



APPLICATIONS ACCEPTED: July 13, 2009
APPLICATIONS AMENDED: September 29, 2009
PLANNING COMMISSION: November 19, 2009
BOARD OF SUPERVISORS: December 7, 2009
@ 3:30 pm

County of Fairfax, Virginia

November 5, 2009

STAFF REPORT

APPLICATION RZ/FDP 2009-SU-020 concurrent with PCA 83-C-021-2

SULLY DISTRICT

APPLICANT: Trustees of the Light Global Mission Church

PRESENT ZONING: PDC (Planned Development Commercial)
HC (Highway Corridor Overlay District)
WS (Water Supply Protection Overlay District)

PROPOSED ZONING: PDC, HC, WS

PARCEL(S): 46-3 ((1)) 15A1, 15A2 and 15A3

ACREAGE: 28.02 acres

FAR: 0.25

OPEN SPACE: 49%

PLAN MAP: Fairfax Center Area; low intensity office, retail and institutional use @ 0.25 FAR at the overlay level, with an option for independent living

PROPOSAL: PCA 83-C-021-2: Proposal to sever the application property from its original zoning case in order to include it within the concurrent rezoning

RZ/FDP 2009-SU-020: Proposal to amend a development plan (previously approved pursuant to PCA/FDPA 83-C-021) to permit a 100 unit independent living facility to replace a portion of the office uses approved for a mixed use development. No changes are proposed to the approved plan for the southern portion of the development

Tracy Strunk

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



STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 83-C-021-2.

Staff recommends approval of RZ 2009-SU-020, subject to the execution of proffers consistent with those found in Appendix 1.

Staff recommends approval of FDP 2009-SU-020, subject to the development conditions contained in Appendix 2.

Staff recommends approval of a Modification of transitional screening to the north and west to allow the use of existing vegetation and to that shown on the CDP/FDP

Staff recommends approval of a Modification of Par. 5 of Sect. 6-206 to permit secondary uses in a PDC District to exceed 50%

Staff recommends approval of a Modification of Additional Standard 1 (Par. 1 of Sect. 9-306) to permit a reduction in the minimum age requirement from 62 years to 55 years of age

Staff recommends approval of a Reaffirmation of a Modification of transitional screening and waiver of barrier requirements to the south, in favor of that shown on the CDP/FDP

Staff recommends approval of a Reaffirmation of a Waiver of the service drive along Route 50

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).

Tracy Strunk::N:\Light Global Mission RZ 2009-SU-020\RZ 2009-SU-020 PCA 83 021.doc



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

Rezoning Application

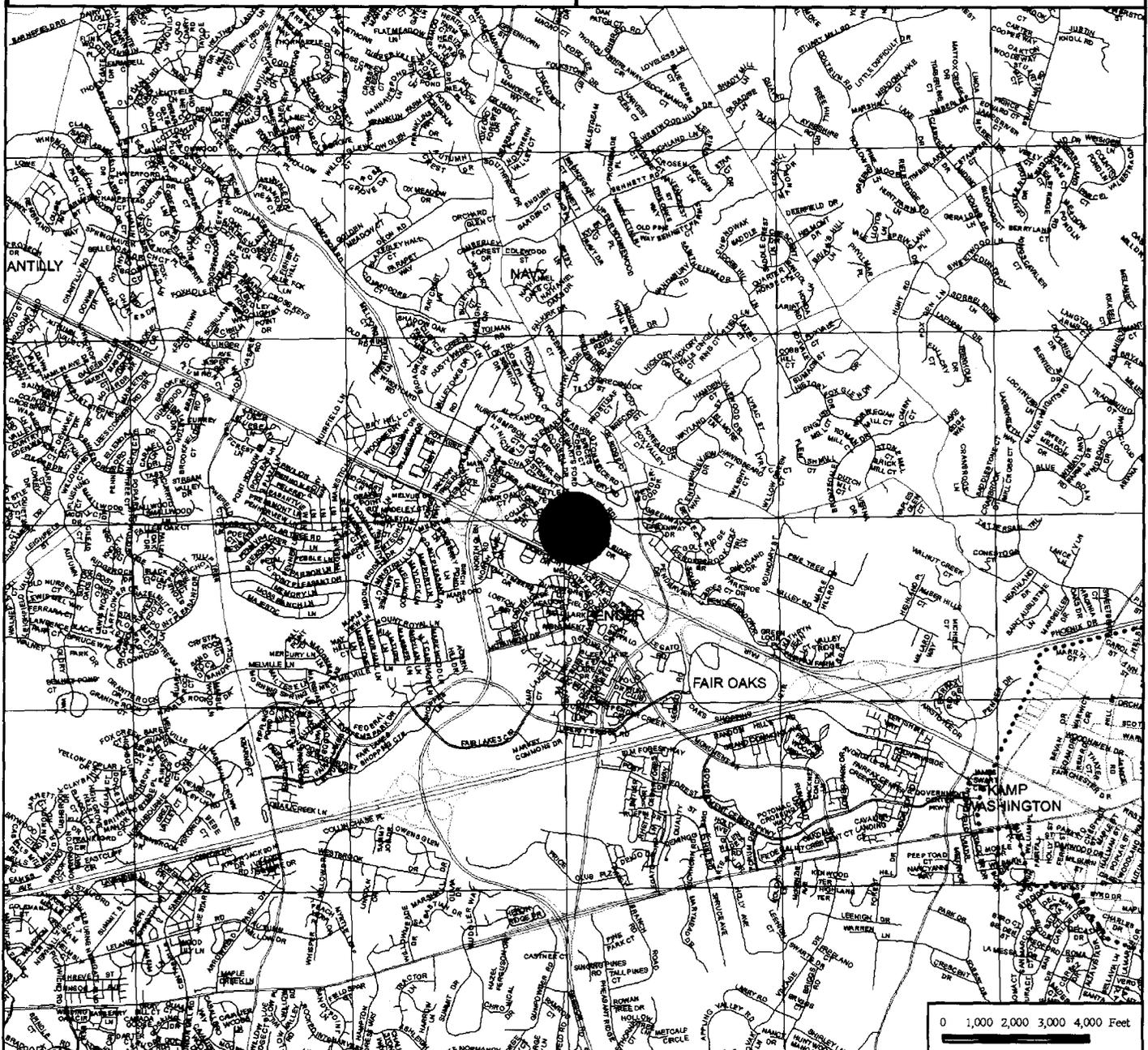
RZ 2009-SU-020

Applicant: TRUSTEES OF THE LIGHT GLOBAL MISSION CHURCH
Accepted: 07/13/2009
Proposed: MIXED USE
Area: 28.02 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect:
Located: NORTHWEST QUADRANT OF THE INTERSECTION OF FAIR RIDGE DRIVE AND LEE JACKSON MEMORIAL HIGHWAY
Zoning: FROM PDC TO PDC
Overlay Dist: WS HC
Map Ref Num: 046-3- /01/ /0015A1 /01/ /0015A2 /01/ /0015A3

Final Development Plan

FDP 2009-SU-020

Applicant: TRUSTEES OF THE LIGHT GLOBAL MISSION CHURCH
Accepted: 07/13/2009
Proposed: MIXED USE
Area: 28.02 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect:
Located: NORTHWEST QUADRANT OF THE INTERSECTION OF FAIR RIDGE DRIVE AND LEE JACKSON MEMORIAL HIGHWAY
Zoning: PDC
Overlay Dist: WS HC
Map Ref Num: 046-3- /01/ /0015A1 /01/ /0015A2 /01/ /0015A3



Rezoning Application

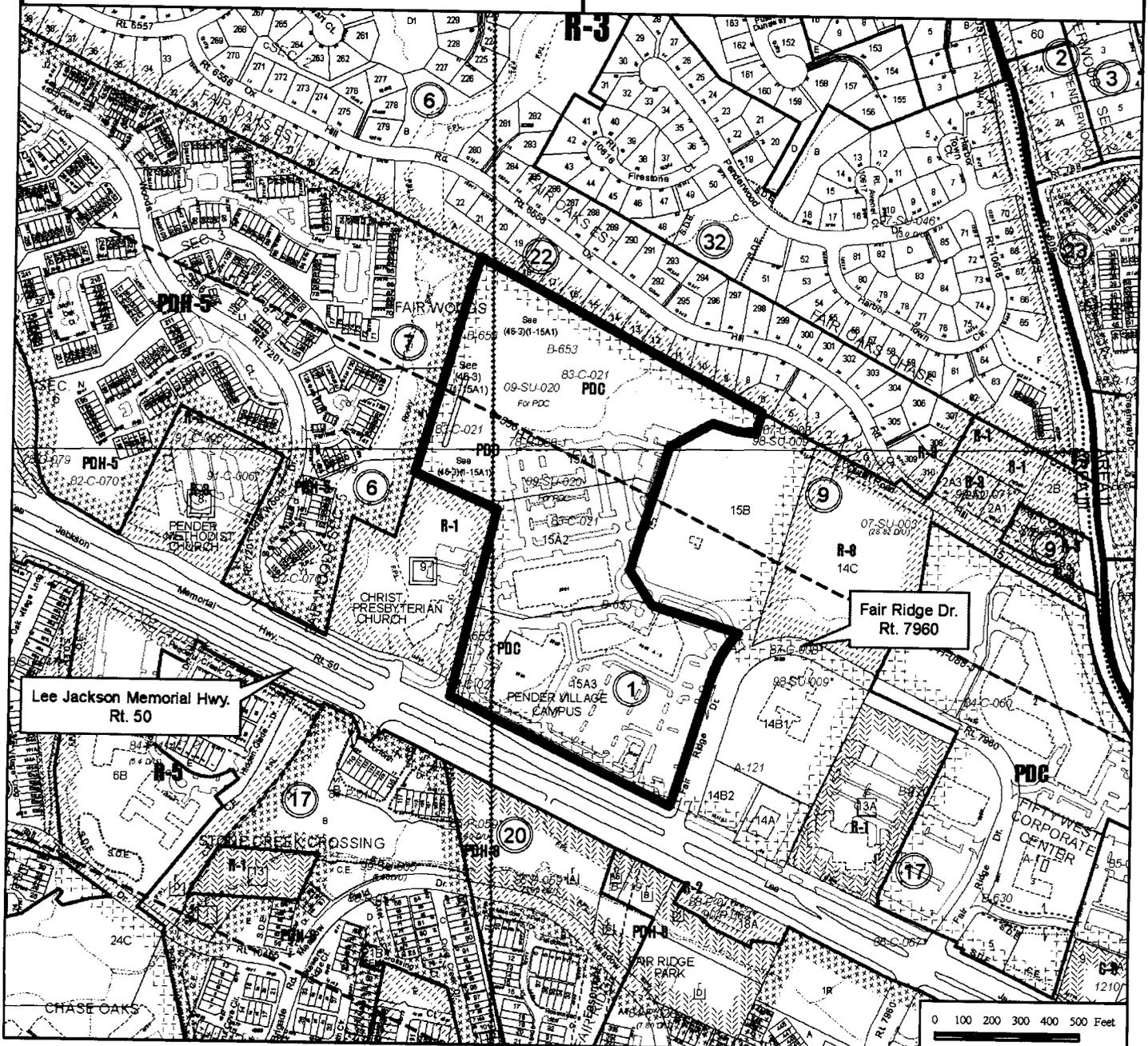
RZ 2009-SU-020

Applicant: TRUSTEES OF THE LIGHT GLOBAL MISSION CHURCH
Accepted: 07/13/2009
Proposed: MIXED USE
Area: 28.02 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect:
Located: NORTHWEST QUADRANT OF THE INTERSECTION OF FAIR RIDGE DRIVE AND LEE JACKSON MEMORIAL HIGHWAY
Zoning: FROM PDC TO PDC
Overlay Dist: WS HC
Map Ref Num: 046-3- /01/ /0015A1 /01/ /0015A2 /01/ /0015A3

Final Development Plan

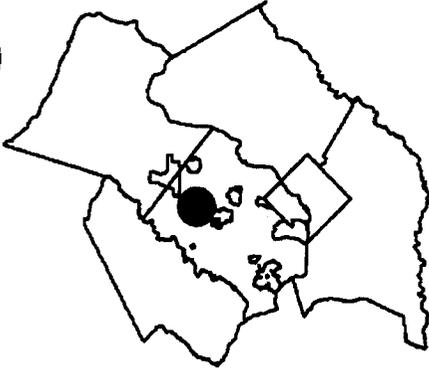
FDP 2009-SU-020

Applicant: TRUSTEES OF THE LIGHT GLOBAL MISSION CHURCH
Accepted: 07/13/2009
Proposed: MIXED USE
Area: 28.02 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect:
Located: NORTHWEST QUADRANT OF THE INTERSECTION OF FAIR RIDGE DRIVE AND LEE JACKSON MEMORIAL HIGHWAY
Zoning: PDC
Overlay Dist: WS HC
Map Ref Num: 046-3- /01/ /0015A1 /01/ /0015A2 /01/ /0015A3



Proffered Condition Amendment

PCA 83-C-021-02



Applicant: TRUSTEES OF THE LIGHT GLOBAL MISSION CHURCH

Accepted: 07/13/2009

Proposed: AMEND RZ 83-C-021 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT REDUCTION IN LAND AREA

Area: 28.02 AC OF LAND; DISTRICT - SULLY

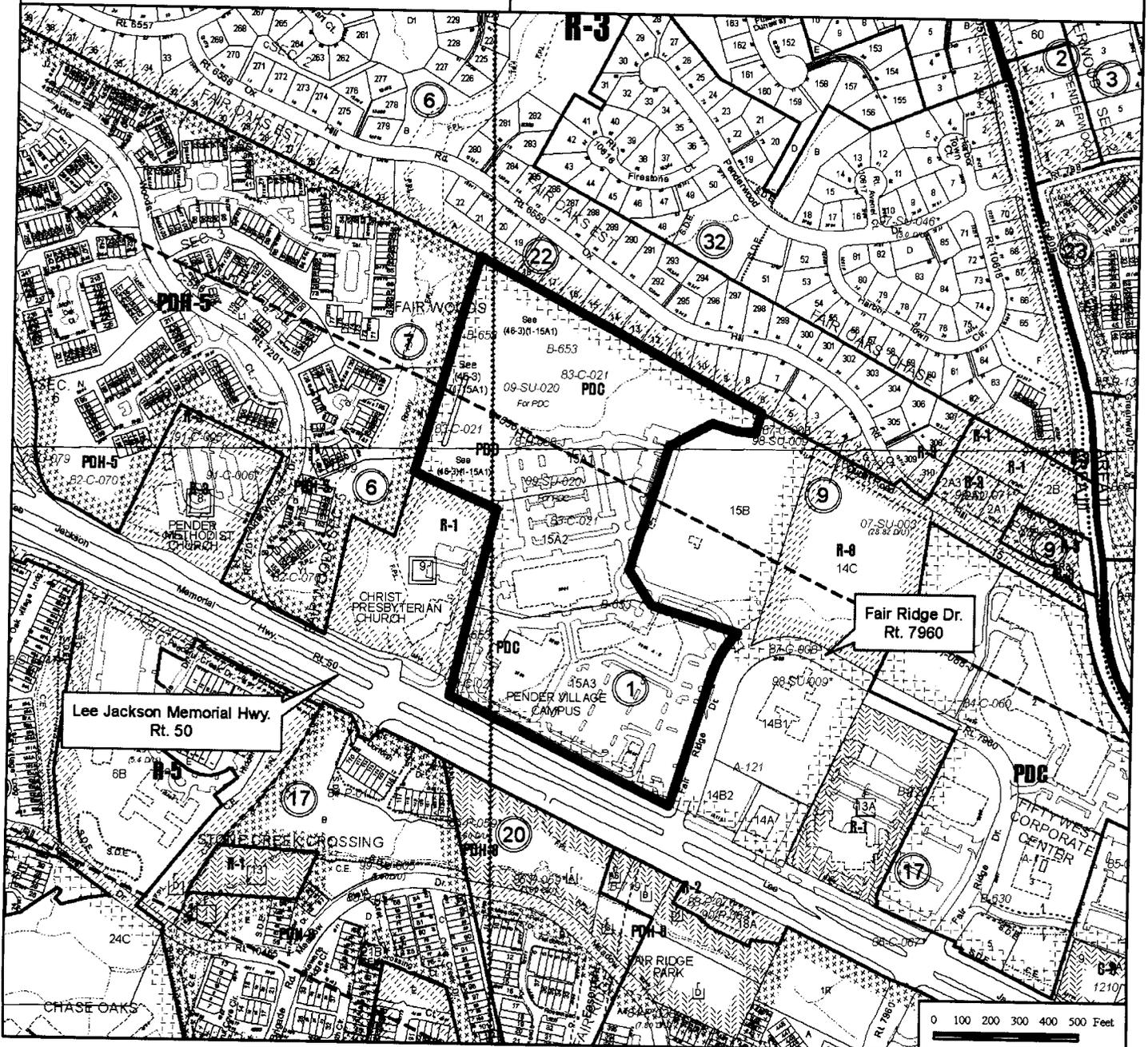
Zoning Dist Sect:

Located: NORTHWEST QUADRANT OF THE INTERSECTION OF FAIR RIDGE DRIVE AND LEE JACKSON MEMORIAL HIGHWAY

Zoning: PDC

Overlay Dist: WS HC

Map Ref Num: 046-3- /01/ /0015A1 /01/ /0015A2 /01/ /0015A3



CONCEPTUAL DEVELOPMENT PLAN/
 FINAL DEVELOPMENT PLAN
 (CDP/FDP)
 FOR
 GLOBAL MISSION VILLAGE
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA



LIGHT GLOBAL MISSION CHURCH
 3901 FAIR RIDGE DRIVE
 FAIRFAX, VIRGINIA 22033

DEVELOPER
 LIGHT GLOBAL MISSION CHURCH
 AND
 COMMERCIAL DEVELOPMENT & INVESTMENT, LLC
 12001 SUGARLAND VALLEY DRIVE
 HERNDON, VIRGINIA 20170
 PH. 703-742-0080

OWNERS OF SUBJECT PROPERTY:
 LOTS 1A AND 1B (TM NOS. 046-3-01-00151A AND 046-3-01-0015A2):
 TRUSTEES OF THE LIGHT GLOBAL MISSION CHURCH
 3901 FAIR RIDGE DRIVE
 FAIRFAX VIRGINIA 22033

LOT 3 (TM NO. 046-3-01-0015A3):
 PENDER, L.L.C.
 8150 LEESBURG PIKE
 SUITE 1100
 VIENNA, VA 22182

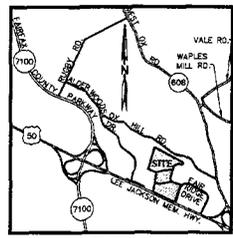
SHEET INDEX	
1.	COVER SHEET
2-2A.	GENERAL NOTES
3-4.	EXISTING CONDITIONS/TREE SAVE
5.	EXISTING VEGETATION
6-6A.	CDP/FDP LAYOUT
7-7A.	CDP/FDP GRADING
8-9.	STORMWATER MANAGEMENT PLAN
10-11.	BEST MANAGEMENT PLAN
12-13.	OUTFALL ANALYSIS
14.	OVERALL LANDSCAPE PLAN
15.	TREE CONSERVATION COMPUTATIONS & DETAILS
16.	OVERALL SITE AMENITIES
16A.	DETAILED SITE AMENITIES
16B.	DETAILED LANDSCAPE PLANS
17.	PEDESTRIAN CIRCULATION PLAN
17A-17B.	SITE SECTIONS
17C.	LANDSCAPE RENDERING
18-19D.	ARCHITECTURAL ELEVATIONS

REVISIONS	NO.	DATE	DESCRIPTION
PLANNING DATE	08-24-09		
	09-08-09		
	10-20-09		
	10-20-09		
URS L.L.C. 4000 Technology Court Chantilly, Virginia 20151 Tel: 703.771.2000 Fax: 703.771.2000 www.urscorp.com			
COVER SHEET GLOBAL MISSION VILLAGE SULLY DISTRICT DISTRICT FAIRFAX COUNTY, VIRGINIA CI - 19A DATE: JUNE, 2009 SCALE: N/A			
SHEET 1 OF 19 FILE NO. ZP-1463-2			

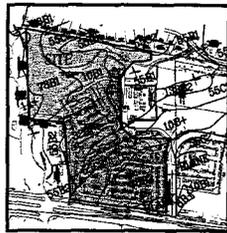
URS | L.L.C. | 4000 Technology Court | Chantilly, Virginia 20151 | Tel: 703.771.2000 | Fax: 703.771.2000 | www.urscorp.com

GENERAL NOTES

1. THE PROPERTIES FOR THIS REZONING ARE IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP AS: 46-3-((1))-15A1, 15A2, 15A3
2. THE ABOVE REFERENCED PROPERTIES ARE CURRENTLY ZONED PDC
3. THE BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED BY PATTON HARRIS RUST & ASSOCIATES, P.C. DATED APRIL 14, 2004 AND BY URBAN ENGINEERING UNDER APPROVED SITE PLAN 10310-001-4 APPROVED MAY 13, 2008.
4. THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED FROM PATTON HARRIS RUST & ASSOCIATES, P.C. SITE PLAN # 3458-SP-001-2 AND FROM URBAN ENGINEERING SITE PLAN #10310-SP-001-4.
5. THE PROPERTY SHOWN ON THIS COPA/FDPA AND COP/TFD PLAN IS LOCATED IN THE SULLY DISTRICT.
6. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AS AMENDED WITH APPR. 508-II-FCI AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS, WITH THE EXCEPTION OF THE FOLLOWING:
 - A WAIVER OF THE SERVICE DRIVE REQUIREMENTS FOR LEE JACKSON HIGHWAY.
 - A MODIFICATION / WAIVER OF SECTION 13-304 OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN SIDE OF THE PROPERTY ADJACENT TO THE FAIR WOODS SUBDIVISION IS HEREBY REQUESTED. THE PROPOSED SWM POND AND THE 50' UNDISTURBED BUFFER CONSISTING OF EXISTING WOODLANDS WILL MINIMIZE ANY ADVERSE IMPACT ON THE ADJACENT COMMUNITY.
 - A MODIFICATION / WAIVER OF SECTION 13-304 OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN SIDE OF THE PROPERTY ADJACENT TO THE FAR DAMS ESTATES SUBDIVISION IS HEREBY REQUESTED. THE 125' UNDISTURBED BUFFER CONSISTING OF EXISTING WOODLANDS WILL MINIMIZE ANY ADVERSE IMPACT ON THE ADJACENT COMMUNITY.
 - A MODIFICATION / WAIVER OF SECTION 13-304 OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SOUTHERN SIDE OF THE PROPERTY.
 - MODIFICATION OF SECTION 6-206.05: A. MODIFICATION TO PERMIT SECONDARY USES IN PDC DISTRICT TO EXCEED 25% OF GFA OF PRIMARY USE.
 - MODIFICATION OF SECTION 9-306.01: MODIFICATION TO RESTRICT DWELLING UNITS TO INDIVIDUALS THAT ARE 55 YEARS OF AGE AND OLDER.
7. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
8. STORM WATER MANAGEMENT IS PROVIDED ONSITE THROUGH THE USE OF AN EXISTING VAULT AND A PROPOSED WET POND. BEST MANAGEMENT PRACTICE HAS BEEN PROVIDED ONSITE THROUGH THE USE OF EXISTING STORMFILTERS, EXISTING FILTERBAS, PROPOSED WET POND, PROPOSED FILTERBAS, AND PROPOSED CONSERVATION EASEMENT.
9. UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
10. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
12. THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.
13. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION.
14. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 18-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
15. THERE ARE DESIGNATED ENVIRONMENTAL QUALITY CORRIDORS (EQC) AND RPA'S ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS.
16. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
17. THERE IS ONE EXISTING BUILDING ON LOT 18 AND THREE BUILDINGS UNDER CONSTRUCTION ON LOT 1C AS APPROVED 10310-SP-001, ALL OF WHICH WILL REMAIN.
18. THE SPECIAL AMENITIES PROPOSED WITH THIS SITE SHALL INCLUDE:
 - PEDESTRIAN SIDEWALKS
 - CHILDREN'S PLAY AREA
 - OUTDOOR FITNESS CENTER STATIONS
 - GARDENS
 - SEATING AREAS
19. THE LOCATION OF THESE AMENITIES ARE REFLECTED IN THE COP/TFD AND COPA/FDPA.
20. THE DEVELOPMENT SCHEDULE AND PROPOSED SITE PLAN SUBMISSIONS SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.
21. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO REASONABLY MODIFY THE FINAL DESIGN CONCEPTS, INCLUDING SIZES AND LOCATIONS OF IMPROVEMENTS, TO CONFORM WITH ARCHITECTURAL AND ENGINEERING TOLERANCES AND TO COMPLY WITH NEW ORDINANCE AND REGULATIONS THAT MAY BE ADOPTED BY FAIRFAX COUNTY, DOMINION VA POWER AND OTHER AGENCIES WHOSE JURISDICTIONAL APPROVAL MAY BE REQUIRED. IN NO EVENT SHALL THE OVERALL GFA BE INCREASED AND SUCH MODIFICATIONS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE COP/TFD AS DETERMINED BY UPE.
22. DIMENSIONS AND SIZES AS SCALED ARE APPROXIMATE AND MAY VARY DEPENDING ON THE FINAL USE AND ARCHITECTURAL/ENGINEERING DESIGN DURING SITE PLANNING. THE FINAL DESIGN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS COP/TFD.
23. CELLAR SPACE MAY BE ADDED TO BUILDING SHOWN, THAT PORTION OF OCCUPIED CELLAR WILL BE PARKED AT THE RATIO REQUIRED BY THE USE. IN NO EVENT SHALL MORE THAN 100 DWELLING UNITS BE PROVIDED.
24. APPLICANT WILL SUBMIT AND OBTAIN APPROVAL OF A COMPREHENSIVE SIGN PLAN AMENDMENT SEPARATELY PRIOR TO OCCUPANCY OF THE BUILDING, SHOULD THIS BE DEEMED NECESSARY.
25. EXISTING MAJOR UTILITY EASEMENTS 25' IN WIDTH ARE LOCATED ON THE SITE. THE APPLICANT RESERVES THE RIGHT TO REDUCE THESE WIDTHS AND APPLY THE EASEMENT AREA TO THE GSF. IN NO EVENT SHALL THE MAXIMUM GSF IN THIS COP/TFD BE EXCEEDED.



VICINITY MAP
SCALE: 1" = 2000'



SOILS MAP
SCALE: 1" = 500'

SOILS LEGEND

SOIL NUMBER	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	PROBLEM CLASSES
1A+	MIXED ALLUVIAL	POOR	POOR	GOOD	SLIGHT	A
10B1	GLENVILLE	FAIR	MARGINAL	GOOD	MODERATE	B
10B+	GLENVILLE	FAIR	MARGINAL	GOOD	MODERATE	B
21C2	MAHON	GOOD	GOOD	GOOD	SEVERE	C
32B1	FAIRFAX (SL)	GOOD	MARGINAL	GOOD	SEVERE	B
55B1	GLENLD	GOOD	GOOD	GOOD	SEVERE	C
55B2	GLENLD	GOOD	GOOD	GOOD	SEVERE	C
55C2	GLENLD	GOOD	GOOD	GOOD	SEVERE	C
75B1	CAULVERTON (SL)	POOR	MARGINAL	GOOD	SLIGHT	A
75B2	CAULVERTON	POOR	MARGINAL	GOOD	SLIGHT	A

⊗ PARKING SPACES RESERVED FOR RETAIL USE

LEGEND:

--- (dashed line)	PROPOSED LIMITS OF CLEARING & GRADING	--- (dotted line)	EXISTING CONTOUR
--- (wavy line)	EXISTING TREE LINE	--- (line with circles)	EXISTING STORM DRAIN
--- (long dashed line)	EXISTING PROPERTY LINE	--- (line with crosses)	EXISTING SANITARY SEWER
--- (short dashed line)	PROPOSED PROPERTY LINE	--- (line with dots)	PROPOSED SANITARY SEWER
--- (dash-dot line)	EXISTING PROPERTY LINE PIPES	--- (line with triangles)	EXISTING WATER LINE
--- (line with X's)	EXISTING FENCE	--- (line with squares)	EXISTING GAS LINE
--- (line with stars)	EXISTING LIGHTING	--- (line with diamonds)	EXISTING UNDERGROUND ELECTRIC LINE
--- (line with circles)	PROPOSED LIGHTING	--- (line with hexagons)	EXISTING OVERHEAD ELECTRIC LINE
--- (line with triangles)	PROPOSED CSRP-1	--- (line with octagons)	EXISTING UNDERGROUND TELEPHONE LINE
--- (line with squares)	PROPOSED CURB AND GUTTER	--- (line with diamonds)	EXISTING GUY WIRE
--- (line with circles)	EXISTING CURB AND GUTTER	--- (line with squares)	EXISTING DRAINAGE WAY
		--- (line with triangles)	EXISTING POWER POLE

PARKING TABULATION:

PARKING REQUIREMENTS:

EXISTING SHOPPING CENTER*	= 4 SPACES/1,000 GSF	
EXISTING OFFICE USE**	= 1.6 SPACES/1,000 GSF	= 553 SPACES +
EXISTING CHILD CARE	= 34 EMPLOYEES @ 0.1 SPAC./EMPLOYEE	= 34 SPACES
EXISTING CHURCH USE	= 1.0 SPACES/4 SEATS	= 800 SEAT @ 1.0/4 = 200 SPACES
INDEPENDENT LIVING	= 1 SPACE/4 DU + 1 SPACE/EMPLOYEE	= 100 DU @ 1 SPACE/4 DU + 10 EMPLOYEE SPACES = 35 SPACES
TOTAL REQUIRED		= 1,330 SPACES

PARKING PROVIDED:

EXISTING PARKING TO REMAIN	= 737 SPACES
PROPOSED PARKING SPACES	= 599 SPACES
TOTAL PROVIDED	= 1,336 SPACES

LOADING SPACE REQUIREMENTS:

SHOPPING CENTER USE	= 1 SPACE/1st 10,000 G.S.F.
1 SPACE	= 128,048 @ 1 SPACE / 15,200 G.S.F. = 10 SPACE
OFFICE/CHILD CARE USE	= 1 SPACE/1st 10,000 G.S.F.
1 SPACE	= 20,000 @ 1 SPACE / 20,000 G.S.F. = 6 SPACE
1 SPACE	= 66,577 @ 1 SPACE / 66,577 G.S.F. = 1 SPACE
1 SPACE	= 80,000 @ 1/100,000 G.S.F. = 2 SPACE
TOTAL REQUIRED**	= 17 SPACES (MAX. 5 SPACES)
TOTAL PROVIDED**	= 7 SPACES

ADA SPACES REQUIRED:

REQUIREMENT	= 20 + 1 PER 100 SPACES OVER 1,000
	= 22
TOTAL REQUIRED	= 22 SPACES
TOTAL PROVIDED**	= 32 SPACES

- * PROPOSED UNDER APPROVED FAIRFAX COUNTY PLAN # 10310-SP-001 APPROVED MAY 13, 2008 (CURRENTLY UNDER CONSTRUCTION). THE PARKING PROVIDED FOR THE RETAIL USE INCLUDES 100 SPACES IN BETWEEN THE EXISTING OFFICE BUILDING AND THE INDEPENDENT LIVING FACILITY. THE SPACES RESERVED FOR THE RETAIL USE ARE IDENTIFIED WITH A # ON THE PLAN VIEW.
- ** 5 PROPOSED UNDER APPROVED FAIRFAX COUNTY PLAN # 10310-SP-001 APPROVED MAY 13, 2008 (CURRENTLY UNDER CONSTRUCTION), AND 2 PROPOSED UNDER THE COP/TFD.
- *** 18 PROPOSED UNDER APPROVED FAIRFAX COUNTY PLAN # 10310-SP-001 APPROVED MAY 13, 2008 (CURRENTLY UNDER CONSTRUCTION), 8 PROPOSED UNDER THIS COP/TFD, AND 6 TO REMAIN FROM EXISTING BUILDING 'C'.

SITE TABULATIONS:

EXISTING SITE AREA	GROSS SITE AREA		ADJUSTED SITE AREA*	
	PARCEL 15A1 (556,207 SF. OR 12.8147 AC.)	PARCEL 15A2 (228,817 SF. OR 5.2529 AC.)	PARCEL 15A3 (433,386 SF. OR 9.9416 AC.)	PARCEL 15A4 (358,207 SF. OR 12.8147 AC.)
	PARCEL 15A2 (228,817 SF. OR 5.2529 AC.)	PARCEL 15A3 (433,386 SF. OR 9.9416 AC.)	PARCEL 15A4 (358,207 SF. OR 12.8147 AC.)	PARCEL 15A5 (414,197 SF. OR 9.5087 AC.)
	TOTAL: 28,01676 AC. (1,222,410 sq ft)		TOTAL: 27,5748 AC. (1,201,180 sq ft)	
EXISTING ZONE	PDC	PDC	PDC	PDC
PROPOSED ZONE	PDC	PDC	PDC	PDC
LANDSCAPED OPEN SPACE REQUIRED (43%)	549,185 sq ft.	549,185 sq ft.	549,185 sq ft.	549,185 sq ft.
LANDSCAPED OPEN SPACE PROVIDED	601,595 sq ft. OR 49%	601,595 sq ft. OR 49%	601,595 sq ft. OR 50%	601,595 sq ft. OR 50%
USES	EXISTING BLDG. A: CROCCERY STORE EXISTING BLDG. B1: RETAIL/OFFICE & RESTAURANT EXISTING BLDG. B2: BUSINESS, RETAIL/OFFICE & RESTAURANT EXISTING COMMERCIAL PAD: BANK	EXISTING BLDG. C: CHURCH, OFFICE, DAY CARE PROPOSED BLDG. D: INDEPENDENT LIVING FACILITY	EXISTING BLDG. A: CROCCERY STORE EXISTING BLDG. B1: RETAIL/OFFICE & RESTAURANT EXISTING BLDG. B2: BUSINESS, RETAIL/OFFICE & RESTAURANT EXISTING COMMERCIAL PAD: BANK	EXISTING BLDG. C: CHURCH, OFFICE, DAY CARE PROPOSED BLDG. D: INDEPENDENT LIVING FACILITY
BUILDING GROSS FLOOR AREA	EXISTING BLDG. A: 48,756 sq ft. EXISTING BLDG. B1: 4,529 sq ft. EXISTING BLDG. B2: 81,886 sq ft. EXISTING COMMERCIAL PAD: 76,577 sq ft.	EXISTING BLDG. C: 90,000 sq ft. PROPOSED BLDG. D: 306,488 sq ft.	EXISTING BLDG. A: 48,756 sq ft. EXISTING BLDG. B1: 4,529 sq ft. EXISTING BLDG. B2: 81,886 sq ft. EXISTING COMMERCIAL PAD: 76,577 sq ft.	EXISTING BLDG. C: 90,000 sq ft. PROPOSED BLDG. D: 306,488 sq ft.
PROPOSED F.A.R.	0.2503	0.2503	0.2543	0.2543
MAX. NUMBER OF UNITS	100	100	100	100
ADU'S REQUIRED (15%)	15 (15% OF 100)	15 (15% OF 100)	15 (15% OF 100)	15 (15% OF 100)
MAXIMUM BUILDING HEIGHT ALLOWED	45'	45'	45'	45'
PROPOSED BUILDING HEIGHT	SEE SHEET 6-7A	SEE SHEET 6-7A	SEE SHEET 6-7A	SEE SHEET 6-7A

* ADJUSTED SITE AREA ACCOUNTS FOR 77,001 SQUARE FEET OF MAJOR UTILITY EASEMENTS (SEE MAP THIS SHEET).
 A. A VARIABLE WIDTH UTILITY EASEMENT PARALLEL TO VALE ROAD (85,448 SQUARE FOOT IN AREA THAT REPRESENTS A 16.36 (155.445 X 0.25) SQUARE FOOT DENSITY CREDIT.
 B. A VARIABLE WIDTH UTILITY EASEMENT ALONG THE WESTERN PROPERTY LINE (11,556 SQUARE FOOT IN AREA THAT REPRESENTS A 2.889 (11,556 X 0.25) SQUARE FOOT DENSITY CREDIT.
 PARCEL 15A1 = 556,207 SF - (0 SF EASEMENT * 0.25) = 556,207 SF
 PARCEL 15A2 = 228,817 SF - (216 SF EASEMENT * 0.25) = 228,768 SF
 PARCEL 15A3 = 433,386 SF - (76,755 SF EASEMENT * 0.25) = 414,197 SF
 PARCEL 15A4 = 358,207 SF - (0 SF EASEMENT * 0.25) = 358,207 SF
 PARCEL 15A5 = 414,197 SF - (0 SF EASEMENT * 0.25) = 414,197 SF
 THE APPLICANT MAY REDUCE THE WIDTH OF EITHER OR BOTH EASEMENTS EVIDENCED BY RECORDATION OF AN APPROPRIATE INSTRUMENT IN THE LAND RECORDS OF FAIRFAX COUNTY, WHICH MAY ALSO BE COMPLETED WITH CALCULATION OF DENSITY BY CREDIT IN ACCORDANCE WITH SECTION 02-515 OF THE ZONING ORDINANCE. IN NO EVENT SHALL THE F.A.R. EXCEED 0.25 OR THE GROSS FLOOR AREA EXCEED 306,488 SQUARE FOOT.

