



FAIRFAX COUNTY

APPLICATION FILED: February 13, 1998
APPLICATION AMENDED: March 4, 1998
PLANNING COMMISSION: May 28, 1998
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

May 13, 1998

STAFF REPORT

APPLICATION RZ 1998-SU-009

SULLY DISTRICT

APPLICANT:	Balbir Brar Associates, Inc.
PRESENT ZONING:	PDC, HC, WS - 12.49 Acres C-8, HC, WS - 1 Acre
REQUESTED ZONING:	PDC, HC, WS
PARCEL(S):	46-3 ((1)) 14, 14A
ACREAGE:	13.49 Acres
FAR:	0.30
OPEN SPACE:	30.94%
PLAN MAP:	Fairfax Center Area
PROPOSAL:	Rezone the subject property to allow commercial development including: hotel, office, service station/mini-mart and carwash facilities.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 1998-SU-009 subject to the execution of proffers consistent with those located in Appendix 1.

Staff recommends approval of FDP 1998-SU-009 subject to proposed development conditions consistent with those located in Appendix 2 and subject to the Board of Supervisors' approval of RZ 1998-SU-009.

Staff recommends approval of a modification of the transitional screening requirements and waiver of the barrier requirements along the southern property boundary.

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

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



**REZONING APPLICATION /
RZ 1998-SU-009**

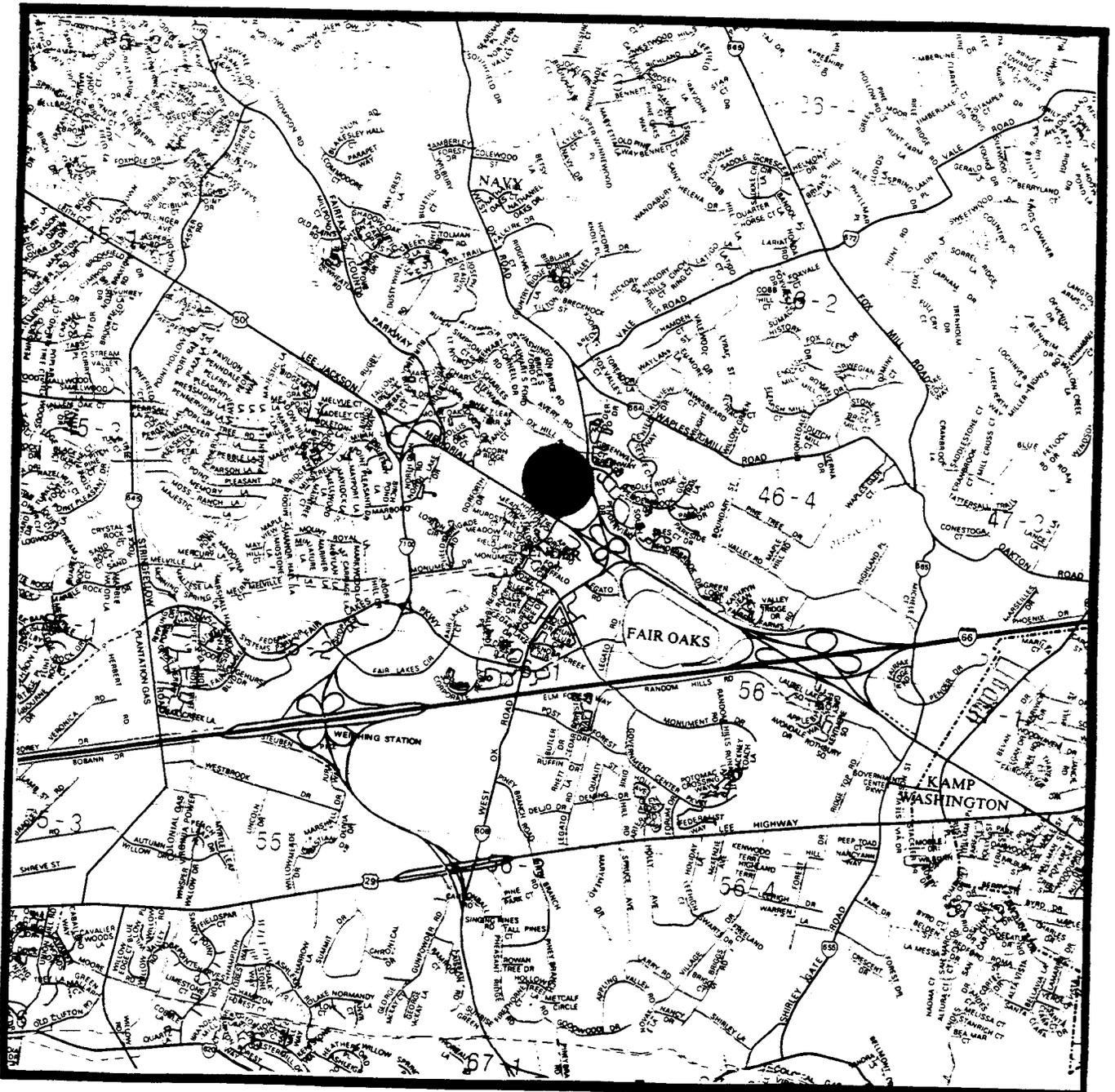
**FINAL DEVELOPMENT PLAN
FDP 1998-SU-009**

FILED 02/13/98

BALBIR BRAR ASSOCIATES, INC.
TO REZONE: 13.49 ACRES OF LAND; DISTRICT - SULLY
PROPOSED: REZONE FROM THE C-8 DISTRICT TO THE PDC TO
PERMIT COMMERCIAL DEVELOPMENT
LOCATED: NORTH SIDE OF LEE JACKSON HIGHWAY, EAST
OF FAIR RIDGE DRIVE
ZONING: C- 8 PDC
TO: PDC
OVERLAY DISTRICT(S): HC WS
MAP REF 046-3- /01/ /0014- ,0014-A

FILED 02/13/98

BALBIR BRAR ASSOCIATES, INC.
FINAL DEVELOPMENT PLAN
PROPOSED: COMMERCIAL DEVELOPMENT
APPROX. 13.49 ACRES OF LAND; DISTRICT - SULLY
LOCATED: NORTH SIDE OF LEE JACKSON HIGHWAY, EAST
OF FAIR RIDGE DRIVE
ZONING: C- 8 PDC
TO: PDC
OVERLAY DISTRICT(S): HC WS
MAP REF 046-3- /01/ /0014- ,0014-A



**REZONING APPLICATION /
RZ 1998-SU-009**

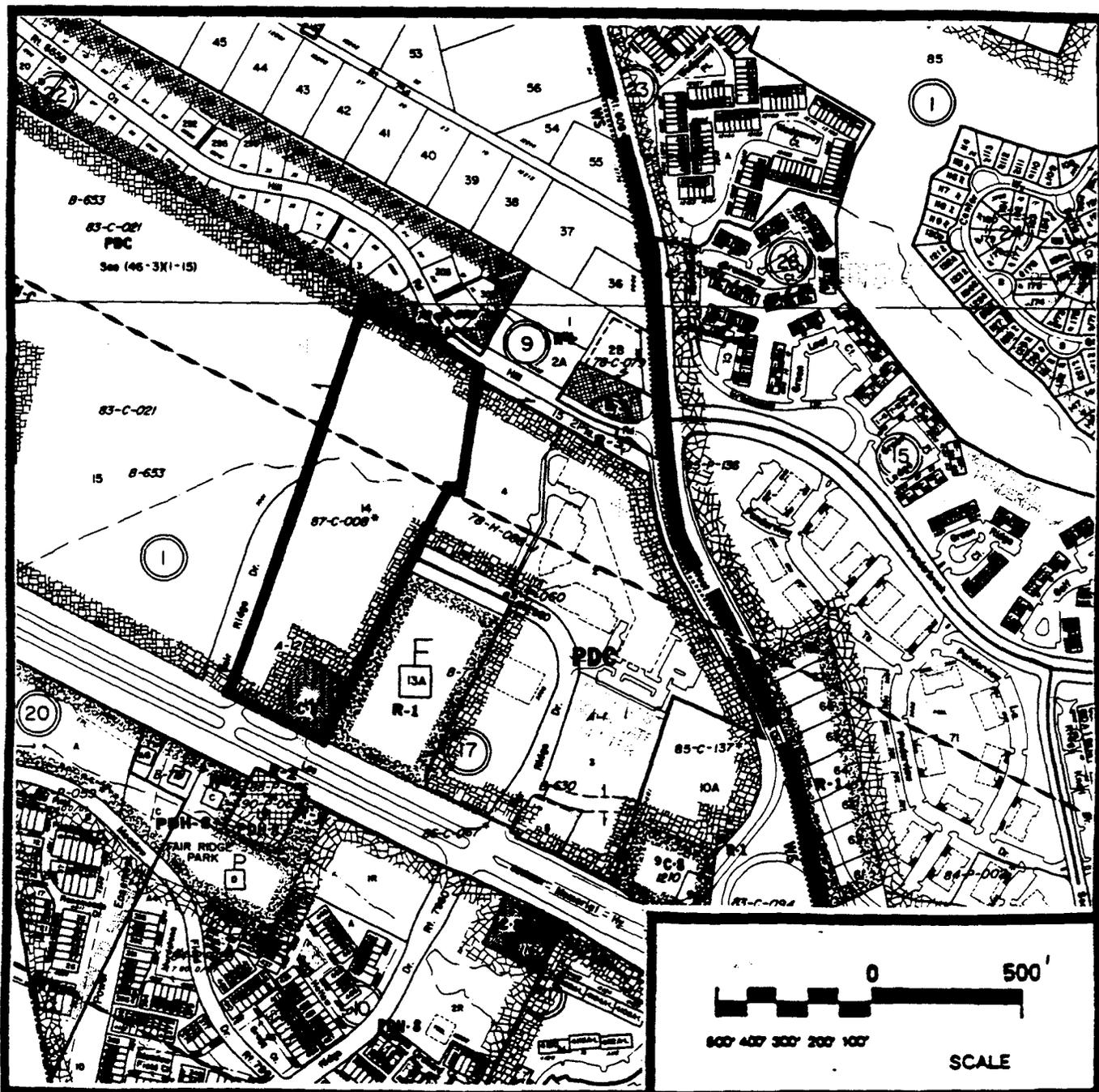
**FINAL DEVELOPMENT PLAN
FDP 1998-SU-009**

FILED 02/13/98

FILED 02/13/98

BALBIR BRAR ASSOCIATES, INC.
 TO REZONE: 13.40 ACRES OF LAND; DISTRICT - SULLY
 PROPOSED: REZONE FROM THE C-8 DISTRICT TO THE PDC TO
 PERMIT COMMERCIAL DEVELOPMENT
 LOCATED: NORTH SIDE OF LEE JACKSON HIGHWAY, EAST
 OF FAIR RIDGE DRIVE
 ZONING: C-8 PDC
 TO: PDC
 OVERLAY DISTRICT(S): HC WS
 MAP REF 046-3- /01/ /0014- ,0014-A

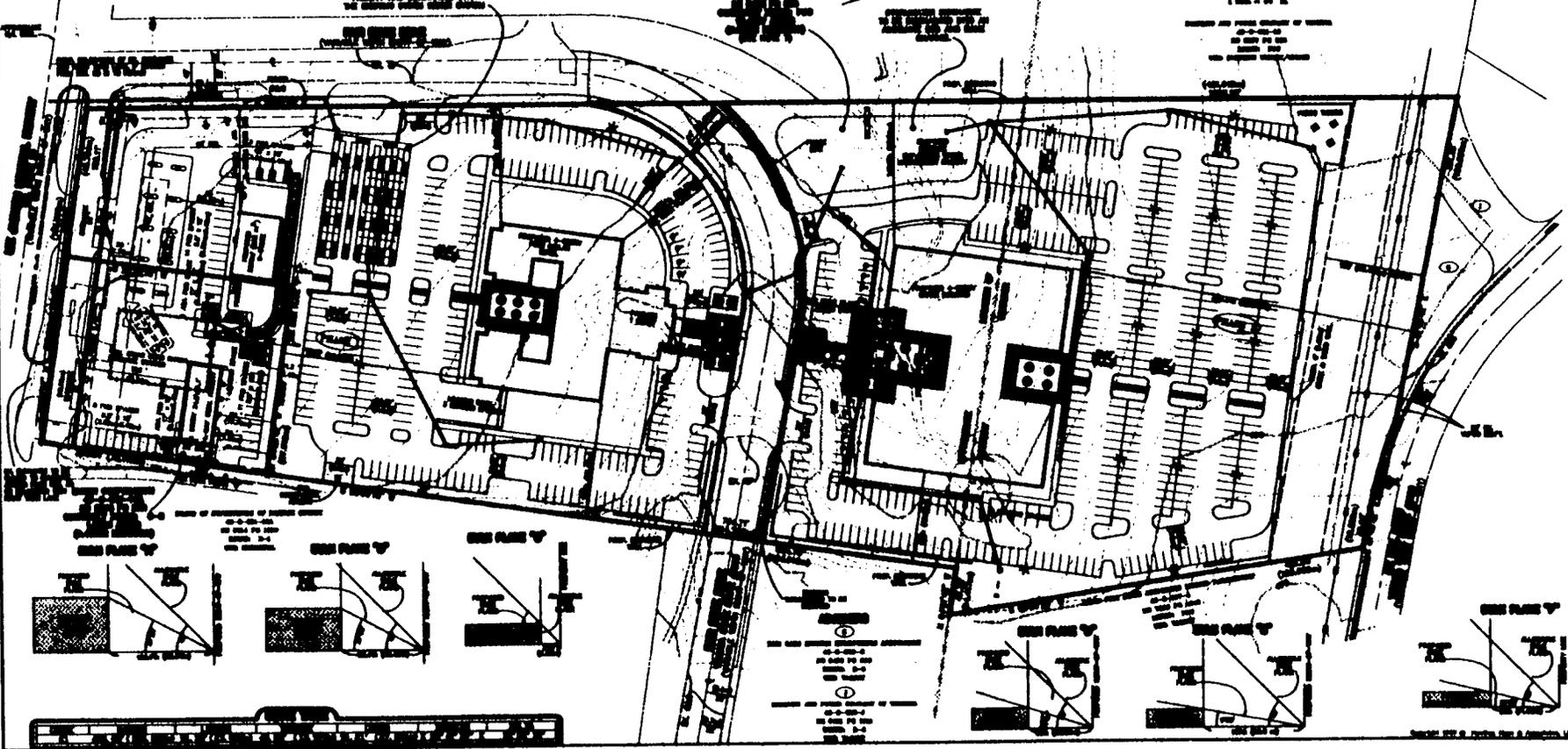
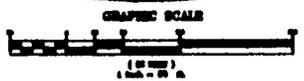
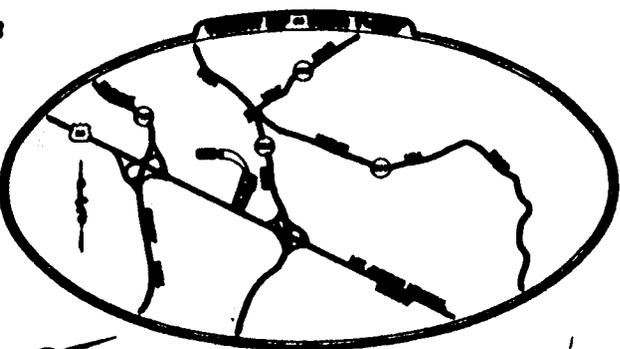
BALBIR BRAR ASSOCIATES, INC.
 FINAL DEVELOPMENT PLAN
 PROPOSED: COMMERCIAL DEVELOPMENT
 APPROX. 13.40 ACRES OF LAND; DISTRICT - SULLY
 LOCATED: NORTH SIDE OF LEE JACKSON HIGHWAY, EAST
 OF FAIR RIDGE DRIVE
 ZONING: C-8 PDC
 TO: PDC
 OVERLAY DISTRICT(S): HC WS
 MAP REF 046-3- /01/ /0014- ,0014-A



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- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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NO.	DESCRIPTION	AMOUNT
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NO.	DESCRIPTION	AMOUNT
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Architect: [Faint text]

DATE: [Faint text]

PROJECT: [Faint text]

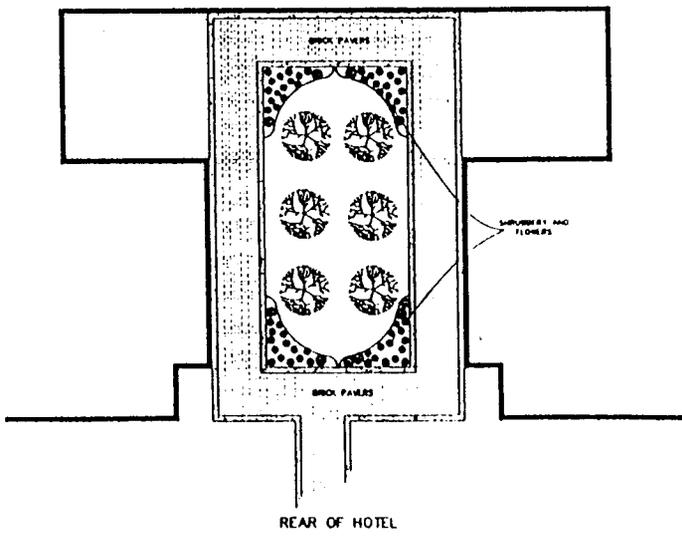
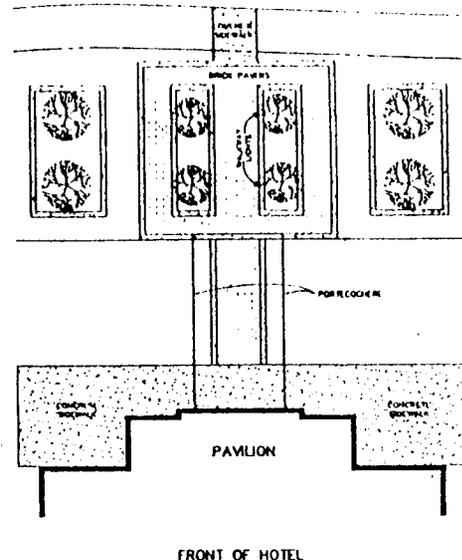
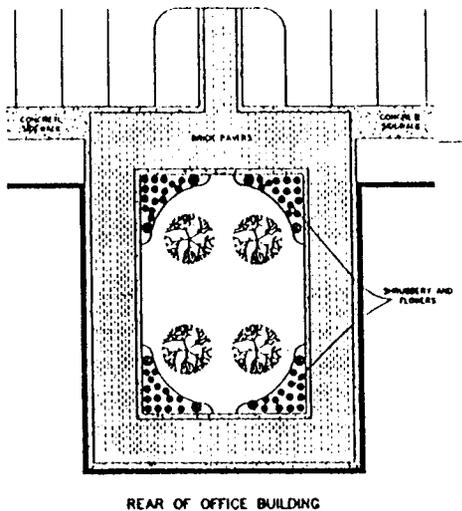
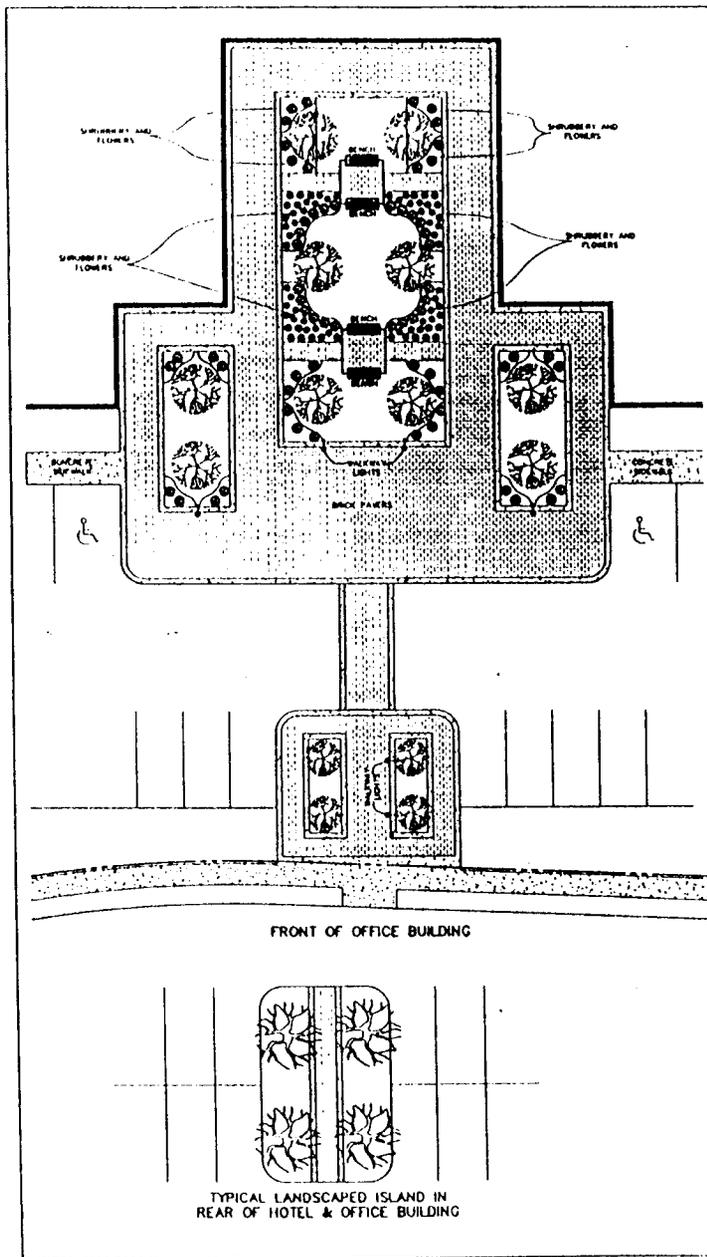
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PLANNING, DESIGN AND CONSTRUCTION

