APPLICATION ACCEPTED: July 9, 2009
PLANNING COMMISSION: December 2, 2009
BOARD OF SUPERVISORS: December 7, 2009 @ 3:30 PM

County of Fairfax, Virginia

NOVEMBER 19, 2009

STAFF REPORT

APPLICATION RZ/FDP 2009-DR-016

CRD

DRANESVILLE DISTRICT

APPLICANT(S):	Madison Building Associates LLC and Second Madison Building Associates LLC
PRESENT ZONING:	C-6, SC, HC, CRD
REQUESTED ZONING:	PDC, SC, HC, CRD
PARCEL(S):	30-2 ((4)) D-11B and D-47A
ACREAGE:	2.66 acres
DENSITY:	1.22 FAR
OPEN SPACE:	25%
PLAN MAP:	Retail and other
PROPOSAL:	The applicant seeks to rezone 2.66 acres from C-6 to PDC to permit the establishment of a new mini-warehouse use on a site with an existing commercial building at an overall density of 1.22 FAR. The new 59,728 mini-warehouse building will front along Beverly Road.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2009-DR-016 and associated Conceptual Development Plan, subject to the draft proffers contained in Appendix 1.

Staff recommends approval of FDP 2009-DR-016, subject to the proposed FDP conditions and the Board of Supervisors' approval of RZ 2009-DR-016 and the associated conceptual development plan.

Brenda J Cho

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

Staff recommends modification of the limitation of a maximum of 25% of the total GFA for secondary uses in a PDC District to permit up to 42% for a personal storage use.

Staff recommends approval of the 20% reduction in minimum required parking to permit 229 spaces instead of 286.

Staff recommends approval of a modification of the transitional screening requirement along the western property line in favor of the proposed landscaping as shown on the CDP/FDP.

Staff recommends approval of a waiver of the barrier requirements along all property lines of Parcel 47A and along the western property line of Parcel 11B.

Staff recommends a modification of the trail requirement along Old Chain Bridge Road, in favor of that shown on the CDP/FDP.

Staff recommends approval of a modification of the peripheral parking lot landscaping, in favor of that shown on the CDP/FDP.

Staff recommends that the Board of Supervisors direct the Director of DPWES to permit a deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the CDP/FDP.

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

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

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

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

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

Rezoning Application

RZ 2009-DR-016

Applicant:	MADISON BUILDING ASSOCIATES LLC AND SECOND MADISON BUILDING ASSOCIATES LLC
Accepted:	07/09/2009
Proposed:	MIXED USE DEVELOPMENT
Area:	2.66 AC OF LAND; DISTRICT - DRANESVILLE
Zoning Dist Sect:	
Located:	EAST SIDE OF BEVERLY ROAD, WEST SIDE OF OLD CHAIN BRIDGE ROAD APPROXIMATELY 100 FEET SOUTH OF ITS INTERSECTION WITH FLEETWOOD ROAD
Zoning:	FROM C- 6 TO PDC
Overlay Dist:	HC CRD SC
Map Ref Num:	030-2- /04/D /0011B /04/D /0047A

Final Development Plan

FDP 2009-DR-016

Applicant:	MADISON BUILDING ASSOCIATES LLC AND SECOND MADISON BUILDING ASSOCIATES LLC
Accepted:	07/09/2009
Proposed:	MIXED USE DEVELOPMENT
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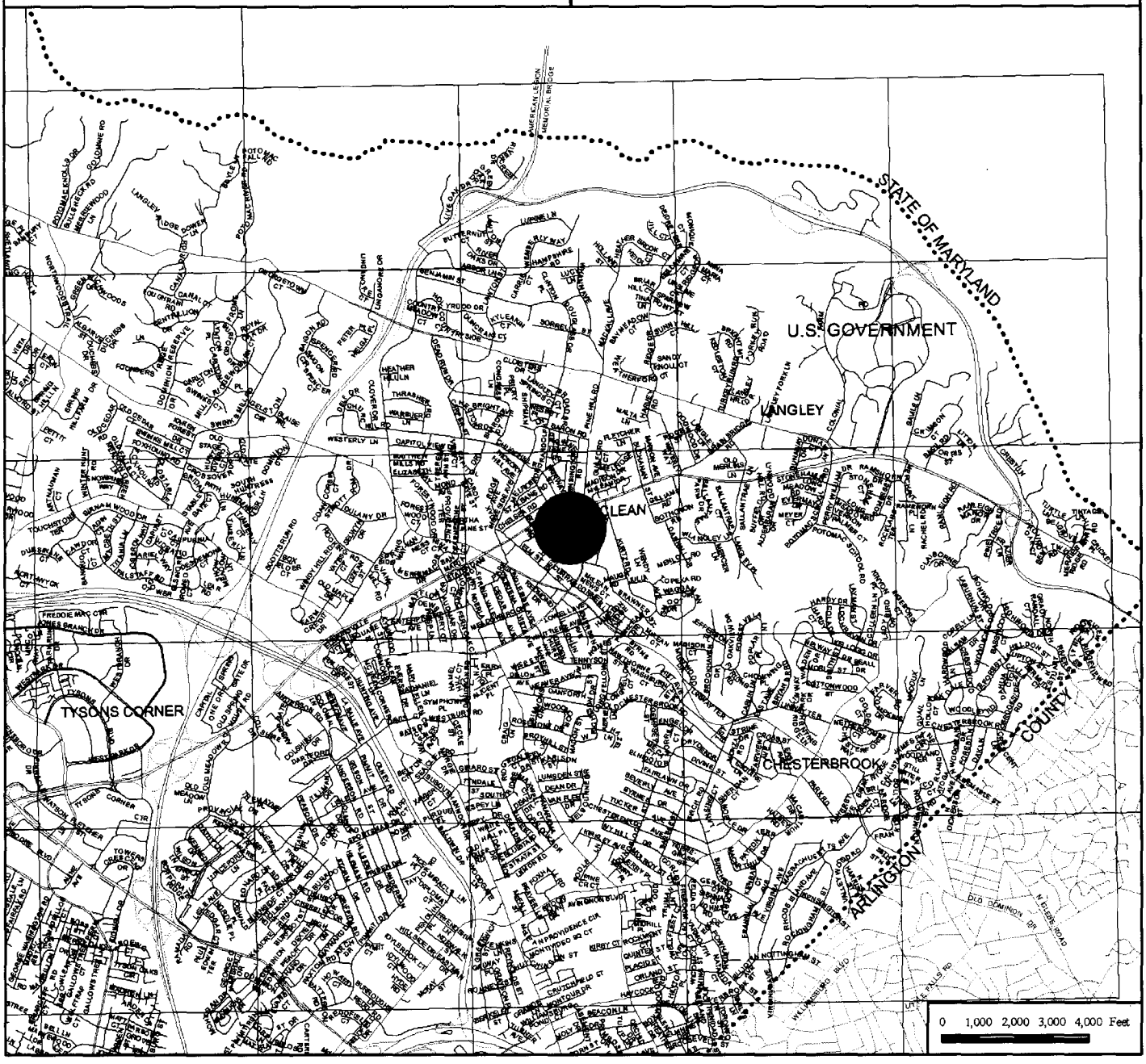
Zoning Dist Sect:	
Located:	EAST SIDE OF BEVERLY ROAD, WEST SIDE OF OLD CHAIN BRIDGE ROAD APPROXIMATELY 100 FEET SOUTH OF ITS INTERSECTION WITH FLEETWOOD ROAD
Zoning:	PDC
Overlay Dist:	SC HC CRD
Map Ref Num:	030-2- /04/D /0011B /04/D /0047A



Rezoning Application

RZ 2009-DR-016

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Overlay Dist:	HC CRD SC
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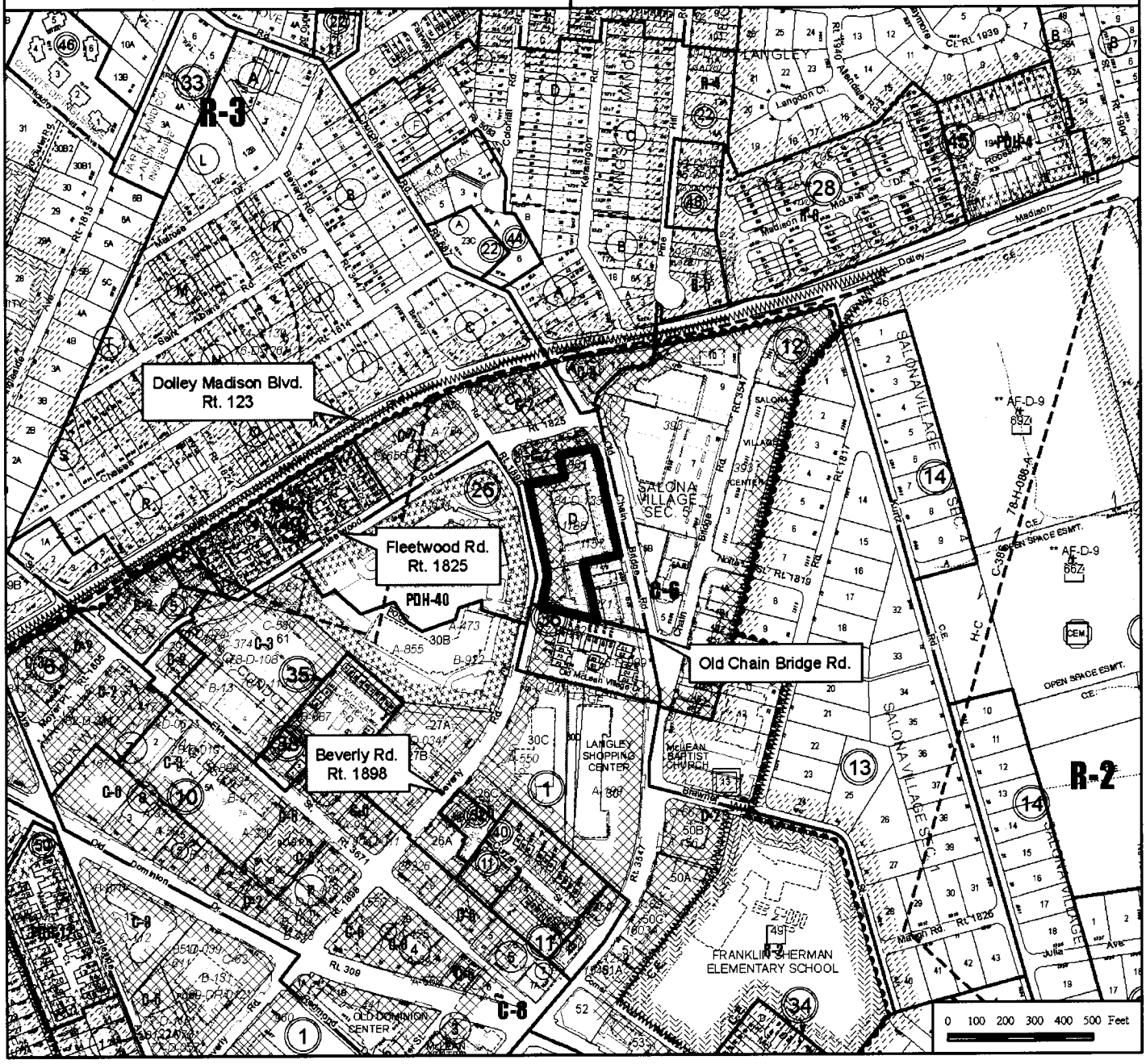
Overlay Dist:	SC HC CRD
Map Ref Num:	030-2- /04/D /0011B /04/D /0047A



MCLEAN PERSONAL STORAGE

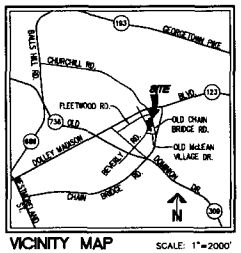
1320 OLD CHAIN BRIDGE ROAD

DRANESVILLE DISTRICT · FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL/FINAL DEVELOPMENT PLAN

NOTES

1. OWNER/APPLICANT:
   ROBERT BISHOP
   SECOND MADISON BUILDING ASSOCIATES, LLC
   C/O COMPSON DEVELOPMENT
   222 SEVERN AVENUE, BUILDING 14, SUITE 101
   ANNAPOLIS, MARYLAND 21402
2. THE PROPERTY SHOWN ON THIS PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 030-2-040-0011B AND 030-2-040-0047A AND IS APPROXIMATELY 115,970 SQUARE FEET OR 2.66 ACRES.
3. THE SITE IS CURRENTLY ZONED C-6, COMMUNITY RETAIL DISTRICT AND IS LOCATED WITHIN THE MCLEAN COMMERCIAL REVITALIZATION DISTRICT (CRD), HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD), AND SIGN CONTROL OVERLAY DISTRICT (SC). THE REZONING APPLICATION REQUESTS THE SITE BE REZONED TO THE PLANNED DEVELOPMENT COMMERCIAL DISTRICT (PDC), CRD, HC, AND SC.
4. THE PROPOSED DEVELOPMENT WILL MEET THE PARKING REQUIREMENTS OF ARTICLE 11 OF THE ZONING ORDINANCE AS MAY BE MODIFIED BY SECTION 7-300 OF THE ZONING ORDINANCE. PARKING SHALL BE PROVIDED IN COMBINATION OF AN EXISTING BELOW GRADE PARKING STRUCTURE AND SURFACE SPACES. A 20% PARKING REDUCTION, WHICH IS ALLOWED BY THE CRD, IS BEING REQUESTED AS PART OF THIS APPLICATION.
5. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A FIELD RUN SURVEY BY WALTER L. PHILLIPS, INC. CONTOUR INTERVAL IS TWO (2) FEET.
6. THERE ARE EXISTING COMMERCIAL USES ADJACENT TO THE PROPERTY AND MULTI-FAMILY RESIDENTIAL LOCATED ACROSS BEVERLY ROAD. THE PROPOSED MIXED-USE PROJECT WILL NOT POSE ANY ADVERSE IMPACTS ON THE ADJACENT OR NEIGHBORING PROPERTIES.
7. IT IS ANTICIPATED THAT DEVELOPMENT OF THIS PROJECT WILL OCCUR IMMEDIATELY FOLLOWING COUNTY APPROVAL OF THE SITE PLAN.
8. SPECIAL AMENITIES FOR THE SITE INCLUDE ENHANCED LANDSCAPING AND STREETSCAPING; AND A MID BLOCK PEDESTRIAN CONNECTION.
9. THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
10. NO RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS, AS DEFINED, ARE DELINEATED ON THIS PROPERTY.
11. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 515525 0100 D, REVISED DATE MARCH 5, 1990, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.
13. THERE ARE NO KNOWN UTILITY EASEMENTS ON THE PROPERTY HAVING A WIDTH OF 25 FEET OR MORE.
14. THIS PROPOSED DEVELOPMENT COMPLIES WITH THE CURRENT COMPREHENSIVE PLAN RECOMMENDATION.
15. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS SUBSTANCES ON THIS PROPERTY.
16. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.
17. THE PROPOSED APPLICATION CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED WAIVERS/MODIFICATIONS SECTION.
18. THE EXISTING STRUCTURE WILL REMAIN.
19. THE BUILDING HEIGHT OF THE EXISTING BUILDING IS ±48 FEET WITH A ±3 FOOT PARAPET WALL. THE PROPOSED BUILDING HAS A BUILDING HEIGHT OF ±50 FEET WITH A ±5 FOOT PENTHOUSE.
20. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR ORIENTATIONS AND ADJUSTMENTS MAY BE REQUIRED, AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 18-204(5), AS PART OF THE FINAL DESIGN AND SUBDIVISION PLAN APPROVAL PROCESS; HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.
21. ALL SIGNAGE SHALL BE PROVIDED IN CONFORMANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.



VICINITY MAP SCALE: 1"=2000'

BLDG. AREA TABULATION

USE	GFA
EXISTING BUILDING:	
OFFICE (EXISTING)	±69,230 SF
RETAIL (EXISTING AND FUTURE)	±11,950 SF
PROPOSED BUILDING: (DOES NOT INCLUDE ±16,729 SF OF CELLAR)	
MINI-WAREHOUSING ESTABLISHMENT	
PERSONAL SERVICE	±58,228 SF
OFFICE	±1,500 SF
TOTAL =	±140,908 SF
FAR =	±1.22

LOADING TABULATION

USE: EXISTING OFFICE BUILDING
RATE: 1 SP/FIRST 10,000 SF, PLUS 1 SP/EACH ADDTIONAL 20,000 SF
(BUT NO MORE THAN 5 SPACES PER BUILDING)

TOTAL REQUIRED = 5 SPACES
TOTAL PROVIDED = 5 SPACES

USE: PROPOSED MINI-WAREHOUSING

APPLICANT PROPOSES TO USE THE 4 OVERSIZED PARKING SPACES ON THE FIRST LEVEL OF THE PROPOSED BUILDING AS PARKING/LOADING.

WAIVERS/MODIFICATIONS REQUESTED

1. A WAIVER OF THE TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENTS ALONG THE WESTERN PROPERTY LINE (BEVERLY ROAD FRONTAGE) AND THE EXISTING MULTI-FAMILY RESIDENTIAL ACROSS BEVERLY ROAD IS REQUESTED.
2. A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN PROPERTY LINE, AND THE EASTERN PROPERTY LINE, BETWEEN THE PROPOSED MINI-WAREHOUSE AND EXISTING ADJACENT OFFICE USES IS REQUESTED.
3. A WAIVER OF THE BARRIER REQUIREMENT BETWEEN THE PROPOSED MINI-WAREHOUSE AND THE EXISTING ONSITE OFFICE USE IS REQUESTED.
4. A MODIFICATION TO ALLOW A 5 FOOT BRICK/CONCRETE WALK TO BE PROVIDED ALONG OLD CHAIN BRIDGE ROAD IN LIEU OF THE REQUIRED 8 FOOT TRAIL IS REQUESTED.
5. A WAIVER OF THE TREE PRESERVATION TARGET IS REQUESTED.
6. A WAIVER OF THE 10 FOOT PERIPHERAL PARKING LOT LANDSCAPING ALONG BEVERLY ROAD AND OLD CHAIN BRIDGE ROAD IS REQUESTED, DUE TO THE PROPOSED STREETSCAPE CONFIGURATION.
7. A MODIFICATION OF THE LIMITATION OF A MAXIMUM OF 25% OF THE TOTAL GFA FOR SECONDARY USES IN A PDC DISTRICT IS REQUESTED.
8. A 20% PARKING REDUCTION IS REQUESTED, PER THE CRD.

