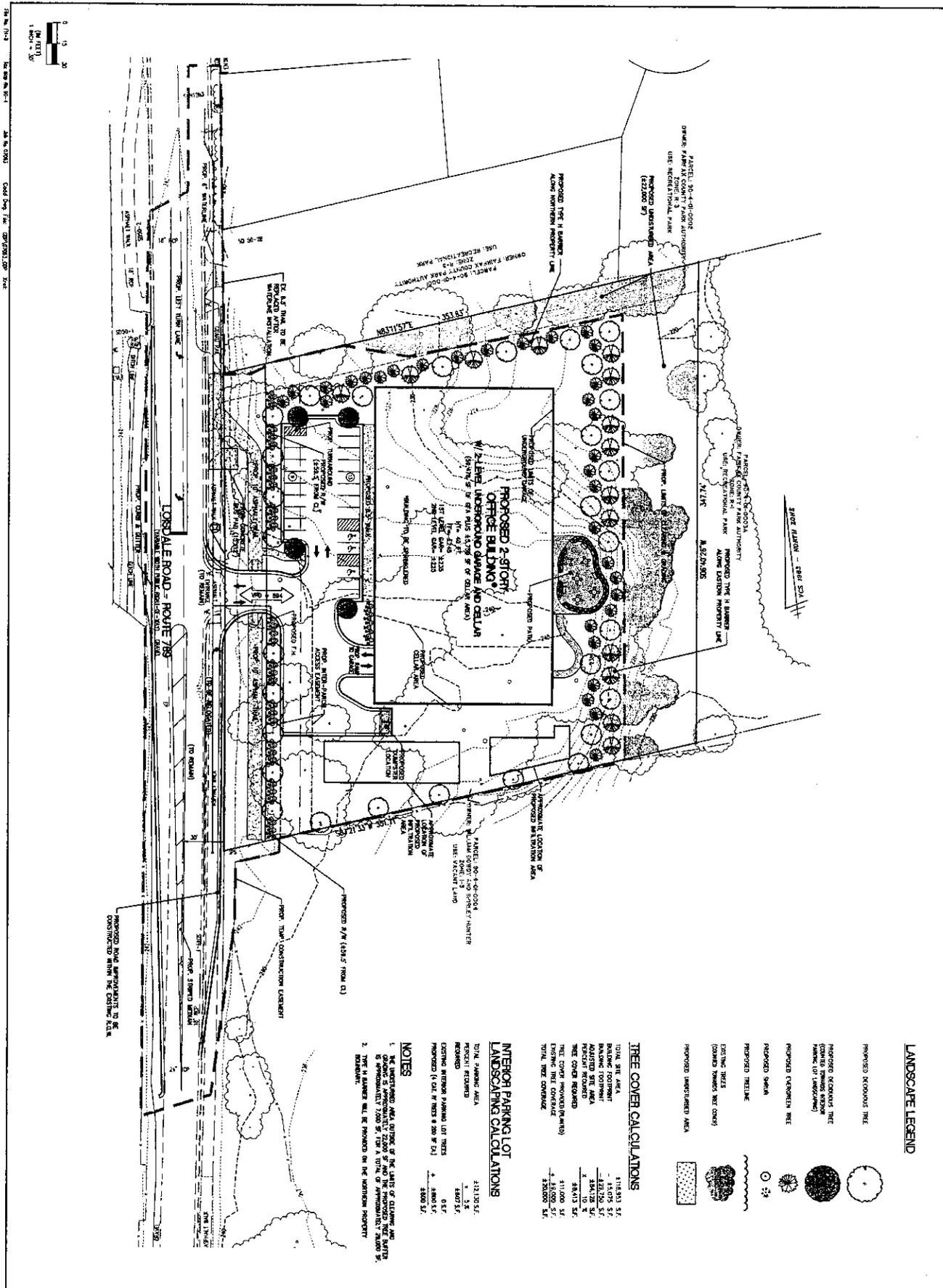
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2	REVISED	5/2/08			
3	REVISED	1/2/08			
4	REVISED	12/2/08			
5	REVISED	1/2/08			



WALTER L. PHILLIPS
 INCORPORATED
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
 207 PARK AVENUE FALLS CHURCH VIRGINIA 22046
 (703) 532-6963 FAX (703) 535-1001
 WWW.WLPHINC.COM

DATE: 06/11/08 REV: 17/08, 10/08
 REV: 1/2/08, 1/2/08, 1/2/08

SCALE: 1" = 40'



LANDSCAPE LEGEND

- PROPOSED MOUNDING TREE
- PROPOSED MOUNDING TREE (CENTRAL BUSINESS CENTER PARKING LOT LANDSCAPE)
- PROPOSED CLEMATIS TREE
- PROPOSED SHIBA
- PROPOSED TREE LINE
- EXISTING TREES (SHRUBS, TREES, PALMS)
- PROPOSED UNIMPAVED AREA

TREE COVER CALCULATIONS

TOTAL SITE AREA	418,931 S.F.
EXISTING TREE COVER	113,128 S.F.
PROPOSED TREE COVER	113,128 S.F.
TOTAL TREE COVER	226,256 S.F.
TOTAL TREE COVERAGE	54.0%

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

TOTAL PARKING AREA	213,128 S.F.
PERCENT REQUIRED	1.5%
REQUIRED	3,197 S.F.
EXISTING INTERIOR PARKING LOT TREES	0 S.F.
PROPOSED (1.0% OF TREES IN 200 S.F. LOT)	2,197 S.F.
TOTAL	2,197 S.F.

NOTES

- THE UNIMPAVED AREA OUTSIDE OF THE LOTS OF LOT 1 AND 2 IS APPROXIMATELY 22,000 S.F. AND THE PROPOSED TREE COVER IS APPROXIMATELY 7,000 S.F. FOR A TOTAL OF APPROXIMATELY 29,000 S.F. OF UNIMPAVED AREA.
- THE H LAMBERT WILL BE PROVIDED ON THE NEIGHBORING PROPERTY.

CONCEPTUAL LANDSCAPE PLAN

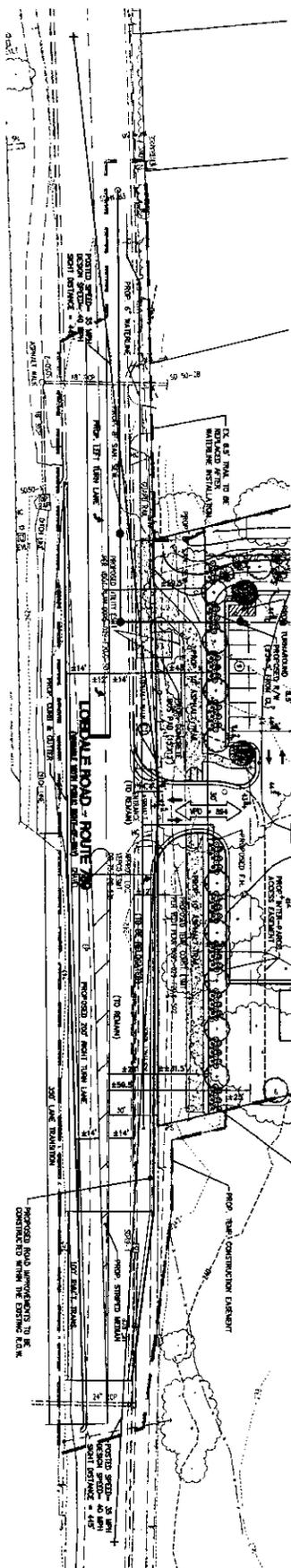
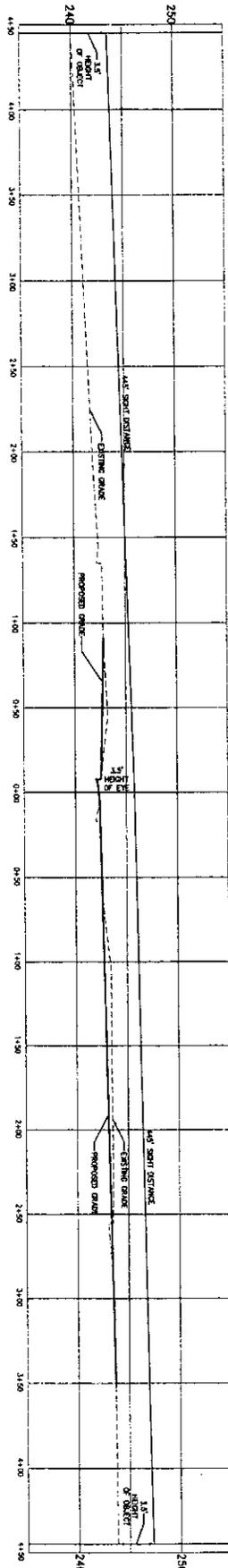
LOISDALE BUSINESS CENTER
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE
01	REV. 1	1/20/09	WLP	WLP	1/20/09
02	REV. 2	1/20/09	WLP	WLP	1/20/09
03	REV. 3	1/20/09	WLP	WLP	1/20/09
04	REV. 4	1/20/09	WLP	WLP	1/20/09
05	REV. 5	1/20/09	WLP	WLP	1/20/09

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 WWW.WLPHINC.COM

DATE: 1/20/09
 SCALE: 1" = 20'

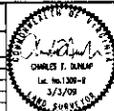


NOTE: GRADING SHOWN ON THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.

LOISDALE ROAD - SIGHT DISTANCE PROFILE

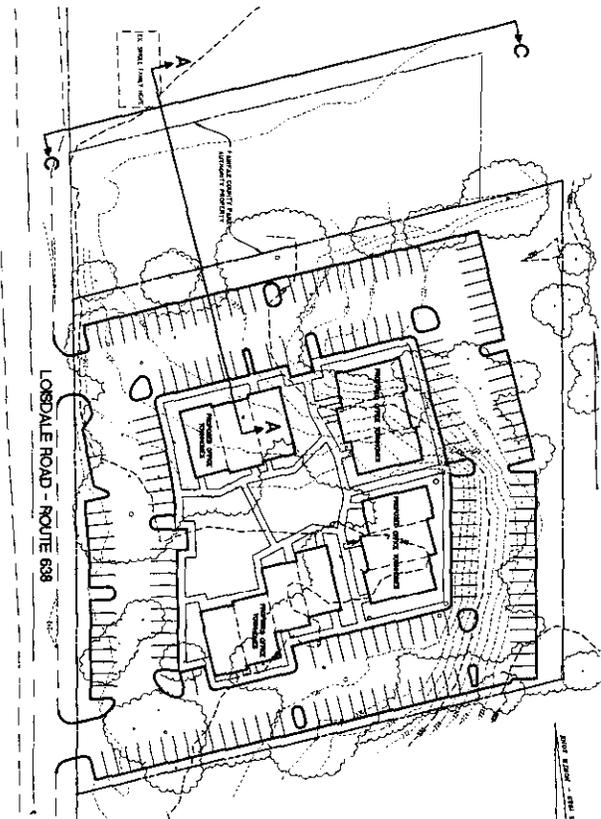
LOISDALE BUSINESS CENTER
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	BY	APPROVED	DATE
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3	PL. E.S.	11/20/08			
4	PL. E.S.	11/20/08			