1000 [Faint text]

1000 [Faint text]

DATE: 11-11-88 BY: J. W. HALL, JR. FOR: HALLMARK BANK AND TRUST COMPANY



HALLMARK BANK & TRUST COMPANY, LLC
 HALLMARK BANK & TRUST COMPANY, LLC
 1000 WEST 10TH AVENUE, SUITE 1000
 DENVER, COLORADO 80202
 TEL: 303.733.1111 FAX: 303.733.1111
 WWW.HALLMARKBT.COM



LANDSCAPING AND DETAILS
 OF THE
HALLMARK BANK AND TRUST COMPANY
EXXON CORPORATION
 111 WEST 10TH AVENUE, SUITE 1000
 DENVER, COLORADO 80202

SCALE: 1"=10'
 DATE: 11-13-88
 REVISIONS:

SHEET 3 OF 6
 FILE NO. 4026-FINAL

MAGNUMFORM II SERIES RECTANGULAR CUTOFF LUMINAIRES

The MagnumForm II Series of rectangular cutoff luminaires is designed to provide a uniform, glare-free light distribution. The luminaire is constructed from a high quality, die-cast aluminum housing with a clear, polycarbonate lens. The lens is designed to provide a uniform, glare-free light distribution. The luminaire is available in a variety of sizes and finishes to meet your specific lighting needs.

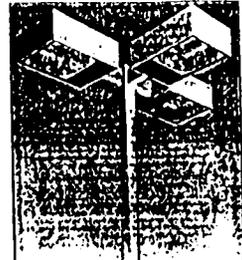
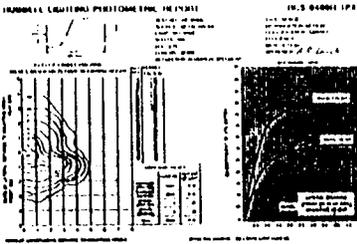


DIMENSIONS

Model	Height (in)	Width (in)	Depth (in)
MA-1	4.5	12.0	4.0
MA-2	6.0	18.0	6.0
MA-3	7.5	24.0	8.0
MA-4	9.0	30.0	10.0

CATALOG LOGIC

Model	Height (in)	Width (in)	Depth (in)
MA-1	4.5	12.0	4.0
MA-2	6.0	18.0	6.0
MA-3	7.5	24.0	8.0
MA-4	9.0	30.0	10.0



INFINITY II Rectangular Cutoff Luminaire

The Infinity II Series of rectangular cutoff luminaires is designed to provide a uniform, glare-free light distribution. The luminaire is constructed from a high quality, die-cast aluminum housing with a clear, polycarbonate lens. The lens is designed to provide a uniform, glare-free light distribution. The luminaire is available in a variety of sizes and finishes to meet your specific lighting needs.

Luminaire Mounting Configuration

1	2	3	4	5	6	7	8	9	10
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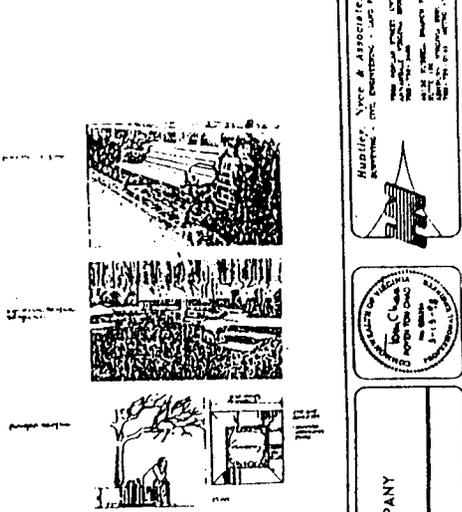
Ordering Information

Model	Height (in)	Width (in)	Depth (in)
PAED	4.5	12.0	4.0
3H	6.0	18.0	6.0
250HPS	7.5	24.0	8.0
120	9.0	30.0	10.0
BRP	10.5	36.0	12.0
HS	12.0	42.0	14.0

PAED - 3H - 250HPS - 120 - BRP - HS

Ordering Information

Model	Height (in)	Width (in)	Depth (in)
PAED	4.5	12.0	4.0
3H	6.0	18.0	6.0
250HPS	7.5	24.0	8.0
120	9.0	30.0	10.0
BRP	10.5	36.0	12.0
HS	12.0	42.0	14.0

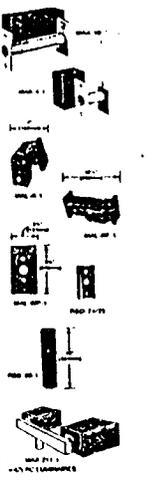


ORDERING INFORMATION

Model	Height (in)	Width (in)	Depth (in)
MA-1	4.5	12.0	4.0
MA-2	6.0	18.0	6.0
MA-3	7.5	24.0	8.0
MA-4	9.0	30.0	10.0

MOUNTING ARMS, ADAPTERS AND TENSION FITTERS

Model	Height (in)	Width (in)	Depth (in)
MA-1	4.5	12.0	4.0
MA-2	6.0	18.0	6.0
MA-3	7.5	24.0	8.0
MA-4	9.0	30.0	10.0



Square Straight Steel Poles

SSP/SSC Series
 1. Square straight steel pole
 2. Square straight steel pole
 3. Square straight steel pole
 4. Square straight steel pole

ORDERING INFORMATION SSP Series

Model	Height (in)	Width (in)	Depth (in)
SSP-1	10	4	4
SSP-2	15	6	6
SSP-3	20	8	8
SSP-4	25	10	10

ORDERING INFORMATION SSC Series

Model	Height (in)	Width (in)	Depth (in)
SSC-1	10	4	4
SSC-2	15	6	6
SSC-3	20	8	8
SSC-4	25	10	10

Architectural Floodlighting Poles

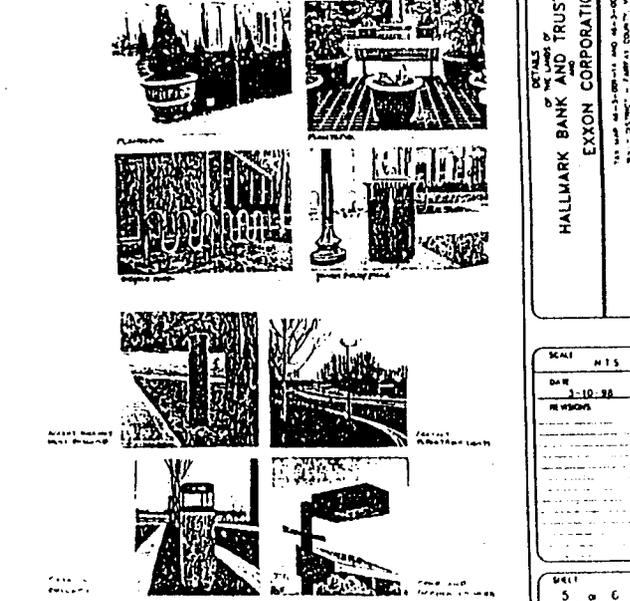
Architectural Floodlighting Poles
 1. Architectural Floodlighting Pole
 2. Architectural Floodlighting Pole
 3. Architectural Floodlighting Pole
 4. Architectural Floodlighting Pole

ORDERING INFORMATION AFP Series

Model	Height (in)	Width (in)	Depth (in)
AFP-1	10	4	4
AFP-2	15	6	6
AFP-3	20	8	8
AFP-4	25	10	10

ORDERING INFORMATION AFP Series

Model	Height (in)	Width (in)	Depth (in)
AFP-1	10	4	4
AFP-2	15	6	6
AFP-3	20	8	8
AFP-4	25	10	10



HALLMARK BANK AND TRUST COMPANY
 EXXON CORPORATION



HALLMARK BANK AND TRUST COMPANY
 EXXON CORPORATION

SCALE 1/8" = 1'-0"

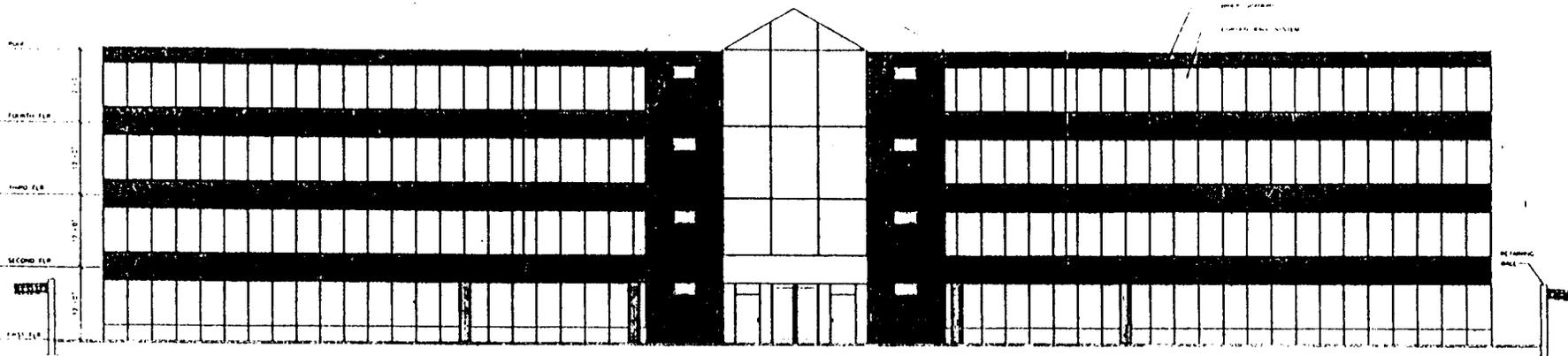
DATE 1-10-98

REVISIONS

SHEET 5 of 6

FIG. 01

4020 (REV)



PROPOSED FRONT ELEVATION
FAIR RIDGE OFFICE BUILDING



FAIR RIDGE OFFICE BUILDING

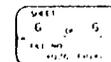


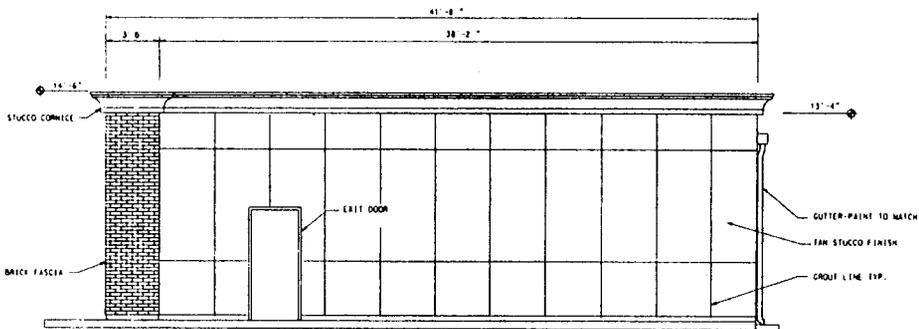
HILTON GARDEN HOTEL



FAIRFAX HILTON GARDEN INN

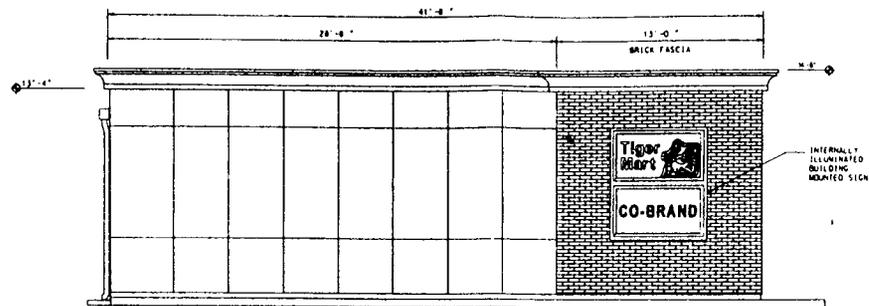
ELEVATION
SCALE: 1/8" = 1'-0"
MARCH 15, 1998





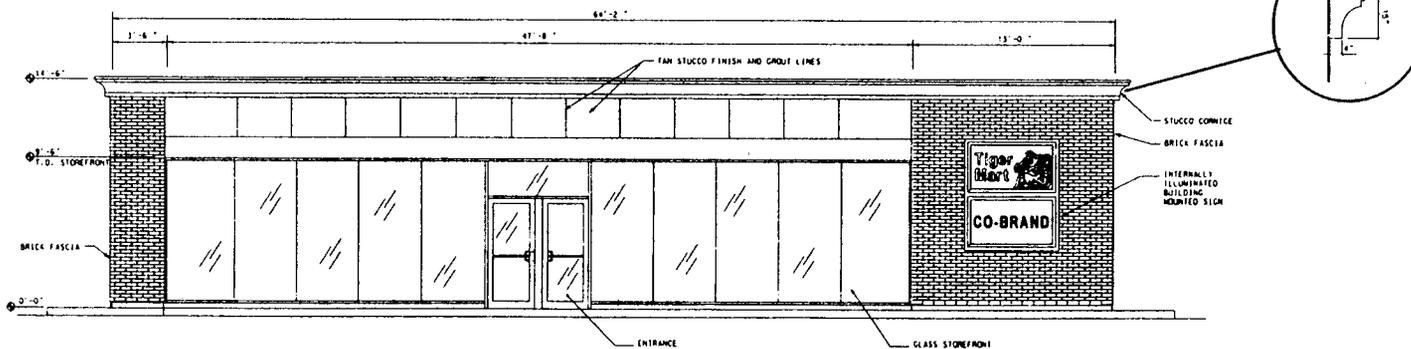
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

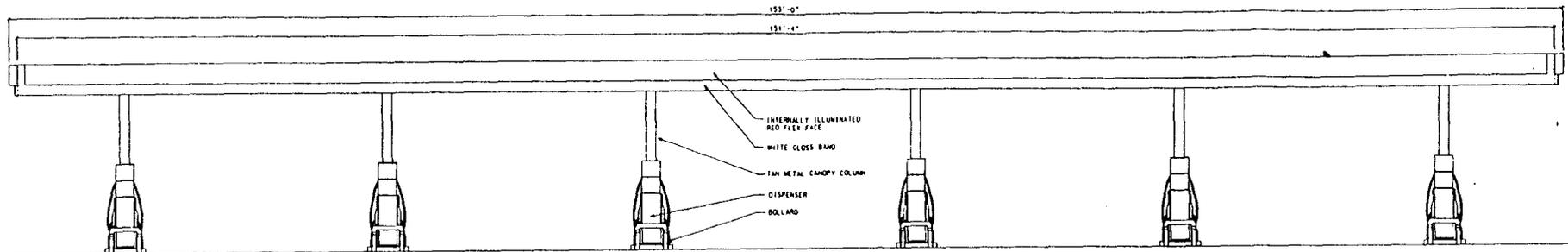
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CHECKED BY:	QUALITY CONTROL ENGINEER	DATE:	
Date:	Revisions	By:	Chk By:

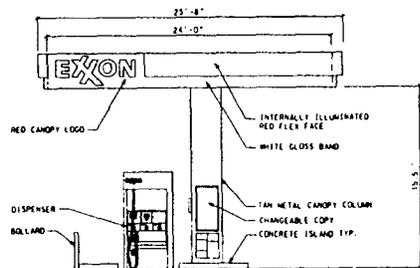
EXXON COMPANY, U.S.A.
 A DIVISION OF EXXON CORPORATION
CONCEPTUAL ELEVATIONS
 EXXON STATION 2-0799
 FAIR RIDGE DRIVE & LEE JACKSON MEMORIAL - 81' 2 1/2" SD
 CENNERVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

8505-C Sudley Road
 Manassas, VA 20110-3811
 Tel: (703) 330-3656
 Fax: (703) 330-9052
 E-Mail: planroom@exxon.com

Proj No:	2-0799
Scale:	1/4" = 1'-0"
Date:	MARCH 20, 1998
County No:	
Designed By:	Planner
Checked By:	MC
Detailed By:	0799510H
Created By:	MC
Scale:	3/8"
Sheet:	7 of 10



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



SIDE ELEVATION
SCALE: 3/16" = 1'-0"

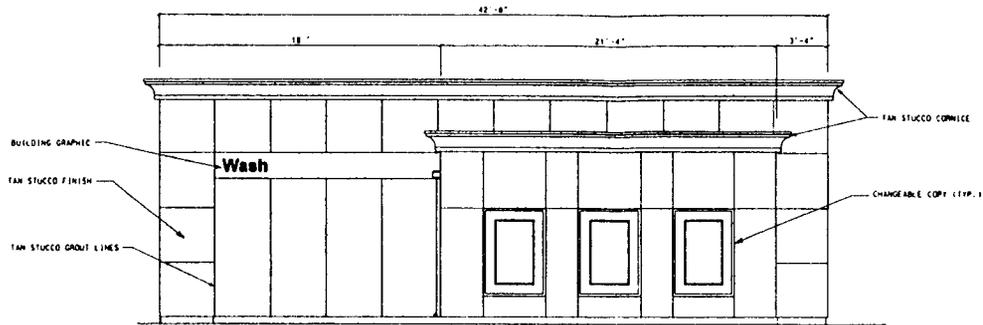
CHECKED BY:	QUALITY CONTROL ENGINEER	DATE:	
Date:	Revisions	By:	Crk By:

EXXON COMPANY, U.S.A.
A DIVISION OF EXXON CORPORATION Fuel, Energy & Engineering

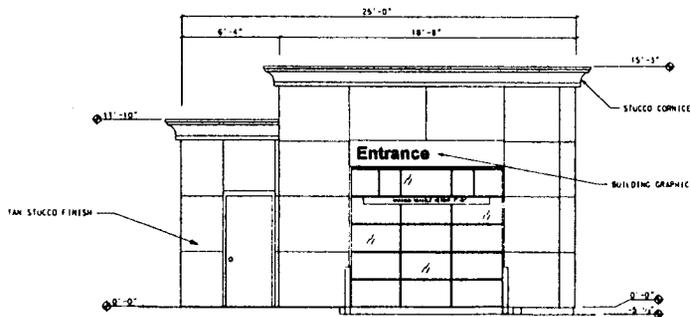
CONCEPTUAL ELEVATIONS
EXXON STATION 2-0199
FAIR RIDGE DRIVE & I-66 JACKSON MEMORIAL HWY RYE SO
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