ZONING TABULATION

EXISTING ZONE: C-6, COMMUNITY RETAIL DISTRICT
PROPOSED ZONE: PDC, PLANNED DEVELOPMENT COMMERCIAL DISTRICT
SITE IS LOCATED WITHIN THE FOLLOWING DISTRICTS:
(MCLEAN COMMERCIAL REVITALIZATION DISTRICT)
(HIGHWAY CORRIDOR OVERLAY DISTRICT)
(SIGN CONTROL OVERLAY DISTRICT)

	REQUIRED	PROVIDED
MIN LOT AREA	NONE	±115,970 SF OR ±2.66 AC (INCL. ±4,327 SF DEDICATION)
MIN LOT WIDTH	NONE	±375 FT
MAX BLD HT	NONE	±50 FT (PROP. BUILDING W/ ±5 FT PENTHOUSE) ±48 FT (EX. BUILDING W/ ±3 FT PARAPET WALL)
MIN YARD REQUIREMENTS		
FRONT	N/A	±10 FT
SIDE	N/A	±0 FT
REAR	N/A	±11 FT
MAX FAR	1.25 (PER COMP PLAN)	±1.22 (BASED ON PRE-DEDICATION)
OPEN SPACE	15%	±25%

PARKING TABULATION

PARKING REQUIRED (INCLUDING CELLAR SPACE)

EXISTING BUILDING

USE: RETAIL (EXISTING AND FUTURE)
RATE: 1 SP/200 SF OF NFA FOR THE 1ST 1,000 SF, PLUS 6 SP/ EACH ADDITIONAL 1,000 SF
(11,950 SF = 71)

USE: OFFICE (EXISTING)
RATE: 3 SP/1,000 SF
(69,230 SF = 208)

PROPOSED BUILDING

USE: MINI-WAREHOUSING ESTABLISHMENT (PERSONAL STORAGE)
RATE: 3.2 SP/1,000 SF OF OFFICE, PLUS 1 SP/EMPLOYEE
(1,500 SF OF OFFICE AND 2 EMPLOYEES = 7)

REQUIRED WITH EXISTING BUILDING	= 279 SPACES
REQUIRED WITH PROPOSED BUILDING	= 7 SPACES
TOTAL PARKING REQUIRED	**= 286 SPACES**
MINUS 20% REDUCTION PER CRD	X .57 SPACES (20%)
TOTAL PARKING REQUIRED	**= 229 SPACES**

PARKING PROVIDED

SURFACE PARKING	= 130 SPACES (INCL. 6 HC)
EXISTING BUILDING UNDERGROUND GARAGE PARKING	= 98 SPACES
PROPOSED BUILDING GARAGE PARKING	= 7 SPACES (INCL. 1 HC)
TOTAL PROPOSED PARKING SPACES	**= 235 SPACES (INCL. 7 HC)**

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITION/EXISTING VEGETATION MAP
3. CONCEPTUAL/FINAL DEVELOPMENT PLAN
4. CONCEPTUAL LANDSCAPE PLAN
5. TREE INVENTORY
6. TREE INVENTORY
7. STREETSCAPE CROSS-SECTIONS
8. SITE DETAILS
9. SITE DETAILS
10. PRELIMINARY STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES PLAN
11. PRELIMINARY OUTFALL ANALYSIS
12. ARCHITECTURAL ELEVATIONS
13. ARCHITECTURAL ELEVATIONS
14. ARCHITECTURAL ELEVATIONS
15. ARCHITECTURAL ELEVATIONS
16. SIGNAGE DETAILS
17. LIGHTING DETAILS

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 532-1601 WWW.WLPINC.COM

SCALE: 1" = 30' DRAWN: MHF
DATE: 2/26/08; REV. 6/26/08; 9/19/08; REV. 10/15/08; 10/28/08

CHARLES T. DUNLAP Lic. No. 11319 10/29/09

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

COVER SHEET

MCLEAN PERSONAL STORAGE
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

File No. FC-21 Tax Map No. 30-2 Job No. 08-018 Cadd Dwg. File: 08018COP.DGN Xref:

EXISTING VEGETATION MAP INFORMATION

LEGEND	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
(crosshatch)	MAINTAINED GRASSLANDS	MAPLES, OAKS, BRADFORD PEARS	EARLY SUCCESSIONAL TO SUB-CLIMAX	FAIR TO POOR	±16,695 SF OR ±0.38 AC	INCLUDES UNDESIRABLE SPECIES SUCH AS BRADFORD PEAR AND LEYLAND CYPRESS ALL LEYLAND CYPRESS ARE LOCATED MAINLY IN STORM SEWER EASEMENT MOSTLY NON-NATIVE VEGETATION THAT HAS BEEN PLANTED AS LANDSCAPE AREAS.
	DEVELOPED	BUILDINGS, PARKING, DRIVEWAYS, WALKS	N/A	N/A	±99,275 SF OR ±2.28 AC	
				TOTAL:	±115,970 SF OR ±2.66 AC	

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	440.00'	109.03'	14°11'51"	54.80'	108.75'	N07°04'34"E
2	289.40'	60.18'	11°54'38"	30.18'	60.05'	S18°11'26"E

0 15 30 60
(IN FEET)
1 INCH = 30'

File No. FG-21 Tax Map No. 30-2 Job No. 09-018 Cadd Dwg. File: 09018CDP_FDP Xref:

EXISTING CONDTIONS/EXISTING VEGETATION MAP

MCLEAN PERSONAL STORAGE

DRANESVILLE DISTRICT

FAIRFAX COUNTY, VIRGINIA

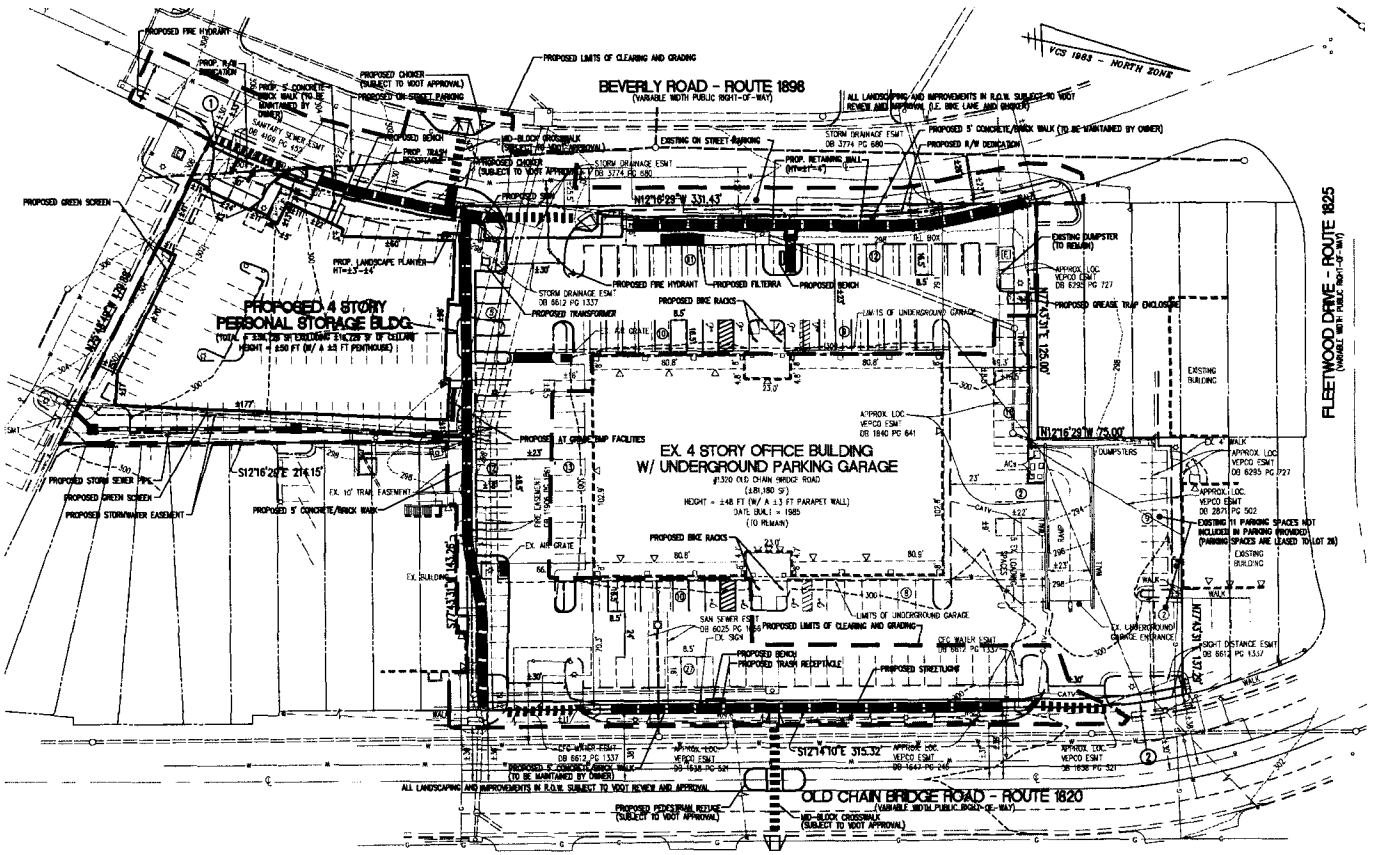
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

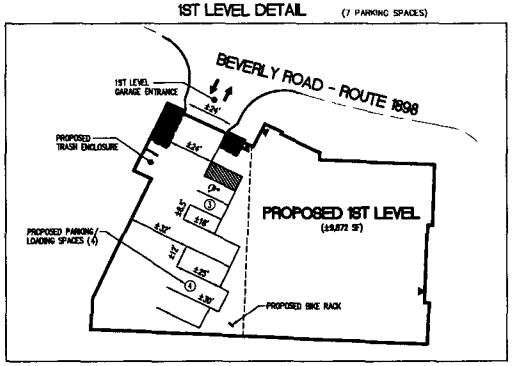
COMMONWEALTH OF VIRGINIA
CHARLES F. DUNLAP
Lic. No. 1309-B
10/29/09
LAND SURVEYOR

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 WWW.WLPINC.COM
(703) 532-6163 FAX (703) 533-1301

SCALE: 1" = 30'
DATE: 5/29/09, REV. 6/29/09, REV. 9/18/09 REV. 10/19/09, 10/29/09
DRAWN: MRW



1ST LEVEL DETAIL (7 PARKING SPACES)



SIDEWALK NOTE:

1) IF IT IS DETERMINED THAT FAIRFAX COUNTY OR OWNER ARE NOT APPROVED TO MAINTAIN THE BRICK/CONCRETE SIDEWALK THEN AS AN ALTERNATIVE, A 5' CONCRETE SIDEWALK WILL BE PROVIDED.

0 15 30 60
(IN FEET)
1 INCH = 30'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	440.00'	108.03'	14°03'31"	54.80'	108.75'	N07°04'34"E
2	289.40'	90.19'	11°54'38"	30.19'	60.05'	S18°11'28"E

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SCALE: 1" = 30'
DRAWN: MW
DATE: 3/15/06, REV. 6/29/06, 9/19/06
REV. 10/19/06, 10/23/06

LIC. NO. 3819-A
10/23/06
CHARLES T. DUNN
PROFESSIONAL ENGINEER

CONCEPTUAL/FINAL DEVELOPMENT PLAN

MCLEAN PERSONAL STORAGE

DRANESVILLE DISTRICT

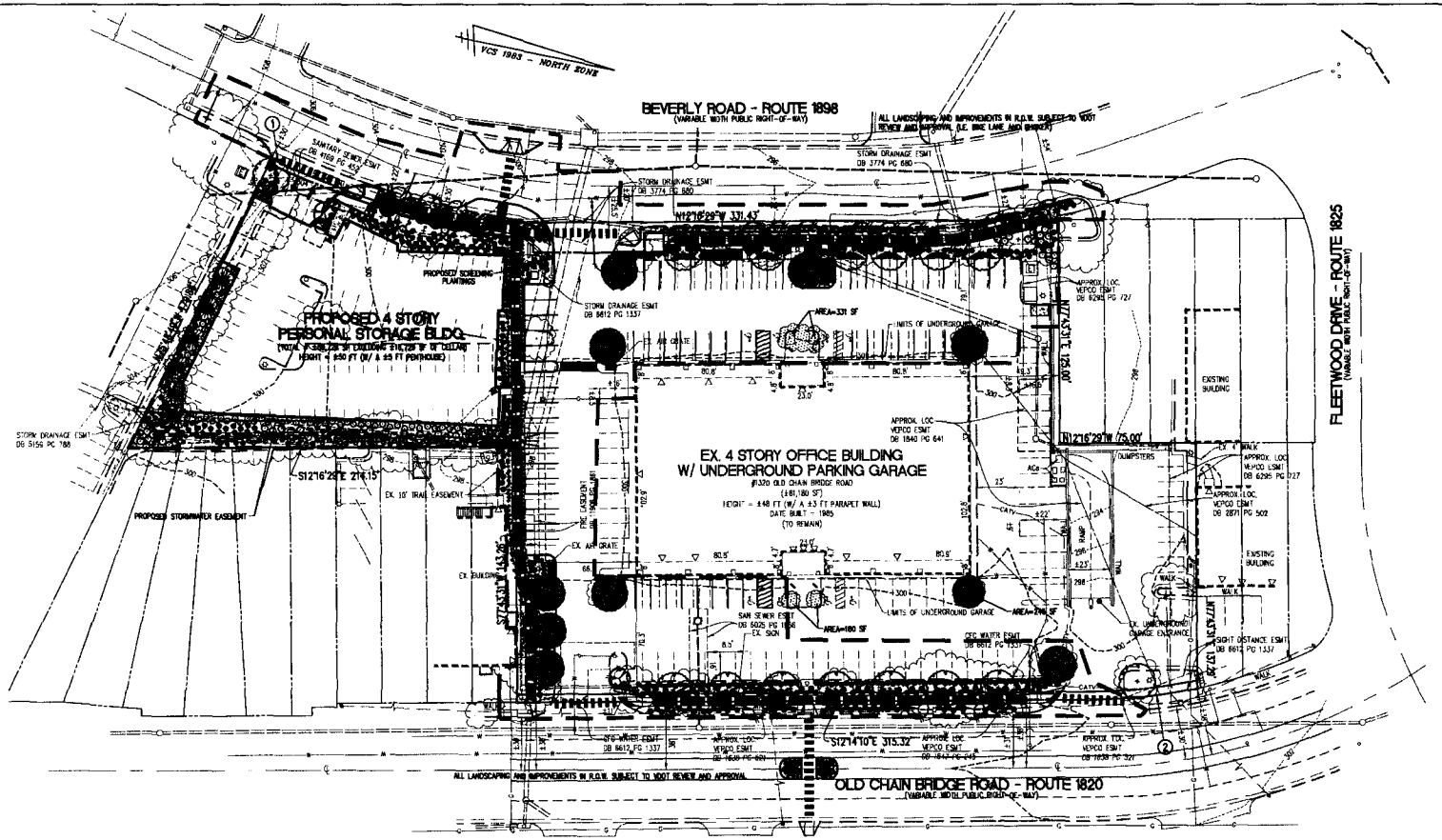
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY:

NO.	DESCRIPTION	DATE	REV BY	APPROVED	DATE

File No. FC-21 Tax Map No. 30-2 Job No. 09-016 Cadd Dwg. File: 09016CDP_FDP Xref:

SHEET: 3 OF 17



TREE COVER CALCULATIONS

TOTAL SITE AREA	±115,970	S.F.
RIGHT OF WAY DEDICATION	- ±4,327	S.F.
ADJUSTED SITE AREA	±111,643	S.F.
PERCENT REQUIRED	x 10	%
TREE COVER REQUIRED	±11,165	S.F.

TREE COVER PROVIDED (PLANTED)		
28 LARGE DECIDUOUS TREES (CATEGORY IV) @ 250 SF	7,000	S.F.
6 LARGE EVERGREEN TREES (CATEGORY IV) @ 250 SF	1,500	S.F.
3 FLOWERING TREES @ 100 SF	+ 300	S.F.
	8,800	S.F.
IMPROVED CULTIVARS AND VARIETIES CREDIT (SEE TABLE 12.12) OF 1.25	2,200	S.F.
EXISTING TREE COVERAGE ±738	±738	S.F.
TOTAL TREE COVERAGE PROVIDED	±11,738	S.F.

INTERIOR PARKING LOT LANDSCAPING CALCULATION

TOTAL PARKING AREA	±49,100	S.F.
PERCENT REQUIRED	x 5	%
REQUIRED	±2,455	S.F.
PROPOSED 9 CATEGORY IV TREES @ 250 SF	±2,250	S.F.
EXISTING TREES	+ 245	S.F.
PROVIDED	±2,495	S.F.

TABLE 12.3
SEE SHEET 5, TREE INVENTORY

TABLE 12.12
SEE SHEET 5, TREE INVENTORY

NOTES

PROPOSED PLANTINGS IN RIGHT OF WAY ARE SUBJECT TO VDOT APPROVAL.

NO TREES IN RIGHT OF WAY HAVE BEEN TAKEN FOR TREE CANOPY CREDIT

LEGEND

PROPOSED DECIDUOUS TREES (QUERCUS PHELLOS, ACER RUBRUM, TILIA AMERICANA)

PROPOSED DECIDUOUS TREES (COUNTED TOWARDS INTERIOR PARKING LOT LANDSCAPING) (QUERCUS PHELLOS, ACER RUBRUM, TILIA AMERICANA)

PROPOSED CATEGORY IV EVERGREEN TREES (MAGNOLIA GRANDIFLORA)

PROPOSED CATEGORY II FLOWERING TREES (AMELANCHIER CANADENSIS, CHIONANTHUS VIRGINICUS, CERCIS CANADENSIS, MAGNOLIA VIRGINIANA)

PROPOSED LARGE SHRUBS

PROPOSED MEDIUM SHRUBS

PROPOSED PERRENIALS/GRASSES/GROUNDCOVER

EXISTING DECIDUOUS TREES (COUNTED TOWARDS INTERIOR PARKING LOT LANDSCAPING)

EXISTING TREES COUNTED TOWARDS TREE COVER

0 15 30 60
(IN FEET)
1 INCH = 30'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	440.00'	109.03'	14°11'51"	54.80'	108.75'	N07°04'34"E
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DRAWN: MM
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REV. 10/13/09, 10/29/09
SCALE: 1" = 30'

LIC. NO. 1139
10/29/09

NO.	DESCRIPTION	DATE	REV BY	APPROVED	DATE

REVISION APPROVED BY

CONCEPTUAL LANDSCAPE PLAN

MCLEAN PERSONAL STORAGE

DRANESVILLE DISTRICT

FAIRFAX COUNTY, VIRGINIA

Table 12.12 10-year Tree Canopy Calculation Worksheet			
Step		**Totals**	**Reference**
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.3	see § 12-0507.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	115,970	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0510.1B
B3	Subtract area of exemptions =	- 4,327	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1 – B2) =	111,643	
B5	Identify site's zoning and/or use	C-6	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-509.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B5) =	11,165	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	1,808	SEE TABLE 12.3, THIS SHEET
C2	Total canopy area meeting standards of § 12-0200 =	738	
C3	NO MULTIPLIER TAKEN C2 x 1.25 =	738	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0	
C5	C4 x 1.5 =		§ 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0	
C7	C6 x 1.5 to 3.0 =		§ 12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0	
C9	C8 x 1.0 =		§ 12-0509.3C(1)
C10	Total of C3, C5, C7 and C9 =	738	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	10,382	
D2	Area of canopy Planted for air quality benefits =	0	
D3	x 1.5 =		§ 12-0509.4B(1)
D4	Area of canopy planted for energy conservation =	0	
D5	x 1.5 =		§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =	0	
D7	x 1.25 =		§ 12-0509.4B(3)
D8	Area of canopy planted for wildlife benefits =	0	
D9	x 1.5 =		§ 12-0509.4B(4)
D10	Area of canopy provide by native trees =	0	
D11	x 1.5 =		§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	8,800	
D13	X1.25	11,000	§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings =	0	§ 12-0509.4D(1)
	x1.0		
D15	Area of canopy provided through native shrubs or woody seed mix =	0	§ 12-0509.4D(1)(a)
	x1.0		§ 12-0509.4D(1)(a)
D16	Percentage of D14 represented by D15=		Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	11,000	
D18	Is an offsite planting relief requested?	NO	Yes or No
D19	Tree Bank or Tree Fund?		§ 12-0511
D20	Canopy area requested to be provided through offsite banking or tree fund	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	738	
E2	Total of canopy area provided through tree planting (D17) =	11,000	
E3	Total of canopy area provided through offsite mechanism (D19) =	0	
E4	Total of 10-year Tree Canopy Provided =	11,738	Total of E1 through E3. Area should meet or exceed area in B6

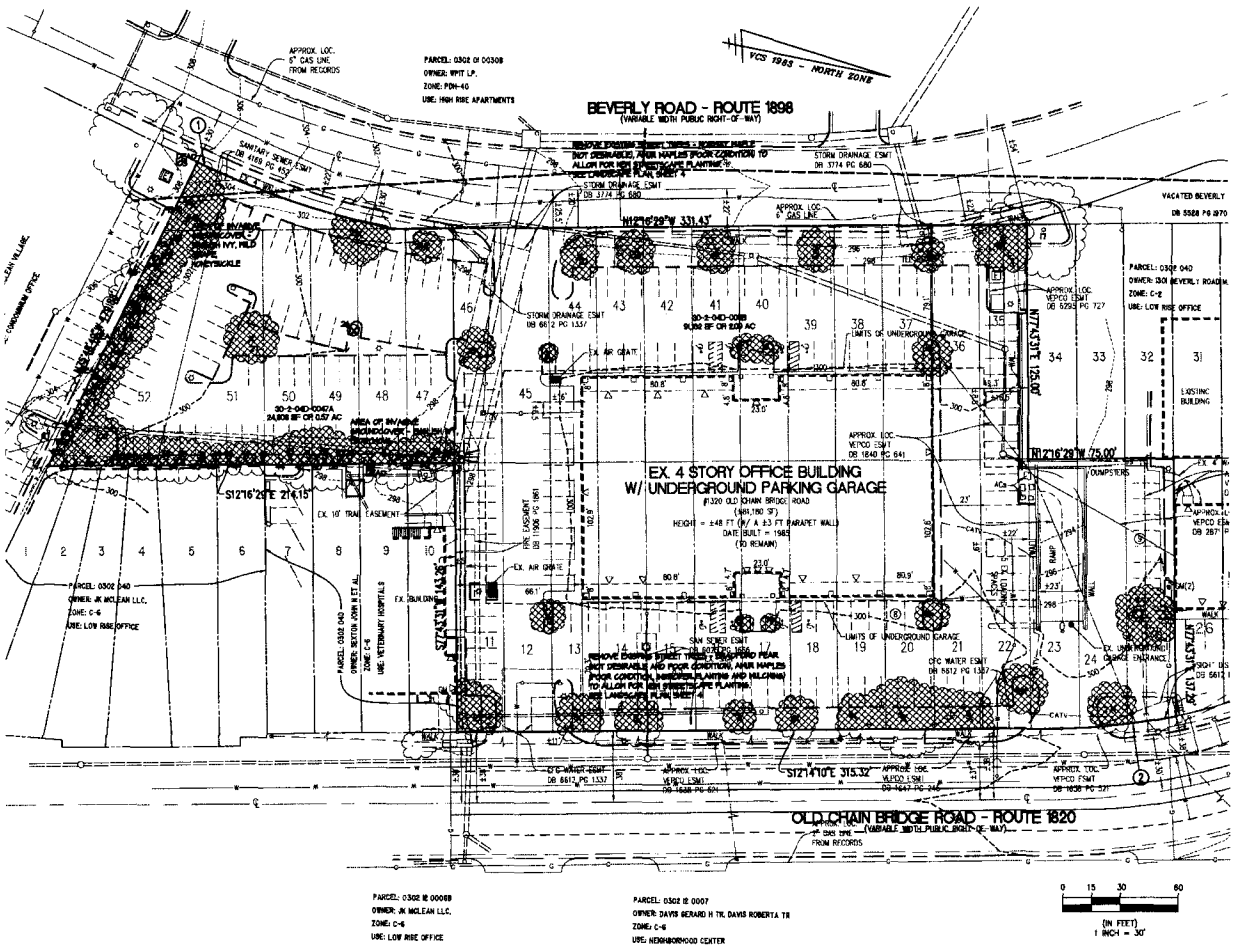

TABLE 12.3

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EVM): 16,695 SF

B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: 14.4 %

C. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 10% (11,165 SF)
(TOTAL SITE AREA 111,643 SF)

D. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: (11,165 x .144) 14.4% = 1,608 SF

E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 738/11165 = 6.6% <14.4 %

F. HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? NO

TOTAL SITE AREA	±115,970 S.F.
RIGHT OF WAY DEDICATION	- ±4,327 S.F.
ADJUSTED SITE AREA	±111,643 S.F.