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT: 2009-001-001
 09-24-09
 10-05-09
 10-05-09
 10-05-09

Client: Urban
 10000 Lee Jackson Hwy, Suite 201
 Fairfax, VA 22031
 Phone: 703.691.1338
 Fax: 703.691.1338
 www.urban.com

urban
 Urban Engineering, Inc.
 10000 Lee Jackson Highway, Suite 201
 Fairfax, VA 22031

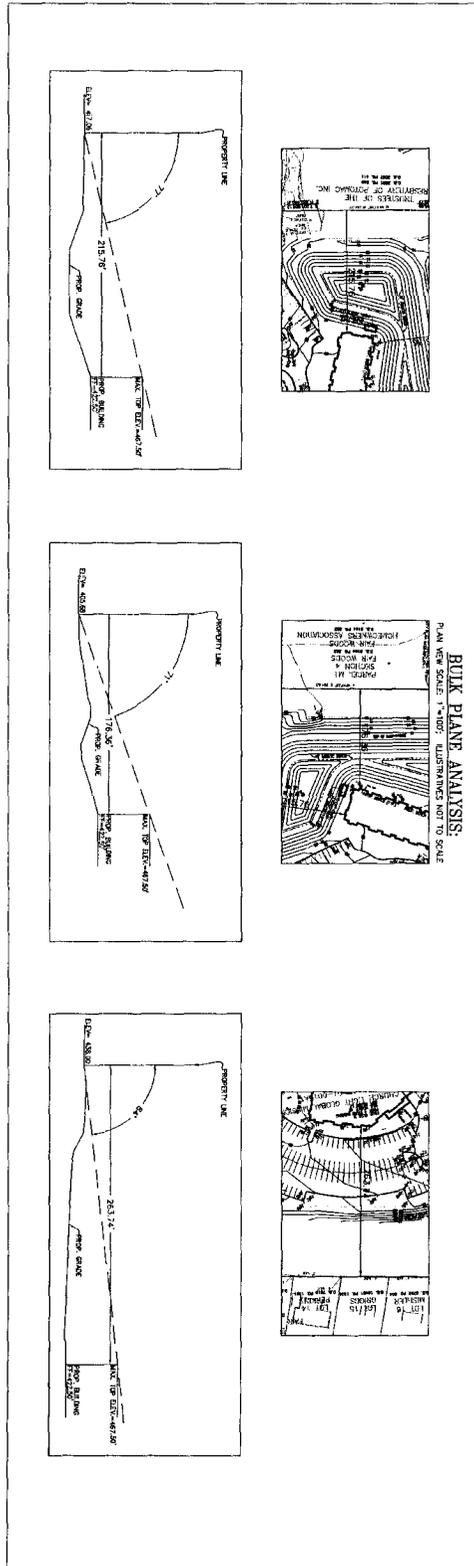
STATE OF VIRGINIA
 COMMONWEALTH OF FAIRFAX COUNTY
 OFFICE OF THE CLERK OF COURTS
 10/19/09

GENERAL NOTES
GLOBAL MISSION VILLAGE
 SULLY DISTRICT DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CL = N/A

DATE: JUNE, 2009
 SCALE: N/A

SHEET
 2
 OF
 19

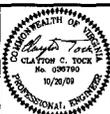
FILE No.
 ZP-1463-2



GENERAL NOTES
GLOBAL MISSION VILLAGE

SULLY DISTRICT DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. = N/A DATE: JUNE 2009



urban
 Planning, Engineering, Landscape Architecture, Land Development

Urbans, LLC
 6200 Technology Court
 Chantilly, Virginia 20151
 Tel: 703.642.3306
 Fax: 703.571.7888
 www.urban-llc.com

PLAN DATE	DESCRIPTION
06-24-09	
09-24-09	
10-09-09	
10-20-09	

No.	DATE	DESCRIPTION

SHEET
 2A
 OF
 15
 10/26/09
 ZP1466.2



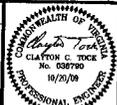
EXISTING CONDITIONS/TREE SAVE AREA

GLOBAL MISSION VILLAGE
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50'

CI -2

DATE: JUNE, 2009



urban

Plans Division Landmarks Architecture Land Services

Urban, Ltd.
 4240 D'Arcyway Lane
 Chantilly, Virginia 20151
 Tel: 703.662.2000
 Fax: 703.378.2838
 www.urban-ll.com

PLAN DATE
08-24-09
09-08-09
10-09-09
10-20-09

NO.	DATE	DESCRIPTION

SHEET
 02
 OF
 19
 FILE NO.
 ZP-1463-2

LEGEND
 TREE SAVE AREA



EXISTING CONDITIONS/TREE SAVE AREA

GLOBAL MISSION VILLAGE
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. = 2' DATE: JUNE, 2009



urban.
 Planning Engineers Landscape Architects Land Surveyors

1970s, L.L.C.
 4210 Technology Court
 Chantilly, Virginia 20151
 Tel: 703.612.2206
 Fax: 703.776.7844
 www.urban-llc.com

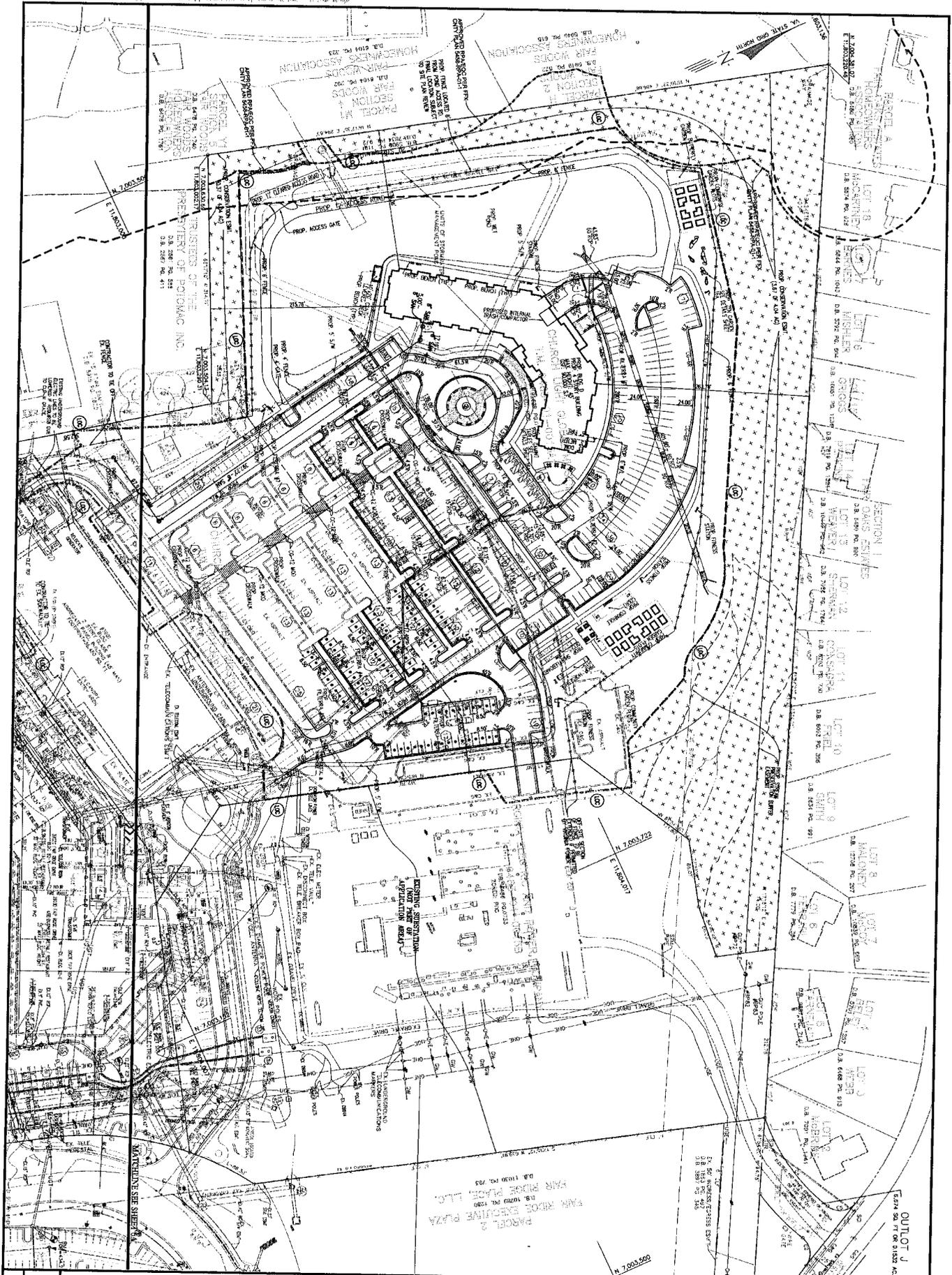
PLAN DATE:

- 06-24-09
- 09-09-09
- 10-09-09
- 10-20-09

NO.	DATE	DESCRIPTION

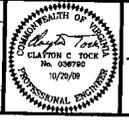
REVISIONS

SHEET
 4
 19
 FILE NO.
 ZP-1463.2



FILE NO. 25-1463-2
 SHEETS 0, 1, 15

CDP/FDP LAYOUT
GLOBAL MISSION VILLAGE
 SULLY DISTRICT DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1"=50'
 C.I. = 2
 DATE: 11/19/2009



Urban, Ltd.
 4200 D Technology Court
 Chantilly, Virginia 20151
 Tel: 703.642.2106
 Fax: 703.376.7888
 www.urban-ltd.com

PLAN DATE	DESCRIPTION
06-24-09	
09-09-09	
10-09-09	
10-20-09	
11-19-09	

NO.	DATE	DESCRIPTION



FOR CONTINUATION SEE SHEET 116
 SHEET
 19
 OF
 24
 FILE NO.
 ZN-1463.2

CDP/FDP LAYOUT
GLOBAL MISSION VILLAGE
 SULLY DISTRICT DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1"=50'
 C1 - 2
 DATE: JUNE, 2009



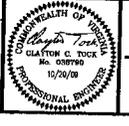
FILE NO.	DATE
06-24-09	
09-08-09	
10-08-09	
10-20-09	

NO.	DATE	DESCRIPTION



CDP/FDP GRADING
GLOBAL MISSION VILLAGE
 SULLY DISTRICT DISTRICT
 FAIRFAX COUNTY, VIRGINIA

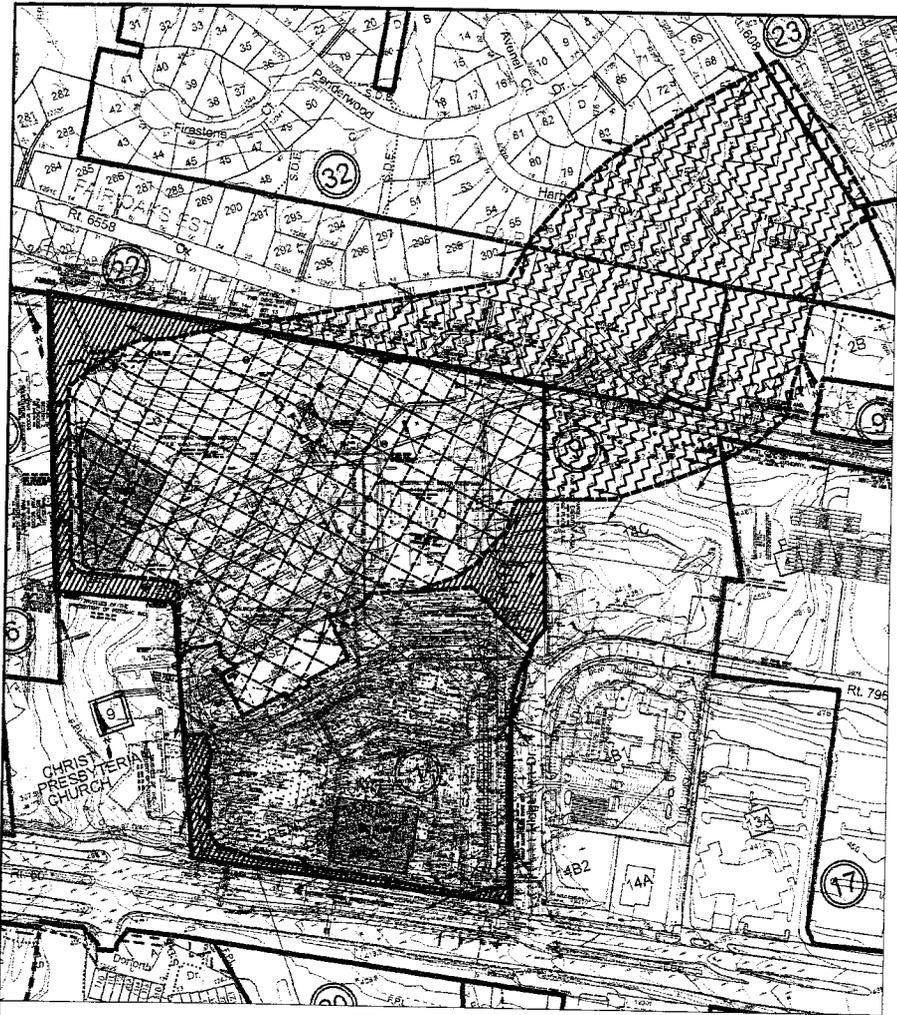
SCALE: 1"=50'
 C.I. = 2
 DATE: JUNE, 2009



Urban, Ltd.
 4300 W. Technology Court
 Chantilly, Virginia 20151
 Tel: 703.842.2290
 Fax: 703.776.7828
 www.urban-llc.com

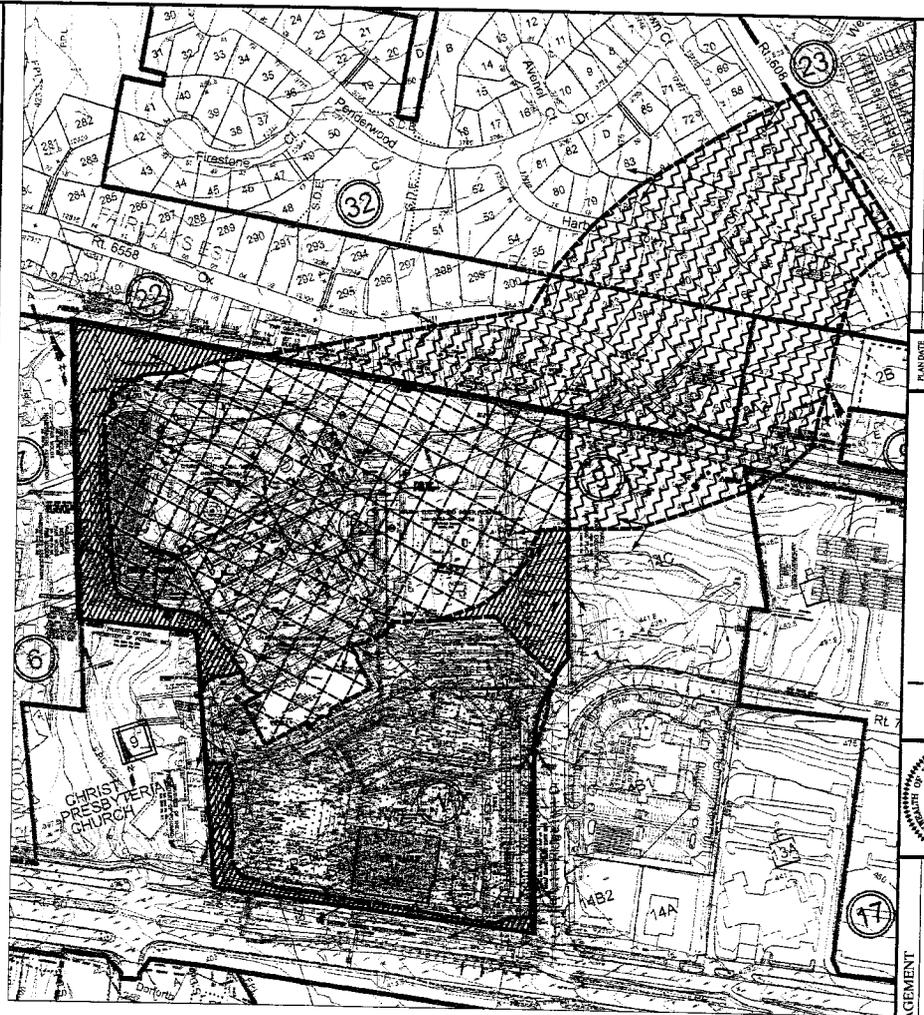
NO.	DATE	DESCRIPTION
06-24-09		
09-08-09		
10-09-09		
10-20-09		

NO.	DATE	DESCRIPTION



PRE-DEVELOPMENT DRAINAGE AREA SUMMARY

DRAINAGE AREA DESIGNATOR	ONSITE/OFFSITE	CONTROLLED/UNCONTROLLED	STRUCTURE	SITE PLAN REFERENCE	DRAINAGE AREA
[Dotted pattern]	ONSITE	CONTROLLED	EX. VAULT	10310-SP-001-1	11.89 AC
[Cross-hatch pattern]	ONSITE	CONTROLLED	EX. POND	5458-SP-01	19.20 AC
[Diagonal lines]	ONSITE	UNCONTROLLED	N/A	N/A	4.26 AC
[Horizontal lines]	OFFSITE	CONTROLLED	EX. POND	5458-SP-01	17.96 AC



POST DEVELOPMENT DRAINAGE AREA SUMMARY

DRAINAGE AREA DESIGNATOR	ONSITE/OFFSITE	CONTROLLED/UNCONTROLLED	STRUCTURE	SITE PLAN REFERENCE	DRAINAGE AREA
[Dotted pattern]	ONSITE	CONTROLLED	EX. VAULT	10310-SP-001-1	11.89 AC
[Cross-hatch pattern]	ONSITE	CONTROLLED	PROP. POND	5458-SP-01	18.53 AC
[Diagonal lines]	ONSITE	UNCONTROLLED	N/A	N/A	4.93 AC
[Horizontal lines]	OFFSITE	CONTROLLED	PROP. POND	N/A	17.96 AC

0:00:00 1:00:00 2:00:00 3:00:00 4:00:00 5:00:00 6:00:00 7:00:00 8:00:00 9:00:00 10:00:00 11:00:00 12:00:00 13:00:00 14:00:00 15:00:00 16:00:00 17:00:00 18:00:00 19:00:00 20:00:00 21:00:00 22:00:00 23:00:00 24:00:00

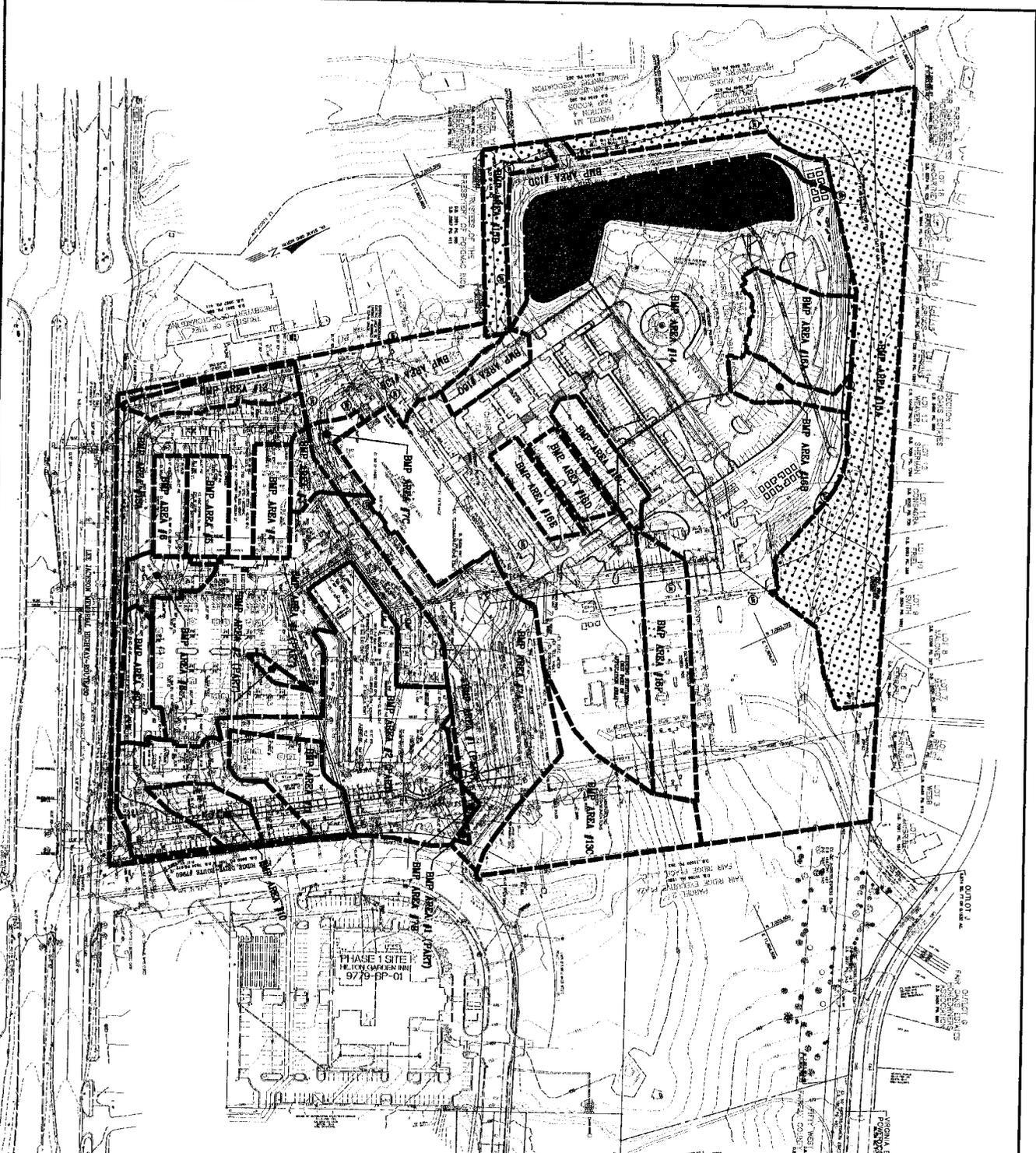
STORM WATER MANAGEMENT
 GLOBAL MISSION VILLAGE
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1"=200'
 SHEET 8 OF 19
 FILE No. ZP-1463-2

DATE: JUNE 2009
 CI-45

urban
 urban inc.
 4000 Technology Court
 Chantilly, Virginia 20151
 Tel: 703.421.2000
 Fax: 703.421.2001
 www.urbaninc.com

PLANNING
 08-27-09
 09-08-09
 10-23-09

REVISIONS
 NO. DATE DESCRIPTION



PHASE I SITE
 18.10% SLOPE
 9779-SP-01

PROPOSED BMP		PROPOSED UNDER APPROVED SITE PLAN #10310-SP-001	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	18.10% SLOPE	1	18.10% SLOPE
2	18.10% SLOPE	2	18.10% SLOPE
3	18.10% SLOPE	3	18.10% SLOPE
4	18.10% SLOPE	4	18.10% SLOPE
5	18.10% SLOPE	5	18.10% SLOPE
6	18.10% SLOPE	6	18.10% SLOPE
7	18.10% SLOPE	7	18.10% SLOPE
8	18.10% SLOPE	8	18.10% SLOPE
9	18.10% SLOPE	9	18.10% SLOPE
10	18.10% SLOPE	10	18.10% SLOPE
11	18.10% SLOPE	11	18.10% SLOPE
12	18.10% SLOPE	12	18.10% SLOPE
13	18.10% SLOPE	13	18.10% SLOPE

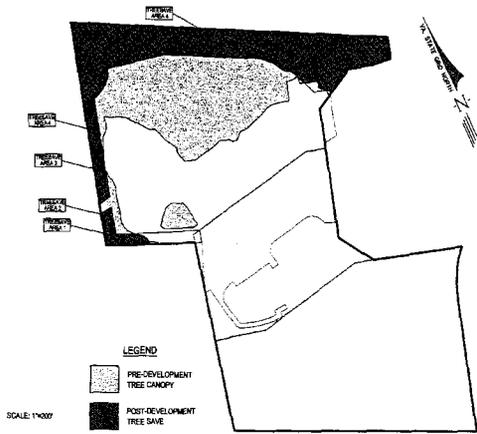
BEST MANAGEMENT PRACTICE MAP
GLOBAL MISSION VILLAGE
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1"=80' C.I. = 2' DATE: JUNE, 2009



Urban, Ltd.
 4200 Technology Court
 Chantilly, Virginia 20151
 Tel: 703.662.2300
 Fax: 703.578.2558
 www.urban-llc.com

PLAN DATE	NO.	DATE	DESCRIPTION
06-24-09			
09-08-09			
10-09-09			
10-20-09			

SHEET
 OF
 19
 TITLE No. ZP1463.2



REZONING TREE PRESERVATION COMPUTATIONS

REZONING TREE PRESERVATION TARGET CALCULATIONS	
Gross Site Area (s.f.)	1,250,410
Pre-Development Area of Existing Tree Canopy (s.f.)	346,302
Percentage of Gross Site Area Covered by Existing Tree Canopy	28%
Tree Preservation Target	
10-Year Tree Canopy Requirement: Percentage (per PFM Table 12.4)	10%
10-Year Tree Canopy Required (s.f.) (See "Overall 10-Year Tree Canopy Calculations" Table)	125,041
Percentage of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (This is the "Tree Preservation Target")	28%
Area of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (s.f.)	31,457
Area of the 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation (s.f.) (See "Tree Preservation Calculations" Table)	189,048
Proposed Percentage of 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation	184%
Tree Preservation Target met (s.f.)	184% is greater than 28%
Tree Preservation Target met (s.f.)	189,048 is greater than 31,457

REZONING 10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS	
Gross Site Area (s.f.)	1,250,410
Exclusions	
Dedicated Street Frontage (s.f.)	-1,569
Phase I Block "A" (deducted in approved Site Plan #10310-SP-001) (s.f.)	-134,114
Adjusted Gross Site Area (s.f.)	1,084,733
Zone: PDC (Use: Multi-Family Dwelling (Group 2))	
Tree Canopy Required (s.f.)	10% 108,473

REZONING 10-YEAR TREE CANOPY PROVIDED	
Total Canopy Area Provided Through Tree Preservation (s.f.)	189,048
Total Proposed Canopy Area Provided (s.f.)	115,000
Total Tree Canopy Provided (s.f.)	314,048

Note: Total Proposed Canopy Area Provided is the combined canopy area for this application and the net area of Site Plan #10310-SP-001.

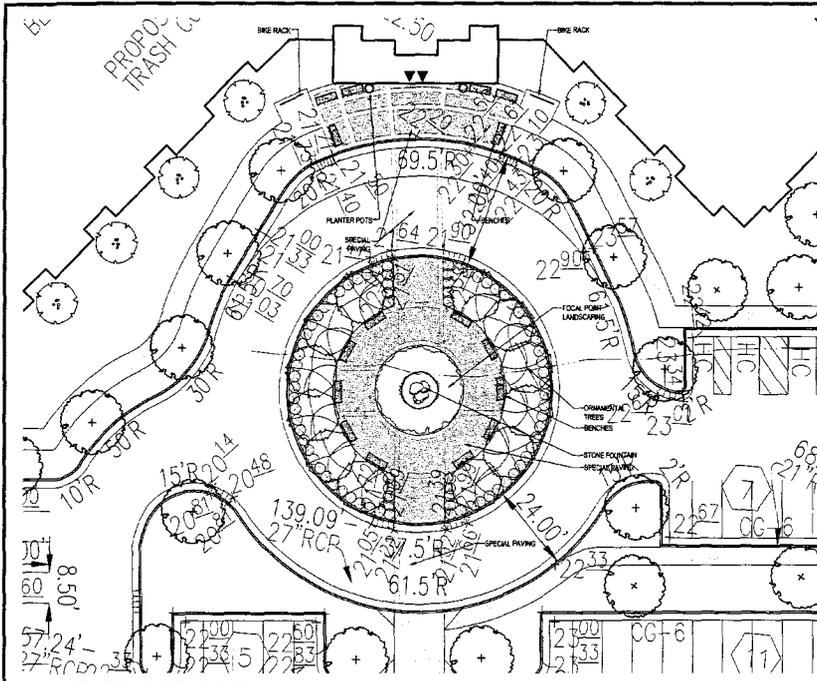
REZONING TREE PRESERVATION CALCULATIONS				
Tree Preservation Target (s.f.)	31,457			
Tree Preservation Target (%)	28%			
Tree Preservation:				
Tree Preservation Area	Color Type	S.F.	Credit Factor	Total
Tree Save Area 1	Normal	1,224	1.25	6,930
Tree Save Area 2	RPA Forest	3,550	1.00	3,550
Tree Save Area 3	RPA Forest	1,025	1.00	1,025
Tree Save Area 4	Normal	122,461	1.25	153,076
Tree Save Area 5	RPA Forest	30,344	1.00	30,344
Total Tree Preservation Provided (s.f.)				189,048

PENDING PHASE I 10-YEAR TREE CANOPY CALCULATIONS (BEFORE & AFTER THIS APPLICATION)	
Pending Phase I Required Tree Canopy (Per Site Plan #10310-SP-001) (s.f.)	125,041
Pending Phase I Provided Tree Canopy (Per Site Plan #10310-SP-001) (s.f.)	75,300
Pending Phase I Tree Canopy Provided After Site Application (s.f.)	75,300

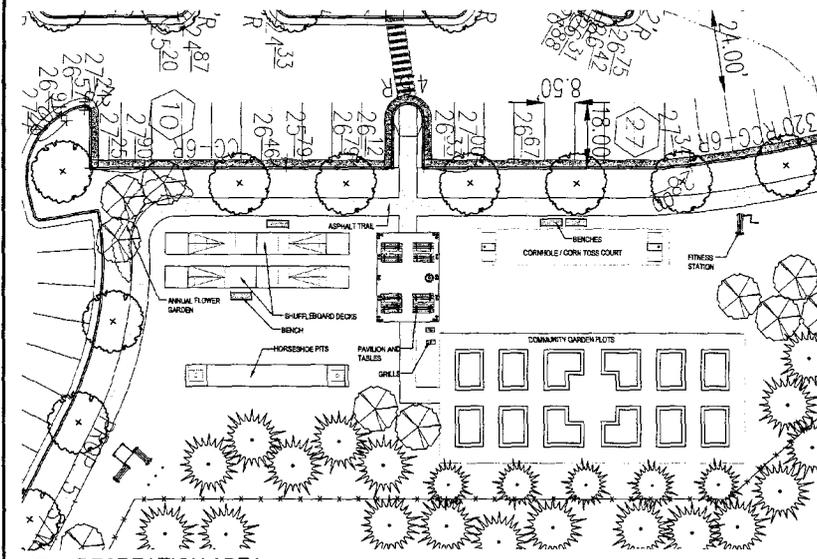
PENDING PHASE I INTERIOR PARKING LOT LANDSCAPING	
Before & After This Application	
Pending Phase I Req'd Int. Pkg. Landscaping (Per Site Plan #10310-SP-001) (s.f.)	26,630
Pending Phase I Provided Int. Pkg. Landscaping (Per Site Plan #10310-SP-001) (s.f.)	21,720
Pending Phase I Int. Pkg. Landscaping Provided After this Application (s.f.)	21,720

PLAN DATE	11-09-09	LANDSCAPING REVISION	DESCRIPTION
06-24-09			
10-08-09			
10-20-09			
TREE CONSERVATION COMPUTATIONS & DETAILS GLOBAL MISSION VILLAGE SULLY DISTRICT DISTRICT FAIRFAX COUNTY, VIRGINIA		DATE: JUNE, 2009 SCALE: AS NOTED CL - N/A	
SHEET		15	
OF		19	
FILE NO.		ZP-1463-2	

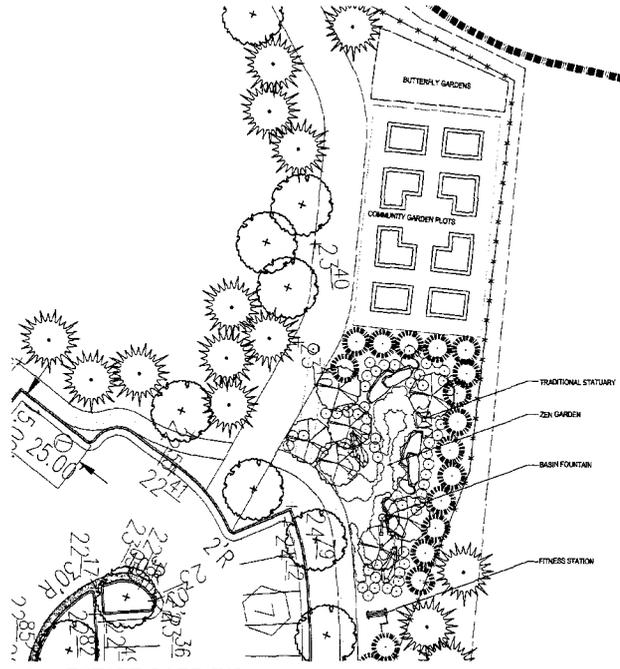
11 June 10 1:14 PM C:\Users\jcham\Documents\Projects\1463-2\1463-2.dwg - Computer: 3/6/2009 2:51:09 PM User: jcham



1 ENTRANCE PLAZA
1/16"=1'



2 RECREATION AREA
1/16"=1'



3 ESTATE GARDENS
1/16"=1'

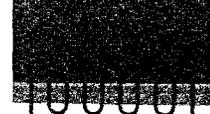
- LEGEND**
- Existing Canopy Tree Credited Towards Pender Phase I Interior Parking Requirements (To Be Removed)
 - Existing Canopy Tree Credited Towards Pender Phase I Interior Parking Requirements (To Remain)
 - Trees Proposed w/ Pender Phase I Site Plan (To Remain)
 - Proposed Interior Planting Requirements (To Remain)
 - Proposed Canopy Tree
 - Proposed Understory Tree
 - Proposed Evergreen Tree
 - Proposed Shrubs

SITE AMENITIES

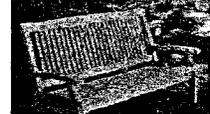
- ENTRANCE PLAZA**
BENCHES
STONE FOUNTAIN
SPECIAL PAVING
ORNAMENTAL TREES
SHRUBS AND PLANTER POTS
- RECREATION AREA**
PAVILION WITH TABLES
GRILLS
HORSESHOE PITS
SHUFFLEBOARD DECKS
MULTI-PURPOSE COURT

- ESTATE GARDENS**
COMMUNITY GARDEN PLOTS
ZEN GARDEN
BUTTERFLY GARDEN
FOUNTAINS AND STATUARY BENCHES
- GENERAL SITE AMENITIES**
FITNESS STATIONS (7)
BIKE RACKS (3 RACKS, 27 BIKES)
GAMING TABLES
SEATING AREAS
ANNUAL FLOWER GARDEN OVER 2,100 LINEAR FEET OF WALKING TRAILS
OBSERVATION DECK WITH SEATING

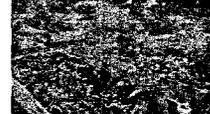
CHARACTER IMAGES



TYPICAL BIKE RACK



TYPICAL BENCH



COMMUNITY GARDEN PLOTS



OBSERVATION DECK



ZEN GARDEN FOUNTAIN AND STATUARY



FITNESS STATION



GAMING TABLES



BUTTERFLY GARDEN



STONE FOUNTAIN



PAVILION



CORNHOLE / CORN TOSS COURT

THE BUTTERFLY GARDEN WILL HAVE A VARIETY OF PLANTS THAT MEET THE NEEDS OF GROWING LARVAE AND CATERpillARS AS WELL AS THE MATURE BUTTERFLY. THE PLANT PALETTE WILL INCLUDE A RANGE OF FLOWERING SHRUBS, PERENNIALS AND HERBS THAT WILL ENABLE BUTTERFLIES TO SUSTAIN THROUGHOUT THE SEASON. SOME OF THE TYPICAL PLANTS THAT MAY BE USED INCLUDE: SPICE BUSH, SPIREA, BUTTERFLY BUSH, ASTER, JOE-PYE WEED, QUEEN ANNE'S LACE, BLACK-EYED SUSAN, PURPLE CONFLOWER, SCABIOSA, MINT, ROSEMARY AND SEDUM. ROCKS AND SIMILAR RESTING AREAS WILL ALSO BE INCORPORATED THROUGHOUT THE GARDEN.

DATE: JUNE, 2009

SCALE: As Shown

GLOBAL MISSION VILLAGE
SULLY DISTRICT DISTRICT
FAIRFAX COUNTY, VIRGINIA

CI - NA

DATE: JUNE, 2009

FILE NO:
ZP-1463-2

REVISIONS

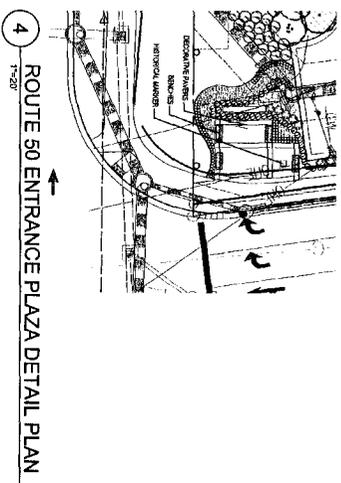
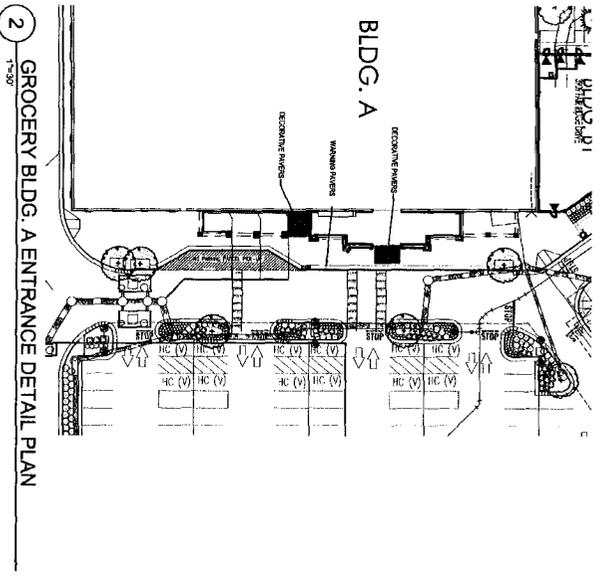
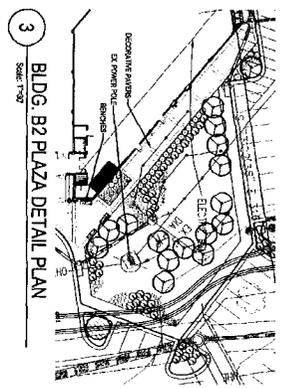
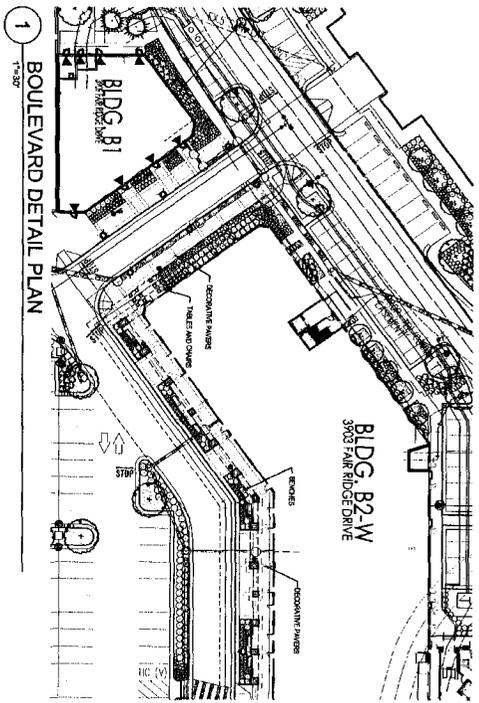
NO.	DATE	DESCRIPTION
1	12-09-06	LANDSCAPE REVISION
2	08-24-09	
3	03-09-09	
4	10-20-09	

PREPARED BY: HENRIK LARSEN
DESIGNED BY: HENRIK LARSEN
DRAWN BY: HENRIK LARSEN
CHECKED BY: HENRIK LARSEN
DATE: 10/20/09

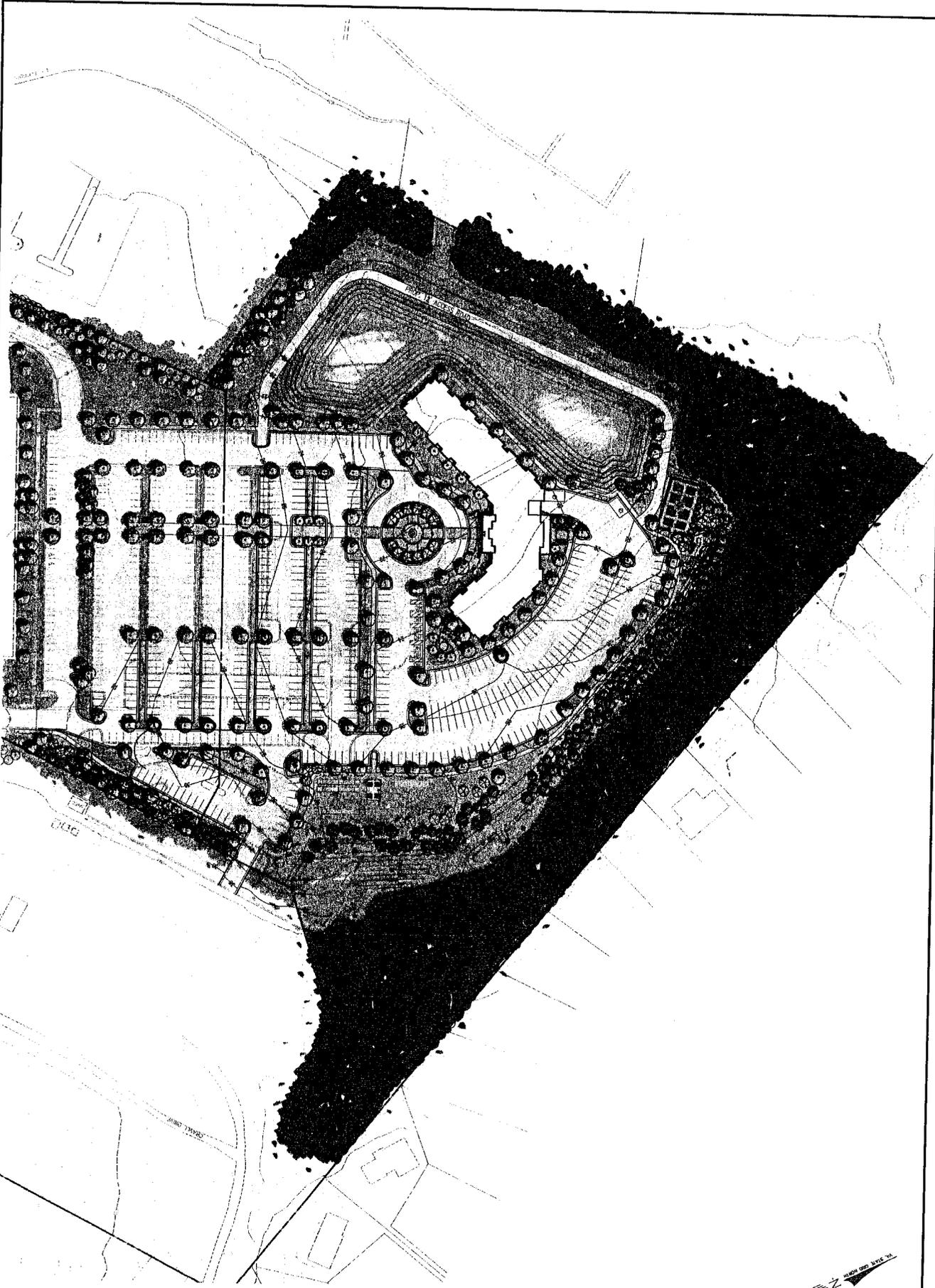
urban

Professional Landscaping & Architecture, Inc.

10000 W. BRIDGEWAY
SUITE 200
DALLAS, TEXAS 75244
PHONE: 972.382.2000
WWW.URBANL.A



SHEET 169 OF 17 PLAN ZL-169-2	DETAILED LANDSCAPE PLANS GLOBAL MISSION VILLAGE				Urban, Ltd. 4200 D Technology Court Chantilly, Virginia 20151 Tel: 703.642.3700 Fax: 703.378.3888 www.urban-ll.com	PLAN DATE: 06-24-09 09-08-09 10-10-09 10-20-09
	SCALE: As Noted	C.I. = N/A				DATE: JUNE, 2009



MAINTAINED BY THE DESIGNER OR HIS SUCCESSORS. ALL RIGHTS RESERVED.