6506-C Sudley Road
Manassas, VA 20110-3811
Tel: (703) 330-0954
Fax: (703) 335-9082
E-Mail: planproc@exxon.com

File No: 2-0199
Scale: 3/16" = 1'-0"
Date: MARCH 20, 1998
County No:
Designed By: JWC
Checked By: JWC
Drawn By: JWC
E-Checked By: JWC
8 of 10



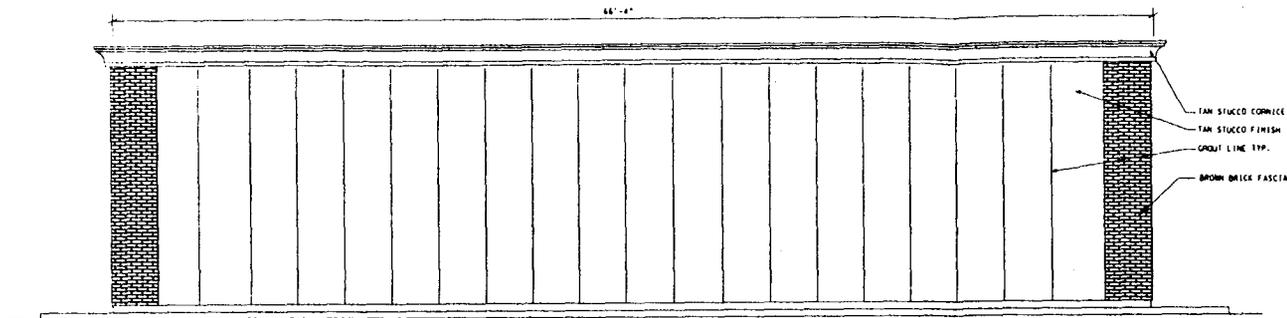
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



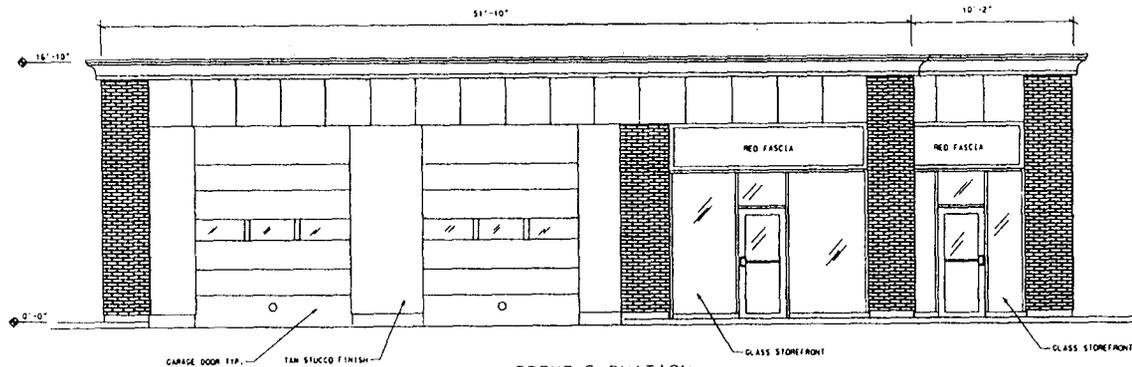
SIDE ELEVATION
SCALE: 1/4" = 1'-0"

CHECKED BY:	DATE:
QUALITY CONTROL ENGINEER	
Date:	Revisions
	By: Ctk By:

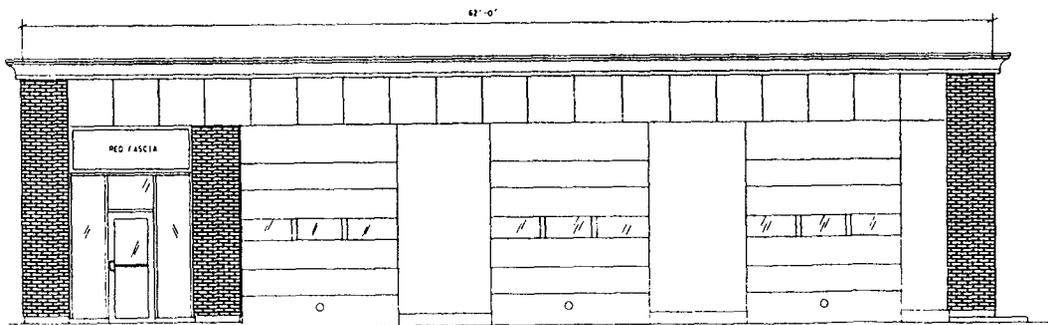
EXXON COMPANY, U.S.A.		Proj No:	2-0199
A DIVISION OF EDISON CORPORATION		Field Office & Engineering	Scale:
CONCEPTUAL ELEVATIONS			
EXXON STATION 2-0199		Date:	MARCH 23, 1998
FAIR RIDGE DRIVE & LEE JACKSON MEMORIAL HWY RTE 50		County No:	
LINTERVILLE DISTRICT			
FAIRFAX COUNTY, VIRGINIA			
	Engineers	Designed By:	Planned:
	Planners	Drafted By:	0199CAP485-
	Permit Consultants	Checked By:	0199
8566-C Sudley Road Manassas, VA 20110-3811		Tel: (703) 330-0664	
Fax: (703) 330-0052		E-Mail: plan@exxon.com	



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

CHECKED BY:	QUALITY CONTROL ENGINEER	DATE:	
DATE:		REVISIONS	BY: CHK BY:

EXXON COMPANY, U.S.A.
A DIVISION OF EXXON CORPORATION Real Estate & Engineering

CONCEPTUAL ELEVATIONS

EXXON STATION 2-0789
FAIR RIDGE DRIVE & I-66 JACKSON MEMORIAL HWY RTE 50
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PH No: 7-0199
Scale: 1/4" = 1'-0"
Date: MARCH 20, 1999
County No:

Designed By: [Signature]
Checked By: [Signature]
Drawn By: [Signature]

The Plan Source
Engineers
Planners
Permit Consultants

8586-C Suckley Road
Manassas, VA 20110-3811
Tel: (703) 330-0864
Fax: (703) 335-9082
E-Mail: planers@planers.com

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

DESCRIPTION OF THE APPLICATION

The applicant, Balbir Brar Associates, Inc., requests approval to rezone 12.49 acres from the PDC District and 1 acre from the C-8 District to the PDC District (Planned Development Commercial) to permit development of a 150 unit hotel and a four story office building on the northern portion of the property which is zoned PDC and redevelopment of the existing service station on the southern portion of the property, which is zoned C-8, with a service station/mini-mart including 4 service bays and a car wash. The application proposes an overall FAR of 0.30. The applicant is requesting approval of a combined Conceptual/Final Development Plan (CDP/FDP). The property is currently approved for development of a mixture of office, hotel and service station uses and lies within the Highway Corridor Overlay District and the Water Supply Protection Overlay District.

Waivers and Modifications

Modification of the transitional screening requirement and waiver of the barrier requirement along the southern boundary.

LOCATION AND CHARACTER

Site Description:

The site is located on the north side of Lee Jackson Memorial Highway (Route 50) west of the interchange with West Ox Road. The southeastern portion of the site, zoned C-8, is developed with an existing service station, while the remaining 12.49 acres, zoned PDC, are vacant. The northern third of the property is heavily wooded.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Single family residential	R-3	Residential, 2-3 du/ac
South	Route 50 and townhouse development	PDH-8	Residential, 5-8 du/ac

SURROUNDING AREA DESCRIPTION			
East	Mixed use (office/hotel) fire station/police station	PDC	Fairfax Center Office/Mix
West	Office	PDC	Fairfax Center Office

BACKGROUND

Site History:

Application	Date	Use	Action
RZ 87-C-008	01/11/88	office/hotel	BOS Approved ¹

1. On January 11, 1988, the Board of Supervisors approved RZ 87-C-008 which rezoned 12.49 acres from the R-1 (Residential) District and C-8 (Highway Commercial) District to the PDC (Planned Development Commercial) District. This rezoning involved the northern portion of the subject property but did not include the southeastern one acre which is currently zoned C-8. The Board also approved a Conceptual Development Plan which showed two office buildings with a total square footage of 128,800 and an 82,498 square foot hotel on the subject property. See Appendix 5 for a copy of the accepted proffers and Appendix 6 for a reduction of the approved Conceptual Development Plan.

COMPREHENSIVE PLAN PROVISIONS (Appendix 8)

Plan Area: Area III

Planning Sector: Fairfax Center - Subunit A6

Plan Map: Fairfax Center

Land Use Summary Chart: Baseline Level - Residential 2 du/ac
Intermediate Level - Office at 0.15 FAR
Overlay Level - Office at 0.25 FAR

The Comprehensive Plan map shows that the property is located in the Fairfax Center Area. The following text is provided in the Comprehensive Plan for this area:

"Sub-unit A6

This sub-unit is planned for low intensity office use at 0.25 FAR at the overlay level. The area to the north along the south side of Ox Hill Road is planned for residential use at 2-3 dwelling units per acre.

Tax Map 46-3 ((1)) 14A contains an existing service station, a community-oriented use. Modernization and/or reconstruction of this service station may occur on Parcel 14A and Tax Map 46-3 ((1)) 14 between Parcel 14A and Fair Ridge Drive provided that the existing amount of gross floor area is not increased and at least four service bays are retained. A mini-mart and/or car wash could also be included, as long as the entire complex does not exceed the existing gross floor area."

ANALYSIS

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

Title of CDP/FDP: "Hallmark Bank and Trust Company and Exxon Corporation" (Sheets 1-6)
"Exxon Company, USA" (Sheets 7-10)

Prepared By: Huntley, Nyce and Associates, LTD. (Sheets 1-6)
The Plan Source (Sheets 7-10)

Original and Revision Dates: July 28, 1998 as revised through
April 10, 1998 (Sheet 1)
July 28, 1998 as revised through
May 5, 1998 (Sheet 2)
January 13, 1998 (Sheet 3)
January 12, 1998 as revised through
March 11, 1998 (Sheet 4)
March 10, 1998 (Sheet 5)
March 5, 1998 (Sheet 6)
March 20, 1998 (Sheets 7-10)

The combined Conceptual Development Plan/Final Development Plan consists of 10 sheets.

- Sheet 1 - Conceptual Plan (Amendment)/Final Development Plan
- Sheet 2 - Final Development Plan (Landscaping)
- Sheet 3 - Landscaping and Details
- Sheet 4 - Sign and Fence Details
- Sheet 5 - Lighting and Street Furniture Details
- Sheet 6 - Office and Hotel Elevations
- Sheet 7-10 - Exxon Station Elevations

The following table depicts the proposed uses on the CDP/FDP:

	Hotel	Office	Service Station	Quick Service Food Store	Car Wash
GSF	75,556	97,200	2,800	2,500	928
Height	55 feet	42 feet	14.5 feet	14.5 feet	14.5 feet
Stories	4	4	1	1	1
Parking	256 spaces	423 spaces	38 spaces	17 spaces	10 stacking spaces

The following table depicts a comparison of the approved plan with the proposed application:

	Acreage	Uses	FAR	Gross Square Footage	Open Space	Parking
Approved CDP (RZ 87-C-008)	12.49 Acres	Hotel, Office	0.33	211,298	36%	690 spaces
Proposed CDP/FDP	13.49 Acres	Hotel, Office, Service Station/ Mini-mart, Carwash	0.30	178,984	31%	717 spaces

Features included on the CDP/FDP include:

- The extension of Fair Ridge Drive curving from the east property line to Route 50.
- A four-bay, 2,800 square foot service station with access off Route 50 and Fair Ridge Drive on the southern portion of the property. A note on the plan states that the existing entrance to Route 50 is to be closed to eliminate access to Route 50, or relocated to the west with a right turn lane.
- A 2,500 square foot mini-mart building and a 928 square foot car wash building are located west of, and associated with, the service station building.
- A 4-story, 150 unit hotel located north of the service station/mini-mart. The hotel has access off Fair Ridge Drive and is oriented to the north.
- A 4-story, 97,200 square foot office building oriented to the south with access off Fair Ridge Drive, in the northern section of the property.
- The Floor Area Ratio (FAR) for the entire property is proposed at 0.30 with 30.94% of the site to remain in open space.
- A dry stormwater management pond is proposed west of the office building and underground detention is proposed north of the service station/mini-mart.
- Landscaping is depicted throughout the site with a 100 foot wide tree preservation buffer located along the northern property line adjacent to the residential area.
- Pedestrian plazas are located within the courtyards of the hotel and office buildings and in front of both buildings.
- 717 surface parking spaces are located throughout the site.

Transportation Analysis (Appendix 8)

Issues identified with previous versions of the development plan have been addressed with the current submission.

Environmental Analysis (Appendix 9)**Issue: Stormwater Management**

The development plan depicts an increase in the amount of impervious surface from what was shown on the Conceptual Development Plan approved in 1987. It is recommended that the applicant consider reducing the amount of impervious surface proposed for the development by minimizing the land area which is currently proposed for parking by putting in structured parking. In addition, a headwater wetland feature is situated in the general area where the surface stormwater detention basin is depicted on the western edge of the subject property. Given the fact that the current proposed location of the stormwater facility is a densely vegetated, environmentally sensitive feature, disturbance of this feature should be avoided. The applicant is encouraged to work with DEM to explore possible stormwater management alternatives on the northern portion of the site in a manner which is not excessively land consumptive.

Resolution:

The applicant is encouraged to consider either a reduction of the number of parking spaces associated with the office building or installation of a level of structured parking in order to reduce the amount of impervious surface on the subject property. In addition, a proposed development condition requires the applicant to work with DEM to explore possible stormwater management alternatives and locations on the northern portion of the site to avoid disturbance of the headwater wetland feature located in the area.

Issue: Tree Preservation

The northern portion of the property is heavily wooded. The proffers state that a tree preservation plan will be submitted at the time of site plan submission. The proposed landscape plan for the proposed development shows a 100 foot wide strip of tree preservation area along the northern boundary of the site adjacent to the residential area; however, the remaining portion of the property is proposed to be cleared. The applicant is encouraged to preserve more of the existing tree cover throughout the remainder of the site.

Resolution

The applicant has provided a proffer that commits to coordination with the Urban Forestry Branch of DEM to maximize the preservation of trees on site. A proposed development condition requires the applicant to coordinate with the Urban Forestry Branch to locate areas appropriate for tree preservation throughout the site.

Public Facilities Analysis (Appendices 10-13)**Sanitary Sewer Analysis (Appendix 10)**

The application property is located in the Cub Run watershed and will be sewered into the Upper Occoquan Sewer Authority Treatment Plant. The analysis indicates that adequate sanitary sewer service is available to meet the application requirements.

Water Service Analysis (Appendix 11)

The application property is located in an area that is served by the Fairfax County Water Authority. The Water Authority has indicated that adequate water service is available to the site.

Fire and Rescue Analysis (Appendix 12)

The application property is serviced by the Fair Oaks Fire and Rescue Station and meets fire protection guidelines.

Park Authority (Appendix 13)

The analysis indicates that there is no adverse impact with the application.

Land Use Analysis (Appendix 7)

The northern portion of the site is currently approved for two 3-story office buildings set in a plaza with special landscaping, paving, benches, tree wells, lighting and a fountain. A 4-story hotel is approved south of the office building.

Special paving for pedestrian connections between the two locations, an interior courtyard in the hotel and fountain near the hotel's entrance, and commitments to design details in the proffers comprise an extensive development package. The approved development did not include the site of the existing service station. The western half of the site frontage was planned as a landscaped area approximately 60 feet wide.

The current application retains the office and hotel uses that were previously approved. The previously approved intensity, at 0.33 FAR, exceeded the site specific Plan recommendation but was apparently justified at the time of approval by the existence of some commercial zoning on the site. The current application decreases the intensity to 0.30 FAR which is closer to the intensity of the Plan recommendation. The revised development plan also shows plazas, focal areas with seating, and paved pedestrian linkages that provide high quality site and landscape design.

Issue: Architecture

Integration and high quality design are requirements to develop at the overlay level as this application requests. The revised development plan depicts architectural schematics which show architectural details for the proposed hotel, office and service station structures. Integration of the design of the service station with the rest of the project would be improved if it is designed with a pitched roof which would reflect a design detail of the proposed hotel to the north.

Resolution

A proposed development condition requires the structures associated with the Exxon station, including the service station/mini-mart, car wash and gas pump canopy, to be designed with pitched roofs to reflect the design of the proposed hotel.

Issue: Lighting and signage

The applicant should provide a comprehensive sign and lighting plan for the whole site, including the service station. A monument sign would be more appropriate than the pole sign proposed for the service station.

Resolution:

Proposed development conditions require that lighting for the Exxon station be consistent with the design details shown for the rest of the site, and that no pole signs be permitted on the site.

Fairfax Center Checklist Analysis (Appendix 14)

The Fairfax Center Checklist is a tool utilized by staff in evaluating a zoning application for conformance with the Comprehensive Plan. There are transportation, environmental, site design, land use and public facilities elements on the Checklist.

In order to justify the Overlay Level, the application must satisfy all applicable basic elements; all major transportation elements; all essential elements; and three-fourths of the applicable minor elements and one-half of the major elements. With the proffers and development conditions, the proposal will justify development at the Overlay Level.

ZONING ORDINANCE PROVISIONS (Appendix 15)**PDC Zoning Ordinance Requirements:**

General Standards for all Planned Developments (Sect. 16-101)

Design Standards for all Planned Developments (Sect. 16-102)

The applicant requests a rezoning to the Planned Development Commercial District (PDC) and approval of a CDP/FDP. The PDC District is designed to accommodate preferred high density land uses which could produce detrimental effects on neighboring properties if not strictly controlled as to location and design. The district regulations are designed to insure high standards in the layout, design, and construction of commercial developments, and to otherwise implement the stated purpose and intent of the Zoning Ordinance. Staff believes that, with incorporation of the proposed development conditions, the application would achieve the stated standards of layout, design and construction of commercial developments and would meet the objectives of the PDC District.

The General Standards for Planned Developments are cited in Section 16-101 of the Zoning Ordinance. The first General Standard requires the planned development to substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. The Comprehensive Plan recommends development of this site with office and service station uses at the Overlay Level; staff believes that the proposal is in harmony with the intent of the Comprehensive Plan and the application meets the first General Standard.

The second General Standard states that the planned development be designed to achieve the stated purpose and intent of the planned development district more than would development under a conventional district. In staff's opinion, the uses proposed are listed as permitted principal uses in the PDC District. Design elements include lighting, signage and architectural details that complement the design elements of the neighboring office developments. Therefore, in staff's opinion, the proposed application meets the second General Standard.

The third General Standard states that the planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural land features, such as trees, streams and topographic features. With the submitted proffer to maximize tree preservation and incorporation of the proposed development condition to coordinate with the Urban Forestry Branch of DEM to locate additional tree preservation areas throughout the site, staff believes the application meets the third General Standard.

The fourth General Standard states that the planned development shall be designed to prevent substantial injury to the use and value of surrounding property. The proposed offices and hotel use are adjacent to office uses to the east and Route 50 to the south. The applicant has submitted proffers and made design commitments on the CDP/FDP to integrate the development with the office development to the east and west. With the proffers and incorporation of the proposed development conditions, staff believes the application meets the fourth General Standard.

The fifth General Standard states that the planned development shall be located in an area in which transportation, police and fire protection, and other public facilities and utilities are or will be available. As stated above, adequate public facilities are available for the application property; therefore, staff believes the fifth General Standard has been met.

The sixth General Standard states that the planned development shall provide for coordinated linkages among internal facilities as well as connections to major external facilities at a scale appropriate to the development. The CDP/FDP show interparcel connection between the subject property and the office development to the east and west via the extension of Fair Ridge Drive. In addition, the applicants have provided proffers which commit to a traffic signal at the intersection of Route 50 and Fair Ridge Drive and a contribution to the Fairfax Center Area Road fund.