DEVIATION REQUESTED DUE TO JUSTIFICATION #2

THE MAJORITY OF THE EXISTING VEGETATION IS CONSIDERED INVASIVE AND/OR UNDESIRABLE AND DOES NOT MEET THE STANDARDS FOR HEALTH AND STRUCTURAL CONDITION. ADDITIONALLY, A LARGE PORTION OF THE EXISTING VEGETATION IS WITHIN A STORM SEWER EASEMENT.

*A WAIVER REQUESTED, SEE SHEET 1

LEGEND

DESCRIPTION
CURB & GUTTER DE-2
SANITARY SEWER
SANITARY LATERAL
STORM SEWER
WATER MAIN
FIRE HYDRANT
PLUG
OVERHEAD WIRES
UTILITY POLE
FENCE
LIGHT
TREES
LIMITS OF CLEARING AND GRADING

WALTER L. PHILLIPS INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1501 WWW.WLPINC.COM

DATE: 2/20/08, REV. 4/29/08, 9/16/08, 10/29/08, 12/22/08 | DRAWN: BRP | SCALE: 1" = 30'

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

CHARLES F. DAILEY, LIC. No. 1139-A, 10/29/09

TREE INVENTORY

MCLEAN PERSONAL STORAGE

DRANESVILLE DISTRICT

FAIRFAX COUNTY, VIRGINIA

File No. FC-21 Tax Map No. 30-2 Job No. 09-018 Cadd Dwg. File: 09018CDP_TDP Xref:

SHEET: 5 OF 17

Tree Survey Information Completed by Walter L. Phillips, Arborist, Certificate Number MA-0193A

Tree #	Botanical Name	Common Name	DBH	Crown Spread	Condition Rating	%	Comments
1	Pyrus calleryana	Callery pear	13"	13'	20%	65%	Outside LOC, preserve tree existing tree pit too small to plant replacement. No tree cover credit taken.
2	Acer ginnala	Amur maple	12"	12'	80%	55%	
3	Pyrus calleryana	Callery pear	12"	12'	20%	50%	
4	Pyrus calleryana	Callery pear	18"	18'	20%	38%	
5	Pyrus calleryana	Callery pear	8"	8'	20%	60%	
6	Acer ginnala	Amur maple	10"	10'	80%	55%	
7	Acer ginnala	Amur maple	7"	8'	80%	65%	
8	Pyrus calleryana	Callery pear	12"	12'	20%	65%	
9	Pyrus calleryana	Callery pear	12"	12'	20%	65%	
10	Acer ginnala	Amur maple	13"	13'	80%	60%	
11	Ilex x attenuata	Foster Holly	5"	8'	80%	84%	Offsite
12	Quercus rubra	Northern red oak	8"	8'	85%	30%	Outside LOC, tree is diseased existing tree pit too small to plant replacement tree, replace with shrubs.
13	Prunus cerasifera	Purple leaf plum	4"	8'	50%	84%	Outside LOC over 30'
14	Prunus cerasifera	Purple leaf plum	4"	8'	50%	84%	Outside LOC over 30'
15	Prunus spp.	Ornamental Cherry	7"	8'	70%	70%	Outside LOC over 30'
16	Prunus spp.	Ornamental Cherry	7"	8'	70%	38%	Outside LOC over 30' - Remove and replace for tree credit as tree is in poor condition.
17	Quercus phellos	Willow oak	24"	24'	80%	78%	
18	Prunus spp.	Ornamental Cherry	5"	8'	70%	70%	Outside LOC over 30'
19	Prunus spp.	Ornamental Cherry	5"	8'	70%	75%	Outside LOC over 30'
20	Acer ginnala	Amur maple	12"	12'	80%	25%	
21	Acer ginnala	Amur maple	7"	8'	80%	65%	
22	Acer ginnala	Amur maple	8"	8'	80%	72%	
23	Quercus rubra	Northern red oak	9"	9'	85%	55%	
24	Acer ginnala	Amur maple	12"	12'	80%	68%	
25	Acer ginnala	Amur maple	15"	15'	80%	65%	
26	Prunus spp.	Ornamental Cherry	4"	8'	70%	20%	
27	Tilia cordata	Littleleaf linden	12"	12'	80%	78%	
28	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
29	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
30	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
31	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
32	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
33	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
34	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
35	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
36	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
37	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
38	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
39	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
40	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
41	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
42	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
43	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
44	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
45	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
46	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
47	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
48	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
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51	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
52	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
53	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
54	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
55	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
56	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
57	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
58	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
59	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
60	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
61	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
62	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
63	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
64	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
65	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
66	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
67	Quercus rubra	Northern red oak	16"	16'	85%	80%	Offsite
68	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	65%	
69	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	65%	
70	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	65%	
71	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	65%	
72	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	65%	
73	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	65%	
74	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	65%	
75	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	65%	
76	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	65%	
77	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	65%	
78	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	65%	
79	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	65%	
80	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	65%	
81	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	65%	
82	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	65%	
83	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	65%	
84	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	65%	
85	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	65%	
86	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	65%	
87	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	65%	
88	Acer rubrum	Red maple	8"	8'	80%	70%	Offsite
89	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
90	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
91	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
92	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
93	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	60%	
94	Robinia pseudoacacia	Black locust	8"	8'	65%	40%	
95	Robinia pseudoacacia	Black locust	8"	8'	65%	60%	
96	x Cupressocyparis leylandii	Leyland cypress	8"	8'	40%	38%	
97	Pyrus calleryana	Callery pear	9"	9'	20%	45%	
98	Acer platanoides	Norway maple	14"	14'	30%	40%	
99	Acer ginnala	Amur maple	8"	8'	80%	22%	
100	Acer ginnala	Amur maple	8"	8'	80%	40%	
101	Prunus spp.	Ornamental Cherry	6"	8'	70%	80%	Outside LOC over 30'
102	Tilia cordata	Littleleaf linden	13"	13'	80%	75%	
103	Dead	Dead	10"	0'	0%	#REF!	Offsite

[redacted]

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SCALE: NOT TO SCALE
DATE: 1/26/09, REV. 1/29/09, 1/30/09, 10/29/09
DRAWN: MM

CHARLES F. DRAP
Lic. No. 3019-B
10/29/09

REVISION APPROVED BY:

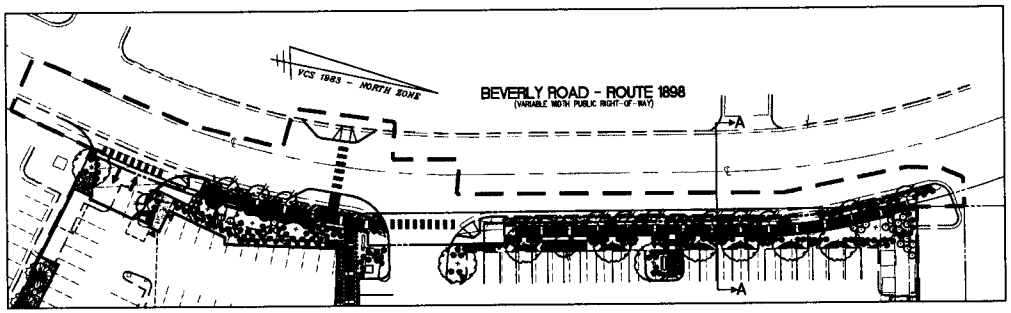
NO.	DESCRIPTION	DATE	REV BY	APPROVED	DATE

TREE INVENTORY

MCLEAN PERSONAL STORAGE
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

File No. FC-21 Tax Map No. 30-2 Job No. 09-018 Cadd Dwg. File: 09018COF_TOP Xref:

SHEET: 6 OF 17



SECTION A - PLAN VIEW
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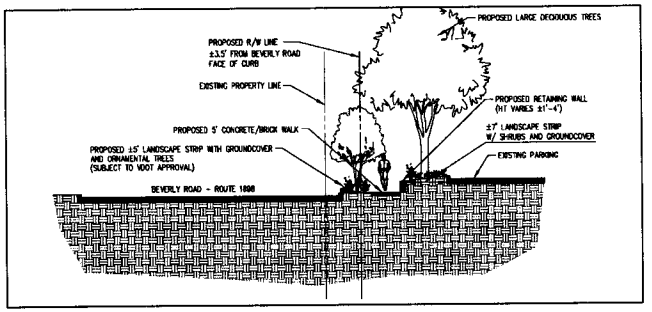

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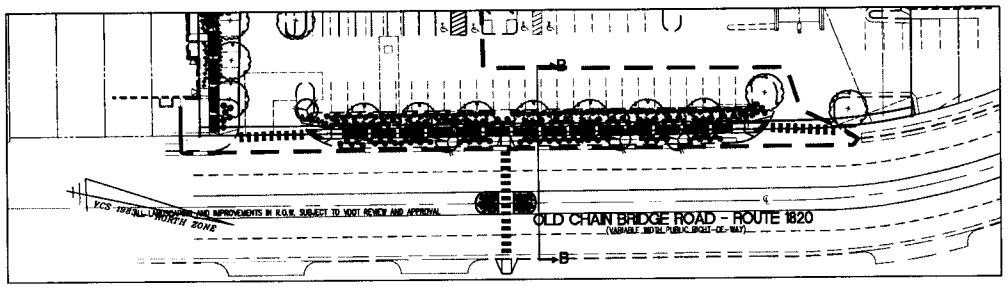

SECTION B - PLAN VIEW
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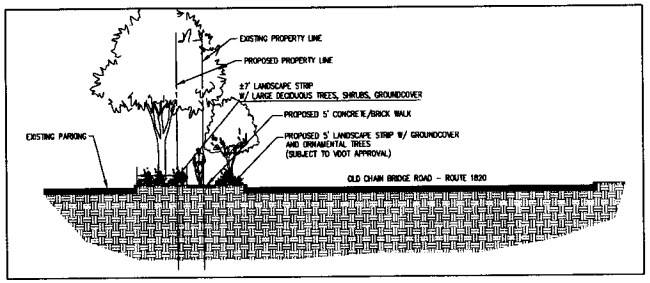

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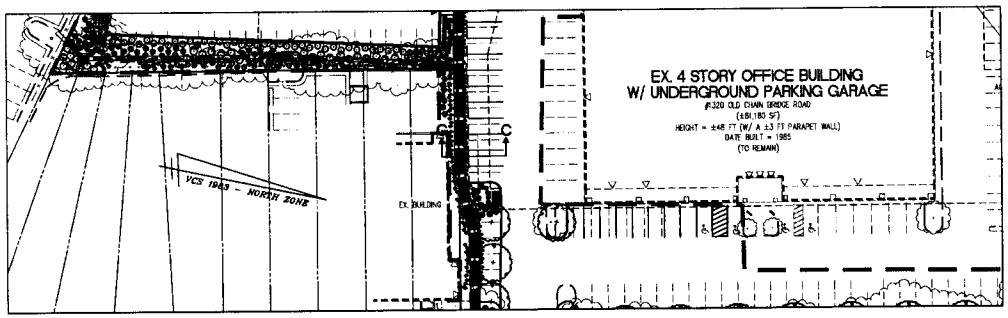

SECTION C - PLAN VIEW
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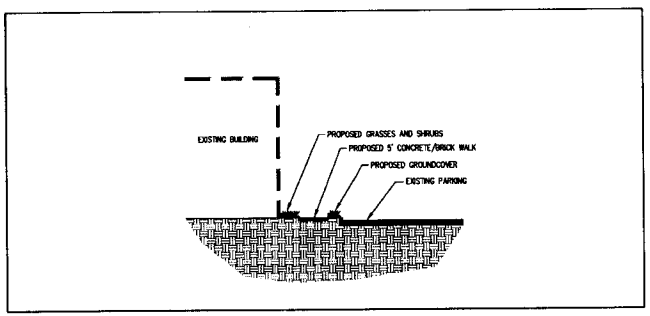

SECTION C - CROSS-SECTION
SCALE: 1"= 10'

STREETSCAPE CROSS-SECTIONS

MCLEAN PERSONAL STORAGE

DRANESVILLE DISTRICT

FAIRFAX COUNTY, VIRGINIA

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REV. 10/19/09; 10/29/09
DRAWN: MRW

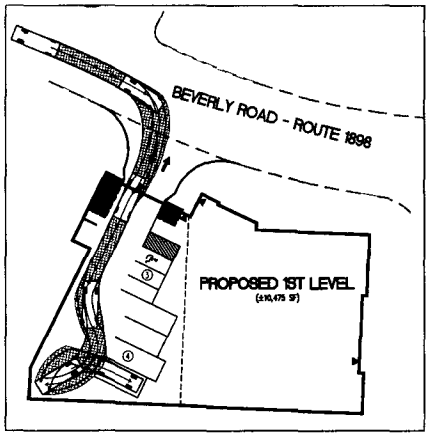
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

CHARLES T. DUNLAP
Lic. No. 1309-B
10/29/09
LAND SURVEYOR

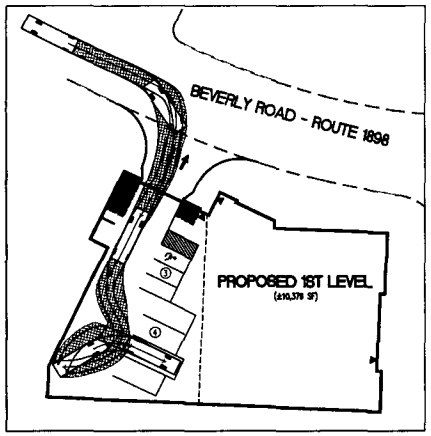
SHEET: 7 OF 17

File No. FG-21 Tax Map No. 30-2 Job No. 09-016 Cadd Dwg. File: 09018CDP_TDP Xref:



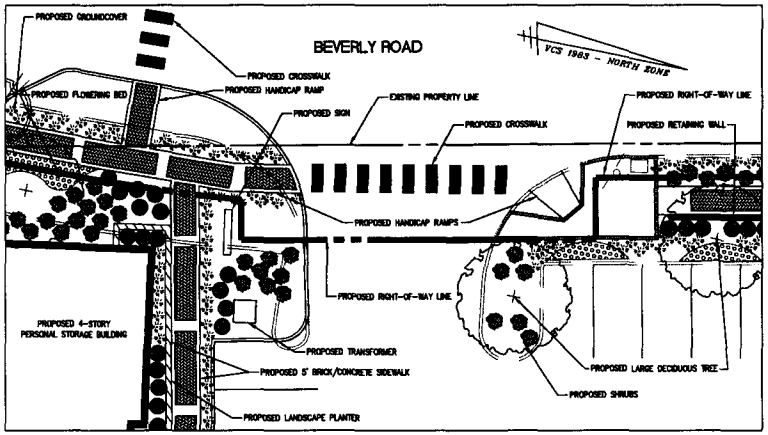
TRUCK MOVEMENT DETAIL - 25' TRUCK

SCALE: 1"= 30'



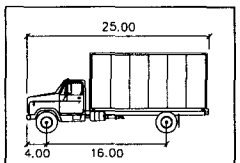
TRUCK MOVEMENT DETAIL - 30' TRUCK

SCALE: 1"= 30'



STREETSCAPE DETAIL

SCALE: 1"= 10'

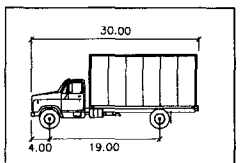


SU-25 feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 45.0

TYPICAL 25' TRUCK DETAIL

NOT TO SCALE



SU-30 feet

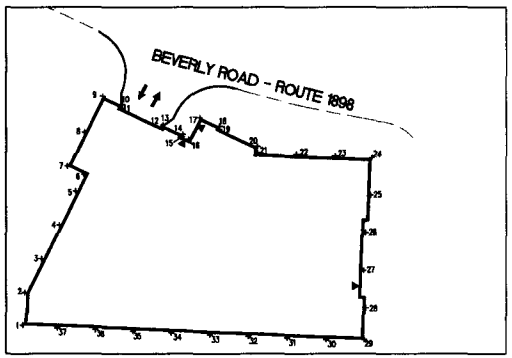
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 45.0

TYPICAL 30' TRUCK DETAIL

NOT TO SCALE

McLean Personal Storage
Average Grade

	Spot 1	Spot 2	Distance	Average	Product
1	302.0	302.5	17	302.25	5138.25
2	302.5	303.5	20	303.00	6060.00
3	303.5	304.4	20	303.95	6079.00
4	304.4	304.9	20	304.65	6093.00
5	304.9	305.1	10	305.00	3050.00
6	305.1	304.9	11	305.00	3366.00
7	304.9	306.0	20	305.45	6109.00
8	306.0	307.0	21	306.50	6436.50
9	307.0	305.0	11	306.00	3366.00
10	305.0	305.0	1	305.00	305.00
11	305.0	305.0	24	305.00	7320.00
12	305.0	305.0	1	305.00	305.00
13	305.0	305.0	11	305.00	3355.00
14	305.0	305.0	1	305.00	305.00
15	305.0	305.0	5	305.00	1525.00
16	305.0	305.0	13	305.00	3965.00
17	305.0	304.9	11	304.90	3349.90
18	304.0	303.5	1	303.75	303.75
19	303.5	302.4	22	303.45	6675.90
20	303.4	303.0	3	303.20	908.60
21	303.0	302.8	20	302.90	6058.00
22	302.8	302.0	20	302.40	6048.00
23	302.0	301.5	20	301.75	6035.00
24	301.5	301.0	20	301.25	6025.00
25	301.0	300.3	20	300.65	6013.00
26	300.3	299.7	20	300.00	6000.00
27	299.7	298.0	20	298.85	5977.00
28	298.0	298.5	16	298.75	4780.00
29	298.5	298.0	20	298.25	5965.00
30	298.0	298.2	20	298.10	5962.00
31	298.2	298.4	20	298.30	5966.00
32	298.4	298.7	20	298.55	5971.00
33	298.7	299.0	20	298.85	5977.00
34	299.0	299.3	20	299.15	5983.00
35	299.3	299.6	20	299.45	5989.00
36	299.6	300.0	20	299.80	5996.00
37	300.0	301.0	17	300.50	5108.50
		Total	576		173869.00
				301.96	



PRELIMINARY AVERAGE GRADE CALCULATION

PROPOSED AVERAGE GRADE = ±300'

FINISH FLOOR OF 1ST LEVEL = ±305'

FINISH FLOOR OF CELLAR LEVEL = ±294'

NOTE: ALL GRADES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING

SITE DETAILS

MCLEAN PERSONAL STORAGE

DRANESVILLE DISTRICT

FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1001
WWW.WLPINC.COM

SCALE: AS NOTED

DRAWN: MW

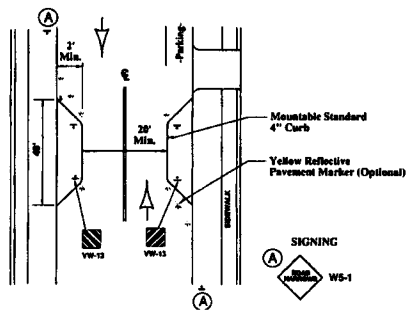
DATE: 5/24/06, REV. 6/23/06, 9/14/06
REV. 10/11/06, 12/29/06

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

File No. FC-21 Tax Map No. 30-2 Job No. 09-016 Cadd Dwg. File: 09016DTP_DSP Xref:

SHEET: 8 OF 17



TRAFFIC CALMING DETAIL

THIS DETAIL WAS TAKEN FROM THE VDOT TRAFFIC CALMING GUIDE FOR LOCAL RESIDENTIAL STREETS DATED 10/2002; REV. 7/2008

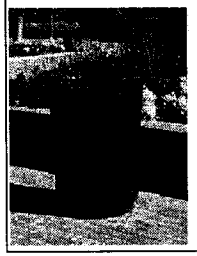
ON STREET PARKING	8'
TRAVEL LANE ←	11'
TRAVEL LANE →	11'
BIKE LANE (NO STRIPING)	5'
ON STREET PARKING	8'

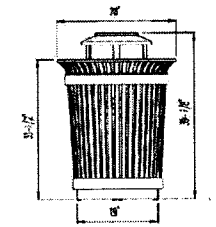
TYPICAL SECTION ALONG BEVERLY ROAD

SCALE: 1"= 20'

All street furnishings shall be Black in color.