SHEET
 19
 OF
 19
 FILE NO.
 ZP-1463-2

LANDSCAPE RENDERING
GLOBAL MISSION VILLAGE
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1"=70' C.I. = 2" DATE: FEB, 2009



Urban, Ltd.
 7721 Lakeshore Turnpike
 Alexandria, Virginia 22303
 Tel: 703-692-8900
 www.urban-llc.com

PLAN DATE
04-20-09
05-08-09
10-09-09
10-20-09

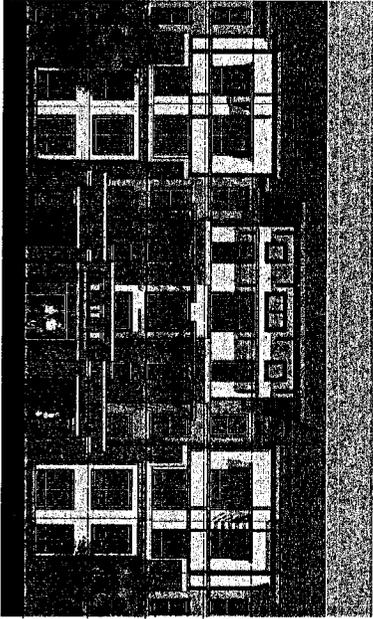
No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
12	09-09	LANDSCAPE REVISED		
REVISION APPROVED BY DIVISION OF DESIGN REVIEW				



GRIMM+PARKER
ARCHITECTS

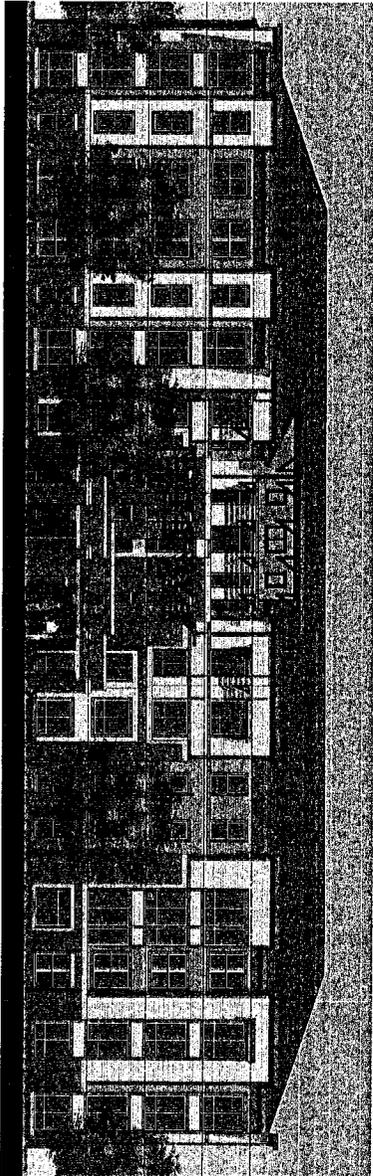
Global Mission Village

PROPOSED ELEVATIONS



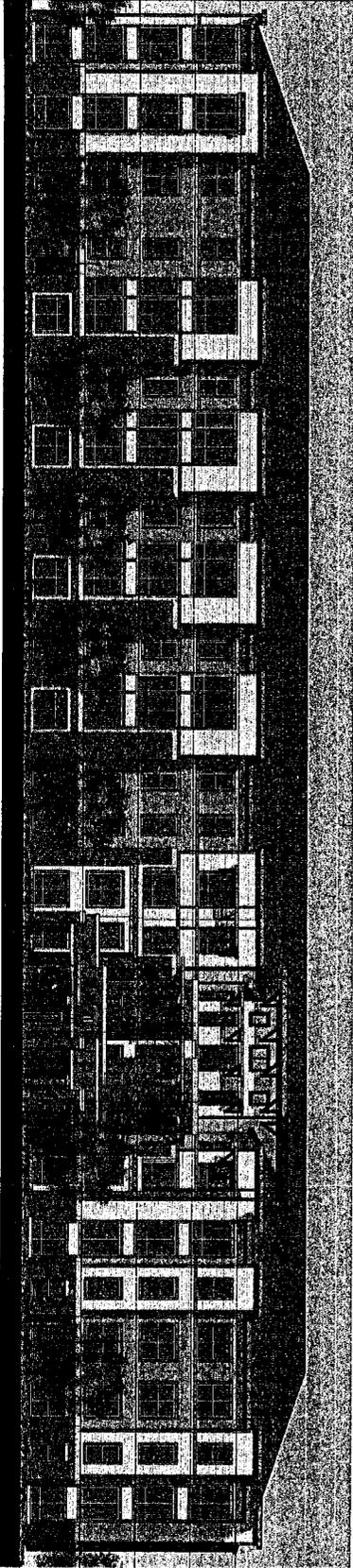
1'-0" FINISH
 2'-0" FINISH
 3'-0" FINISH
 4'-0" FINISH
 5'-0" FINISH
 6'-0" FINISH
 7'-0" FINISH
 8'-0" FINISH
 9'-0" FINISH
 10'-0" FINISH
 11'-0" FINISH
 12'-0" FINISH
 13'-0" FINISH
 14'-0" FINISH
 15'-0" FINISH
 16'-0" FINISH
 17'-0" FINISH
 18'-0" FINISH
 19'-0" FINISH
 20'-0" FINISH
 21'-0" FINISH
 22'-0" FINISH
 23'-0" FINISH
 24'-0" FINISH
 25'-0" FINISH
 26'-0" FINISH
 27'-0" FINISH
 28'-0" FINISH
 29'-0" FINISH
 30'-0" FINISH
 31'-0" FINISH
 32'-0" FINISH
 33'-0" FINISH
 34'-0" FINISH
 35'-0" FINISH
 36'-0" FINISH
 37'-0" FINISH
 38'-0" FINISH
 39'-0" FINISH
 40'-0" FINISH
 41'-0" FINISH
 42'-0" FINISH
 43'-0" FINISH
 44'-0" FINISH
 45'-0" FINISH
 46'-0" FINISH
 47'-0" FINISH
 48'-0" FINISH
 49'-0" FINISH
 50'-0" FINISH
 51'-0" FINISH
 52'-0" FINISH
 53'-0" FINISH
 54'-0" FINISH
 55'-0" FINISH
 56'-0" FINISH
 57'-0" FINISH
 58'-0" FINISH
 59'-0" FINISH
 60'-0" FINISH
 61'-0" FINISH
 62'-0" FINISH
 63'-0" FINISH
 64'-0" FINISH
 65'-0" FINISH
 66'-0" FINISH
 67'-0" FINISH
 68'-0" FINISH
 69'-0" FINISH
 70'-0" FINISH
 71'-0" FINISH
 72'-0" FINISH
 73'-0" FINISH
 74'-0" FINISH
 75'-0" FINISH
 76'-0" FINISH
 77'-0" FINISH
 78'-0" FINISH
 79'-0" FINISH
 80'-0" FINISH
 81'-0" FINISH
 82'-0" FINISH
 83'-0" FINISH
 84'-0" FINISH
 85'-0" FINISH
 86'-0" FINISH
 87'-0" FINISH
 88'-0" FINISH
 89'-0" FINISH
 90'-0" FINISH
 91'-0" FINISH
 92'-0" FINISH
 93'-0" FINISH
 94'-0" FINISH
 95'-0" FINISH
 96'-0" FINISH
 97'-0" FINISH
 98'-0" FINISH
 99'-0" FINISH
 100'-0" FINISH

FRONT ELEVATION 3



1'-0" FINISH
 2'-0" FINISH
 3'-0" FINISH
 4'-0" FINISH
 5'-0" FINISH
 6'-0" FINISH
 7'-0" FINISH
 8'-0" FINISH
 9'-0" FINISH
 10'-0" FINISH
 11'-0" FINISH
 12'-0" FINISH
 13'-0" FINISH
 14'-0" FINISH
 15'-0" FINISH
 16'-0" FINISH
 17'-0" FINISH
 18'-0" FINISH
 19'-0" FINISH
 20'-0" FINISH
 21'-0" FINISH
 22'-0" FINISH
 23'-0" FINISH
 24'-0" FINISH
 25'-0" FINISH
 26'-0" FINISH
 27'-0" FINISH
 28'-0" FINISH
 29'-0" FINISH
 30'-0" FINISH
 31'-0" FINISH
 32'-0" FINISH
 33'-0" FINISH
 34'-0" FINISH
 35'-0" FINISH
 36'-0" FINISH
 37'-0" FINISH
 38'-0" FINISH
 39'-0" FINISH
 40'-0" FINISH
 41'-0" FINISH
 42'-0" FINISH
 43'-0" FINISH
 44'-0" FINISH
 45'-0" FINISH
 46'-0" FINISH
 47'-0" FINISH
 48'-0" FINISH
 49'-0" FINISH
 50'-0" FINISH
 51'-0" FINISH
 52'-0" FINISH
 53'-0" FINISH
 54'-0" FINISH
 55'-0" FINISH
 56'-0" FINISH
 57'-0" FINISH
 58'-0" FINISH
 59'-0" FINISH
 60'-0" FINISH
 61'-0" FINISH
 62'-0" FINISH
 63'-0" FINISH
 64'-0" FINISH
 65'-0" FINISH
 66'-0" FINISH
 67'-0" FINISH
 68'-0" FINISH
 69'-0" FINISH
 70'-0" FINISH
 71'-0" FINISH
 72'-0" FINISH
 73'-0" FINISH
 74'-0" FINISH
 75'-0" FINISH
 76'-0" FINISH
 77'-0" FINISH
 78'-0" FINISH
 79'-0" FINISH
 80'-0" FINISH
 81'-0" FINISH
 82'-0" FINISH
 83'-0" FINISH
 84'-0" FINISH
 85'-0" FINISH
 86'-0" FINISH
 87'-0" FINISH
 88'-0" FINISH
 89'-0" FINISH
 90'-0" FINISH
 91'-0" FINISH
 92'-0" FINISH
 93'-0" FINISH
 94'-0" FINISH
 95'-0" FINISH
 96'-0" FINISH
 97'-0" FINISH
 98'-0" FINISH
 99'-0" FINISH
 100'-0" FINISH

FRONT ELEVATION 2



1'-0" FINISH
 2'-0" FINISH
 3'-0" FINISH
 4'-0" FINISH
 5'-0" FINISH
 6'-0" FINISH
 7'-0" FINISH
 8'-0" FINISH
 9'-0" FINISH
 10'-0" FINISH
 11'-0" FINISH
 12'-0" FINISH
 13'-0" FINISH
 14'-0" FINISH
 15'-0" FINISH
 16'-0" FINISH
 17'-0" FINISH
 18'-0" FINISH
 19'-0" FINISH
 20'-0" FINISH
 21'-0" FINISH
 22'-0" FINISH
 23'-0" FINISH
 24'-0" FINISH
 25'-0" FINISH
 26'-0" FINISH
 27'-0" FINISH
 28'-0" FINISH
 29'-0" FINISH
 30'-0" FINISH
 31'-0" FINISH
 32'-0" FINISH
 33'-0" FINISH
 34'-0" FINISH
 35'-0" FINISH
 36'-0" FINISH
 37'-0" FINISH
 38'-0" FINISH
 39'-0" FINISH
 40'-0" FINISH
 41'-0" FINISH
 42'-0" FINISH
 43'-0" FINISH
 44'-0" FINISH
 45'-0" FINISH
 46'-0" FINISH
 47'-0" FINISH
 48'-0" FINISH
 49'-0" FINISH
 50'-0" FINISH
 51'-0" FINISH
 52'-0" FINISH
 53'-0" FINISH
 54'-0" FINISH
 55'-0" FINISH
 56'-0" FINISH
 57'-0" FINISH
 58'-0" FINISH
 59'-0" FINISH
 60'-0" FINISH
 61'-0" FINISH
 62'-0" FINISH
 63'-0" FINISH
 64'-0" FINISH
 65'-0" FINISH
 66'-0" FINISH
 67'-0" FINISH
 68'-0" FINISH
 69'-0" FINISH
 70'-0" FINISH
 71'-0" FINISH
 72'-0" FINISH
 73'-0" FINISH
 74'-0" FINISH
 75'-0" FINISH
 76'-0" FINISH
 77'-0" FINISH
 78'-0" FINISH
 79'-0" FINISH
 80'-0" FINISH
 81'-0" FINISH
 82'-0" FINISH
 83'-0" FINISH
 84'-0" FINISH
 85'-0" FINISH
 86'-0" FINISH
 87'-0" FINISH
 88'-0" FINISH
 89'-0" FINISH
 90'-0" FINISH
 91'-0" FINISH
 92'-0" FINISH
 93'-0" FINISH
 94'-0" FINISH
 95'-0" FINISH
 96'-0" FINISH
 97'-0" FINISH
 98'-0" FINISH
 99'-0" FINISH
 100'-0" FINISH

FRONT ELEVATION 1

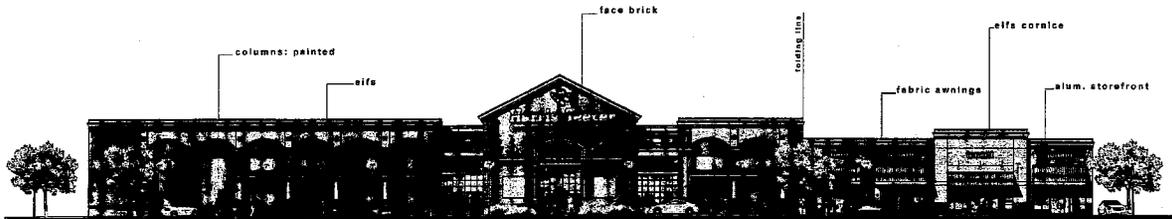
JANUARY 29, 2009

ELEVATIONS	
GLOBAL MISSION VILLAGE	
SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA	
SCALE: N/A	DATE: JUNE, 2009



urban
 Urban Ltd.
 4200 D Technology Court
 Chantilly, Virginia 20151
 Tel: 703.642.1300
 Fax: 703.576.2888
 www.urban-ltd.com

NO.	DATE	DESCRIPTION
06-24-09		
09-08-09		
10-28-09		
10-20-09		



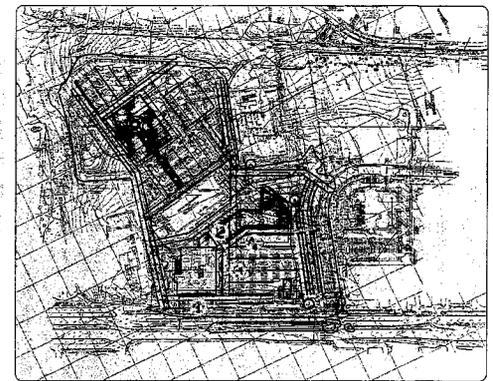
elevation 3 scale: 1/8" = 1'-0"

elevation 2 scale: 1/8" = 1'-0"

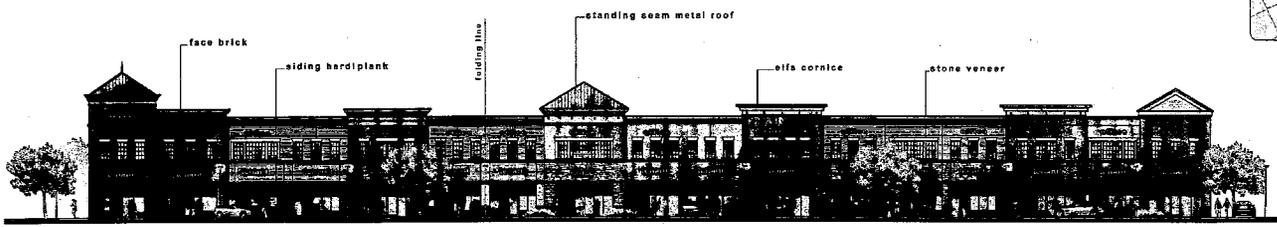


elevation 3 scale: 1/8" = 1'-0"

- Legend:
- grocery building
 - one-story office building
 - two-story retail office building
 - two-story office building
 - bank building



key plan



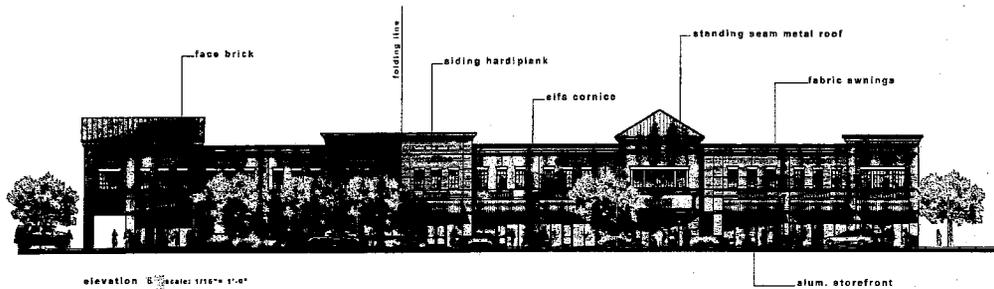
elevation 4 scale: 1/8" = 1'-0"



penda village center
 11000 W. WASHINGTON
 WASHINGTON, DC 20037
 TEL: (202) 462-1100

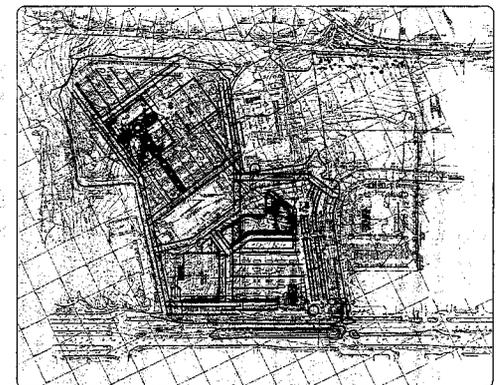
DAVID V. ...
 ARCHITECTS



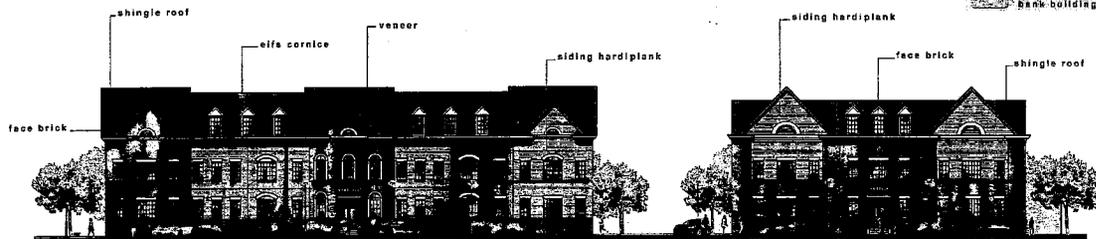


elevation B (elevation 1114" x 11'-0")

- Legend
- Grocery building
 - one-story office building
 - two-story retail office building
 - two-story office building
 - Bank building



key plan



elevation B (elevation 1114" x 11'-0")



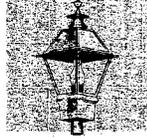
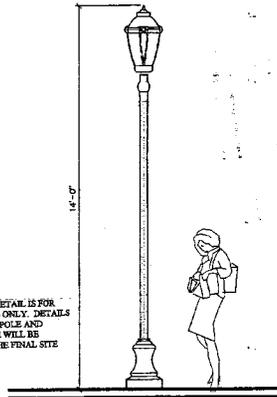
Remden Village Center

11141 Atlantic Blvd
 Remden, VA 22441
 703-791-1114

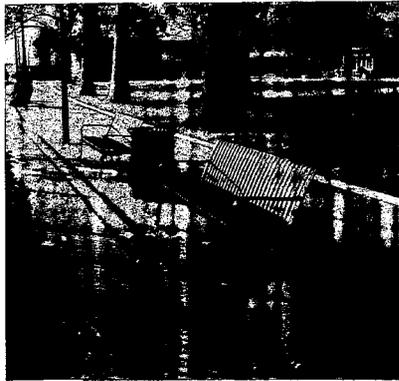
Remden Village Center
 11141 Atlantic Blvd
 Remden, VA 22441
 703-791-1114



THIS LIGHT POLE DETAIL IS FOR EXHIBIT PURPOSES ONLY. DETAILS OF ACTUAL LIGHT POLE AND LIGHTING FIXTURE WILL BE PROVIDED WITH THE FINAL SITE PLAN.



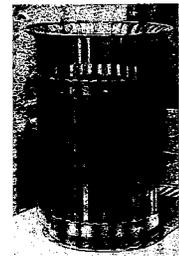
typical pedestrian lighting



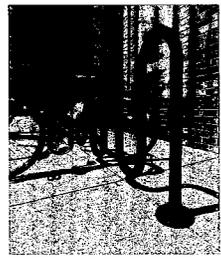
VICTOR STANLEY, INC.
 Manufacturers of Quality Cast Iron Benches since 1922.
 British, Patent 871524.
 With the <http://www.victorstanley.com>

89-28 Stanley™ 88 Series Benches
 S-35 Inverted™ Series Urban Armchairs
 Metal Castings on the Thames
 London, England

street bench



trash bin (gray color)



bike rack (gray color)



illustrative monument signage



pender village center

1000 PENDER VILLAGE CENTER
 FARM ROAD
 FARM ROAD
 FARM ROAD

FOR MORE INFORMATION, CONTACT US AT:
 1000 PENDER VILLAGE CENTER
 FARM ROAD
 FARM ROAD
 FARM ROAD



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

DESCRIPTION OF THE APPLICATION

Applicant:	Trustees of the Light Global Mission Church
Location:	Northwest quadrant of the western intersection of Fair Ridge Drive and Route 50; Tax Map Parcels 46-3 ((1)) 15A1, 15A2 & 15A3
PCA 83-C-021-2:	Proposal to sever the application property from its original zoning case in order to include it within the concurrent rezoning
RZ/FDP 2009-SU-020:	Proposal to amend a development plan (previously approved pursuant to PCA/FDPA 83-C-021) to permit a 100 unit independent living facility in place of the office uses previously approved for the northern portion of the mixed use development No changes, aside from minor modifications which were previously approved by interpretation, are proposed to the plans for the retail development currently under development on the southern portion of the application property

Waivers/Modifications Requested:

- Modification of transitional screening to the north and west to allow the use of existing vegetation and to that shown on the CDP/FDP
- Modification of Par. 5 of Sect. 6-206 to permit secondary uses in a PDC District to exceed 50%
- Modification of Additional Standard 1 (Par. 1 of Sect. 9-306) to permit a reduction in the minimum age requirement from 62 years to 55 years of age
- Reaffirmation of a modification of transitional screening and waiver of barrier requirements to the south, in favor of that shown on the CDP/FDP
- Reaffirmation of a waiver of the service drive along Route 50

LOCATION AND CHARACTER

Site Description:

The 28.02 acre site consists of two parcels, 15A1, 15A2 and 15A3. The site is developed with an office building (previously operated by Virginia Power) constructed in 1985 and recently converted to a church use, with some leased office space remaining. The front of the site (between the existing office/church building and Route 50) is currently under construction as a retail center, including a grocery store. (see *Background* section below). The existing office/church building utilizes surface parking on the north side of the building; land to the north of the parking is undeveloped. Both the existing office/church and the new retail center access the western leg of Fair Ridge Drive (a loop road on the north side of Route 50, just to the west of the Fairfax County Parkway). The far northwestern edge of the site is designated as Resource Protection Area (RPA); an existing stormwater management pond is located adjacent to the RPA in the northwestern portion of the site.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Single Family Detached (Fair Oaks Estates)	R-3	Residential, 2-3 du/ac
South	Single Family Attached	PDH-8	Fairfax Center; residential @ 8 du/ac
East	Power Substation Hotel Gas station	PDC	Fairfax Center; office @ 0.25 FAR
West	Single Family Attached (Fair Woods) Church	PDH-5 R-1	Fairfax Center; residential @ 3 du/ac & church

BACKGROUND

RZ 83-C-021 was approved by the Board of Supervisors on July 25, 1983, with conditions, rezoning 36.8 acres from the R-1 District to the PDC District to allow the development of a phased office park (on the application property) and a power substation on what is now the adjacent Parcel 15B. Phase 1 of the office development consisted of a 76,800 square foot building. Phase 2 would have added an additional 23,200 square feet to that building (for a maximum of 100,000 square feet). Phase 3: would have added a second building of 50,000 square feet for a total of 150,000 square feet of gross floor area on the site.

FDP 83-C-021 was approved by the Planning Commission for Phases 1 and 2 only on July 13, 1983; no FDP was ever requested for the third Phase allowed by the original rezoning, and only Phase 1 was constructed (in 1985).

PCA 83-C-021 was approved by the Board of Supervisors on October 23, 2006, subject to proffers and a proffered plan; FDPA 83-C-021 having been approved by the Planning Commission on September 21, 2006, subject to development conditions and to the Board's approval of the PCA. These applications amended the plans and proffers associated with the application to permit a mixed use development consisting of: (a) the existing office building (to be utilized as a church with child care and/or office and other uses); (b) a retail development in front of the existing building (to include retail uses, small second story office uses, a grocery store and a free standing drive through bank); and (c) townhouse-style office buildings in the rear of the site. No changes were proposed to the power substation on Parcel 15B. The site was limited to a 0.25 FAR, as recommended in the Comprehensive Plan, as calculated on Parcel 15A only (exclusive of the power substation parcel). Major utility easements further limited the gross floor area on the site. See Appendix 5 for approved plans, proffers and conditions.

A proffer interpretation was approved on April 6, 2009, authorizing minor modifications to the landscaping plan for the retail center portion of the site. The interpretation is available for review from the Department of Planning and Zoning

CSP 83-C-021 was approved by the Planning Commission on September 27, 2007, approving a sign plan on the application property (except for the power substation).

CSPA 83-C-021 was approved by the Planning Commission on September 27, 2007, amending the approved sign plan on the same land area. The approved sign plan is available for review from the Department of Planning and Zoning.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

The Fairfax County Comprehensive Plan, 2007 Edition, Area III, Fairfax Center Area as amended through July 13, 2009, Sub-Unit A-5, pages 47-48, states:

Sub-unit A5

This sub-unit contains the Dominion Virginia Power substation and transmission lines, as well as a church and office use. The sub-unit is planned for low intensity office, retail and institutional use not to exceed .25 FAR at the overlay level, with the exception of Tax Map 46-3 ((1)) 15B, the electrical substation and transmission lines, which is planned exclusively for public facilities use except as otherwise stated below. It is important that this mix of uses be coordinated and integrated in a quality design. Development should provide substantial, vegetated open space buffers to the north and west, including the preservation of existing trees, in order to protect the existing residential use adjacent to this sub-unit. Buffers should be no less than 125 feet along the northern property line and no less than 50 feet along the western side of the property (north of Tax Map 45-4((1)) 9). The following conditions should also be met:

- Retail development is limited to the front portion of the parcel, in front of the existing office building and adjacent to Route 50, and should include a grocery store;
- New office development behind the existing office building should be compatible in scale and architectural treatment with surrounding development, and should be buffered/screened from the electrical substation;
- Limited parking and vehicular access for use by the sub-unit may be located on parcel 46-3 ((1)) 15B if substantial landscaping and/or screening of the substation is provided. Said landscaping and screening should be designed to permit vehicles to access the substation through parcel 15B and should not preclude parking related to the substation;
- Free-standing pad sites should be limited to no more than one and should include no fast food establishments to limit traffic generation;
- Principle access should be from Fair Ridge Drive with secondary right-turn in/out access to Route 50 considered only with VDOT approval. There should be no vehicular connection to Alder Woods Drive; and,
- Development should be set back at least 40 feet and an attractive streetscape, including substantial landscaping, should be provided along Route 50.

...

Elderly Housing may be considered as an optional use to the new planned office use on Parcel 46-3 ((1)) 15A-1 under the following conditions:

- Elderly housing should not exceed 100 units, which may exceed the .25 FAR at the overlay level;
- A substantial affordable housing component should be provided;
- The scale and architectural treatment should be compatible with surrounding development in the sub-unit; and
- Development should provide substantial buffers to the north and west, including the preservation of existing tree, in order to protect the existing residential use adjacent to this sub-unit.

See Appendix 6 for additional Plan text.

ANALYSIS

Combined Conceptual/Final Development Plan (Copy at front of Staff Report)

Title of CDP/FDP: Global Mission Village
Prepared by: Urban Engineering & Assoc., Inc.
Original and Revision Dates: June 2009, as revised through October 20, 2009

The Combined Conceptual/Final Development Plan (CDP/FDP) consists of 31 sheets containing the following information:

Sheet 1 is a title sheet and includes an index.

Sheet 2 includes the general notes, a vicinity map, a soils map, a map of major utility easements, parking tabulations, and site tabulations.

Sheet 2A shows the angle of bulk plane analysis for the independent living facility.

Sheets 3 & 4 depict the existing conditions and tree save area for the northern and southern portions of the site, respectively.

Sheet 5 depicts the existing vegetation map for the entire site.

Sheets 6 and 6A depict the proposed site layout for the southern and northern portions of the site, respectively, at a scale of 1"=50'.

Sheet 7 and 7A depict the proposed site grading for the southern and northern portions of the site, respectively, at a scale of 1"=50'.

Sheets 8 through 11 provide stormwater management details, including a map of the drainage areas for the site and a map of the BMP facility drainage areas.

Sheets 12 and 13 provide outfall analysis details.

Sheet 14 shows the overall landscape plan for the entire site.

Sheet 15 provides tree preservation information.

Sheet 16 shows the site amenities proposed for the northern portion of the site (the independent living facility site).

Sheet 16A shows enlargements of several site amenity areas in the northern portion of the site (the independent living facility site), as well as photographic examples of typical amenities.

Sheet 16B shows enlargements of several site amenity areas in the southern portion of the site (the retail center).

Sheet 17 shows a pedestrian circulation plan for the site.

Sheet 17A appears to show cross-sections of the northern (independent living) portion of the site, illustrating the relationship between the proposed building and adjacent residential areas to the north and west, as well as sidewalk cross-sections illustrating

the relationship between the sidewalk and adjacent parking. *A section key should be provided on this sheet.*

Sheet 17B shows cross-sections of the southern (retail center) portion of the site, illustrating the relationship between the grocery store and bank, the adjacent parking and landscaped berm, and Route 50. *A section key should be provided on this sheet.*

Sheet 17C shows a landscape rendering for the northern (independent living) portion of the site.

Sheets 18 and 19 show building elevations for the proposed independent living facility located in the northern portion of the site.

Sheets 19A and 19B show building elevations for the retail center located in the southern portion of the site.

Sheet 19C shows site amenities such as lights and bike racks.

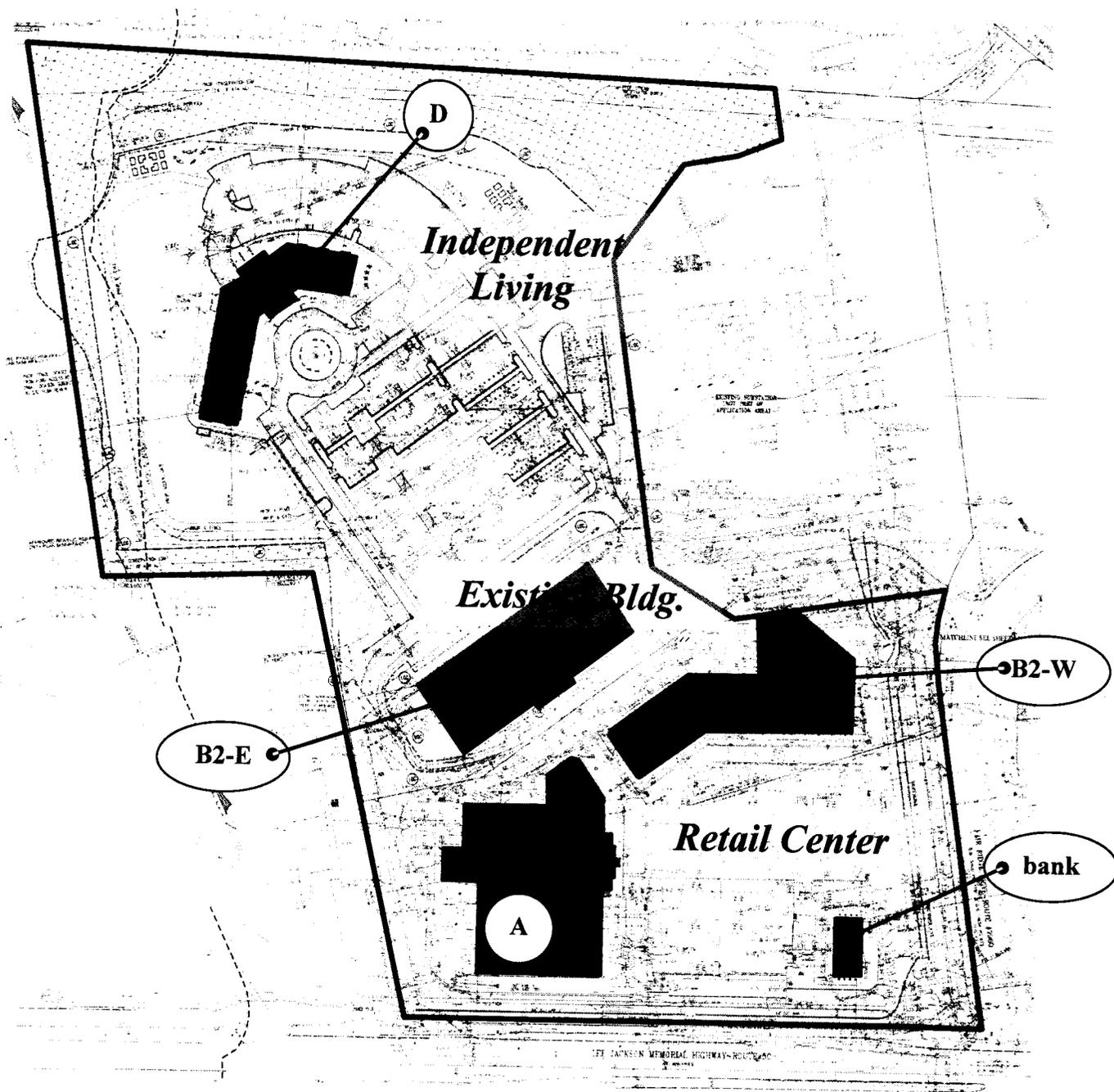
Sheet 19D shows additional building elevations for the southern portion of the site, including elevations of the bank (commercial pad site) and a cross section of the site from south to north. *Note that the cross-section is intended to show the relative grade and includes the previously approved office buildings at the north end of the site, instead of the currently proposed independent living facility.*

Site Development

The development site is generally divided into three sections: a retail center along Route 50; a pre-existing office/church building in the center of the site; and the as-yet undeveloped northern portion of the site. No changes from what was previously approved under PCA 83-C-021 are proposed to the retail center or the pre-existing office/church building.

The northern portion of the site was approved under PCA 83-C-021 for three office buildings with a cumulative maximum of 90,000 square feet of gross floor area (subject to floor area reductions due to density penalties from major utility easements). The current application proposes to replace these three office buildings with an independent living facility with a maximum of 100 units. The applicant has proffered that at least 75% of these units will be affordable to residents with a maximum income of 70% of the area median income, and has requested that the minimum age limitation for independent living units be lowered to 55 years (from the standard 62 years).

The following graphic and chart show the designations of the various buildings on the site, as shown on the CDP/FDP, the proposed floor areas, and the proffered uses of those buildings.



BUILDING	GFA RANGE	LEVELS	USES
<i>Southern portion of site (along Route 50)</i>			
Grocery / Building A	48,756 - 55,000 square feet	1 Level + Mezzanine	Grocery Store & Retail w/Typical in-Store Services Including Bank, ATM, Cleaners, Café
Building B2-E	4,800 - 9,600 square feet	1 or 2 Levels	Retail, Office, Medical Care Facility, Business Service and Supply, Eating Establishments, Financial Institutions, Personal Service, Repair Service, Community Uses (up to 10,000 SF), Bank, Pharmacy, Fast Food Restaurants, Quick Service Food Store, Veterinary Hospital
Building B2-W	70,321 – 81,715 square feet	2 Levels	Retail, Office, Medical Care Facility, Business Service and Supply, Eating Establishments, Financial Institutions, Personal Service, Repair Service, Community Uses (up to 10,000 SF), Bank, Pharmacy, Fast Food Restaurants, Quick Service Food Store, Health Club (Fitness Center up to 15,000 SF), Veterinary Hospital
Commercial Pad (Bank)	3,650 - 4,000 square feet	1-2 Levels	Drive-thru bank, Financial Institution, Office, Retail, Eating Establishment
Maximum GFA for Southern Portion	138,921 square feet		
Existing Office Building/Church	76,577 square feet	2 Levels	Church, Place of Worship for 800 Seats, Church Office and Administration, Health Club (Fitness Center up to 15,000 SF), Child Care for up to 200 Children, Office, Financial Institution, Scientific Research and Development Repair Service, Personal Service
Independent Living Facility (Building D)	90,000 square feet	4 Levels	Independent Living Facility
Total GFA (entire site)	305,498 square feet		

Buildings & Uses

Retail Center & Pre-existing Office/Church: no changes proposed

A retail strip development is approved along Route 50, anchored by a grocery store at the western edge, with a free-standing pad site permitted as a drive-in bank (or other commercial use) located in the southeastern corner of the site. This center is currently under construction.

The existing office building, in the center of the site, will remain, and will be utilized as a church with a maximum of 800 seats and a child care of up to 200 children. Some additional office or other primary or secondary PDC uses are permitted by the proffers,

and the building currently has a small amount of leased office space in addition to the church and child care uses.

The architecture approved for the retail center, as carried forward in the elevations provided in the CDP/FDP, consists of one and two story buildings with a variety of roof lines and façade treatments. The proffers commit to the following materials for all of the new buildings on the site: brick masonry, architectural CMU, EIFS, architectural metals and glazing systems. Colors and materials are to be compatible throughout the development, including on the drive-in bank pad site, and limited to a palette of no more than two base colors and three accent colors, to be determined at the time of the first site plan. Additionally, the proffers commit that the existing office building/church will be painted or refaced to be compatible with the new buildings on the site prior to the first Non-Residential Use Permit.

Independent Living Facility

As noted, a 100 unit facility is proposed, with a minimum age limit of 55 years (and spouses). The four-story building will be located towards the north end of the site, and will be 45 feet in height. Elevations provided in the CDP/FDP show a hipped roof and a slightly articulated façade, with a mixture of building materials. Specific materials are not proffered, but the applicant has indicated that the building will be constructed of brick and cementitious siding, with asphalt roof shingles.

Interior amenities such as game rooms, etc., are proffered to be provided in the building, and exterior amenities such as gardens are provided as described below.

Access: no changes proposed

Primary access to the site would be from two entrances on Fair Ridge Drive. The southern entrance would direct patrons to the uses in the front, southern portion of the site (grocery, bank, retail buildings B2-E and B2-W). The northern entrance would direct patrons along a drive aisle to a traffic circle offering access to the independent living facility in the rear (north) of the site, as well as to the back of Building B2 and the front of the existing office building/church.

A secondary access from Route 50 would be right in only, no exit, and would offer access along the western side of the site, to the back (loading area) of the grocery store as well as to the independent living facility.

Parking

Parking is provided entirely in surface lots. Because the exact mix of uses could change over time, the applicant has provided parking tabs for the site as well as a proffer to provide official parking tabulations at the time of issuance of Non-residential use permits. In general, the parking needs of the retail center are satisfied by the parking located within the retail area, and parking for the existing office building/church

is provided on the north side of that building. The CDP/FDP does show that 100 spaces are reserved for the retail center in the northern parking field. These spaces are intended to allow for a higher percentage of restaurant uses in the retail center, as that use that has a higher parking requirement.

The parking tabulations in the CDP/FDP for the existing office building/church are provided as if the building was entirely in use as an office building (276 spaces) and entirely in use as a church and a child care (200 spaces/church + 66 spaces/child care). In reality, a small portion of the building is leased as office while the majority is used by the church. The parking tabs allocate 35 spaces for the independent living facility, but the proffers reserve a minimum of 100 spaces for the independent living facility. Therefore, by staff's calculation, the church has the use of 477 parking spaces, an effective parking rate of approximately one parking space per 1.67 seats. This estimate assumes unofficial shared parking between the church and the other uses in the building (the small amount of office space in the building and the child care), and is well above the required parking rate of one space per four seats, and in line with the recommended amount of parking.

As noted, although the parking tabs in the CDP/FDP show only 35 spaces for the independent living facility (which is the code requirement), the applicant has proffered to reserve 100 spaces, or one space per unit, for the residents of this facility. Staff has recommended that the proffer be revised to reserve those spaces exclusively for the use of the independent living facility.

Landscaping, Open Space and Buffers

The CDP/FDP shows that 49% of the site will be provided as open space. The majority of that open space is located in the buffers provided to the residential neighborhoods to the north and west. A buffer area 125 feet in width is provided along the northern boundary, against Fair Oaks Estates. This buffer is a mixture of preservation and replanting. A tree preservation buffer 40 feet in width is provided along the northern portion of the western boundary, against Fair Woods. These buffers are consistent with what was preserved during the original rezoning. The stormwater management pond, located just inside the western buffer on in the northwest corner of the site, also comprises a significant portion of the on-site open space, along with some open space amenity areas around the parking lot for the independent living facility. The remainder of the open space is located in the 40 foot set back, which contains a berm and landscaping along Route 50; a plaza connecting the office buildings in the north to the existing office building; an extension of that plaza on the south side of the existing office building, extending between the retail buildings; and a landscaped area on the eastern end of retail building B2-E, located around a power line pole to maintain setbacks from that pole. Additional parking lot landscaping and foundation plantings around the buildings are also provided.

Site Amenities

Retail Center & Pre-existing Office/Church: no changes proposed

Details in the CDP/FDP show site furniture, including benches, bike racks, and pedestrian lighting. The draft proffers commit to the provision of a Comprehensive Sign Plan for the entire site, which covers the specifics of all wall mounted, free-standing, and directional signage (a CSP has been approved for the site). Locations for monument signs are shown on the CDP/FDP.

The enlargements of the amenity areas show decorative pavers, trees in tree grates, and periodic benches. A plaza in the center of the three office buildings proposed for the northern portion of the site indicates that tables and chairs will be provided in this area for seating. An entrance feature at the corner of Route 50 and Fair Ridge Drive will also provide a seating area and an historical marker commemorating Civil War actions in the area, the installation of which will be coordinated with the Sully District Supervisor's office.

Independent Living Facility

As befits a residential facility, additional on-site amenities are proposed for the northern portion of the site. These include:

- A circular seating area in the center of the traffic circle/drop-off area at the front door of the building
- A "focal point" seating area at the eastern end of the building
- A cantilevered deck with benches over the stormwater (wet) pond at the western end of the building
- An access road around the pond (available as a walking trail)
- A recreation area at the eastern side of the parking lot, including a pavilion, community garden plots, and shuffle board, horseshoe and cornhole courts
- A garden area north of the stormwater management pond, including community garden plots as well as a zen garden
- Exercise stations located around the sidewalk around the parking lot and distributed through the other amenity areas

Stormwater Management

Stormwater management is proposed to be provided for the northern portion of the site in a wet pond, located in approximately the same location as the existing (dry) pond. For the southern portion of the site, underground vaults are proposed. Best Management Practices (water quality controls) are proposed for the entire site with a combination of underground filters and credit for the buffer areas on the site. Because the site lies in the Water Supply Protection Overlay District, a 50% removal rate for phosphorus is required (and proposed). Although wet ponds are not recommended for

residential uses when the County will be taking over maintenance, the independent living facility will have its own management and will maintain the pond itself.

Land Use Analysis (Appendix 6)

The Comprehensive Plan recommends low intensity office, retail and institutional use not to exceed 0.25 FAR at the overlay level, excluding the electrical substation, with a number of conditions. The existing development was evaluated against these provisions with PCA 83-C-021, and was determined to meet the requirements of the Comprehensive Plan. No changes are proposed to the southern portion of the site.

Additional Plan text offers an option for independent living (elderly housing) as an option for the northern portion of the site, contingent upon a number of conditions including:

- A maximum of 100 units, with a substantial affordable housing commitment,
- A scale and architectural treatment compatible with the surrounding development, and
- Preservation of the existing buffers

The proposed 100 unit complex, with 75% of the units proffered to be “affordable” to residents at 70% of the area median income, is in conformance with the use and intensity recommendations of the Plan. The CDP/FDP includes cross-sections showing the relationship between the proposed building and the surround residential uses, and generally preserves the buffers as previously proffered. This plan has slightly more clearing and replanting in the buffer areas than the previous approval, and a building which is taller than and closer to the property lines than the office buildings in the current approval. However, the change in use has resulted in a reduced parking requirement, and removal of the previously approved parking garage. Additionally, the reduced western buffer permits a wet pond with more environmentally beneficial features (such as filter plantings along the borders) than the dry pond which was previously shown.

With the proposed proffers and staff’s proposed development conditions, staff believes the proposal is in conformance with the recommendations of the Comprehensive Plan.

Fairfax Center Checklist Analysis (Appendix 13)

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

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

elements. Based on staff's analysis as found in Appendix 14, it is staff's evaluation that the proposal will justify development at the overlay level with the proposed proffers and development conditions.

Environmental Analysis (Appendix 6)

Water Quality

Two small, intermittent channels cross the northern portion of the site in an area which is partially wooded. These channels enter a pipe which conveys water to the existing dry pond. While there are no current plans to disturb this area, which is also consistent with the existing approval, staff feels that the channels should be preserved in a manner consistent with the Comprehensive Plan's policy for the preservation of stream headwaters. The latest plans provide an adequate buffer area for the two small channels, and staff believes that this issue has been adequately addressed.

Green Building

The application property is located in the Fairfax Center Area, and therefore is subject to the Policy Plan guidance on green buildings. While this guidance was not in place during the previous approval process, it does apply to any new uses proposed on the site, including the current proposal for an independent living facility. To be in conformance with the green building policy, the applicant should obtain LEED certification or an equivalent third party certification for the building. The applicant has proffered to obtain certification by the EarthCraft program, prior to the issuance of a Non-residential Use Permit for the facility. For this site, an independent living facility with a 75% affordable component, staff believes that the commitment adequate addresses the green building policy of the Comprehensive Plan.

Transportation Analysis (Appendix 7)

The applicant has carried forward all previously approved improvements, as well as a commitment to the Fairfax Center Transportation Fund, per Board guidelines.

Pedestrian Connections

The transportation analysis notes that the wide pedestrian path through the parking lot between the independent living facility and the church has the potential for numerous vehicular conflicts. To address this issue, the applicant has enhanced the sidewalk along the western side of the parking lot (which is likely to be used to access the retail center) by widening it to five feet and separating it from the parking lot by a small lawn panel. Staff has further proposed a development condition requiring the pedestrian crosswalks in the parking area between the residential building and the church to be designed as raised crosswalks to slow traffic and provide a safer pedestrian experience. With these modifications, this issue has been addressed.

Parking

The CDP/FDP parking tabs only designate 35 spaces for the independent living facility. While this meets the Zoning Ordinance requirement, in staff's experience, the true requirement for such a facility, especially with the lower age limit of 55, is at least one space per unit. The applicant has proffered to reserve at least 100 spaces (one per unit) for the independent living facility, and has further demonstrated that adequate parking is available for the church use. With these proffer commitments; staff believes that the issue has been addressed.

Bus Stop

Staff has requested that the applicant commit to provide a concrete pad and shelter easements at an existing bus stop on Route 50 (shelter to be constructed later by others). Staff has included a development condition to that effect; with the imposition of this condition, this issue is addressed.

Public Facilities Analyses

Water Service (Appendix 8) – Adequate service available; no issues cited.

Fire and Rescue (Appendix 9) – Served by Fair Oaks Station #421; meets fire protection guidelines; no issues cited.

Fairfax County Park Authority (Appendix 10) – No issues cited.

Sewer Service (Appendix 11) – The submain and main sewer networks serving the application property are adequate to serve the proposed use; however, a question about the adequacy of the collector sewer network was raised with the previous application. The applicant has carried forward a proffer commitment to complete a study of the collector sewer network prior to site plan, and to make any capacity improvements deemed necessary by DPWES.

Stormwater Management (Appendix 12) – The applicant has carried forward a proffer commitment to provide additional stormwater management storage on the site (5% greater than would otherwise be required) and has redesigned the proposed pond to create a greater water quality benefit through the provision of features such as filtering vegetative plantings. At the time of site plan approval, features such as a 20 foot wide access (graded and mowed but not necessarily paved) and adequate clearance from the fence (8 feet) will need to be verified.