The Design Standards contained in Section 16-102 of the Zoning Ordinance require, in Paragraph 1, that at the peripheral lot lines, the bulk regulations of the proposed development and landscaping and screening provisions generally conform with the provisions of the most comparable conventional zoning district. Paragraph 2 addresses parking and open space requirements. Paragraph 3 stipulates that streets and driveways should generally conform to applicable County regulations and standards, and that a network of trails and sidewalks be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes and mass transportation facilities.

For the purpose of evaluation, it is noted that the proposed development is most comparable to the C-7 (Regional Retail Commercial) District Standards. Yard requirements for that district require a 45 degree angle of bulk plane for the front yard, but not less than 40 feet, and a rear yard of 20 feet. The proposed plan indicates that the front yard setback for the service station would be 106 feet from Route 50, 65 feet for the hotel from Fair Ridge Drive and 83 feet for the office building from Fair Ridge Drive. In staff's evaluation, the setbacks are comparable to the bulk regulations of the C-7 District.

The CDP/FDP is noted to provide a total of 717 parking spaces on the site which is in accordance with the Zoning Ordinance requirements. Open space is provided as shown on the CDP/FDP in an amount equal to 30.94% of the parcel, which exceeds ordinance requirements for the PDC District of 15%. Staff believes that the provisions of Paragraph 2 are met.

Internal sidewalks are shown for both the hotel and office developments. Staff believes that the provisions of Paragraph 3 are met.

Waivers and Modifications

Transitional screening Type 2 (35 feet in width) and a barrier are required along the Route 50 and Ox Hill Road property boundaries adjacent to single family residential areas. The applicant is requesting a waiver of the barrier requirement and a modification of the transitional screening requirement along the property line adjacent to Route 50. Staff supports the waiver of the barrier under the provisions of Par. 12 of Sect. 13-304 in that the topography between this site and that on the south side of Route 50 would make a barrier ineffective. Staff supports the modification of the transitional screening under the provisions of Par. 3 of Sect. 13-304 in that landscaping is provided between the service drive and the building to minimize any adverse impact of this use. Transitional Screening 2 and a barrier are provided adjacent to Ox Hill Road and the residential properties to the north.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicants request a rezoning to the Planned Commercial District and approval of a CDP/FDP to construct a service station/mini-mart, car wash, hotel and office building on a 13.49 acre site. In staff's analysis, the proposed use is consistent with plan language recommending office and service station uses on the site. In staff's evaluation, with incorporation of the proposed development conditions, the application meets the general standards for the PDC District as outlined in Section 16-101 of the Zoning Ordinance, and meets the design standards contained in 16-102 of the Zoning Ordinance.

Recommendation

Staff recommends approval of RZ 1998-SU-009 subject to the execution of proffers consistent with those in Appendix 1 of the staff report.

Staff recommends approval of FDPA 1998-SU-009 subject to the Board of Supervisor's approval of RZ 1998-SU-009 and subject to the proposed development conditions in Appendix 2.

Staff recommends approval of a modification of the transitional screening requirements and a waiver of the barrier requirements along the southern property line.

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

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

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions for FDPA 88-S-097-1
3. Affidavit
4. Statement of Justification
5. Accepted proffers for RZ 87-C-008
6. Reduction of CDP 87-C-008
7. Plan Citations and Land Use Analysis
8. Transportation Analysis
9. Environmental Analysis
10. Sanitary Sewer Analysis
11. Water Service Analysis
12. Fire and Rescue Analysis
13. Park Authority Analysis
14. Fairfax Center Checklist Analysis
15. Applicable Zoning Ordinance Provisions
16. Glossary of Terms

APPENDIX 1

PROFFERS**BALBIR BRAR ASSOCIATES, INC.****RZ 1998-SU-009****April 28, 1998**

Pursuant to Section 15.2-2303(A), of the Code of Virginia, 1950 as amended, the Applicant and their owners for themselves, their successors and assigns (hereinafter referred to as the "Applicant") in this RZ 1998-SU-009, filed for property identified as Fairfax County tax map 46-3 ((1)) 14 and 14A (hereinafter referred to as the "Application Property"), proffers the following, provided that the Board of Supervisors approved a rezoning of the Application Property to the PDC District. In the event that this application is approved, any previous proffers for the Application Property are hereby deemed null and void for the Application Property and hereafter shall have no effect on the Application Property.

1. DEVELOPMENT PLAN -

Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan ("CDP/FDP") prepared by Huntley, Nyce & Associates consisting of 6 sheets dated March 12, 1998.

2. FINAL DEVELOPMENT PLAN AMENDMENT -

Notwithstanding that the CDP/FDP is presented on 6 sheets and said CDP/FDP is the subject of proffer 1 above, it shall be understood that the CDP shall be the entire plan shown on sheets 1 and 2 relative to the points of access, uses, FAR, building height, amount of open space, location of common open space areas and buffers, and limits of clearing and grading. The Applicant has the option to request a final development plan amendment ("FDPA") for elements other than CDP elements from the Planning Commission for all or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if in conformance with the approved CDP and proffers.

3. MINOR DEVIATIONS -

Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDP/FDP without requiring the

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approval of an amended FDP provided such changes are in substantial conformance with the FDP as determined by the Zoning Administrator, agents or assigns and neither increase the floor area ratio nor decrease the following: amount of open space; the amount of parking; the amount tree preservation; the locations of common open spaces areas; or distances to peripheral lot lines.

4. **PERMITTED USES -**

The following list of permitted uses is shown on the CDP/FDP:

- a. Offices in a building consisting of approximately 97,200 gross square feet.
- b. Hotel in a building consisting of approximately 75,556 gross square feet.
- c. Service station/mini-mart, car wash.

5. **DESIGN FEATURES -**

Design elements within the Application Property shall include the following:

- a. Special brick paving, planters, and lighting, all as generally shown on sheets 3, 4 and 5 of the CDP/FDP.
- b. The hotel, office and service station/mini-mart shall use similar landscaping and exterior facade materials such as brick and/or stucco to ensure a coordinated development and unified landscape treatments.
- c. The architectural elevations of the office building, hotel building and service station/mini-mart shall be in substantial conformance with that shown on sheets 6 and 7 of the CDP/FDP.
- d. A plaza shall be provided in substantial conformance with that shown on the CDP/FDP.
- e. A free-standing, monument style entrance sign shall be provided as shown on sheet 4 of the CDP/FDP. The base materials shall consist of brick matching the buildings' brick.

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- f. Landscaping design and materials shall be coordinated with the landscaping of the office development located immediately east of the Application Property.

6. TRANSPORTATION -

- a. The Applicant shall contribute at time of site plan approval to Fairfax County for off-site roadway projects in conformance with the amount called for by application of the "Fairfax Center Area Formula" as adopted by the Board of Supervisors on November 22, 1982 and as subsequently revised.
- b. The Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way along the Application Property's Route 50 frontage as shown on the CDP/FDP.
- c. The Applicant shall dedicate and convey in fee simple right-of-way to the Board of Supervisors for the extension of Fair Ridge Drive as shown on the CDP/FDP.
- d. Prior to the issuance of the first Non-RUP on the Application Property, the Applicant shall construct the section of Fair Ridge Drive extended within the boundaries of the Application Property as shown on the CDP/FDP.
- e. The on-site portion of Fair Ridge Drive shall be constructed as shown on the CDP/FDP to match the 44' pavement section and standards approved for that portion of Fair Ridge Drive which lies on the Fifty West Limited Partnership property to the east (RZ 84-C-060, CDPA/FDPA 84-C-060-1) Applicant shall also improve the off-site section of Fair Ridge Drive on the Virginia Power property to the west to match the proposed on-site roadway section.
- f. The Applicant shall establish a transportation director to coordinate with other commercial developments in the Fairfax Center Area to implement Transportation System Management Techniques (TSMs) acceptable to the Fairfax County Office of Transportation to reduce traffic volumes and automobile generated noise and air pollution. Such TSMs shall include the following measures:
 - i. A car pool/van pool program established for employees occupying structures on the property under the direction of a transportation coordinator provided by and at the expense of the occupants, and coordinated with similar services

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operated in the Fairfax Center Area by various governmental agencies and other private employers, including the Fairfax County ride sharing program.

- ii. Convenient parking in preferred locations designated for car pool/van pool use.
 - iii. If an area wide shuttle bus service is established in the Fairfax Center Area that provides regular scheduled service to the Application Property, then the Applicant shall contribute to the sponsorship of such a service on a pro-rata basis equitably calculated among those entities participating in said service and based upon the number of employees or users.
- g. The Applicant shall fund the cost as reduced by any previously escrowed funds, as determined by VDOT of the design and construction of a traffic signal at the western intersection of Fair Ridge Drive and Route 50, said design to be subject to the approval of VDOT. If required by VDOT, said signal shall include pedestrian-activated crossing signals. The Applicant's share of the cost shall be paid at time of approval of the first site plan on the subject property. In the event the signal is not warranted by VDOT within three (3) years from the issuance of the final building non-residential use permit, than the funds escrowed by the Applicant shall be returned to the Applicant.

7. ENVIRONMENTAL -

- a. Best Management Practices (BMP) stormwater detention facilities shall be provided to control off-site flows in accordance with the requirements and standards of the Water Supply Protection Overlay District (WSPOD). Subject to approval by DEM, such facilities may include:
 - i. Underground stormwater detention facilities as generally shown on the CDP/FDP;
 - ii. a dry pond as shown on the CDP/FDP;
 - iii. or utilization of capacity in an off-site regional stormwater detention pond serving the Application Property or combination of the above.

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- b. For the purposes of maximizing the preservation of trees, the Applicant shall prepare a tree preservation plan. The tree preservation plan shall be reviewed by the Urban Forestry Branch of DEM at time of submission of the site plan. The placement of all utilities shall be considered prior to the submission of the tree preservation plan.
- i. The tree preservation plan shall include a tree survey prepared by an arborist certified by the International Society of Arboriculture, which shows the location, size, species and actual dripline of all existing trees eight (8) inches in diameter and larger and all landscape trees and shrubs in good condition. As part of the tree preservation plan preparation, the certified arborist shall conduct a condition analysis, using the method described in the "Guide for Plant Appraisal," eighth edition, published by the International Society of Arboriculture. This information shall be provided on the tree preservation plan.
- ii. All trees shown to be preserved on the tree preservation plan shall be protected by fencing a minimum of four (4) feet in height, placed at the dripline of the trees to be preserved. The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any work being conducted on the site, including the demolition of any existing structures or fences. The certified arborist shall monitor the installation of the tree protection fencing and verify in writing that it has been installed prior to the demolition of existing structures. In addition, the certified arborist shall monitor the construction work and tree preservation efforts in order to ensure that the commitments made on the tree preservation plan are fulfilled.
- iii. Urban Forester shall be notified prior to demolition of structures (permit). The demolition of existing structures shall be conducted in such a manner as to minimize the impact on individual trees and groups of trees to be preserved.
- iv. The Applicant shall conform to the limits of clearing and grading shown on the CDP/FDP subject to the installation of trails and utility lines, if necessary, as approved by DEM. The trails and utility lines located outside the limits of clearing and grading shall be located and installed in the least disruptive manner possible considering cost and engineering, as determined by the Urban Forester. A replanting plan shall be developed and implemented, as approved by the Urban Forester, for any areas outside the limits of clearing and grading that must be disturbed. Prior to any land disturbing activity for each section,

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the limits of clearing and grading shall be clearly marked and shall be subject to inspection by the Urban Forester.

- c. In order to achieve the maximum noise level of 45 dBA Ldn in the buildings located within that area impacted by highway noise levels between 70 and 75 dBA Ldn, such buildings shall have the following acoustical attributes:
- i. Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 39.
 - ii. Doors and windows shall have a laboratory STC rating of at least 28. If windows function as the walls, they will have the STC specified for exterior walls; and
 - iii. Adequate measures shall be provided to seal and caulk between surfaces.
 - iv. As an alternative, the Applicant may, at its sole discretion, have a refined acoustical analysis performed to determine which buildings may have sufficient shielding to permit a reduction in the mitigation measures prescribed above, subject to approval by DEM.

8. LANDSCAPING/BARRIERS -

- a. Landscaping shall be provided on the Application Property in substantial conformance with that shown on the CDP/FDP.
- b. All landscaping shall be properly maintained by the Applicant, such maintenance to include all reasonable and necessary watering, fertilizing, spraying, pruning and required replacement. Dead or damaged planting materials shall be replaced promptly.
- c. The Applicant shall submit a copy of the site plan and tree preservation plan at time of site plan submission to the Chairman of the Board of the Fair Oaks Estates Homeowners Association.
- d. A six foot high brick and wooden wall as shown on the CDP/FDP shall be constructed along the northern property line. The wall shall be placed as necessary to preserve existing quality vegetation. The Applicant shall erect the wall at the northern end of

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the Application Property and plant landscaping in the transitional screening yard prior to the commencement of any other clearing, grading or development on the Application Property.

- e. At time of planting, all large evergreen trees planted on-site shall be at least 8 feet in height, and all medium evergreen trees in the screening yard shall be at least 6 feet in height. Deciduous trees shall have a minimum 2 1/2 to 3 inch caliper at planting.

9. **PUBLIC AMENITIES -**

- a. Applicant shall provide two (2) picnic tables and benches and provide two (2) bicycle racks at a location convenient to the jogging and walking trails as shown on the CDP/FDP or to a future bicycle trail along Route 50, said location or locations to be determined at time of final site plan approval.
- b. Jogging and walking trails shall be provided as shown on the CDP/FDP to connect to the trails on adjacent properties. These trails shall be subject to public access easements dedicated by the Applicant.
- c. The Applicant shall provide locker and shower facilities within one of the office buildings shown on the CDP/FDP for the exclusive use of the office tenants.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

OWNERS:

BALBIR BRAR ASSOCIATES, INC.

By: _____

Name: _____

Its: _____

OWNER PARCEL 14

F&M BANK - NORTHERN VIRGINIA
Successor to Hallmark Bank and Trust, Co.

By: _____

Name: _____

Its: _____

OWNER PARCEL 14A

EXXON CORPORATION

By: _____

Name: _____

Its: _____

7. All on-site lighting shall be directed downward and inward, to prevent light spilling onto adjacent properties.
8. In order to enhance tree preservation on site, the applicant shall work with DEM at the time of site plan submission to determine if less land consumptive stormwater management alternatives than the proposed SWM/BMP facilities are desirable or feasible for the subject property. If determined feasible, such facilities shall be implemented on the subject property in lieu of the pond shown on the CDP/FDP, and the area shown for the pond shall be left as a tree preservation area, as determined by DEM.
9. In order to maximize tree preservation throughout the site, the applicant shall coordinate with the Urban Forestry Branch of DEM to locate additional areas that may be appropriate for tree preservation on the subject property.

PROPOSED DEVELOPMENT CONDITIONS

FDP 1998-SU-009

May 13, 1998

If it is the intent of the Planning Commission to approve FDP 1998-SU-009 located at Tax Map 46-3 ((1)) 14, 14A, the staff recommends that the approval be subject to the following development conditions:

1. Development of the subject property shall be in conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan entitled "Hallmark Bank and Trust Company and Exxon Corporation," prepared by Huntley, Nyce and Associates, Ltd. (Sheets 1-6), and "Exxon Company, USA," prepared by The Plan Source (Sheets 7-10), and dated July 28, 1998 as revised through April 10, 1998 (Sheets 1 and 2), January 13, 1998 (Sheet 3), January 12, 1998 as revised through March 11, 1998 (Sheet 4), March 10, 1998 (Sheet 5), March 5, 1998 (Sheet 6), March 20, 1998 (Sheets 7-10).
2. No pole signs shall be permitted on the subject property.
3. Irrespective of the elevations shown on Sheets 7-10, the service station/mini-mart structures, canopy and carwash structures shall be designed with pitched roofs to complement the design of the hotel structure, as determined by DEM.
4. Lighting for the service station structures shall be consistent with the details provided on sheet 5 of the CDP/FDP, as determined by DEM.
5. The sale of alcoholic beverages shall not be permitted in the service station/mini-mart depicted on the CDP/FDP.
6. All site features (such as trash receptacles, benches, planters, lighting and bike racks) shall be consistent with the quality and general character of those depicted on Sheet 5 of the CDP/FDP.

REZONING AFFIDAVIT

DATE: April 2, 1998
 (enter date affidavit is notarized)

I, Keith C. Martin, Agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 98-30c

in Application No(s): RZ/FDP 1998-SU-009
 (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 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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Balbir Brar Associates, Inc.	4538-B John Marr Drive Annandale, Virginia 22003	Applicant/Contract Purchaser Tax Map 46-3 ((1)) 14
Balbir S. Brar, Puneet Ahluwalia		Agents
Exxon Corporation	6301 Ivy Lane Greenbelt, Maryland 20770	Title Owner Parcel 14A/ Contract Purchaser Tax Map 46-3 ((1)) Part 14
Shelley A. LePlatt, R.W. Hilchey		Agents/Attorneys-in-fact
Huntley, Nyce & Associates, Ltd.	45150 Russell Branch Parkway Ashburn, Virginia 20147	Engineer
Lester O. Nyce		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.

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

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

REZONING AFFIDAVIT

DATE: April 2, 1998
(enter date affidavit is notarized)

98.30c

for Application No(s): RZ/FDP 1998-SU-009
(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 herein.)

CORPORATION INFORMATION

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

Balbir Brar Associates, Inc.
4538-B John Marr Drive
Annandale, Virginia 22003

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Balbir S. Brar

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

Balbir S. Brar, President
Puneet Ahluwalia, Vice President

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

** All listings which include partnerships or corporations 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 the stock. 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: April 2, 1998
(enter date affidavit is notarized)

98-30c

for Application No(s): RZ/FDP 1998-SU-009
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or 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 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.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or 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 \$200 or more, with any of those listed in Par. 1 above.

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

None

(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 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:

[Handwritten signature]

(check one) [] Applicant [X] Applicant's Authorized Agent

Keith C. Martin, Agent
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 2nd day of April, 1998, in the state of Virginia.

[Handwritten signature]

My commission expires: November 30, 2001.

Notary Public

DATE: April 2, 1998
(enter date affidavit is notarized)

98-30c

for Application No(s): RZ/FDP 1998-SU-009
(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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
F&M Bank - Northern Virginia Successor to Hallmark Bank and Trust, Co. Alice B. Williams	P.O. Box 1087 Fairfax, Virginia 22030	Title Owner Parcel 14 Agent
Ward/Hall & Associates AIA, P.L.C. George T. Ward	12011 Lee Jackson Memorial Hwy. Suite 300 Fairfax, Virginia 22033	Architects Agent
The Plan Source Bhoopendra Prakash	8565-C Sudley Road Manassas, Virginia 22110	Engineers/Agent Agent
Walsh, Colucci, Stackhouse, Emrich & Lubeley, PC	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Keith C. Martin, Lynne J. Strobel, Martin D. Walsh, Tracy Steele Scileppi, Timothy S. Sampson, Elizabeth D. Baker, Susan K. Yantis		Agents

(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.