Victor Stanley RB-36S-2A with ashtray (not pictured in photo):



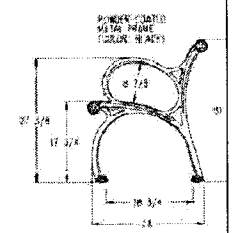


TRASH RECEPTACLE DETAIL

NOT TO SCALE

THIS DETAIL WAS TAKEN FROM THE MCLEAN OPEN SPACE DESIGN STANDARDS FROM THE FAIRFAX COUNTY COMPREHENSIVE PLAN.

Landscape Forms Plainwell bench with wood back and seat:



BENCH DETAIL

NOT TO SCALE

THIS DETAIL WAS TAKEN FROM THE MCLEAN OPEN SPACE DESIGN STANDARDS FROM THE FAIRFAX COUNTY COMPREHENSIVE PLAN.

BIKE RACK

NOT TO SCALE

SITE DETAILS

MCLEAN PERSONAL STORAGE

DRANESVILLE DISTRICT

FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV BY	APPROVED	DATE

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301 WWW.WLPINC.COM

SCALE: AS NOTED

DATE: 5/25/09; REV. 6/29/09; 9/16/09 REV. 10/16/09; 10/29/09

DRAWN: MRW

CHARLES T. DUNLAP Lic. No. 1339-B 10/29/09

SHEET: 8 OF 17

File No. FC-21 Tax Map No. 30-2 Job No. 09-018 Cadd Dwg. File: 0901BCDP_FDP Xref:

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this applications.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (9-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12)&(14))
Development Plans PRC District (16-202 2 & 4L)	PRC Plan (16-303 1E & 1I)
PDP - P Districts (except PRC) 916-502 1P & 1Q)	Amendments (18-202 10F & 10I)

1. Plan is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading to accommodate the stormwater management facility(ies), storm drainage pipe systems and outfall protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 8, 10
3. Provide

Facility name/ type & No.	On-Site area served (acres)	Off-Site area served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (c.f.)	If pond, dam height (ft.)
(i.e., dry pond A, infil. trench, underground vault, etc.)						
EX 138"-30" ALUM. PIPE AS DETENTION TO REMAIN	0.15 AC	N/A	0.15 AC	±170 SF	±677 CF	N/A

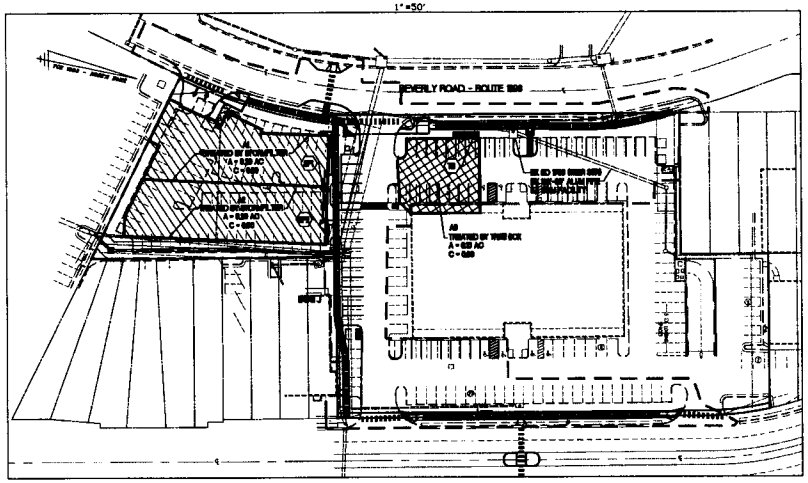
4. On-site drainage channels, outfalls and pipe systems are shown on Sheet(s) 11. Flood inlet and outlet pipe systems are shown on Sheet N/A.
5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.)
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 8.
7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 10.
8. A description of the existing conditions of each monitored site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 11.
9. A description of how the outfall requirements, including known changes to a contributing drainage areas (i.e. drainage divisions), of the Public Facilities Manual will be satisfied is provided on Sheet 11.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1, 2.
11. A submission waiver is requested for N/A.
12. Stormwater management is not required because THERE IS NO INCREASE IN THE PEAK FLOW AND THE OUTFALL IS ADEQUATE.

Revised 7-31-2006

ii

OVERALL BMP AREA MAP

1"=50'



BMP/SWM NARRATIVE:

THE SITE IS CURRENTLY DEVELOPED WITH A FOUR STORY BUILDING AND ASSOCIATED ASPHALT PARKING AREAS. THE EXISTING 138"-30" ALUMINUM PIPE AND A WEIR STRUCTURE, LABELED SD 1793, PROVIDE SWM FOR THE SITE, AND THERE IS NO BMP PROVIDED.

THE PROPOSED RE-DEVELOPMENT PROPOSES A ±17,023 SF FOOTPRINT STORAGE BUILDING IN THE EXISTING SOUTHERN PARKING AREA, NECESSARY UTILITY CONNECTIONS AND ADJUSTMENTS TO THE LANDSCAPE AREAS AND WALKS.

SWM:
AS SHOWN ON THIS SHEET, THE PROPOSED RE-DEVELOPMENT DOES NOT RESULT IN AN INCREASE OF THE PEAK RUNOFF. ALSO, BASED ON THE PRELIMINARY OUTFALL STUDY SHOWN ON SHEET 8, THE DOWNSTREAM PIPES ARE ADEQUATE. THUS, THE EXISTING 138"-30" ALUM DETENTION PIPE IS SUFFICIENT AND NO ADDITIONAL SWM IS REQUIRED.

BMP:
USING THE RE-DEVELOPMENT REQUIREMENT SET FORTH IN THE CBAY ORDINANCE, THE PROPOSED RE-DEVELOPMENT REQUIRES ±10.0% PHOSPHOROUS REMOVAL. THE PROJECT PROPOSES TWO (2) STORMFILTER CATCHBASINS TO TREAT THE ROOF AND A TREE BOX FILTER TO TREAT A PORTION OF THE SURFACE PARKING LOT. APPROXIMATELY, ±10.3% PHOSPHOROUS REMOVAL IS ACHIEVED. THE BMP DESIGN WILL BE FINALIZED AT THE TIME OF SITE PLAN.

THIS ANALYSIS IS PRELIMINARY AND SUBJECT TO REVISION AT TIME OF SITE PLAN.

STORMWATER MANAGEMENT SUMMARY

I. PRE-DEVELOPMENT (EXISTING CONDITIONS): (ENTIRE SITE PRE-DEDICATION)

A. CONTRIBUTING AREAS:
0.37 AC. @ 0.30 (GREEN AREA, ON-SITE)
2.29 AC. @ 0.90 (ROOFS, DRIVEWAYS, SIDEWALKS, ETC.)
2.66 AC.

B. WEIGHTED "C":
$\frac{(0.37)(0.30)+(2.29)(0.90)}{2.66} = 0.82$

C. TIME OF CONCENTRATION = 5 MIN.

D. RUNOFF: Q2 = (2.66)(5.45)(0.82) = 11.89 CFS
Q10 = (2.66)(7.27)(0.82) = 15.86 CFS

II. POST-DEVELOPMENT (ENTIRE SITE PRE-DEDICATION)

A. CONTRIBUTING AREAS:
0.36 AC. @ 0.30 (GREEN AREA, ON-SITE)
2.30 AC. @ 0.90 (ROOFS, DRIVEWAYS, SIDEWALKS, ETC.)
2.66 AC.

B. WEIGHTED "C":
$\frac{(0.36)(0.30)+(2.30)(0.90)}{2.66} = 0.82$

C. TIME OF CONCENTRATION = 5 MIN.

D. RUNOFF: Q2 = (2.66)(5.45)(0.82) = 11.89 CFS
Q10 = (2.66)(7.27)(0.82) = 15.86 CFS

THERE IS NO INCREASE IN THE PEAK FLOW AND THE OUTFALL IS ADEQUATE AS SHOWN ON SHEET 11. THEREFORE, NO SWM IS REQUIRED.

BMP FACILITY DESIGN CALCULATIONS

PART 1: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

SUBAREA DESIGNATION AND DESCRIPTION	"C" (2)	ACRES (3)
(1)		
A_1 ROOF TO STORMFILTER	±0.90	±0.20
A_2 ROOF TO STORMFILTER	±0.90	±0.20
A_3 PAVEMENT TO TREE BOX	±0.85	±0.10

PART 2: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE (a) 2.60 ACRES (AFTER ±2,690 SF OF DEDICATION)

(B) WEIGHTED AVERAGE "C" FACTOR = 0.82 (PER STORMWATER MANAGEMENT SUMMARY THIS SHEET)

PART 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION (1)	BMP TYPE (2)	REMOVAL EFF. (%) (3)	AREA RATIO (4)	"C" FACTOR RATIO (5)	PRODUCT (6)
A_1	STORMFILTER	50	x ±0.19/2.66	x ±0.90/0.82	= ±4.11
A_2	STORMFILTER	50	x ±0.19/2.66	x ±0.90/0.82	= ±4.11
A_3	TREE BOX	50	x ±0.10/2.66	x ±0.90/0.82	= ±2.06
				(a) TOTAL =	±10.28%

DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT (a) ±9.6%

* WATER SUPPLY OVERLAY DISTRICT (OCCOQUAN WATERSHED) = 50 %

* CHESAPEAKE BAY PRESERVATION AREA (NEW DEVELOPMENT) = 40 %

* CHESAPEAKE BAY PRESERVATION AREA (REDEVELOPMENT) = [1-0.9 x (0.861/0.861)] x 100 = ±10.0%

PRELIMINARY STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES PLAN

MCLEAN PERSONAL STORAGE

DRANESVILLE DISTRICT

FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

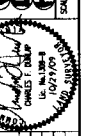
NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

WALTER L. PHILLIPS INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1501 WWW.WLPINC.COM

DRAWN: WPP

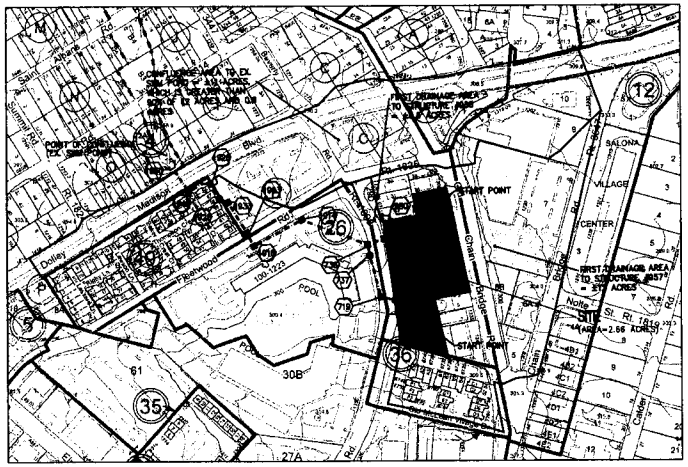
DATE: 3/26/08, REV. 1/29/09, 5/15/09 REV. 10/19/09, 10/29/09

SCALE: AS NOTED

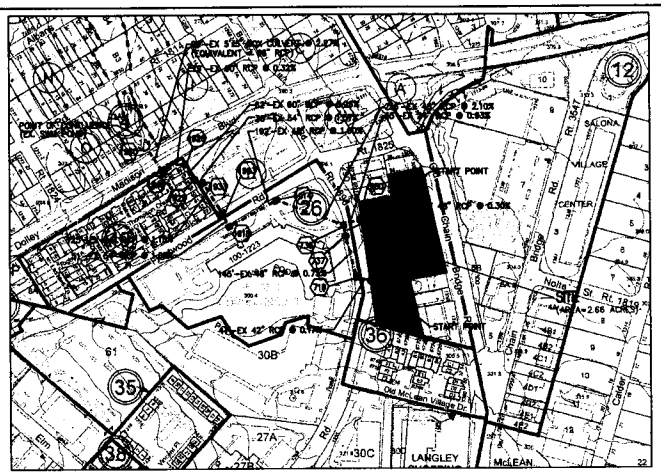


SHEET: 10 OF 17

File No. FC-21 Tax Map No. 30-2 Job No. 09-096 Cadd Dwg. File: 09096SWM_BMP_PREL Xref:



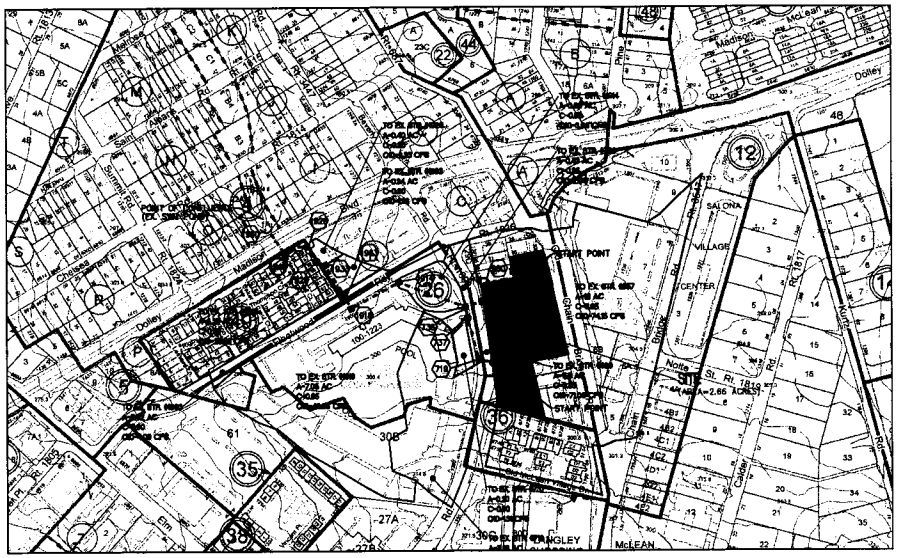
OVERALL DRAINAGE AREA MAP
1" = 200'



STORM SEWER OUTFALL MAP
1" = 200'

STORM SEWER COMPUTATIONS

FROM POINT	TO POINT	AREA "A" ACRES	RUN-OFF COEF. C	CA INCRE-MENT	CA ACCUM-ULATED	INLET TIME MIN	RAIN FALL I=IN/HR	RUNOFF Q INCRE-MENT C.F.S.	RUNOFF Q ACCUM-ULATED C.F.S.	INVERT ELEV'S UPPER END	INVERT ELEV'S LOWER END	LENGTH FT.	SLOPE FT./FT.	MANNING'S "n"	DIA. IN.	CAPA-CITY C.F.S.
687	719	12.09	0.85	10.20	10.20	5.00	7.27	74.15	74.15	288.78	288.70	47	0.0017	0.013	42	81.47
719	727	7.32	0.85	2.75	12.95	5.00	7.27	19.96	94.11	288.18	288.04	146	0.0075	0.013	48	134.88
727	736	2.20	0.82	0.18	13.13	5.00	7.27	1.31	95.42	287.99	287.73	48	0.0030	0.013	48	78.93
680	736	0.69	0.90	0.54	0.54	5.00	7.27	3.93	3.93	286.59	286.34	72	0.0070	0.013	24	165.01
736	1914	6.43	0.88	0.37	14.03	5.00	7.27	2.66	102.01	287.46	282.13	266	0.0200	0.013	48	206.96
1914	1918	0.83	0.80	0.50	14.54	5.00	7.27	3.66	105.67	281.00	277.64	162	0.0156	0.013	48	181.23
1918	1865	7.35	0.85	5.99	20.53	5.00	7.27	43.57	149.23	277.64	277.36	91	0.0108	0.013	54	204.17
1865	1863	0.62	0.85	0.56	21.09	5.00	7.27	4.05	153.29	276.81	276.17	126	0.0115	0.013	54	211.02
1863	1825	0.34	0.80	0.27	21.36	5.00	7.27	1.96	155.27	276.27	273.90	30	0.0157	0.013	54	246.09
1825	1826	0.00	0.00	0.00	21.36	5.00	7.27	0.00	155.27	273.41	273.23	62	0.0029	0.013	60	148.55
1826	1945	0.46	0.80	0.32	21.68	5.00	7.27	2.33	157.60	273.13	272.88	78	0.0032	0.013	60	148.55
1945	1960	3.28	0.85	2.80	24.47	5.00	7.27	20.33	177.93	272.75	270.90	98	0.0227	0.013	60	606.49



STORM SEWER DRAINAGE DIVIDE MAP
1" = 200'

HYDRAULIC GRADELINE COMPUTATIONS

Inlet Station	Structure Type (std.)	Outlet Water Surface Elevation	Junction Loss $Q_{(+)}$	Q_o	L_o	S_{f_o}	H_L	V_o	H_o	$Q_{(+)}$	Q_i	V_i	$Q_i V_i$	$V_i^2/2g$	H_i	Angle (°)	H_{loss}	H_i	1.25[H_i]	.5[H_i]	Final H_i	Max Water Surface Elevation	Max Water Surface Elevation	Difference	Fix?
1946	M	274.00	86	177.93	98	0.003	0.28	7.48	0.04	80	167.60	8.08	1264.96	1.00	0.10	90	0.42	0.58	—	0.28	0.58	275.45	264.62	9.16	OK
1960	1	270.45	86	167.60	76	0.004	0.29	8.03	0.06	80	156.27	7.91	1227.83	0.97	0.10	90	0.33	0.46	0.63	0.31	0.80	270.85	262.99	6.93	OK
1825	M	274.00	86	155.27	62	0.004	0.22	7.91	0.05	54	153.27	9.78	1515.67	1.48	0.15	90	0.31	0.51	—	0.25	0.47	276.54	264.35	7.51	OK
1826	1	274.54	54	153.27	62	0.005	0.19	9.84	0.07	54	153.09	9.84	1477.51	1.44	0.14	90	0.28	0.39	0.52	0.68	0.34	0.53	277.06	263.99	5.44	OK
1865	1	277.00	54	153.29	126	0.005	0.78	9.84	0.07	54	149.22	9.38	1400.34	1.37	0.14	0	0.00	0.21	0.27	0.14	0.89	277.95	267.76	9.80	OK
1918	1	277.95	54	149.23	51	0.008	0.29	9.38	0.07	48	106.67	8.41	986.58	1.10	0.11	90	0.48	0.64	0.80	0.42	0.71	278.67	267.74	9.07	OK
1914	1	278.67	48	106.67	102	0.005	1.04	8.41	0.05	48	102.01	8.12	828.04	1.02	0.10	45	0.35	0.51	0.68	0.33	1.37	280.04	262.55	12.51	OK
736	M	280.04	48	102.01	266	0.009	1.29	8.12	0.05	48	94.42	7.99	754.61	0.99	0.09	90	0.31	0.46	0.58	0.29	1.58	281.62	265.49	13.86	OK
680		281.62	54	3.93	72	0.008	0.00	0.25	0.00	#N/A	#N/A				0		0.00	0.00	0.00	0.00	0.00	281.62	266.47	13.85	OK
687															0		0.00	0.00	0.00	0.00	0.00				
727	M	281.62	48	95.42	43	0.004	0.19	7.59	0.04	48	94.11	7.48	704.67	0.87	0.08	0	0.00	0.13	—	0.07	0.26	281.88	265.86	14.08	OK
719		281.88	48	94.11	146	0.004	0.62	7.48	0.04	42	76.15	7.11	571.54	0.82	0.08	90	0.19	0.30	0.40	0.21	0.62	282.75	266.73	16.02	OK
687	M	282.71	42	74.15	47	0.006	0.28	7.11	0.06	#N/A	#N/A	—	—	—	0		0.00	0.00	—	0.02	0.28	282.99	266.83	15.84	OK

OUTFALL NARRATIVE

THIS SITE IS LOCATED IN THE DEAD RUN WATERSHED. THE SITE HAS TWO OUTFALL LOCATIONS. BOTH OUTFALLS FLOW NORTHWEST TO THE SAME EXISTING OFFSITE STORM SEWER SYSTEM. THE EXISTING DRAINAGE DIVIDES AND EXISTING OFFSITE STORM SEWER SYSTEM WERE DETERMINED USING RECORD, AS-BUILT AND TOPOGRAPHY INFORMATION, AS WELL AS INFORMATION GATHERED IN THE FIELD.

THE STORMWATER FROM THIS SITE IS CONTAINED WITHIN STORM SEWER UNTIL EXISTING STR#1960 WHERE IT FLOWS INTO AN EXISTING STORMWATER MANAGEMENT POND WITH A CONCRETE TRICKLE DITCH. THE TWO STARTING POINTS OF THIS OUTFALL ANALYSIS ARE EXISTING STR#687 AND EXISTING STR#680 BECAUSE THEY ARE THE FIRST OFFSITE STRUCTURES. THE DRAINAGE AREAS TO THESE STRUCTURES ARE ±12 ACRES AND ±0.6 ACRES RESPECTIVELY. THESE AREAS ARE THE FIRST DRAINAGE AREAS FOR THE OUTFALL ANALYSIS. THE STORMWATER FLOWS FROM THESE STRUCTURES TO THE NORTHWEST IN EXISTING STORM SEWER PIPES. THE STORM SEWER COMPUTATIONS AND THE HYDRAULIC GRADELINE ANALYSIS FOR THESE EXISTING PIPES ARE SHOWN ON THIS SHEET. AS YOU CAN SEE FROM THE COMPUTATIONS, SOME PIPES ARE FLOWING UNDER PRESSURE, BUT THE WATER SURFACE ELEVATION DOES NOT EXCEED THE TOPS OF THE STRUCTURES. THEREFORE, ALL PIPES ARE ADEQUATE TO CONVEY THE 10-YR STORM.