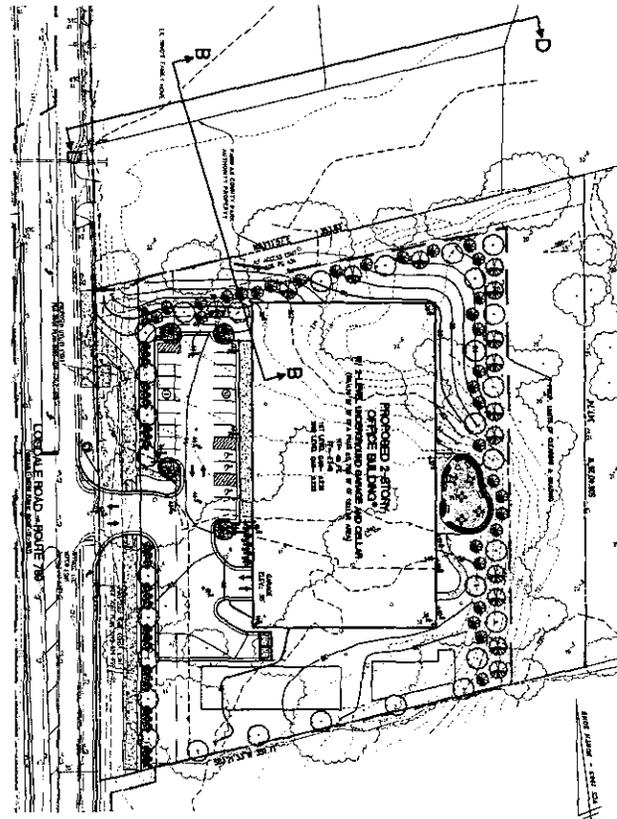


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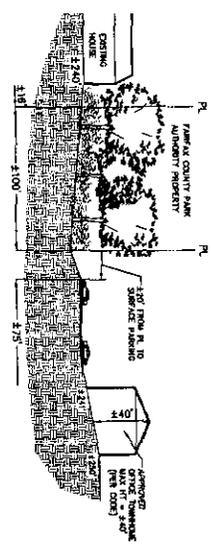
DATE: 11/24/08 REV: 12/18/08 1/13/09
 SCALE: 1" = 30'



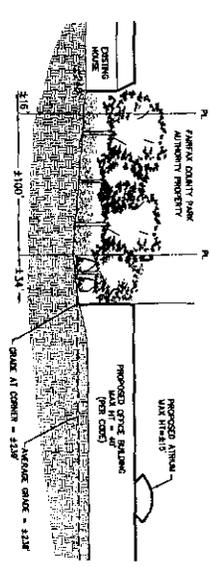
APPROVED 1980 GDP - PLAN VIEW
SCALE: 1" = 40'



2008 PCA/GDP - PLAN VIEW
SCALE: 1" = 40'

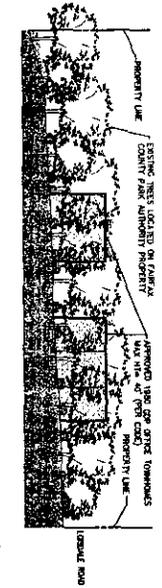


APPROVED 1980 GDP - SECTION A DETAIL
SCALE: 1" = 40'

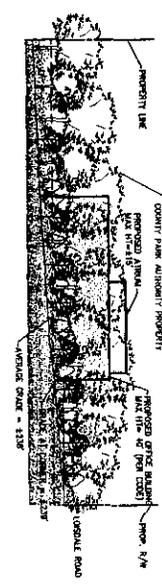


2008 PCA/GDP - SECTION B DETAIL
SCALE: 1" = 40'

NOTE
1. THIS CROSS SECTION WITH THE GRADING SCHEM TO THE RIGHT SHALL BE CONSIDERED AS THE FINAL DESIGN. ANY AND ALL CHANGES TO THIS CROSS SECTION SHALL BE MADE TO THE CROSS SECTION TO THE RIGHT.



APPROVED 1980 GDP - SECTION C DETAIL
SCALE: 1" = 40'



2008 PCA/GDP - SECTION D DETAIL
SCALE: 1" = 40'



CROSS-SECTION/DETAILS EXHIBIT (FOR ILLUSTRATIVE PURPOSES ONLY)

LOISDALE BUSINESS CENTER
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY				
NO.	DESCRIPTION	DATE	REV. BY	APPROVED
01	REV.	1/2/09		
02	REV.	1/2/09		
03	REV.	1/2/09		
04	REV.	1/2/09		
05	REV.	1/2/09		



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WWW.WLPHINC.COM
SCALE: 1" = 40' DATE: 11/2/08 REV: 1/2/09 DRAWN: GW

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Loisdale Road LLC, has filed a proffered condition amendment (PCA) to amend the proffers approved with RZ 80-L-004 previously approved for thirteen (13) townhouse style office units with a Floor Area Ratio (FAR) of 0.40 or 47,580 square feet (SF) in order to permit the construction of a two (2) story office building with an overall FAR of 0.50 or 59,476 SF. The subject 2.73 acre site is zoned C-2 and is currently vacant.

On December 15, 1980, the Board of Supervisors approved RZ 80-L-004, subject to proffered conditions, to rezone the property from R-1 and R-3 to C-2, to permit 13 office condominium units with surface parking at a maximum FAR of 0.40.

Instead of the previously approved 13 townhouse style offices, the applicant wants to develop the property with a single 2-story office building with a two level underground parking garage and cellar space. The applicant also proposes to remove the FAR limitation of 0.40 as contained in the existing proffers to allow the development of the property up to 0.50 FAR (the maximum FAR permitted in the C-2 district by-right). The proposed development consists of up to 59,476 SF of office space in two stories, a two level underground parking garage, 5,750 SF of cellar space and surface parking located along the Loisdale Road frontage of the site. There will be 87 parking spaces on each level in the underground parking and 22 surface parking spaces in the front of the building. The applicant is also proposing to provide a minimum of 40% open space consisting of existing vegetation and proposed supplemental landscaping.

The applicant's draft proffers, the Affidavit and Statement of Justification can be found in Appendices 1-3, respectively.

The applicant is also seeking a modification of the loading space requirement to permit one loading space instead of four.

LOCATION AND CHARACTER

Site Description:

The property is located on the east side of Loisdale Road adjacent to the Loisdale Park, vacant industrial land, and Interstate 95. The site is separated from Loisdale Estates (single-family detached residences) by Loisdale Park and from the Fort Belvoir Military Reservation (Engineering Proving Grounds) by I-95. The 2.73 acre site is currently vacant and overgrown with vegetation. The site slopes from west to east toward the adjacent property, located at Tax Map 90-4 ((1)) 3A, owned by Fairfax County Park Authority. The site was once a sand and gravel mine which was filled in with soil. As a result, the first five (5) feet of soil consists of fill made up of very soft silt and clay. Beneath this fill and up to a depth of fourteen (14) feet, the soil consists of very dense silty sand and some gravel.

Surrounding Area Description:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Loisdale Park (FCPA)	R-1	Public Parks
South	Vacant	I-3	Industrial
East	Loisdale Park (FCPA)	R-1	Public Parks
West	I-95 Fort Belvoir Military Reservation	--- R-1	Right-of-Way Public Facilities, Governmental & Institutional

BACKGROUND

On December 15, 1980, the Board of Supervisors approved RZ 80-L-004, subject to proffered conditions, to rezone the property from R-1 and R-3 districts to the C-2 district, to permit 13 office condominium units with surface parking at a maximum FAR of 0.40. The GDP (which was not proffered) depicted of thirteen townhouse style office units surrounding a courtyard featuring a pond in the middle with a large oak tree. 182 surface parking spaces were shown to surround the townhouse units. The office units were shown to have brick façades and were proposed to be at a maximum height of 40 feet. The gross square footage of the buildings was 47,580 SF and a minimum of 39% open space was to be provided.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 5)

Plan Area: Area IV
Planning District: Springfield Planning District
Planning Sector: Springfield East Community Planning Sector
Plan Map: Public Parks

Plan Text:

In the Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Springfield Planning District (S7-Lorton-Springfield East Community Planning Sector) as amended through July 21, 2008, the Plan states:

The planned use of Parcel 90-4((1)) 3 is public park. If the property is not acquired and develops at its underlying zoning for transitional low-rise office use, the following conditions should be met:

- *The provision of a substantial landscaped open space buffer which would mitigate the visual impact on nearby residences to the north;*

- *The limitation of the low-rise office units to a height which is compatible with nearby existing and planned activity to the north and east; and*
- *The provision of signs, whose size, character, and location are compatible with and result in no adverse visual impact on nearby residential units.*

ANALYSIS

General Development Plan (GDP) (Copy at front of staff report)
Title of GDP: Loisdale Business Center
Prepared By: Walter L. Phillips Incorporated
Original and Revision Dates: June 18, 2008, as revised through March 3, 2009

Loisdale Business Center, GDP/PCA	
Sheet #	Description of Sheet
1 of 10	Cover Sheet, Notes, Sheet Index, Vicinity Map, 30 degree Angle of Bulk Plane (A.B.P) Detail, Zoning Tabulation, Parking Tabulation, Waivers/Modifications
2 of 10	Existing Conditions and Vegetation Map, Curve Table
3 of 10	Generalized Development Plan, Dumpster Alternative Location
4 of 10	Conceptual Landscape Plan
5 of 10	Grading Plan Exhibit
6 of 10	Sight Distance Profile
7 of 10	Preliminary SWM/BMP Computations & Outfall Analysis
8 of 10	Proposed Trench Computations/Details
9 of 10	Cross-Section Details
10 of 10	Architectural Elevations

Site Layout:

The GDP depicts a 59,476 square feet, two story brick office building oriented towards Loisdale Road with surface parking in the front, with a two level underground parking garage and 5,750 SF of cellar space. The overall height of the building is forty (40) feet with the finished floor at an elevation of 245 feet. The first level garage floor is at an elevation of 235 feet and the second level garage floor is at 225 feet. The total parking proposed is 196 spaces. Twenty-two (22) surface parking spaces are proposed to the front of the site, 174 parking spaces will be located in the parking garage, and one (1) loading space is proposed adjacent to the southern side of the building. An outdoor

patio is proposed at the rear of the office building with a paved walkway. Two infiltration trenches are proposed to the south side of the building. To the north, there is an existing twenty (20) foot wide access easement, which Fairfax County Park Authority will be vacating.

Open Space, Landscaping and Tree Save:

Forty percent (40%) of the site will be open space. The applicant proposes to provide landscaping between the easement and the northern façade of the office building as well as at the rear of the building. The landscaping will consist of deciduous trees, evergreen trees, and shrubs. Approximately 22,000 SF of tree save area with 7,000 SF of a landscaped tree buffer is proposed along the northern and northeastern boundaries of the site. Some landscaping, including deciduous trees and shrubs, will also be provided along the street frontage.

Access:

The site will be accessed from Loisdale Road by one entrance located at the front of the site, along the western property line. A 10-foot wide asphalt trail is proposed along the Loisdale Road frontage with a walkway on the northern side of the site entrance leading to the parking area in the front. An 8.5 foot wide sidewalk is proposed alongside the front of the building adjacent to the surface parking.

Parking:

Per Article 11 of the Zoning Ordinance, a total of 196 parking spaces (including the cellar space) are required for the site. A total of 196 parking spaces will be provided. 174 parking spaces will be provided in the two-level underground parking garage with 87 spaces on each level. 22 surface parking spaces and a turnaround space are proposed in the front of the building. Four loading spaces are also required for the site. The applicant is requesting a modification of the loading space requirement of four spaces to permit one loading space at the southern side of the building.

Site Amenities:

The proffers indicate that the applicant will be providing an outdoor patio at the rear of the site, which (according to the proffers) may be relocated to the roof of the office building. The patio will be furnished with picnic tables, benches and plantings as shown on the GDP. A concrete bus pad will also be provided at the northern end of the Loisdale Road frontage.

Stormwater Management:

An impervious area of 1.62 acres is proposed. The applicant is proposing to build two (2) infiltration trenches to the south of the proposed building. All of the runoff from the proposed office building and parking lot will be directed towards the two infiltration trenches.

Land Use Analysis

The site is currently vacant. The applicant, Loisdale Road, LLC, seeks to amend the proffers for RZ 80-L-004 previously approved for the construction of 13 townhouse style office units and surface parking with a Floor Area Ratio (FAR) of 0.40 to permit the construction of a two story office building with a two level underground parking garage and surface parking with an overall FAR of 0.50.

The Comprehensive Plan has specific site text which states that if the site is to develop as low-rise office, the following conditions should be met:

- *The provision of a substantial landscaped open space buffer which would mitigate the visual impact on nearby residences to the north;*
- *The limitation of the low-rise office units to a height which is compatible with nearby existing and planned activity to the north and east; and*
- *The provision of signs, whose size, character, and location are compatible with and result in no adverse visual impact on nearby residential units.*

In order to mitigate the visual impact of the office on the residences to the north, the applicant is proposing to provide approximately 7,000 SF of tree buffer and to preserve approximately 22,000 SF of trees along the northern boundary of the site. Staff believes that this is a sufficient buffer to mitigate the visual impact on the residences to the north.