DATE: April 2, 1998
(enter date affidavit is notarized)

98-300

for Application No(s): RZ/FDP 1998-SU-009
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
F&M National Corporation
38 Kouss Avenue
Winchester, Virginia 22601

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.
[X] 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 & last name)
[Blank lines for shareholder names]

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g.
W.M. Feltner, Chairman of the Board and Chief Executive Officer
C. Ridgely White, Vice Chairman of the Board
Jack R. Huyett, President and Chief Administrative Officer
F. Dixon Whitworth, Jr., Executive Vice President
Betty H. Carroll, Senior Vice President
Alfred B. Whitt, Senior Vice President, Senior Financial Officer, Secretary
Barbara H. Ward, Treasurer
Richard B. Wiltshire, Jr., Independent Loan Review Officer
Jack W. Lee, Jr., Vice President-Auditor
Directors: Leonard L. Abel, Frank Armstrong, III, W. H. Clement, Charles E. Curtis, W. M. Feltner, William R. Harris, L. David Homer, III, Jack R. Huyett, William A. Julius, George L. Romine, John S. Scully, III, J. D. Shockey, Jr., Ronald W. Tydings, Fred G. Wayland, Jr., C. Ridgely White

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Exxon Corporation
6301 Ivy Lane
Greenbelt, Maryland 20770

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.
[X] 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 & last name)
[Blank lines for shareholder names]

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g.
President, Vice-President, Secretary, Treasurer, etc.)
Directors: Michael J. Boskin, David W. Calloway, Jess Hay, James R. Houghton, William R. Howell
Officers: Edgar A. Robinson, VP & Treasurer, Lee R. Raymond, Chairman of the Board and President, Rene' Dahan, Senior Vice President, Edwin J. Hess, Senior Vice President, T. Peter Townsend, VP & Secretary

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

DATE: April 2, 1998
(enter date affidavit is notarized)

98-30c

for Application No(s): RZ/FDP 1998-SU-009
(enter County-assigned application number(s))

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

F&M Bank - Northern Virginia, Successor to Hallmark Bank & Trust Company
P. O. Box 1087
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

F&M National Corporation
[Blank lines for additional names]

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

- Ronald W. Tydings, Chairman/Chairman of the Board
Charles E. Curtis, President/CEO/Director
T. Earl Rogers, Executive Vice President/CAO/Director
Warren E. Barry, Director
Alfred B. Whitt, Senior Vice President/Secretary/Director
Robert H. Bird, Director
Hugh W. Compton, Director
James C. Davis, Director
Reed E. Larson, Vice Chairman of the Board
Charles D. Mercer, Director
Michael M. Webb, Director
F. Dixon Whitworth, Jr., Director
Daniel R. Baker, Director
David E. Feldman, Director
Howard R. Green, Director
Thom F. Hanes, Executive Vice President/Director
Henry C. Mackall, Director
Thomas D. Rust, Director
Robert E. Sevila, Director
Reed E. Larson, Vice Chairman
Ramona W. Rodriguez, CFO/Secretary
Karin M. Johns, Assistant Secretary
Alice B. Williams, Senior Vice President
Robert E. Duvall, Vice President/Trust Officer
Nancy, J. Krause, Assistant Vice President/Compliance Officer

Senior Vice Presidents:

- J. David Holden
Donald E. Strehle
Steven R. Wilson

Vice Presidents:

- Thomas F. Bradley
George G. Carson
John Djuric
Cynthia C. Fisher
Peter T. Fuge
Wayne R. Garcia
Paula A. Grotzinger
Robert J. Maiorana
James E. Merritt
Michele K. Parker
George T. Pawlak
Patsy I. Rust
Alex Solis
James M. Weaver
Charles W. Whittaker

Assistant Vice Presidents:

- B. Drew Brown
Lorce J. Exley
Debbie A. Free
Arlene F. Haley
John Robert Haley
Phyllis A. Kennerknecht
Donna D. Mack
Kathleen B. Mangano
Robert L. McCoy
Cynthia E. McGlumphy
Jeffrey M. Rosati
Christine M. Rowe
Debra L. Sattler
Sue K. Seymour
Sherri S. Witowski

(check if applicable) [X] 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: April 2, 1998
(enter date affidavit is notarized)

98 30c

for Application No(s): RZ/FDP 1998-SU-009
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Huntley, Nyce & Associates, Ltd.
45150 Russell Branch Parkway
Ashburn, Virginia 20144

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 & last name)
Huntley, Nyce Company - Sole Shareholder

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Huntley, Nyce Company
7202 Poplar Street, Unit E
Annandale, Virginia 22003

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Charles J. Huntley
Lester O. Nyce
Robert L. Sproles

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

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

DATE: April 2, 1998
(enter date affidavit is notarized)

98-30c

for Application No(s): RZ/FDP 1998-SU-009
(enter County-assigned application number(s))

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

DESCRIPTION OF CORPORATION: (check one statement)
[] There are 10 or less shareholders, and all of the shareholders are listed below.
[X] 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 & last name)
Martin D. Walsh Nan E. Terpak
Thomas J. Colucci
Jerry K. Emrich
Peter K. Stackhouse
Michael D. Lubeley

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Ward/Hall & Associates, AIA, P.L.C.
12011 Jackson Memorial Highway, Suite 300
Fairfax, Virginia 22033

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Charles E. Hall, Jr.
George T. Ward

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

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

DATE: April 2, 1998
(enter date affidavit is notarized)

98-300

for Application No(s): RZ/FDP 1998-SU-009
(enter County-assigned application number(s))

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

The Plan Source
8565-C Sudley Road
Manassas, Virginia 22110

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 & last name)

Bhoopendra Prakash

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

=====

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW
COURTHOUSE PLAZA
THIRTEENTH FLOOR2200 CLARENDON BOULEVARD
ARLINGTON, VIRGINIA 22201-3359

(703) 528-4700

FACSIMILE (703) 525-3197

WEBSITE <http://www.wcsl.com>PRINCE WILLIAM OFFICEVILLAGE SQUARE
13663 OFFICE PLACE, SUITE 201
WOODBRIIDGE, VIRGINIA 22192-4216
(703) 680-4664
METRO (703) 690-4647
FACSIMILE (703) 690-2412LEGAL ASSISTANTS/PLANNERSCHRISTINE A. HOLADAY
SUSAN S. FLANIGAN
ELIZABETH D. BAKER
SUSAN K. YANTIS
J. GREGORY RUFFATTORNEYS AT LAWMARTIN D. WALSH
THOMAS J. COLUCCI
PETER K. STACKHOUSE
JERRY K. EMRICH
MICHAEL D. LUBELEY
KEITH C. MARTIN
NAN E. TERPAK
WILLIAM A. FOGARTY
DAVID J. BOMGARDNER
LYNNE J. STROBEL
JAY DU VON
JOHN E. RINALDI
SEAN P. MCMULLEN
H. MARK GOETZMAN
TRACY STEELE SCILEPPI
TIMOTHY S. SAMPSON
NICHOLAS MALINCHAK (RETIRED)

February 13, 1998

BY HANDMs. Virginia Ruffner
Zoning Evaluation Division
Office of Comprehensive Planning
12055 Government Center Pkwy., Suite 801
Fairfax, Virginia 22035-5505RE: Application for Rezoning from C-8 and PDC Districts to the PDC District
Applicant: Balbir Brar Associates, Inc.
Tax Map 46-3 ((1)) 14 and 14A (the "Subject Property")

Dear Ms. Ruffner:

This letter will serve as a statement of justification for the above-referenced application. The applicant, Balbir Brar Associates, Inc. is the contract purchaser of this 12.4857 acre site located on the north side of Lee Jackson Memorial Highway (Route 50) immediately west of the Virginia Power site. The site is currently vacant and is zoned PDC. It was zoned PDC via application RZ 87-C-008 in 1995. The current approval on the property includes a Conceptual Development Plan, however, no Final Development Plan has been approved for the property. The applicant seeks to rezone the property from the C-8 and PDC Districts to the PDC District and to gain approval of a Final Development Plan (FDP).

Exxon Corporation is the owner of the contiguous one acre site which is currently zoned C-8. This parcel will be incorporated into the FDP for redevelopment of the existing service station with a 2,500 square foot service station/mini-mart with pump islands, canopy, car wash and four (4) service bays. The combined acreage subject to this rezoning application is 13.48 acres.

The existing zoning governing the Subject Property allows for a development of an office and hotel complex with an overall FAR with a 0.32. The hotel is located along the southern portion of the property closest to Route 50 with the office portion located along the northern portion of the property. Between the two uses Fair Ridge Drive is proposed to be extended to connect with the existing Fair Ridge Drive to both the east and the west.

To a large degree the application by Balbir Brar Associates, Inc. is similar to the approved development plan for the property. Fair Ridge Drive is proposed to be constructed in a similar

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
FEB 13 1998
ZONING EVALUATION DIVISION

Ms. Byron
February 13, 1998
Page 2

alignment, a hotel use is proposed to the south of Fair Ridge Drive and an office use is proposed to the north of Fair Ridge Drive. The overall FAR including the Exxon parcel is 0.30. However, there are differences in the plan in terms of the specific location of the structures and the footprints associated with them. Specifically, on the north portion of the property the existing CDP indicates two separate office buildings, while the new proposal suggests a connection between the two buildings. The new plans also indicate a surface storm water management facility located north of Fair Ridge Drive. It was previously anticipated that storm water management would be handled either off-site or underground. A generous 100 foot buffer is proposed along the properties most northern boundary adjacent to the Fair Lakes Estate Homeowners Association. This buffer is in keeping with the approved buffer for the existing CDP.

The Subject Property is located in the Fairfax Center Area, specifically within Sub-Unit A-6. The Comprehensive Plan calls for the Subject Property to be developed with office/commercial uses and an FAR at the overlay level of 0.25. With the original rezoning of this site, an FAR of 0.32 was granted. It is my understanding that this density was approved because the front portion of the property previously zoned C-8 had a much higher density associated with it and this was used to justify the FAR. However, this applicant is seeking to maintain the approved FAR on the site and is not seeking to increase it. This proposal is in keeping with the goals and objectives for the Fairfax Center Area and provides a continuation of the types of uses currently developed in the adjacent Fifty West Corporate Center located immediately east of the Subject Property.

To the best of our knowledge there are no toxic or hazardous substances located on the site nor is there any plan to generate, store or dispose of any toxic or hazardous materials on the Subject Property.

To the best of our knowledge the proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards.

I appreciate your attention to this application. Please advise if there is any additional information you need to process this request.

Very truly yours,

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



Keith C. Martin

J:\BRAR\8009\RUFFNER1.LTR

January 8, 1988

GOODE PROPERTY
12310 LEE JACKSON MEMORIAL HIGHWAY
TAX MAP PARCEL 46-3-((1))-14
RZ 87-C-008

PROFFER STATEMENT

Pursuant to Section 15.1-491(a) of the Code of Virginia (1950, as amended and Section 18-203 of the Zoning Ordinance of Fairfax County, the property owner and applicant, for itself and its successors or assigns (hereinafter collectively referred to as the "Applicant") proffers that the development of the parcel under consideration in the referenced case (hereinafter collectively referred to as the "Property") will be in accordance with the following terms and conditions if, and only if, Rezoning Application 87-C-008 is approved by the Fairfax County Board of Supervisors. In the event that said rezoning request is denied, these proffers shall immediately be null and void and of no further force and effect. The proffered conditions are as follows:

General

1. The Property as delineated in RZ 87-C-008 will be developed in conformance with the submitted Conceptual Development Plan (CDP) dated June 15, 1987, latest revision September 21, 1987 provided, however, that minor modifications may be permitted with the approval of DEM which are necessitated by sound engineering practices or which may become necessary as part of Final Development Plan (FDP) approval or final site engineer-

ing design. The major elements of the development shall be as follows:

a. One four-story building shall be developed in the location shown on the CDP for use as a hotel (150 rooms) and a restaurant (100 seats), with a total gross floor area of 82,498 square feet and a maximum height of 55 feet.

b. The hotel shall have an associated outdoor swimming pool.

c. The hotel building entry shall feature a water fountain plaza surrounded by planters and brick paving, and the entrance walkways shall be treated with brick paving, seating, lighting, and planting, all as generally indicated on the CDP. The final design shall be determined at Final Development Plan (FDP) approval.

d. The hotel building design shall include a courtyard of approximately 2800 square feet which shall feature special brick paving, planters, tree well grates, planting, seating and lighting, all as generally indicated on the CDP. The final design shall be determined at FDP approval.

e. Two three-story office buildings shall be developed in the location shown on the CDP. Each of the two buildings shall have 48,500 square feet of floor area above ground plus a basement level of 15,900 square feet, such that the combined total gross floor area of these buildings shall be 128,800 square feet. The maximum height of each building shall be 40 feet.

f. A two-window drive-in bank canopy may be located in the eastern office building as indicated on the CDP subject to FDP approval. If the drive-in bank is developed, ten stacking spaces shall be provided in the two drive-in lanes as indicated on the CDP. If the drive-in bank windows are not installed, the area shown as drive-in lanes on the CDP shall be a landscaped parking area, constructed in accordance with the Public Facilities Manual standards, subject to DEM approval. It is estimated that this parking area will accommodate approximately 34 parking spaces, but the actual number may differ depending on approved site plan.

g. A plaza and a multi-level water fountain feature shall be provided between the two office buildings. The area of this plaza shall be approximately 7,200 square feet and shall feature brick paving, planters, tree well grates, plantings, seating, and lighting, all as generally indicated on the CDP. The final design shall be determined at FDP approval.

2. The overall F.A.R. on the site shall not exceed 0.33.

3. Landscaped open space shall be 4.5 acres.

4. The pedestrian walkway between the office buildings and the hotel shall be paved with brick pavers as indicated on the CDP

5. The gross floor area of the secondary uses (i.e., the restaurant and the drive-in bank) shall not exceed 25% of the gross floor area of the primary uses (i.e., the hotel and office).

6. In order to provide alternate egress from the Fairfax County Police and Fire Station property at times when direct egress to Route 50 is impeded by traffic conditions, one-way interparcel access shall be provided between the property and the adjacent County property to the east, as shown on the CDP, for the exclusive use of police and fire vehicles, not exceeding 10,000 lbs gross vehicle weight (GVW), leaving the station. The access shall be controlled by a mechanical gate installed and maintained by the Fairfax County Police Department.

Transportation

1. The Applicant proffers to contribute to Fairfax County, for off-site roadway projects, the amount called for by application of the "Fairfax Center Area Formula," as adopted by the Board of Supervisors on November 22, 1982 and as subsequently revised. The current formula used to determine the contribution amount is \$3.60 per gross square foot of commercial space. Such contributions shall be subject to annual adjustments as provided in the Board resolution and will be payable as therein specified.

2. The on-site portion of Fair Ridge Drive shall be constructed as shown on the CDP to match the 44' pavement section and standards approved for that portion of Fair Ridge Drive which lies on the Fifty West Limited Partnership property to the east (RZ # 84-C-060, CDPA/FDPA 84-C-060-1). Applicant shall also improve the off-site section of Fair Ridge Drive on the Virginia Power property to the west to match the proposed on-site roadway

section. All roadway design and construction shall be subject to approval by DEM and VDOT. The 60' right-of-way of Fair Ridge Drive shall be dedicated to the Board of Supervisors of Fairfax County in fee simple as and for a public right-of-way.

3. All entrances on Fair Ridge Drive shall be designed and constructed according to VDOT standards and shall be subject to review and approval by VDOT and DEM at time of site plan approval. The entrance locations shall be adjusted upon request by DEM or VDOT if such adjustment is necessary to obtain adequate sight distances.

4. The Applicant shall dedicate to the Board of Supervisors of Fairfax County in fee simple as and for a public right-of-way that portion of the property along the Route 50 frontage within 120' of the existing centerline of Route 50, to include the existing service drive.

5. The Applicant shall provide a 6'-wide asphalt bike trail along the frontage of the site parallel to Route 50 as indicated on the CPD and subject to approval by DEM.

6. The Applicant shall provide on-site traffic safety and directional signs as required by VDOT and DEM.

7. The Applicant shall notify the Office of Transportation at such time as non-residential use permits (NON-RUPS) have been issued for 90% of the leasable floor area in both of the office buildings. Within one year following the issuance of said NON-RUPS, the Applicant shall construct a standard Metro bus shelter either on Fair Ridge Drive or on Route 50 in a location to be

determined by O.T., subject to approval by DEM. Should O.T. determine, based on a study (including occupancy figures) provided by the Applicant, that such a shelter is not warranted, however, then the Applicant shall be relieved of this commitment. If the bus shelter is to be located on Route 50 and if so requested by O.T., Applicant shall provide a bus pull-off lane, subject to approval by DEM, provided, however, that if the bus shelter location is on the Route 50 frontage of the adjacent Virginia Power property, Applicant shall construct the pull-off lane only if the required right-of-way is dedicated for public street purposes at no cost to the Applicant.

8. The Applicant proffers to provide locker and shower facilities within one of the office buildings shown on the CDP for the exclusive use of the office users and reasonably sized to serve the anticipated demand from the tenants.

9. The Applicant shall fund one-third of the cost as determined by VDOT of the design and construction of a traffic signal at the western intersection of Fair Ridge Drive and Route 50, said design to be subject to the approval of VDOT. If required by VDOT, said signal shall include pedestrian-activated crossing signals. The Applicant's share of the cost shall be paid at time of approval of the first site plan on the subject property. The Applicant shall not be required to contribute to the cost of the traffic signal planned for installation at the eastern intersection of Fair Ridge Drive and Route 50.

10. The Applicant proffers to coordinate with others in the Fairfax Center Area to implement Transportation Systems Management techniques (TSMs) acceptable to the Fairfax County Office of Transportation to reduce traffic volumes and automobile-generated noise and air pollution. Such TSMs shall include the following measures:

- a. A carpool/vanpool programs established for employees occupying structures on the property under the direction of a transportation coordinator provided by and at the expense of the occupants, and coordinated with similar services operated in the Fairfax Center area by various governmental agencies and other private employers, including the Fairfax County Ride-Sharing program.
- b. Convenient parking in preferred locations designated for carpool/vanpool use.
- c. Mass transit usage encouraged by construction of bus shelters and pedestrian walkways linking access to adjacent properties, subject to VDOT and WMATA approval.
- d. If an area-wide shuttle bus service is established in the Fairfax Center Area that provides regular scheduled service to the property, then the Applicant shall contribute to the sponsorship of such a service on a pro rata basis equitably calculated among those entities participating in

said service and based upon the number of employees or users.

11. Applicant shall reserve an easement area for future interparcel access to the adjacent Exxon Corporation property to the east (parcel 46-3-((1))-14A), the exact location to be determined at time of site plan approval, subject to approval by O.T. and VDOT. No construction of the future access shall be required of the Applicant.

12. Applicant shall submit a Shared Parking Analysis in conjunction with the site plan for the second principal use (hotel or office) to be developed on the subject property, and shall provide a reduced number of parking spaces in that site plan based on shared parking allowances, subject to approval of shared parking by the Board of Supervisors. If shared parking is denied by the Board of Supervisors, all parking shall be provided as shown on the CDP.

Environmental

1. Best Management Practice (BMP) storm water detention facilities shall be provided to control off-site flows in accordance with the requirements and standards of the Water Supply Protection Overlay District (WSPOD). Subject to approval by DEM, such facilities shall be either:

a. underground storm water detention facilities to be located generally along the western property line; or

b. an off-site storm water detention pond located on the Virginia Power property to the west subject to agreement and approval by Virginia Power.

2. The storm water detention/retention design requirements shall be increased so that each facility provides a minimum 50 percent reduction in the predevelopment 2-year peak storm.

3. Storm water management calculations shall be submitted with the BMP facility designs in conjunction with the Final Development Plan.

4. Applicant shall identify and preserve to the satisfaction of the County Arborist quality trees and vegetation on the property and particularly in the buffer area at the northern end of the site. The Chairman of the Board of the Fair Oaks Estates Homeowners Association shall be given reasonable advance notification of an opportunity to participate in the identification of quality trees in the buffer area with the Applicant and the Arborist.

5. Except as required to accomplish the improvements shown on the CDP, the Applicant shall minimize site disturbance during construction and shall limit to the extent practicable, as determined by DEM, areas of clearing and grading in order to preserve natural land forms and vegetation to the satisfaction of DEM and the County Arborist. Limits of clearing and grading shall be as shown on the CDP.

6. A 6'-high brick wall shall be constructed along the northern edge of the site, south of the existing Virginia Power

ingress-egress easement and the 35' transitional screening yard, and continuing around the eastern and western property borders for a distance of approximately 75 feet, as indicated on the CDP. The wall shall undulate as necessary to preserve existing quality vegetation.