A SEPARATE DRAINAGE AREA OF ±11 AC JOINS BOTH FIRST DRAINAGE AREAS AT THE EXISTING STORMWATER MANAGEMENT POND. THIS DRAINAGE AREA ENTERS THE POND THROUGH AN EXISTING ENDWALL THAT IS ADJACENT TO EXISTING STR#1960. SINCE 11 AC IS GREATER THAN 80% OF 12 ACRES AND 0.6 ACRES, THE EXISTING STORMWATER MANAGEMENT POND IS THE POINT OF CONFLUENCE. PER THE FX. CO. PFM SECTION 6-0203.2A, THE OUTFALL ANALYSIS CAN BE ENDED 150' DOWNSTREAM OF THE CONFLUENCE POINT, PROVIDED THE OUTFALL IS ADEQUATE. THE EXISTING STORMWATER MANAGEMENT POND AND TRICKLE DITCH IS ±200 FT LONG, THEREFORE THE ANALYSIS CAN BE ENDED IN THIS EXISTING SYSTEM. THE SYSTEM WAS DESIGNED PER FAIRFAX COUNTY APPROVED PLAN #8325-SPV-001. THE DESIGN INCLUDED THE DRAINAGE AREA FROM OUR EXISTING SITE. ALSO PER THE PREVIOUSLY MENTIONED APPROVED PLAN, THE PIPE DOWNSTREAM OF THE EXISTING STORMWATER MANAGEMENT POND WAS REPLACED TO ACCOMODATE THE PROPOSED FLOWS. SINCE WE ANTICIPATE A DECREASE IN IMPERVIOUS AREA ON OUR PROPOSED SITE, WE WILL NOT CAUSE ANY ADVERSE IMPACTS TO THE EXISTING STORMWATER MANAGEMENT POND AND TRICKLE DITCH. ALSO, PER VISUAL INSPECTION, THE SYSTEM SHOWS NO CURRENT SIGNS OF EROSION OR FLOODING.

BASED ON THIS PRELIMINARY ANALYSIS, THE EXISTING CONVEYANCE SYSTEM IS ADEQUATE TO CONVEY THE DESIGN STORM. THEREFORE IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE OUTFALL IS ADEQUATE.

THIS ANALYSIS IS PRELIMINARY AND IS SUBJECT TO CHANGES AT TIME OF FINAL SITE PLAN. THE ENGINEER RESERVES THE RIGHT TO CREATE A PROPORTIONAL IMPROVEMENT AND NO ADVERSE IMPACTS THROUGH THE USE OF METHODS OUTLINED IN THE PFM.

PRELIMINARY OUTFALL ANALYSIS

MCLEAN PERSONAL STORAGE

DRANESVILLE DISTRICT

FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-5101 WWW.WLPINC.COM

DATE: 3/24/09, REV. 6/29/09, 8/14/09
REV. 10/16/09, 12/21/09

SCALE: AS NOTED

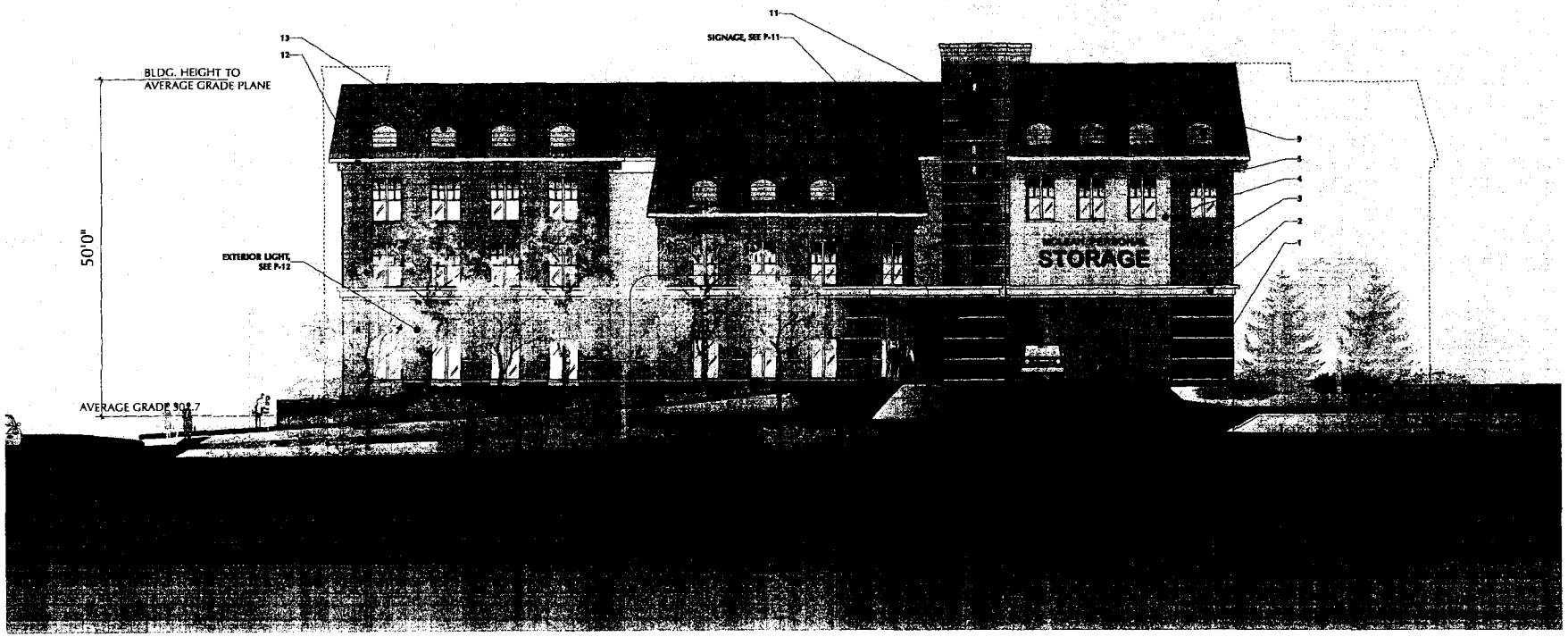
DRAWN BY

DANIEL C. GRAY
LIC. NO. 035-0
10/21/09
LAND SURVEYOR

SHEET: 11 OF 17

File No. FC-21 Tax Map No. 30-2 Job No. 09-016 Cadd Dwg. File: 09016OUTFALL Xref:

EXTERIOR FINISH MATERIALS				
EF#	DESCRIPTION	MATERIAL	FINISH	COLOR
1	BUILDING BASE	MASONRY	SPLIT FACE	DARK BROWN
2	ACCENT BAND	MASONRY	GROUND FACE	CREAM
3	BRICK FIELD	BRICK	EXTRUDED SERIES	RED
4	BRICK ACCENT	BRICK	TUSCAN SERIES	BEIGE
5	SPANDREL PANELS	VENEER SYSTEM	TO MATCH STOREFRONT	HARMONY GREY
6	STOREFRONT	CLEAR ANODIZED		
7	EIFS - FIELD	EIFS / DRYVIT	SANDPEBBLE FINE	MATCH FINISH 4
8	EIFS - CONTRAST	EIFS / DRYVIT	SANDBLAST	MATCH FINISH 3
9	ARCHITECTURAL ROOF	PREFINISHED METAL	PREFINISHED METAL	BROWN SLATE
10	GREEN SCREEN & TRELLIS	PREFINISHED METAL	PREFINISHED METAL	GREEN
11	SHUTTERS			MATCH FINISH 9
12	MANSARD FASCIA	EIFS / DRYVIT	SANDPEBBLE FINE	MATCH FINISH 3
13	DORMER			MATCH FINISH 9
14	BRICK CORNICE	BRICK	TUSCAN SERIES	BEIGE
15	AWNING	FABRIC		MATCH FINISH 9



BEVERLY RD - FRONT ELEVATION

FOR ILLUSTRATIVE PURPOSES ONLY!

a 05/28/09 PRELIMINARY
b 07/28/09 PRELIMINARY Rev.
c 09/17/09 RESUBMISSION
d 10/16/09 RESUBMISSION

McLean Personal Storage

A Compson Development Project
Beverly Manor Lots 47 thru 52
McLean Virginia

BUTZ WILBERN
Architecture • Planning
Interiors • Property Visioning
6718 Whittier Ave. # 130
McLean, Virginia 22101
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EXTERIOR FINISH MATERIALS				
EF#	DESCRIPTION	MATERIAL	FINISH	COLOR
1	BUILDING BASE	MASONRY	SPLIT FACE	DARK BROWN
2	ACCENT BAND	MASONRY	GROUND FACE	CREAM
3	BRICK FIELD	BRICK	EXTRUDED SERIES	RED
4	BRICK ACCENT	BRICK	TUSCAN SERIES	BEIGE
5	SPANDREL PANELS	VENEER SYSTEM	TO MATCH STOREFRONT	HARMONY GREY
6	STOREFRONT	CLEAR ANODIZED		
7	EIFS - FIELD	EIFS / DRYVIT	SANDPEBBLE FINE	MATCH FINISH 4
8	EIFS - CONTRAST	EIFS / DRYVIT	SANDBLAST	MATCH FINISH 3
9	ARCHITECTURAL ROOF	PREFINISHED METAL	PREFINISHED METAL	BROWN SLATE
10	GREEN SCREEN & TRELLIS	PREFINISHED METAL	PREFINISHED METAL	GREEN
11	SHUTTERS			MATCH FINISH 9
12	MANSARD FASCIA	EIFS / DRYVIT	SANDPEBBLE FINE	MATCH FINISH 3
13	DORMER			MATCH FINISH 9
14	BRICK CORNICE	BRICK	TUSCAN SERIES	BEIGE
15	AWNING	FABRIC		MATCH FINISH 9

MIDBLOCK WALK - SIDE ELEVATION

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b 07/28/09 PRELIMINARY Rev.
c 09/17/09 RESUBMISSION
d 10/16/09 RESUBMISSION

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EXTERIOR FINISH MATERIALS				
EF#	DESCRIPTION	MATERIAL	FINISH	COLOR
1	BUILDING BASE	MASONRY	SPLIT FACE	DARK BROWN
2	ACCENT BAND	MASONRY	GROUND FACE	CREAM
3	BRICK FIELD	BRICK	EXTRUDED SERIES	RED
4	BRICK ACCENT	BRICK	TUSCAN SERIES	BEIGE
5	SPANDREL PANELS	VENEER SYSTEM	TO MATCH STOREFRONT	HARMONY GREY
6	STOREFRONT	CLEAR ANODIZED		
7	EIFS - FIELD	EIFS / DRYVIT	SANDPEBBLE FINE	MATCH FINISH 4
8	EIFS - CONTRAST	EIFS / DRYVIT	SANDBLAST	MATCH FINISH 3
9	ARCHITECTURAL ROOF	PREFINISHED METAL	PREFINISHED METAL	BROWN SLATE
10	GREEN SCREEN & TRELLIS	PREFINISHED METAL	PREFINISHED METAL	GREEN
11	SHUTTERS			MATCH FINISH 9
12	MANSARD FASCIA	EIFS / DRYVIT	SANDPEBBLE FINE	MATCH FINISH 3
13	DORMER			MATCH FINISH 9
14	BRICK CORNICE	BRICK	TUSCAN SERIES	BEIGE
15	AWNING	FABRIC		MATCH FINISH 9

REAR ELEVATION

FOR ILLUSTRATIVE PURPOSES ONLY!

Tuesday, July 28, 2009
2430S Option Site_Rear.vwx

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b 07/28/09 PRELIMINARY Rev.
c 09/17/09 RESUBMISSION
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EXTERIOR FINISH MATERIALS				
EF#	DESCRIPTION	MATERIAL	FINISH	COLOR
1	BUILDING BASE	MASONRY	SPLIT FACE	DARK BROWN
2	ACCENT BAND	MASONRY	GROUND FACE	CREAM
3	BRICK FIELD	BRICK	EXTRUDED SERIES	RED
4	BRICK ACCENT	BRICK	TUSCAN SERIES	BEIGE
5	SPANDREL PANELS	VENEER SYSTEM	TO MATCH STOREFRONT	HARMONY GREY
6	STOREFRONT	CLEAR ANODIZED		
7	EIFS - FIELD	EIFS / DRYVIT	SANDPEBBLE FINE	MATCH FINISH 4
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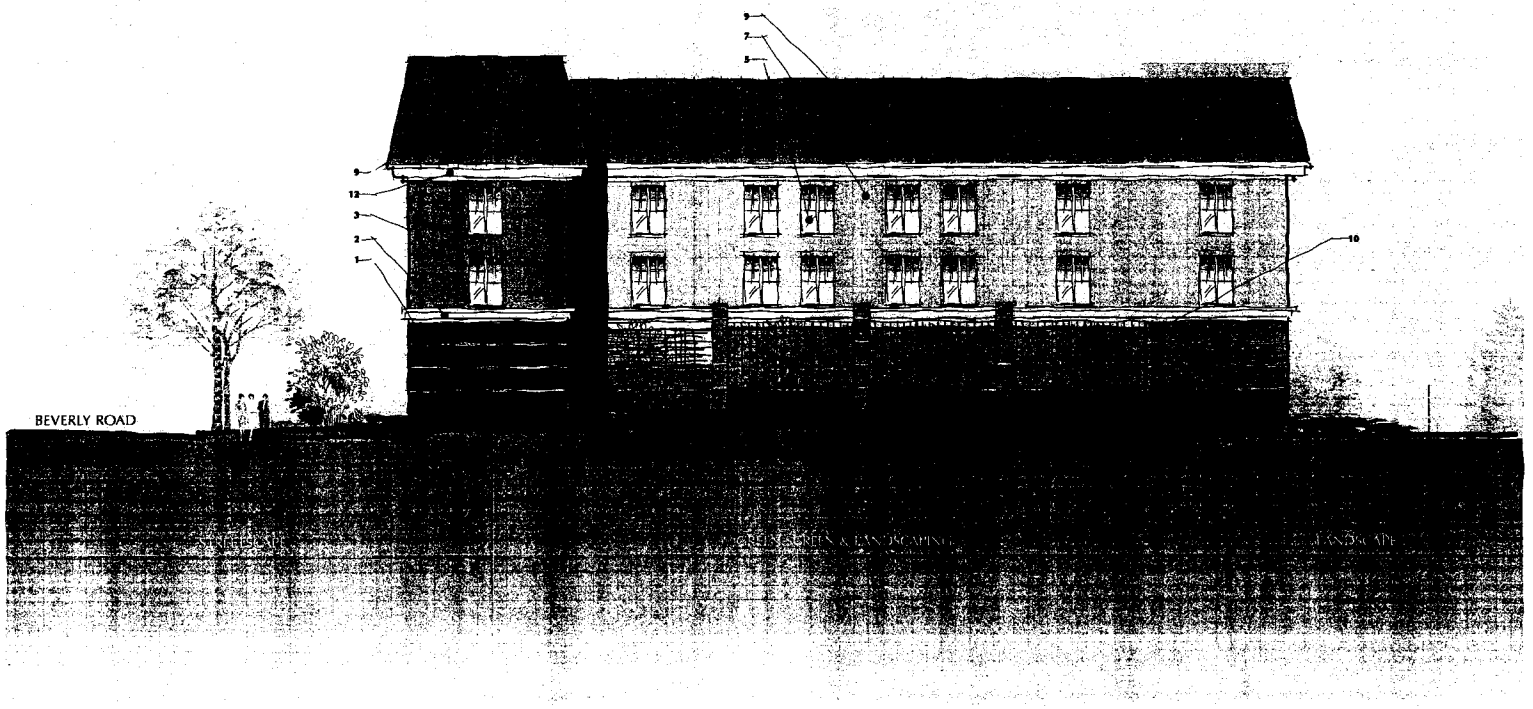
9	ARCHITECTURAL ROOF	PREFINISHED METAL	PREFINISHED METAL	BROWN SLATE
10	GREEN SCREEN & TRELLIS	PREFINISHED METAL	PREFINISHED METAL	GREEN
11	SHUTTERS			MATCH FINISH 9
12	MANSARD FASCIA	EIFS / DRYVIT	SANDPEBBLE FINE	MATCH FINISH 3
13	DORMER			MATCH FINISH 9
14	BRICK CORNICE	BRICK	TUSCAN SERIES	BEIGE
15	AWNING	FABRIC		MATCH FINISH 9



RIGHT SIDE ELEVATION

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b 07/26/09 PRELIMINARY Rev.
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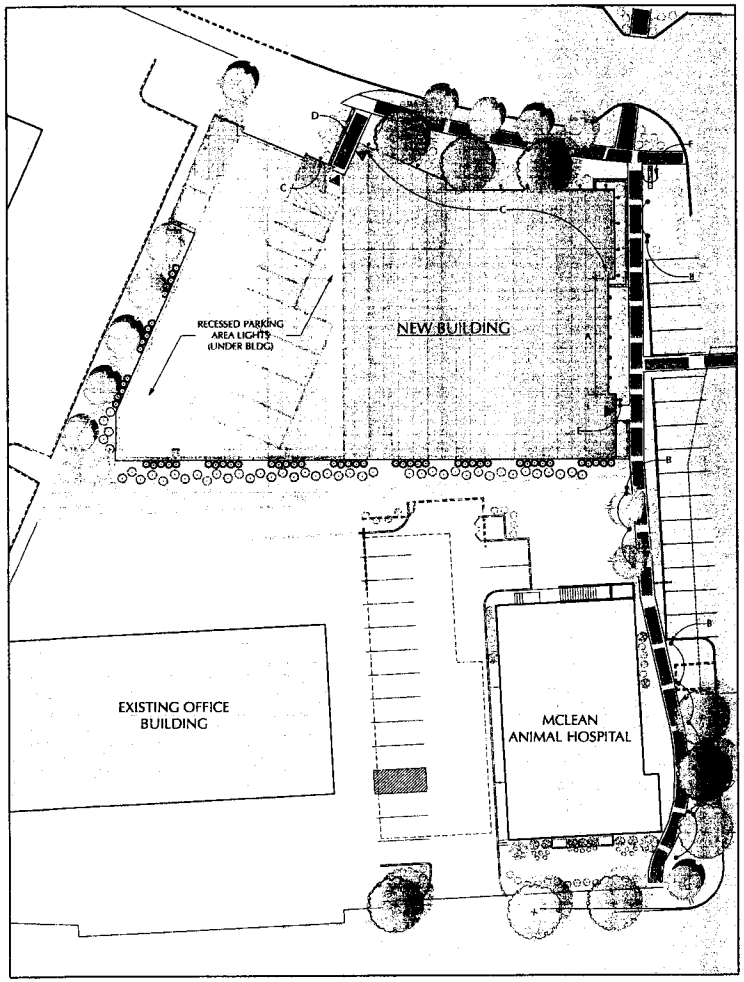
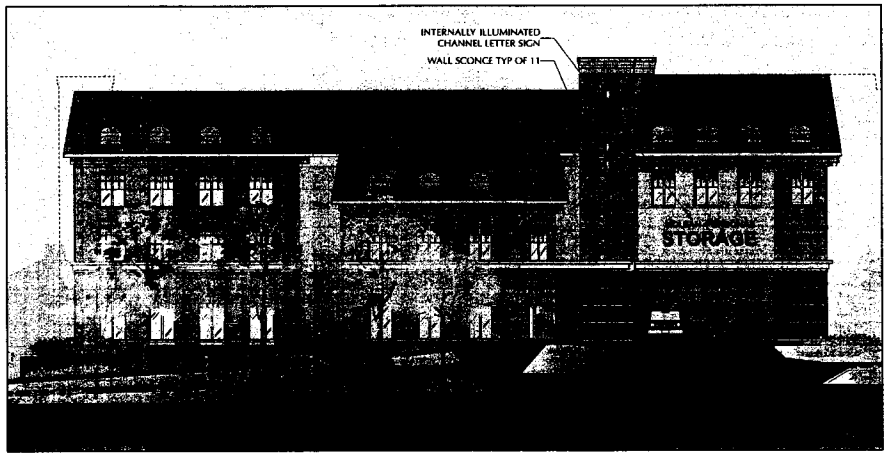
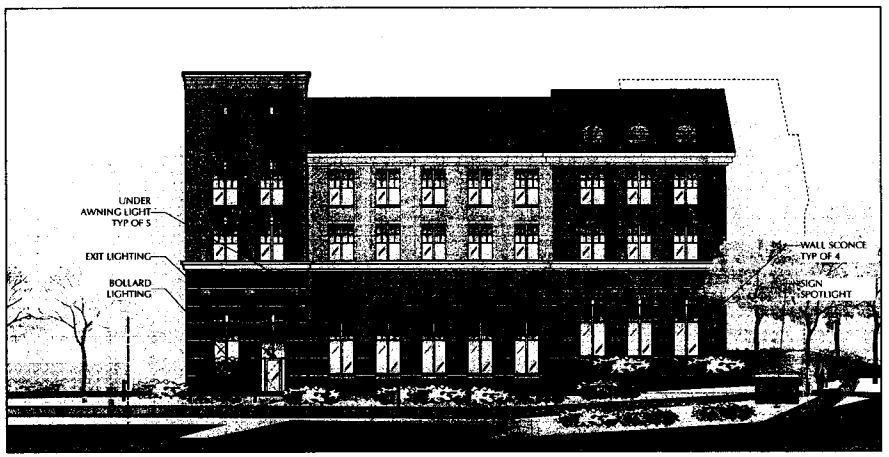
Tuesday, July 28, 2009
29005 Option Snow Rover.vwx