The proposed 2-story office building will be at a maximum height of 40 feet with the roof portion covering the atrium a few feet higher than the remainder of the roof. The adjacent neighborhood to the north is zoned R-3, which allows the dwellings in the adjacent neighborhood to have a maximum height of 35 feet. The elevation of the grade for the nearest house is 240 feet and the elevation of the average grade on site is 238 feet. This suggests that the proposed office building will be approximately three (3) feet higher than the adjacent dwelling. Staff believes the proposed height is compatible with the adjacent activities, as recommended by the Plan.

The architectural renderings show a sign on the west façade of the building which faces Telegraph Road. Though there is only one sign depicted on the elevations, the proffers do not limit the site to one sign. The proffers state that any sign will not exceed 200 square feet in size and the maximum length of the sign shall be 50 feet. However, according to the proffers, there may be signage on both the west and south facades and possibly more than one sign on each façade. The proffers state that a maximum total of 280 square feet of building-mounted signage shall be permitted, with no more than 200 square feet of signage permitted on each of the west and south facades. No letters shall be taller than six feet in height, except that a logo, acronym, and/or the first letter of a name may be a maximum of nine feet in height.

Environmental Analysis (Appendix 6)**Issue: Tree Cover/Save**

Planning Division (PD) staff has commented that almost the entire site is being cleared for construction and the site abuts Park Authority property to the north and east. PD staff has recommended that transitional screening be sufficient to provide a buffer to mitigate the visual impact of the office on the residences to the north. In addition, Urban Forestry staff has determined that the tree canopy calculations for the preserved trees and the proposed landscaping is more than adequate for the site, even if some of the trees proposed to be preserved cannot be saved due to their condition (see Appendix 7). The only concern Urban Forestry raised with the GDP is the location of some of the proposed landscape trees within the proposed alignments for the sanitary sewer and water connections to the building. However, UFM believes that this concern along with the review of the proposed species of trees to be planted can be addressed at the time of site plan review and requires no action at this time.

Resolution:

Screening is not required along any of the property lines. Per the Zoning Ordinance, the applicant is providing the barrier requirement (Barrier H) along the northern and eastern property lines which requires a row of six (6) foot tall trees averaging fifty (50) feet on center. The applicant is also proposing to provide approximately 7,000 SF of tree buffer and to preserve approximately 22,000 SF of trees currently located outside of the limits of clearing and grading along the northern boundary of the site. In staff's opinion, this is a sufficient buffer to mitigate the visual impact on the residences to the north.

Issue: Soils

Staff noted that the soils may be problematic for the proposed stormwater management facilities or underground construction. Even though the applicant has provided a geotechnical report indicating the soils should not be problematic, staff recommended that the applicant coordinate with DPWES to determine if the proposed stormwater structures and underground construction will work as suggested.

Resolution:

The applicant has proffered as part of site plan approval to meet Fairfax County requirements for stormwater quantity and quality and to subsequently construct stormwater quantity and quality measures in accordance with the site plan for the proposed development.

Transportation Analysis (Appendix 8)

The applicant has addressed several issues raised by staff during the initial review of the application including the provision of a 12 foot x 15 foot bus shelter pad, a vehicle turnaround space for the surface parking in the front, and the relocation of the dumpster

pad and loading space to the southern side of the building so that these areas do not interfere with vehicular traffic going in and out of the parking garage.

Issue: Dedication of Right-of-Way

Fairfax County Department of Transportation (FCDOT) staff has requested that the applicant provide 59.5 feet of right-of-way dedication from centerline along the site's Loisdale Road frontage. The applicant has proffered to dedicate the requested right-of-way which will provide for a through lane, a right turn deceleration lane and the 10-foot wide asphalt trail.

Issue: Interparcel Access

In order to limit the number of access points along Loisdale Road, staff recommended that the applicant provide interparcel access to the adjacent property to the south which is planned and zoned for industrial development.

Resolution:

The applicant has proposed to provide the easement from the entrance at Telegraph Road to the south property line to provide interparcel access to the adjacent property to the south.

Issue: Trails

The Comprehensive Plan requires a 10-foot wide asphalt trail along Loisdale Road. The applicant has proposed to provide the 10-foot wide trail in the right-of-way per VDOT standards so that the trail will be maintained by VDOT.

Resolution:

The applicant has proposed to provide the 10-foot wide trail in the right-of-way per VDOT standards.

Issue: Grading Plan

FCDOT staff had requested a grading plan demonstrating a future road widening will not require extensive regrading and alteration to the site. The plan does not show how the trail could be extended and connected to the north at the time of widening without the construction of a retaining wall. FCDOT staff has stated that the applicant can provide an exhibit at site plan which demonstrates how this can be done. Therefore, this issue is resolved.

Fairfax County Park Authority Analysis (Appendix 9)

Fairfax County Park Authority had concerns regarding the 20-foot wide access easement to parkland, sensitive plant species that may be present on the site, and the

need for the applicant to conduct an Archaeological I survey. All of the issues raised by Fairfax County Park Authority have been addressed with the proposed proffers.

Fairfax County Public Schools (Appendix 10)

The Fairfax County Public Schools, Department of Facilities and Transportation Services has reviewed this PCA application and has no comments with respect to school acquisition.

Fire and Rescue (Appendix 11)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #422, Springfield. The property is 1.0 mile outside the fire protection guidelines.

Sanitary Sewer Analysis (Appendix 12)

The property is located in the Long Branch (M6) Watershed and would be sewered into the Noman M. Cole Pollution Control Treatment Plant (NMCCP). The Office of Waste Management states that, based upon current and committed flow, there is excess capacity in the NMCCP, and an existing 8-inch line in the street is adequate for the proposed use at the present time.

Fairfax County Water Authority (Appendix 13)

The subject property is located within the Fairfax County Water Authority Service Area. Water is not available from this site. An offsite water main connection will be required. 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.

Stormwater Management Analysis (Appendix 14)

DPWES staff notes that the applicant proposes to use two infiltration trenches to provide stormwater detention and Best Management Practice (BMP). In addition, the soil has been tested in accordance with DPWES Letter to Industry #07-04 and the infiltration trench designs are based on infiltration rates. DPWES has stated that the SWM facilities must be privately maintained and that the owner will be required to execute a stormwater maintenance agreement with the County. In response, the applicant has proffered as part of site plan approval to meet Fairfax County requirements for stormwater quantity and quality and to construct stormwater quantity and quality measures in accordance with the site plan with the proposed development. Furthermore, the applicant has proffered that prior to site plan approval, an agreement will be executed with the County in a form satisfactory to the County Attorney providing for the perpetual maintenance of all stormwater management facilities.

ZONING ORDINANCE PROVISIONS

The property is currently zoned C-2 and the proposed development will satisfy the C-2 bulk standards as demonstrated below.

Bulk Standards (C-2 Zoning)		
Standard	Required	Provided
Lot Size	20,000 square feet	2.73 acres (118,953 SF)
Lot Width	100 feet	346 feet
Front Yard	Controlled by a 30° angle of bulk plane, but not less than 25 feet	88 feet
Side Yard	N/A	N/A
Rear Yard	25 feet	111 feet
Building Height	40 feet	40 feet
FAR	0.50 maximum allowed	0.50
Open Space	30%	40%
Parking Spaces	3.0 spaces/1000 SF of GFA 3.0 * 65,226/1,000 = 196 spaces	Surface parking – 22 spaces Garage level P1 - 87 spaces <u>Garage level P2 - 87 spaces</u> 196 spaces
Loading Spaces	1 space for the first 10,000 SF GFA, plus one (1) space for each additional 20,000 square feet or major fraction thereof. = 4 loading spaces	1 loading space

Transitional Screening		
North (Park)	None	N/A
East (Park)	None	N/A
South (Vacant/ I-3)	None	N/A
West (I-95)	None	N/A
Barrier		
North (Park)	Barrier H - 1 row of 6-foot trees averaging 50 feet on centers	Barrier H
East (Park)	Barrier H - 1 row of 6-foot trees averaging 50 feet on centers	Barrier H
South (Vacant/ I-3)	None	N/A
West (I-95)	None	N/A

Waivers/Modifications

Modification of the Loading Space Requirement

Per Section 11-203 of the Zoning Ordinance, an office is required to meet loading space Standard C which requires one (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 20,000 square feet or major fraction thereof. As a result, four (4) loading spaces are required for the proposed use. Par. 3 of Sect. 11-202 permits the number of loading spaces to be waived or modified if other space is available on the site for such a purpose, due a change in the nature of the use or a reduction in the size of the use, or for an existing structure or for an accessibility improvement. The applicant seeks the proposed modification to provide one loading space noting that one space is sufficient to address the needs of the proposed office use. The reduction will also improve vehicular circulation in the parking area and require less impervious surface on the property. Staff has no objection to this modification request.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant has filed a PCA application to amend the proffers approved with RZ 80-L-004 previously approved for thirteen (13) townhouse style office units with a FAR of 0.40 to permit the construction of a two (2) story office building with an overall FAR of 0.50. Staff finds that the proposal conforms to the Comprehensive Plan's conditions for development of the site as transitional low-rise office use. The layout provides a substantial landscaped open space buffer, the height of the proposed office building is compatible with adjacent activities to the north and east, and the proposed signage is compatible with and will not result in any adverse impact on the nearby residential units. Staff also finds that the subject application is also in conformance with the applicable Zoning Ordinance standards.

Staff Recommendations

Staff recommends approval of PCA 80-L-004 subject to the draft proffers contained in Appendix 1 of the staff report.

Staff recommends approval of the modification of the loading space requirement from four to one.

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

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Previously Approved Proffers and Reduction of GDP
5. Comprehensive Plan Citations
6. Environmental Analysis
7. Urban Forest Management Analysis
8. Transportation Analysis
9. Park Authority Analysis
10. Schools Analysis
11. Fire and Rescue Analysis
12. Sanitary Sewer Analysis
13. Fairfax County Water Authority Analysis
14. Stormwater/Best Management Practice Analysis
15. Glossary of Terms

**LOISDALE BUSINESS CENTER
DRAFT PROFFER STATEMENT
PCA 80-L-004**

**October 23, 2008
Revised November 24, 2008
Revised December 19, 2008
Revised January 9, 2009
Revised February 11, 2009
Revised February 21, 2009
Revised February 27, 2009
Revised March 6, 2009**

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and applicant, for itself and its successors and/or assigns (hereinafter referred to as the "Applicant"), hereby proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map 90-4 ((1)) 3 (the "Property") shall be in accordance with the following conditions if, and only if, Proffered Condition Amendment PCA 80-L-004 (the "Application") is granted. If approved, these proffers ("Proffers") supersede all previous proffers applicable to the Property. In the event that this Application is denied, these Proffers shall be immediately null and void and of no further force and effect, and the proffers accepted by the Board of Supervisors with RZ 80-L-004 for the Property will remain in effect.

GENERAL

1. Generalized Development Plan. The Property shall be developed in substantial conformance with the Generalized Development Plan (the "Development Plan") dated June 18, 2008, and revised through March 3, 2009, and prepared by Walter L. Phillips, Inc., consisting of 10 sheets. Notwithstanding the foregoing, and as further described in Proffer 8 herein, the architecture of the Proposed Development (hereinafter defined) shall be in general conformance with Sheet 10 of the Development Plan.
2. Minor Modifications. Minor modifications to the Development Plan may be permitted when necessitated by sound engineering or as necessary as part of final site design or engineering, pursuant to Section 18-204(5) of the Zoning Ordinance. Such modifications shall not reduce the amount of open space below that shown on the Development Plan.

PROPOSED DEVELOPMENT

3. Proposed Development. The development proposed with this Application includes up to 59,476 square feet of office and other uses as permitted under Section 4-202 of the Zoning Ordinance, including accessory uses as permitted in accordance with Article 10 of the Zoning Ordinance, 5,750 square feet of cellar space, and a mix of surface parking and below-grade structured parking (the "Proposed Development"), as shown on the Development Plan.