ZONING ORDINANCE PROVISIONS (Appendix 14)

Conformance with PDC District Regulations

The property is currently zoned PDC and approved for a mixed-use development, and proposes to replace an approved office component with a residential component, consisting of an independent living facility for residents 55 years of age and older. The PDC District regulations set forth in Part 2 of Article 6, Planned Development Districts, of the Zoning Ordinance require the application to meet Zoning Ordinance standards such as performance standards, site plan regulations, parking requirements, and sign regulations. The development as proposed meets these requirements. Part 2 of Article 6 also lists allowable primary and secondary uses, and requires that at least 50% of the site be developed with primary uses. The CDP/FDP and proffers indicate that approximately 45% of the floor area on the site will be occupied by the primary uses such as retail, eating establishments, financial institutions, and personal service uses. Secondary uses included are church, child care, health club, community uses, fast food restaurants, veterinary office and quick service food store, as well as the newly proposed independent living facility. While the final mix of uses could flex slightly over time, it appears that secondary uses will occupy approximately 55% of the site, and therefore the applicant has requested a modification of that standard. Staff does not object to such a modification.

Conformance with Article 16

All development within the PDC District must conform to the standards set forth in Part 1 of Article 16.

Sect. 16-101 General Standards

The general standards set forth in Sect. 16-101 require that the development conform to the adopted comprehensive plan; that the design achieve the intent of the PDC District more than under a conventional zoning district; that the development efficiently utilize available land, and preserve to the extent possible scenic assets and natural features; that the development prevent substantial injury to surrounding developments; that the development be located in an area in which transportation, police and fire protection, other public facilities and public utilities are provided; and that the development provide coordinated linkages among internal facilities and services and to major external facilities and services.

As noted, the proposal conforms with the site specific Comprehensive Plan text. The CDP/FDP shows a development that provides pedestrian connections throughout the site and to adjacent roads. The CDP/FDP shows a buffer along two intermittent streams in accordance with new policy language addressing headwater streams and the proffers commit to EarthCraft certification for the new independent living facility. In staff's opinion, the general standards have been met with the imposition of the proposed proffers and development conditions.

Sect. 16-102 Design Standards

Par. 1 states that, at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform to the provisions of the most comparable conventional district. In this instance, the most comparable conventional district is the C-6 District (Community Retail). The minimum front yard setback required for the C-6 District is controlled by a 45° angle of bulk plane, but not less than 40 feet (resulting in a yard of 45 feet for the maximum 45 foot high building indicated on the CDP/FDP). There is no side yard requirement and the minimum required rear yard setback is 20 feet. A minimum front yard setback of 61.78 feet is provided, a minimum 263 foot rear yard setback is provided. The maximum proposed building height on the property is 45 feet height, which slightly exceeds the 40 feet allowed in the C-6 District. Because the buildings are set back further than would be allowed in the C-6 District, staff believes the slight increase in height is negligible and will not negatively impact the surrounding area.

Par. 2 states that open space, parking, loading, sign and other similar regulations shall have application in all planned developments. The application includes 49% open space, which is in excess of the open space requirement of 15% for the PDC District. It would be preferable, in staff's opinion, if a low parking deck (two-levels) was provided between the church building and the independent living facility. This would allow sufficient parking for both uses that would be well screened (by the buildings) from adjacent residential uses, while dramatically enhancing the value of the open space and outdoor recreation on the site. Nevertheless, the proposal does exceed the Zoning Ordinance standards. While parking tabulations will be required at the time of Non-RUP, based on the highest parking requirement proposed for the site, the applicant's proposed 1,136 spaces will adequately meet the parking requirements of the site.

Par. 3 states that streets and driveways should be designed to generally conform to the provisions of the Zoning Ordinance. This standard has been satisfied.

Par. 4 states that emphasis should be placed on the provision of recreational amenities and pedestrian access. While no active recreation is provided on the southern site, passive plazas and sitting areas are shown between and around the retail buildings. With the proposal for the independent living facility on the northern portion of the site, the applicant has proposed to add a series of pedestrian walks around the parking lot, connecting several garden areas, seating areas, and more active recreation facilities including horseshoes and other similar games. While staff believes that the proposed recreational uses could be enhanced if they were not all located around the parking lot, the proposed uses do meet the minimum standards, in staff's opinion.

Pedestrian access has been provided along the periphery of the site, including sidewalks along Fair Ridge Drive and a ten foot wide trail along the Route 50 frontage. The applicant has also carried forward proffers to contribute \$5,000 to the adjacent

residential association to the west to connect a trail with a sidewalk offering access to Route 50 and to “improve [the] pedestrian crossing across Route 50” and “allow for count down pedestrian signal head at both the Fair Ridge Drive and Alder Wood Drive intersections.”

Additional Standards for Independent Living Facilities (Sect. 9-306)

In evaluating secondary uses proposed for PDC Districts, it is appropriate to use the equivalent special exception standards.

Paragraph 1 requires that such housing be limited to persons who are 62 years of age or over (and their spouses). The applicant has request a modification of this standard to permit persons who are 55 years of age or over (and their spouses). The request is not inconsistent with other recent approvals, and sufficient parking has been provided to address the higher expected need (based on the younger clientele). Therefore, staff does not object to the requested modification.

Paragraph 2 requires the applicant to address the needs of the residents as relates to the provision of shopping, health services, recreation and such similar needs. As noted, the applicant has provided some on-site recreational opportunities, although staff would prefer to see surface parking reduced to permit better outdoor facilities. The applicant has also proffered to provided shuttle service to local services such as the hospital, nearby shopping, and transit facilities (such as metro). Additionally, the site is part of a mixed-use development, and as such restaurants, a grocery store, and other stores are within walking distance of the facility. In staff's opinion, this standard has been adequately addressed.

Paragraph 3 requires that the development be compatible with and not detrimental to the surrounding neighborhood and residents. As noted, the site has significant buffers to the surrounding residential neighborhoods, and represents a reduction in parking over what was previously approved. Staff believes this standard has been met.

Paragraph 4 requires that the gross floor area and total unit count be provided on the CDP/FDP. Paragraph 5 requires that the use front on and have access to a collector or a major thoroughfare. These standards are addressed.

Paragraph 6 states that the density of the proposed use be based on the Comprehensive Plan, and requires that a minimum of 15% of the dwelling units be Affordable Dwelling Units (ADUs). The applicant has proffered that a 15% of the units will be ADUs (or an equivalent program, as determined by the Zoning Administrator), meeting this requirement. Additionally, the applicant has proffered that 75% of the units will be affordable to residents at or below 70% of the area median income (the 15% ADUs plus an additional 65% of the units). Staff believes that the applicant has exceeded the requirements of this standard.

Paragraph 7 permits assisted living facilities and skilled nursing facilities designed solely for the residents as an accessory use, although the applicant has not requested such facilities for this site.

Paragraph 8 requires that the facilities of the development be solely for the use of the residents, employees and invited guests. The applicant has not designed any facilities that are designed for the general public.

Paragraphs 9, 10 and 11 relate to the height limitation (to be limited by the zoning district), yard setbacks and transitional screening. As noted, the PDC district does not have a set height limit, and staff has determined that the 45 feet proposed for this use is in conformance with the zoning ordinance. The proposed use also exceeds the yard setbacks required by this section, and is in conformance with the zoning ordinance. The proposal exceeds the zoning ordinance requirement for buffer width, although a modification is requested to allow the use of existing vegetation, as discussed below.

Waivers and Modifications

Modification of Transitional Screening and Barrier requirements

Use / Direction	Required	Provided
Single Family Detached (North)	35 feet, barrier	125 feet, barrier
Single Family Attached (West)	35 feet, barrier	40 feet preservation, + SWM pond, barrier
Church (West)	25 feet, barrier	25 feet, barrier
Single Family Attached (South) -- to bank	50 feet, barrier	40 feet landscaping with berm, no barrier
Single Family Attached (South) -- to rest of site	35 feet, barrier	40 feet landscaping with berm, <i>no barrier</i>

The applicant has requested a modification of the transitional screening to allow existing vegetation to be utilized to the north and west, and a reaffirmation of the previously approved modification of transitional screening and waiver of barrier to the south, along Route 50, in favor of that shown on the CDP/FDP. Staff believes that the modification to use existing vegetation (which was previously approved for the office uses which are approved on the northern portion of the site) is appropriate given the existing vegetation and excess buffer width provided in those areas. Staff does not object to the modification and waiver requests.

Waiver of Service Drive along Route 50

The applicant requests approval of a reaffirmation of a previously approved waiver of the service drive along the Route 50 frontage. Staff does not object to the reaffirmation.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The application requests approval to replace an approved office use in an existing PDC mixed-use development with an independent living facility. The proposed plan slightly increases the height of the buildings in the northern portion of the site, and slightly decreases the setbacks, but the proposal is still well buffered from the surrounding neighborhoods. The change in use will also slightly reduce the amount of required parking, removing a previously approved parking deck. The applicant has added some active recreational uses to the site to serve the new residents, and has committed to meet the green building policy of the Board. Staff believes that the applications meet the use and intensity recommendations of the Comprehensive Plan, and satisfy the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of PCA 83-C-021-2.

Staff recommends approval of RZ 2009-SU-020, subject to the execution of proffers consistent with those found in Appendix 1.

Staff recommends approval of FDP 2009-SU-020, subject to the development conditions contained in Appendix 2.

Staff recommends approval of a Modification of transitional screening to the north and west to allow the use of existing vegetation and to that shown on the CDP/FDP

Staff recommends approval of a Modification of Par. 5 of Sect. 6-206 to permit secondary uses in a PDC District to exceed 50%

Staff recommends approval of a Modification of Additional Standard 1 (Par. 1 of Sect. 9-306) to permit a reduction in the minimum age requirement from 62 years to 55 years of age

Staff recommends approval of a Reaffirmation of a Modification of transitional screening and waiver of barrier requirements to the south, in favor of that shown on the CDP/FDP

Staff recommends approval of a Reaffirmation of a Waiver of the service drive along Route 50

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
3. Affidavits
4. Statement of Justification
5. Approval of PCA/FDPA 83-C-021
6. Land Use Analysis, Plan Citations & Environmental Analysis
7. Transportation Analysis
8. Fairfax Water Authority Memo
9. Fire and Rescue Memo
10. Fairfax County Park Authority Memo
11. Sewer Service Memo
12. Stormwater Management Analysis
13. Fairfax Center Checklist
14. Zoning Ordinance Citations
15. Glossary

RZ 2009-SU-020
TRUSTEES OF THE LIGHT GLOBAL MISSION CHURCH
AND PENDER, LLC
PROFFER

September 14, 2009
October 12, 2009
October 20, 2009

Pursuant to §15.1-2203(A) of the Code of Virginia (1950), as amended, the property owners, Trustees of the Light Global Mission Church and Atlantic Realty Companies, Inc., for themselves and their successors and assigns, (hereinafter referred to together as the "Applicant") proffer that the development of the parcels under consideration identified on the Fairfax County Tax Maps as Tax Map Parcels 46-3((1)) 15A1, 15A2 and 15A3 (hereinafter referred to collectively as the "Property"), will be in accordance with the following conditions, if and only if, the application, RZ 2009-SU-020, is granted. These proffered development conditions, if accepted by the Board of Supervisors, shall supersede all previously proffered development conditions applicable to the Property with PCA 83-C-021, unless and except to the extent such conditions have already been performed or satisfied as of the date of the approval of this application. The proffered development conditions are as follows:

DEVELOPMENT PLAN

1. The Property shall be developed in substantial conformance with the Conceptual Development Plan/Final Development Plan dated June 24, 2009, as revised through October 20, 2009 and prepared by Urban, Ltd. (the "Development Plan"), as further modified by these proffered conditions.

2. Pursuant to Paragraph 4 of Section 16-204 of the Zoning Ordinance, minor modifications from the Development Plan may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the Development Plan without requiring approval of a PCA or FDPA provided such changes are in substantial conformance with the Development Plan as determined by the Zoning Administrator, agents or assigns, and shall neither increase the total gross square footage, decrease the amount of required parking, decrease the amount of open space, nor decrease the distance from buildings

to the closest property line. Any such modifications shall not impact the limits of clearing and grading and buffers shown on the Development Plan.

3. A. The project shall be developed in phases consisting of the following permitted uses:

PERMITTED LAND USES AND GROSS FLOOR AREA

BUILDING	GFA RANGE	LEVELS	USES
Grocery / Building A	48,756 – 55,000 square feet	1 Level + Mezzanine	Grocery Store & Retail w/ in-Store Services Including Bank, ATM, Cleaners, Cafe
Building B2-E	4,800-9,600 square feet	1 or 2 Levels	Retail, Office, Medical Care Facility, Business Service and Supply, Eating Establishments, Financial Institutions, Personal Service, Repair Service, Community Uses (up to 10,000 SF), Bank, Pharmacy, Fast Food Restaurants, Quick Service Food Store, Veterinary Hospital**
Building B2-W	70,321 – 81,715 square feet	2 Levels	Retail, Office, Medical Care Facility, Business Service and Supply, Eating Establishments, Financial Institutions, Personal Service, Repair Service, Community Uses (up to 10,000 SF), Bank, Pharmacy, Fast Food Restaurants, Quick Service Food Store, Health Club (Fitness Center up to 15,000 SF), Veterinary Hospital**
Commercial Pad	3,650 – 4,000 square feet	1 or 2 Levels	Drive-thru bank, Financial Institution, Office, Retail, Eating Establishment
Total Maximum GFA for Buildings A, B2-E, B2-W & Commercial Pad	138,921 square feet		
Existing Office Building/Church	76,577 square feet	2 Levels	Church, Place of Worship for 800 Seats, Church Office and Administration, Health Club (Fitness Center up to 15,000 SF), Child Care with a maximum daily enrollment of 200 Children, Office, Financial Institution, Scientific Research and Development, Repair Service, Personal Service
Independent Living Facility (Building D)	90,000 square feet	4 Levels	Independent Living Facility, multifamily dwelling units
Total GFA (entire site)	305,498 square feet*		

**Veterinary hospitals and fast food restaurants shall be allowed only in conformance with the use restrictions found in Section 6-206 of the Zoning Ordinance.

*Major Utility Easements

Pursuant to Article 2-308, no density credit will be calculated on any area of the Application Property that is subject to a major utility easement (defined as having a width of twenty-five (25) feet or more) at time of approval for the final site plan for the Property. The Application Property is, at the time of execution of these proffers, subject to two (2) major utility easements that may be reduced in size prior to such approval:

a. a variable width utility easement 91,864 square feet in area paralleling Fair Ridge Drive; and

b. a variable width utility easement 10,635 square feet in area along the western property line,

B. The church shall have a maximum number of 800 seats.

C. The Applicant shall lease a minimum of 20,000 square feet in Building A to a full-service grocery store user (i.e., not a convenience retail or quick service food store use).

D. It is intended that the "existing office building" (Building C) shall remain as is, subject to the architectural compatibility commitments herein. In the event that the building is altered, the maximum building height shall not exceed 45 feet.

4. A. The Applicant shall provide parking in accordance with parking standards and provisions of Article 11 of the Fairfax County Zoning Ordinance for all uses developed on the Property. In the event a parking reduction or shared parking arrangement for the uses on the Property is approved by the Board of Supervisors, the Applicant reserves the right to reduce the parking within the parking area footprints shown on the Development Plan, so long as such reduction is in conformance with Article 11 and a minimum parking ratio of one space per three seats is provided for the church use. In no event shall any parking spaces be placed in any area designated for open space on the Development Plan.

B. The Applicant may, at its discretion, submit a shared parking application for the uses contained within Building C. Parking for the church use in Building C shall be provided at a minimum parking ratio of one space per three seats in the church.

C. Prior to each site plan approval or issuance of each Non-residential Use Permit, parking tabulations shall be provided to DPWES for review and approval, demonstrating that parking requirements are met.

TRANSPORTATION

5. Prior to final site plan approval of the first site plan, or on demand by the Board of Supervisors, whichever occurs first, the Applicant shall dedicate and convey in fee simple, and at no cost, to the Board of Supervisors right of way along the Property's Fair Ridge Drive frontage as shown on the Development Plan.

6. Prior to the issuance of the first non residential use permit (Non-RUP) for any new buildings, the Applicant shall construct the following road improvements, as shown on the Development Plan as approved by VDOT:

Route 50 Transportation Improvements:

A. Construct a second eastbound left turn bay along Route 50 to accommodate two eastbound left turn bays (one existing and one proposed) along eastbound Route 50 at Fair Ridge Drive, as depicted on the Development Plan. The double left turn bays will be constructed to accommodate a 500 foot turn bay with a 150 foot taper.

B. Construct a westbound right turn bay for direct access into the Pender Development. The right turn bay will be constructed just west of Fair Ridge Drive. The right turn bay will be constructed to accommodate a 450 foot right turn bay with a 200 foot taper along westbound Route 50.

C. Modification to the existing traffic signal at Fair Ridge Drive and Route 50 to accommodate the eastbound double left along Route 50 as well as the widening of Fair Ridge Drive.

D. Applicant shall install pedestrian signal heads at both the Fair Ridge Drive and Alder Wood Drive intersections with Route 50, (if approved by VDOT).

E. Construct a 10 foot wide asphalt trail along Route 50 frontage, as shown on the Development Plan.

Fair Ridge Drive Roadway Transportation Improvements:

F. Widen Fair Ridge Drive to accommodate two (2) northbound lanes and four (4) southbound lanes (for a total of six (6) lanes along the north side of Route 50). The southbound lane configuration will accommodate a left turn bay, through-left lane, and two (2) right turn lanes. All lane transitions will be reviewed and agreed upon by VDOT and Fairfax County prior to installation.

G. Fair Ridge Drive will be constructed with a four foot wide median from Route 50 to the first main entrance to the Pender site.

7. Applicant shall contribute to the Fairfax Center Area Road Fund in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credit for all creditable expenses as determined by the Fairfax County Department of Transportation and/or DPWES.

8. A. Where the internal pedestrian system crosses the travelways of the parking lots, crosswalks shall be provided. These may be either pavement treatments or pavement painting which clearly mark the pedestrian pathways. Pedestrian crossings shall be provided to the satisfaction of DPWES.

B. Crosswalks shall be provided across travel aisles between the proposed location of the day care and the playground. Such crosswalks shall be constructed as raised crosswalks of materials different from the surrounding parking lot (such as stamped asphalt or pavers), and shall be signed as pedestrian crosswalks.

ENVIRONMENT

9. A. All storm water management facilities constructed on the Property and/or associated with the development shall be Best Management Practices (BMP) facilities in

accordance with the requirements of the Water Supply Protection Overlay District (WSPOD), as determined by DPWES. In addition, these facilities shall be designed to provide storage capacity of a minimum of five (5%) percent in excess of the design storm requirements required by the Public Facilities Manual, all as determined by DPWES.

B. During initial Site Plan submission, the Applicant shall coordinate with DPWES to determine appropriate types and locations for LID techniques/BMP facilities, and shall implement such recommendations. Innovative BMP facilities shall be installed throughout the site to include but not be limited to underground vaults, porous pavers and grasscrete travel way for fire access to the substation, as approved by DPWES.

C. In order to protect the Resource Protection Area (RPA) on-site construction phase of development, erosion and sedimentation control measures designed to achieve up to 90% sediment trapping efficiencies or greater as feasible, as determined by DPWES, shall be implemented in conformance with the methods recommended by the Virginia Soil and Water conservation District in the Virginia Erosion and Sediment Control Handbook. All such activities shall be subject to approval by DPWES.

10. Bicycle racks or other bicycle parking for at least 10 bikes shall be provided near the entrance of Buildings A and B2.

11. A. The Applicant shall conform strictly to the limits of clearing and grading as shown on the Development Plan, subject to allowances specified in these proffered conditions and for the installation of fences, utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install fences, utilities, recreational amenities and/or trails in areas protected by the limits of clearing and grading as shown on the Development Plan, they shall be located in the least disruptive manner necessary as determined by UFM. A replanting plan shall be developed and implemented, subject to approval by UFM and for any areas protected by the limits of clearing and grading that must be disturbed for such fences, recreational amenities, trails and/or utilities. Applicant shall preserve trees in those areas

designated on the Development Plan as buffers and those areas shown to be protected by the limits of clearing and grading.

B. All tree preservation-related work occurring in or adjacent to the limits of clearing and grading shall be accomplished in a manner that minimizes damage to vegetation to be preserved, including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Removal of any vegetation, if any, or soil disturbance within the limits of clearing and grading, including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject within the limits of clearing and grading to the review and approval of UFM. The use of equipment within the limits of clearing and grading will be limited to hand-operated equipment such as chainsaw, wheel barrows, rake and shovels. Any work that requires the use of equipment, such as skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFM.

C. The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting with the UFM to be held prior to any clearing and grading. During the walk-through meeting, the Applicant's certified arborist or landscape architect shall walk such limits of clearing and grading with an UFM representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented; provided, however, that no adjustment shall be required that would affect the location of buildings, including a requirement for additional retaining walls in excess of two feet in height. Trees that are identified specifically by UFM in writing as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associate understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associate understory vegetation and soil conditions.

D. The limits of clearing and grading shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading adjacent to the tree preservation areas as shown on the phase I and II erosion sediment control sheets. All tree protection fencing shall be installed after the walk-through meeting described in Proffer 15.B above but prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist and UFM, and accomplished in a manner that does not harm existing vegetation that is to be preserved. At least ten (10) days prior to the commencement of any clearing or grading activities adjacent to the tree preservation areas, but subsequent to the installation of the tree protection devices, the UFM, DPWES shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM.

E. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the respective public improvement/site plan submission. The details for these treatments shall be reviewed and approved by UFM, accomplished in a manner that protects affect and adjacent vegetation to be preserved, and may include, but not be limited to the following: (1) root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches; (2) root pruning shall take place prior to any clearing and grading; (3) root pruning shall be conducted with the supervision of a certified arborist; and (4) a UFM representative shall be informed when all root pruning and tree protection fence installation is complete.

F. During any clearing or tree/vegetation removal in the areas adjacent to the tree preservation areas, a representative of the Applicant shall be present to monitor the process

and ensure that the activities are conducted as proffered and as approved by UFM. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFM approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFM. The Sully District Supervisor shall be notified of the name and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting described in Par. C. above.

G. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 6 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective public improvement/site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFM.

H. At the time of the respective public improvement/site plan approvals, the Applicant shall both post a cash bond and a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with Proffer 15.G above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit shall be equal to 50% of the replacement value of the Bonded Trees. The cash bond shall consist of 33% of the amount of the letter of credit. At any time prior to final bond release, should any bonded Trees die, be removed, or are determined to be dying by UFM due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFM. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for

furtherance of tree preservation objectives. Upon release of the bond any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

I. All of the open space buffers along the Property's northern and western property lines shall be maintained as undisturbed open space subject to the necessary installation of utilities in the least disruptive manner and the removal of dead, dying or invasive vegetation.

LANDSCAPING

12. A. As a part of the site plan submissions for each phase of the project, a landscaping plan will be submitted to DPWES for review and approval. Such landscaping plans shall conform to the design shown on the Development Plan, provided, however, that with the specific concurrence of Urban Forest Management, the Applicant may substitute vegetative materials and alter their location to accommodate engineering considerations. The vegetative density will be as represented on the Development Plan. The Applicant shall maintain the landscaping in good condition and promptly replace dead landscaping with similar species.

B. Large deciduous, canopy trees shall be planted at the perimeter of the proposed parking structure to screen and shade the structure. In addition, the top level of the parking structure shall contain irrigated landscaped islands/planters.

C. All canopy trees shall be minimum 3" - 3.5" caliper.

D. Landscaping shall be provided adjacent to the loading area for Building A as shown on the Development Plan.

13. The plaza and paved areas will be designed and constructed in conformance with the concepts depicted on the Development Plan, provided, however, that, subject to the approval of DPWES, the specific distribution and location of landscaping, walkways, and focal seating areas may be modified to accommodate the design theme for the Property selected by the Applicant, so long as such modifications are in substantial conformance with the Development Plan, and are provided in the quality and quantity of that shown on the Development Plan. Plaza

areas shall be constructed concurrently with the development of the respective phase of the project.

14. A. Parking areas and landscaping within the VEPCO property and within the existing VEPCO easement are subject to VEPCO approval and regulations. In the event VEPCO objects to the height and/or location of any landscaping, equivalent landscaping outside of the easement area shall be provided in substantial conformance with the Development Plan, as approved by UFM. In the event that a parking easement is not granted for areas within the VEPCO easements, and a parking reduction is not approved, then building areas will be reduced in order to comply with parking regulations, or Applicant shall apply for a PCA/FDPA.

B. Any landscaping shown the Development Plan to be provided in an existing or proposed utility easement shall be reviewed by the UFM prior to approval of the site plan. All vegetation provided in such easement shall be specifically chosen for viability (size, etc.) in the easement, as recommended by UFM. Any vegetation shown on the Development Plan that is not able to be installed as shown because of the easements shall be relocated outside the easement in a location serving the same purpose as that shown on the Development Plan, as recommended by UFM.

15. The Applicant shall construct in the location shown on the Development Plan, on Tax Map Parcel 46-3 ((1)) 15A3, a continuous architectural and solid wood fence, a minimum of 6' in height, to include masonry brick columns no more than 30 feet apart for the entire distance of the fence. The solid wood fence shall be board-on-board alternating on each side and overlapping. The fence shall be of good quality and durability constructed in a professional manner utilizing sound materials and assembled with screws so as to assure longevity and reduce maintenance and repairs. The fence shall be maintained in good repair at all times by the property owner including repair of any graffiti vandalism within thirty days of such occurrence. Points of access shall be provided in the form of gates for the purpose of accessing the storm water management facility and other property points. A sign shall be erected indicating that gates shall remain locked at all times.

SIGNAGE AND OTHER DESIGN DETAILS

16. A. Prior to Site Plan approval, the Applicant shall submit a Comprehensive Sign Plan for approval by the Planning Commission, which shall cover all uses on the application property. No sign permits shall be issued prior to approval of a Comprehensive Sign Plan or appropriate amendments addressing signage needs of new tenants of the Property. The acceptance of this proffer and approval of this case does not vest any rights on the approval of the CSP, or applicable CSPA.

B. All free-standing signs shall be monument. No pole signs (excepting directional signage on-site) shall be permitted.

17. In coordination and consultation with the Sully District Supervisor, the Applicant shall fund the provision of one historical marker on the site. Said funding shall include the completion of the archival research that supports the marker and the drafting of the marker text. The Sully District Supervisor shall approve the final text prior to the manufacturing of the marker. Such marker shall not exceed eight (8) square feet in area. The marker will be a Fairfax County Park Authority-style wayside trail marker (comparable in size and style to a Virginia Civil War Trails marker). Said marker shall be placed at a point along the site's frontage on Route 50, so as to be legible to pedestrians on the frontage sidewalk. This marker shall be installed by the Applicant prior to site plan bond release. The Applicant shall dedicate public access easements for use as a public commemorative monument in the area along the Property's Route 50 frontage as shown on the Development Plan.

18. In order to minimize any potentially adverse impacts from service activities taking place at the rear of the grocery store, the Applicant commits to the following:

No truck deliveries, including trash removal, shall be permitted within the project between 11 :00 p.m. and 6:00 a.m. daily.

19. A. The architecture of the proposed buildings on Tax Map 46-3 ((1)) 15A3 shall be in substantial conformance with the architectural elevations shown on Sheets 19A-D of the Development Plan. The proposed buildings shall have similar architectural treatment and materials on all four sides.

B. The architectural materials of the proposed development on Tax Map 46-3 ((1)) 15A3 shall consist of any of the following materials used singly or in combination with other materials: Brick masonry, architectural CMU, EIFS, architectural metals and glazing systems. The same colors and types of materials shall be used on all buildings, including the pad site. Architectural details to demonstrate conformity shall be provided on all final site plans. A palette of no more than 2 base colors and 3 accent colors will be provided at first building permit application and all buildings shall use these colors.

C. The façade of the existing office building shall be either repainted or refaced to compliment the color schemes and materials of the proposed building prior to issuance of a Non-RUP for any of the new buildings.

D. The façade of the commercial pad site building shall be consistent in color and materials with the other buildings in the Center, including use of the palette of colors referenced in Par. B of this proffer, and consistent on all four sides of the building.

E. All dumpsters will be fully screened.

20. No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code or Virginia shall be placed on or off-site by the Applicant or at the Applicants' direction to assist in the initial sale or rental of space on the Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and sale and/or rental of residential units on the Property to adhere to this proffer.

21. Subject to the approval of VEPCO, the Applicant shall place a minimum of 700 linear feet of the existing distribution lines running parallel to Fair Ridge Drive underground during site construction. Applicant shall also provide four (4) eight-inch (8") underground ducts along the Property's Route 50 frontage for VEPCO's future use. In the event VEPCO does not approve the undergrounding of these lines, the Applicant must demonstrate in writing VEPCO's disapproval.

22. Site amenities (street furniture, lighting, bicycle racks and trash receptacles) as shown on the Development Plan shall be installed throughout the site in public plaza areas.

23. All on-site lighting shall comply with Article 14.

24. Rooftop equipment on buildings A and B2 shall be screened where units would be visible from off-site.

ARCHAEOLOGY

25. The Applicant has performed a Phase I Archaeological Survey and will submit such to Cultural Resources Management and Protection Section of the Fairfax County Park Authority (CRMPS) for review and approval prior to site plan approval. If determined necessary by CRMPS the Applicant shall perform a Phase II Survey. If the Phase II Survey determines that there are historical artifacts of significance, as determined by CRMPS, the Applicant shall perform a Phase III Survey to retrieve and catalog artifacts, prior to site plan approval, which shall be donated to CRMPS.

VEPCO SUBSTATION

26. The Applicant shall construct curb cuts along the travel aisle adjacent to the substation in locations determined by VEPCO and in substantial conformance with that shown on the Development Plan.

FAIR WOODS LANDSCAPING

27. Prior to the issuance of the first Non-RUP for Building A, the Applicant shall contribute the sum of \$5000 to the Fair Woods Homeowners Association for trail and landscaping maintenance or other such improvements as deemed necessary by the Association.

CHILD CARE

28. The child care center shall have a maximum daily enrollment of 200 children.

29. An enclosed outside play area shall be provided to accommodate a maximum of 50 children at one time in the area shown on the Development Plan.

30. Hours of operation shall be limited to 6:30 a.m. to 7:00 p.m. Monday through Friday.

31. The child care center shall comply with all applicable Health Department requirements.

UTILITIES

32. At the time of first site plan submission, the Applicant shall conduct a sanitary sewer capacity analysis study for the collector lines (8-15 inches) that serve the Property to determine their adequacy to handle the anticipated sewage from the proposed development. The Applicant shall make any sewer improvements determined necessary by DPWES based upon the results of the study.

INDEPENDENT LIVING FACILITY (BUILDING D)

33. The Independent Living Facility shall be developed with a maximum of 100 dwelling units. The units shall only be available to tenants aged fifty-five (55) years and older and their spouse.

34. A minimum of seventy-five (75) percent of the total number of dwelling units in the Independent Living Facility shall qualify as "affordable" in accordance with federal, state and/or local affordable dwelling program requirements. Unless otherwise modified in accordance with the provisions of Section 2-814 and/or 2-816 of the Zoning Ordinance, fifteen (15) percent of the total number of dwelling units in the Independent Living Facility shall be administered as Affordable Dwelling Units, or another equivalent affordable dwelling unit program, in accordance with Part 8 of Article 2 of the Zoning Ordinance.

35. The maximum income for qualified tenants of the “affordable” units of the Independent Living Facility shall not exceed 70% of the Area Median Income (“AMI”) of the Washington Metropolitan Statistical Area.

36. The Independent Living Facility shall include interior amenities for use by the residents of such facility, including, without limitation, multi-purpose rooms, libraries, parlors, exercise rooms, movie rooms, and/or gaming rooms.

A. Prior to issuance of the Non-RUP for the Independent Living Facility, the Applicant shall provide documentation to DPWES and DPZ that the building has been awarded certification in accordance with the EarthCraft House Program.

37. Prior to bond release for the Independent Living Facility, the Applicant shall provide van or shuttle service for use by residents of the Independent Living Facility for transportation to transit facilities, shopping centers, medical offices, hospitals, recreational amenities and other destinations. The van or shuttle service shall be operational on an as needed daily basis by residents.

38. Prior to issuance of the Non-RUP for the Independent Living Facility, the Applicant shall install a 6’ tall board-on-board fence in the location as shown on the Development Plan on Tax Map Parcels 46-3 ((1)) 15A1 and 15A2. The Applicant shall maintain the fence in good repair at all times including repair of any damage within thirty days of such occurrence. Gates shall be provided to permit access to the stormwater management access road, which shall remain locked at all times except during maintenance activities of the stormwater management facility.

39. The Independent Living Facility shall be constructed with consistent materials on all four sides and in a manner in substantial conformance with the elevations contained within Sheets 18-19 of the Development Plan.

40. Prior to bond release for the Independent Living Facility, the Applicant shall install exterior recreational site amenities in conformance with those shown on the Development Plan.

41. Prior to issuance of the Non-RUP for the Independent Living Facility, the Applicant shall provide the contact information for the Independent Living Facility's management company to the President of the Fair Oaks Estates and Fair Woods Homeowner's Associations.

42. At least 100 parking spaces shall be reserved for use by the residents and employees of the Independent Living Facility.

43. Loading and trash removal services for the Independent Living Facility shall not occur before 6:30 a.m. or later than 10:00 p.m.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

TRUSTEES OF THE LIGHT GLOBAL MISSION
CHURCH

Applicant and Title Owner of Parcels

46-3-((1))-15A1, 15A2

By: _____

Name: Sekyu Chang

Title: Pastor, Trustee and Authorized Agent

[SIGNATURES CONTINUE]

PENDER, L.L.C., *Title Owner of Parcel 46-3-((1))-15A3*

BY: Atlantic Realty Companies, Inc., Manager

By: _____
Name: Stanley M. Barg
Title: Chief Operating Officer

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2009-SU-020

November 5, 2009

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2009-SU-020, on property located at Tax Map 46-3 ((1)) 15A1, 15A2 and 15A3, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions.

1. The crosswalks shown on the CDP/FDP between the independent living facility (Building D) and the existing office building/church (Building C) shall be constructed as raised crosswalks of materials which are differentiated from the surrounding parking lot (such as stamped or imprinted asphalt or pavers), and shall be signed as pedestrian crosswalks.
2. The maintenance road around the pond shall be surfaced such that it may be used as a pedestrian path.
3. No pedestrian connections will be provided to the residential communities to the north and west.
4. A concrete pad, connection to the adjacent trail, and easements (if necessary) to permit the installation, by others, of a bus shelter shall be provided at the existing bus stop on Route 50.

REZONING AFFIDAVIT

DATE: October 19, 2009
 (enter date affidavit is notarized)

I, John C. McGranahan, Jr., 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 105378c

in Application No.(s): RZ/FDP 2009-SU-020
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Trustees of the Light Global Mission Church(1) Agents: Sekyu Chang, Trustee Dong Hwan Kim, Trustee Yong Hyun Kim, Trustee Wan Jung Kim, Trustee Byeong Jong Lee, Trustee Hee Young Hwang, Trustee Dennis J. Cheung, Trustee	3901 Fair Ridge Drive Fairfax, VA 22033	Applicant/Title Owner of Parcels 46-3-((1))-15A1, 15A2; Agent for title Owner of Parcel 46-3-((1))-15A3
Commercial Development & Investment, LLC(2) Agent: Tina K. Kim	12001 Sugarland Valley Drive Herndon, VA 20170	Consultant and Agent for Applicant

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

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

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

Rezoning Attachment to Par. 1(a)

DATE: October 19, 2009
 (enter date affidavit is notarized)

105378c

for Application No. (s): RZ/FDP 2009-SU-020
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Pender, L.L.C.(3) Agents: David A. Ross Stanley M. Barg	8150 Leesburg Pike, Suite 1100 Vienna, VA 22182	Title Owner of Parcel 46-3-((1))-15A3
Hunton & Williams LLP(10)	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
John C. McGranahan, Jr. Nicholas H. Grainger Francis A. McDermott	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Aaron L. Shriber Elaine O'Flaherty Cox	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Planners/Agents for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
Urban Engineering & Associates, Inc. d/b/a Urban, Ltd.(11) Agents: Eric S. Siegel Adam J. Steiner Clayton C. Tock	7712 Little River Turnpike Annandale, VA 22203	Engineers/Planners/Agents for Applicant

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

REZONING AFFIDAVIT

DATE: October 19, 2009
(enter date affidavit is notarized)

105378c

for Application No. (s): RZ/FDP 2009-SU-020
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

(2) Trustees of the Light Global Mission Church
3901 Fair Ridge Drive
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

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

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

This entity has no shareholders

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

Sekyu Chang, Trustee	Hee Young Hwang, Trustee
Dong Hwan Kim, Trustee	Dennis J. Cheung, Trustee
Yong Hyun Kim, Trustee	
Wan Jung Kim, Trustee	
Byeong Jong Lee, Trustee	

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

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

Rezoning Attachment to Par. 1(b)

DATE: October 19, 2009
(enter date affidavit is notarized)

105378c

for Application No. (s): RZ/FDP 2009-SU-020
(enter County-assigned application number (s))

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

(2)Commercial Development & Investment, LLC
12001 Sugarland Valley Drive
Herndon, VA 20170

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Tina K. Kim, Sole Managing Member

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

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

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

(3)Pender, L.L.C.
8150 Leesburg Pike, Suite 1100
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

SOLE MEMBER:
11484 Washington Plaza West, L.L.C.(4)

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

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

MANAGER:
Atlantic Realty Companies, Inc.(7)

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

Rezoning Attachment to Par. 1(b)

DATE: October 19, 2009
(enter date affidavit is notarized)

105378c

for Application No. (s): RZ/FDP 2009-SU-020
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(4)11484 Washington Plaza West, L.L.C.
8150 Leesburg Pike, Suite 1100
Vienna, VA 22182

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
MEMBERS:
David A. Ross CKN Investments Limited Partnership(5)
Stanley M. Barg DSA 1, L.L.C.(6)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer, etc.**)
MANAGER:
Atlantic Realty Companies, Inc.(7)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(6)DSA 1, L.L.C.
8150 Leesburg Pike, Suite 1100
Vienna, VA 22182

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
MEMBERS:
David A. Ross
Adam B. Schulman
Stanley M. Barg

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer, etc.**)
MANGER:
Atlantic Realty Companies, Inc.(7)

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

Rezoning Attachment to Par. 1(b)

DATE: October 19, 2009
(enter date affidavit is notarized)

105378c

for Application No. (s): RZ/FDP 2009-SU-020
(enter County-assigned application number (s))

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

(7)Atlantic Realty Companies, Inc.
8150 Leesburg Pike, Suite 1100
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David A. Ross
Stanley M. Barg

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

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

David A. Ross, President/Director
Stanley M. Barg, Senior VP/COO/Director

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

(8)CKN Partner, LLC
5301 Elliott Road
Bethesda, MD 20816

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Sole member:
Charles K. Nulsen III

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: October 19, 2009
(enter date affidavit is notarized)

105378c

for Application No. (s): RZ/FDP 2009-SU-020
(enter County-assigned application number (s))

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

(9)JKN Partner, LLC
5301 Elliott Road
Bethesda, MD 20816

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Sole member:
JoAnn K. Nulsen

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

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

(11)Urban Engineering & Associates, Inc. d/b/a Urban, Ltd.
7712 Little River Turnpike
Annandale, VA 22003

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Barry Smith
J. Edgar Sears
Brian Sears

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

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

REZONING AFFIDAVIT

DATE: October 19, 2009
(enter date affidavit is notarized)

105378c

for Application No. (s): RZ/FDP 2009-SU-020
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

(5)CKN Investments Limited Partnership
5301 Elliott Road
Bethesda, MD 20816

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

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

MANAGING GENERAL PARTNER:

CKN Partner, LLC(8)

ADMINISTRATIVE GENERAL PARTNER:

JKN Partner, LLC(9)

LIMITED PARTNERS:

CKN Investments Management, LLC (does not own 10% of Pender, L.L.C.)