3 / P-12 Lighting Plan
Scale: 1" = 20 ft



1 / P-12 Front Lighting
Scale: 3/32" = 1'-0"



2 / P-12 Side Lighting
Scale: 3/32" = 1'-0"

APPLICABLE LIGHTING REGULATION SUMMARY

CODE			REGULATION	CALCULATIONS	COMPLY
14-902	2	A	ALL OUTDOOR LIGHTING ARE FULL CUT-OFF FIXTURES	N/A	YES
		C	SPOTLIGHTING IS TO BE FULL CUTOOFF OR DIRECTIONALLY SHEILDED	N/A	YES
		H	ALL OUTDOOR LIGHTING FIXTURES SHALL PRODUCE NO GLARE	N/A	YES

LIGHTING SYMBOLS

SYMBOL	LIGHT TYPE		ESTIMATED #
A	AWNING LIGHT	56 WATT FLOURESCENT LIGHT	5
B	BOLLARD LIGHT	42" PEDESTRIAN DOWN LIGHT	11
C	WALL SCONCE	56 WATT DARK SKY COMPLIANT SCONCE	16
D	CANOPY LIGHT	RECESSED FLOURESCENT SOFFIT LIGHT	2
E	REQUIRED EXIT LIGHT	DARK SKY COMPLIANT DOWN LIGHT	1
F	MONUMENT SIGN SPOTLIGHT	DARK SKY COMPLIANT DIRECTIONALLY SHEILDED SPOTLIGHT	2

a 05/28/09 PRELIMINARY
b 07/28/09 PRELIMINARY Rev.
c 09/17/09 RESUBMISSION
d 10/16/09 RESUBMISSION

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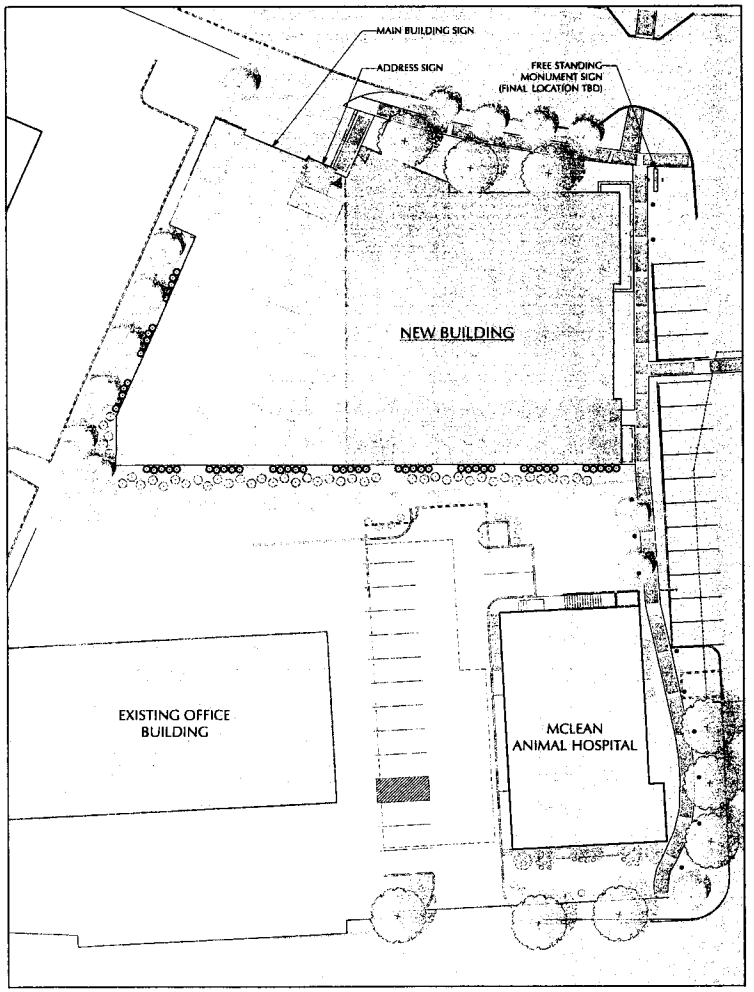
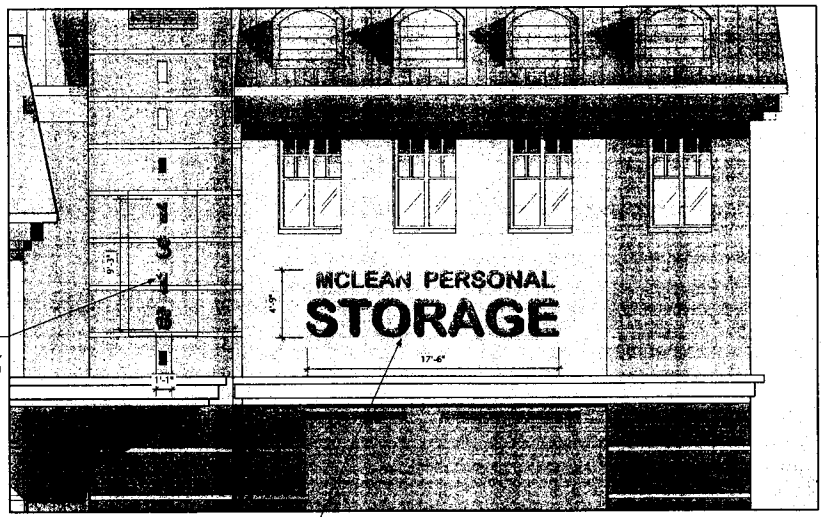


3 / P-11 Signage Plan
Scale: 1" = 20 ft

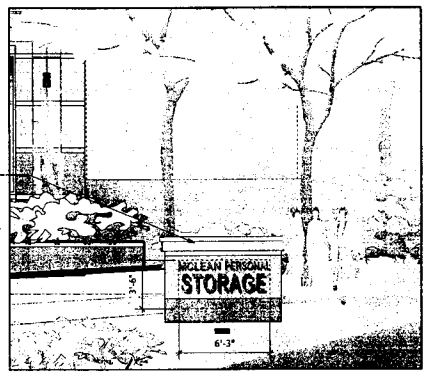


ADDRESS SIGN
•11 SF
• ILLUMINATED BY DARK SKY COMPLIANT UP AND DOWN LIGHTS
•3 DIMENSIONAL BUILDING MOUNTED LETTERS

MAIN BUILDING SIGN
•84 SF
•INTERNALLY ILLUMINATED CHANNEL LETTERS
•DIGITAL TIMER FROM DUSK UNTIL 10 PM

1 / P-11 Front Signage
Scale: 1/4" = 1'-0"

SEE P-3 FOR FULL ELEVATION



FREE STANDING MONUMENT SIGN
•2 SIDED
•6' TALL
•BRICK
•21 SF SIGN AREA EACH SIDE
•ILLUMINATED BY 1 DARK SKY COMPLIANT GROUND MOUNTED SPOTLIGHT ON EACH SIDE.

2 / P-11 Side Signage
Scale: 1/4" = 1'-0"

SEE P-4 FOR FULL ELEVATION

APPLICABLE SIGN REGULATION SUMMARY

CODE		REGULATION	CALCULATIONS	COMPLY
12-203	4	20' MAXIMUM HEIGHT OF A FREESTANDING SIGN	N/A	YES
	5	MINIMUM 5' DISTANCE FROM CURB FOR ALL FREESTANDING SIGNS	N/A	YES
12-205	B	1 1/2 SF OF SIGN PER FIRST 100' OF FRONTAGE, PLUS 1 SF PER EACH ADDITIONAL LINEAR FOOT. MAXIMUM SIGN AREA 200 SF.	158'0" LINEAR FEET ((100 X 1.5)+(58 X 1))	YES
			208 SF SIGNAGE ALLOWED	135 SF PROVIDED

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d 10/16/09 RESUBMISSION

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant requests approval to rezone the application property from the C-6 District to the PDC District to retain an existing office building and to build a new personal storage building on an existing surface parking lot within the McLean Community Business Center (CBC). The site is located within the McLean CBC and McLean Community Revitalization District (CRD) and the Sign Control (SC) and Highway Control (HC) overlay districts. The existing office building, which measures a total of approximately 81,180 square feet (including retail space), will remain on-site. Retail uses currently exist on the ground floor of this building. The site is currently developed at a FAR of .70.

The proposed personal storage building will measure 59,728 square feet (excluding 16,729 square feet of cellar space) and be 50 feet in height (approximately 4 stories). It will be designed to appear as an office building from the exterior. Loading and dedicated parking spaces for the personal storage will be located on the ground level of the new building. The proposed hours of operation for the personal storage use will be Monday through Friday, 7:00 a.m. to 8:00 p.m. The overall FAR of the site (including both the personal storage use and office building) will be 1.22.

Waivers and Modifications Requested:

- Modification of the limitation of a maximum of 25% of the total gross floor area (GFA) for secondary uses in a PDC District to permit up to 42% of the total GFA to be a personal storage use;
- 20% reduction in required parking to permit 229 spaces instead of 286;
- Modification of the peripheral parking lot landscaping requirement, in favor of that shown on the Conceptual/Final Development Plan (CDP/FDP);
- Approval of a modification of the transitional screening requirement along the western property line in favor of the proposed landscaping as shown on the CDP/FDP;
- Waiver of the barrier requirements along all property lines of Parcel 47A and along the western property line of Parcel 11B;
- Modification of the trail requirement along Old Chain Bridge Road, in favor of that shown on the CDP/FDP; and
- Deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the CDP/FDP.

LOCATION AND CHARACTER

The application property, which consists of Parcel 11B and Parcel 47A, is located in Subarea #20 of the McLean Community Business Center (CBC) and bordered by Old Chain Bridge Road, Fleetwood Road, Beverly Road, and Elm Street. Parcel 11B, where the existing office building is located, has frontage along both Beverly Road and Old Chain Bridge Road. Parcel 47A, which is the proposed site of the new personal storage use, contains a surface parking lot and faces Beverly Road. An animal hospital and an office and retail building are located behind the personal storage use along Old Chain Bridge Road. Most of the surrounding uses are retail and office uses, and the McLean House multifamily residential dwellings are located across Beverly Road from the subject site.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Commercial (Office)	C-2	Retail and other
South	Commercial (McLean Village Condo)	C-6	Retail and other
East	Commercial (McLean Animal Hospital, Office, Retail)	C-6	Retail and other
West	Residential (McLean House Condominiums)	PDH-40	Retail and other

BACKGROUND

On July 22, 1985, the Board of Supervisors approved SE 85-D-048 with development conditions for an increase in building height to 48 feet for the existing office building. On July 7, 2005, the Board of Supervisors approved an Area Plans Review (APR) Nomination (#04-II-4M) for a Comprehensive Plan Amendment to add the option for mixed-use development up to 1.25 FAR with an office and personal storage use on site. The approved text is located in the McLean CBC Subarea Guidelines, as noted in the Comprehensive Plan Provisions section of the report.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area II, McLean Planning District

Planning Sector: McLean Community Business Center, Subarea #20

Plan Map: Retail and Other

Within the Area II, McLean Planning District, McLean Community Business Center (CBC) section of the 2007 Edition of the Fairfax County Comprehensive Plan (as amended through 1-26-2009), it states the following on Page 31:

Areas of Minimum Change comprise the existing built up sectors of the CBC. Primarily recent construction, these areas are centered along the office corridor of upper Old Dominion Drive, Elm Street, and Beverly Road, and the large residential concentrations at the southeast and southwest CBC boundaries. These areas (i.e., Subareas 1, 2, 10, 15, 16, 20, 22, 25, 26, and 29) represent the concentration of new development which has occurred within McLean and which can be anticipated to remain for the foreseeable future. Although some new infill development may occur within these areas, essentially no change is expected. Any future development should follow the McLean CBC Design Standards.

Within the Area II, McLean Planning District, McLean CBC Subarea Guidelines section of the 2007 Edition of the Fairfax County Comprehensive Plan (as amended through 1-26-2009), it states the following on Page 63:

Retail commercial in Subblocks A and B, minimum 30% development to be retail, of which half must be classified convenience. Restaurant and entertainment encouraged, office as residual. Base intensity of .35 FAR. Maximum intensity of 1.0 FAR in Subblock A. Maximum intensity of .70 FAR in Subblocks B and C. Maximum intensity of .50 FAR in remainder. As an option, office and personal storage uses up to 1.25 FAR may be appropriate for parcels 30-2((4))(D)11B and 30-2((4))(D)47A, if the personal storage use constitutes approximately 60,000 square feet and has an appearance of a office building and the site development provides a mid-block pedestrian connection between Beverly Road and Chain Bridge Road.

ANALYSIS

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

Title of CDP/FDP:	McLean Personal Storage
Prepared By:	Walter L. Phillips
Original and Revision Dates:	May 29, 2009, as revised through October 29, 2009

The CDP/FDP consists of 17 sheets.

CDP/FDP INDEX	
Sheet #	**Contents**
1	Cover Sheet
2	Existing Conditions/Existing Vegetation Map
3	Conceptual/Final Development Plan
4	Conceptual Landscape Plan
5	Tree Inventory
6	Tree Inventory
7	Streetscape Cross-Sections
8	Site Details
9	Site Details
10	Preliminary Stormwater Management/Best Management Practices Plan
11	Preliminary Outfall Analysis
12	Beverly Rd – Front Elevation
13	Midblock Walk – Side Elevation
14	Rear Elevation
15	Right Side Elevation
16	Lighting Plan
17	Signage Plan

Site Layout: The applicant proposes a new 59,728 square foot personal storage building on Parcel 47A. This parcel currently contains a surface parking lot. The personal storage building will be designed to resemble an office building and it will front along Beverly Road. Cars and trucks will access the personal storage building through a single point of entry and exit along Beverly Road. There will be four (4) oversized parking spaces for loading, and three (3) standard parking spaces on the ground floor of the personal storage building. An office for the personal storage use will also be located on the ground floor.

Adjacent to the proposed personal storage use site on Parcel 11B, the existing 69,230 square foot office building's footprint, which includes 11,960 square feet of ground floor retail, will not change. Several retail uses, including a deli and mail/shipping service, are located on the ground floor, and various offices populate the rest of the building. A mid-block pedestrian crosswalk is proposed to run alongside the personal storage building and provide pedestrians with a connection between Beverly Road and Old Chain Bridge Road. 235 parking spaces will be provided, including seven (7) handicap spaces, on site. New five (5) foot wide sidewalks and street trees will be installed along the frontages of the application site.

Landscaping and Streetscape: Most of the site will be landscaped with new deciduous and flowering trees, along with various shrubs and groundcover, to replace the existing landscaping. Along Old Chain Bridge Road and Beverly Road, the McLean Central Business Center Open Space Design Standards' Streetscape Design Optional Design A is proposed to be applied. Specifically, the applicant will install a five (5) foot wide landscape strip along the road, a five (5) foot wide brick/concrete sidewalk, and an additional landscape strip (between five to seven feet in width) on the other side of the sidewalk. The interior parking lot landscaping for the office building will be enhanced with new deciduous trees. The personal storage building will be surrounded with shrubs, groundcover, evergreen trees and deciduous trees. The proposed mid-block crosswalk will be lined with landscaping consisting of both shrubs and trees.

Access: The proposed personal storage building will be accessed directly from Beverly Road. The existing office building will continue to be accessed by a single ingress/egress point along Beverly Road and two ingress/egress points along Old Chain Bridge Road. Pedestrians will be able to access the personal storage building either from the Beverly Road entrance or via the office building's surface parking lot through a side (north) entrance. However, vehicular access to the personal storage building will be limited only to Beverly Road. New sidewalks along Beverly Road and Old Chain Bridge Road, as well as the proposed mid-block crosswalk, are proposed to facilitate pedestrians through the site. The applicant proposes to stripe pedestrian crosswalks across Old Chain Bridge Road and Beverly Road from the site; installation of these crosswalks is subject to Virginia Department of Transportation (VDOT) approval.

Architecture: The personal storage building will be approximately 50 feet in height and will contain approximately 59,728 square feet (excluding 16,729 square feet of cellar space). Rooftop mechanical equipment will be screened by a trellis and planters and a five (5) foot high "penthouse" on the top of the roof. The new building will primarily be built with masonry, brick and metal materials. The mansard roofline of the building will be accented with dormers, and there are gray spandrel panels proposed for the façades of the building, which will mimic windows. These false windows will be placed around the structure so that it resembles an office structure. Storage units will not be visible from the outside; only the ground floor office will have storefront windows. Awnings are proposed for some of the windows along the side (north) elevation. There will be an entrance canopy along Beverly Road but no other canopies along this front elevation of the building.

Parking: A total of 235 spaces, including seven (7) handicap spaces, will be provided on site. Seven (7) parking spaces are proposed for the personal storage use, including four (4) oversized parking spaces that can be utilized by larger vehicles for loading purposes. Seven (7) parking spaces will be on the

ground floor of the personal storage building. There is also surface parking around the existing office building, which will be restriped to permit a total of 130 surface parking spaces. There are 98 parking spaces in the existing underground garage of the office building which will remain. On-street parking is also available along Beverly Road.

Road Improvements: The applicant proposes to dedicate right-of-way of up to 26 feet from the centerline along Beverly Road for future roadway improvements. The applicant also proposes to slightly widen Beverly Road to accommodate a four (4) foot wide (minimum) bike lane, though this bike lane will not be striped. "Chokers" are also proposed along Beverly Road near the entrance of the personal storage building. Crosswalks across Beverly Road and Old Chain Bridge Road are also proposed. However, all of these proposed improvements are all subject to VDOT review and approval and may not be built as planned.

Open Space and Amenities: The applicant proposes to provide street furniture, including a bench and trash receptacle, along Beverly Road, as well as four (4) bike racks which will be located on site.

Stormwater Management: The existing office building and site is treated by a detention pipe and a weir structure, which will remain in place, and there is no best management practices (BMP) currently provided for the office building. Because the proposed location of the personal storage use is currently impervious surface, no additional stormwater management is needed with the expanded development on site. For the personal storage building's BMP, two (2) stormfilter catchbasins and a tree box filter are proposed to treat runoff from the personal storage building's roof and a portion of the surface parking lot.

Lighting and Signage: A building-mounted sign and a ground-mounted monument sign are proposed for the personal storage building. All of the signs will be oriented along the Beverly Road frontage. The address sign will be externally lit from upward and downward pointing lights, and the monument sign will be up lit on both sides. The "McLean Personal Storage" building mounted sign, which will be composed of channel letters and be internally illuminated, will only be lit from dusk to 10:00 p.m. A variety of lights will be utilized to highlight the personal storage building, including awning, bollard, and canopy lights. Sixteen (16) wall sconces are proposed around the building. The ground floor parking spaces within the personal storage building will be lit by recessed parking area lights.

Land Use Analysis (See Appendix 6)

The applicant requests approval to rezone the subject site from C-6 to PDC to permit a personal storage use in addition to an existing office building for an overall FAR of 1.22. Three sources within the McLean CBC Plan provide

guidance on future land use and the development character of the area, including CBC guidelines, Subarea guidelines, and the McLean CBC Open Space Design Standards. The subject site is located within Subarea #20 of the McLean Community Business Center.

Within the McLean Community Business Center's guidelines, the Plan generally identifies Subarea #20 as a part of an "area of minimum change" and states that any future development should follow the McLean CBC Design Standards. Additionally, there are core areas identified as Redevelopment Areas, and Subarea #20C, where Parcel 47A of the subject site is located, is within a Redevelopment Area. Within the Redevelopment Areas, the Plan states that development proposals which exceed a .35 FAR should address a list of elements, such as underground utilities, public amenities, and urban design. Finally, the McLean CBC Open Space Design Standards provide public space and building envelope design standards as guidance for subarea recommendations regarding land use, density and character.

Use and Intensity

The Comprehensive Plan option for this site allows a maximum FAR of 1.25 to include a personal storage use of approximately 60,000 square feet in size. The FAR of the proposed personal storage use and existing office building will be 1.22. A mid-block five (5) foot wide brick/concrete crosswalk, as recommended in the Comprehensive Plan, will be provided on-site, linking Beverly and Old Chain Bridge Roads.

Building Design and Height

The proposed mini-warehouse building is designed in a more commercial style than a typical personal storage building. Though staff has some concerns regarding details of the architecture (see Revitalization and Reinvestment Analysis), the overall design has the general appearance of an office building, as recommended by the Comprehensive Plan. The proposed personal storage building will be approximately 50 feet in height, which is comparable to surrounding buildings, including the adjoining office building on the subject site which measures 48 feet in height and the high-rise residential buildings across Beverly Road. Within Sect. A7-307 *Bulk Regulations, McLean Commercial Revitalization District* of the Zoning Ordinance, the maximum building height allowed by right is 50 feet. The McLean CBC subarea guidelines for Subarea #20 do not specify a building height limit, and within the PDC District, the maximum building height references the bulk regulations of the most conventional zoning district that is compatible with the proposed development. The proposed personal storage building would have a maximum height of 50 feet.