4. Building Height. The building height for the Proposed Development shall not exceed the maximum building height shown on Sheet 1 of the Development Plan and shall consist of two stories of office space and underground parking. Building height shall be measured in accordance with the provisions of the Fairfax County Zoning Ordinance and shall be exclusive of those structures that are excluded from the maximum height regulations as set forth in Section 2-506 of the Zoning Ordinance, provided, however, that the height of the building's atrium/canopy feature shall not exceed fifteen (15) feet from the top of the parapet wall to the top of the atrium/canopy feature. Notwithstanding the foregoing, however, nothing shall preclude the Applicant from constructing the Proposed Development to a lesser building height than that which is represented on the Development Plan, provided the configuration of the building footprint remains in substantial conformance with that shown on the Development Plan as determined by the Zoning Administrator.

5. Cellar Space. The Applicant shall limit the use of cellar space in the Proposed Development to:

- A. The core area used by the building tenants or owners (such as rest rooms, mechanical rooms, electrical rooms, janitor and building maintenance rooms);
- B. Specialty areas used by the building tenants or owners (such as computer rooms, computer labs, battery rooms, "clean rooms", security tanks, SCIF rooms, bulk storage for documents, paper and office supplies, goods and products of the building tenants or janitorial supplies, libraries, etc.);
- C. Simultaneous or accessory uses by the building tenants or owners (such as conference rooms, conference centers, employee cafeterias or canteens, employee lounges or classrooms); and
- D. The Applicant shall not include office space within the cellar.

6. Parking. Parking shall be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by the Department of Public Works & Environmental Services ("DPWES"), for the uses within the Proposed Development. The Applicant reserves the right, however, to provide parking spaces in excess of the minimum requirements of Article 11 of the Zoning Ordinance.

STORMWATER MANAGEMENT

7. Stormwater Management. As part of site plan approval for the Proposed Development, the Applicant shall demonstrate that the Proposed Development will meet applicable Fairfax County requirements for stormwater quantity and stormwater quality. The site plan shall include strategies for addressing both water quantity and water quality management issues, including detailed mitigation measures to be implemented as part of construction. The Applicant shall construct stormwater quantity and quality measures in accordance with the site plan (and each subsequent revision thereto) with the Proposed Development, such that the runoff reductions outlined below shall be achieved.

- A. Stormwater Management Goals. Using a series of infiltration facilities and/or structural and non-structural stormwater management and/or Best Management Practices (“BMP”) facilities, the Applicant shall demonstrate conformance with applicable Fairfax County requirements for stormwater quantity and stormwater quality.
- B. Best Management Practices. As part of site plan approval, the Applicant shall incorporate BMPs into the Proposed Development in order to improve water quality associated with stormwater runoff from the Property. Using infiltration facilities and/or structural and non-structural facilities, the site plan shall demonstrate conformance with applicable Fairfax County water quality requirements. In the event that either the Applicant or DPWES deems it necessary to substitute another BMP strategy for one of those listed above, the Applicant shall identify an alternate strategy acceptable to both parties and, if necessary, will seek administrative approval from the Zoning Administrator pursuant to the provisions of Sect. 16-403 of the Zoning Ordinance.
- C. Maintenance Responsibility. Prior to site plan approval for the Proposed Development, the Applicant shall execute an agreement with the County in a form satisfactory to the County Attorney (the “SWM Agreement”) providing for the perpetual maintenance of all stormwater management facilities (“SWM Facilities”). The SWM Agreement shall require the Applicant (or its successors) to perform regular routine maintenance of the SWM Facilities and to provide a maintenance report annually to the Fairfax County Maintenance and Stormwater Management Division of DPWES, provided DPWES requests such a maintenance report. The SWM Agreement also shall address easements for County inspection and emergency maintenance of the SWM Facilities to ensure that the facilities are maintained by the Applicant in good working order.

SITE DESIGN

8. Architecture and Building Materials. The architectural design of the Proposed Development shall be in general conformance with the elevations shown on Sheet 10 of the Development Plan. Building materials for the Proposed Development shall be selected from among the following: brick, masonry/stone, aluminum, glass, steel, and pre-cast panels with the appearance of brick, provided that final architectural details and accents may include other materials.
9. Landscaping. Landscaping for the Proposed Development shall be in substantial conformance with Sheet 4 of the Development Plan. As part of the first site plan and all subsequent site plan submissions, the Applicant shall submit to the Urban Forest Management Division (“UFM”) of DPWES for review and approval a detailed landscape plan. Such landscape plan(s) shall show a mix of shade and/or ornamental trees consistent with the quality and quantity of plantings and materials shown Sheet 4 of the Development Plan. Native species shall be used for the proposed tree plantings to the maximum extent possible and as determined practical by UFM. Adjustments to the type and location of vegetation and the design of the plantings shall be permitted in consultation with UFM so long as the final landscape design and

planting materials are in substantial conformance with Sheet 4 of the Development Plan as determined by UFM.

10. Tree Preservation. As part of site plan approval for the Proposed Development, the Applicant shall demonstrate that the Proposed Development will meet applicable Fairfax County requirements for tree preservation and the requirements of this Proffer 10.

- A. Tree Preservation Plan. The Applicant shall submit a tree preservation plan (“Tree Preservation Plan”) as part of the first and all subsequent site plan submissions for the Proposed Development. The Tree Preservation Plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of UFM.

The Tree Preservation Plan shall consist of a tree survey that includes the location, species, size, crown spread, and condition rating percentage of all trees ten (10) inches in diameter and greater, and twenty-five (25) feet to either side of the limits of clearing and grading shown on the Development Plan for the entire Property. The Tree Preservation Plan shall provide for the preservation of those areas outside of the limits of clearing and grading shown on the Development Plan and any additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal* published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as crown pruning, root pruning, mulching, and fertilization, shall be included in the Tree Preservation Plan.

- B. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or landscape architect and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with a representative from UFM to determine where adjustments to the clearing limits can be made to increase the size of the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading. Any such adjustments agreed upon by the Applicant and UFM shall be memorialized in writing and implemented by the Applicant. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions.

- C. Limits of Clearing and Grading. The Applicant shall strictly conform to the limits of clearing and grading as shown on the Development Plan, subject to allowances specified in this Proffer 10 and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is necessary to install utilities and/or trails within areas protected by the limits of clearing and grading as shown on the Development Plan, such utilities shall be located in the least disruptive manner possible as determined by UFM. The Applicant shall develop and implement a replanting plan, subject to UFM approval, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities and/or trails.

The first site plan and all subsequent site plan submissions shall clearly identify the limits of clearing and grading and the areas to be left undisturbed as shown on the Development Plan. As part of the site plan, the Applicant shall provide management practices for the protection of understory plant materials in areas to be left undisturbed, subject to UFM approval. The Applicant shall actively monitor the site to ensure that inappropriate activities such as the storage of construction materials, dumping of construction debris, and traffic by construction equipment and personnel do not occur within these areas. The Applicant shall restore understory plant materials to the satisfaction of UFM if these areas are found to be damaged, removed, or altered in any manner not allowed by UFM.

Any work occurring in or immediately adjacent to the areas to be left undisturbed, such as root pruning, the installation of tree protection fencing and silt control devices, or the removal of trees shall be performed in a manner that minimizes damage to any tree, shrub, herbaceous, or vine plant species that grows in the lower canopy environment. The use of power equipment in these areas shall be limited to small hand-operated equipment such as chainsaws. Any work that requires the use of larger motorized equipment such as, but not limited to, tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, or any accessory or attachment connected to such equipment shall not occur unless approved by UFM.

- D. Tree Protection Fencing. All trees shown to be preserved and all areas designated to be left undisturbed on the Tree Preservation Plan shall be protected by tree protection fencing. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, or super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading as shown on the Phase II erosion and sediment control sheets of the site plan, as may be modified by Proffer 10.E herein.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the direct supervision of a

certified arborist or landscape architect and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing and grading activities, but subsequent to the installation of the tree protection devices, the Applicant shall provide UFM notice and the opportunity to inspect the site to assure that all tree preservation devices have been correctly installed. If it is determined that the tree preservation devices have not been installed correctly, no grading or construction activities shall occur until such devices are installed correctly, as determined by UFM.

- E. Root Pruning. The Applicant shall root prune as needed to comply with the tree preservation requirements of Proffer 10 herein. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by UFM and accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to, the following:
- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - Root pruning shall take place prior to any clearing and grading.
 - Root pruning shall be conducted with the supervision of a certified arborist.
 - UFM shall be informed when all root pruning and tree protection fence installation is complete.
- F. Site Monitoring. At all times during the installation of tree protection fencing and during any clearing or removal of trees, vegetation, or structures, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted in accordance with the proffers and as approved by UFM. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation proffers and UFM approvals. The monitoring schedule shall be described and detailed in the Tree Preservation Plan and shall be reviewed and approved by UFM.
- G. Tree Appraisal. The Applicant shall retain a professional arborist with experience in plant appraisal to determine the replacement value of all trees ten (10) inches in diameter or greater located on the Property that are shown to be preserved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first site plan submission. The replacement value shall take into consideration the age, size, and condition of such trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the *Guide for Plant Appraisal* published by the International Society of Arboriculture, subject to review and approval by UFM.

At the time of site plan approval, the Applicant shall post a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for

which a tree value has been determined in accordance with the above paragraph (the “Bonded Trees”) that die or are dying due to unauthorized construction activities. The letter of credit shall be equal to fifty percent (50%) of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements constructed on the Property adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFM due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species, and/or canopy cover as approved by UFM. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Trees that are dead, dying, or were improperly removed due to unauthorized construction activities. Such payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for the furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Property constructed adjacent to the respective tree save areas, any amount remaining in the bonds required by this Proffer 10.G shall be released to the Applicant.

11. Streetscaping. Streetscape improvements and plantings shall be provided as indicated on the Development Plan. Notwithstanding the foregoing, the Applicant reserves the right, in consultation with UFM, to shift the location of street trees to accommodate final architectural design, utilities, and layout considerations.

12. Outdoor Patio. Prior to the issuance of the first Non-Residential Use Permit (“Non-RUP”) for the Proposed Development, the Applicant shall provide an outdoor patio area with picnic tables, benches, and plantings in the location as shown on the Development Plan, provided, however, that the Applicant may relocate the outdoor patio area to the roof of the building in the event the Applicant installs a green roof as part of the Proposed Development.

13. Dumpster Pad. As part of site plan approval for the Proposed Development, the Applicant shall locate the dumpster pad in the location identified as the “Proposed Dumpster Location” on Sheet 3 of the Development Plan, provided, however, that the Applicant may relocate the dumpster pad to the location identified as the “Dumpster Alternative Location” on Sheet 3 of the Development Plan if the Proposed Dumpster Location is not feasible based upon final site design and engineering or creates any adverse impact on the proposed infiltration area shown on the Development Plan, as determined by DPWES.

14. Lighting. All on-site outdoor lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance. The maximum height of any freestanding light fixtures shall be fourteen feet (14’) above grade, as measured from grade to the top of the fixture. Building mounted security lighting shall utilize full cut-off fixtures with shielding such that the lamp surface is not directly visible. The Applicant shall not install any building-mounted exterior lighting on the northern façade of the office building. When measured outside the building, interior lighting of the building shall not exceed the Outdoor Lighting Standards of Part 9 of Article 14 of the Zoning Ordinance.

15. Signage. Signage for the Property and the Proposed Development shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance and the conditions of this Proffer 15 or pursuant to a special exception approved by the Board of Supervisors in accordance with Section 9-620 of the Zoning Ordinance.

- A. No building-mounted signage shall be permitted on the north or east elevations.
- B. A maximum total of 280 square feet of building-mounted signage, measured as set forth in the Zoning Ordinance, shall be permitted. A maximum of 200 square feet of building-mounted signage shall be permitted on each of the west and south elevations. No elevation shall have more than two (2) signs.
- C. All signs shall be located above the mid-point of the building's height, as defined by the Zoning Ordinance. The specific location of the signs, however, shall be determined at the time of the issuance of the sign permit.
- D. No letter shall be taller than six (6) feet in height, except that a logo, acronym, and/or the first letter of a name may be a maximum of nine (9) feet in height.
- E. No single sign shall exceed 200 square feet in size.
- F. The maximum length for each sign shall be 50 feet.
- G. Any lighted signs shall be internally lit or backlit only.
- H. All signs shall be building-mounted and of a design which is consistent with the architectural façade of the building.
- I. No sign shall move, display any flashing or intermittent lights, nor have any features which would be construed as fluorescent or neon in character or color.
- J. All signs shall be for tenant identification and/or identification of the building's address.
- K. All other signs shall conform with the requirements of Article 12 of the Zoning Ordinance.