Charles K. Nulsen, III

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

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

Rezoning Attachment to Par. 1(c)

DATE: October 19, 2009
(enter date affidavit is notarized)

105378c

for Application No. (s): RZ/FDP 2009-SU-020
(enter County-assigned application number (s))

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

(10)Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

Benjamin C. Ackerly
Robert A. Acosta-Lewis
Lawrence C. Adams
Michael F. Albers
Virginia S. Albrecht
Kenneth J. Alcott
Fernando C. Alonso
Chris M. Amantea
Thomas E. Anderson
Walter J. Andrews
W. Christopher Arbery
Charles E. G. Ashton
L. Scott Austin
Ian Phillip Band
Haywood A. Barnes
Rudene M. Bascomb
Phillip M. Battles, III
Sean M. Beard
John J. Beardsworth, Jr.
Steven H. Becker
Kenneth D. Bell
Stephen John Bennett
Melinda R. Beres
Lucas Bergkamp (nmi)
Lon A. Berk
Douglas M. Berman
Mark B. Bierbower
Stephen R. Blacklocks
Jeffry M. Blair
Michael J. Blayney
James W. Bowen
Lawrence J. Bracken, II
James P. Bradley
Sheldon T. Bradshaw
David F. Brandley, Jr.
Jeannie P. Breckinridge
Craig A. Bromby
A. Todd Brown
Tyler P. Brown

F. William Brownell
Peter N. Brudenall
Kevin J. Buckley
Kristy A. Niehaus Bulleit
Joseph B. Buonanno
Nadia S. Burgard
Eric R. Burner
M. Brett Burns
Brian M. Buroker
P. Scott Burton
Ferdinand A. Calice
Matthew J. Calvert
Daniel M. Campbell
Thomas H. Cantrill
Curtis G. Carlson
Jean Gordon Carter
Charles D. Case
Thomas J. Cawley
Lawrence Chek (nmi)
James N. Christman
Whittington W. Clement
R. Noel Clinard
Herve' Cogels (nmi)
Cassandra C. Collins
Stacy M. Colvin
Joseph P. Congleton
Terence G. Connor
Stephen Gregory Cope
Cameron N. Cosby
Ted C. Craig
Cyane B. Crump
Ashley Cummings (nmi)
Alexandra B. Cunningham
Sean B. Cunningham
William D. Dannelly
Samuel A. Danon
Barry R. Davidson
John Deacon (nmi)
John A. Decker

John J. Delionado
Stephen P. Demm
Kenneth L. Dobkin
Dee Ann Dorsey
Edward L. Douma
Mark S. Dray
Sean P. Ducharme
Deidre G. Duncan
George C. Dunlap, Jr.
Roger Dyer (nmi)
Frederick R. Eames
Maya M. Eckstein
Joseph C. Edwards
W. Jeffery Edwards
John C. Eichman
Whitney C. Ellerman
Edward W. Elmore, Jr.
Charles Elphicke (nmi)
Frank E. Emory, Jr.
Juan C. Enjamio
John D. Epps
Patricia K. Epps
Steven B. Epstein
Phillip J. Eskenazi
Joseph P. Esposito
Kelly L. Faglioni
Susan S. Failla
Eric H. Feiler
Chet A. Fenimore
Edward F. Fernandes
Norman W. Fichthorn
Andrea Bear Field
Kevin J. Finto
William M. Flynn
Laura M. Franze
Lauren E. Freeman
Matthew Freimuth (nmi)
Edward J. Fuhr
Charles A. Gall

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

Rezoning Attachment to Par. 1(c)DATE: October 19, 2009

(enter date affidavit is notarized)

105378c

for Application No. (s): RZ/FDP 2009-SU-020

(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)(10)Hunton & Williams LLP (continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Daniel C. Garner	John R. Holzgraefe	Andrew W. Lawrence
Douglas M. Garrou	Cecelia Philipps Horner	Wood W. Lay
Richard D. Gary	George C. Howell, III	Daniel M. LeBey
Andrew A. Gerber	Thomas M. Hughes	David O. Ledbetter
John T. Gerhart, Jr.	Kevin F. Hull	Bradley T. Lennie
Jeffrey W. Giese	Eric W. Hurlocker	L. Steven Leshin
Neil K. Gilman	Donald P. Irwin	Ronald J. Lieberman
C. Christopher Giragosian	Judith H. Itkin	Thomas F. Lillard
Timothy S. Goettel	Makram B. Jaber	Catherine D. Little
Allen C. Goolsby	Lori Elliott Jarvis	Robert H. Lockwood
L. Raúl Grable	Matthew D. Jenkins	David C. Lonergan
Douglas S. Granger	Andrew E. Jillson	Audrey C. Louison
J. William Gray, Jr.	Harry M. Johnson, III	Carlos E. Loumiet
Charles E. Greef	James A. Jones, III	David S. Lowman, Jr.
Robert J. Grey, Jr.	Kevin W. Jones	Tyler Maddry (nmi)
Greta T. Griffith	Laura E. Jones	Kimberly M. Magee
Bradley W. Grout	Dan J. Jordanger	Manuel E. Maisog
Jeffrey W. Gutches	Roland Juarez (nmi)	Alan J. Marcuis
Miles B. Haberer	Thomas R. Julin	Brian R. Marek
Virginia H. Hackney	W. Alan Kailer	Fernando Margarit (nmi)
Robert J. Hahn	E. Peter Kane	Stephen S. Maris
Jarrett L. Hale	Thomas F. Kaufman	Thelma Marshall (nmi)
John F. Haley	Geoffrey S. Kay	Jeffrey N. Martin
Eric J. Hanson	Joseph C. Kearfott	John S. Martin
Ronald M. Hanson	Michael G. Keeley	J. Michael Martinez de Andino
Richard L. Harden	G. Roth Kehoe, II	Walfrido J. Martinez
Lowell W. Harrison	Douglas W. Kenyon	Michael P. Massad, Jr.
Ray V. Hartwell, III	Michael C. Kerrigan	Joseph Clarke Mathews
James A. Harvey	Ryan T. Ketchum	Laurie Uustal Mathews
Timothy G. Hayes	Robert A. King	John Gary Maynard, III
Mark S. Hedberg	Robert Klotz (nmi)	Fraser A. McAlpine
Douglas J. Heffner	Sylvia K. Kochler	William H. McBride
Michael S. Held	Edward B. Koehler	Michael C. McCann
Gregory G. Hesse	John T. Konther	T. Allen McConnell
George H. Hettrick	Torsten M. Kracht	Patrick J. McCormick, III
David A. Higbee	Christopher G. Kulp	Robert G. McCormick
Thomas Y. Hiner	Christopher Kuner (nmi)	Francis A. McDermott
D. Bruce Hoffman	David Craig Landin	Alexander G. McGeoch
Robert E. Hogfoss	David C. Lashway	Paul E. McGeown

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

Rezoning Attachment to Par. 1(c)

DATE: October 19, 2009
(enter date affidavit is notarized)

105378c

for Application No. (s): RZ/FDP 2009-SU-020
(enter County-assigned application number (s))

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

(10)Hunton & Williams LLP (continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

John C. McGranahan, Jr.
David T. McIndoe
Mark W. Menezes
Gary C. Messplay
Patrick E. Mitchell
Jack A. Molenkamp
Charles R. Monroe, Jr.
Will S. Montgomery
T. Justin Moore, III
Thurston R. Moore
Bruce W. Moorhead, Jr.
Robert J. Morrow
Ann Marie Mortimer
Michael J. Mueller
Eric J. Murdock
Frank J. Murphy, Jr.
Ted J. Murphy
Thomas P. Murphy
David A. Mustone
James P. Naughton
Michael Nedzbala (nmi)
Henry V. Nickel
Lonnie D. Nunley, III
Leslie A. Okinaka
John D. O'Neill, Jr.
Pam Gates O'Quinn
Michael A. O'Shea
Brian V. Otero
Randall S. Parks
Peter S. Partee, Sr.
R. Hewitt Pate
J. Steven Patterson
William S. Patterson
Michael P. F. Phelps
Robert Dean Pope
Laurence H. Posorske
Kurtis A. Powell
Lewis F. Powell, III
Wesley R. Powell

J. Waverly Pulley, III
Robert T. Quackenboss
Dearbhla Quigley (nmi)
Dionne C. Rainey
Gordon F. Rainey, Jr.
Katherine E. Ramsey
John Jay Range
Stuart A. Raphael
Craig V. Rasile
John M. Ratino
Robert S. Rausch
Keila D. Ravelo
Belynda B. Reck
Baker R. Rector
Shawn Patrick Regan
Sona Rewari (nmi)
Thomas A. Rice
Jennings G. ("J. G.") Ritter, II
Kathy E. B. Robb
Daryl B. Robertson
Gregory B. Robertson
Robert M. Rolfe
Ronald D. Rosener
Michael Rosenthal (nmi)
William L. S. Rowe
Marguerite R. Ruby
D. Alan Rudlin
Mary Nash K. Rusher
D. Kyle Sampson
Karen M. Sanzaro
Stephen M. Sayers
Arthur E. Schmalz
Gregory J. Schmitt
John R. Schneider
Howard E. Schreiber
Robert M. Schulman
Jeremy R. Schwer
P. Watson Seaman
James S. SeEVERS, Jr.

Douglass P. Selby
Joel R. Sharp
Michael R. Shebelskie
Rita A. Sheffey
Michael A. Silva
William P. Silverman
Jo Anne E. Sirgado
Thomas G. Slater, Jr.
Brooks M. Smith
Caryl Greenberg Smith
John R. ("J. R.") Smith
Steven P. Solow
Yisun Song (nmi)
Lisa J. Sotto
Joseph C. Stanko, Jr.
Marty Steinberg (nmi)
Todd M. Stenerson
John J. Stenger
Gregory N. Stillman
C. Randolph Sullivan
Chanmanu Sumawong (nmi)
R. Michael Sweeney, Jr.
Henry Talavera (nmi)
Andrew J. Tapscott
Robert M. Tata
Rodger L. Tate
W. Lake Taylor, Jr.
Wendell L. Taylor
Robin Lyn Teskin
Paul R. Tetlow
John Charles Thomas
Martin K. Thomas
Gary E. Thompson
B. Cary Tolley, III
Timothy J. Toohey
Bridget C. Treacy
Thomas B. Trimble
Estelle J. Tsevdos
Melvin E. Tull, III

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

Rezoning Attachment to Par. 1(c)

DATE: October 19, 2009

(enter date affidavit is notarized)

105378c

for Application No. (s): RZ/FDP 2009-SU-020

(enter County-assigned application number (s))

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

(10)Hunton & Williams LLP (continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

General Partner, Limited Partner, or General and Limited Partner)

- | | |
|-----------------------------|----------------------|
| Julie I. Ungerman | FORMER PARTNERS: |
| Surasak Vajasit (nmi) | |
| Mark C. Van Deusen | Christopher M. Mason |
| C. Porter Vaughan, III | Travis E. Vanderpool |
| Enid L. Veron | |
| Emily Burkhardt Vicente | |
| Mark R. Vowell | |
| Linda L. Walsh | |
| William A. Walsh, Jr. | |
| Lynnette R. Warman | |
| Abigail C. Watts-FitzGerald | |
| William L. Wehrum | |
| Peter G. Weinstock | |
| David B. Weisblat | |
| Malcolm C. Weiss | |
| Mark G. Weisshaar | |
| Hill B. Wellford, Jr. | |
| David E. Wells | |
| G. Thomas West, Jr. | |
| Kevin J. White | |
| Jerry E. Whitson | |
| Jonathan M. Wilan | |
| Amy McDaniel Williams | |
| Matthew J. Williams | |
| Holly H. Williamson | |
| Michael G. Wilson | |
| Robert K. Wise | |
| Allison D. Wood | |
| John W. Woods, Jr. | |
| David C. Wright | |
| Richard L. Wyatt, Jr. | |
| Scott F. Yarnell | |
| William F. Young | |
| Andrew D. Zaron | |
| Lee B. Zeugin | |
| Manida Zimmerman (nmi) | |

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

REZONING AFFIDAVIT

DATE: October 19, 2009
(enter date affidavit is notarized)

105378c

for Application No. (s): RZ/FDP 2009-SU-020
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

REZONING AFFIDAVIT

DATE: October 19, 2009
(enter date affidavit is notarized)

105378c

for Application No. (s): RZ/FDP 2009-SU-020
(enter County-assigned application number(s))

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

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

Whittington W. Clement, a partner in the law firm of Hunton & Williams LLP, has contributed in excess of \$100.00 to Supervisor Bulova.

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

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

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

WITNESS the following signature:

(check one)

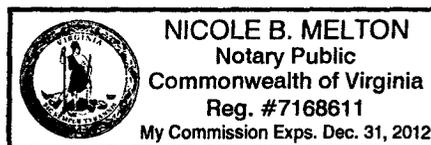
John C. McGranahan, Jr.
[] Applicant [x] Applicant's Authorized Agent

John C. McGranahan, Jr., Attorney and Agent for Applicant
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 19th day of October 2009, in the State/Comm. of Virginia, County/City of Fairfax.

Nicole B. Melton
Notary Public

My commission expires: Dec. 31, 2012.



REZONING AFFIDAVIT

DATE: October 19, 2009
(enter date affidavit is notarized)

I, John C. McGranahan, Jr., 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 105379c

in Application No.(s): PCA 83-C-021-2
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Trustees of the Light Global Mission Church(1) Agents: Sekyu Chang, Trustee Dong Hwan Kim, Trustee Yong Hyun Kim, Trustee Wan Jung Kim, Trustee Byeong Jong Lee, Trustee Hee Young Hwang, Trustee Dennis J. Cheung, Trustee	3901 Fair Ridge Drive Fairfax, VA 22033	Applicant/Title Owner of Parcels 46-3-((1))-15A1, 15A2; Agent for title Owner of Parcel 46-3-((1))-15A3
Commercial Development & Investment, LLC(2) Agent: Tina K. Kim	12001 Sugarland Valley Drive Herndon, VA 20170	Consultant and Agent for Applicant

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

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

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

Rezoning Attachment to Par. 1(a)

DATE: October 19, 2009
 (enter date affidavit is notarized)

105379c

for Application No. (s): PCA 83-C-021-2
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Pender, L.L.C.(3) Agents: David A. Ross Stanley M. Barg	8150 Leesburg Pike, Suite 1100 Vienna, VA 22182	Title Owner of Parcel 46-3-((1))-15A3
Hunton & Williams LLP(10)	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
John C. McGranahan, Jr. Nicholas H. Grainger Francis A. McDermott	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Aaron L. Shriber Elaine O'Flaherty Cox	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Planners/Agents for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
Urban Engineering & Associates, Inc. d/b/a Urban, Ltd.(11) Agents: Eric S. Siegel Adam J. Steiner Clayton C. Tock	7712 Little River Turnpike Annandale, VA 22203	Engineers/Planners/Agents for Applicant

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

REZONING AFFIDAVIT

DATE: October 19, 2009
(enter date affidavit is notarized)

105379c

for Application No. (s): PCA 83-C-021-2
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

(2) Trustees of the Light Global Mission Church
3901 Fair Ridge Drive
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

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

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

This entity has no shareholders

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

Sekyu Chang, Trustee	Hee Young Hwang, Trustee
Dong Hwan Kim, Trustee	Dennis J. Cheung, Trustee
Yong Hyun Kim, Trustee	
Wan Jung Kim, Trustee	
Byeong Jong Lee, Trustee	

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

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

Rezoning Attachment to Par. 1(b)

DATE: October 19, 2009
(enter date affidavit is notarized)

105 379c

for Application No. (s): PCA 83-C-021-2
(enter County-assigned application number (s))

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

(2)Commercial Development & Investment, LLC
12001 Sugarland Valley Drive
Herndon, VA 20170

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Tina K. Kim, Sole Managing Member

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

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

(3)Pender, L.L.C.
8150 Leesburg Pike, Suite 1100
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

SOLE MEMBER:
11484 Washington Plaza West, L.L.C.(4)

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

MANAGER:
Atlantic Realty Companies, Inc.(7)

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

Rezoning Attachment to Par. 1(b)

DATE: October 19, 2009
(enter date affidavit is notarized)

105 379c

for Application No. (s): PCA 83-C-021-2
(enter County-assigned application number (s))

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

(4)11484 Washington Plaza West, L.L.C.
8150 Leesburg Pike, Suite 1100
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

MEMBERS:
 David A. Ross CKN Investments Limited Partnership(5)
 Stanley M. Barg DSA 1, L.L.C.(6)

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

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

MANAGER:
Atlantic Realty Companies, Inc.(7)

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

(6)DSA 1, L.L.C.
8150 Leesburg Pike, Suite 1100
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

MEMBERS:
 David A. Ross
 Adam B. Schulman
 Stanley M. Barg

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

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

MANGER:
Atlantic Realty Companies, Inc.(7)

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

Rezoning Attachment to Par. 1(b)

DATE: October 19, 2009
(enter date affidavit is notarized)

1053790

for Application No. (s): PCA 83-C-021-2
(enter County-assigned application number (s))

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

(7)Atlantic Realty Companies, Inc.
8150 Leesburg Pike, Suite 1100
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David A. Ross
Stanley M. Barg

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

David A. Ross, President/Director
Stanley M. Barg, Senior VP/COO/Director

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

(8)CKN Partner, LLC
5301 Elliott Road
Bethesda, MD 20816

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Sole member:
Charles K. Nulsen III

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

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

Rezoning Attachment to Par. 1(b)

DATE: October 19, 2009
(enter date affidavit is notarized)

105379c

for Application No. (s): PCA 83-C-021-2
(enter County-assigned application number (s))

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

(9)JKN Partner, LLC
5301 Elliott Road
Bethesda, MD 20816

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Sole member:
JoAnn K. Nulsen

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

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

(11)Urban Engineering & Associates, Inc. d/b/a Urban, Ltd.
7712 Little River Turnpike
Annandale, VA 22003

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Barry Smith
J. Edgar Sears
Brian Sears

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

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

REZONING AFFIDAVIT

DATE: October 19, 2009
(enter date affidavit is notarized)

105379c

for Application No. (s): PCA 83-C-021-2
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

(5)CKN Investments Limited Partnership
5301 Elliott Road
Bethesda, MD 20816

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

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

MANAGING GENERAL PARTNER:

CKN Partner, LLC(8)

ADMINISTRATIVE GENERAL PARTNER:

JKN Partner, LLC(9)

LIMITED PARTNERS:

CKN Investments Management, LLC (does not own 10% of Pender, L.L.C.)

Charles K. Nulsen, III

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

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

Rezoning Attachment to Par. 1(c)

DATE: October 19, 2009
(enter date affidavit is notarized)

105379c

for Application No. (s): PCA 83-C-021-2
(enter County-assigned application number (s))

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

(10)Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

Benjamin C. Ackerly
Robert A. Acosta-Lewis
Lawrence C. Adams
Michael F. Albers
Virginia S. Albrecht
Kenneth J. Alcott
Fernando C. Alonso
Chris M. Amantea
Thomas E. Anderson
Walter J. Andrews
W. Christopher Arbery
Charles E. G. Ashton
L. Scott Austin
Ian Phillip Band
Haywood A. Barnes
Rudene M. Bascomb
Philip M. Battles, III
Sean M. Beard
John J. Beardsworth, Jr.
Steven H. Becker
Kenneth D. Bell
Stephen John Bennett
Melinda R. Beres
Lucas Bergkamp (nmi)
Lon A. Berk
Douglas M. Berman
Mark B. Bierbower
Stephen R. Blacklocks
Jeffry M. Blair
Michael J. Blayney
James W. Bowen
Lawrence J. Bracken, II
James P. Bradley
Sheldon T. Bradshaw
David F. Bradley, Jr.
Jeannie P. Breckinridge
Craig A. Bromby
A. Todd Brown
Tyler P. Brown

F. William Brownell
Peter N. Brudenall
Kevin J. Buckley
Kristy A. Niehaus Bulleit
Joseph B. Buonanno
Nadia S. Burgard
Eric R. Burner
M. Brett Burns
Brian M. Buroker
P. Scott Burton
Ferdinand A. Calice
Matthew J. Calvert
Daniel M. Campbell
Thomas H. Cantrill
Curtis G. Carlson
Jean Gordon Carter
Charles D. Case
Thomas J. Cawley
Lawrence Chek (nmi)
James N. Christman
Whittington W. Clement
R. Noel Clinard
Herve' Cogels (nmi)
Cassandra C. Collins
Stacy M. Colvin
Joseph P. Congleton
Terence G. Connor
Stephen Gregory Cope
Cameron N. Cosby
Ted C. Craig
Cyane B. Crump
Ashley Cummings (nmi)
Alexandra B. Cunningham
Sean B. Cunningham
William D. Dannelly
Samuel A. Danon
Barry R. Davidson
John Deacon (nmi)
John A. Decker

John J. Delionado
Stephen P. Demm
Kenneth L. Dobkin
Dee Ann Dorsey
Edward L. Douma
Mark S. Dray
Sean P. Ducharme
Deidre G. Duncan
George C. Dunlap, Jr.
Roger Dyer (nmi)
Frederick R. Eames
Maya M. Eckstein
Joseph C. Edwards
W. Jeffery Edwards
John C. Eichman
Whitney C. Ellerman
Edward W. Elmore, Jr.
Charles Elphicke (nmi)
Frank E. Emory, Jr.
Juan C. Enjamio
John D. Epps
Patricia K. Epps
Steven B. Epstein
Phillip J. Eskenazi
Joseph P. Esposito
Kelly L. Faglioni
Susan S. Failla
Eric H. Feiler
Chet A. Fenimore
Edward F. Fernandes
Norman W. Fichthorn
Andrea Bear Field
Kevin J. Finto
William M. Flynn
Laura M. Franze
Lauren E. Freeman
Matthew Freimuth (nmi)
Edward J. Fuhr
Charles A. Gall

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

Rezoning Attachment to Par. 1(c)

DATE: October 19, 2009
(enter date affidavit is notarized)

105379c

for Application No. (s): PCA 83-C-021-2
(enter County-assigned application number (s))

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

(10)Hunton & Williams LLP (continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

- | | | |
|---------------------------|-------------------------|-------------------------------|
| Daniel C. Garner | John R. Holzgraefe | Andrew W. Lawrence |
| Douglas M. Garrou | Cecelia Philipps Horner | Wood W. Lay |
| Richard D. Gary | George C. Howell, III | Daniel M. LeBey |
| Andrew A. Gerber | Thomas M. Hughes | David O. Ledbetter |
| John T. Gerhart, Jr. | Kevin F. Hull | Bradley T. Lennie |
| Jeffrey W. Giese | Eric W. Hurlocker | L. Steven Leshin |
| Neil K. Gilman | Donald P. Irwin | Ronald J. Lieberman |
| C. Christopher Giragosian | Judith H. Itkin | Thomas F. Lillard |
| Timothy S. Goettel | Makram B. Jaber | Catherine D. Little |
| Allen C. Goolsby | Lori Elliott Jarvis | Robert H. Lockwood |
| L. Raúl Grable | Matthew D. Jenkins | David C. Lonergan |
| Douglas S. Granger | Andrew E. Jillson | Audrey C. Louison |
| J. William Gray, Jr. | Harry M. Johnson, III | Carlos E. Loumiet |
| Charles E. Greef | James A. Jones, III | David S. Lowman, Jr. |
| Robert J. Grey, Jr. | Kevin W. Jones | Tyler Maddry (nmi) |
| Greta T. Griffith | Laura E. Jones | Kimberly M. Magee |
| Bradley W. Grout | Dan J. Jordanger | Manuel E. Maisog |
| Jeffrey W. Gutches | Roland Juarez (nmi) | Alan J. Marcuis |
| Miles B. Haberer | Thomas R. Julin | Brian R. Marek |
| Virginia H. Hackney | W. Alan Kailer | Fernando Margarit (nmi) |
| Robert J. Hahn | E. Peter Kane | Stephen S. Maris |
| Jarrett L. Hale | Thomas F. Kaufman | Thelma Marshall (nmi) |
| John F. Haley | Geoffrey S. Kay | Jeffrey N. Martin |
| Eric J. Hanson | Joseph C. Kearfott | John S. Martin |
| Ronald M. Hanson | Michael G. Keeley | J. Michael Martinez de Andino |
| Richard L. Harden | G. Roth Kehoe, II | Walfrido J. Martinez |
| Lowell W. Harrison | Douglas W. Kenyon | Michael P. Massad, Jr. |
| Ray V. Hartwell, III | Michael C. Kerrigan | Joseph Clarke Mathews |
| James A. Harvey | Ryan T. Ketchum | Laurie Uustal Mathews |
| Timothy G. Hayes | Robert A. King | John Gary Maynard, III |
| Mark S. Hedberg | Robert Klotz (nmi) | Fraser A. McAlpine |
| Douglas J. Heffner | Sylvia K. Kochler | William H. McBride |
| Michael S. Held | Edward B. Koehler | Michael C. McCann |
| Gregory G. Hesse | John T. Konther | T. Allen McConnell |
| George H. Hettrick | Torsten M. Kracht | Patrick J. McCormick, III |
| David A. Higbee | Christopher G. Kulp | Robert G. McCormick |
| Thomas Y. Hiner | Christopher Kuner (nmi) | Francis A. McDermott |
| D. Bruce Hoffman | David Craig Landin | Alexander G. McGeoch |
| Robert E. Hogfoss | David C. Lashway | Paul E. McGeown |

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

Rezoning Attachment to Par. 1(c)

DATE: October 19, 2009
 (enter date affidavit is notarized)

105379c

for Application No. (s): PCA 83-C-021-2
 (enter County-assigned application number (s))

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

(10)Hunton & Williams LLP (continued)
 1751 Pinnacle Drive, Suite 1700
 McLean, VA 22102

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

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

- | | | |
|-------------------------|----------------------------------|-------------------------|
| John C. McGranahan, Jr. | J. Waverly Pulley, III | Douglass P. Selby |
| David T. McIndoe | Robert T. Quackenboss | Joel R. Sharp |
| Mark W. Menezes | Dearbhla Quigley (nmi) | Michael R. Shebelskie |
| Gary C. Messplay | Dionne C. Rainey | Rita A. Sheffey |
| Patrick E. Mitchell | Gordon F. Rainey, Jr. | Michael A. Silva |
| Jack A. Molenkamp | Katherine E. Ramsey | William P. Silverman |
| Charles R. Monroe, Jr. | John Jay Range | Jo Anne E. Sirgado |
| Will S. Montgomery | Stuart A. Raphael | Thomas G. Slater, Jr. |
| T. Justin Moore, III | Craig V. Rasile | Brooks M. Smith |
| Thurston R. Moore | John M. Ratino | Caryl Greenberg Smith |
| Bruce W. Moorhead, Jr. | Robert S. Rausch | John R. ("J. R.") Smith |
| Robert J. Morrow | Keila D. Ravelo | Steven P. Solow |
| Ann Marie Mortimer | Belynda B. Reck | Yisun Song (nmi) |
| Michael J. Mueller | Baker R. Rector | Lisa J. Sotto |
| Eric J. Murdock | Shawn Patrick Regan | Joseph C. Stanko, Jr. |
| Frank J. Murphy, Jr. | Sona Rewari (nmi) | Marty Steinberg (nmi) |
| Ted J. Murphy | Thomas A. Rice | Todd M. Stenerson |
| Thomas P. Murphy | Jennings G. ("J. G.") Ritter, II | John J. Stenger |
| David A. Mustone | Kathy E. B. Robb | Gregory N. Stillman |
| James P. Naughton | Daryl B. Robertson | C. Randolph Sullivan |
| Michael Nedzbala (nmi) | Gregory B. Robertson | Chanmanu Sumawong (nmi) |
| Henry V. Nickel | Robert M. Rolfe | R. Michael Sweeney, Jr. |
| Lonnie D. Nunley, III | Ronald D. Rosener | Henry Talavera (nmi) |
| Leslie A. Okinaka | Michael Rosenthal (nmi) | Andrew J. Tapscott |
| John D. O'Neill, Jr. | William L. S. Rowe | Robert M. Tata |
| Pam Gates O'Quinn | Marguerite R. Ruby | Rodger L. Tate |
| Michael A. O'Shea | D. Alan Rudlin | W. Lake Taylor, Jr. |
| Brian V. Otero | Mary Nash K. Rusher | Wendell L. Taylor |
| Randall S. Parks | D. Kyle Sampson | Robin Lyn Teskin |
| Peter S. Partee, Sr. | Karen M. Sanzaro | Paul R. Tetlow |
| R. Hewitt Pate | Stephen M. Sayers | John Charles Thomas |
| J. Steven Patterson | Arthur E. Schmalz | Martin K. Thomas |
| William S. Patterson | Gregory J. Schmitt | Gary E. Thompson |
| Michael P. F. Phelps | John R. Schneider | B. Cary Tolley, III |
| Robert Dean Pope | Howard E. Schreiber | Timothy J. Toohey |
| Laurence H. Posorske | Robert M. Schulman | Bridget C. Treacy |
| Kurtis A. Powell | Jeremy R. Schwert | Thomas B. Trimble |
| Lewis F. Powell, III | P. Watson Seaman | Estelle J. Tsevdos |
| Wesley R. Powell | James S. Seevers, Jr. | Melvin E. Tull, III |

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

Rezoning Attachment to Par. 1(c)

DATE: October 19, 2009
(enter date affidavit is notarized)

105379c

for Application No. (s): PCA 83-C-021-2
(enter County-assigned application number (s))

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

(10)Hunton & Williams LLP (continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

Julie I. Ungerman
Surasak Vajasit (nmi)
Mark C. Van Deusen
C. Porter Vaughan, III
Enid L. Veron
Emily Burkhardt Vicente
Mark R. Vowell
Linda L. Walsh
William A. Walsh, Jr.
Lynnette R. Warman
Abigail C. Watts-FitzGerald
William L. Wehrum
Peter G. Weinstock
David B. Weisblat
Malcolm C. Weiss
Mark G. Weisshaar
Hill B. Wellford, Jr.
David E. Wells
G. Thomas West, Jr.
Kevin J. White
Jerry E. Whitson
Jonathan M. Wilan
Amy McDaniel Williams
Matthew J. Williams
Holly H. Williamson
Michael G. Wilson
Robert K. Wise
Allison D. Wood
John W. Woods, Jr.
David C. Wright
Richard L. Wyatt, Jr.
Scott F. Yarnell
William F. Young
Andrew D. Zaron
Lee B. Zeugin
Manida Zimmerman (nmi)

FORMER PARTNERS:

Christopher M. Mason
Travis E. Vanderpool

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

REZONING AFFIDAVIT

DATE: October 19, 2009
(enter date affidavit is notarized)

105379c

for Application No. (s): PCA 83-C-021-2
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

REZONING AFFIDAVIT

DATE: October 19, 2009
(enter date affidavit is notarized)

105379C

for Application No. (s): PCA 83-C-021-2
(enter County-assigned application number(s))

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

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

Whittington W. Clement, a partner in the law firm of Hunton & Williams LLP, has contributed in excess of \$100.00 to Supervisor Bulova.

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

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

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

WITNESS the following signature:

(check one)

John C. McGranahan, Jr.

[] Applicant

[x] Applicant's Authorized Agent

John C. McGranahan, Jr., Attorney and Agent for Applicant

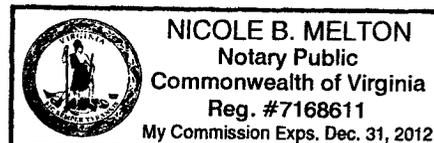
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 19th day of October 2009, in the State/Comm. of Virginia, County/City of Fairfax.

Nicole B. Melton

Notary Public

My commission expires: Dec. 31, 2012.



TRUSTEES OF THE LIGHT GLOBAL MISSION CHURCH
PCA/FDPA 83-C-021-2
RZ/FDP 2009-SU-020

STATEMENT OF JUSTIFICATION

June 18, 2009

October 12, 2009 (revised)

The subject properties contain approximately 28.02 acres and are described as Tax Map Parcels 46-3((1))15A1, 46-3((1))15A2, and 46-3((1))15A3 (the "Application Property"). Light Global Mission Church ("LGMC") owns Tax Map Parcels 46-3((1))15A1 and 46-3((1))15A2 (the "LGMC Property"), which has one existing building containing a church (up to 800 seats), a day care center (up to 200 children) and office space. Pender LLC owns Tax Parcel 46-3((1))15A3 (the "Pender Village Property"). The Pender Village Shopping Center is currently being constructed on the Pender Village Property. When complete, it will contain a grocery store, in-line retail and restaurant uses, offices and a commercial pad site. The Application Property is located in the northwest quadrant of the Lee Jackson Highway/Fair Ridge Drive intersection within the Fairfax Center Area of the Comprehensive Plan.

On October 23, 2006, the Board of Supervisors ("BOS") approved PCA 83-C-021 for 35.39 acres consisting of the LGMC Property, the Pender Village Property and Tax Map Parcel 46-3((1))15B, which contains an existing electric substation (the "VEPCO Property"). Together, these properties were approved for development of a mix of uses including retail, office, a church, and a child care center. No changes to the existing VEPCO facilities on the VEPCO Property were made with PCA 83-C-021. That PCA was approved to permit a gross floor area ("GFA") of 305,498 square feet with a maximum FAR of 0.25, which was calculated on the land area of the Application Property only. It did not rely on the land area of the VEPCO Property. In addition, the maximum GFA was subject to obtaining density credits for reductions in certain existing major utility easements greater than 25 feet in width.

Parcel 46-3((1))15A3 (Pender Village Center) has an approved site plan for development of the buildings and uses approved by PCA 83-C-021 and is currently under construction. On the adjacent LGMC properties, the church and day care facility are operational, the VEPCO facility continues in operation, and the three office buildings (up to 90,000 square feet) approved for the northern portion of the LGMC Property have not been pursued.

Since the approval of PCA 83-C-021, the owner of the LGMC Property has determined that construction of three office buildings adjacent to the existing residential neighborhoods to the north and west would not be the best use of the Property. An independent living facility would be an appropriate use that would provide a better transition to the adjacent residential uses. Fairfax County's population is aging, and there is a lack of quality affordable housing opportunities for those over the age of 55. The LGMC Property owner has not only recognized this trend in the County, but has observed it first hand with members of the LGMC congregation. To address this underserved population, the LGMC Property owner proposes to substitute a 100-

unit independent living facility for the three office buildings in the northern portion of the LGMC Property.

The LGMC Property is located in Land Unit A-5 of the Comprehensive Plan's Fairfax Center Suburban Center (Area III; Upper Potomac Planning District; Lee-Jackson Sector (UP8)). During the 2001-2002 Area Plans Review ("APR") cycle, the Board of Supervisors approved APR #01-III-4UP to add the option for hotel use at this location at a maximum intensity of 0.15 FAR. During the 2004-2005 APR cycle, the Board approved APR #04-III-1FC, which added low intensity office, retail and institutional uses up to a 0.25 FAR, excluding the VEPCO Property. On April 28, 2008, the BOS authorized an Out-of-Turn Plan Amendment ("OTPA") to allow a conversion of the approved office space to an independent living facility. This OTPA was considered as APR #S08-III-FC1 in the 2008-2009 APR cycle. On February 24, 2009, the Sully District APR Task Force unanimously recommended approval of APR #S08-III-FC1. A public hearing on APR #S08-III-FC1 was conducted by the Planning Commission on May 20, 2009. A public hearing before the BOS is scheduled for July 13, 2009.

The Applicant requests approval of a proffer condition amendment ("PCA") and rezoning of the Application Property to permit the construction of a 90,000 square foot building consisting of up to 100 independent living dwelling units. While the change in uses is limited to the LGMC Property, Staff determined that the PCA application shall encompass both the LGMC Property and the Pender Village Property with the objective of creating a distinct approval for them from the latest approval for the VEPCO Property, PCA 83-C-021. The rezoning application will not change the current zoning designations (PDC, WS and HC) of the Application Property, though it will provide separate proffers for the uses, both existing and proposed. These applications are intended to result in approvals for the LGMC Property, the Pender Village Property and the VEPCO Property that can be amended in the future without the joinder of all of the properties. Distinguishing the approvals for these separate properties is necessary to permit the development of the LGMC Property for the proposed independent living use and to permit the VEPCO Property to continue operating under the current approval for that site, which was not utilized for density purposes for the LGMC Property or the Pender Village Property. The PCA application will not result in an increase in FAR on the VEPCO Property, nor will it create non-conforming or proffer compliance issues for the VEPCO Property. The rezoning application proposes no changes to the Pender Village Shopping Center, which will continue unimpeded by this Application to be developed and Non Residential Use Permits obtained in accordance with the approved proffers and approved final site plan for the retail shopping center.

This rezoning application requests that the approximately 28.02 acres of the Application Property be reclassified from the PDC, WS and HC Districts, subject to the currently approved proffers, to the PDC, WS and HC Districts, subject to new proffers that accommodate the conversion of the office uses to the proposed independent living facility on the LGMC Property. Proffers will be submitted, which in accordance with the associated PCA application, will supersede the applicable proffers from PCA 83-C-021 on the Application Property, but which will not change the substance of the current approved proffers as to the Pender Village Property. As depicted on the Conceptual Development Plan Amendment/ Final Development Plan Amendment/ Conceptual Development Plan/ Final Development Plan ("CDPA/FDPA/CDP/FDP"), the ultimate gross floor area of the Application Property will be

305,498 square feet, which will result in an overall floor area ratio ("FAR") of 0.2503, inclusive of the application of density credit for reductions in existing major utility easements. The Pender Village Shopping Center is currently under construction in accordance with the approved proffers and the approved final site plan for a grocery store, in-line retail and restaurants, offices, a bank with drive-through and such other uses described in the PCA including secondary uses up to 50% of the total GFA shown on the site plan. The LGMC Property currently contains a 76,577 square foot building that is used as a church with a maximum capacity of 800 persons, child care center for up to 200 children, and ancillary office use. This rezoning application proposes to construct a 90,000 square foot independent living facility containing up to 100 units on the LGMC Property in lieu of the three office buildings approved with the previous PCA. A majority of the dwelling units proposed within the independent living facility will be affordable to residents age 55 and older whose annual income is less than 100% of the area median income. Outdoor passive and active recreational amenities will be provided for residents on the LGMC Property. Locating an independent living facility adjacent to a retail shopping center that includes a grocery store and offices and on the same site as a church, is an excellent design consideration for senior housing.

The developer of the Pender Village Shopping Center is providing certain infrastructure in accordance with PCA 83-C-021 and Fairfax County Site Plan 10310-SP-001. Proffers will be submitted with this rezoning application to confirm the existing approved proffers for the Pender Village Shopping Center, and to revise the proffers for the LGMC Property to permit the development of the independent living facility as shown on the CDPA/FDPA/CDP/FDP.

In association with these PCA and rezoning applications, the Applicant requests approval to reaffirm or grant the following waivers and modifications:

- Grant a modification of Section 13-302 of the Zoning Ordinance on the LGMC Property regarding the transitional screening and a waiver of the barrier requirement to the north and west to permit the preservation of existing vegetation to satisfy these requirements.
- Reaffirm the modification of Section 13-302 of the Zoning Ordinance regarding the transitional screening and a waiver of the barrier requirements to the south to permit the landscape treatment along the Application Property's Lee-Jackson Memorial Highway (Route 50) frontage to satisfy these requirements.
- Reaffirm the waiver of Section 17-201(3) of the Zoning Ordinance to not require the construction of a service drive along the Application Property's Lee-Jackson Memorial Highway (Route 50), consistent with the waiver previously approved by the Board of Supervisors and existing conditions on the Application Property.

- Grant a modification of Section 6-206(5) of the Zoning Ordinance to permit secondary uses (independent living facility, church, child care center, and drive-in financial institutions) to exceed 25% of the GFA of principle uses (retail sales establishments, personal service establishments, eating establishments, offices). On weekdays, Building C (76,577 s.f.) is used primarily as office space for the Light Global Mission Church, in addition to other businesses, and a child care facility. During the weekend, Building C is used primarily for church purposes (up to 800 seats for services). Therefore, Building C serves as both a principal and secondary use. To calculate the mix of principal and secondary uses permitted on the Property, the entirety of Building C will be classified according to its more intense secondary use. In accordance with Section 6-206(5), the GFA of secondary uses (170,227 square feet) equates to approximately 125% of the GFA of principal uses (135,271 square feet). The secondary uses contribute to the mixed use nature of the Property and will not detract from the principal uses. The commercial component (principal uses) is oriented towards Route 50, while the independent living facility (secondary use) will serve as an appropriate transitional use between the previously approved commercial, office and church uses in the southern and central portions of the Property and the existing residential communities to the north and west of the Property.
- Grant a modification of Section 9-306(1) of the Zoning Ordinance to permit on the LGMC Property independent living facility dwelling units to be available to persons 55 years of age and older.

LIGHT GLOBAL MISSION CHURCH
PCA/FDPA 83-C-021-2
RZ/FDP 2009-SU-__

RESIDENTIAL DEVELOPMENT CRITERIA ANALYSIS

June 18, 2009

The Applicant proposes residential development for a portion of the Application Property (such portion excludes the Pender Village Property and the VEPCO Property). The proposed independent living residential building will be developed in conformance with the recommendations of the Comprehensive Plan as amended according to APR # S08-III-FC1. An analysis of how the proposed residential development in this land bay addresses the Residential Development Criteria follows.

1. Site Design

All rezoning applications for residential development should be characterized by high quality site design.

a. Consolidation

There are no opportunities for additional consolidation of properties. The original rezoning for the Application Property (RZ 83-C-021) consolidated approximately 35 acres. Surrounding properties are developed with stable residential, commercial and institutional uses.

b. Layout

The CDPA/FDPA/CDP/FDP proposes no changes to the layout and uses of the Pender Village Shopping Center and the existing building used as a church, child care center and ancillary office space on the LGMC Property, as previously approved by the Board of Supervisors with PCA 83-C-021. Additionally, all of these uses are constructed and operational (church, child care center, and ancillary office space) with the Pender Village Shopping Center under construction with an anticipated opening date in late 2009. No modifications to the Pender Village Shopping Center or the church building, including the outdoor play area for the child care center are proposed with these applications.

The independent living facility will be situated in the northwest portion of the Application Property near the existing stormwater management facility. The 90,000 square foot building will contain up to 100 dwelling units and will be surface parked. Pedestrian pathways will be provided throughout the parking area and around the perimeter of the portion of the LGMC Property where the independent living facility will be situated. The orientation of the independent living facility, in combination with the preservation of existing vegetation along the perimeter of the LGMC Property, proposed landscaping, and grade changes, will result in a building that will not have an adverse visual impact upon the adjacent residential properties.

c. Open Space

The PDC District requires that 15% of the site be provided as open space. The approval of PCA 83-C-021 required that 45% of Tax Map Parcel 46-3((1))15A (nka 46-3((1))15A1, 46-3((1))15A2 and 46-3((1))15A3) be provided as open space. The CDPA/FDPA/CDP/FDP indicates that 49% of the Application Property will be provided as open space. These applications do not alter the open space required or being provided on the Pender Village Property.

d. Landscaping

In addition to the landscaping being provided on the Pender Village Property in conformance with PCA 83-C-021, extensive amounts of landscaping will be provided along with the preservation of existing vegetation along the northern and western boundaries of the LGMC Property to buffer the proposed independent living facility from the adjacent residential neighborhoods. Modifications of the transitional screening and barrier requirements are requested to be granted or reaffirmed along the northern, southern and western properties, including the modifications previously approved by the Board to permit existing vegetation and the proposed supplemental landscaping to satisfy the Zoning Ordinance requirements. The proposed plantings will provide an effective buffer between the uses and will create an aesthetically pleasing environment for future residents of the proposed independent living facility.

e. Amenities

Proposed amenities for the residents of the independent living facility will include a trail network around the perimeter of the LGMC Property with connections to the Pender Village Shopping Center. In addition, seating, gaming, gardening and exercise areas are proposed along the trail on the LGMC Property. The proximity of the independent living facility to amenities on site including a church, grocery store, bank, restaurants and retail uses provides an excellent location for this use that will serve the County's senior population.

2. Neighborhood Context

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located.

Surrounding uses include stable residential communities, as well as institutional and public uses. The amount of vegetation that will be preserved along the northern and western property boundaries of the LGMC Property will provide an effective and attractive buffer between the existing uses on adjacent properties and the proposed independent living facility. The existing and proposed uses are in harmony with the recommendations of the Comprehensive Plan and provide desirable services for the Fairfax Center community.

3. Environment

All rezoning applications for residential development should respect the environment.

A resource protection area ("RPA") does exist on the LGMC Property. The RPA will be preserved in its entirety. Stormwater management and Best Management Practices ("SWM/BMPs") are currently provided on the LGMC Property in conformance with the requirements of the Public Facilities Manual ("PFM"). Additional SWM and BMP facilities will be provided on the LGMC Property to accommodate the development of the proposed independent living facility. Further, an extensive amount of vegetation along the northern and western boundaries of the LGMC Property will be preserved, with portions to be subject to a conservation easement for water quality purposes.

4. Tree Preservation

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover.

Existing vegetation well in excess of the requirements of the Zoning Ordinance will be provided on the LGMC Property with a portion subject to a conservation easement.

5. Transportation

All rezoning applications for residential development should implement measures to address planned transportation improvements.

Adequate access to the LGMC Property is provided from Fair Ridge Drive and Route 50. The transportation related proffer commitments approved with PCA 83-C-021 will not change with these applications. An additional positive element of these applications is that the independent living facility generates significantly fewer trips on the region's road network compared to the approved office uses. The Department of Transportation has determined that the proposed independent living facility use will not be subject to a "Chapter 527" review.

6. Public Facilities

Residential development impacts public facility systems, which should be identified and addressed

The dwelling units contained within the independent living facility will be restricted to those ages 55 and greater. Therefore, there will be no impact upon public schools. Recreational amenities for the future residents of the independent living facility will be provided on the LGMC Property.

7. Affordable Housing

Residential developments should address housing for low and moderate income families, those with special accessibility requirements, and those with other special needs.

The Zoning Ordinance requires that independent living facilities provide a minimum of 15% of the total dwelling units for low and moderate income residents. APR #S08-III-FC1 recommends that a "substantial" portion of the dwelling units be provided for low and moderate

income residents. The Applicant is committed to providing dwelling units that will satisfy both the Zoning Ordinance requirement and recommendation of the Comprehensive Plan.

8. Heritage Resources

Residential developments should address impacts to heritage resources.

A Phase I archaeological investigation was conducted on the Application Property in 2005 and concluded that no archaeological resources are present.

PCA 83-C-021
ATLANTIC REALTY COMPANIES, INC.
PROFFER

October 17, 2006

Pursuant to §15.1-2203(A) of the Code of Virginia (1950 as amended) and §18-203 of the Zoning Ordinance of Fairfax County (1978 as amended) the property owner, Trustees of the Light Global Mission Church and Applicant, Atlantic Realty Companies, Inc., for itself and its successors assigns, (hereinafter referred to as the "Applicant") proffers that the development of the parcel under consideration identified on the Fairfax County Tax Maps as Tax Map Reference 46-3((1)) 15 and 15B (hereinafter referred to as the "Property"), will be in accordance with the following conditions, if and only if, the application, known as PCA 83-C-021 is granted. These amended Proffered Development Conditions, if accepted by the Board of Supervisors, shall supersede all previous proffered development conditions. The amended Proffered Development Conditions are as follows:

DEVELOPMENT PLAN

1. The Property shall be developed in substantial conformance with the amended CDPA/FDPA dated September 26, 2006 prepared by Urban Engineering & Associates, Inc.