7. In addition to the quality trees and vegetation to be preserved within the 35' transitional screening yard, landscaping in this area shall be provided to screen the site according to the following scheme:

One large evergreen with ultimate height of 40 feet or greater for every 10 linear feet; plus one medium evergreen with ultimate height of 20 to 40 feet for every 5 linear feet; plus one deciduous tree with an ultimate height of 50 feet or greater for every 30 linear feet.

To provide visual interest and focus at lower levels, the landscaping in the transitional screening yard shall also include low flowering shrubs such as azaleas, rhododendron and laurel, and medium height flowering trees such as ornamental plums, pears and cherries. The flowering species shall be planted so as to create a tiered landscaping effect all along the Ox Hill Road boundary.

In the northwest corner of the site and for approximately 200 feet along the northern end of the western property line, as shown on the CDP, the landscaping shall include concentrated planting of fast-growing evergreen tree species, including but not limited to white pine.

At time of planting, all large evergreen and deciduous species planted in the transitional screening yard shall be at least 12 feet in height, and all medium evergreen trees in the screening yard shall be at least 10 feet in height.

8. A detailed landscaping plan for the entire site shall be provided as part of FDP approval. All landscaping shall be subject to approval by the County Arborist.

9. To provide ornamental landscaping on the adjacent outlots owned by the Fair Oaks Estates Homeowners Association between the site and Ox Hill Road (Tax Map References 46-3-((9))-G; and 46-1-((22))-J), the Applicant, at its option, shall either:

a. at time of FDP approval include the outlots in the site landscaping plan and provide flowering shrubs and trees in this area, and said plan shall be subject to the County Arborist's approval, or

b. at time of site plan approval for the first site plan on the subject property, provide a sum of \$2,000 to the Fair Oaks Estates Homeowners Association for their use in landscaping these outlots.

10. The landscaping plan shall include the planting of evergreen trees in the parking island north of the office buildings, subject to approval by DEM and the County Arborist.

11. All landscaping shall be properly maintained by the Applicant, such maintenance to include all reasonable and necessary watering, fertilizing, spraying, pruning and required

replacement. Dead or damaged planting materials shall be replaced promptly.

12. In order to achieve a maximum noise level of 50 dBA Ldn in the buildings located within that area impacted by highway noise levels between 70 and 75 dBA Ldn, such buildings shall have the following acoustical attributes:

a. exterior walls shall have a laboratory sound transmission class (STC) of at least 39;

b. doors and windows shall have a laboratory sound transmission class (STC) of at least 28. If "windows" function as the walls, they will have the STC specified for exterior walls; and

c. adequate measures shall be provided to seal and caulk between surfaces.

The applicant will complete a noise impact study in order to ensure the maximum noise levels, this study subject to approval by DEM.

13. The Applicant and Owners proffer for themselves and their successors in interest that submission of site plans or subdivision plans for the proposed development shall include for County approval a sewer line study indicating adequacy of sanitary sewer lines serving this proposed development, both on and off site, to accommodate existing flow, committed but not connected capacity, upstream planned development for the area, as well as projected flow from this proposed development. The Applicant, owners, and their successors in interest understand

and agree that the County cannot approve connections to a sewer line which has inadequate capacity to accommodate existing flow, committed but not connected capacity, and projected flow from this application property.

Applicant, owners and their successors in interest further understand and agree that the approval of a site plan or subdivision plat does not guarantee that capacity will exist in the sanitary sewer lines serving the property encompassed by such plat or plan at such time as application may be made for sanitary sewer connections. Accordingly, the County cannot approve connections to the sanitary sewer system from the application property until availability fees are paid and accepted by the County for the connections.

In keeping with the foregoing, Applicant and owners proffer for themselves and their successors in interest that if sufficient capacity is not available at the time of site or subdivision plan review to accommodate existing flow, committed but not connected capacity, and projected flow from this proposed development, they shall:

a. construct the necessary sewer improvements indicated by the approved sewer line study, provided however, if deemed appropriate by the County, they shall participate in a program whereby they may be reimbursed by pro-rata payments made by other developers and individuals who use such sewer lines, in accordance with County reimbursement agreement procedures, or,

b. - wait until such time as the sewer line improvements necessary to accommodate existing flows, committed but not connected capacity, upstream planned development for the area, and projected flows from this development are constructed by others, in which case they shall make payment of all fees, including their proportionate share of the cost of construction of such improvements.

If, at the time of site plan or subdivision plat approval, there exists a reimbursement agreement in effect whereby sanitary sewer lines serving the application property have been constructed or shall be constructed, Applicant, owners and their successors in interest shall contribute their proportionate share of the costs of such construction in accordance with the County reimbursement agreement procedures.

The Applicant and owners, for themselves and their successors in interest, understand and agree that nothing within their sewer proffer statement creates an affirmative obligation on the part of Fairfax County or the Board of Supervisors.

Public Facilities

1. Applicant shall provide two picnic tables and benches and two bike racks at a location convenient to the jogging and walking trail shown on the CDP or to a future bike trail along Route 50, said location or locations to be determined at the time of Final Development Plan approval.

Site Design

1. Jogging and walking trails shall be provided as shown on the CDP to connect to the trails on adjacent properties.

2. A coordinated and integrated design package showing signage, special planting, paving and lighting elements, including parking lot lighting for the entire site shall be provided as approved in Final Development Plan.

3. To promote the design and construction of attractive and high quality architecture in the Fairfax Center Area, the buildings on this site shall be subject to approval in Final Development Plan and shall be designed to meet the following objectives:

a. to be compatible with the natural topography of the site and with the architecture and site design of the adjacent Virginia Power and Fifty West Corporate Center commercial developments;

b. to respond sensitively to the scale and character of the adjacent Fair Oaks Estates single-family residential neighborhood; and

c. to create a pleasing and distinctive visual element that will contribute to the character of excellence of the Fairfax Center Area.

In that regard, the building design will include fenestration that avoids a repetitive punched window effect and that the colors and textures of exterior materials will be coordinated to avoid creating a hard, massive or solid wall appearance.

4. Parking for all uses and buildings shall be provided in accordance with the following Zoning Ordinance requirements:

Office Buildings:

4.5 spaces/1000 sq. ft. NFA (NFA = 80% GFA)

Hotel Building:

1 space/hotel unit plus 4 spaces/50 units

1 space/4 restaurant seats plus 1 space/2 restaurant employees

5. Handicapped parking shall be provided in accordance with the requirements of the Zoning Ordinance and shall be located so that no handicapped person will be required to cross a travel lane.

6. Peripheral parking lot landscaping and parking lot lighting shall be provided to the satisfaction of the Planning Commission at Final Development Plan approval.

Site Development

1. The Applicant shall notify the President of the Navy Vale Community Association and the Chairman of Fair Oaks Estates Homeowners Association by certified mailings at such time as a Final Development Plan is submitted to the County for review and approval.

2. The Applicant shall erect the wall at the north end of the site and to plant the landscaping in the transitional screening yard prior to the commencement of any other clearing, grading or development on the site. The transitional yard landscaping and barrier shall comply with a landscaping plan approved by the County Arborist.

1-8-88
Date

Roland E. Goode
Roland E. Goode

1-8-88
Date

Dorothy W. Goode
Dorothy W. Goode

ROLAND E. GOODE / RTE. 50 PROPERTY
SITE DESIGN AMENITY PACKAGE

JUNE 15, 1987

PROJECT NO. 85066

HOTEL COURTYARD

NOTE:

THIS DRAWING IS FOR
ILLUSTRATIVE PURPOSES
ONLY & IS NOT A
TYPED ITEM.

2'x2' FLATSTONE PAVERS
OR SCORED CONCRETE

SEATING/BENCHES

BRICK PAVERS

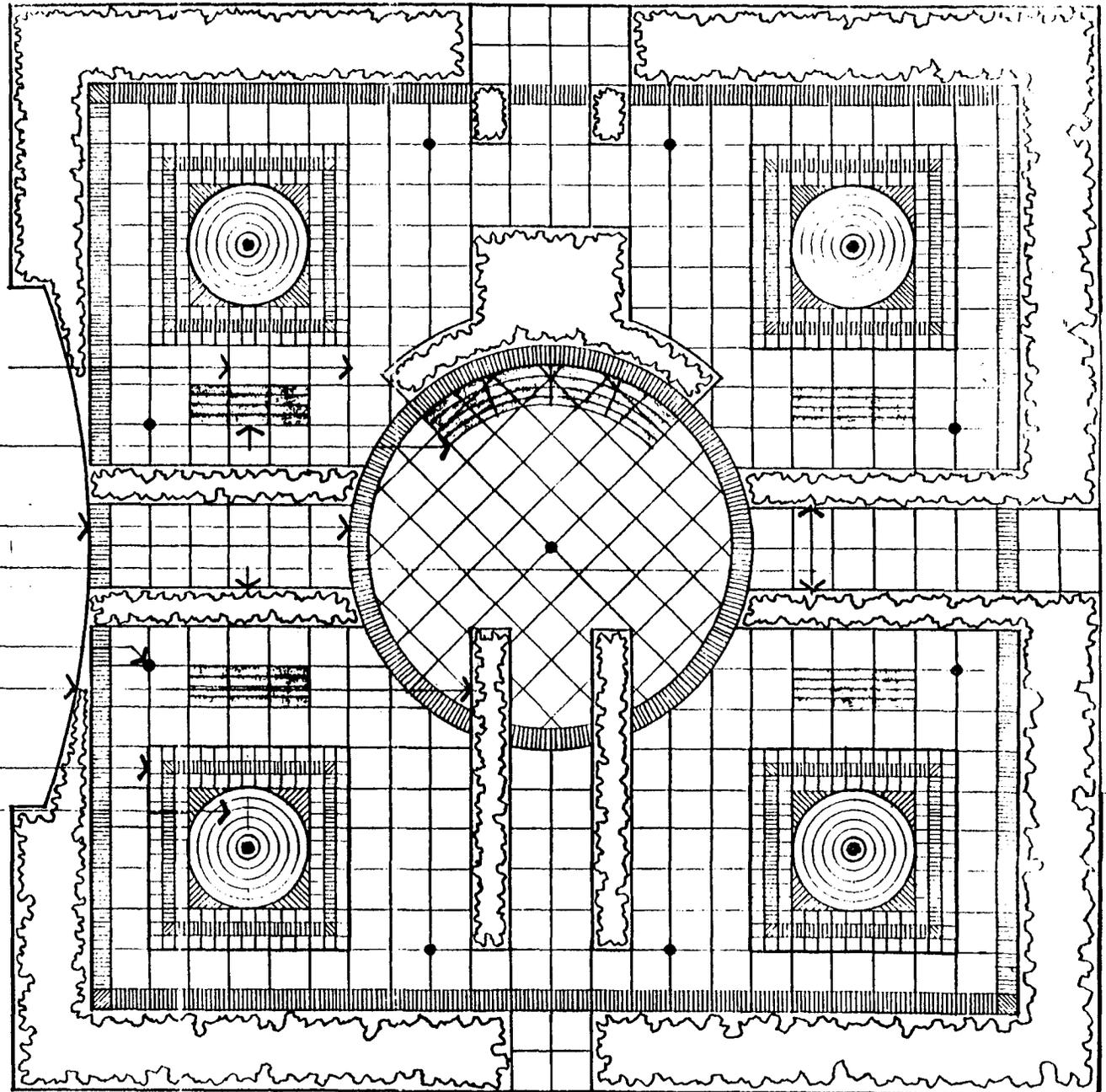
PLANTERS

LIGHT BOLLARDS

PLANTERS

BRICK PAVING TILE

6'-0" TREE WELL GRATE



JUNE 15, 1987

SCALE: 1/8"=1'-0"

PROJECT NO. 85066

OFFICE PLAZA

NOTE:

THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY & IS NOT A PROFFERED ITEM.

BRICK PAVERS

PLANTERS

BENCHES/SEATING

6'-0" TREE WELL GRATE

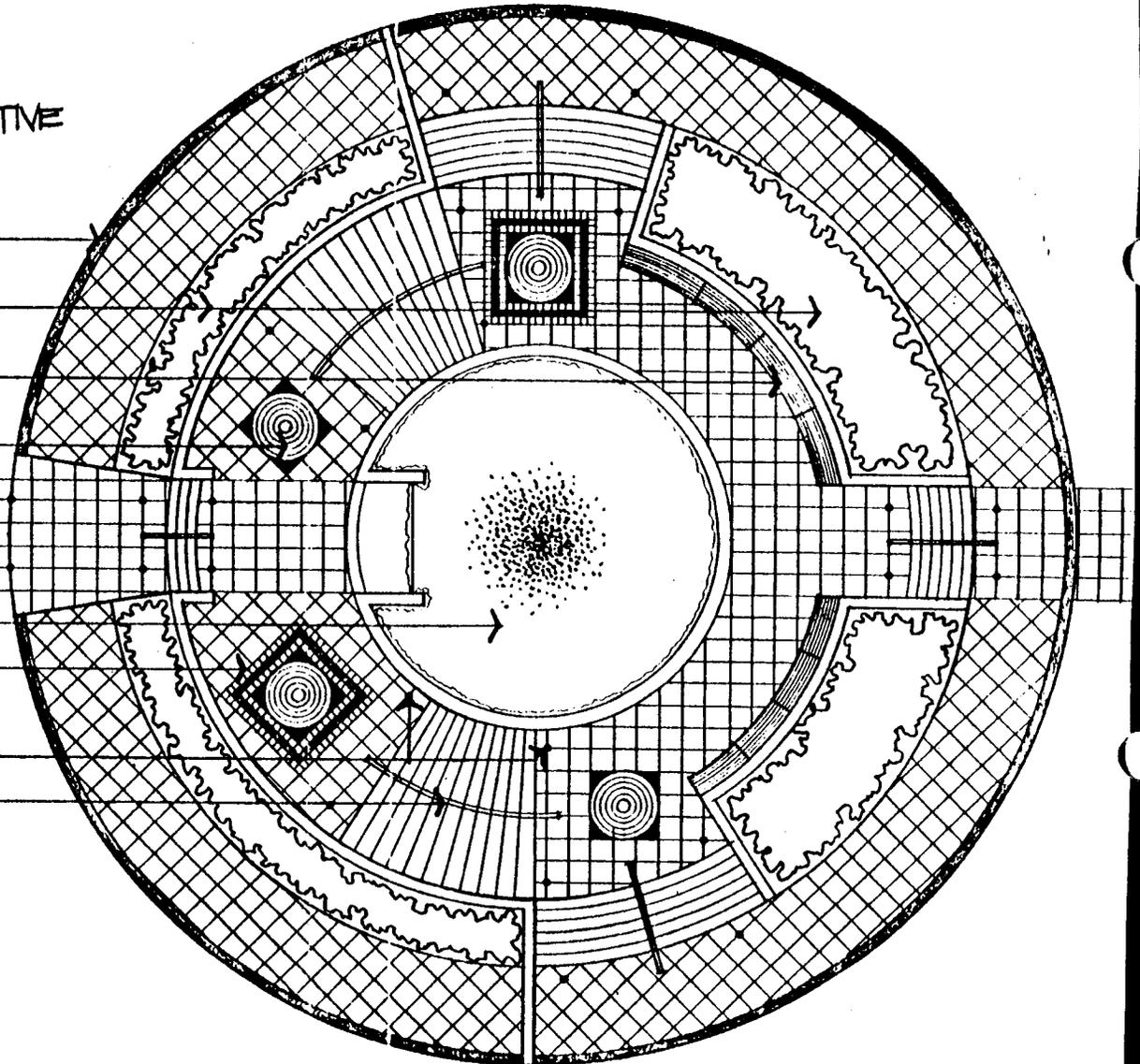
1/2" FLAGSTONE
PAVERS OR
SCORED CONCRETE

FOUNTAIN

BRICK PAVING TILE

LIGHT BOLLARDS

HANDRAILS



JUNE 15, 1987

SCALE: 1/16"=1'-0"

PROJECT NO. 85066

TREE WELL DETAIL PAVING

NOTE:

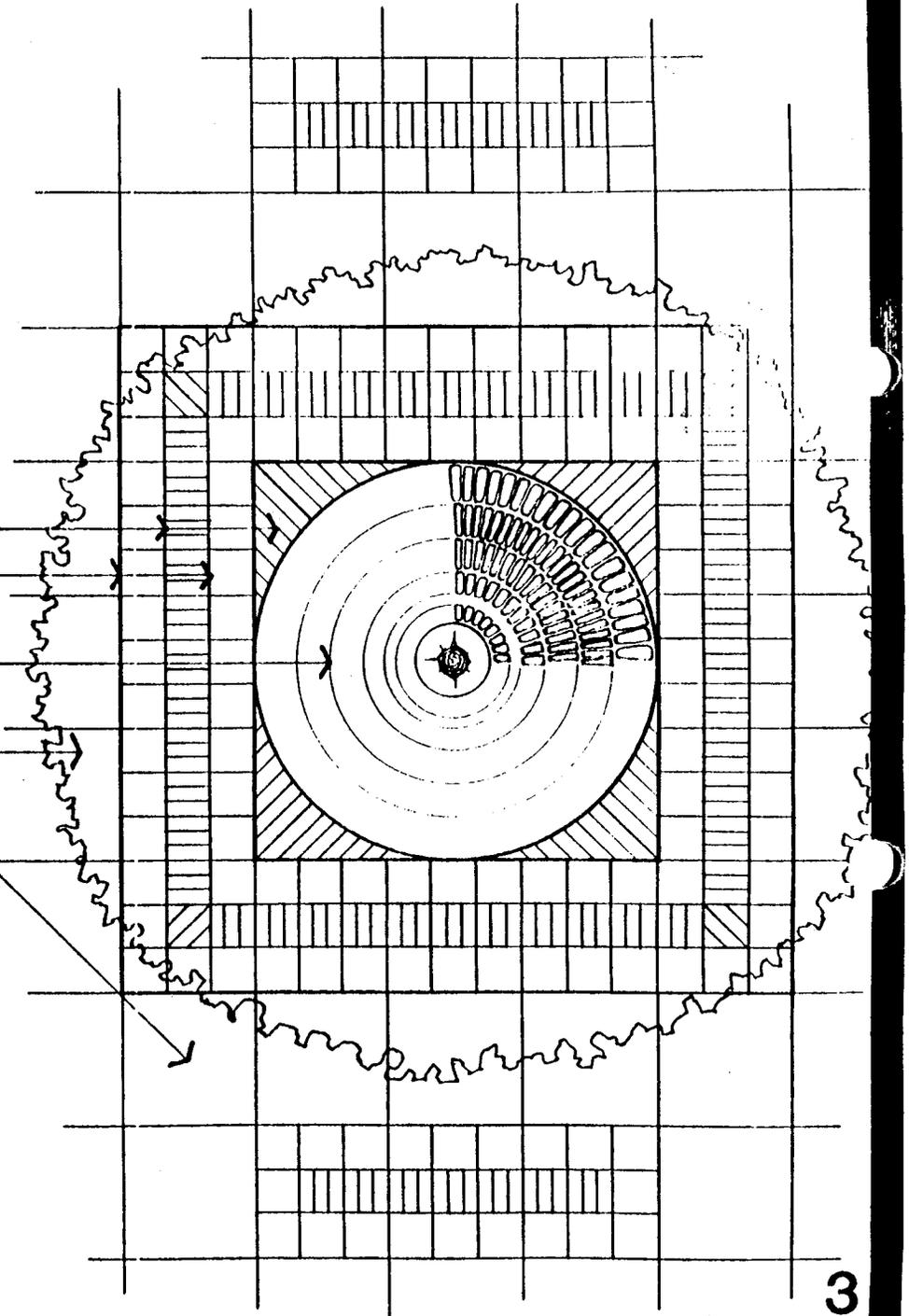
THIS DRAWING IS FOR
ILLUSTRATIVE PURPOSES
ONLY AND IS NOT A
TRAFFICED ITEM.