TRANSPORTATION

16. Dedication of Right-of-Way for Loisdale Road. As part of the first site plan approval for the Proposed Development, or upon written request by Fairfax County, whichever occurs first, the Applicant shall dedicate in fee simple to the Board of Supervisors right-of-way to 59.5 feet from the centerline of Loisdale Road for public street purposes, as shown on the Development Plan.

17. Construction of a Deceleration/Right Turn Lane on Loisdale Road. Subject to Virginia Department of Transportation ("VDOT") approval, the Applicant shall construct a deceleration/right turn lane from northbound Loisdale Road into the Property (the

“Deceleration/Right Turn Lane”), as shown on the Development Plan, provided, however, that the Applicant’s obligation to construct the Deceleration/Right Turn Lane shall be contingent upon the Applicant’s ability to acquire any necessary off-site right-of-way (although not currently anticipated), the necessary off-site temporary construction and grading easement, and any associated off-site easements necessary to allow the Applicant to construct the Deceleration/Right Turn Lane (collectively, the “Off-Site Easements”) as described in Proffer 19 herein and as shown on the Development Plan. Unless the Applicant is relieved of its obligation to construct the Deceleration/Right Turn lane in accordance with Proffer 19 herein, the Deceleration/Right Turn Lane shall be completed and opened to through traffic (but not necessarily accepted by VDOT for maintenance) no later than the issuance of the first Non-RUP for the Proposed Development.

18. Construction/Striping of a Left Turn Lane on Loisdale Road. Subject to VDOT approval, the Applicant shall implement lane striping and road improvements as necessary to create a left turn lane from southbound Loisdale Road into the Property (the “Left Turn Lane”), as shown on the Development Plan. The Left Turn Lane shall be completed and opened to through traffic (but not necessarily accepted by VDOT for maintenance) no later than the issuance of the first Non-RUP for the Proposed Development.

19. Off-Site Easements. The Applicant shall attempt to acquire the Off-Site Easements as part of the Proposed Development. Because the Off-Site Easements require the use of property outside of the public right-of-way and/or the Property, such easements may only be obtained with the cooperation of the affected property owner or through necessary land acquisition.

- A. Acquisition. The Applicant shall attempt to acquire any off-site right-of-way (although not currently anticipated), an off-site temporary construction and grading easement, and any associated off-site easements as necessary to complete the Deceleration/Right Turn Lane described in Proffer 17 herein and as shown on the Development Plan. The Applicant shall use its good faith efforts to obtain such easements.

- B. Condemnation. In the event the Applicant is unable to acquire the necessary right-of-way and/or easements at fair market value, as determined by an MAI (Member of the Appraisal Institute) appraisal, and the County notifies the Applicant in writing that the County desires the condemnation of the necessary right-of-way and/or easements, then the Applicant shall request the Board of Supervisors to condemn such right-of-way and/or easements. It is understood that the Applicant’s request to the Board of Supervisors for condemnation will not be considered until it is forwarded in writing to the Division of Land Acquisition or other appropriate County official, accompanied by (1) plans, plats and profiles showing the necessary right-of-way and/or temporary construction and grading easement to be acquired, including all associated easements (2) an independent appraisal of the value of the right-of-way and/or easement to be acquired and of all damages to the residue of the affected property; (3) a sixty (60) year title search certificate of the property containing the right-of-way and/or easement to be acquired; and (4) a letter of credit in an amount equal to the appraised value of the right-of-way and/or easement to be acquired and of all damages to the residue

which can be drawn upon by the County. It is also understood that in the event the property owner of the right-of-way and/or easement to be acquired is awarded more than the appraised value of the property in damages to the residue in a condemnation suit, the amount of the award in excess of the letter of credit amount shall be paid to the County by the Applicant within forty-five (45) days of said award. In addition, the Applicant agrees that all reasonable and documented sums expended by the County in acquiring the necessary right-of-way and/or easement shall be paid to the County by the Applicant within sixty (60) days of written demand.

- C. Contribution in Lieu of Construction. In the event the necessary right-of-way and/or easement required for the Deceleration/Right Turn Lane cannot be acquired voluntarily, and the Board of Supervisors elects not to exercise its right of eminent domain, then the Applicant shall, prior to the issuance of the first building permit for the Proposed Development, escrow funds with DPWES in an amount equal to the cost of completing the Deceleration/Right Turn Lane, including but not limited to the cost of right-of-way and/or easement acquisition and utility relocation, as determined by DPWES, for use by the Board of Supervisors and/or VDOT to complete the Deceleration/Right Turn Lane in the future. The Applicant thereafter shall be relieved of its obligation to complete the Deceleration/Right Turn Lane.

20. Bus Shelter Pad. Prior to the issuance of the first Non-RUP for the Proposed Development, and subject to Fairfax County Department of Transportation (“FCDOT”) and VDOT approval, the Applicant shall install a bus shelter pad (the “Bus Shelter Pad”) in the location as shown on the Development Plan for future use by Fairfax County or WMATA. The Applicant shall maintain the Bus Shelter Pad, provided the County and/or VDOT grant the Applicant the necessary easements and/or permits for the Applicant to perform such maintenance. The Applicant shall have no obligation to install a bus shelter on the Bus Shelter Pad.

21. Interparcel Connection. Prior to site plan approval for the Proposed Development, the Applicant shall grant an easement to the Board of Supervisors for an interparcel connection between the Property and Tax Map 90-4 ((1)) 4 in the area identified as “Proposed Inter-Parcel Access Easement” on Sheet 3 of the Development Plan. Construction of the interparcel connection shall not be the responsibility of the Applicant and shall be completed by others in accordance with the Public Facilities Manual (“PFM”), and such construction shall be completed in a manner that does not disrupt the daily operations of the Applicant’s office building (including ingress and egress for the Property).

22. Loisdale Road Trail. Prior to the issuance of the first Non-RUP for the Proposed Development, the Applicant shall provide a 10-foot asphalt trail along Loisdale Road in the location as shown on the Development Plan.

23. Loisdale Road Widening Exhibit. Prior to site plan approval for the Proposed Development, the Applicant shall submit an exhibit depicting the widening of Loisdale Road to thirty-five (35) feet from its existing centerline (the “Widening Exhibit”) to DPWES and

FCDOT for review and comment. The Widening Exhibit shall demonstrate that the Proposed Development will not prevent the future widening of Loisdale Road to thirty-five (35) feet from its existing centerline. In the event the Widening Exhibit shows that a retaining wall is needed on the Property in order to accommodate a 10-foot asphalt trail along Loisdale Road, the Applicant shall, at such time as the widening of Loisdale Road occurs, construct the portion of the retaining wall located on the Property as shown on the Widening Exhibit. The Applicant shall have no obligation to construct any off-site portion of the retaining wall and such off-site retaining wall construction shall be the responsibility of others. Further, the Applicant shall have no obligation to widen Loisdale Road to thirty-five (35) feet from its existing centerline and such widening shall be the responsibility of others.

MISCELLANEOUS

24. Loisdale Park Contribution. Prior to the issuance of the first Non-RUP for the Proposed Development, the Applicant shall contribute \$5,000.00 to the Fairfax County Park Authority for capital improvements to the Fairfax County Loisdale Park, provided the Fairfax County Park Authority vacates all of its right, title, and interest in and to the existing 20-foot access easement shown on Sheet 3 of the Development Plan.

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

26. Utilities. To the extent possible and as permitted by the applicable utilities companies, the Applicant shall place all utilities serving the Property underground. Upon request by the Applicant, the Zoning Administrator may waive/modify the requirement to place utilities underground without approval of a PCA upon a determination that such requirement (a) is infeasible or impractical or (b) would require the Applicant to secure easements or consents from third-parties that, despite having been diligently pursued by the Applicant, are not available.

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

[Signature pages follow]

Cooley Godward Kronish LLP
DRAFT
DATED: 3/6/09

REZONING AFFIDAVIT

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

I, Brian J. Winterhalter, 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

101486a

in Application No.(s): PCA 80-L-004
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Loisdale Road LLC Agent: David P. Tracy	5252 Cherokee Avenue Suite 302 Alexandria, VA 22302	Owner/Applicant
Walter L. Phillips, Inc. Agents: Jenifer L. T. Hornback Monica R. Westgate Charles F. Dunlap Jane S. Kim Meghan E. Anderson	207 Park Avenue Falls Church, VA 22406	Engineer/Agent
M. J. Wells & Associates, Inc. (f/k/a M. J. Wells & Associates, LLC) Agents: Robin L. Antonucci William F. Johnson	1420 Spring Hill Road Suite 600 McLean, VA 22102	Traffic Consultant/Agent

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

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

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

REZONING AFFIDAVIT

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

10/486 a

for Application No. (s): PCA 80-L-004
(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)

Loisdale Road LLC
5252 Cherokee Avenue
Suite 302
Alexandria, Va 22302

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)

Chapel Hill, LLC	Margaret Heimbold	Martin VB Bostetter, Jr.	Bostetter Grandchildren's
Lawrence Financial Services, Inc.	Charles Heimbold	Martin VB Bostetter, III	Irrevocable Trust
Arthur Heimbold	Dianne Watson	Tracy Children's Irrevocable Trust	

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

Chapel Hill, LLC - Managing Member

(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 AFFIDAVIT

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

101486a

for Application No. (s): PCA 80-L-004
(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)

Cooley Godward Kronish LLP
Reston Town Center
One Freedom Square
11951 Freedom Drive
Reston, VA 20190

(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)

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
Michael F. Armstrong (partner)
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Celia Godwag Barenholtz
Frederick D. Baron
James A. Beldner

Keith J. Berets
Laura A. Berezin
Laura Grossfield Birger
Russell S. Berman
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
Lance W. Bridges (partner)
Matthew J. Brigham
Robert J. Brigham
John P. Brockland
James P. Brogan

Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne III
Matthew T. Browne
Robert T. Cahill
Antonio J. Calabrese
Linda F. Callison
Roel C. Campos
William Lesse Castleberry
Lynda K. Chandler
Ethan E. Christensen

(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: December 14, 2008
(enter date affidavit is notarized)

101486 a

for Application No. (s): PCA 80-L-004
(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: December 16, 2008
(enter date affidavit is notarized)

101486a

for Application No. (s): PCA 80-L-004
(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.)

Myron G. Sugarman contributed an amount having a value in excess of \$100 to Chairman Gerry Connolly's congressional campaign, "Connolly for Congress".

(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)

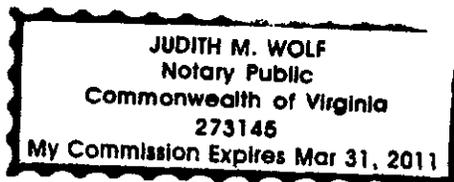
Brian J. Winterhalter
 Applicant Applicant's Authorized Agent

Brian J. Winterhalter
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 16th day of December 2008, in the State/Comm. of Virginia, County/City of Fairfax.