2. Pursuant to Paragraph 4 of Section 16-204 of the Zoning Ordinance, minor modifications from the Conceptual/Final Development Plan (CDP/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 required approval of an amended PCA or FDP provided such changes are in substantial conformance with the CDP/FDP as determined by the Zoning Administrator, agents or assigns and neither increase the total gross square footage, decrease the amount of required parking, decrease the amount of open space, nor decrease distance from buildings to the closest property line. Any such modifications shall not impact the limits of clearing and grading and buffers shown on CDP/FDP.

3. A. The project shall be developed in phases consisting of the following permitted uses:

PERMITTED LAND USES AND GROSS FLOOR AREA

BUILDING	GFA RANGE	LEVELS	USES
Grocery / Building A	48,756 - 55,000 square feet	1 Level + Mezzanine	Grocery Store & Retail w/ in-Store Services Including Bank, ATM, Cleaners, Café
Building B1	4,800 - 9,600 square feet	1 or 2 Levels	Retail, Office, Medical Care Facility, Business Service and Supply, Eating Establishments, Financial Institutions, Personal Service, Repair Service, Community Uses (up to 10,000 SF), Bank, Pharmacy, Fast Food Restaurants, Quick Service Food Store, Veterinary Hospital**
Building B2	70,321 – 81,715 square feet	2 Levels	Retail, Office, Medical Care Facility, Business Service and Supply, Eating Establishments, Financial Institutions, Personal Service, Repair Service, Community Uses (up to 10,000 SF), Bank, Pharmacy, Fast Food Restaurants, Quick Service Food Store, Health Club (Fitness Center up to 15,000 SF), Veterinary Hospital**
Commercial Pad	3,650 - 4,000 square feet	1 or 2 Levels	Drive-thru bank, Financial Institution, Office, Retail, Eating Establishment
Total Maximum GFA for Buildings A, B & Bank	138,921 square feet		
Existing Office Building	76,577 square feet	2 Levels	Church, Place of Worship for 800 Seats, Church Office and Administration, Health Club (Fitness Center up to 15,000 SF), Child Care with a maximum daily enrollment of 200 Children, Office, Financial Institution, Scientific Research and Development, Repair Service, Personal Service
Building 1	26,000 - 30,000 square feet	2 Levels	Office, Financial Institution, Scientific Research and Development, Repair Service, Personal Services, child care with a maximum daily enrollment of 200 children
Building 2	26,000 - 30,000 square feet	2 Levels	Office, Financial Institution, Scientific Research and Development, Repair Service, Personal Services
Building 3	30,000 - 38,000 square feet	2 Levels	Office, Financial Institution, Scientific Research and Development, Repair Service, Personal Services, child care with a maximum daily enrollment of 200 children, Church/Place of Worship with a maximum of 800 seats.
Maximum GFA for Northern Portion	90,000 square feet		
Total GFA (entire site)	305,498 square feet *		

*In the event the major utility easements are not reduced or eliminated as discussed below, the maximum GFA shall be 274,460 square feet.

** Veterinary hospitals and fast food restaurants shall be allowed only in conformance with the use restrictions found in Section 6-206 of the Zoning Ordinance.

***Major Utility Easements**

Pursuant to Article 2-308, no density credit will be calculated on any area of the Application Property that is subject to a major utility easement (defined as having a width of twenty-five (25) feet or more) at time of approval for the final site plan for the Property. The Application Property is, at the time of execution of these proffers, subject to three (3) major utility easements that may be reduced in size prior to such approval:

- a. a thirty foot wide utility easement paralleling Route 50, 21,626 square feet in area, shown on the CDP/FDP which represents a 5,407 ($21,626 \times .25$) square foot density credit calculation;
- b. a variable width utility easement paralleling Fair Ridge Drive 91,864 square feet in area, shown on the CDP/FDP which represents a 22,966 ($91,864 \times .25$) square foot density credit calculation; and
- c. a variable width utility easement along the western property line, 10635 square feet in area, shown on the CDP/FDP which represents a 2,659 ($10,635 \times .25$) square foot density credit calculation.

Upon reduction in area of any easements evidenced by recordation of an appropriate instrument in the land records of Fairfax County, the Applicant shall be able to construct the equivalent amount of gross floor area equal to the net reduction in area times .25. In the event a major utility easement is reduced to less than twenty-five (25) feet in width, similarly evidenced, there shall be no reduction in density with respect to that easement.

a. The gross floor area attributable to these density credit calculations shall be allocated against any of the three office buildings (Buildings 1-3) and no site plan for a building dependent upon a major utility density credit shall be submitted until the aforesaid instrument has been recorded.

B. Prior to issuance of each Non-residential Use Permit, it shall be demonstrated that no more than 50% of the gross floor area permitted for the entire site is devoted to secondary uses as defined by Section 6-203 of the Zoning Ordinance.

C. In the event more than one (1) building includes a child care center, the cumulative maximum daily enrollment of all such facilities shall be 200 children.

D. In the event more than one (1) building includes a church facility, the cumulative maximum number of seats for all of such church facilities shall be 800.

E. The Applicant shall lease a minimum of 20,000 square feet in Building A to a full-service grocery store user (i.e., not a convenience retail or quick service food store use).

F. It is intended that the "existing office building" shall remain as is, subject to the architectural compatibility commitments herein. In the event that the building is altered, the maximum building height shall not exceed 45 feet.

4. A. The Applicant shall provide parking in accordance with parking standards and provisions of Article 11 of the Fairfax County Zoning Ordinance for all uses developed on the Property. In the event a parking reduction or shared parking arrangement for the uses on the Property is approved by the Board of Supervisors, the Applicant reserves the right to reduce the parking within the parking area footprints shown on the CDP/FDP, so long as such reduction is in conformance with Article 11. In no event shall any parking spaces be placed in any area designated for open space on the CDPA/FDPA.

B. A shared parking agreement between the church, child care and office uses shall be requested prior to site plan approval for any building containing a church and/or child care use, and if such use is approved, the garage shall have a maximum height of two stories (ground level + one). In the event a shared parking application is submitted with the site plan and denied by DPWES, the height of the structured parking garage shall be a maximum of three levels (ground level + two).

C. The proposed parking structure shall be built when required to meet Article 11 standards, or sooner at Applicant's option.

D. Prior to each site plan approval or issuance of each Non-residential Use Permit, parking tabulations shall be provided to DPWES for review and approval, demonstrating that parking requirements are met.

TRANSPORTATION

5. Prior to final site plan approval of the first site plan, or on demand by the Board of Supervisors, whichever occurs first, the Applicant shall dedicate and convey in fee simple, and at

no cost, to the Board of Supervisors right of way along the Property's Fair Ridge Drive frontage as shown on the CDP/FDP.

6. Prior to the issuance of the first non residential use permit (NONRUP) for any new buildings, the Applicant shall construct the following road improvements, as shown on the CDPA/FDPA as approved by VDOT:

Route 50 Transportation Improvements:

A. Construct a second eastbound left turn bay along Route 50 to accommodate two eastbound left turn bays (one existing and one proposed) along eastbound Route 50 at Fair Ridge Drive, as depicted on the CDP/FDP. The double left turn bays will be constructed to accommodate a 500 foot turn bay with a 150 foot taper.

B. Construct a westbound right turn bay for direct access into the Pender Development. The right turn bay will be constructed just west of Fair Ridge Drive. The right turn bay will be constructed to accommodate a 450 foot right turn bay with a 200 foot taper along westbound Route 50.

C. Modification to the existing traffic signal at Fair Ridge Drive and Route 50 to accommodate the eastbound double left along Route 50 as well as the widening of Fair Ridge Drive.

D. Applicant shall install pedestrian signal heads at both the Fair Ridge Drive and Alder Wood Drive intersections with Route 50, (if approved by VDOT).

E. Construct a 10 foot wide asphalt trail along Route 50 frontage, as shown on the CDP/FDP.

Fair Ridge Drive Roadway Transportation Improvements:

F. Widen Fair Ridge Drive to accommodate two (2) northbound lanes and four (4) southbound lanes (for a total of six (6) lanes along the north side of Route 50). The southbound lane configuration will accommodate a left turn bay, through-left lane, and two (2) right turn lanes. All lane transitions will be reviewed and agreed upon by VDOT and Fairfax County prior to installation.

G. Fair Ridge Drive will be constructed with a four foot wide median from Route 50 to the first main entrance to the Pender site.

7. Upon issuance of the first Non-RUP for any of Buildings 1 through 3, the Applicant will establish and implement a ridesharing program, in coordination with the Fairfax County Ridesharing Coordinator, for the office tenants. The ridesharing program shall include, but is not limited to the following components:

A. Designate an employee as an on-site Transportation Coordinator.

B. Make provisions in leases and/or sales agreements for all buildings that the lessees should engage in a formal ridesharing program with the on-site Transportation Coordinator and the Fairfax County Ridesharing to encourage building occupants to participate in ridesharing.

C. Provide a central directory for ridesharing, including providing ridesharing information kits, publicizing, distribution and promoting ridesharing and public transit information on-site for all building occupants.

D. The Transportation Coordinator shall work with FCDOT to identify additional measures that can be employed to reduce vehicle trips from the site. These additional measures shall be implemented as deemed appropriate by FCDOT.

8. Applicant shall contribute to the Fairfax Center Area Road Fund in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credit for all creditable expenses as determined by the Fairfax County Department of Transportation and/or DPWES.

9. A. Where the internal pedestrian system crosses the travelways of the parking lots, crosswalks shall be provided. These may be either pavement treatments or pavement painting which clearly mark the pedestrian pathways. Pedestrian crossings shall be provided to the satisfaction of DPWES.

B. Crosswalks shall be provided across travel aisles between the proposed location of the day care and the playground. Such crosswalks shall be constructed as raised crosswalks of materials different from the surrounding parking lot (such as stamped asphalt or pavers), and shall be signed as pedestrian crosswalks.

ENVIRONMENT

10. A. All stormwater management facilities constructed on the Property and/or associated with the development shall be Best Management Practices (BMP) facilities in accordance with the requirements of the Water Supply Protection Overlay District (WSPOD), as determined by DPWES. In addition, these facilities shall be designed to provide storage capacity of a minimum of five (5%) percent in excess of the design storm requirements required by the Public Facilities Manual, all as determined by DPWES.

B. During initial Site Plan submission, the Applicant shall coordinate with DPWES to determine appropriate types and locations for LID techniques/BMP facilities, and shall implement such recommendations. Innovative BMP facilities shall be installed throughout the site to include but not be limited to underground vaults, porous pavers and grasscrete travel way for fire access to the substation, as approved by DPWES.

C. In order to protect the Resource Protection Area (RPA) on-site construction phase of development, erosion and sedimentation control measures designed to achieve up to 90% sediment trapping efficiencies or greater as feasible, as determined by DPWES, shall be implemented in conformance with the methods recommended by the Virginia Soil and Water conservation District in the Virginia Erosion and Sediment Control Handbook. All such activities shall be subject to approval by DPWES.

11. A. Secure bike parking and racks shall be provided at each office building on-site.

B. The existing shower facility or a new shower facility to be built in the existing office building shall be made available at no cost to tenants of proposed office buildings 1, 2 and 3, or, alternatively, shower facilities shall be included in at least one of the three proposed office Buildings 1, 2 and 3 (to be constructed north of the existing building), and such showers shall be available to all tenants of Buildings 1-3.

C. Bicycle racks or other bicycle parking for at least 10 bikes shall be provided near the entrance of Buildings A and B2.

12. A. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions and for the installation of fences, utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install fences, utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by UFM. A replanting plan shall be developed and implemented, subject to approval by UFM and for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities. Applicant shall preserve trees in those areas designated on the CDP/FDP as buffers and those areas shown to be protected by the limits of clearing and grading.

B. All tree preservation-related work occurring in or adjacent to the limits of clearing and grading shall be accomplished in a manner that minimizes damage to vegetation to be preserved, including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Removal of any vegetation, if any, or soil disturbance within the limits of clearing and grading, including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject within the limits of clearing and grading to the review and approval of UFM. The use of equipment within the limits of clearing and grading will be limited to hand-operated equipment such as chainsaw, wheel barrows, rake and shovels. Any work that requires the use of equipment, such as skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFM.

C. The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting with the UFM to be held prior to any clearing and grading. During the walk-through meeting, the Applicant's certified arborist or landscape architect shall walk such limits of clearing and grading with an UFM representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented; provided, however, that no adjustment shall be required that would affect the location of buildings, including a requirement for additional retaining walls

in excess of two feet in height. Trees that are identified specifically by UFM in writing as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associate understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associate understory vegetation and soil conditions.

D. The limits of clearing and grading shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading adjacent to the tree preservation areas as shown on the phase I and II erosion sediment control sheets. All tree protection fencing shall be installed after the walk-through meeting described in Proffer 11.B above but prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist and UFM, and accomplished in a manner that does not harm existing vegetation that is to be preserved. At least ten (10) days prior to the commencement of any clearing or grading activities adjacent to the tree preservation areas, but subsequent to the installation of the tree protection devices, the UFM, DPWES shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM.

E. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the respective public improvement/site plan submission. The details for these treatments shall be reviewed and approved by UFM, accomplished in a manner that protects affect and adjacent vegetation to be preserved, and may include, but not be limited to the following: (1) root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches; (2) root pruning shall take place prior to any clearing and

grading; (3) root pruning shall be conducted with the supervision of a certified arborist; and (4) a UFM representative shall be informed when all root pruning and tree protection fence installation is complete.

F. During any clearing or tree/vegetation removal in the areas adjacent to the tree preservation areas, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFM. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFM approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFM. The Sully District Supervisor shall be notified of the name and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting described in Par. C. above.

G. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 6 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective public improvement/site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFM.

H. At the time of the respective public improvement/site plan approvals, the Applicant shall both post a cash bond and a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with Proffer 12.G above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit shall be equal to 50% of the replacement value of the Bonded Trees. The cash bond shall consist of 33% of the amount of the letter of credit. At any time prior to final bond release, should any bonded Trees die, be removed, or are determined to be dying by UFM due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFM. In addition to this replacement obligation, the

Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

I. All of the open space buffers along the Property's northern and western property lines shall be maintained as undisturbed open space subject to the necessary installation of utilities in the least disruptive manner and the removal of dead, dying or invasive vegetation.

LANDSCAPING

13. A. As a part of the site plan submissions for each phase of the project, a landscaping plan will be submitted to DPWES for review and approval. Such landscaping plans shall conform to the design shown on the CDP/FDP, provided, however, that with the specific concurrence of Urban Forest Management, the Applicant may substitute vegetative materials and alter their location to accommodate engineering considerations. The vegetative density will be as represented on the CDP/FDP. The Applicant shall maintain the landscaping in good condition and promptly replace dead landscaping with similar species.

B. Large deciduous, canopy trees shall be planted at the perimeter of the proposed parking structure to screen and shade the structure. In addition, the top level of the parking structure shall contain irrigated landscaped islands/planters.

C. All canopy trees shall be minimum 3" - 3.5" caliper.

D. Landscaping shall be provided adjacent to the loading area for Building A as shown on the FDP.

14. The plaza and paved areas will be designed and constructed in conformance with the concepts depicted on the CDP/FDP, provided, however, that, subject to the approval of DPWES, the specific distribution and location of landscaping, walkways, and focal seating areas may be modified to accommodate the design theme for the Property selected by the Applicant, so long as such modifications are in substantial conformance with the CDP/FDP, and are provided in the quality and quantity of that shown on the CDP/FDP. Plaza areas shall be constructed concurrently with the development of the respective phase of the project.

15. A. Parking areas and landscaping within the VEPCO property and within the existing VEPCO easement are subject to VEPCO approval and regulations. In the event VEPCO objects to the height and/or location of any landscaping, equivalent landscaping outside of the easement area shall be provided in substantial conformance with the CDP/FDP, as approved by UFM. In the event that a parking easement is not granted for areas within the VEPCO easements, and a parking reduction is not approved, then building areas will be reduced in order to comply with parking regulations, or Applicant shall apply for a PCA/FDPA.

B. Any landscaping shown the CDP/FDP to be provided in an existing or proposed utility easement shall be reviewed by the UFM prior to approval of the site plan. All vegetation provided in such easement shall be specifically chosen for viability (size, etc.) in the easement, as recommended by UFM. Any vegetation shown on the CDP/FDP that is not able to be installed as shown because of the easements shall be relocated outside the easement in a location serving the same purpose as that shown on the CDP/FDP, as recommended by UFM.

16. The Applicant shall construct in the location shown on the CDP/FDP, a continuous architectural and solid wood fence, a minimum of 6' in height, to include masonry brick columns no more than 30 feet apart for the entire distance of the fence. The solid wood fence shall be board-on-board alternating on each side and overlapping. The fence shall be of good quality and durability constructed in a professional manner utilizing sound materials and assembled with screws so as to assure longevity and reduce maintenance and repairs. The fence shall be maintained in good repair at all times by the property owner including repair of any graffiti vandalism within thirty days of such occurrence. Points of access shall be provided in the form of gates for the purpose of accessing the storm water management facility and other property points. A sign shall be erected indicating that gates shall remain locked at all times.

SIGNAGE AND OTHER DESIGN DETAILS

17. A. Prior to Site Plan approval, the Applicant shall submit a Comprehensive Sign Plan for approval by the Planning Commission, which shall cover all uses on the application property. No sign permits shall be issued prior to approval of a Comprehensive Sign

Plan. The acceptance of this proffer and approval of this case does not vest any rights on the approval of the CSP.

B. All free-standing signs shall be monument. No pole signs (excepting directional signage on-site) shall be permitted.

18. In coordination and consultation with the Sully District Supervisor, the Applicant shall fund the provision of one historical marker on the site. Said funding shall include the completion of the archival research that supports the marker and the drafting of the marker text. The Sully District Supervisor shall approve the final text prior to the manufacturing of the marker. Such marker shall not exceed eight (8) square feet in area. The marker will be a Fairfax County Park Authority-style wayside trail marker (comparable in size and style to a Virginia Civil War Trails marker). Said marker shall be placed at a point along the site's frontage on Route 50, so as to be legible to pedestrians on the frontage sidewalk. This marker shall be installed by the Applicant prior to site plan bond release. The Applicant shall dedicate public access easements for use as a public commemorative monument in the area along the Property's Route 50 frontage as shown on the CDP/FDP.

19. In order to minimize any potentially adverse impacts from service activities taking place at the rear of the grocery store, the Applicant commits to the following:

No truck deliveries, including trash removal, shall be permitted within the project between 11:00 p.m. and 6:00 a.m. daily.

20. A. The architecture of the proposed buildings shall be in substantial conformance with the architectural elevations shown on the CDPA/FDPA. The proposed buildings shall have similar architectural treatment and materials on all four sides.

B. The architectural materials of the proposed development shall consist of any of the following materials used singly or in combination with other materials: Brick masonry, architectural CMU, EIFS, architectural metals and glazing systems. The same colors and types of materials shall be used on all buildings, including the pad site. Architectural details to demonstrate conformity shall be provided on all final site plans. A palette of no more than 2

base colors and 3 accent colors will be provided at first building permit application and all buildings shall use these colors.

C. The façade of the existing office building shall be either repainted or refaced to compliment the color schemes and materials of the proposed building prior to issuance of a Non-RUP for any of the new buildings.

D. The façade of the commercial pad site building shall be consistent in color and materials with the other buildings in the Center, including use of the palette of colors referenced in Par. B of this proffer, and consistent on all four sides of the building.

E. All dumpsters will be fully screened.

21. No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code or Virginia shall be placed on or off-site by the Applicant or at the Applicants' direction to assist in the initial sale or rental of space on the Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and sale and/or rental of residential units on the Property to adhere to this proffer.

22. Subject to the approval of VEPCO, the Applicant shall place a minimum of 700 linear feet of the existing distribution lines running parallel to Fair Ridge Drive underground during site construction. Applicant shall also provide four (4) eight-inch (8") underground ducts along the Property's Route 50 frontage for VEPCO's future use. In the event VEPCO does not approve the undergrounding of these lines, the Applicant must demonstrate in writing VEPCO's disapproval.

23. Site amenities (street furniture, lighting, bicycle racks and trash receptacles) as shown on the CDPA/FDPA shall be installed throughout the site in public plaza areas.

24. All on-site lighting shall comply with Article 14.

25. Rooftop equipment on buildings A and B2 shall be screened where units would be visible from off-site.

ARCHAEOLOGY

26. The Applicant has performed a Phase I Archaeological Survey and will submit such to Cultural Resources Management and Protection Section of the Fairfax County Park Authority (CRMPS) for review and approval prior to site plan approval. If determined necessary by CRMPS the Applicant shall perform a Phase II Survey. If the Phase II Survey determines that there are historical artifacts of significance, as determined by CRMPS, the Applicant shall perform a Phase III Survey to retrieve and catalog artifacts, prior to site plan approval, which shall be donated to CRMPS.

VEPCO SUBSTATION

27. The Applicant shall construct curb cuts along the travel aisle adjacent to the substation in locations determined by VEPCO and in substantial conformance with that shown on the CDP/FDP.

28. The Applicant shall record an easement for the travel aisle, landscaping and parking spaces within the area of the VEPCO substation parcel shown on the CDP/FDP, at such time a site plan is submitted for a use requiring these spaces. In the event the Applicant is unable to obtain the easement from VEPCO, the CDP/FDP will be revised and may result in a decrease in parking and gross floor area subject to DPZ determination of substantial conformance with the proffered CDP/FDP.

FAIR WOODS LANDSCAPING

29. Prior to the issuance of the first NON RUP for Building A, the Applicant shall contribute the sum of \$5000 to the Fair Woods Homeowners Association for trail and landscaping maintenance or other such improvements as deemed necessary by the Association.

CHILD CARE

30. An enclosed outside play area shall be provided to accommodate a maximum of 50 children at one time in the area shown on the CDP/FDP.

31. Hours of operation shall be limited to 6:30 a.m. to 7:00 p.m. Monday through Friday.

32. The Child Care Center shall comply with all applicable Health Department requirements.

33. At the time of first site plan submission, the Applicant shall conduct a sanitary sewer capacity analysis study for the collector lines (8-15 inches) that serve the Property to determine their adequacy to handle the anticipated sewage from the proposed development. The Applicant shall make any sewer improvements determined necessary by DPWES based upon the results of the study.

[Signatures begin on the following page]

APPLICANT/CONTRACT PURCHASER:

Atlantic Realty Companies, Inc.



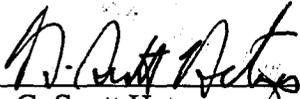
By: David A. Ross

Title: President

[Signatures continue on the following page]

TITLE OWNER PARCEL 15B:

VIRGINIA ELECTRIC AND POWER COMPANY,
d/b/a DOMINION VIRGINIA POWER, a Virginia
Public Service Corporation

By: 
Name: G. Scott Hetzer
Title: Senior Vice President and Treasurer

FINAL DEVELOPMENT PLAN CONDITIONS

FDPA 83-C-021

September 6, 2005

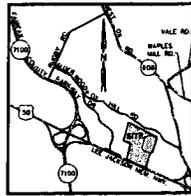
If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDPA 83-C-021, on property located at Tax Map 46-3 ((1)) 15A, 15B, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions.

1. Open space shall be provided on Parcel 15A in an amount equaling 45% of the land area of Parcel 15A, after all required dedications.
2. The western access to the electrical substation shall be gated.
3. Parcel 15B shall remain as a power substation.

CONCEPTUAL DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN FOR PENDER VILLAGE CENTER SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

1. THE PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 46-3-(11)-15A, 15B.
2. THE ABOVE REFERENCED PROPERTY IS CURRENTLY ZONED POC.
3. THE BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED BY PATTON HARRIS RUST & ASSOCIATES, INC. DATED APRIL 14, 2004.
4. THE TOPOGRAPHY SHOWN HEREON IS AT A 100-FOOT CONTOUR INTERVAL, COMPILED FROM PATTON, HARRIS, RUST & ASSOCIATES, P.C. SITE PLAN # 5408-SP-01-1.
5. THE PROPERTY SHOWN ON THIS DEVELOPMENT PLAN IS LOCATED IN THE SULLY DISTRICT.
6. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND RELATED CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:
 - a. A WAIVER OF THE SERVICE DRIVE REQUIREMENTS FOR SEE JACKSON HIGHWAY.
7. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
8. STORM WATER MANAGEMENT (SWM) AND BEST PRACTICES (BMP) WILL BE PROVIDED BY ON-SITE FACILITIES TO BE CONSTRUCTED AND LOCATED DETERMINED IN THE FINAL SITE PLAN.
9. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE ARE EXISTING UTILITY EASEMENTS OF 25' OR MORE IN WIDTH ON THE SITE (SEE SHEET 2).
10. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAWS.
12. THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.
13. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS MODIFIED AS DESCRIBED IN GENERAL NOTE 6 ABOVE. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC UTILITIES BUREAU, SECTION 7 UNLESS MODIFIED AS DESCRIBED IN GENERAL NOTE 6 ABOVE.
14. IN ACCORDANCE WITH PARAGRAPHS 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, LANDSCAPE ELEMENTS TO THE SITE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
15. THERE ARE SEVERAL ENVIRONMENTAL QUALITY CONCERNS (EQCs) AND RPA'S ON THE SUBJECT SITE PER FAIRFAX COUNTY LAWS.
16. THERE ARE NO SCenic ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
17. THERE ARE EXISTING BUILDINGS ON SITE.
 - a. SPECIAL INTERESTS PROPOSED WITH THIS SITE SHALL INCLUDE:
 - NEIGHBORHOOD GREENS



VICINITY MAP
SCALE: 1" = 2000'

LIGHT GLOBAL MISSION CHURCH
10237 LEESBURG PIKE
VIENNA, VA 22182

DEVELOPER
ATLANTIC REALTY COMPANIES, INC.
8150 LEESBURG PIKE SUITE 1100
VIENNA, VIRGINIA 22182
PH. 703-760-8500

SITE TABULATIONS:

EXISTING SITE AREA	EXISTING SITE AREA		TOTAL
	PARCEL 15A (1,221,983 SF OR 28.093 AC.)	PARCEL 15B (1,097,049 SF OR 25.144 AC.)	
PROPOSED PUBLIC STREET (RESEARCH BLOCK 15A ONLY)	8,636 AC (1,943 SF)		8,636 AC (1,943 SF)
SITE AREA (15A LESS STREET (RESEARCH))	26,996 AC (1,220,047 SF)		26,996 AC (1,220,047 SF)
EXISTING ZONE	POC		POC
PROPOSED ZONE	POC		POC
PROPOSED BUILDING HEIGHT (SEE SHEET 4A - 4C)	35 FT		35 FT
PROPOSED BUILDING HEIGHT ALLOWED	35 FT		35 FT

* NET AREA IS THE SITE AREA MINUS 124,125 SF. OF EXISTING EASEMENTS.

** AT THE TIME OF CREATION OF THESE PROFILES, SUBJECT TO RULES (3 HAZARD) UTILITY EASEMENT WHICH MAY BE RELEASED IN SITE PLAN TO APPROXIMATELY 5,347 SQ FT (0.122 AC) OF 0.250 SQUARE FOOT DENSITY CREDIT CALCULATION.

(1) A VARIABLE WIDTH UTILITY EASEMENT PARALLELING ROUTE 28, 71.248 SQUARE FEET IN AREA, SHOWN ON THE COPY/POST WHICH REPRESENTS A 22.888 (04.884 @ 0.25) SQUARE FOOT DENSITY CREDIT CALCULATION, AND

(2) A VARIABLE WIDTH UTILITY EASEMENT ALONG THE WESTERN PROPERTY LINE, 10,838 SQUARE FEET IN AREA, SHOWN ON THE COPY/POST WHICH REPRESENTS A 2,659 (04.835 @ 0.25) SQUARE FOOT DENSITY CREDIT CALCULATION.

UPON REDUCTION IN AREA OF COVER OR BOTH ELEMENTS IS ENHANCED BY RECOGNITION OF AN APPROXIMATE INCREASE IN THE LAND RECORDS OF FAIRFAX COUNTY, THE APPLICANT SHALL BE ABLE TO CONSTRUCT THE EQUIPMENT AMOUNT OF GROSS FLOOR AREA EQUAL TO THE NET REDUCTION IN AREA TIMES 0.25. IN THE EVENT A MAJOR UTILITY EASEMENT IS REDUCED TO LESS THAN TWENTY-FIVE (25) FEET IN WIDTH, SHOWN AS CHANGED, THERE SHALL BE NO REDUCTION IN DENSITY WITH RESPECT TO THAT EASEMENT. THE GROSS FLOOR AREA ATTRIBUTABLE TO THESE DENSITY CREDIT CALCULATIONS SHALL BE ALLOCATED AGAINST ONE OF THE THREE OFFICE BUILDINGS (BUILDINGS 1-3) AND NO SITE PLAN FOR A BUILDING DEPENDENT UPON A MAJOR UTILITY EASEMENT SHALL BE SUBMITTED UNTIL THE WORKSHEET INSTRUMENT HAS BEEN RECORDED. THE FINE WILL NOT EXCEED 0.75 AS NOTED ON PARCEL 15A ONLY.

OFFICE ONLY OPTION:

LOADING SPACE CALCULATION - OFFICE ONLY OPTION:	LOADING SPACE CALCULATION - OFFICE ONLY OPTION:
LOADING SPACE REQUIRED: 1 SPACE/151 SQUARE FEET OF 1 SPACE/20,000 SQ. FT. = 1 SPACE/1,326.43 SQ. FT. (MAX 5 SPACES)	LOADING SPACE REQUIRED: 1 SPACE/151 SQUARE FEET OF 1 SPACE/20,000 SQ. FT. = 1 SPACE/1,326.43 SQ. FT. (MAX 5 SPACES)
OFFICE CENTER USE - 1 SPACE/151 SQUARE FEET OF 1 SPACE/20,000 SQ. FT. = 1 SPACE/1,326.43 SQ. FT. (MAX 5 SPACES)	OFFICE CENTER USE - 1 SPACE/151 SQUARE FEET OF 1 SPACE/20,000 SQ. FT. = 1 SPACE/1,326.43 SQ. FT. (MAX 5 SPACES)
OFFICE USE - 1 SPACE/151 SQUARE FEET OF 1 SPACE/20,000 SQ. FT. = 1 SPACE/1,326.43 SQ. FT. (MAX 5 SPACES)	OFFICE USE - 1 SPACE/151 SQUARE FEET OF 1 SPACE/20,000 SQ. FT. = 1 SPACE/1,326.43 SQ. FT. (MAX 5 SPACES)
TOTAL REQUIRED: 1 SPACE/151 SQUARE FEET OF 1 SPACE/20,000 SQ. FT. = 1 SPACE/1,326.43 SQ. FT. (MAX 5 SPACES)	TOTAL REQUIRED: 1 SPACE/151 SQUARE FEET OF 1 SPACE/20,000 SQ. FT. = 1 SPACE/1,326.43 SQ. FT. (MAX 5 SPACES)

PARKING TABULATION:

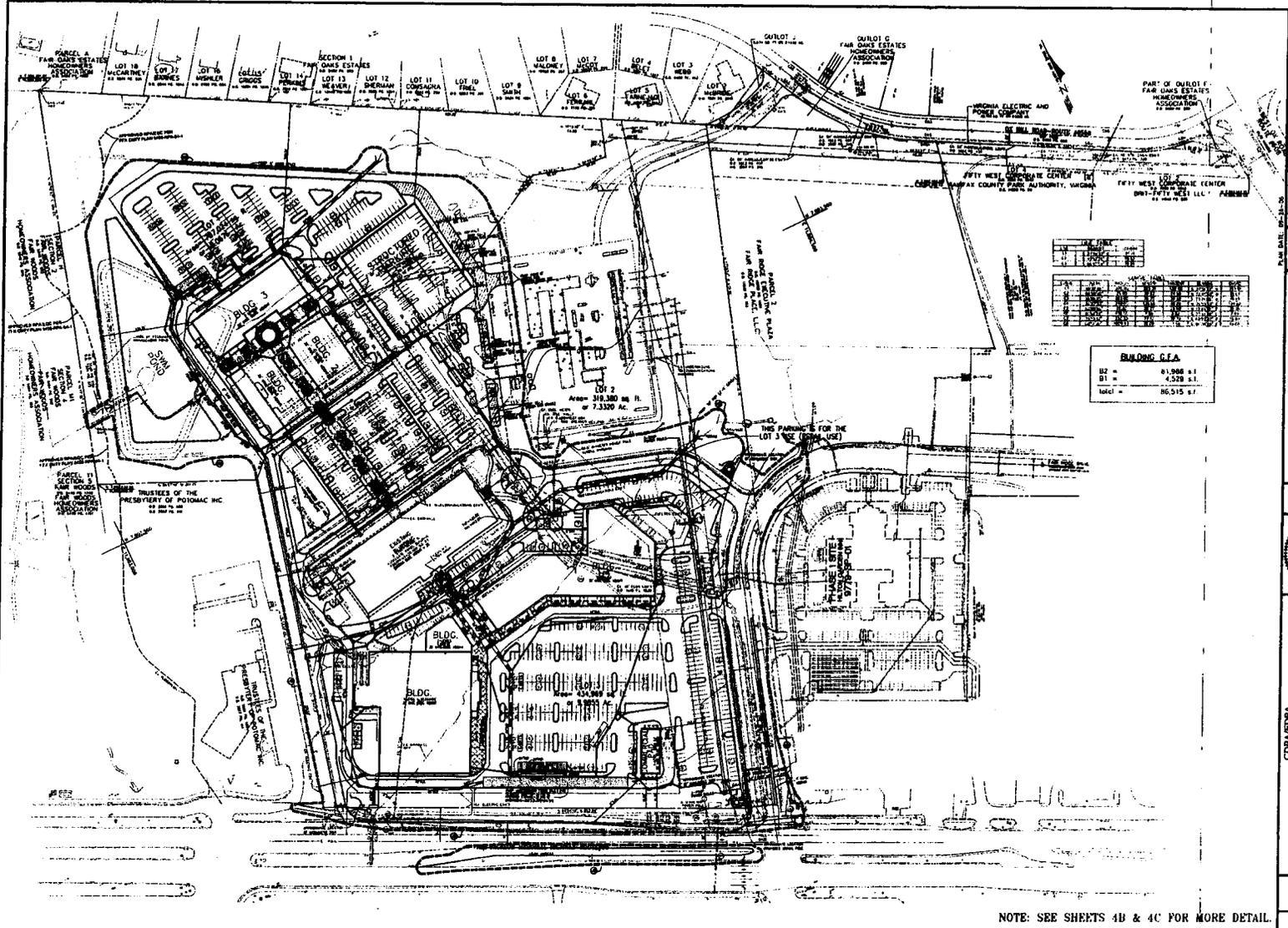
LOADING SPACE CALCULATION - OFFICE ONLY OPTION:	LOADING SPACE CALCULATION - OFFICE ONLY OPTION:
LOADING SPACE REQUIRED: 1 SPACE/151 SQUARE FEET OF 1 SPACE/20,000 SQ. FT. = 1 SPACE/1,326.43 SQ. FT. (MAX 5 SPACES)	LOADING SPACE REQUIRED: 1 SPACE/151 SQUARE FEET OF 1 SPACE/20,000 SQ. FT. = 1 SPACE/1,326.43 SQ. FT. (MAX 5 SPACES)
OFFICE CENTER USE - 1 SPACE/151 SQUARE FEET OF 1 SPACE/20,000 SQ. FT. = 1 SPACE/1,326.43 SQ. FT. (MAX 5 SPACES)	OFFICE CENTER USE - 1 SPACE/151 SQUARE FEET OF 1 SPACE/20,000 SQ. FT. = 1 SPACE/1,326.43 SQ. FT. (MAX 5 SPACES)
OFFICE USE - 1 SPACE/151 SQUARE FEET OF 1 SPACE/20,000 SQ. FT. = 1 SPACE/1,326.43 SQ. FT. (MAX 5 SPACES)	OFFICE USE - 1 SPACE/151 SQUARE FEET OF 1 SPACE/20,000 SQ. FT. = 1 SPACE/1,326.43 SQ. FT. (MAX 5 SPACES)
TOTAL REQUIRED: 1 SPACE/151 SQUARE FEET OF 1 SPACE/20,000 SQ. FT. = 1 SPACE/1,326.43 SQ. FT. (MAX 5 SPACES)	TOTAL REQUIRED: 1 SPACE/151 SQUARE FEET OF 1 SPACE/20,000 SQ. FT. = 1 SPACE/1,326.43 SQ. FT. (MAX 5 SPACES)

NO. OF SPACES	NO. OF SPACES	NO. OF SPACES	NO. OF SPACES
EXISTING OFFICE BUILDING - LOT #1	16,537	16,537	16,537
EXISTING OFFICE BUILDING - LOT #2	16,537	16,537	16,537
PROPOSED OFFICE BUILDING - LOT #1	16,537	16,537	16,537
PROPOSED OFFICE BUILDING - LOT #2	16,537	16,537	16,537
TOTAL	66,154	66,154	66,154

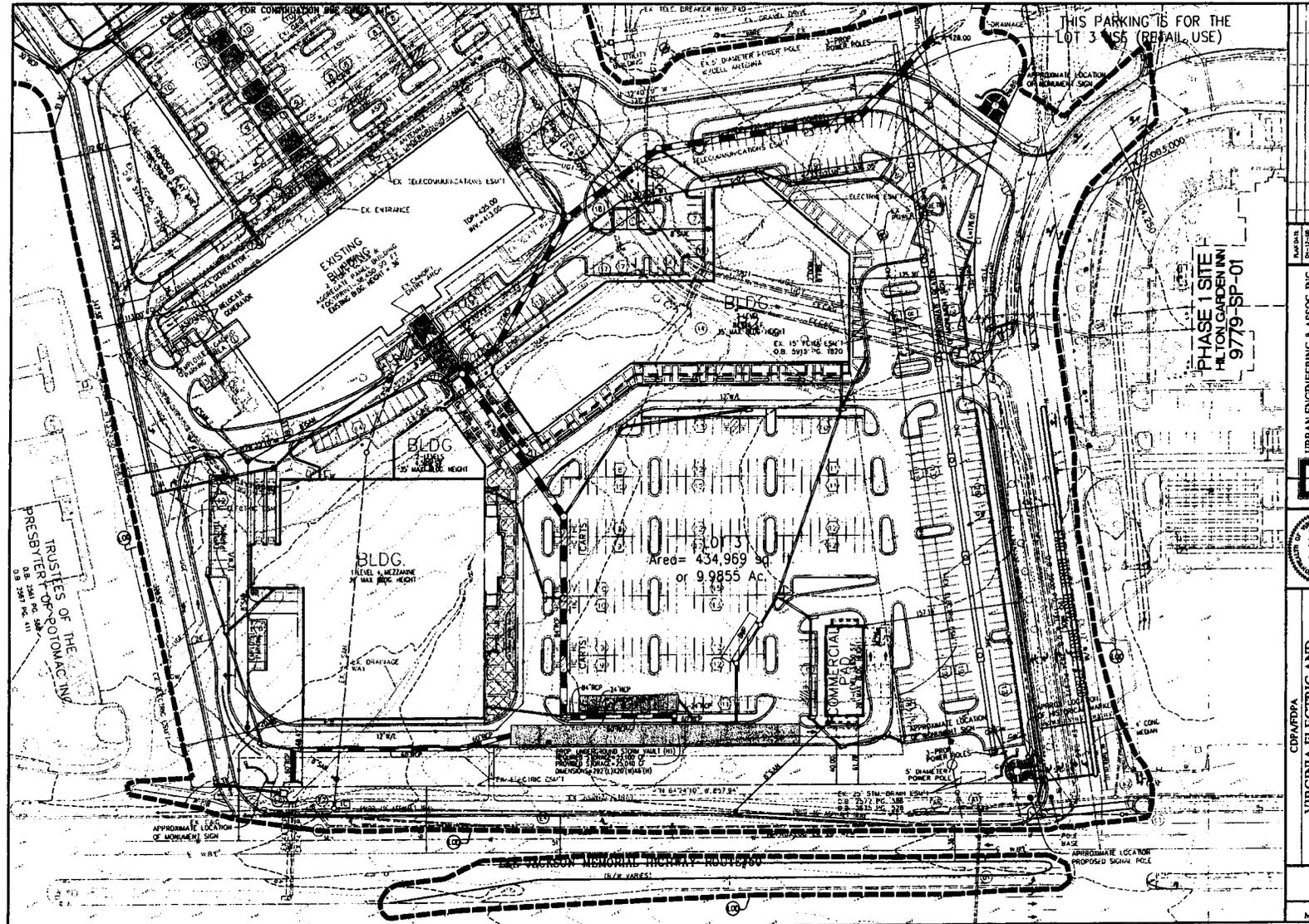
SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS AND SOILS MAP
3. CERTIFIED PLAT
4. CIP (1)
5. PROPOSED SITE IMPROVEMENTS
6. LANDSCAPE DETAILS
7. STORMWATER MANAGEMENT PLAN
8. BEST MANAGEMENT PLAN
9. EXISTING VEGETATION MAP
- 10-13. ILLUSTRATIVE PLANS
14. LANDSCAPE RENDERING

COVER SHEET



CDPA/MDPA
 VIRGINIA ELECTRIC AND
 URBAN ENGINEERING & ASSOC. INC.



THIS PARKING IS FOR THE LOT 3 USE (RETAIL USE)

EXISTING BUILDINGS & MONUMENT SIGN (DATE: 08-20-07)

Lot 3
Area = 434,969 sq ft
or 9.9855 Ac.