BRICK PAVERS

8" x 8" BRICK PAVING TILE

6'-0" TREE WELL GRATE

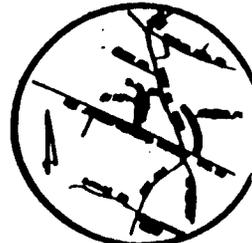
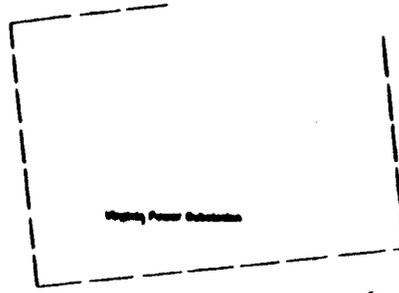
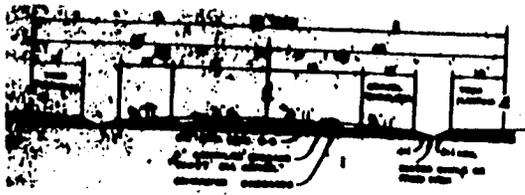
2'-0" x 2'-0" FLAGSTONE PAVERS
OR SCORED CONCRETE



JUNE 15, 1987

SCALE: 3/8" = 1'-0"

PROJECT NO. 85066

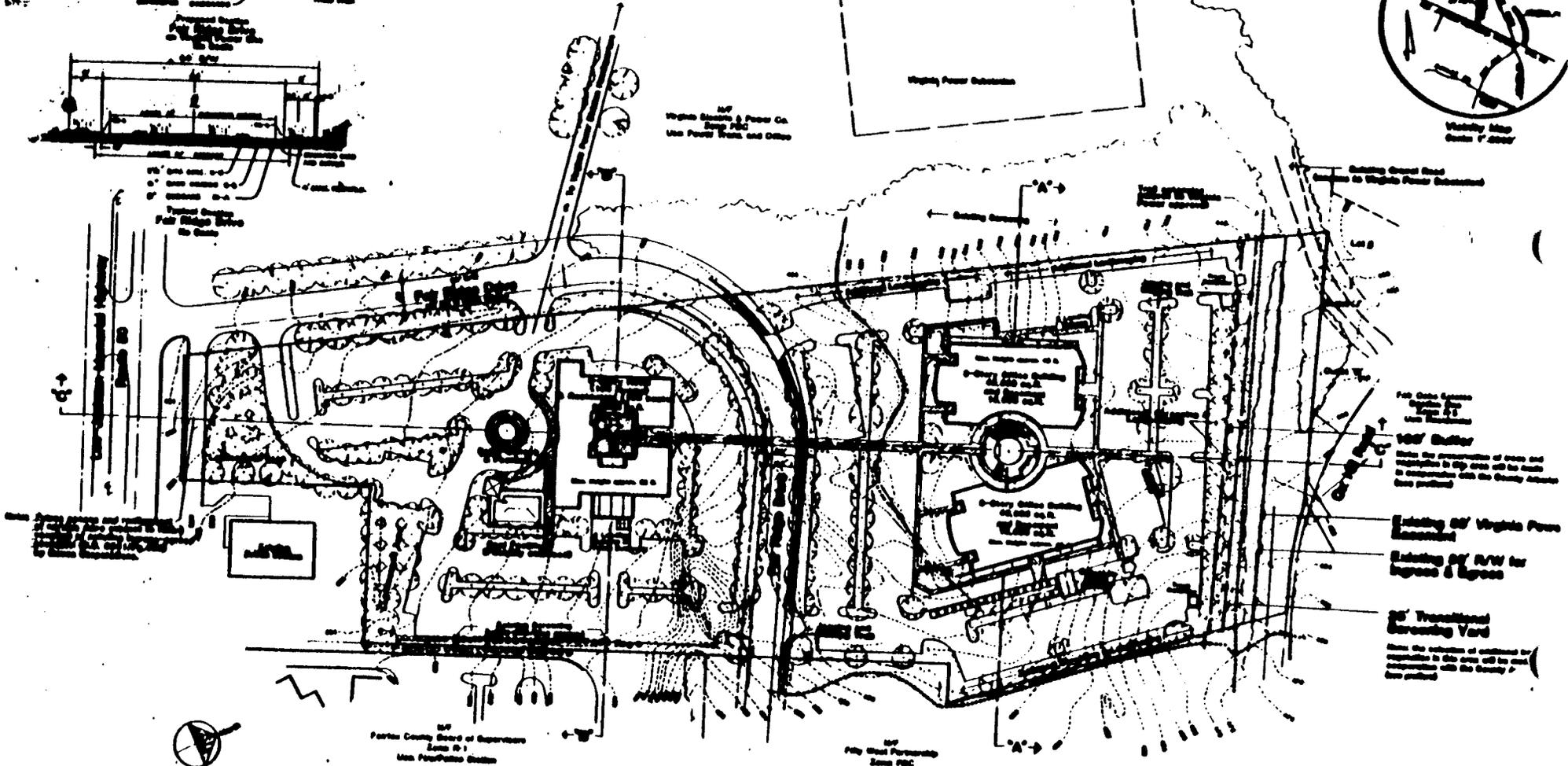


100
Virginia Electric & Power Co.
Supply Yard
Use Power Lines and Office

Maple Hill
June 7, 1987

10' min. clear. 10' min. clear. 10' min. clear. 10' min. clear.
Trenches Under Fair Stage Office for Storm

Existing Street Road
Use as Virginia Power Retention



10' min. clear. 10' min. clear. 10' min. clear. 10' min. clear.
10' min. clear. 10' min. clear. 10' min. clear. 10' min. clear.
10' min. clear. 10' min. clear. 10' min. clear. 10' min. clear.

Existing of Virginia Power
Existing of R/W for
Express & Express

10' Traditional
Greening Yard
Use as retention of existing
vegetation in the site and for
parking and the existing
parking

100
Patrick County Board of Supervisors
Zone R-1
Use PowerLines Station

100
City of West Portsmouth
Zone R-1C
Use Office Park
Under Administration



CONCEPTUAL DEVELOPMENT PLAN
ROLAND E. GOODE/WTE. 60 PROPERTY 1"=50'

Project #00000
June 16, 1987
Scale 1/4" = 10'
Scale 1/8" = 20'

10' min. clear. 10' min. clear. 10' min. clear. 10' min. clear.
10' min. clear. 10' min. clear. 10' min. clear. 10' min. clear.
10' min. clear. 10' min. clear. 10' min. clear. 10' min. clear.

Item	Description	Quantity	Unit
1	Asphalt Paving	10,000	Sq. Yds.
2	Concrete Paving	5,000	Sq. Yds.
3	Gravel Paving	2,000	Sq. Yds.
4	Grass Seed	10,000	Sq. Yds.
5	Planting	100	Plants
6	Lighting	10	Fixtures
7	Signage	1	Sign
8	Site Work	1	Project
9	Professional Fees	1	Project
10	Permit Fees	1	Project
11	Contingency	10,000	Dollars
12	Total	27,000	Dollars

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, OCP

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment & Development Review Branch, OCP

SUBJECT: Comprehensive Plan Land Use Analysis for:
PCA/FDPA 87-C-008, ADDENDUM
Balbir Brar Associates Inc.

DATE: 14 April 1998

This evaluation is based on the revised development plan dated March 12, 1998.

The revised development plan provides architectural schematics which demonstrate high quality design and architectural detail for the proposed structures. However, the service station could be improved if it is designed with a pitched roof in order to be consistent with the other proposed structures. The revised development plan shows plazas, focal areas with seating, and paved pedestrian linkages that provide high quality site and landscape design. The applicant should provide a comprehensive sign and lighting plan including the service station. A monument sign would be more appropriate than the pole sign proposed for the service station. In addition, landscaping should be increased along the Route 50 frontage.

BGD:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, OCP

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment & Development Review Branch, OCP

SUBJECT: Comprehensive Plan Land Use Analysis for:
PCA/FDPA 87-C-008
Balbir Brar Associates Inc.

DATE: 13 March 1998

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated January 12, 1998. The application requests modifications to a previously-approved Final Development Plan for an office, hotel and service station. Approval of this application would result in a floor area ratio (FAR) of .30. The extent to which the proposed use, intensity, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The site is located on the north side of Lee Jackson Memorial Highway (Route 50) west of its interchange with West Ox Road. Except for the adjacent police and fire station (which comprises Sub-unit A7), the land between the site and West Ox Road is part of the same Plan sub-unit and is therefore planned for office use. Some scattered office buildings already exist to the east. Much of the land to the east is the subject of a pending request for development plan modifications which will include construction of a hotel.

The southern edge of the site is formed by Route 50. To the south beyond Route 50 are townhouses and associated open space and recreational areas. This area is planned for residential use at up to 8 dwelling units per acre. The southern portion of the site contains a service station on half the road frontage and vacant land on the other half.

Immediately west of the site is a large parcel on which are located a Virginia Power office building, its parking, and a power substation. A significant amount of open space exists between the office building/parking and Route 50. This area is planned for low intensity office use.

The northern edge of the site borders on the residential neighborhood of Fair Oaks Estates which is planned for residential use at 2-3 dwelling units per acre.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 12.48-acre property is located in Sub-unit A6 of the Fairfax Center Area in Area III. The Comprehensive Plan text and map provide the following guidance on land use and intensity for the property:

Text:

As amended by the Board of Supervisors on December 8, 1997, the Plan, beginning on page 263 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Recommendations, Land Use," states:

“Sub-unit A6

This sub-unit is planned for low intensity office use at .25 FAR at the overlay level. The area to the north along the south side of Ox Hill Road is planned for residential use at 2-3 dwelling units per acre.

Tax Map 46-3((1))14A contains an existing service station, a community-oriented retail use. Modernization and/or reconstruction of this service station may occur on Parcel 14A and Tax Map 46-3((1))14 between Parcel 14A and Fair Ridge Drive provided that the existing amount of gross floor area is not increased and at least four service bays are retained. A mini-mart and/or car wash could also be included, as long as the entire complex does not exceed the existing gross floor area.

LAND UNIT SUMMARY CHART - LAND UNIT A

<u>Sub-units</u>	<u>Recommended Land Use</u>	<u>Intensity/Density FAR Units/Acre</u>
Baseline Level		
A5, A6	RES	2
Intermediate Level		
A6	OFF	.15
Overlay Level		
A6	OFF	.25

Note: These sub-units are within the Water Supply Protection Overlay District.”

Map:

The Comprehensive Plan map shows that the property is located in the Fairfax Center Area.

Analysis:

The northern portion of the site is currently approved for two 3-story office buildings set in a plaza with special landscaping, paving, benches, tree wells, lighting and a fountain. A 4-story hotel is approved to its south. Special paving for pedestrian connections between the two locations, an interior courtyard in the hotel and fountain near the hotel's entrance, and commitments to design details (lighting, size of plazas, etc.) in the proffers comprise an extensive development package. The approved development did not include the site of the existing service station. The western half of the site frontage, which was part of the previous approval, was planned to be a landscaped area approximately 60 feet wide.

The current application retains the office and hotel uses that were previously approved. The previously approved intensity, at .33 FAR, exceeded the site specific Plan recommendation but was apparently justified at the time of approval by the existence of some commercial zoning on the site. The current application decreases the intensity to .30 FAR which is closer to the intensity of the Plan recommendation.

It should be noted that a pending request for the land east of the site (beyond the fire station) would also add a hotel to the area. This land unit is planned for office use and although hotels are customarily considered to be ancillary to office use, a significant amount of hotel space in the sub-unit could absorb enough land to undermine the employment opportunities recommended in the Plan.

The Comprehensive Plan also provides the following text that establishes guidelines for evaluating the development proposal:

Text:

On page 233 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Recommendations, Land Use," the Plan states:

"The Fairfax Center Area Plan recommends a range of development levels to guide development within the land units of the area. To obtain the more intense uses and greater densities, applicants must provide commensurate facilities and amenities. To develop the land to its fullest potential at the overlay level, parcel consolidation must be achieved. It is intended that such parcel consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Fairfax Center Area Plan."

On pages 312 through 315 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Use-Specific Performance Criteria, Commercial/Low Density Office

and Neighborhood Center Criteria," the Plan states:

"Site Planning

- General

- Integrate new development with existing and future adjacent land uses appropriately; locate new centers with quality vehicular and pedestrian access.
- Select type and scale of commercial office uses within each development which will serve local area needs.
- Provide pedestrian linkages to residential neighborhoods and community-wide amenity areas, services and facilities.

- Access/Roads/Parking

- Provide well-screened off-street parking areas for customers; keep these parking lots in scale with the development and neighborhood.
- Provide a well-landscaped, high-quality image toward the street, and buffer service areas from public view.

.....

Architectural Design

- Scale/Mass/Form

- Provide general consistency between neighborhood residential unit scale and proposed neighborhood/commercial/office complex scale.
- Create interest through sensitive detailing and use of basic geometric forms for commercial structures.
- Use varied building facade setbacks to create interesting architectural (mass) relationships to the street.
- Cluster buildings around courtyard-like areas to reinforce neighborhood scale.

- Functional Relationships/Facade Treatment

- Establish center-wide architectural theme consistency.
- Use similar architectural materials within the center development.

Landscape Architectural Design

- Landscaping
 - Provide shade trees in all parking lots; use consistent species groupings to reinforce development character.
 - Use overhead canopy, intermediate focus and ground cover type plants to achieve functional goals.
- Site Furnishings/Signing and Lighting
 - Provide a well-designed signage system to identify buildings and direct safe movement for ingress and egress (vehicular and pedestrian).
 - Provide well-designed project entry signs at major auto/pedestrian entry areas.
 - Ensure quality design for commercial signs on-site and on building facades; all buildings (within the same development) should portray consistency in signing criteria adherence.
 - Ensure neighborhood architectural theme and light fixture style consistency."

Analysis:

The above Plan text is illustrative of the Plan's design guidelines which apply to development in Fairfax Center. Integration and a very high quality of design are requirements to develop at the overlay level as this application requests. A significant, high quality office building already exists in this sub-unit, the building in which VDOT is located adjacent to West Ox Road. It is exemplary in its relationship with the street and for pedestrian friendliness and sets an appropriate example for development in the area. The buildings previously approved for the subject site displayed a relatively high degree of design interest and detailing which appears to be diminished with the current application. The currently-proposed buildings more closely resemble boxes surrounded by parking. In addition, the office building(s) in the northern portion of the site is taller (4 stories rather than the previous 3) which may create slightly greater impacts on the residential neighborhood to the north. In order to address these issues, the applicant should demonstrate that architectural detailing (facade treatment, street furniture, etc.) will be similar and/or complementary to the design elements of the existing VDOT office building and to the proposed hotel to the east. The applicant should coordinate with the Sierra Hotel development to the east so that an identifiable "place" is created in this sub-unit. Similar landscape elements should be utilized by all development in the sub-unit. Elevations of the buildings should be provided. Landscaping should be increased, especially near the Route 50 frontage. The pole sign proposed with the service station would be more appropriate as a monument sign. In short, this application, together with the existing building and the concurrent hotel application to the east, represents an opportunity to better fulfill the Plan's vision for Fairfax Center and this opportunity should be seized.

BGD:SHL

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

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

FILE: 3-4 (RZ 1998-SU-009)

SUBJECT: Transportation Impact

REFERENCE: RZ 1998-SU-009; Balbir Brar Associates, Inc.
Land Identification Map: 46-3 ((1)) 14 and 14A

DATE: April 29, 1998

Transmitted herewith are the comments of the Office of Transportation with respect to the referenced application. These comments are based on plans made available to this Office dated April 10, 1998 and draft proffers dated April 23, 1998.

This Office identified several transportation issues in initial conversations with the applicant. All of these issues have been addressed with the current submission. Therefore, this Office would not object to the approval of the subject application.

AKR:mgs

cc: Michelle Brickner, Deputy Director, Design Review, Department of Environmental Management

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, OCP

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment and Development Review Branch, OCP

SUBJECT: ENVIRONMENTAL ASSESSMENT for: PCA 87-C-008
Balbir Brar Associates, Inc. FDP 87-C-008

DATE: 6 February 1998

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the development plan dated July 28, 1997 and amended on December 9, 1997. 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:

On pages 86 through 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Water Quality", the Comprehensive Plan states:

"Objective 2: Prevent and reduce pollution of surface and groundwater resources.

- Policy a. Implement a best management practices (BMP) program for Fairfax County, and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements.
- Policy c. In order to reduce stormwater runoff volumes and increase groundwater recharge, minimize the amount of impervious surface

created as a result of development consistent with planned land uses.

Development proposals should implement best management practices to reduce runoff pollution.”

On page 90 of the 1990 Policy Plan under the heading “Environmental Hazards”, the Comprehensive Plan states:

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

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

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

On page 93 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Environmental Resources”, the Comprehensive Plan states:

“The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County’s tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County’s tree cover.

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 and restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights-of-way.”

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.

Stormwater Management

Issue:

The development plan depicts a significant increase in the amount of impervious surface than what was originally proposed in the Conceptual Development Plan which was offered in 1987. Furthermore, the amount of parking which is proposed in the current application is very high.

A headwater wetland feature is apparently situated in the general area where the surface stormwater detention basin is depicted on the western edge of the subject property.

Resolution:

It is recommended that the applicant consider reducing the amount of impervious surface proposed for the development by minimizing the land area which is currently proposed for parking. A parking structure would significantly condense the parking space requirement into a smaller area. Thus, the space which could be made available would allow for a more creative landscape plan.

The applicant is encouraged to work with the Department of Environmental Management to explore possible stormwater management alternatives on the northern portion of the site in a manner which is not excessively land consumptive. Given the fact that the current proposed location of the stormwater facility in the northern part of the site is a densely vegetated, environmentally sensitive feature, disturbance of this feature should be avoided, if possible. The *planned development district* may be enhanced if individual applicants seek to integrate various aspects of their development proposals such as the connection which may be provided by open space and recreation linkages.

Soil Constraints

Issue:

The Soil Survey for Fairfax County indicates that the subject property is characterized by the

following soils: Worsham (8B - a hydric soil), Mayodan (132B2), Glenelg (55C2 & 55C1) and a portion which is unidentified.

Resolution:

It is recommended that the applicant submit a soil survey and a geotechnical study to the Department of Environmental Management thus ensuring that possible soil constraints are addressed in the early stages of development.

Tree Preservation

Issue:

The proposed landscape plan for the current development could be improved considering the expansive increase in impervious surface from the earlier 1987 conceptual development plan and the present final development plan. The landscape plan which is depicted on the development plan is not well defined, particularly given the expansive amount of impervious surface which is proposed.

Resolution:

The applicant is encouraged to work with DEM to implement a stormwater management plan which employs less land consumptive facilities (e. g., a sand filter) on the northern portion of the property as is proposed for the southern portion of the subject property, thereby preserving more of the existing tree cover and open space than that which is currently depicted on the development plan.

Furthermore, the applicant is encouraged to present a detailed landscape plan which offers an extensive variety of native species inclusive of groundcover, shrubs, and trees.

TRAILS PLAN

The Trails Plan Map proposes bicycle trails for the north side and the south side of Lee Jackson Memorial Highway. At the time of site plan review, The Director of the Department of Environmental Management will determine what specific trail requirements apply to the subject property.

BGD:MAW

DEC 10 1997

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

ZONING EVALUATION DIVISION

TO: Staff Coordinator DATE: December 8, 1997
Zoning Evaluation Division, OCP

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025) *gok*
System Engineering & Monitoring Division
Office of Waste Management, DPW

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. PCA/FDP 87-C-008
Tax Map No. 046-3- /01/ /0014

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

1. The application property is located in the Cub Run (T4) Watershed. It would be sewer into the UOSA Treatment Plant.
2. Based upon current and committed flow, excess capacity is available in the Upper Occoquan Sewer Authority Treatment Plant at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously 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.
3. An existing 8 inch line located along Lee Jackson Memorial Hwy and approx. 1000 feet from the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments: Upper Big Rocky and Manor Care Reimbursement charges are applicable.