Judith M. Wolf
Notary Public

My commission expires: 3/31/2011



Rezoning Attachment to Par. 1(a)

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

101486a

for Application No. (s): PCA 80-L-004
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Cooley Godward Kronish LLP Agents: Antonio J. Calabrese, Esquire Mark C. Looney, Esquire Colleen Gillis Snow, Esquire Jill D. Switkin, Esquire Brian J. Winterhalter, Esquire Shane M. Murphy, Esquire Jeffrey A. Nein, AICP, Planner Molly M. Novotny, Planner Ben I. Wales, Planner	Reston Town Center One Freedom Square 11951 Freedom Drive Reston, VA 20190	Attorney/Agent
Intec Group, Inc. Agents: Peter A. Juanpere Keith D. Switzer	10201 Fairfax Boulevard Suite 470 Fairfax, VA 22030	Architect/Agent

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

Rezoning Attachment to Par. 1(c)

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

101486a

for Application No. (s): PCA 80-L-004
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley Godward Kronish LLP
Reston Town Center, One Freedom Square
11951 Freedom Drive
Reston, VA 20190(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Richard E. Climan	Lawrence C. Gottlieb	Jason M. Koral
Samuel S. Coates	Shane L. Goudey	Barbara A. Kosacz
Alan S. Cohen	William E. Grauer	Gary M. Kravetz (Farmer)
Thomas A. Coll	Jonathan G. Graves	Kenneth J. Krisko
Joseph W. Conroy	Paul E. Gross	John G. Lavoie
Jennifer B. Coplan	Kenneth L. Guernsey	Shira Nadich Levin
Carolyn L. Craig	Patrick P. Gunn	Alan (nmi) Levine
John W. Crittenden	Zvi (nmi) Hahn	Michael S. Levinson
Janet L. Cullum	John B. Hale	Elizabeth L. Lewis
Nathan K. Cummings	Andrew (nmi) Hartman	Michael R. Lincoln
John A. Dado	Amy (nmi) Hartman	James C. T. Linfield
Craig E. Dauchy	Bernard L. Hatcher	David A. Lipkin
Darren K. DeStefano	Matthew B. Hemington	Chet F. Lipton
Scott D. Devereaux	Cathy Rae Hershcopf	Cliff Z. Liu
Jennifer Fonner DiNucci	John (nmi) Hession	Samuel M. Livermore
James J. Donato	Gordon (nmi) Ho	Douglas P. Lobel
Michelle C. Doolin	Suzanne Sowachka Hooper	J. Patrick Looftbourrow
John C. Dwyer	Mark M. Hrenya	Mark C. Looney
Robert L. Eisenbach, III	Christopher R. Hutter	Robert B. Lovett
Lester J. Fagan	Jay R. Indyke	Andrew P. Lustig
Brent D. Fassett	Craig D. Jacoby	Michael X. Marinelli
M. Wainwright Fishburn, Jr.	Eric C. Jensen	John T. McKenna
Keith a. Flaum	Robert L. Jones	Daniel P. Meehan
Grant P. Fondo	Barclay J. Kamb	Beatriz (nmi) Mejia
Daniel W. Frank	Richard S. Kanowitz	Thomas C. Meyers
Richard H. Frank	Kimberly J. Kaplan-Gross	Erik B. Milch
William S. Freeman	Jeffrey S. Karr	Robert H. Miller
Steven L. Friedlander	Scott L. Kaufman	Chadwick L. Mills
Thomas J. Friel, Jr.	Sally A. Kay	Brian E. Mitchell
Koji F. Fukumura	J. Michael Kelly	Patrick J. Mitchell
James F. Fulton, Jr.	Jason L. Kent	Ann M. Mooney
Phillip J. Gall	James C. Kitch	Gary H. Moore
William S. Galliani	Michael J. Klisch	Timothy J. Moore
Stephen D. Gardner	Michael H. Knight	Webb B. Morrow III
John M. Geschke		Kevin P. Mullen
Kathleen A. Goodhart		Frederick T. Muto
		Ross W. Nadel (Farmer)
		Ryan E. Naftulin

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

Rezoning Attachment to Par. 1(c)

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

101486a

for Application No. (s): PCA 80-L-004
(enter County-assigned application number (s))

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

Cooley Godward Kronish LLP
Reston Town Center, One Freedom Square
11951 Freedom Drive
Reston, VA 20190

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

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

Stephen C. Neal
James E. Nesland
Alison (nmi) Newman
William H. O'Brien
Thomas D. O'Connor
Vincent P Pangrazio
Timothy G. Patterson
Anne H. Peck
D. Bradley Peck
Susan Cooper Philpot
Benjamin D. Pierson
Frank V. Pietrantonio
Mark B. Pitchford
Michael L. Platt
Christian E. Plaza
Lori R. E. Ploeger
Thomas F. Poche
Anna B. Pope
Marya A. Postner
Steve M. Przesmicki
Seth A. Raskin
Frank F. Rahmani
Marc (nmi) Recht
Thomas Z. Reicher
Eric M. Reifschneider
Michael G. Rhodes
Michelle S. Rhyu
Paul M. Ritter (Former)
Julie M. Robinson
Ricardo (nmi) Rodriguez
Adam C. Rogoff
Jane (nmi) Ross
Richard S. Rothberg
Adam J. Ruttenberg
Adam L. Salassi
Thomas R. Salley III
Richard S. Sanders
Glen Y. Sato

Martin S. Schenker
Joseph A. Scherer
Paul H. Schwartz
William J. Schwartz
Brent B. Siler
Gregory A. Smith
Whitty (nmi) Somvichian
Mark D. Spoto
Wayne O. Stacy
Neal J. Stephens
Donald K. Stern
Michael D. Stern
Anthony M. Steigler
Steven M. Strauss
Myron G. Sugarman
Christopher J. Sundermeier
Ronald R. Sussman
C. Scott Talbot
Mark P. Tanoury
Philip C. Tencer
Gregory C. Tenhoff
Michael E. Tenta
Timothy S. Teter
John H. Toole
Robert J. Tosti
Michael S. Tuscan
Edward Van Gieson
Miguel J. Vega
Erich E. Veitenheimer III
Aaron J. Velli
Robert R. Vieth
Lois K. Voelz
Craig A. Waldman
Kent M. Walker
David A. Walsh
David M. Warren
Steven K. Weinberg

Thomas S. Welk
Christopher A. Westover
Francis R. Wheeler
Brett D. White
Peter J. Willsey
Nancy H. Wojtas
Nan (nmi) Wu
John F. Young
Kevin J. Zimmer

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

Rezoning Attachment to Par. 1(c)

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

101486a

for Application No. (s): PCA 80-L-004
(enter County-assigned application number (s))

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

Cooley Godward Kronish LLP
Reston Town Center
11951 Freedom Drive
Reston, VA 20190

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

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

ADDITIONS:

- Mazda K. Antia (effective 1/1/09)
- Elias J. Blawie
- Dennis (nmi) Childs
- Wendy (nmi) Davis (effective 1/1/09)
- Renee R. Deming
- Erik S. Edwards (effective 1/1/09)
- Sonya F. Erickson
- David J. Fischer
- M. Manuel Fishman
- Alison J. Freeman-Gleason
- Jon E. Gavenman
- Jeffrey M. Gutkin (effective 1/1/09)
- Chrystal N. Jensen (effective 1/1/09)
- Kevin F. Kelly
- Robin J. Lee
- Natasha (nmi) Leskovsek
- Bonnie Weiss McLeod (effective 1/1/09)
- Mark A. Medearis
- Keith A. Miller
- Ian (nmi) O'Donnell (effective 1/1/09)
- Amy Elizabeth Paye
- John W. Robertson
- Renee (nmi) Schwartz
- John H. Sellers
- Mark B. Weeks
- Mark Windfield-Hansen
- Jessica R. Wolff
- Mavis L. Yee

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

Rezoning Attachment to Par. 1(b)

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

101486 a

for Application No. (s): PCA 80-L-004
(enter County-assigned application number (s))

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

Chapel Hill, LLC
5252 Cherokee Avenue
Suite 302
Alexandria, VA 22302

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David P. Tracy

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

David P. Tracy - Managing Member

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

Lawrence Financial Services, Inc.
1885 North Highland Street
Arlington, VA 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)

Paul A. Lawrence

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

Paul A. Lawrence - Managing Director

(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: December 16, 2008
(enter date affidavit is notarized)

10/486 a

for Application No. (s): PCA 80-L-004
(enter County-assigned application number (s))

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

Bostetter Grandchildren's Irrevocable Trust
1105 Roan Lane
Alexandria, VA 22302

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)

Alexis Bostetter - Beneficiary
David W. Bostetter, Jr. - Beneficiary
Gabrielle Bostetter - Beneficiary

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

President, Vice-President, Secretary, Treasurer, etc.)
Lisa B. Tracy - Trustee

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

Tracy Children's Irrevocable Trust
1105 Roan Lane
Alexandria, VA 22302

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)

Preston L. Tracy - Beneficiary
Graham B. Tracy - Beneficiary
Morgan E. Tracy - Beneficiary

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

President, Vice-President, Secretary, Treasurer, etc.)
Martin V. B. Bostetter, III - Trustee

(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: December 16, 2008
(enter date affidavit is notarized)

101486 a

for Application No. (s): PCA 80-L-004
(enter County-assigned application number (s))

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

Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, VA 22406

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)

Jeffrey J. Stuchel
Brian G. Baillargeon

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

Jeffrey J. Stuchel, President
Brian G. Baillargeon, Executive Vice President

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

M. J. Wells & Associates, LLC (former)
1420 Spring Hill Road, Suite 600
McLean, VA 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.

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: December 16, 2008
(enter date affidavit is notarized)

101486a

for Application No. (s): PCA 80-L-004
(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, VA 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 (ESOT)

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)

Intec Group, Inc.
10201 Fairfax Boulevard, Suite 470
Fairfax, VA 22030

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)

Peter A. Juanpere

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

Peter A. Juanpere, President

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

**STATEMENT OF JUSTIFICATION
LOISDALE ROAD LLC
PCA 80-L-004**

June 20, 2008

RECEIVED
Department of Planning & Zoning
JUN 23 2008
Zoning Evaluation Division

I. Introduction

Loisdale Road LLC (the "Applicant") is the owner of property located along Loisdale Road and identified as Fairfax County Tax Map 90-4 ((1)) Parcel 3 (the "Property"). The Property is adjacent to Loisdale Park and vacant industrial land, and is located across Interstate 95 from the U.S. Army's Engineering Proving Grounds. The Property is approximately 2.75 acres and is currently vacant.

On December 15, 1980, the Fairfax County Board of Supervisors approved rezoning application RZ 80-L-004, subject to proffered conditions, to rezone the Property to the C-2 Limited Office District. The proffers associated with RZ 80-L-004 (the "Proffers") contemplated development of the Property with up to 13 office condominium units with surface parking at a maximum FAR of eighty percent (80%) of the FAR permitted in the C-2 zoning district. RZ 80-L-004 also included a Generalized Development Plan ("GDP") that was not proffered as part of the rezoning application, however, several items in the Proffers reference the layout and elements shown on the GDP. The Applicant proposes to amend the Proffers to allow development of the Property with a single office building up to the FAR permitted in the C-2 zoning district by-right.

II. Proposed Development

The Applicant proposes to develop the Property with a single office building due to the topography of the site and overall market conditions created by the relocation of military and government agencies as part of BRAC. Specifically, the Applicant proposes to remove the FAR limitation in the existing Proffers to allow development of the Property up to the 0.50 FAR permitted in the C-2 district by-right and to modify the layout shown on the prior GDP to allow a single office building rather than a series of office condominium units. The proposed development consists of up to 59,540 square feet of office space in two stories with a mix of surface parking and below-grade structured parking.

The Applicant's proposed office building design provides greater opportunities to achieve a mutually beneficial synergy of uses with the military and government agencies relocating in the area. The proposed design of a single office building provides flexible floor space options that support uses needed to serve nearby government agencies. The existing design with an interior courtyard surrounded by office condominium units is outdated, inflexible, and undesirable from the perspective of office users seeking to provide both transitional and permanent support services to BRAC-related agencies. The Applicant's proposed design represents a more marketable and tenant-friendly facility than the layout shown on the prior GDP and is more likely to achieve Fairfax County's economic development objectives for the Springfield/Fort Belvoir area.

The Applicant's proposed design also improves the site's layout and reduces the impact of the proposed development on the surrounding community. The use of below-grade structured parking allows the Applicant to reduce the amount of impervious surface in comparison to the original layout shown on the prior GDP. The resulting reduction in the number of surface parking spaces allows more landscaping and creates a larger tree buffer area along the northern and northeastern boundary of the Property adjacent to Loisdale Park. The proposed design exceeds the buffering and setback requirements of the C-2 zoning district. The proposed design also allows the office building to take advantage of the natural topography and drainage of the Property for sewer system purposes.

The Applicant's proposed design represents a significant improvement over the original layout shown on the prior GDP, which is over 25 years old, because it provides an opportunity to achieve a synergy of uses with BRAC-related military and government agencies while reducing the impact of the proposed office building on the surrounding community.

III. Conformance with the Comprehensive Plan

The Property is located within the S-7 Springfield Community Planning Sector portion of the Fairfax County Comprehensive Plan. In the event the Property is not acquired for public park purposes, the Comprehensive Plan recommends development of the Property according to its underlying zoning for transitional low-rise office use. The Applicant's proffered condition amendment proposes office development up to the 0.50 FAR permitted in the C-2 zoning district by-right, and therefore, is in accordance with the Property's underlying zoning.