Landscaping and Streetscape

The applicant proposes to implement McLean Central Business Center Open Space Design Standards' Streetscape Design Optional Design A for the landscaping along Beverly and Old Chain Bridge Roads. Specifically, the applicant proposed to install a five (5) foot wide landscape strip along the road, a five (5) foot wide brick/concrete sidewalk, and an additional landscape strip (between five to seven feet in width) on the other side of the sidewalk. The parking lot will be screened by street trees along Beverly and Old Chain Bridge Roads, and the interior parking lot landscaping requirement is also satisfied. Though the Fairfax County Trails Plan calls for a major paved trail (8 foot wide asphalt or concrete trail) along Old Chain Bridge Road, the sidewalk and streetscape guidelines recommended by the McLean CBC Open Space Design Guidelines are satisfied. Additional landscaping improvements include groundcover alongside the mid-block pedestrian connection and the inclusion of green screens (metal fencing that allows plant growth) along the side of the personal storage building.

Parking and Circulation

The applicant proposes a 20% reduction in required parking, as permitted in the CRD, to permit 229 spaces instead of 286 spaces. A total of 235 spaces will be provided on site in the existing surface parking lot and underground garage for the office building, including seven (7) parking spaces in the personal storage building. Patrons of the personal storage building can also access the building from the parking lot located around the existing office building by a side (north) entrance of the mini-warehouse building. However, car and truck entry to the personal storage building is limited to the Beverly Road entrance. Vehicular interparcel access, as recommended by the CBC guidelines, is not provided between the personal storage and office buildings, but there is interparcel access between the office building site and an adjoining commercial parcel to the north along Old Chain Bridge Road.

Utility Undergrounding

Within the McLean CBC Plan recommendations, proposals within the Redevelopment Area achieving a level of intensity that exceed .35 should address a series of elements, including utility undergrounding. Specifically, the Comprehensive Plan recommends utilities to be placed underground, where applicable or that a contribution be made to help offset the costs of placing utilities underground in the future. Since Parcel 47A is within a Redevelopment Area (Subarea #20C), utility undergrounding is recommended. However, the applicant has not addressed this recommendation.

Though staff would continue to urge the applicant to underground the utilities on-site as part of the proposed development, staff believes that overall, the application is in general harmony with the Comprehensive Plan.

Environmental Analysis (See Appendix 6)

The applicant has committed and proffered LEED Silver pre-certification prior to site plan approval, which satisfies Policy Plan guidance on green buildings. Staff believes the environmental issue is resolved. No other environmental issues were raised by this application.

Revitalization and Reinvestment Analysis (See Appendix 7)

Issue: Personal Storage Building Design

The applicant is proposing a 59,728 square feet (excluding 16,729 square feet of cellar space) personal storage building. The new building will primarily be built with masonry, brick and metal materials and is designed with a mansard roof and three (3) levels of spandrel panels around the building. Generally, the mini-warehouse building resembles more of an office than it does a typical self-storage structure. However, staff felt that the proposed mansard roof, ground floor windows, and awnings could be redesigned so that the personal storage structure was more office-like in appearance, as recommended by the Plan.

As one of the larger redevelopment projects in the McLean CBC proposed at this time, staff recommended that the design of the building be improved to suit the surrounding area better. As part of a mixed-use development option with an existing office building, architecturally, the proposed personal storage building is quite different from the surrounding office and retail uses. Though there are buildings in the broader McLean Community Business Center area with similar features (such as mansard roofs), staff felt that the building should be made more contextual with its immediate neighboring buildings. For these reasons, staff recommended that the design of the structure be changed to incorporate such elements as a flat roofline, larger ground floor windows, and continuous ground floor awnings around the front (west) and side (north) elevations. The Comprehensive Plan recommends an appearance like an office, and in Par.15 of Sect. 6-206 of the Zoning Ordinance, the use limitation for a personal storage use in the PDC District states that "the design of the storage structure shall be office-like in appearance."

Resolution:

The applicant has not incorporated the recommended design changes nor has the applicant made any alteration to the proposed elevations. Therefore, staff proposes a development condition that requires the submission of alternative building elevations to DPZ for review at the time building plans are submitted to Fairfax County for permits. Other proposed development conditions include signage recommendations in response to staff's concerns regarding the proposed building mounted signage and a maintenance agreement requirement. With the implementation of these conditions, staff believes this issue is resolved.

Transportation Analysis (See Appendix 8)

Issue: Right-of-Way (ROW) Dedication Along Beverly Road

Transportation recommendations in the McLean Community Business Center section of the Comprehensive Plan indicate that Beverly Road will be expanded from two (2) lanes to four (4) lanes. As such, staff recommended that the applicant dedicate 26 feet of right-of-way (ROW). The Virginia Department of Transportation (VDOT) also recommended that the proposed ROW should extend at least three (3) feet beyond any feature intended to be maintained by VDOT as part of the roadway. Approximately 3.5 feet of the proposed landscaping improvements along Beverly Road and a five (5) foot wide landscape strip and a two (2) foot portion of the five (5) foot wide brick/concrete sidewalk along Old Chain Bridge Roads are within the ROW.

Resolution:

The applicant has proffered 26 feet of ROW along Beverly Road. Also, the ROW line is set at least three (3) feet further from the roadway along both Old Chain Bridge Road and Beverly Road to be maintained by VDOT. With this commitment, staff believes that this issue is resolved.

Issue: Mid-Block Crosswalks and Other Road Improvements

The Comprehensive Plan recommends a mid-block pedestrian connection between Beverly Road and Old Chain Bridge Road if the approximately 60,000 square foot personal storage use and office building mixed-use development option is developed. In addition to a mid-block pedestrian walkway, the applicant also proposes one (1) striped mid-block crosswalk each across Beverly Road and Old Chain Bridge Road. Finally, the applicant proposes a bike lane, which will be at least four (4) feet minimum wide and be striped, and chokers (i.e. build-outs or other physical intrusions to slow traffic) along Beverly Road and pedestrian refuges (likely made of concrete islands) in the middle of Old Chain Bridge Road. The Fairfax County Department of Transportation (FCDOT) and the applicant have both noted that all of these proposed road improvements are subject to VDOT review and approval.

Resolution:

Because the bike lane will only be provided along the subject site's Beverly Road frontage and not along the entirety of Beverly Road, FCDOT noted that it is likely that the bike lane will not be striped. However, the applicant has proffered to provide bike signage along Beverly Road.

The applicant has noted on the CDP/FDP and in the proffers that the mid-block crosswalks are subject to the VDOT approval, as are the proposed chokers and pedestrian refuge islands. FCDOT noted that, ideally, these improvements should be coordinated with any broader pedestrian safety plans in the area, especially since VDOT may not approve these site-specific road improvements. In fact, in their October 5, 2009 memo, VDOT asks specifically if the crosswalks and chokers are warranted, and in a follow-up memo dated November 12, 2009, VDOT states that the proposed traffic calming and mid-block crosswalk warrants should be considered under a separate submission and approval.

Due to the potential lack of support from VDOT for the proposed improvements at the petitioned site, it is possible that the pedestrian and bike safety oriented amenities may not develop as planned. Generally, staff believes that the improvements may have more demand elsewhere in McLean Community Business Center, and for that reason, staff strongly recommends that the applicant commit to other ways to improve pedestrian safety issues within the McLean CBC if VDOT does not approve the crosswalks.

Issue: Bike Racks

Staff recommended that bike racks be provided on-site. It was recommended that these racks be inverted U-shaped racks or another style approved by FCDOT.

Resolution:

The applicant will provide four (4) inverted U-shaped bike racks on site. Staff believes this issue is resolved.

Issue: Maintenance Agreement with VDOT

Staff recommended that the applicant enter into a maintenance agreement with VDOT is recommended for the streetscape and sidewalk areas that are within the ROW along Beverly Road and Old Chain Bridge Road. VDOT also recommended that proposed sidewalks should be at least four (4) feet behind the face of curb and that the proposed ROW should extend at least three (3) feet behind any feature to be maintained by VDOT as part of the roadway.

Resolution:

The proposed five (5) foot wide concrete/brick sidewalks along Old Chain Bridge and Beverly Roads will be set back at least four (4) feet behind the face of curb, but only the sidewalk along Old Chain Bridge Road will be located within the ROW. The five (5) foot wide landscape strip along both streets will also be in the ROW. The ROW line extends at least three (3) feet beyond the roadway along Beverly and Old Chain Bridge Roads. The applicant has proffered to enter into a

maintenance agreement for the sidewalk, street trees and landscaping along Beverly and Old Chain Bridge Roads, if requested by FCDOT and/or VDOT. To protect the long-term health of the proposed landscaping and safe continued use of the new five (5) foot wide sidewalk, staff recommends a development condition that requires a maintenance agreement with VDOT to be executed. With the implementation of this development condition, staff believes this issue is resolved.

Issue: Principal and Secondary Uses

The applicant proposes variety of principal and secondary uses for the site. Staff believes that the principal use on the site should be offices, and the main secondary use should be the personal storage use. The other proposed principal or secondary uses may not suit the intent of the Comprehensive Plan, which states that the option to develop up to 1.25 FAR is for the development of office and personal storage uses.

Resolution:

Staff recommends that modification of the limitation of a maximum of 25% of the total GFA for secondary uses in a PDC District should be increased up to 42% for a personal storage use only. Additionally, the use limitations for the PDC District have specific guidelines for fast food restaurant, and Par. 10 of Sect. 6-206 limits fast food restaurants to not more than fifteen (15) percent of the GFA of the structure. All other secondary uses will be limited to 25% of the total GFA. The applicant has proffered that the primary principal use shall be offices and the primary secondary use shall be a personal storage use, no less than 59,728 square feet. However, multiple principal uses are still proposed, including retail sales establishments and public uses, and there is no proffered minimum or other limitation on the principal use(s) permitted for the site. Without further limitations on the principal use(s) for the petitioned site, this issue is not yet resolved.

Urban Forest Management Analysis (See Appendix 9)

After addressing initial comments from Urban Forest Management (UFM) regarding tree cover calculations, the existing vegetation map (EVM), tree reservation calculations, and other issues, the applicant has satisfied most of UFM's concerns. The applicant has proffered to preserve certain on-site trees; however, many of the existing trees and plantings on site are not desirable due to their long-term health or their poor condition. These identified plantings will be removed. Adequate tree cover and interior parking lot landscaping is now provided, and the proposed landscaping plan was reviewed by UFM. The applicant requests a waiver of the Tree Preservation Target and has also included proffer commitments related to tree preservation, including the

recommended tree preservation fencing proffer. Staff believes that the requested waiver of the tree preservation target requirement is justified because the majority of the existing vegetation is considered invasive and/or undesirable and does not meet UFM's standards for health and structural condition. Staff supports this waiver.

Public Facilities Analyses (See Appendices 10 – 15)

No issues were identified by Sanitary Sewer Analysis Division, Fairfax County Water Authority, Fire and Rescue Department, Fairfax County Public Schools and Fairfax County Park Authority. The Fire Marshal noted that, if the personal storage building is over 50 feet, truck ladder access will not be possible from the back of the building and the application would be not permissible. However, the new building will measure 50 feet in height (with a 5 foot high trellis structure with planters which will be used to screen mechanical equipment); therefore, staff believes this issue is resolved.

ZONING ORDINANCE PROVISIONS

PDC District		
Standard	**Required**	**Provided**
Lot Area	No requirement for each use or building	115,970 SF or 2.66 acres (includes 1,840 SF of dedication)
Lot Width	No requirement for each use or building	375 feet
Max. Building Height	50 feet*	50 feet
Front Yard	N/A	5 feet
Side	N/A	0 feet
Rear Yard	N/A	11 feet
FAR	1.5 (up to 2.5 with Board approval) for PDC but 1.25 in Comp Plan	1.22
Open Space	15% of the gross area shall be open space	25%
Parking Spaces	286 spaces (retail, office, and other relevant uses); 20% reduction applied = 229 spaces	235 spaces
Loading Spaces	Standard A: One (1) space for the first 5,000 square feet of gross floor area, plus one (1) space for each additional 30,000 square feet or major fraction thereof = 2 spaces	4 oversized parking spaces will be used for loading
Interior Parking lot Landscaping	5% of the total area of the parking lot = 2,455 SF	2,495 SF

Standard	Required	Provided
Transitional Screening Requirements (for office and personal storage buildings)		
North	None	N/A
East	None	N/A
South	None	N/A
West	TS – 2 (unbroken strip of open space a minimum of thirty-five (35) feet wide with approved trees or shrubs)	Modification requested to that shown on the CDP/FDP
Barrier Requirements (for office building)		
North (office)	None	N/A
East (retail)	None	N/A
South (office)	None	N/A
West (residential)	D, E or F (42-48 inch chain link fence; 6 foot wall, brick or architectural block faced on the side facing the existing use; 6 foot high solid wood or otherwise architecturally solid fence)	Waiver requested
Barrier Requirements (for personal storage building)		
North (office)	H (one row of 6 foot trees averaging 50 feet on centers, such trees being a variety of types)	Waiver requested
East (retail)	H	Waiver requested
South (office)	H	Waiver requested
West (residential)	D, E or F	Waiver requested

* *In Sect. A7-307 Bulk Regulations, McLean Commercial Revitalization District of the Zoning Ordinance, the maximum building height allowed by right is 50 feet.*

WAIVERS AND MODIFICATIONS

Modification of the limitation of a maximum of 25% of the total GFA for secondary uses in a PDC District to permit up to 42% for a personal storage use

Personal storage uses are permitted as a secondary use in the PDC District. The proposed personal storage use will measure 59,728 square feet, which exceeds the 25% limit of the total GFA of the principal use (office). The existing office building measures 81,180 square feet and the proposed personal storage use will comprise approximately 42% of the total GFA of the site. The Comprehensive Plan recommends an approximately 60,000 square foot personal storage use as a development option for the site with the office

building. Also, since the personal storage use typically requires expansive floor area for storage units, but does not result in a large number of daily trips, staff does not object to the modification for the personal storage use. As the primary secondary use of the site, the proposed personal storage use conforms with the Comprehensive Plan recommendation. Therefore, staff does not object to this request.

20% reduction in required parking

Based on the parking tabulations for the site, 286 total parking spaces are required for 11,950 square feet of retail and 69,230 square feet of office uses for the office building as well as the personal storage establishment's 1,500 square foot office and two (2) employees. The proposed personal storage building will be built over an existing surface parking lot with approximately 80 parking spaces. The surface parking lot around the office building will be restriped to have 130 surface parking spaces, and the 98 underground garage parking spaces within the existing office building will be retained. The loss of the surface parking spaces on Parcel 47A necessitates the reduction request. Due to the loss of parking and restricted space for additional parking on site, the applicant requests a 20% reduction in required parking spaces for 229 required spaces (235 spaces will be provided). Staff supports the requested reduction.

Modification of the peripheral parking lot landscaping requirement

Transitional screening is not required and if there are over 20 spaces in the parking lot, Sect. 13-203 of the Zoning Ordinance requires the provision a ten (10) foot wide landscaping strip and one (1) tree every 40 feet with no sidewalk or trail located between the parking lot and property line where the property line abuts the ROW. Since transitional screening is not required along the northern, eastern and southern boundaries of the parking lot, peripheral parking lot landscaping is required along these boundaries. No peripheral parking lot landscaping is proposed for the northern boundary due to the lack of planting space and location of parking spaces along the property boundary. A five (5) foot wide brick/concrete crosswalk traverses the southern boundary of the site, and due to the lack of planting space in this area, minimal planting is proposed along the edge of the crosswalk. The proposed landscaping along the eastern boundary along Old Chain Bridge Road does not have a ten (10) foot wide landscaping strip, but there is a seven (7) foot wide landscape strip as well as a five (5) foot wide landscape strip alongside the proposed five (5) foot wide sidewalk. Both landscape strips will have street trees, and the proposed landscaping meets the McLean Central Business Center's Open Space Design Guidelines. Due to the configuration of the site's development and proposed landscaping and pedestrian improvements offered on-site, staff supports the requested modification.

Modification of the transitional screening requirement along the western property line

Along the western boundary of the subject site, an unbroken strip of open space a minimum of thirty-five (35) feet wide with approved trees or shrubs (TS – 2) is required due to the residential uses across Beverly Road. Instead of the required transitional screening, the applicant proposes a five (5) foot wide landscape strip with flowering trees, a five (5) foot wide brick/concrete sidewalk, and a seven (7) foot wide landscape strip with deciduous trees. Par. 3 of Section 13-305 allows the transitional screening requirement to be modified if the barrier and/or land between the building and property line has been designed to minimize adverse impact through architectural and landscaping. Along the western property line (Beverly Road), the applicant is providing street trees and shrubs along both sides of the proposed sidewalk, and the proposed landscaping will help screen both the office building and personal storage building from the residential use across Beverly Road. Staff supports this request.

Waiver of the barrier requirements along all property lines of Parcel 47A and along the western property line of Parcel 11B

Along the northern, eastern and southern property lines of Parcel 47A of the personal storage building, Barrier H [consisting of a row of six (6) foot trees averaging 50 feet on centers] is required. Along the western property line facing Beverly Road for both Parcels 47A and Parcel 11B, Barrier D, E or F is required, which consists of either a 42-48 inch chain link fence, six (6) foot high wall faced with brick or architectural block, or a six (6) foot high solid wood or other architecturally solid fence. No barriers are proposed for both parcels on these sides.

Par. 1 of Section 13-305 permits barriers to be waived between uses that are to be developed under a common development plan in the PDC District if compatibility between uses has been addressed through a combination of the arrangement of buildings or though architectural or landscaping treatments. There will be a "green screen" provided along the rear (east) and side (south) elevations of the personal storage building, and landscaping will be provided on all sides of the building. In staff's opinion, a barrier feature would not fit well into the tightly developed site of the personal storage building, and the landscaping provides a better transition between the proposed building and surrounding uses. With the implementation of the proposed landscaping, staff supports the requested waiver.

Modification of the trail requirement along Old Chain Bridge Road

According to the Fairfax County Trails Plan Map, a major paved trail (eight foot wide asphalt or concrete trail) is recommended for Old Chain Bridge Road.

Specifically, the applicant proposed to install a five (5) foot wide landscape strip along the road, a five (5) foot wide brick/concrete sidewalk, and an additional landscape strip (between five to seven feet in width) on the other side of the sidewalk, which meets the McLean Central Business Center's Open Space Design Guidelines. For that reason, staff supports the request.

Deviation from the tree preservation target percentage

The applicant requests a deviation from the tree preservation target since only 6.6% of the required 10% of the tree canopy requirement can be met through tree preservation. Due to the lack of healthy trees on site and the presence of invasive and undesirable plantings, the applicant is unable to meet the required Tree Preservation Target for the development site. UFMD concurs with this assessment and does not object to its approval. Therefore, staff recommends that the Board of Supervisors direct the Director of DPWES to permit a deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the CDP/FDP and as proffered.

Other Zoning Ordinance Requirements:

P-District Standards

The requested rezoning of the 2.66 acres site from the C-6 District to the PDC District must comply with the Zoning Ordinance guidelines found in Article 6, Planned Development District Regulations and Article 16, Development Plans.

Article 6

Sect. 6-201 Purpose and Intent

This section states that the PDC District encourages the innovative and creative design of commercial development. The regulations help accommodate preferred high density land uses that would otherwise impact neighboring properties negatively if the proposed location and design is not controlled. The regulations also ensure high standards in the layout, design and construction of commercial developments to implement the stated purpose and intent of the Zoning Ordinance.

The applicant proposes to rezone the site to build a new personal storage building and retain an existing office building as one development plan. As stated earlier in this report, staff believes that the architecture of the personal storage building could be more contextual with the immediate area. However, on the whole, staff finds the design of the proposed personal storage building to be acceptable. In staff's opinion, the new development also introduces an opportunity to enhance the entire site with new landscaping, pedestrian improvements (such as a mid-block pedestrian connection) and streetscape

enhancements, which satisfies the Comprehensive Plan guidelines for the site. Therefore, staff believes that the applicant's proposal meets the purpose and intent of the PDC District.

Sect. 6-206 Use Limitations

Par. 15 of Sect. 6-206 has guidelines for a personal storage use, and with the proposed design and proffered commitments, the personal storage building will satisfy most of the guidelines, including provisions for screened loading and unloading, no visible storage bay doors, and no truck or van parking unless it is for unloading or loading purposes. However, Condition B notes that "the design of the storage structure shall be office-like in appearance and harmonious in color and design with that of the surrounding development so to minimize any adverse visual impact." Staff finds that the overall design of the site is acceptable. However, staff recommends development conditions to require the change of specific design elements of the proposed personal storage building (such as larger ground floor windows and a different roofline) in order to make the structure appear more like an office building, as recommended by the Plan.

The applicant has proffered that the principal use will be offices and the primary secondary use will be the personal storage use, no less than approximately 59,000 square feet. The limitation of a maximum of 25% of the total GFA for secondary uses in a PDC District will be raised to 42% only for the personal storage use (which will be the primary secondary use) and not for all proposed secondary uses. In addition, the proposed secondary use of a fast food restaurant is restricted by guidelines outlined in Par. 10 of Sect. 6-206. Overall, the staff finds that the development proposal satisfies the use limitations of the PDC District. However, staff would continue to strongly recommend that the applicant place further limitations on the types and amount of other uses which could take place in these two buildings.

Sect. 6-207 Lot Size Requirements

Par. 1 of this section requires no land shall be classified in the PDC District unless the Board finds that the proposed development will either yield a minimum of 100,000 square feet of gross floor area or the proposed development will be a logical extension of an existing P District and yield at least 40,000 square feet of gross floor area.