PHASE 1 SITE
HILTON GARDEN INN
9779-SP-01

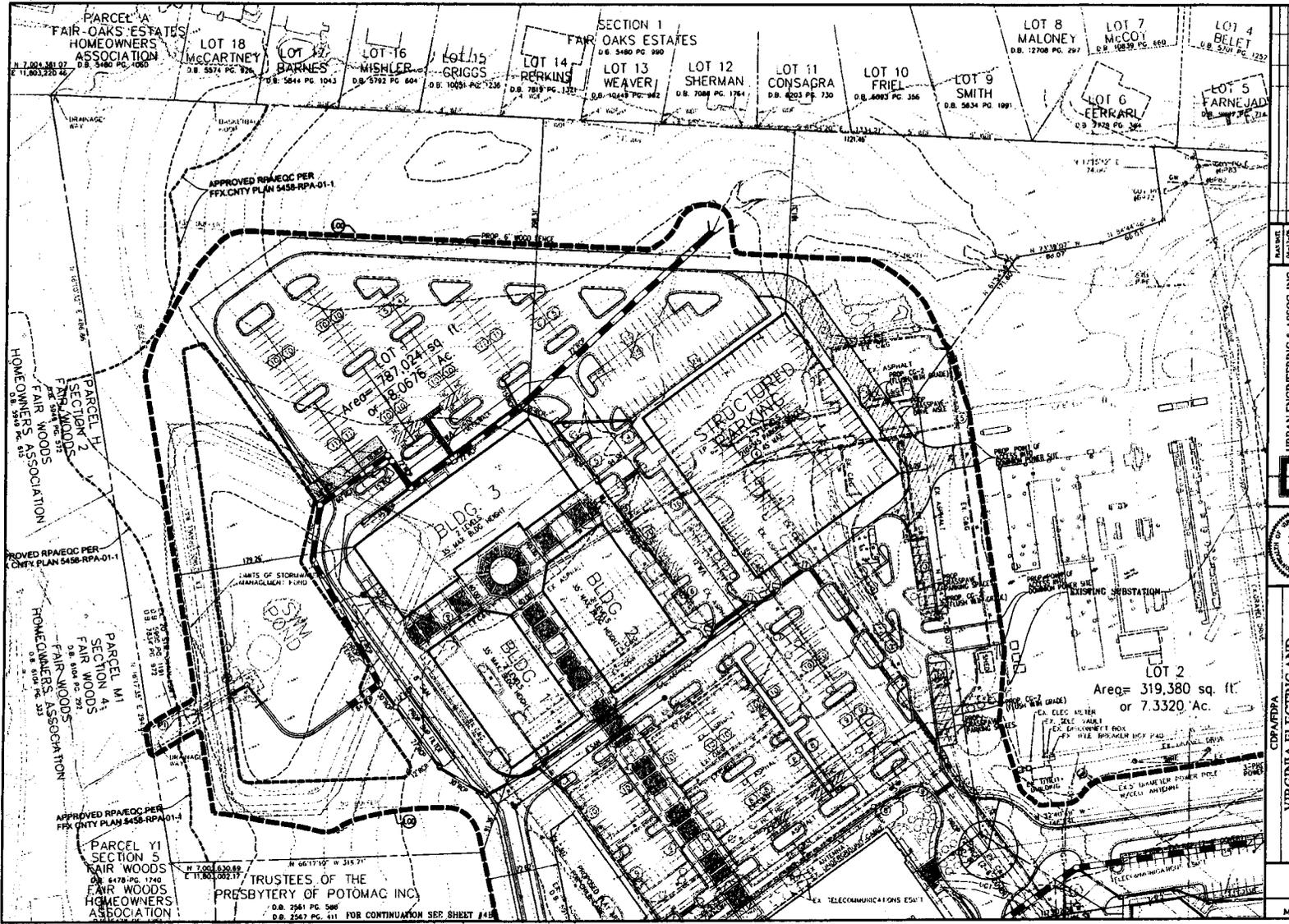
DATE: 08-20-07

URBAN ENGINEERING & ASSOC. INC.

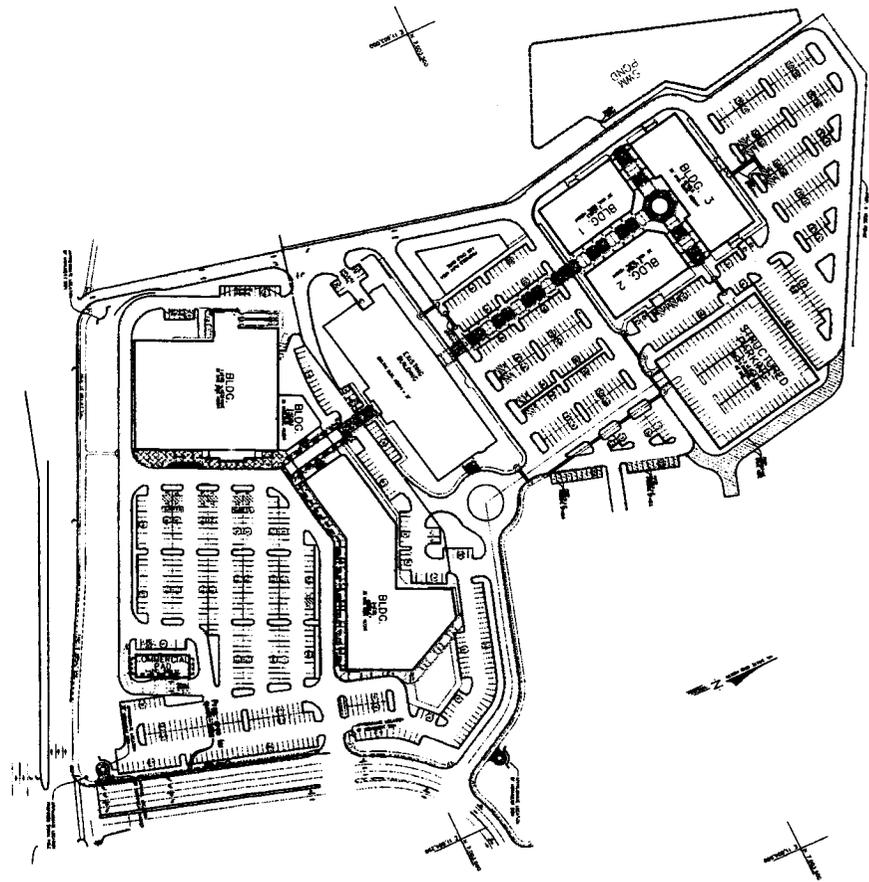
VIRGINIA ELECTRIC AND

CDP/ADDA

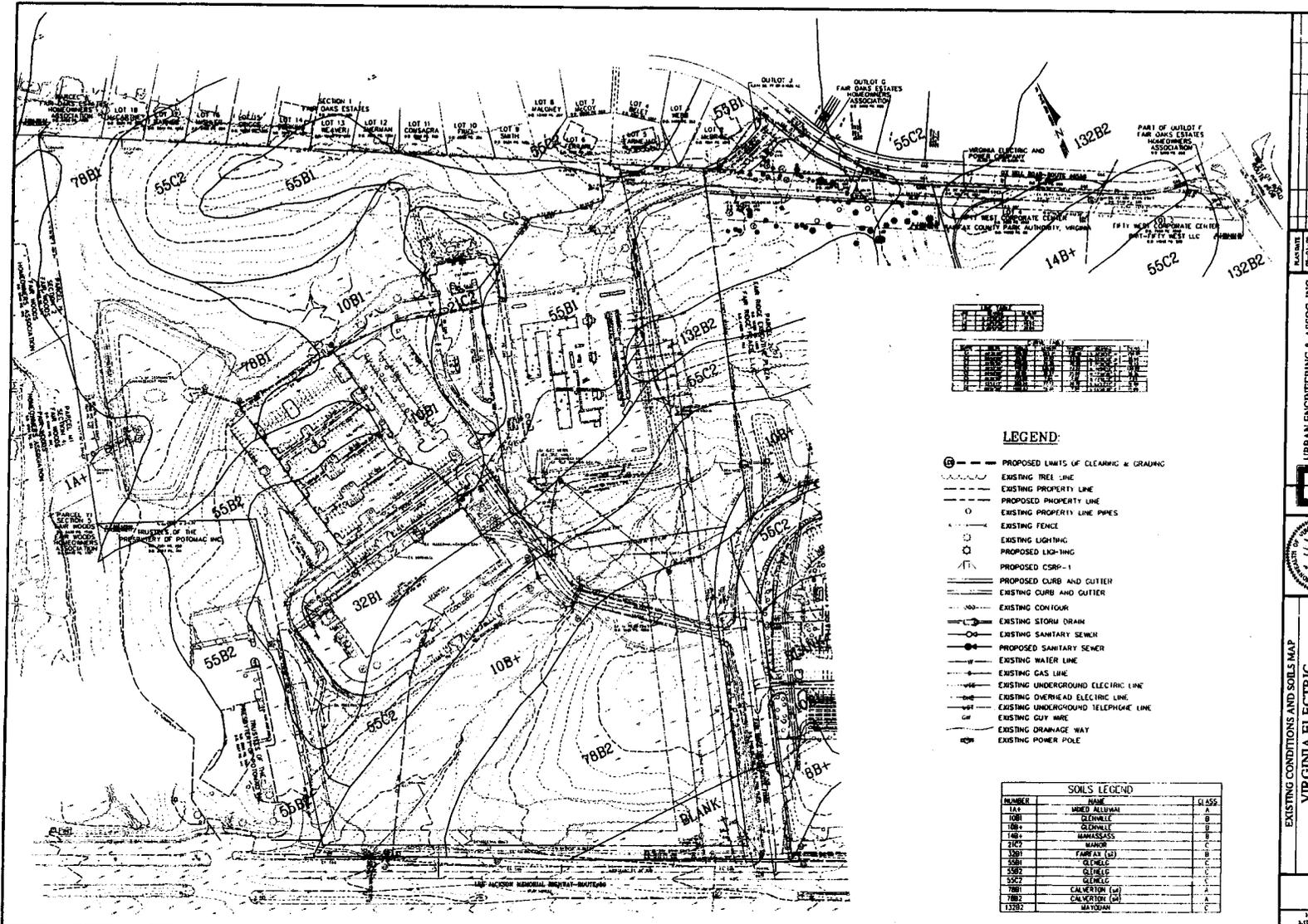
M



VIRGINIA ELECTRIC AND
 COPA/DPA
 URBAN ENGINEERING & ASSOC., INC.



THIS SHEET FOR INFORMATION PURPOSES ONLY



LEGEND:

- Ⓞ --- PROPOSED LIMITS OF CLEARING & GRADING
- EXISTING TREE LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE PIPES
- EXISTING FENCE
- EXISTING LIGHTING
- PROPOSED LIGHTING
- PROPOSED CSRP-1
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING CONTOUR
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING GUY WIRE
- EXISTING DRAINAGE WAY
- EXISTING POWER POLE

NUMBER	NAME	CLASS
1A+	MUD ALLOPHAN	A
10B1	GLENNVILLE	B
10B+	GLENNVILLE	B
10B+	MANASSASS	B
55C2	MANOR	C
55B1	FARMVA (S)	B
55B1	GLENNVILLE	C
55B2	GLENNVILLE	C
55C2	GLENNVILLE	C
78B1	CALVERTON (M)	A
78B1	CALVERTON (M)	A
132B2	DAYTONIAN	C

IPRAN ENGINEERING & ASSOC. INC.
 VIRGINIA & F.T. EC'DIC
 EXISTING CONDITIONS AND SOILS MAP



elevation 7 scale 1/8" = 1'-0"



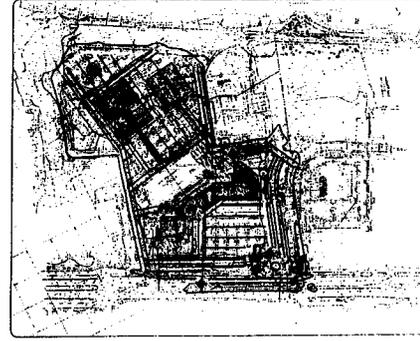
elevation 8 scale 1/8" = 1'-0"



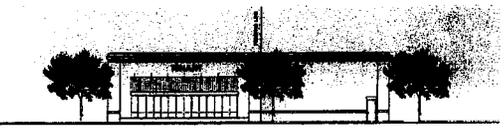
elevation 9 scale 1/8" = 1'-0"

Legend

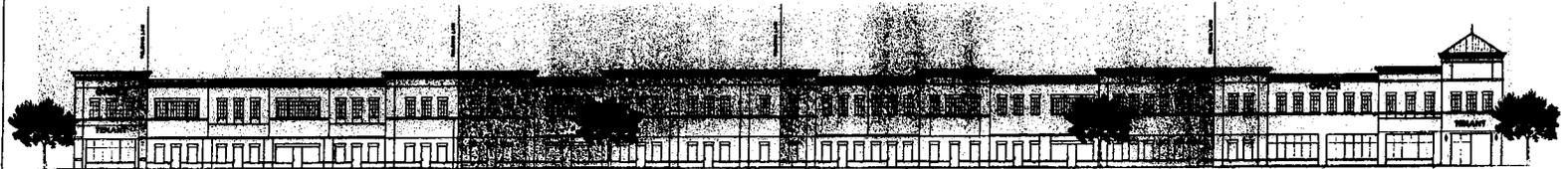
-  grocery building
-  one-story office building
-  two-story retail office building
-  two-story office building
-  bank building
-  garage



key plan

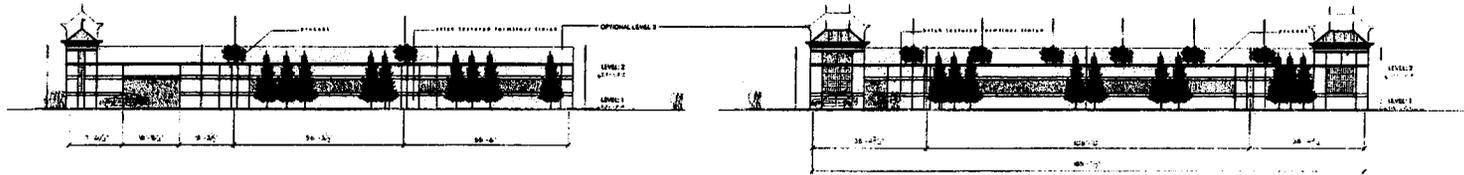


elevation 10 scale 1/8" = 1'-0"



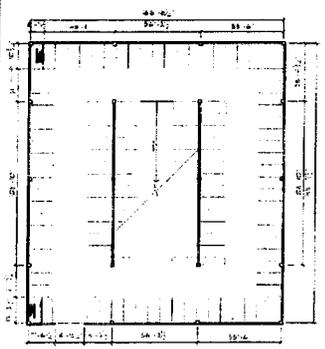
elevation 11 scale 1/8" = 1'-0"



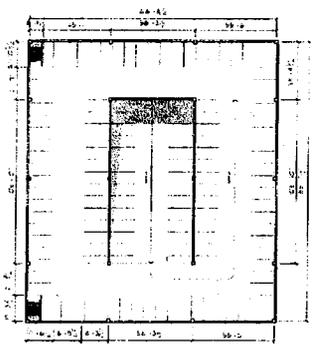


front garage elevation scale: 1/32" = 1'-0"

side garage elevation scale: 1/32" = 1'-0"



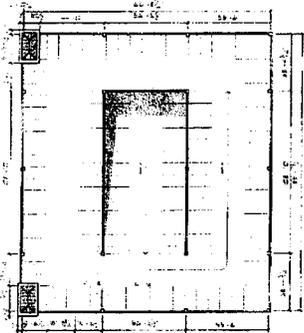
1st floor plan scale: 1/32" = 1'-0"



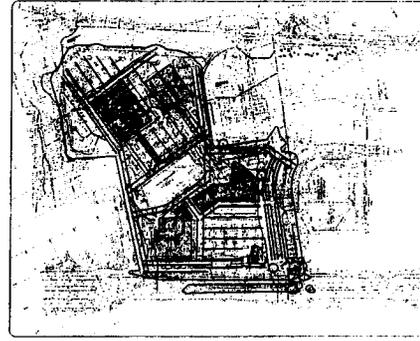
2nd floor plan scale: 1/32" = 1'-0"

Legend

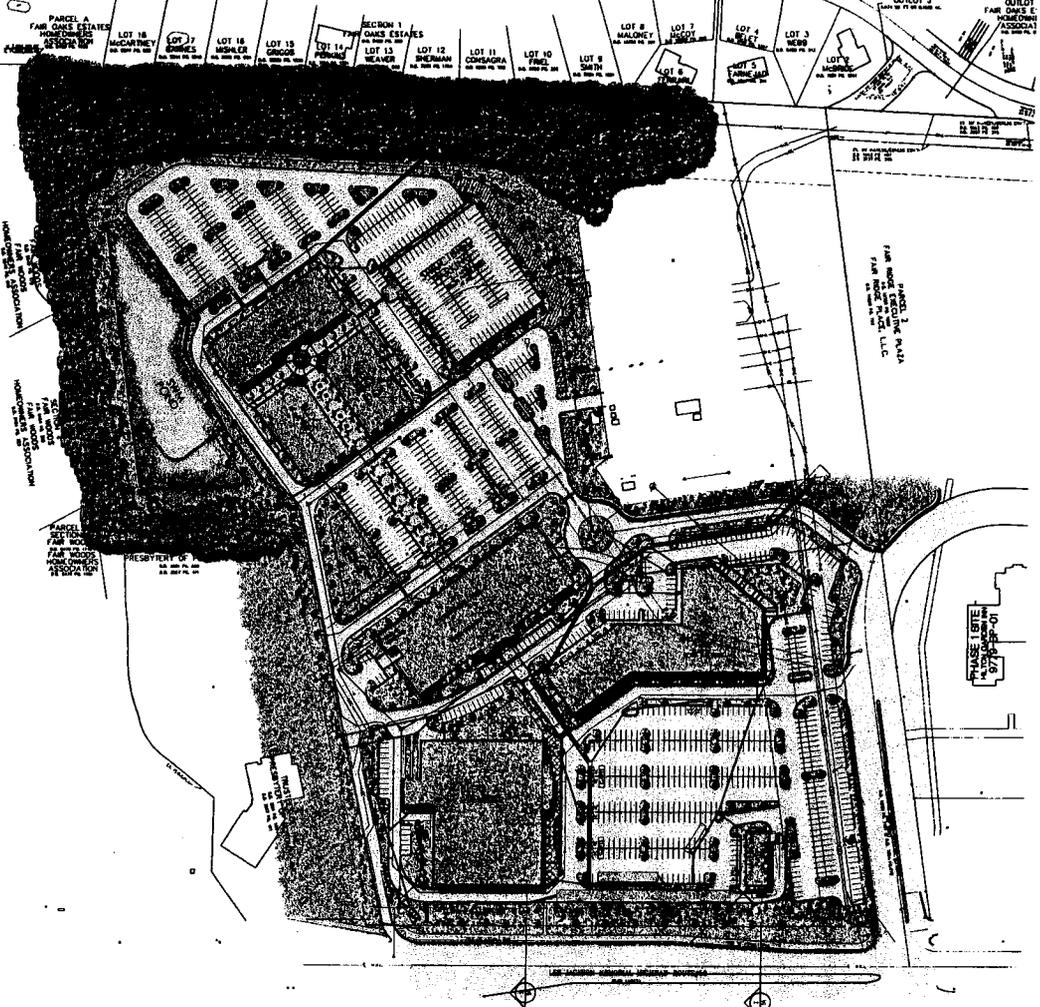
-  grocery building
-  one-story office building
-  two-story retail office building
-  two-story office building
-  bank building
-  garage



roof plan scale: 1/32" = 1'-0"



key plan



TYPICAL PLANT PALETTE

Botanical Name	Common Name	Size
<i>Abies balsamea</i>	Christmas Tree	7' x 6"
<i>Thuja occidentalis</i>	Green Giant	7' x 6"
<i>Thuja occidentalis</i>	Green Giant	7' x 6"
<i>Thuja occidentalis</i>	Green Giant	7' x 6"
<i>Thuja occidentalis</i>	Green Giant	7' x 6"
<i>Thuja occidentalis</i>	Green Giant	7' x 6"

ORNAMENTAL EVERGREEN TREES

<i>Camelia japonica</i>	Eastern Redbud	8' x 6"
<i>Camelia japonica</i>	Flowering Dogwood	8' x 6"
<i>Ligustrum japonicum</i>	Crab Apple	8' x 6"
<i>Wigandia japonica</i>	Spice Magnolia	8' x 6"
<i>Wigandia japonica</i>	Star Magnolia	8' x 6"
<i>Thuja occidentalis</i>	Dark American Arborvitae	6' x 6"
<i>Thuja occidentalis</i>	American Holly	6' x 6"
<i>Thuja occidentalis</i>	Austrian Pine	6' x 6"

SHRUBS

<i>Buxom</i>	Buxom	30" x 30"
<i>Camelia japonica</i>	Red Twig Dogwood	30" x 30"
<i>Camelia japonica</i>	Compact Burning Bush	30" x 30"
<i>Camelia japonica</i>	Compact Burning Bush	30" x 30"
<i>Camelia japonica</i>	Blue Hydrangea	30" x 30"
<i>Camelia japonica</i>	Shag Laurel	30" x 30"
<i>Camelia japonica</i>	Arbutus Menziesii	30" x 30"



LANDSCAPING SUMMARY

REQUIRED TREE COVER	35.70 Ac = 1,341,317 SF
TOTAL SITE AREA	= 222,189 SF
BUILDING FOOTPRINT AREA	= 222,189 SF
NET SITE AREA	= 1,519,128 SF
TREE COVER REQUIRED (10%)	= 151,913 SF
PROVIDED TREE COVER	149,200 SF = 1.24
EXISTING TREESAVE AREA	= 125,000 SF
PROPOSED LANDSCAPING	= 24,200 SF
TOTAL	149,200 SF

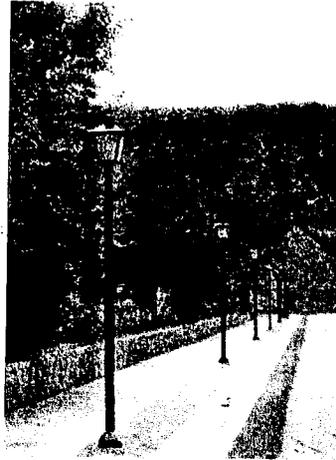
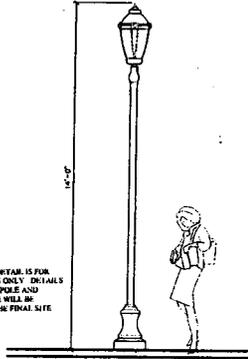
PLANTINGS SHOWN ARE CONCEPTUAL AND SUBJECT TO REVISION WITH FINAL SITE PLAN
TOTAL PROVIDED CANOPY WILL BE A MINIMUM OF 131,816 SF.

- NOTES**
- ALL PLANTINGS LOCATED IN UTILITY EASEMENTS TO BE APPROVED BY VIRGINIA POWER PRIOR TO INSTALLATION.
 - PURSUANT TO PARAGRAPH (2) OF SECTION 13-204 OF THE ZONING ORDINANCE, A MODIFICATION / WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN SIDE OF THE PROPERTY ADJACENT TO THE FAIR WOODS SUBDIVISION IS HEREBY REQUESTED. THE PROPOSED SWM POND AND THE 50' UNDISTURBED BUFFER CONSISTING OF EXISTING WOODLANDS WILL MINIMIZE ANY ADVERSE IMPACT ON THE ADJACENT COMMUNITY.
 - PURSUANT TO PARAGRAPH (3) OF SECTION 13-204 OF THE ZONING ORDINANCE, A MODIFICATION / WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN SIDE OF THE PROPERTY ADJACENT TO THE FAIR OAKS ESTATES SUBDIVISION IS HEREBY REQUESTED. THE 125' UNDISTURBED BUFFER CONSISTING OF EXISTING WOODLANDS WILL MINIMIZE ANY ADVERSE IMPACT ON THE ADJACENT COMMUNITY.
 - REQUIRED INTERIOR GREEN AREA FOR PARKING STRUCTURE TO BE PROVIDED IN OPEN SPACE BETWEEN GARAGE AND ADJACENT CURB.

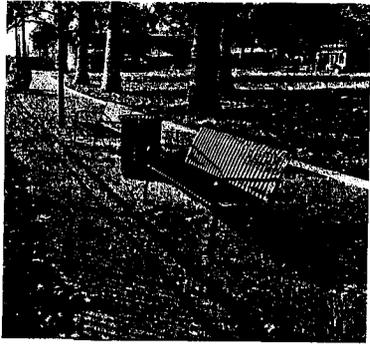


LANDSCAPE RENDERING

THIS LIGHT POLE DETAIL IS FOR EXHIBIT PURPOSES ONLY. DETAILS OF ACTUAL LIGHT POLE AND LIGHTING FIXTURES WILL BE PROVIDED WITH THE FINAL SITE PLAN.



typical pedestrian lighting



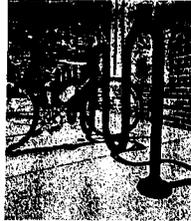
VICTOR STANLEY, INC.
 10000 Valley View Road, Suite 100
 Dallas, Texas 75243
 214-343-8888

88-25 Simons™ 30 Series Benches
 5-25 Simons™ Series Low Backpacks
 Model Catalogue on the Internet
 London, England

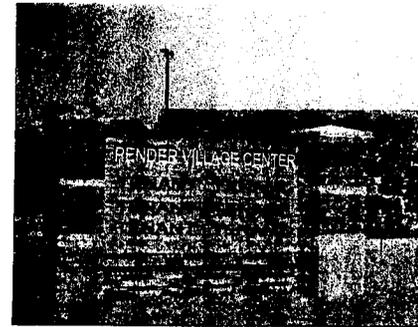
street bench



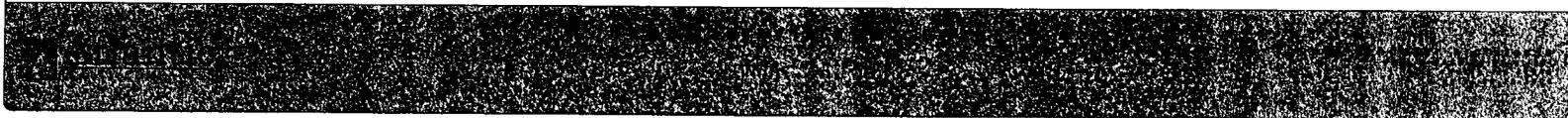
trash bin (gray color)

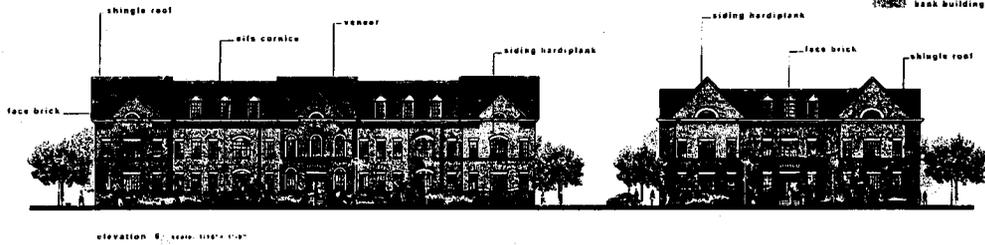
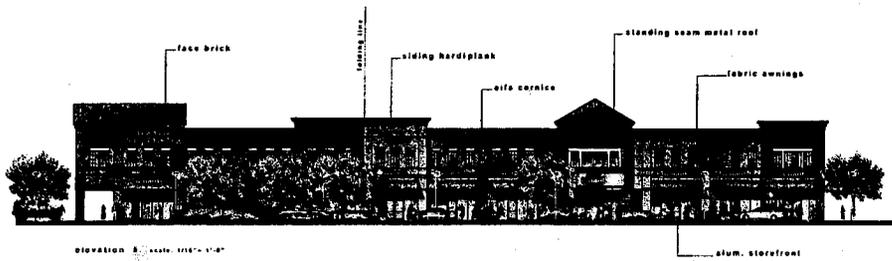


bike rack (gray color)



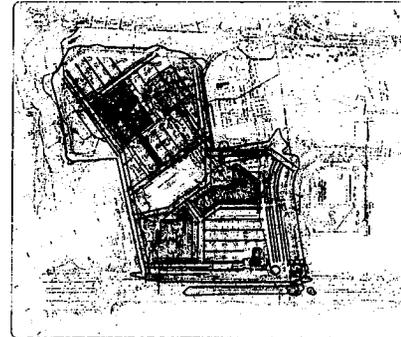
illustrative monument signage





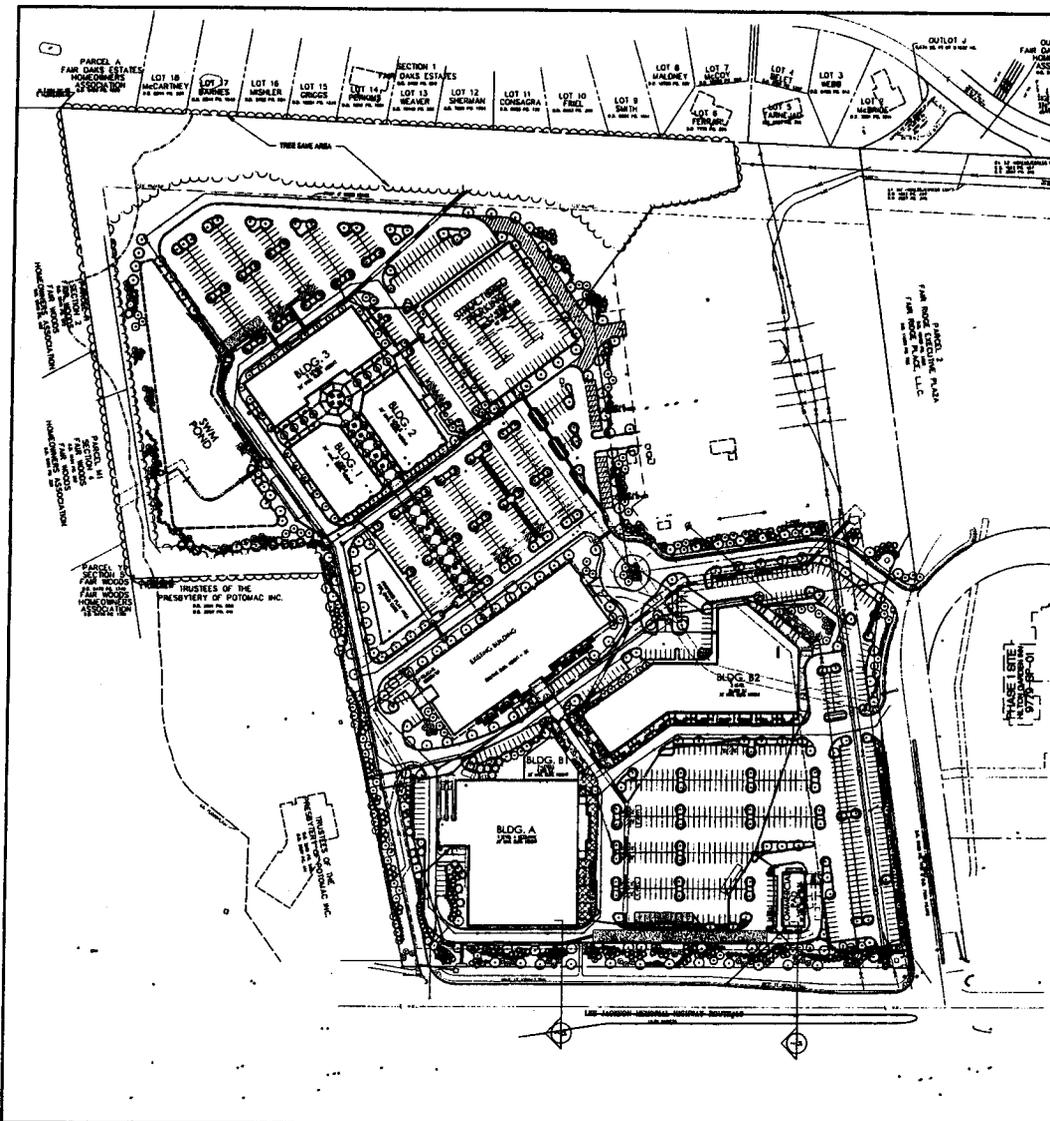
Legend

-  grocery building
-  one-story office building
-  two-story retail office building
-  two-story office building
-  bank building



key plan





TYPICAL PLANT PALETTE

Reference Name	Common Name	Size
CANOPY TREES		
Aster Indian 'October Glory'	October Glory Red Maple	3' cal
Fraxinus americana	Smooth Green Ash	3' cal
Liquidambar styraciflua	Sweetgum	3' cal
Rhus glabra	Zelkova	3' cal
Quercus prinus	White Oak	3' cal
Quercus alba	Red Oak	3' cal
ORNAMENTAL EVERGREEN TREES		
Camelia japonica	Eastern Nandina	6' 10" ht
Camelia sasanqua	Flowering Dogwood	6' 10" ht
Lagerströmia indica 'Vanderbilt'	Crays Holly	6' 10" ht
Alseodaphne indica	Sour Magnolia	6' 10" ht
Magnolia grandiflora	Southern Magnolia	6' 10" ht
Thuja occidentalis 'Vegeta'	East American Arborvitae	6' 10" ht
Thuja occidentalis	American Holly	6' 10" ht
Yucca filifera	Arbutus Plum	6' 10" ht
SHRUBS		
Rosa blanda	Banberry	30"-36"
Camelia japonica	Red Twig Dogwood	30"-36"
Camellia sasanqua 'Compacta'	Compact Burning Bush	30"-36"
Thuja occidentalis	Compact Burning Bush	30"-36"
Thuja occidentalis 'Blue Prince'	Blue Prince Holly	30"-36"
Thuja occidentalis	Sh-Landolt	30"-36"
Viburnum acerifolium	Arrowwood Viburnum	30"-36"

- LEGEND**
- APPROXIMATE LIMITS OF GRADING AND CLEANING
 - PROPOSED SHADE TREE
 - PROPOSED FLOWERING ORNAMENTAL TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED EVERGREEN SHRUB

LANDSCAPING SUMMARY

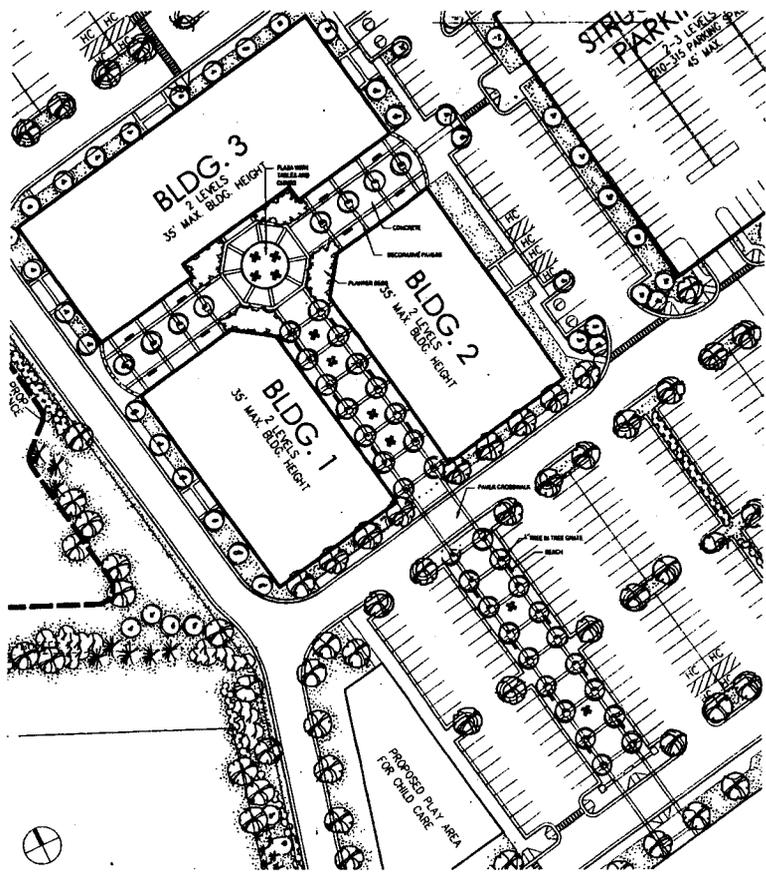
REQUIRED TREE COVER	
TOTAL SITE AREA =	30.39 AC = 1,341,232 SF
BUILDING FOOTPRINT AREA =	722,188 SF
NET SITE AREA =	30.28 AC = 1,318,044 SF
TREE COVER REQUIRED (10%) =	1.62 AC = 121,918 SF
PROVIDED TREE COVER:	
EXISTING TREES/SHRUB AREA =	140,000 SF = 1.25 AC = 125,000 SF
PROPOSED LANDSCAPING =	45,000 SF
TOTAL =	170,000 SF

PLANTINGS SHOWN ARE CONCEPTUAL AND SUBJECT TO REVISION WITH FINAL SITE PLAN
TOTAL PROVIDED CANOPY WILL BE A MINIMUM OF 121,918 SF

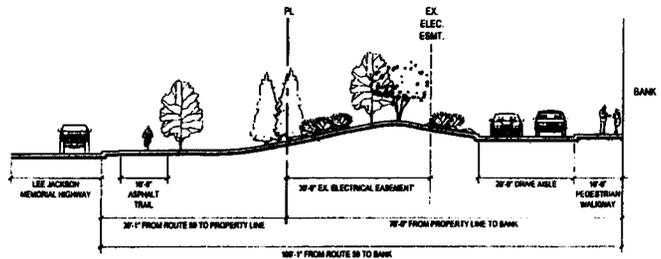
- NOTES**
1. ALL PLANTINGS LOCATED IN UTILITY EASEMENTS TO BE APPROVED BY VIRGINIA POWER PRIOR TO INSTALLATION.
 2. PURSUANT TO PARAGRAPH (D) OF SECTION 13.304 OF THE ZONING ORDINANCE, A MODIFICATION / WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN SIDE OF THE PROPERTY ADJACENT TO THE FAIR WOODS SUBDIVISION IS HEREBY REQUESTED. THE PROPOSED BURNING BUSH AND THE 6' UNDISTURBED BUFFER CONSISTING OF EXISTING WOODLANDS WILL MINIMIZE ANY ADVERSE IMPACT ON THE ADJACENT COMMUNITY.
 3. PURSUANT TO PARAGRAPH (D) OF SECTION 13.304 OF THE ZONING ORDINANCE, A MODIFICATION / WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN SIDE OF THE PROPERTY ADJACENT TO THE FAIR WOODS SUBDIVISION IS HEREBY REQUESTED. THE 12' UNDISTURBED BUFFER CONSISTING OF EXISTING WOODLANDS WILL MINIMIZE ANY ADVERSE IMPACT ON THE ADJACENT COMMUNITY.
 4. REQUIRED INTERIOR GREEN AREA FOR PARKING STRUCTURE TO BE PROVIDED IN OPEN SPACE BETWEEN GARAGE AND ADJACENT CLUMP.



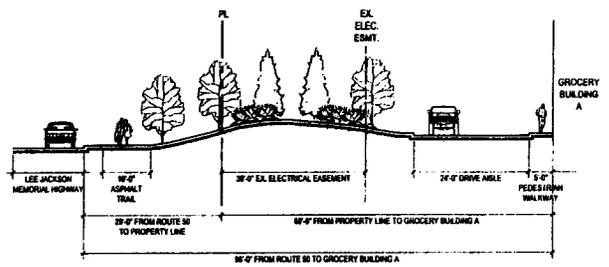
LANDSCAPE PLAN



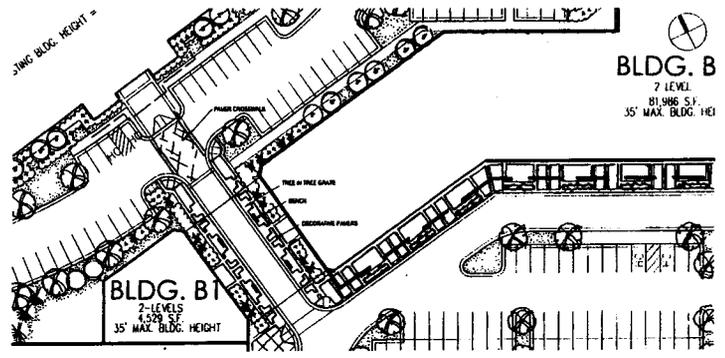
1 BOULEVARD DETAIL PLAN
1"=30'



2 BUFFER SECTION A
1"=10'-0"

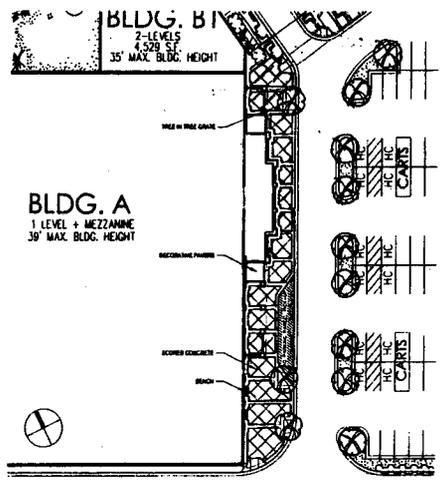


3 BUFFER SECTION B
1"=10'-0"

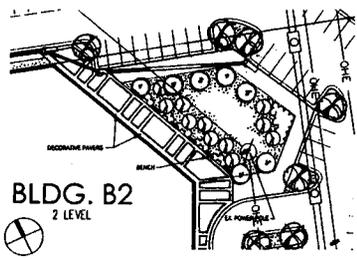


4 BOULEVARD DETAIL PLAN
1"=30'

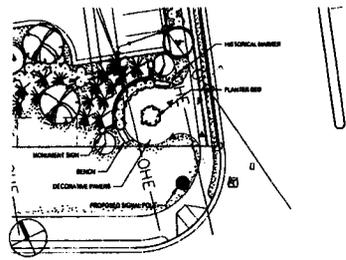
LANDSCAPE DETAILS



5 GROCERY BLDG. A ENTRANCE DETAIL PLAN
1"=30'

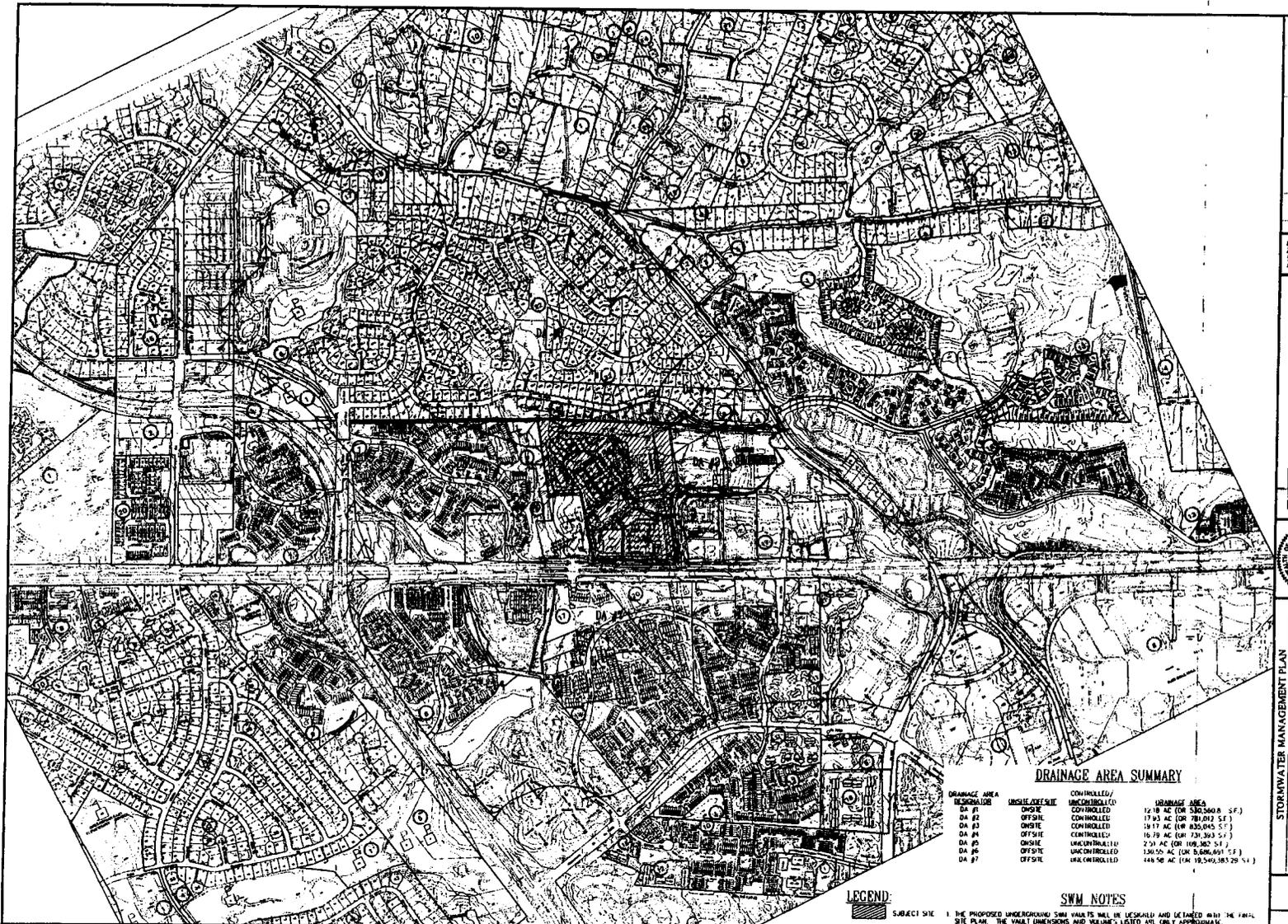


6 BLDG. B2 PLAZA DETAIL PLAN
1"=30'



7 ROUTE 50 ENTRANCE DETAIL PLAN
1"=30'

LANDSCAPE DETAILS
 IBBAN ENGINEERING & ASSOC. INC.
 10000 W. 10TH AVE. SUITE 100
 DENVER, CO 80202
 303.751.1111
 www.ibban.com



DRAINAGE AREA SUMMARY

DRAINAGE AREA	ON-SITE/OFF-SITE	CONTROLLED/UNCONTROLLED	DRAINAGE AREA
DA #1	ON-SITE	CONTROLLED	12.18 AC (OR 530,560.8 SF)
DA #2	OFF-SITE	CONTROLLED	17.03 AC (OR 741,012 SF)
DA #3	ON-SITE	CONTROLLED	20.15 AC (OR 836,043 SF)
DA #4	OFF-SITE	CONTROLLED	16.79 AC (OR 731,363 SF)
DA #5	ON-SITE	UNCONTROLLED	2.31 AC (OR 100,862 SF)
DA #6	ON-SITE	UNCONTROLLED	130.29 AC (OR 5,806,401 SF)
DA #7	OFF-SITE	UNCONTROLLED	448.56 AC (OR 19,549,583.29 SF)

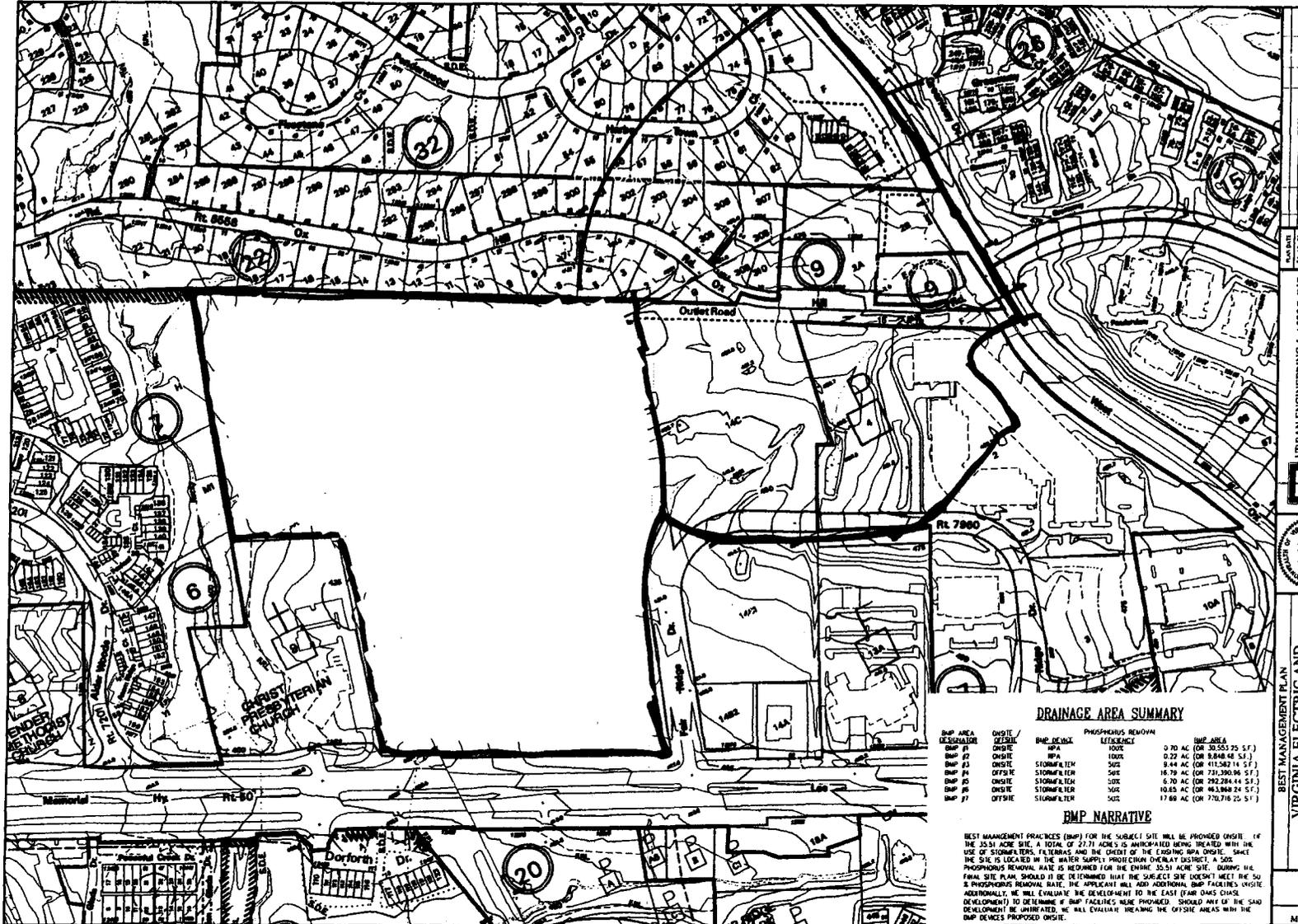
LEGEND:

 SUBJECT SITE

SWM NOTES

1. THE PROPOSED UNDERGROUND SWM VALUES WILL BE DESIGNED AND DETAILER WITH THE FINAL SITE PLAN. THE VOLUME DIMENSIONS AND VOLUMES LISTED ARE ONLY APPROXIMATE.