The Comprehensive Plan further recommends:

- The provision of a substantial landscaped open space buffer which would mitigate the visual impact on nearby residences to the north;
- The limitation of the low-rise office units to a height which is compatible with nearby existing and planned activity to the north and east; and
- The provision of signs, whose size, character, and location are compatible with and result in no adverse visual impact on nearby residential units.

The Applicant's proposed development improves the layout shown on the prior GDP by providing a substantial landscaped open space buffer on the northern and northeastern boundary of the Property. The proposed open space and tree buffer area, in addition to the Fairfax County Park Authority property to the north, mitigates the visual impact of the low-rise office development on residences to the north. Further, the proposed height of the office building is compatible with surrounding uses and visually screened by the tree plantings proposed for the landscaped open space buffer. The Applicant does not propose a specific signage program for the Property, however, the Applicant will ensure that future signage does not result in any adverse visual impact on nearby residences.

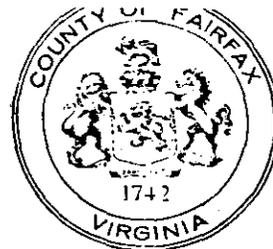
IV. Conclusion

The Applicant's proposed office development and site design represent a significant improvement over the prior layout of the Property because the proposed design creates less impervious surface, fewer surface parking spaces, and provides a larger tree buffer area. The proposed single office building would better serve office users seeking close proximity to the military and government agencies relocating in the area as part of BRAC.

Respectfully Submitted:

A handwritten signature in cursive script, appearing to read "Brian J. Winterhalter".

Brian J. Winterhalter, Esquire
Cooley Godward Kronish LLP



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

December 19, 1980

Mr. R. F. Crist
2204 Longview Drive
Woodbridge, Virginia 22191

Re: Rezoning Application
Number 80-L-004

Dear Mr. Crist:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on December 15, 1980, granting, as proffered, Rezoning Number 80-L-004 in the name of R. F. Crist, to rezone certain land in Lee District from R-1 and R-3 District to C-2 District on subject parcels 90-4 ((1)) 3 consisting of 2.7364 acres.

In addition, the Board of Supervisors requested that the Site Plan be brought back to the Planning Commission and the Board of Supervisors.

Very truly yours,

Catherine A. Grubbs, Deputy
Ethel Wilcox Register
Clerk to the Board

EWR/mg

cc: Mr. Patteson
Mr. Knowlton
✓ Mr. Steele
Mr. Beales

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia on the 15 day of December, 1980, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
(PROPOSAL NO.80-L-004)

WHEREAS, R. F. Crist filed in proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from R-1 & R-3 District to C-2 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-2 District, and said property is subject to the use regulations of said C-2 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., § 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects 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 15 day of December, 1980.

Catherine A. Driskoll, Deputy
Ethel Wilcox Register
Clerk to the Board

Proffers
RZ 80-L-004

We, the owners of the property described in rezoning application RZ 80-L-004, agree to the following proffers recommended by the planning commission.

1. Dedication of right-of-way to 45 feet from centerline Loisdale Road;
2. Construction of road widening with face of curb set 35 feet from centerline along Loisdale Road;
3. Construction of a deceleration/right-turn lane for the southern site entrance;
4. Completion of a soil survey prior to site plan submission;
5. Retention of approximately one-half acre of forested area on the northern and northeastern boundaries of the subject site.
6. Adherence to construction of office units with the following acoustical attributes, in order to achieve a maximum interior noise level of 55 dBA in all office units located within that area impacted by highway noise having levels between 67 dBA and 75 dBA L10:
 - a. Roofs and exterior walls shall have a laboratory sound transmission class (STC) of at least 39; and
 - b. Doors and windows shall have a laboratory sound transmission class (STC) of at least 28.
7. Commit to permit relocation of the public easement to Parcel 90-4((1))7 from the northern to the southern boundary of the subject site should the Fairfax County Park Authority so request prior site plan submission for the subject site.
8. Commit to architectural style and facade shown in the artist's rendering accompanying this application, also to cooperate with the county arborist in attempts to preserve the large oak on the property, incorporating the tree in the landscaping plan;
9. To landscape the interior court as shown on the plan to include a small pond;
10. Limit building height to 2 floors above the ground;

11. Limit the F.A.R. to 80% of the maximum limit allowed in C-2 with a maximum of 13 units;
12. Provide additional screening from the Loisdale subdivision by preserving a 20 foot strip between the parking lot and the north property line in its wooded state to replant where clearing is required in development of the site;
13. Signs shall be compatible with and shall result in no adverse visual impact upon the Loisdale community;
14. The final site plan shall be returned to the planning commission for approval;

WITNESS the following signatures and seals:

Advanced Developers (limited Partnership)

By: *R. Crist* (SEAL)

Raymond F. Crist, General Partner

Stanley H. Bukalski (SEAL)

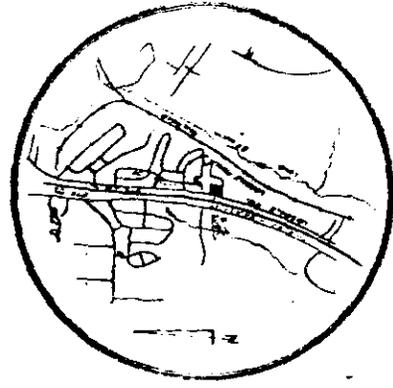
Stanley H. Bukalski

Claudia C. Bukalski (SEAL)

Claudia C. Bukalski

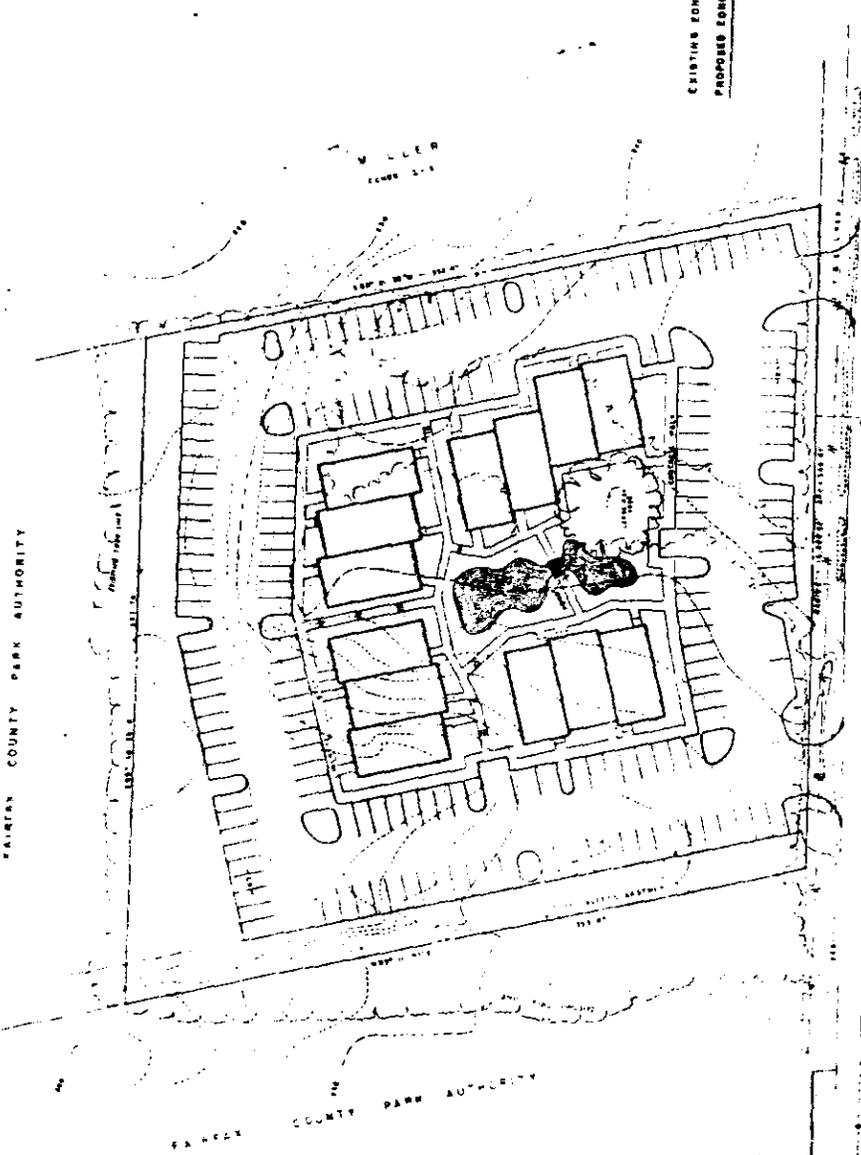
FAIRFAX COUNTY PARK AUTHORITY

NORTH



VICINITY MAP
SCALE: 1"=100'

EXISTING ZONING - R-1-B R-3
PROPOSED ZONING - S-2



LABELED

SITE AREA
TOTAL TRACT AREA 119,000 SF (2.7 AC)
GROSS BUILDING AREA 47,000 SF
P.A.S. 9,000 SF
OPEN SPACE 63,000 SF (1.4 AC)

PARKING
REQUIRED BY 4.5/1000 SF 100 SPACES
100% EFFICIENCY
PROVIDER SPACES 100 SPACES
ADDITIONAL SPACES 2,000 SPACES

LANDSCAPING
REQUIRED BY 25% 29,750 SF
PROVIDED 50,750 SF
INCREASE PARKING LOT
LANDSCAPING REQUIRED AT 50% 14,875 SF
PROVIDED 15,000 SF

THIS PROJECT APPROXIMATELY LOCATED ON THE 100' WIDE R/W OF S 2011'S
SUBJECT AND NEARBY NEIGHBORHOODS OF INTEREST
TEMPORARILY IS FIELD NO. 1 - CONCEPT PLAN

LOISDALE ROAD RTE. 638

OWNER: ADVANCE DEVELOPERS LIMITED PARTNERSHIP
AND
STANLEY AND CLAUDIA BUKALSKI
7804 MARTHA WASHINGTON ST.
ALEXANDRIA, VIRGINIA - PH. 703-9383

SCALE 1"=30'
DATE 10-1-80

**GENERALIZED
DEVELOPMENT
PLAN**

LOISDALE OFFICE PARK
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LEIGH A. CONRAD & ASSOC.
LAND USE PLANNERS - URBAN DESIGNERS
1000 WOODBURY HILLS ROAD, SUITE 100, FALLS CHURCH, VA 22044

1. Commercial development in the Franconia Road corridor should be limited to the area that is already commercially zoned and developed. Commercial encroachment into residential areas should be discouraged. [Not shown]
2. The Loisdale Estates subdivision is a stable residential area planned for 2-3 and 3-4 dwelling units per acre. Infill development should be of a compatible use, type, and density and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.
3. The vacant parcel within Loisdale Estates (Tax Map 90-4((1))10) should remain in open space use and is planned for private recreation use.
4. The planned use of Parcel 90-4((1))3 is public park. If the property is not acquired and develops at its underlying zoning for transitional low-rise office use, the following conditions should be met:
 - The provision of a substantial landscaped open space buffer which would mitigate the visual impact on nearby residences to the north;
 - The limitation of the low-rise office units to a height which is compatible with nearby existing and planned activity to the north and east; and
 - The provision of signs, whose size, character, and location are compatible with and result in no adverse visual impact on nearby residential units.
5. The Springfield Forest, New Charleston and Greenwood subdivisions are stable established suburban neighborhoods. Springfield Forest is planned for residential use at 1-2 and 2-3 dwelling units per acre. New Charleston is planned for residential use at 3-4 dwelling units per acre and Greenwood is planned residential use at 5-8 dwelling units per acre. The tree buffer surrounding Springfield Forest on three sides protect the neighborhood from the visual intrusion of adjacent land uses and is an important amenity to retain.
6. The land use recommendations for the retail uses along the east side of Frontier Drive, Springfield Station, and Springfield Crossing are specified in the Franconia-Springfield Transit Station Area section in Land Units F1, F2, and C respectively.

Transportation

Transportation recommendations for this sector are shown on Figure 38. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.