FAIRFAX COUNTY WATER AUTHORITY

8560 Arlington Boulevard - P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 698-5600

November 5, 1997

MEMORANDUM

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

NOV 7 1997

ZONING EVALUATION DIVISION

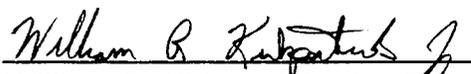
TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, VA 22035-5505

FROM: Planning Branch (Tel. 698-5600 ext. 363)
Planning and Engineering Division

SUBJECT: Water Service Analysis, Rezoning Application PCA 87-C-008
FDP 87-C-008

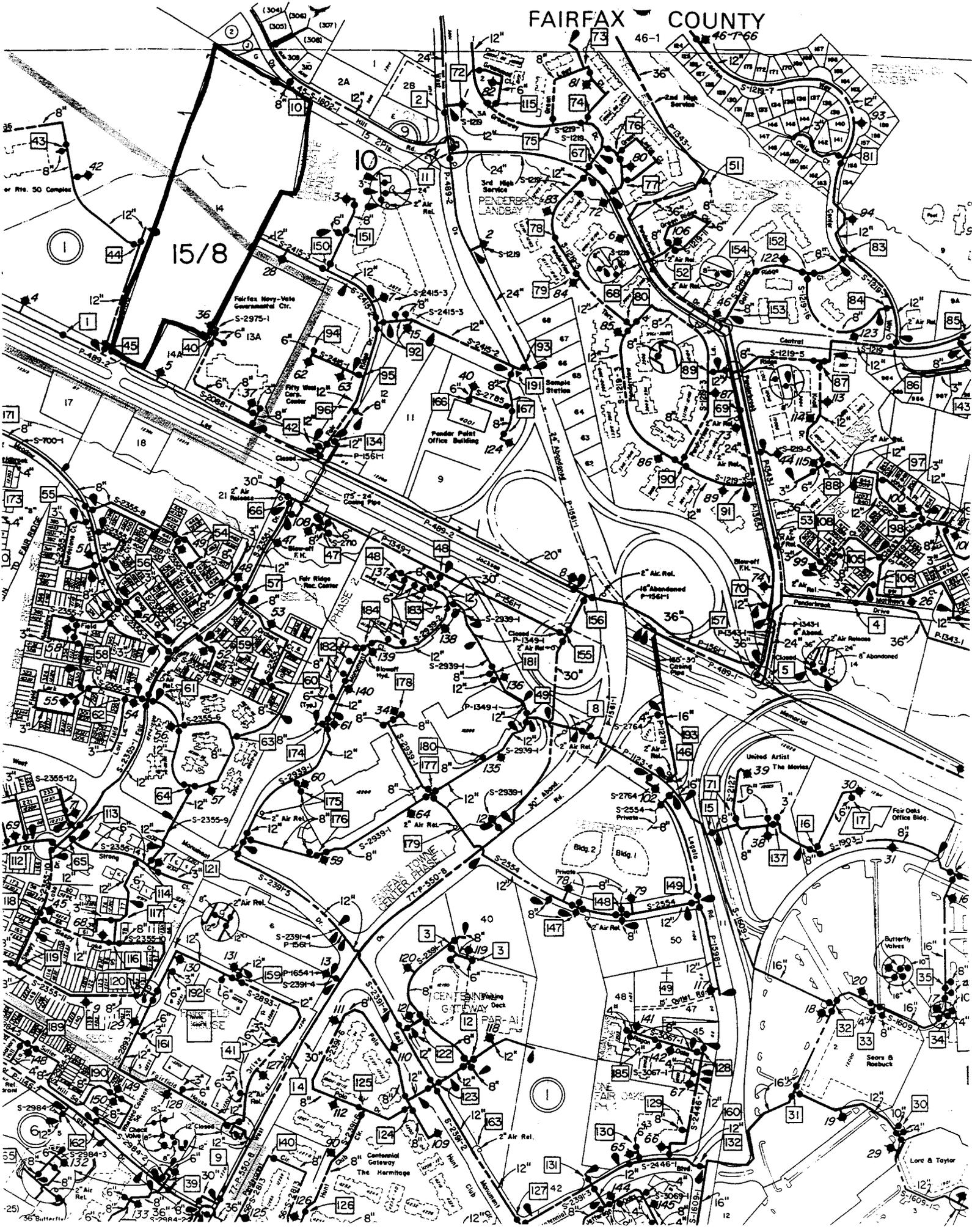
The following information is submitted in response to your request for a water service analysis for the subject rezoning application:

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate water service is available at the site from existing 6, 8 & 12-inch mains located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to accommodate water quality concerns.


William R. Kirkpatrick, Jr., P.E.
Manager, Planning

Attachment

FAIRFAX COUNTY



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

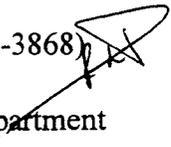
November 3, 1997

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

NOV 5 1997

ZONING EVALUATION DIVISION

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

FROM: Ralph Dulaney (246-3868) 
Planning Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Final Development Plan 87-C-008 and Proffered Condition Amendment 87-C-008

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject Final Development Plan and Proffered Condition Amendment:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #21, Fair Oaks.
2. After construction programmed for FY 1997, this property will be serviced by the fire station planned for the _____ area.
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.
 - d. does not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway, which may impact this rezoning positively.

Fairfax
County
Park
Authority



MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

DATE: November 4, 1997

FROM: Lynn Tadlock, Director *D. Peterson for*
Planning and Development Division

SUBJECT: PCA/FDP 78-C-008
Hallmark Bank and Trust Company
Loc: 46-3((1))14

The Fairfax County Park Authority (FCPA) staff has reviewed the above referenced application. Based upon that review, staff has determined that this application bears no adverse impact on the Fairfax County Park Authority.

cc: Doug Petersen, Planning and Development, FCPA
Dorothea L. Stefen, Plan Review Case Manager, FCPA
Gail Croke, Planning and Development, FCPA

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

NOV 14 1997

ZONING EVALUATION DIVISION

FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-009

Submission #: 4

Date of Review: May 12, 1998

Not
Applicable Applicable Essential Satisfied

Comments

	Not Applicable	Applicable	Essential	Satisfied	Comments
TRANSPORTATION SYSTEMS					
I. AREA WIDE BASIC DEVELOPMENT ELEMENTS					
A. Roadways					
1. Minor street dedication and construction		X	X	X	Dedication and conveyance of right of way for Fair Ridge Dr.
2. Major street R.O.W. dedication		X	X	X	Dedication for Route 50
B. Transit					
1. Bus loading zones with necessary signs and pavement; Bus pull-off lanes	X				
2. Non-motorized access to bus or rail transit stations		X		X	
3. Land dedication for transit and commuter parking lots	X				
C. Non-motorized Transportation					
1. Walkways for pedestrians		X	X	X	
2. Bikeways for cyclists		X	X	X	
3. Secure bicycle parking facilities		X		X	Proffers include provisions for bike racks, showers, and lockers

FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-009

Submission #: 4

Date of Review: May 12, 1998

	Not Applicable	Applicable	Essential	Satisfied	Comments
II. AREA WIDE MINOR DEVELOPMENT ELEMENTS					
A. Roadways					
1. Major roadway construction of immediately needed portions	X				
2. Signs	X				
B. Transit					
1. Bus shelters	X				
2. Commuter parking	X				
C. Non-motorized transportation					
1. Pedestrian activated signals		X		X	Proffers provides for pedestrian activated signal if required by VDOT
2. Bicycle support facilities (showers, lockers)		X	X	X	Proffers provide for showers and lockers in one of the office buildings
D. Transportation Strategies					
1. Ridesharing programs		X		X	
2. Subsidized transit passes for employees	X				

FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-009

Submission #: 4

Date of Review: May 12, 1998

Not
Applicable Applicable Essential Satisfied

Comments

III. AREA WIDE MAJOR DEVELOPMENT ELEMENTS	Not Applicable	Applicable	Essential	Satisfied	Comments
A. Roadways					
1. Contribution towards major (future) roadway Improvements		X	X	X	Contribution to Fairfax Center Area Road Fund
2. Construct and/or contribute to major roadway improvements	X				
3. Traffic signals as required by VDOT		X	X	X	Full funding of signal at Route 50/Fair Ridge Drive intersection
B. Transit					
1. Bus or rail transit station parking lots	X				
C. Transportation Strategies					
1. Local shuttle service		X		X	Proffers include commitment to participate in shuttle bus service if established
2. Parking fees	X				
D. Non-motorized Circulation					
1. Grade separated road crossings	X				

FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-009

Submission #: 4

Date of Review: May 12, 1998

	Not Applicable	Applicable	Essential	Satisfied	Comments
ENVIRONMENTAL SYSTEMS					
I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Environmental Quality Corridors (EQC)					
1. Preservation of EQCs as public or private open space	X				
B. Stormwater Management (BMP)					
1. Stormwater detention/retention		X	X	X	
2. Grassy swales/vegetative filter areas		X		X	Development condition requires consideration of alternate SWM techniques
C. Preservation of Natural Features					
1. Preservation of quality vegetation		X	X	X	Proffers commit to tree preservation, development condition requires coordination with UFB to increase tree preservation on site
2. Preservation of natural landforms	X				
3. Minimize site disturbance as a result of clearing or grading limits		X	X	X	Proffers commit to minimize disturbance of clearing and grading

FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-009

Submission #: 4

Date of Review: May 12, 1998

	Not Applicable	Applicable	Essential	Satisfied	Comments
D. Other Environmental Quality Improvements					
1. Mitigation of highway-related noise impacts		X	X	X	Proffers commit to mitigate noise impacts
2. Siting roads and buildings for increased energy conservation (Including solar access)		X		X	
II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS					
A. Increased Open Space					
1. Non-stream valley habitat EQCs	X				
2. Increased on-site open space		X	X	X	30.94% OS provided; 15% is required.
B. Protection of Ground Water Resources					
1. Protection of aquifer recharge areas	X				
C. Stormwater Management (BMP)					
1. Control of off-site flows		X		X	Proffers commit to control off-site runoff
2. Storage capacity in excess of design storm requirements		X		X	Proffers commit to control off-site runoff

FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-009

Submission #: 4

Date of Review: May 12, 1998

	Not Applicable	Applicable	Essential	Satisfied	Comments
D. Energy Conservation					
1. Provision of energy conscious site plan		X			
III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Innovative Techniques					
1. Innovative techniques in stormwater management		X			Need details
2. Innovative techniques in air or noise pollution control and reduction		X			Need details
3. Innovative techniques for the restoration of degraded environments	X				
PROVISION OF PUBLIC FACILITIES					
I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Park Dedications					
1. Dedication of stream valley parks in accordance with Fairfax County Park Authority policy	X				
B. Public Facility Site Dedications					

FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-009

Submission #: 4

Date of Review: May 12, 1998

	Not Applicable	Applicable	Essential	Satisfied	Comments
1. Schools	X				
2. Police/fire facilities	X				
II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS					
A. Park Dedications					
1. Dedication of parkland suitable for a neighborhood park	X				
B. Public Facility Site Dedication					
1. Libraries	X				
2. Community Centers	X				
3. Government offices/facilities	X				
III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Park Dedications					
1. Community Parks	X				
2. County Parks	X				
3. Historic and archeological parks	X				

FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-009

Submission #: 4

Date of Review: May 12, 1998

	Not Applicable	Applicable	Essential	Satisfied	Comments
B. Public Indoor or Outdoor Activity Spaces					
1. Health clubs	X				
2. Auditoriums/theaters	X				
3. Athletic fields/major active recreation facilities	X				
LAND USE/SITE PLANNING					
I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Site Considerations					
1. Coordinated pedestrian and vehicular circulation systems		X	X	X	
2. Transportation and sewer infrastructure construction phased to development construction	X				
3. Appropriate transitional land uses to minimize the potential impact on adjacent sites		X	X	X	
4. Preservation of significant historic resources	X				
B. Landscaping					
1. Landscaping within street rights-of-way	X				
2. Additional landscaping of the development site where appropriate		X	X	X	

FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-009

Submission #: 4

Date of Review: May 12, 1998

	Not Applicable	Applicable	Essential	Satisfied	Comments
3. Provision of additional screening and buffering		X	X	X	Preservation of 100 feet of existing vegetation adjacent to residential area
II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS					
A. Land Use/Site Planning					
1. Parcel consolidation		X	X	X	Inclusion of Parcel 14A in application
2. Low/Mod income housing	X				
B. Mixed Use Plan					
1. Commitment to construction of all phases in mixed-use plans	X				
2. 24-hour use activity cycle encouraged through proper land use mix	X				
3. Provision of developed recreation area or facilities	X				
III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Extraordinary Innovation					
1. Site design		X			
2. Energy conservation	X				
DETAILED DESIGN					

FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-009

Submission #: 4

Date of Review: May 12, 1998

	Not Applicable	Applicable	Essential	Satisfied	Comments
I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Site Entry Zone					
1. Signs		X		X	Proffer provides for monument sign at entrance
2. Planting		X		X	
3. Lighting		X		X	Development condition requires for lighting for Exxon station to be consistent with details included in CDP/FDP
4. Screened surface parking		X		X	Development condition requires for increased landscaping to screen surface parking
B. Street Furnishings					
1. Properly designed elements such as lighting, signs, trash Receptacles, etc.		X		X	
II. AREA WIDE MINOR DEVELOPMENT ELEMENTS					
A. Building Entry Zone					
1. Signs		X			No information provided

FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-009

Submission #: 4

Date of Review: May 12, 1998

	Not Applicable	Applicable	Essential	Satisfied	Comments
2. Special planting		X		X	
3. Lighting		X			
B. Structures					
1. Architectural design that complements the site and adjacent developments		X		X	Proffers commit to architecture designed to complement adjacent developments
2. Use of energy conservation techniques	X				
C. Parking					
1. Planting- above ordinance requirements		X			
2. Lighting		X		X	Proposed lighting to coordinate with fixtures on adjacent development.
D. Other Considerations					
1. Street furnishing such as seating, drinking fountains		X		X	Furniture to complement street furniture on adjacent properties
2. Provision of minor plazas		X		X	Associated with hotel and office buildings
I. AREA WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Detailed Site Design					
1. Structured parking with appropriate landscaping	X				

FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-009

Submission #: 4

Date of Review: May 12, 1998

	Not Applicable	Applicable	Essential	Satisfied	Comments
2. Major plazas	X				
3. Street furnishings to include structures (Special planters, trellises, kiosks, covered pedestrian areas (arcades, shelters, etc.), Water features/pools, ornamental fountains, and special surface treatment		X		X	Design details include special pavers and planters associated with plazas
4. Landscaping of major public spaces	X				

FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-009

SUMMARY**I. BASIC DEVELOPMENT ELEMENTS**

- | | |
|------------------------|----|
| 1. Applicable elements | 21 |
| 2. Elements satisfied | 21 |
| 3. Ratio | 1 |

II. MINOR DEVELOPMENT ELEMENTS

- | | |
|------------------------|------|
| 1. Applicable elements | 16 |
| 2. Elements satisfied | 12 |
| 3. Ratio | 0.75 |

III. MAJOR DEVELOPMENT ELEMENTS

- | | |
|------------------------|------|
| 1. Applicable elements | 7 |
| 2. Elements satisfied | 4 |
| 3. Ratio | 0.57 |

IV. ESSENTIAL DEVELOPMENT ELEMENTS

- | | |
|------------------------|----|
| 1. Applicable elements | 17 |
|------------------------|----|

FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-009

- 2. Elements satisfied 17
- 3. Ratio 1

**V. MAJOR TRANSPORTATION ELEMENTS
(HIGHWAY RELATED)**

- 1. Applicable elements 3
- 2. Elements satisfied 3
- 3. Ratio 1

VI. LOW/MODERATE INCOME HOUSING ELEMENT

Yes ___ No_x_

PART 2 6-200 PDC PLANNED DEVELOPMENT COMMERCIAL DISTRICT**6-201 Purpose and Intent**

The PDC District is established to encourage the innovative and creative design of commercial development. The district regulations are designed to accommodate preferred high density land uses which could produce detrimental effects on neighboring properties if not strictly controlled as to location and design; to insure high standards in the lay-out, design and construction of commercial developments; and otherwise to implement the stated purpose and intent of this Ordinance.

To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.

6-206 Use Limitations

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

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

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

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

The floor area for dwellings shall be determined in accordance with the gross floor area definition except the following features shall not be deemed gross floor area: balconies, porches, decks, breezeways, stoops and stairs which may be roofed but which have at least one open side; or breezeways which may be roofed but which have two (2) open

ends. An open side or open end shall have no more than fifty (50) percent of the total area between the side(s), roof and floor enclosed with railings, walls, or architectural features.

6. Secondary uses shall be designed to serve primarily the needs of the residents and occupants of the planned development in which they are located. Such uses shall be designed so as to maintain and protect the character of adjacent properties, and shall be conducted entirely within an enclosed building, with no outside display, except those uses which by their nature must be conducted outside a building.
7. Service stations, service station/mini-marts and vehicle light service establishments shall be permitted only under the following conditions:
 - A. Located in a commercial center consisting of not less than three (3) commercial establishments, such commercial establishments to be other than automobile-related.
 - B. There shall be no vehicle or tool rental and no outdoor storage or display of goods offered for sale, except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart. In addition, no more than two (2) vehicles that are wrecked, inoperable or abandoned may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, and in no event shall any one such vehicle be stored outdoors for a period exceeding seventy-two (72) hours.
8. Signs shall be permitted only in accordance with the provisions of Article 12, and off-street parking and loading facilities and private streets shall be provided in conformance with the provisions of Article 11.
9. Notwithstanding the provisions of Par. 5 and 6 above, housing for the elderly as a secondary use need not be designed to serve primarily the needs of the residents and occupants of the planned development in which located but shall be designed so as to maintain and protect the character of adjacent properties. The gross floor area devoted to housing for the elderly as a secondary use shall not exceed fifty (50) percent of the gross floor area of all uses in the development.
10. Fast food restaurants shall be permitted only in accordance with the following:
 - A. Fast food restaurants may be permitted as a secondary use when shown on an approved final development plan, and provided such use is located in a nonresidential structure containing at least one (1) other permitted principal or secondary use, in accordance with the following:
 - (1) Such fast food restaurants shall be oriented to cater primarily to occupants and/or employees in the structure in which located, or of that structure and adjacent structures in the same building complex which are accessible via a clearly designated pedestrian circulation system; and
 - (2) Such use(s) shall comprise not more than fifteen (15) percent of the gross floor area of the structure.
 - B. Fast food restaurants may be permitted by special exception when located within a freestanding structure containing four (4) or more fast food restaurants, in accordance

with the use limitations of this Section and upon a determination by the Board that:

- (1) The freestanding structure is designed as an integral component of a building complex which is integrated into a pedestrian system serving the principal use(s); and
- (2) The structure is designed and located so as to be clearly oriented toward the interior of the PDC development, and to be primarily pedestrian-oriented. Vehicular access to the use shall be limited to service vehicles and shall be provided via the internal circulation system of the building complex.

11. Veterinary hospitals shall be within a completely enclosed building, such building being adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area.

6-208 Bulk Regulations

1. Maximum building height: Controlled by the standards set forth in Part 1 of Article 16.
2. Minimum yard requirements: Controlled by the standards set forth in Part 1 of Article 16.
3. Maximum floor area ratio: 1.5, which may be increased by the Board, in its sole discretion, up to a maximum of 2.5 in accordance with and when the conceptual and final development plans include one or more of the following:
 - A. More open space than the minimum required by Sect. 209 below - Not more than 2% for each additional 1% of the gross area provided in open space.
 - B. Unique design features and amenities within the planned development which require unusually high development costs and which achieve an especially attractive and desirable development, such as, but not limited to, terraces, sculpture, reflecting pools and fountains - As determined by the Board in each instance, but not to exceed 35%.
 - C. Below-surface off-street parking facilities - Not more than 5% for each 20% of the required number of parking spaces to be provided.
 - D. Above-surface off-street parking facilities within an enclosed building or structure - Not more than 3% for each 20% of the required number of parking spaces to be provided.

6-209 Open Space

1. 15% of the gross area shall be open space.

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS**16-101 General Standards**

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

APPENDIX 15

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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