STORMWATER MANAGEMENT PLAN
 SHEET 1 OF 1



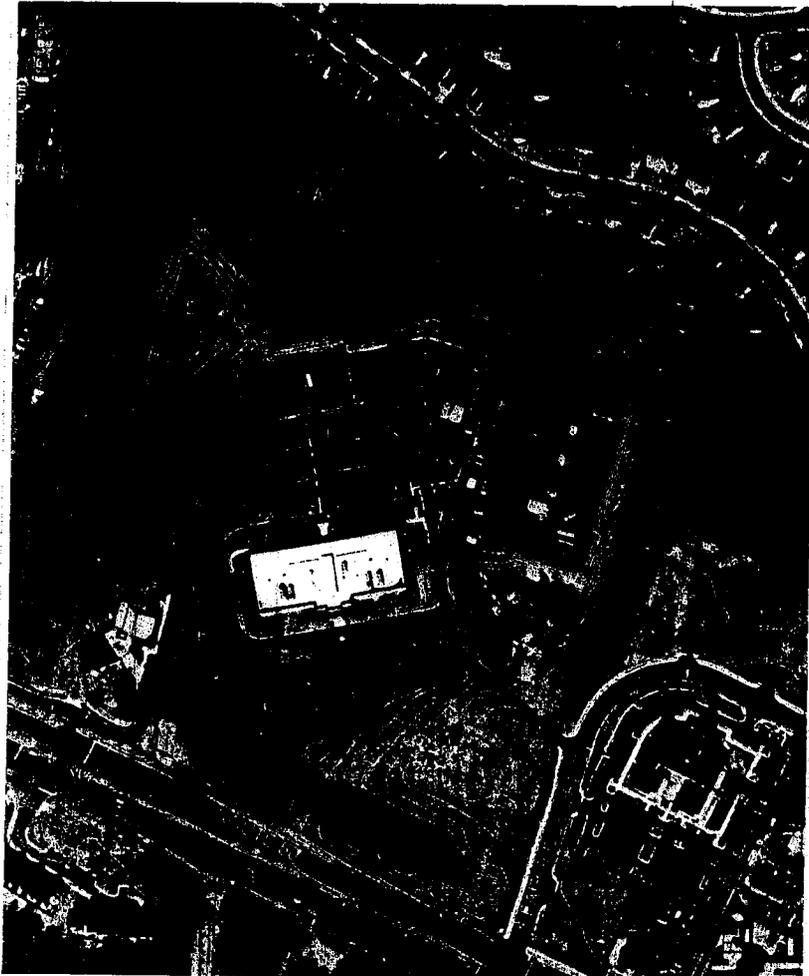
DRAINAGE AREA SUMMARY

BMP AREA	ONSITE / OFFSITE	BMP DEVICE	PHOSPHORUS REMOVAL EFFICIENCY	BMP AREA
BMP #1	ONSITE	BPA	100%	0.70 AC (OR 30,553.25 S.F.)
BMP #2	ONSITE	BPA	100%	0.22 AC (OR 8,848.48 S.F.)
BMP #3	ONSITE	STORMFILTER	50%	9.44 AC (OR 412,287.14 S.F.)
BMP #4	OFFSITE	STORMFILTER	50%	16.79 AC (OR 731,390.96 S.F.)
BMP #5	ONSITE	STORMFILTER	50%	6.70 AC (OR 292,284.44 S.F.)
BMP #6	ONSITE	STORMFILTER	50%	10.65 AC (OR 463,868.24 S.F.)
BMP #7	OFFSITE	STORMFILTER	50%	17.66 AC (OR 770,716.20 S.F.)

BMP NARRATIVE

BEST MANAGEMENT PRACTICES (BMP) FOR THE SUBJECT SITE WILL BE PROVIDED ONSITE (IF THE 35.51 ACRE SITE, A TOTAL OF 27.71 ACRES IS ANTICIPATED BEING TREATED WITH THE USE OF STORMFILTERS, FILTERBAS AND THE CREDIT OF THE EXISTING BPA ONSITE, SINCE THE SITE IS LOCATED IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT, A 50% PHOSPHORUS REMOVAL RATE IS REQUIRED FOR THE ENTIRE 35.51 ACRE SITE. DURING HIS FINAL SITE PLAN SHOULD IT BE DETERMINED THAT THE SUBJECT SITE DOESN'T MEET THE 50% PHOSPHORUS REMOVAL RATE, THE APPLICANT WILL ADD ADDITIONAL BMP FACILITIES ONSITE. ADDITIONALLY, WE WILL EVALUATE THE DEVELOPMENT TO THE EAST (FARM OAKS CHASE DEVELOPMENT) TO DETERMINE IF BMP FACILITIES WERE PROVIDED. SHOULD ANY OF THE SAID DEVELOPMENT BE ANTICIPATED, WE WILL EVALUATE MEASURING THE OFFSITE AREAS WITH THE BMP DEVICES PROPOSED ONSITE.

FORBAM ENGINEERING & ARCHITECTURE
 1100 N. 10TH ST. SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.FORBAMENGINEERING.COM
 BEST MANAGEMENT PLAN
 VTD/CITIA ET AL/01/10/10



LEGEND	
[Black outline]	SITE BOUNDARY
[Dashed line]	VEGETATION COMMUNITY BOUNDARY
[Thick black outline]	FEDERAL STREAM SPECIES FIELD INVESTIGATION AND FAHREN COUNTY CHELSEAFARE MAP SHEETS, SEE HWY 2)
[Thin black outline]	SPRINGFIELD STREAM SPECIES FIELD INVESTIGATION AND FAHREN COUNTY CHELSEAFARE MAP SHEETS, SEE HWY 2)
[Thin black outline]	WELLS BOUNDARY (SEE HWY 2)

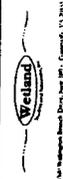
	COVER TYPE	PRIMARY SPECIES	SUBCENSUS STAGE	CONDITION	ACREAGE (ac)	COMMENTS
A	Upland Forest	Yellow Poplar Northern Red Oak Chestnut Oak	Sub-Climax	Good	8.54	See Condition Description
B	Upland Forest	White Pine White Pine	Sub-Climax	Fair-Good	0.78	See Condition Description
C	Bottomland Forest	Red Maple Sweetgum	Sub-Climax	Good	2.57	See Condition Description
D	Old Field	Yellow Poplar Winged Spurge Spartan Club	N.A.	See Comments	1.48	See Condition Description
E	Maintained Openland	Kentucky Bluegrass Smooth Stipa Smooth-foot Broomrape	N.A.	See Comments	4.80	See Condition Description
F	Developed	Red Maple	N.A.	See Comments	0.48	See Condition Description
	Total Acreage				20.05	

CONDITION DESCRIPTION:

- A. Area A is a long term sub-climax upland forest in good overall condition in the northern portion of the site. The canopy is dominated by yellow poplar (*Liquidambar styraciflua*), northern red oak (*Quercus rubra*), and chestnut oak (*Q. prinus*). Sub-dominants include mockernut hickory (*Carya tomentosa*), white oak (*Q. alba*), and post oak (*Q. stellata*). The shrub and herbaceous layers include flowering dogwood (*Cornus florida*), black-haw (*Viburnum prunifolium*), Japanese honeysuckle (*Lonicera japonica*) and common groundsel (*Rumex crispus*). Some large dead trees were noted within the stand.
- B. Area B is a sub-climax upland forest in fair to good overall condition in the western portion of the site. The canopy is dominated by a mix of white pine (*Pinus strobus*) and sugar maple (*Acer saccharum*). Other tree species include black cherry (*Prunus serotina*) and eastern red cedar (*Juniperus virginiana*). Shrubs and herbaceous cover include common-leaf hickory (*Rhus arguta*), southern rose (*Rosa multiflora*), and Japanese honeysuckle.
- C. Area C is a sub-climax bottomland forest in good overall condition in the southern portion of the site. The canopy consists primarily of red maple (*Acer rubrum*), with some scattered black willow (*Salix nigra*). Sub-dominants include greenherm (*Stagnum virginicum*) and black cherry. Shrubs and herbaceous cover include common green heron, American holly (*Ilex opaca*), woad-weed grass (*Cyperus aurantiacus*), spurge bush (*Lindera benzoin*), and Japanese honeysuckle.
- D. Area D consists of an old field area in the western portion of the site. This area occurs in a disturbance management area. Dominant shrub vegetation includes black willow, red maple, winged spurge (*Asplenium platyneuron*), yellow jessie, and smooth-foot hickory. Herbaceous vegetation includes goldenrod (*Solidago sp.*), aster (*Aster sp.*), bromsgrass (*Andropogon virginicus*), and woodgrass (*Cyperus sp.*).
- E. Area E consists of maintained grasslands adjacent to Route 80. This area is dominated by Kentucky bluegrass (*Poa pratensis*), bromsgrass, and smooth-foot hickory. Some landscape trees are present along Route 80 consisting of white pine and pin oak (*Q. palustris*).
- F. Area F consists of developed areas dominated by a building and parking lots. Some landscaping is present in these areas, dominated by trees, including black cherry (*Prunus serotina*) and red maple. Other species include flowering dogwood, northern red oak and Amur honeysuckle (*Lonicera maackii*).

NOTES:

- This Existing Vegetation Map is based upon examination of background materials, such as the USGS Filler, Henricus, Verona and Henricus, VA Quad Maps, existing topography, the Fahren County State Map, the National Wetlands Inventory Map, and aerial photography, as well as a field verification performed by Benjamin H. Rouse, NPVT, Tamara Pincus-Clerk, NPVT, and Sean O'Leary of Wetland Studies and Solutions, Inc. (WSSI) on December 19, 2006.
- On-site topography, provided in digital format by Urban Engineering & Associates and off-site topography and boundary information from Fahren County Digital Data, and a Spring 2004 WSSI Infrared Aerial Photograph, were used as the base for this exhibit.
- Users of the U.S. extraction information shown herein, was performed by WSSI as described in a report dated November 6, 2006 (WSSI 06232.01). A Jurisdictional Determination from the U.S. Army Corps of Engineers verifying these boundaries is pending.

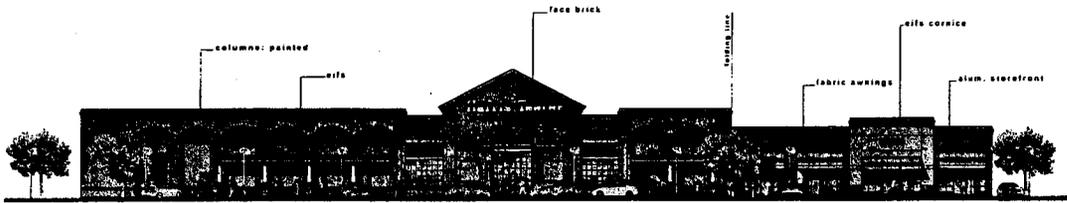


EXISTING VEGETATION MAP

Prepared For: Atlantic Energy Company

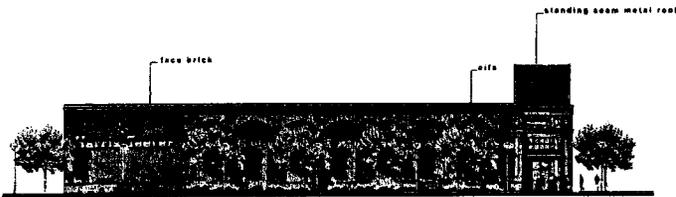
REVISED	DATE	BY	REVISION

Professional Seal: [Blank]
 Title: [Blank]
 Date: [Blank]
 Scale: [Blank]
 Sheet # of [Blank]
 5 of 1
 Project File Name: [Blank]
 L:\Projects\2006\20061219\20061219.dwg



elevation 1 scale: 1/8" = 1'-0"

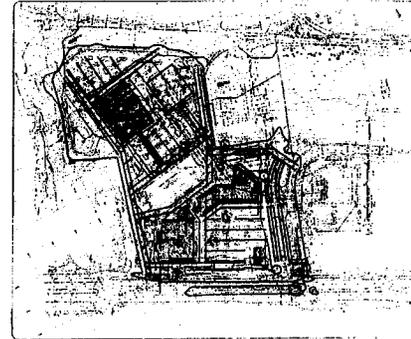
elevation 2 scale: 1/8" = 1'-0"



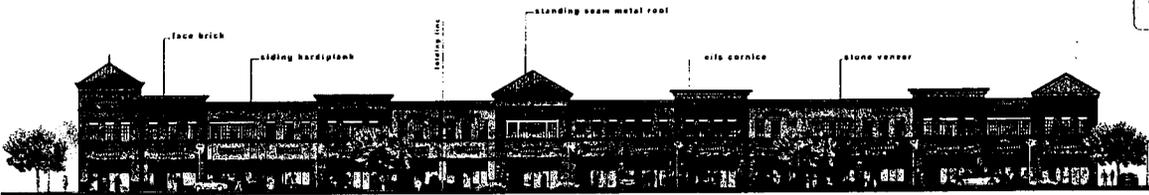
elevation 3 scale: 1/8" = 1'-0"

Legend

-  grocery building
-  one-story office building
-  two-story retail office building
-  two-story office building
-  bank building



key plan



elevation 4 scale: 1/8" = 1'-0"





County of Fairfax, Virginia

MEMORANDUM

DATE October 27, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis & Environmental Assessment:** RZ/FDP 2009-SU-020
PCA 83-C-021-02
Light Global Mission Church

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan dated June 24, 2009, as revised through October 9, 2009. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The approximately 28.02-acre subject property is located on the north side of Lee-Jackson Memorial Highway (Route 50) near its intersection with Fair Ridge Drive. The applicant is seeking a rezoning and proffered condition amendment approval which would permit a floor area ratio (FAR) of 0.25 in order to permit a reduction in land area and the addition of a 100-unit independent living facility. The proposed new independent living facility structure has a proposed height of 45 feet. The applicant proposes to substitute three previously approved office buildings at this location for a single independent living facility designed to provide affordable living opportunities for individuals over the age of 55. Parking requirements for the existing and proposed uses totals 1,130 spaces, while the applicants are proposing to provide a total of 1,136 for the existing and proposed uses at this location. The previously approved application for the subject property included a commitment to provide 45% open space. The applicant is seeking a modification of the transitional screening and a waiver of the barrier requirement to the north and west to permit the preservation of existing vegetation to satisfy these requirements. The applicant seeks to reaffirm the modification of Section 13-302 of the Zoning Ordinance regarding the transitional screening and a waiver of the barrier requirements to the south to permit the landscape treatment along the application property's Lee-Jackson Memorial Highway (Route 50) frontage to satisfy these requirements.

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



The applicant seeks to reaffirm the waiver of Section 17-201(3) of the Zoning Ordinance to not require the construction of a service drive along the application property's Lee-Jackson Memorial Highway (Route 50), consistent with the waiver previously approved by the Board of Supervisors and existing conditions on the application property. The applicant also seeks a modification to permit secondary uses, such as independent living, child care, church and drive-in financial institutions. The applicant also seeks a modification of the Zoning Ordinance to permit an independent living facility with dwelling units to be available to persons 55 years of age and older.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in Sub-Unit A5 of the Fairfax Center Area. Properties to the north and west are developed with single-family attached and detached homes. Immediately south of the site are an existing church and retail center, which is near completion. Properties to the east of this site include a VEPCO substation and a number of office and hotel uses.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, Area III, 2007 edition, The Fairfax Center Area, as amended through July 13, 2009, Sub-Unit A5, Land Use Recommendations, pages 47-48:

“Land Use

This sub-unit contains the Dominion Virginia Power substation and transmission lines, as well as a church and office use. The sub-unit is planned for low intensity office, retail and institutional use not to exceed .25 FAR at the overlay level, with the exception of Tax Map 46-3 ((1)) 15B, the electrical substation and transmission lines, which is planned exclusively for public facilities use except as otherwise stated below. It is important that this mix of uses be coordinated and integrated in a quality design. Development should provide substantial, vegetated open space buffers to the north and west, including the preservation of existing trees, in order to protect the existing residential use adjacent to this sub-unit. Buffers should be no less than 125 feet along the northern property line and no less than 50 feet along the western side of the property (north of Tax Map 45-4((1))9). The following conditions should also be met:

- Retail development is limited to the front portion of the parcel, in front of the existing office building and adjacent to Route 50, and should include a grocery store;
- New office development behind the existing office building should be compatible in scale and architectural treatment with surrounding development, and should be buffered/screened from the electrical substation;
- Limited parking and vehicular access for use by the sub-unit may be located on Parcel 46-3((1))15B if substantial landscaping and/or screening of the substation is provided. Said landscaping and screening should be designed to permit vehicles to access the substation through Parcel 15B and should not preclude parking related to the substation:

- Free-standing pad sites should be limited to no more than one and should include no fast food establishments to limit traffic generation;
- Principle access should be from Fair Ridge Drive with secondary right-turn in/out access to Route 50 considered only with VDOT approval. There should be no vehicular connection to Alder Woods Drive; and,
- Development should be set back at least 40 feet and an attractive streetscape, including substantial landscaping, should be provided along Route 50.

Hotel use may be considered on the Route 50 frontage of Tax Map 46-3 ((1)) 15A as an alternative to the planned low intensity mix of uses under the following conditions:

- Overall intensity should not exceed .15 FAR;
- Either the existing landscape buffer along Route 50 is preserved, or an attractive streetscape including substantial landscaping is substituted; and
- Access to the hotel is provided from Fair Ridge Drive, with no direct access from Route 50.

Elderly Housing may be considered as an optional use to the new planned office use on Parcel 46-3((1))15A-1 under the following conditions:

- Elderly housing should not exceed 100 units, which may exceed the .25 FAR at the overlay level;
- A substantial affordable housing component should be provided;
- The scale and architectural treatment should be compatible with surrounding development in the sub-unit; and
- Development should provide substantial buffers to the north and west, including the preservation of existing trees, in order to protect the existing residential use adjacent to this sub-unit.”

Environment

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008, on page 7 through 9, the Plan states:

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

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

- Policy 1. In order to augment the EQC system, encourage protection of stream channels and associated vegetated riparian buffer areas along stream channels upstream of Resource Protection Areas (as designated pursuant to the Chesapeake Bay Preservation Ordinance) and Environmental Quality Corridors. To the extent feasible in consideration of overall site design, stormwater management needs and opportunities, and other Comprehensive Plan guidance, establish boundaries of these buffer areas consistent with the guidelines for designation of the stream valley component of the EQC system as set forth in Objective 9 of this section of the *Policy Plan*. Where applicable, pursue commitments to restoration of degraded stream channels and riparian buffer areas.

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

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed. . . .

In order to protect the Chesapeake Bay and other waters of Virginia from degradation resulting from runoff pollution, the Commonwealth has enacted regulations requiring localities within Tidewater Virginia (including Fairfax County) to designate “Chesapeake Bay Preservation Areas”. Within which land uses are either restricted or water quality measures must be provided. Fairfax County has adopted a Chesapeake Bay Preservation Ordinance pursuant to these regulations.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, page 17:

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

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

- Environmentally-sensitive siting and construction of development.

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

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

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

- Development in accordance with Comprehensive Plan Options;

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

Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.

Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses.”

COMPREHENSIVE PLAN MAP: Fairfax Center Area

LAND USE ANALYSIS

The current development plans and proffers propose the addition of independent living facility as part of an existing mixed-use development. The proposed use is consistent with the Comprehensive Plan option to substitute approved office use with elderly housing not to exceed 100 units. The applicant is proposing that 75% of the proposed units will be affordable housing. Given that the proposed development is being pursued under a Comprehensive Plan option in a designated mixed use center (Fairfax Center Area), to be in conformance with the Policy Plan guidance on green buildings, the four-story structure should be certified as a green building under an applicable Leadership in Energy and Environmental Design (LEED) rating system or third party equivalent.

Issue: Use and Intensity. The proposed 100-unit independent senior housing meets the basic recommendations of the Comprehensive Plan option with respect to use and intensity.

Issue: Height Limits. The applicant is proposing a building height of 45 feet, which is generally consistent with other uses at this location as well as the adjacent residential uses. Therefore, this issue has been adequately addressed.

Issue: Landscaping; Buffering and Screening. The development plan has been revised to depict attractive streetscape including a well-designed road edge with street furniture and other features and provides improved identity, visual continuity and pedestrian safety. In addition, staff feels that substantial buffers to the north and west have been retained in order to protect existing residential use. Therefore, staff feels that this issue has been adequately addressed.

Issue: Pedestrian Circulation The GDP's Pedestrian Circulation Plan depicts circulation on the site as well as connections offsite. Internal circulation and offsite connections appear to be adequate. Staff feels that this issue has been adequately addressed.

Issue: Parking Parking requirements have been met through new surface parking near the proposed new building. Staff feels that this issue has been adequately addressed.

ENVIRONMENTAL ANALYSIS

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

Issue: Water Quality. There are two small intermittent channels that cross the northern portion of the site in an area which is partially wooded. These channels enter a pipe which conveys water to the existing dry pond. While there are no current plans to disturb this area staff feels that the channels should be preserved in a manner consistent with the Comprehensive Plan's environmental quality corridor (EQC) policy. The latest plans provide an adequate buffer area for the two small channels. Staff feels that this issue has been adequately addressed.

Issue: Green Building. The proposed independent living facility which is being pursued under the Comprehensive Plan option in Fairfax Center Area is subject to the Policy Plan guidance on green buildings. To be in conformance with the green building policy, the applicant should obtain LEED certification or an equivalent third party certification for the building. The applicant has proffered to obtain certification by the EarthCraft House program. Staff is currently evaluating whether this green building program is an acceptable third party certification process.

PGN: JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: September 15, 2009

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

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

FILE: RZ 83-C-021 & RZ 2009-SU-020

SUBJECT: Transportation Impact

REFERENCE: PCA 83-C-021-02 & RZ/FDP 2009-SU-020; Light Global Mission Church
Land Identification Map: 46-3 ((1)) 15A1, 15A2 & 15A3

Transmitted herewith are the comments of the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this department dated June 24, 2009.

This department has reviewed the subject application and offers the following comments;

- To date no proffers have been received for either the proffer condition amendment or the rezoning. Until such time as these are received and reviewed by this department, these comments are preliminary.
- Contribution to the Fairfax Centre Transportation Fund per fund guidelines.
- Provision of shuttle service for the independent living facility.
- The pedestrian access from the independent living facility to the retail appears to have the potential for numerous vehicular conflicts. This could be problematic considering the tenants of the independent living facility.
- Although there is "a sea of parking" shown on the development plan only 35 parking spaces are shown for 100 independent living dwelling units. In addition, only 200 spaces are provided for an 800 seat place of worship. Both these uses typically require more parking than currently provided.

AKR

Fairfax Water

APPENDIX 8

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

**PLANNING & ENGINEERING
DIVISION**

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

August 7, 2009

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

Re: RZ 2009-SU-020
FDP 2009-SU-020
PCA 83-C-021-02
Global Mission Village

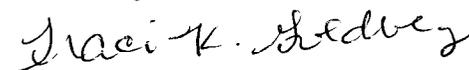
Dear Ms. Coyle:

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

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 8-inch water main located on the property. See the enclosed water system map. The Generalized Development Plan has been forwarded to Plan Control for distribution to the Engineering Firm, with comments pertaining to the proposed water system layout.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

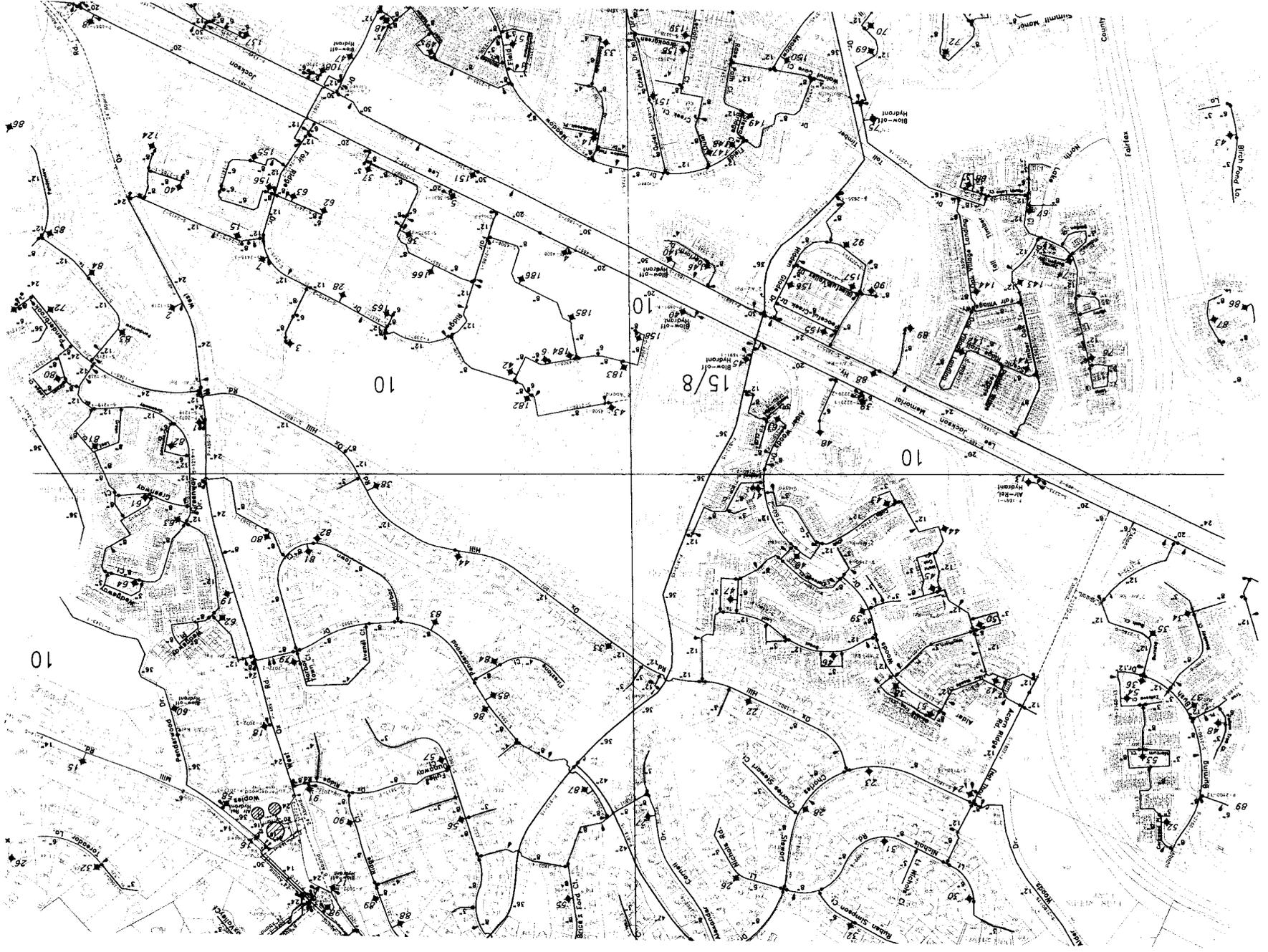
If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,



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

Enclosure





County of Fairfax, Virginia

MEMORANDUM

DATE: July 31, 2009

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

FROM: Eric Fisher, GIS Analyst III
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning/Final
Development Plan RZ/FDP 2009-SU-020 and Proffered Condition Amendment
PCA 83-C-021-02

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #421, **Fair Oaks**
2. After construction programmed _____ this property will be serviced by the fire station _____
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is ___ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.





FAIRFAX COUNTY PARK AUTHORITY

APPENDIX 10



M E M O R A N D U M

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

FROM: Sandy Stallman, Manager
Park Planning Branch, PDD

DATE: August 13, 2009

SUBJECT: RZ/FDP 2009-SU-020 and PCA 83-C-021-02, Light Global Mission Village
Tax Map Numbers: 46-3 ((1)) 15A1, 15A2, 15A3

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

FCPA Reviewer: Andi Dorlester
DPZ Coordinator: Tracy Strunk

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



County of Fairfax, Virginia

MEMORANDUM

DATE: August 25, 2009

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

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP2009-SU-020 and PCA83-C-021-02
Tax Map No. 046-3-/01//0015A1, 0015A2, 0015A3

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 Greenbriar (T-4) watershed. It would be sewered into the Upper Occoquan Sanitation Authority (UOSA).
2. Based upon current and committed flow, there is excess capacity in the (UOSA) at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8" inch line located in the street 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.

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

5. Other pertinent information or comments:





County of Fairfax, Virginia

MEMORANDUM

DATE: October 16, 2009

TO: Tracy Strunk, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Beth Forbes, Stormwater Engineer *BF*
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application #RZ/FDP 2009-SU-020 and PCA 83-C-021-02,
Global Mission Church, Conceptual Development Plan dated October 9,
2009, LDS Project #5458-ZONA-001-2, Tax Map #46-3-01-15A1, 15A2 &
-15A3, Sully District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is Resource Protection Area (RPA) on this site. An RPA delineation was approved on April 13, 2006, #5458-RPA-001-1.

Water quality controls are required for this project (PFM 6-0401.1). Controls are identified on the plat. Storm drain easements will be required downstream of the pond's outlet and following the natural channel upstream of the pond to the northern property boundary; conservation easements will not be allowed within the storm drainage easements. Some of the existing storm drain easement located where the wet pond's control and outlet structures have been proposed will have to be vacated.

Floodplain

There may be minor floodplain on the western boundary of the property. A floodplain determination may be required for work near the pond's outfall.

Downstream Drainage Complaints

There are no pertinent downstream drainage complaints on file.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 200
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Stormwater Detention

Stormwater detention is required; Condition #10.A of PCA 83-C-021 requires 5% additional storage volume over that normally required. A wet pond is provided. A 20-foot-wide access easement must extend along the southern edge of the pond to the riser and outlet structures; the fence must be at least 8 feet away from the 12-foot-wide access road.

Site Outfall

Information on the site's outfall has been provided. At the site plan submission, it will be necessary to provide calculations and a narrative description demonstrating adequate outfall meeting the PFM requirements (PFM 6-0203 & 6-0204).

Please contact me at 703-324-1720 if you require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File

FAIRFAX CENTER CHECKLIST

Case Number:

RZ/FDP 2009-SU-020

Plan Date:

Not
Applicable Applicable Essential Satisfied Comments

I. AREA WIDE BASIC DEVELOPMENT ELEMENTS					
A. Roadways					
1. Minor street dedication and construction	x				
2. Major street R.O.W. dedication	x				
B. Transit					
1. Bus loading zones with necessary signs and pavement; Bus pull-off lanes		x		x	stop on 50
2. Non-motorized access to bus or rail transit stations		x	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				
3. Secure bicycle parking facilities		x		x	

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				
2. Bicycle support facilities (showers, lockers)	x				
D. Transportation Strategies					
1. Ridesharing programs	x				
2. Subsidized transit passes for employees	x				

III. AREA WIDE MAJOR DEVELOPMENT ELEMENTS

FAIRFAX CENTER CHECKLIST

Case Number:

RZ/FDP 2009-SU-020

Plan Date:

	Not Applicable	Applicable	Essential	Satisfied	Comments
A. Roadways					
1. Contribution towards major (future) roadway improvements		x	x	x	Fx Cnt Road Fund
2. Construct and/or contribute to major roadway improvements	x				
3. Traffic signals as required by VDOT	x				
B. Transit					
1. Bus or rail transit station parking lots	x				
C. Transportation Strategies					
1. Local shuttle service		x	x	x	
2. Parking fees	x				
D. Non-motorized Circulation					
1. Grade separated road crossings	x				

FAIRFAX CENTER CHECKLIST

Case Number:

RZ/FDP 2009-SU-020

Plan Date:

--

Not
Applicable Applicable Essential Satisfied Comments

I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Environmental Quality Corridors (EQC)					
1. Preservation of EQCs as public or private open space		x	x	x	
B. Stormwater Management (BMP)					
1. Stormwater detention/retention		x		x	
2. Grassy swales/vegetative filter areas	x				
C. Preservation of Natural Features					
1. Preservation of quality vegetation		x		x	
2. Preservation of natural landforms		x		x	
3. Minimize site disturbance as a result of clearing or grading limits		x		x	
D. Other Environmental Quality Improvements					
1. Mitigation of highway-related noise impacts	x				
2. Siting roads and buildings for increased energy conservation (Including solar access)	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	
B. Protection of Ground Water Resources					
1. Protection of aquifer recharge areas		x			
C. Stormwater Management (BMP)					
1. Control of off-site flows	x				
2. Storage capacity in excess of design storm requirements		x		x	
D. Energy Conservation					
1. Provision of energy conscious site plan		x	x	x	EarthCraft

III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS

FAIRFAX CENTER CHECKLIST

Environmental Systems

Case Number:

RZ/FDP 2009-SU-020

Plan Date:

--

Not

	Applicable	Applicable	Essential	Satisfied	Comments
A. Innovative Techniques					
1. Innovative techniques in stormwater management		X		X	
2. Innovative techniques in air or noise pollution control and reduction		X			
3. Innovative techniques for the restoration of degraded environments	X				

FAIRFAX CENTER CHECKLIST

Provision of Public Facilities

Case Number:

RZ/FDP 2009-SU-020

Plan Date:

--

Not
Applicable Applicable Essential Satisfied Comments

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					
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				
B. Public Indoor or Outdoor Activity Spaces					
1. Health clubs	x				
2. Auditoriums/theaters	x				
3. Athletic fields/major active recreation facilities	x				

FAIRFAX CENTER CHECKLIST

Land Use - Site Planning

Case Number:

RZ/FDP 2009-SU-020

Plan Date:

--

Not
Applicable Applicable Essential Satisfied Comments

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	
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	
3. Provision of additional screening and buffering		x	x	x	
II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS					
A. Land Use/Site Planning					
1. Parcel consolidation	x				
2. Low/Mod income housing		x	x	x	
B. Mixed Use Plan					
1. Commitment to construction of all phases in mixed-use plans		x		x	
2. 24-hour use activity cycle encouraged through proper land use mix		x		x	
3. Provision of developed recreation area or facilities		x		x	

FAIRFAX CENTER CHECKLIST

Land Use - Site Planning

Case Number: RZ/FDP 2009-SU-020

Plan Date: --

Not

Applicable Applicable Essential Satisfied

Comments

III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Extraordinary Innovation					
1. Site design	x				
2. Energy conservation		x		x	

FAIRFAX CENTER CHECKLIST

Detailed Design

Case Number:

RZ/FDP 2009-SU-020

Plan Date:

--

Not
Applicable Applicable Essential Satisfied Comments

I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Site Entry Zone					
1. Signs		x		x	
2. Planting		x		x	
3. Lighting		x		x	
4. Screened surface parking		x		x	
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		x	
2. Special planting		x		x	
3. Lighting		x		x	
B. Structures					
1. Architectural design that complements the site and adjacent developments		x	x	x	
2. Use of energy conservation techniques		x		x	
C. Parking					
1. Planting - above ordinance requirements	x				
2. Lighting	x				
D. Other Considerations					
1. Street furnishing such as seating, drinking fountains	x				
2. Provision of minor plazas		x		x	

III. AREA WIDE MAJOR DEVELOPMENT ELEMENTS
--

FAIRFAX CENTER CHECKLIST

Detailed Design

Case Number:

RZ/FDP 2009-SU-020

Plan Date:

--

Not

	Applicable	Applicable	Essential	Satisfied	Comments
A. Detailed Site Design					
1. Structured parking with appropriate landscaping	x				
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	
4. Landscaping of major public spaces	x				

FAIRFAX CENTER CHECKLIST

Summary

Case Number:

RZ/FDP 2009-SU-020

Plan Date:

--

I. BASIC DEVELOPMENT ELEMENTS

- 1. Applicable Elements 18
- 2. Elements Satisfied 18
- 3. Ratio **1.00**

II. MINOR DEVELOPMENT ELEMENTS

- 1. Applicable Elements 14
- 2. Elements Satisfied 13
- 3. Ratio **0.93**

III. MAJOR DEVELOPMENT ELEMENTS

- 1. Applicable Elements 6
- 2. Elements Satisfied 5
- 3. Ratio **0.83**

IV. ESSENTIAL DEVELOPMENT ELEMENTS

- 1. Applicable Elements 10
- 2. Elements Satisfied 10
- 3. Ratio **1.00**

V. MAJOR TRANSPORTATION DEVELOPMENT ELEMENTS

- 1. Applicable Elements 2
- 2. Elements Satisfied 2
- 3. Ratio **1.00**

VI. LOW/MODERATE INCOME HOUSING ELEMENT

yes

no

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.

- 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.

7. Independent living facilities may include assisted living facilities and skilled nursing facilities designed solely for the residents as an accessory use.
8. All facilities of the development shall be solely for the use of the residents, employees and invited guests, but not for the general public.
9. In residential districts, the maximum building height shall be 50 feet and in commercial districts the maximum building height shall be as set forth in the district in which located, except that in all cases greater heights may be approved by the Board.
10. The minimum front, side and rear yard requirements shall be as follows, except greater yards may be required by the Board:
 - A. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for 0.2 to 8 dwelling units per acre - 50 feet.
 - B. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for a residential use having a density greater than 8 dwelling units per acre or any commercial, office or industrial use - 30 feet.
11. Transitional screening shall be provided in accordance with the provisions of Article 13, and for the purpose of that Article, an independent living facility shall be deemed a multiple family dwelling.
12. The provisions of Par. 6 above shall not be applicable to proffered rezoning and approved special exception applications or amendments thereto approved prior to May 20, 2003 or for special exception applications approved prior to May 20, 2003 for which a request for additional time to commence construction is subsequently requested in accordance with Sect. 9-015. Additionally, Par. 6 above shall not be applicable, unless requested by the applicant to rezoning and special exception amendment applications filed on or after May 20, 2003, which propose no increase in density over the previously approved density.

GLOSSARY

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

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

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

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

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

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

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

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

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

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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