County of Fairfax, Virginia

MEMORANDUM

DATE: November 21, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Environmental Assessment: PCA 80-L-004
Loisdale Road

This memorandum, prepared by Dawn Dhavale, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the revised generalized development plan and proffer condition amendment June 18, 2008, as revised through October 23, 2008, and the Geotechnical Report dated January 22, 2008. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008, on pages 3 through 16, the Plan states:

“Objective 1: Preserve and improve air quality. . . .

- Policy c. Support air quality improvement through tree preservation, tree planting and sensitive landscaping practices. Support and encourage the following during the reviews of development proposals:
- Maximization of tree preservation consistent with planned land use and good silvicultural practices.

- Maximization of tree planting/tree cover restoration consistent with planned land use and good silvicultural practices. . . .
- Pursuit of landscaping practices that optimize the planting of native species of trees, shrubs and other vegetation in a manner that minimizes the need for mowing and other maintenance activities, particularly during the hotter months of the year. . . .

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

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

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

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.

Tree Cover/Save

Issue:

Almost the entire site is being cleared for construction. Additionally, this site abuts Park Authority property on the north and east sides. The Comprehensive Plan recommends that this parcel be developed as a public park, but that in the event that it is developed, transitional screening must be sufficient to provide a buffer. Likewise, there are residences to the north which should have screening to mitigate visual impact.

Resolution:

The applicant should coordinate with Urban Forestry to determine if any trees should be protected, or if the limits of clearing and grading can be altered to promote tree save. In particular, one tree is identified in the original site plan (1980) as valuable. It should be determined if this tree is still present and if it can be protected.

The applicant proposes significant plantings to provide screening and buffers. These proposed plantings should be native plants if possible to better blend in with the adjoining park land. The applicant may wish to coordinate with the Park Authority to ensure suitable species selection, or provide a plant specification list.

Soils

Issue:

Based on the history of this area of the county and previous maps of the property, the soils on this property may be problematic for the proposed stormwater management facilities or underground construction.

Resolution:

The applicant has provided a geotechnical report indicating that the soils should not be a problem for the proposed stormwater management facilities. However, the applicant should coordinate with the Department of Public Works and Environmental Services to determine if the proposed stormwater structures and underground construction will work as suggested.

Trails

Issue:

The applicant requests a waiver of the trail requirement from 10 feet to the existing 8.5 foot-wide asphalt trail along the Loisdale Road frontage. The trail is in the VDOT right-of-way.

Resolution:

This waiver request will need to be coordinated with VDOT.

PGN:DMD



County of Fairfax, Virginia

MEMORANDUM

December 11, 2008

TO: Kelli-Mae Goddard-Sobers, Staff Coordinator
Department of Planning and Zoning

FROM: Douglas Petersen, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: Loisdale Business Center, PCA 80-L-004

Urban Forest Management has reviewed the latest GDP/PCA plan, dated 11-24-08, and the latest proffers, dated 12-03-08, for the above referenced project. A site inspection was also conducted in September 2008.

Based upon this review and the site inspection, it appears that any previous concerns regarding the tree preservation and landscaping appear to have been addressed. The tree canopy calculations for the preserved trees and the proposed landscaping is more than adequate for the site, even if some of the trees to be preserved turn out to be not suitable for preservation.

The only concern with the plan at this time is that some of the proposed landscape trees appear to be located within the proposed alignments for the sanitary sewer and water connections to the building. This concern, as well as the review of the proposed species of trees to be planted, can be addressed at the time of site plan review and requires no action at this time.

If you have any questions, please contact me at 703-324-1738.

DAP/
UFMID #: 140482

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





County of Fairfax, Virginia

MEMORANDUM

DATE: March 5, 2009

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

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

FILE: 3-4 (RZ 80-L-004)

SUBJECT: Transportation Impact, Addendum 4.

REFERENCE: PCA 80-L-004, Loisdale Business Center
Traffic Zone: 1574
Land Identification: 90-4 ((1)) 3

Transmitted herewith are additional comments from the Department of Transportation with respect to the referenced application based on plans made available to this office dated June 18, 2008, and revised through February 27, 2009.

- Provide interparcel access to the south. *A future potential interparcel access is shown from the parking/driveway area to the south property line and an access easement is shown from Loisdale Road to the south property line.*
- The development plan still plan shows a “proposed curb and gutter” along southbound Loisdale Road which means the applicant is proposing it and responsible for its construction. *The GDP is proffered and, therefore, the applicant should provide the curb and gutter shown.*
- *The deceleration/right turn lane is a modified design to be constructed wholly within existing right-of-way and presumably without the need for off-site easements. The proffer should state if off-site easements are necessary but not able to be acquired a modified turn lane will be constructed across site frontage and an escrow made for later construction of a standard turn lane.*
- *Bus Shelter Pad- should be subject to FCDOT approval, not VDOT approval.*
- Vehicular conflicts also exist at the entrance to the parking garage. The first two parking spaces just to the right inside the entrance should be removed or relocated to keep

PCA 80-L-004

March 5, 2009

Page 2 of 2

vehicles backing out of them from impeding vehicles entering or leaving the garage. Neither driver can see the other. It should be noted especially that drivers entering a garage on a sunny day cannot at first see into the garage and, therefore, this is a real safety issue. ***This has not been changed and this safety issue still exists.***

Staff had requested that the applicant furnish a grading plan showing that a future road widening (previous proffer commitment which the applicant is not carrying forward) would not require extensive regrading and alteration to the site. The grading plan dated February 27, 2009, has been reviewed by FCDOT and VDOT. This plan does not show how the trail could be extended and connected to the north at the time of widening without the construction of a retaining wall. This department will not object to the applicant proffering to provide an exhibit at site plan to show how this can be done.

AKR/LAH/lah

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



County of Fairfax, Virginia

MEMORANDUM

DATE: March 5, 2009

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

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

FILE: 3-4 (RZ 80-L-004)

SUBJECT: Transportation Impact, Addendum 4.

REFERENCE: PCA 80-L-004, Loisdale Business Center
Traffic Zone: 1574
Land Identification: 90-4 ((1)) 3

AKR by CAA

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AKR/LAH/lah

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



FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM



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

FROM: Sandy Stallman, Manager 
Park Planning Branch

DATE: October 17, 2008

SUBJECT: PCA 80-L-004, Loisdale Office Park
Tax Map Number(s): 90-4((1)) 3

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated August 8, 2008, for the above referenced application. The Development Plan shows a revised commercial building layout and parking. There are no residential uses proposed.

COMPREHENSIVE PLAN CITATIONS

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition AREA IV Springfield Planning District, Amended through 7-21-2008 S7-Springfield East Community Planning Sector Page 78

4. The planned use of Parcel 90-4((1))3 is public park. If the property is not acquired and develops at its underlying zoning for transitional low-rise office use, the following conditions should be met:

- The provision of a substantial landscaped open space buffer which would mitigate the visual impact on nearby residences to the north;
- The limitation of the low-rise office units to a height which is compatible with nearby existing and planned activity to the north and east; and
- The provision of signs, whose size, character, and location are compatible with and result in no adverse visual impact on nearby residential units.

1. **Resource Protection** (The Policy Plan, Parks and Recreation Objectives 2 & 5, pp. 5-7)

“Objective 2: Protect appropriate land areas in a natural state to ensure preservation of significant and sensitive natural resources.”

“Policy g: Protect parklands from encroachments and minimize adverse human impacts to natural areas.”

“Policy j: Minimize adverse impacts of development on water resources and stream valleys.”

“Policy k: Minimize the effects of storm water outfalls on parkland.”

“Objective 5: Ensure the long term protection, preservation and sustainability of park resources.”

“Policy a: Protect parklands from adverse impacts of off-site development and uses. Specifically, identify impacts from development proposals that may negatively affect parklands and private properties under protective easements and require mitigation and/or restoration measures, as appropriate.”

ANALYSIS AND RECOMMENDATIONS

The applicant has not shown an existing 20’ access easement along the Northern property boundary. No planting or construction should be located within this easement.

As development occurs along Loisdale Road, developing and maintaining non-motorized travel ways will be an important part of traffic management; thus the Park Authority requests the applicant provide the trail along Loisdale Road as required.

Natural Resources Impact:

Field walks of the wooded areas around the applicant’s property in the last several years have revealed the presence of sensitive species especially of native orchids. The applicant should conduct a survey of the property in the early summer to determine the presence or absence of such species and take measures to avoid, minimize and/or mitigate such impacts.

The applicant shows clearing and/or landscaping on a portion of their northern boundary up to the property line with the Park Authority. All clearing and grading from proposed development activity should be outside of the dripline of all trees on the parkland or the common property boundary.

The applicant shows a conceptual landscaping plan with extensive plantings of woody species. The Park Authority recommends that the applicant use species native to Fairfax County, especially given the proximity of the site to parkland. The applicant should not plant any non-native invasive plant species.

The applicant proposes to provide stormwater detention through use of infiltration trenches without under drains. Applicant should provide soil survey data that will allow a determination to be made as to the suitability of these trenches.

Cultural Resources Impact:

Staff recommends that the property be subjected to a tight interval Phase I archeological survey, using a scope of work provided by the Park Authority. If any archeological resources are found by the phase I survey and determined to be potentially significant then a phase II assessment should be done. If any sites are determined by a Phase II to be significant then either they should be avoided or Phase III data recoveries should be performed in accordance with a scope provided by the Park Authority. Any phase III scopes will provide for public interpretation of the results. Draft and final archeological reports produced as a result of Phase I, II and/or III studies should be submitted for approval to the Park authority prior to submittal to DPW&ES.

The applicant should also be made aware that there are specific archeological requirements under Section 106 of the National Historic Preservation Act, which are associated with Federal licensed or funded development. If Section 106 applies then any archeological work under this recommendation should also be coordinated in advance with the Virginia State Historic Preservation Officer (SHPO).

FCPA Reviewer: Pat Rosend
DPZ Coordinator: Kellie Mae Goddard-Sobers

cc: Cindy Walsh, Director, Resource Management Division
Kay Rutledge, Manager, Land Acquisition & Management Branch
Chron Binder
File Copy



FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Design and Construction Services
City Square Building, Suite 400
10640 Page Avenue
Fairfax, Virginia 22030

September 5, 2008

Regina Coyle, Director
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 800
Fairfax, Virginia 22035

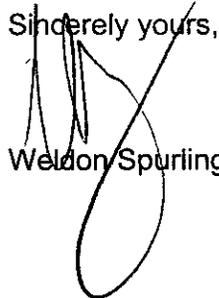
Ladies and Gentlemen:

Re: Below Listed Recently Filed Development Plan Analysis

PCA 80-L-004

This office has reviewed the subject Proffered Condition Amendment and Special Exception Application, and has no comments with respect to school acquisition.

Sincerely yours,



Weldon Spurling, II, PE

WS/vm

cc: Facilities Planning Services, FCPS, (w/attach.)
File



County of Fairfax, Virginia

MEMORANDUM

DATE: September 15, 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 Proffered Condition
Amendment Application PCA 80-L-004

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 1.0 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





County of Fairfax, Virginia

MEMORANDUM

DATE: August 29, 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. PCA80-L-004
Tax Map No. 090-4-/01/ /0003

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 sewerred 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 8 inch line located in street 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.

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

- 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 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 2, 2008

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

Re: PCA 80-L-004
Loisdale Office Park

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. Water is not available from this site. An offsite water main connection will be required. See the enclosed water system map.
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,

A handwritten signature in cursive script that reads "Traci K. Goldberg".

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

Enclosure



County of Fairfax, Virginia

MEMORANDUM

DATE: DEC 12 2008

TO: Kelli-Mae Goddard-Sobers, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Proffer Condition Amendment Application, PCA 80-L-004, Loisdale Road, LLC,
Plan Dated November 24, 2008, LDS Project #2107-ZONA-001-3, Tax Map
#090-4-01-0003, 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 infiltration trenches to provide stormwater detention and Best Management Practice. The applicant states that the soil has been tested in accordance with the Department of Public Works and Environmental Services Letter to Industry #07-04 and trench designs are based on infiltration rates.

Site Outfall

1. Narrative for outfall has been provided.
2. The SWM facilities shall be privately maintained and the owner(s) will be required to execute a stormwater maintenance agreement with the County.

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

QK/dah

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

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



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.

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
DUI/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		