The total gross floor area for the proposed personal storage building and existing office building will be 140,908 square feet. The existing office building is approximately 81,180 square feet, and the personal storage building will be 59,720 square feet. Therefore, the proposed development satisfies the lot size requirements of the PDC District.

Sect. 6-209 Open Space

Par. 1 of this section requires a minimum of 15% of the gross area as open space in the PDC District.

The applicant proposes to retain 25% of the gross lot area as open space.

Section 16-101 General Standards

The general standards for planned development districts include: conformance with the Comprehensive Plan; design that achieves the purpose and intent of the PDC District; effective utilization of the land and natural assets; no injury to the use and value of surrounding existing and future development; adequate public facilities and utilities; and coordinated linkages internally and externally.

The planned development generally conforms to the Comprehensive Plan language for this site. Specifically, the proposed maximum FAR for the site is 1.22, and the Comprehensive Plan recommends an option for office and personal storage uses up to 1.25 FAR, if the personal storage use measures approximately 60,000 square feet and looks like an office building. Staff finds that the overall design of the proposed personal storage structure is acceptable but staff recommends development conditions which would require the incorporation of certain design details in order to make the personal storage building appear more like an office building. A mid-block pedestrian connection is proposed to be provided through the site, as recommended by the Comprehensive Plan.

The proposed personal storage building next to an existing office building would not be feasible in a conventional zoning district. The new personal storage building will be developed on an existing surface parking lot, which reduces the impervious surface area, and additional landscaping and trees will be provided on site. Surrounding immediate uses on the block, which are all commercial uses, will not be impacted in use or value by the new personal storage building and existing office building. Adequate public facilities and utilities are available to the site as well. The site is located near minor and major road arterials, and new sidewalks are proposed for the site, linking the site to nearby residences, shops, etc.

Section 16-102 Design Standards

Design Standard 1 states that 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.

C-7 District		
Standard	**Required**	**Provided**
Lot Area	40,000 square feet	115,970 SF or 2.66 acres (includes 1,840 SF of dedication)
Lot Width	200 feet	375 feet
Max. Building Height	90 feet	50 feet
Front Yard	45° angle of bulk plane, but not less than 40 feet	5 feet
Side	No requirement	0 feet
Rear Yard	20 feet	11 feet
FAR	.80 (up to 1.0 with Board approval)	1.22
Open Space	15% of the gross area shall be open space	25%

The most comparable zoning district that characterizes the proposed development is the C-7 District (Regional Retail Commercial District). The proposed personal storage building and existing office building, which are located on a 2.66 acre site, are between 48 to 50 feet in height. The C-7 District requires a maximum building height of 90 feet. Also in the C-7 District, the required front yard setback is controlled by a 45 degree bulk plane angle but not less than 45 feet, and the rear yard setback is 20 feet. The front yard setback of the personal storage building will be 10 feet and the rear yard setback will be 11 feet. The maximum FAR in a C-7 District is .80, and the proposed development will have a FAR of 1.22. Though the bulk regulations of the C-7 District are not completely satisfied by the proposed development, the proposed development fulfills the Comprehensive Plan recommendations for the site, which specifies a maximum FAR for the site (1.25) and square footage of the personal storage building (60,000 square feet). Staff believes that the proposed development meets these criteria.

Design Standard 2 states that 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.

The applicant is providing 25% of open space on the site, and 15% is required for the PDC District. 286 parking spaces are required for the personal storage building and office buildings, but with a 20% parking reduction applied, 229 parking spaces will be required instead. Five (5) loading spaces are adequately provided for the office building, and four (4) oversized parking spaces for the mini-warehouse will be used as loading spaces. The proposed signage will be subject to the signage regulations in Article 12 of the Zoning Ordinance.

Design Standard 3 states that 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.

The applicant will dedicate 26 feet of ROW along Beverly Road for the future expansion of the roadway to four (4) lanes, as well as construct new five (5) foot wide brick/concrete sidewalks along Old Chain Bridge and Beverly Roads. A bike lane is proposed for Beverly Road, and though it may not be striped, it will be demarcated with the proffered bike signage along Beverly Road. Mid-block crosswalks are also proposed for Old Chain Bridge and Beverly Roads. Street furniture and other amenities, including bike racks, bench, and trash receptacle, will be provided on-site as well.

Overlay District Requirements

Sign Control (SC) Overlay District (Sect. 7-500)

The Sign Control Overlay District restricts freestanding signs in the intensely developed commercial and industrial areas of the County. Sect. 7-508 reference use limitations in Sect. 12-204, which regulate commercial and industrial uses in Sign Control Overall Districts. Par. 1 of Sect. 12-204 notes that building-mounted signs are limited to the sign area, as specified in Sections 203 and 207. Sect. 12-210 also regulates uses in P Districts, which would apply to the application. Alternatively, signs may be permitted in a P District in accordance with a Comprehensive Sign Plan, which must be approved by the Planning Commission.

Highway Corridor (HC) Overlay District Use Limitations (Sect. 7-608)

In the Highway Corridor Overlay District, a limitation is placed on certain automobile oriented, fast service or quick turn-over uses, including fast food restaurants and quick service food stores, except as allowed by right or by Sections 7-607 and 7-608. All of the uses are subject to the underlying zoning district's use limitations. The specified uses also recommend that pedestrian and vehicular circulation is coordinated with that on adjacent properties and that access should be designed as not to impede traffic on a public street intended to carry through traffic.

The petitioned site has ingress and egress access along both Old Chain Bridge and Beverly Roads, so access may not impede traffic solely on either road.

However, staff would note that on-site circulation may be an issue if a large volume of traffic is trying to access a single ingress/egress point, especially along Beverly Road. Pedestrian safety may also be impacted, but the inclusion of specially paved sidewalks, which are proposed as five (5) foot wide brick/concrete sidewalks, can help delineate pedestrian crosswalks across the entrances and exits.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposes to rezone the property from the C-6 District to the PDC District to retain an existing office building and to build a new personal storage building on an existing surface parking lot within the McLean Community Revitalization District (CRD). Overall, staff concludes that the subject application is in general harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions. However, staff would continue to urge the applicant to address the following:

- Alter specific design elements of the proposed personal storage building (such as larger ground floor windows and a different roofline) in order to make the structure appear more like an office building, as recommended by the Plan;

- Commit to size limitations on the proposed principal uses;

- Underground the on-site utilities as part of the proposed development; and

- Commit to other ways to improve pedestrian safety issues within the McLean CBC in the event that VDOT does not approve the proposed mid-block crosswalks.

Staff Recommendations

Staff recommends approval of RZ 2009-DR-016 and associated Conceptual Development Plan, subject to the draft proffers contained in Appendix 1.

Staff recommends approval of FDP 2009-DR-016, subject to the proposed FDP conditions and the Board of Supervisors approval of RZ 2009-DR-016, the associated conceptual development plan.

Staff recommends modification of the limitation of a maximum of 25% of the total GFA for secondary uses in a PDC District to permit up to 42% for personal storage use.

Staff recommends approval of the 20% reduction in required parking to permit 229 spaces instead of 286.

Staff recommends approval of a modification of the transitional screening requirement along the western property line, in favor of the proposed landscaping as shown on the CDP/FDP.

Staff recommends approval of a waiver of the barrier requirements along all property lines of Parcel 47A and along the western property line of Parcel 11B.

Staff recommends a modification of the trail requirement along Old Chain Bridge Road, in favor of that shown on the CDP/FDP.

Staff recommends approval of a modification of the peripheral parking lot landscaping, in favor of that shown on the CDP/FDP.

Staff recommends that the Board of Supervisors direct the Director of DPWES to permit a deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the proffered CDP/FDP.

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.

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

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. Affidavit
4. Statement of Justification
5. SE 85-D-048 Development Conditions
6. Land Use and Environmental Analysis
7. Revitalization and Reinvestment Analysis
8. Transportation Analysis
9. Urban Forest Management Analysis

APPENDICES (Continued)

10. Stormwater Management Analysis
11. Sanitary Sewer Analysis
12. Fairfax County Water Authority Analysis
13. Fire and Rescue Analysis
14. Fairfax County Public Schools Analysis
15. Fairfax County Park Authority Analysis
16. Applicable Zoning Ordinance Provisions
17. Glossary of Terms

PROFFERS
Madison Building Associates, LLC
Second Madison Building Associates, LLC
RZ 2009-DR-016

November 19, 2009

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners and the Applicant in this rezoning proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference No. 30-2((4))(D)11B, 47A (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said rezoning request for the PDC District is granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event said application request is denied or the Board's approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The Owners and the Applicant ("Applicant"), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

GENERAL

1. Substantial Conformance. Subject to the proffers and the provisions of Article 16 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan ("CDP/FDP"), prepared by Walter L. Phillips, Inc., and dated October 29, 2009. The Applicant reserves the right to request a Final Development Plan Amendment ("FDPA") for elements other than the CDP elements form the Planning Commission for all or a portion of the CDP/FDP in accordance with Section 16-402 of the Zoning Ordinance if such an amendment is in accordance with the approved CDP and these proffers.

2. Minor Modifications. In addition to that described above, pursuant to paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications to the CDP/FDP and these proffers may be permitted as determined by the Zoning Administrator.

3. Maximum Density. The maximum floor area ratio ("FAR") permitted on the Property shall be 1.22. Based on this maximum FAR, the maximum gross floor area ("GFA") that may be constructed shall be 140,908 square feet. The Applicant reserves the right to construct a lesser amount of GFA provided that the building and Property remain in substantial conformance with that shown on the CDP/FDP as determined by the Zoning Administrator.

4. Density Credit. Density credit shall be reserved for the Property as provided by Section 2-308 of the Zoning Ordinance for all dedications described herein and/or as shown on the CDP/FDP or as may reasonably be required by Fairfax County, VDOT or others at the time of site/subdivision plan approvals.

5. Architecture. The development of the proposed mini-warehouse building and existing office building on the Property shall incorporate compatible landscaping, architectural design, and building materials in order to create a "Visually Unified Development." A "Visually Unified Development" shall include, but not be limited to, the use of design features, coordinated lighting and/or other similar unifying treatments. Mini-warehouse building materials shall include either masonry, stone, precast concrete, metal and glass, or any combination thereof. The Applicants shall submit the final architectural design of the mini-warehouse building to the Dranesville District Supervisor for review and comment at the time building plans are submitted to Fairfax County. Rooftop mechanical equipment will be shielded from view from the ground-level of adjacent streets and by a trellis and planters to shield view from McLean House.

6. Signage. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance or pursuant to a Comprehensive Sign Plan ("CSP") that may be approved by the Planning Commission. The mini-warehouse building mounted and freestanding signs shall be in substantial conformance with that depicted on Sheet 17 of the CDP/FDP provided they are in accordance with Article 12.

7. Building Lighting. Exterior architecture accent lighting of the architectural elements of the mini-warehouse building shall utilize lighting fixtures that are aimed and, as necessary, shielded so that light is directed only on the features intended to be illuminated to minimize light spill into the night sky. In addition, lighting fixtures shall not cause direct glare or direct light beyond the building façade onto neighboring residential property. The lighting fixtures type, number and location on and surrounding the mini-warehouse building shall be in substantial conformance with that shown on Sheet 17 of the CDP/FDP. This proffer shall be

considered supplemental to the glare standards contained in the Fairfax County Zoning Ordinance.

8. Site Lighting/Security. All on-site, outdoor lighting shall comply with the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance. The Applicant shall provide a security lighting plan for the mid-block pedestrian walkway, as shown on Sheet 17 of the CDP/FDP.

USES

9. Principal and Secondary Uses. All principal and secondary uses referenced below shall be deemed to be "specifically designated on the FDP" such that approval of a separate special exception shall not be required to initiate such a use interior to the existing office building or within the footprint of the proposed mini-warehouse use pursuant to Section 6-405 of the Zoning Ordinance. The primary principal use shall be offices and the primary secondary use shall be a mini-warehouse. Other principal and secondary uses permitted in the PDC Zoning District that are not specifically listed in this Proffer may be permitted with the approval of a PCA and/or a special exception or special permit as required. A PCA shall not be required as along as the proposal remains in substantial conformance with the CDP.

A. Principal Uses:

- Business Service and supply establishments;
- Financial institutions (without drive-through);
- Garment cleaning establishments (drop-off and pick-up only, no on-site processing);
- Offices;
- Personal service establishments;
- Public uses;
- Repair service establishments; and
- Retail sales establishments;

B. Secondary Uses:

- Mini-Warehouse, no less that 59,728 square feet
- Accessory uses;
- Bank Teller machines, unmanned;
- Fast food restaurants (without drive-through);
- Quick service food stores;
- Vehicle rental establishments;
- Health clubs;

- Community clubs, centers, meeting halls;
- Private clubs and public benefit associations;
- Private schools of general education; and
- Telecommunications facilities limited to those that are mounted on the rooftop, mounted to the penthouse, or located within the building.

TRANSPORTATION

10. Bicycle Lane. The Applicant shall provide signage for a bicycle lane along the Property's Beverly Road frontage as approved by FCDOT and VDOT.

11. Bicycle Parking. The Applicant shall install four (4) bicycle racks throughout the Property as generally shown on the CDP/FDP, and reviewed and approved by Fairfax County at the time of site plan approval. These facilities shall be provided in convenient and visible locations, as may be feasible, and shall be located so as not to impede pedestrian use of sidewalks. Bike parking shall be design and installed as inverted U-shaped racks, racks of equivalent or quality for users of the commercial spaces.

12. Right-of-Way Dedication. At the time of site plan approval or upon demand, whichever occurs first, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of twenty-six (26) feet from the centerline along the Property's Beverly Road frontage as shown on the CDP/FDP.

STORMWATER MANAGEMENT

13. Stormwater Management Facilities. The Applicant shall provide underground on-site Stormwater Management (SWM) and Best Management Practices (BMPs) facilities as shown on the CDP/FDP to satisfy detention and water quality requirement sin accordance with the requirements of the Public Facilities Manual, DPWES.

LANDSCAPING

14. Landscaping. At the time of site plan review, the Applicant shall submit to DPWES, a landscape plan showing landscaping consistent with the quality, quantity and general location shown on the Landscape Plan on Sheet 4 for the CDP/FDP. This plan shall be subject to review and approval of Urban Forestry Management, DPWES. Actual types and species of

vegetation shall be determined pursuant to more detailed landscape plans approved by Urban Forestry Management at the time of site plan approval.

15. Native Trees. Native trees that are conducive to air quality enhancement shall be used within the landscaping, streetscape and landscaped open space areas as determined appropriate by Urban Forest Management.

PEDESTRIAN IMPROVEMENTS

16. On-site Sidewalks and Crosswalks. Sidewalks and crosswalks shall be provided as shown on the CDP/FDP commensurate with the development of the Property.

A. Crosswalks that are provided internal to the site shall be distinguishable from the internal drive aisles and other internal surface treatments. Crosswalks on the periphery of the development and those crossing Beverly Road and Old Chain Bridge Road shall be painted in accordance with applicable VDOT or County standards, subject to VDOT approval.

B. The Applicant shall construct a 5 foot wide brick and concrete sidewalk along the frontages of Beverly Road and Old Chain Bridge Road. Street trees and streetscaping shall be provided as shown on the CDP/FDP, as approved by FCDOT and VDOT. Such improvement shall be in place prior to the issuance of a Non-RUP for the mini-warehouse building. Applicant shall enter into a maintenance agreement for said improvements, if requested by FCDOT and/or VDOT.

17. A. Mid-Block Pedestrian Walkway. The Applicant shall construct a pedestrian connection from the edge of right-of-way of Beverly Road to the edge of right-of-way of Old Chain Bridge Road as shown on the CDP/FDP. Said connection shall be provided prior to the issuance of the Non-RUP for the mini-warehouse building.

B. ADA Pedestrian Treatment. The Applicant shall construct an ADA pedestrian treatment (handicap ramp) on both sides of Beverly Road and Old Chain Bridge Road as shown on the CDP/FDP provided permission is granted by VDOT. The improvement shall be complete prior to the issuance of the Non-RUP for the mini-warehouse building.

GREEN BUILDING PRACTICES

18. The Applicant will include, as part of the site plan submission and building plan submission for the building, a list of specific credits within the most current version of the U. S. Green Building Council's Leadership in Energy and Environmental Design - Core and Shell (LEED® -CS) rating system, or other LEED rating system determined to be applicable to the building by the U. S. Green Building Council (USGBC), that the Applicant anticipates attaining. At least one principal participant of the Applicant's project team shall be a LEED Accredited Professional, and such professional will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list are expected to meet at least the minimum number of credits necessary to attain LEED Silver certification for the building.

19. Prior to building plan approval for the building, the Applicant will submit, to the Environment and Development Review Branch of DPZ, documentation from the U. S. Green Building Council demonstrating that LEED Silver precertification under the Core and Shell program has been attained for that building. Prior to release of the bond for that building, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED Certification from the U. S. Green Building Council for the building.

20. If the Applicant fails to attain LEED Silver precertification prior to building plan approval, the Applicant will, prior to building permit approval, execute a separate agreement and post a "green building escrow," in the form of a cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of $2.00 per gross square foot of building. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U.S. Green Building council, under the most current version of the LEED-CS rating system or other LEED rating system determined, by the U.S. Green Building council, to be applicable to the building. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the building has attained LEED certification will be sufficient to satisfy this commitment. If the applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within two years (or such longer time if the Applicant provided

documentation to the satisfaction of the Environment and Development Review Branch of DPZ that USGBC review of the LEED certification has been delayed through no fault of the Applicant) of issuance of the first Non-RUP, exclusive of core and shell, for the building, the escrow will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

TREE PRESERVATION FENCING

21. All on and off-site trees and vegetation shown to be preserved 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 shall be erected at the limits of clearing and grading adjacent to any on or off-site vegetation to be preserved as shown on the phase I & II erosion and sediment control sheets.

TREE PRESERVATION

22. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and the plan, narrative and any requested deviation shall be subject to the review and approval of the Urban Forest Management Division, DPWES. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 1/2 -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP/FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0506 and 12-0508. Specific tree preservation activities that will maximize

the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

TREE PRESERVATION WALK-THROUGH

23. The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, 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. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

TREE APPRAISAL

24. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 8 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 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.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or

cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD 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 UFMD. 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 construction 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 for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

ROOT PRUNING

25. 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 site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

SITE MONITORING

26. During any clearing or tree/vegetation/structure removal on the Applicant Property, 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 the UFMD. 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 UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

MISCELLANEOUS

27. Mini-warehouse Hours of Operation. The hours of operation of the mini-warehouse facility shall be limited to 7:00 a.m. to 8:00 p.m. Monday through Sunday. Limited 24 hour access by tenants shall be allowed by appointment only.

28. Mini-warehouse storage units shall not be visible from outside the building.

29. Tenants shall not park their vehicles on-site overnight.

30. Noise from the HVAC rooftop units shall not exceed a level of 55 dBA Ldn at the property line along Beverly Road.

31. There shall be no truck, trailer, and/or van rentals conducted from the site.

[SIGNATURES BEGIN ON NEXT PAGE]

APPLICANT/TITLE OWNERS

Madison Building Associates, LLC

By:_____
Thomas J. Comparato
Title: Member/Manager

Second Madison Building Associates, LLC

By: _____
Thomas J. Comparato
Title: Member/Manager

APPENDIX 2

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2009-DR-016

November 19, 2009

If it is the intent of the Planning Commission to approve FDP 2009-DR-016 located at 1320 Old Chain Bridge Road [Tax Map 30-2 ((4)) D-11B and D-47A] to permit a new mini-warehouse building and existing commercial building, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. At the time that building plans for the proposed personal storage building are submitted for permit review to the Department of Public Works and Environmental Services, building elevations shall also be submitted to the Department of Planning and Zoning for administrative review. These building elevations shall incorporate features to make the proposed personal storage building achieve a more office-like appearance, as well as a compatible appearance with the surrounding commercial structures. Such features may include larger ground floor windows and a different roofline.

2. The building-mounted signage shall be consistent in size for all proposed channel letters and address signs. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Par. 9 of Article 14 of the Zoning Ordinance.

3. A maintenance agreement shall be executed with the Virginia Department of Transportation (VDOT) for the streetscape and sidewalk areas within the right-of-way.

Appendix 3

County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: October 29, 2009

TO: Brenda Cho, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bette R. Crane, Paralegal
Office of the County Attorney

SUBJECT: Revised Affidavit
RZ/FDP 2009-DR-016
Applicant: Madison Building Associates LLC and Second Madison Building Associates, LLC
PC Hearing Date: 12/2/09
BOS Hearing Date: 12/7/09

REF.: 105301

Attached is an affidavit which has been approved by the Office of the County Attorney for the above-referenced case. Please include this affidavit dated 10/27/09, which bears my initials and is numbered 105301b, when you prepare the staff report.

Thank you for your cooperation.

Attachment
cc: (w/attach) Meredith Amonson, Planning Technician
Zoning Evaluation Division
Department of Planning and Zoning

REZONING AFFIDAVIT

DATE: October 27, 2009
(enter date affidavit is notarized)

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

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below 10530 1-6

in Application No.(s): RZ 2009-DR-016
(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)
Madison Building Associates, LLC Thomas J. Comparato Robert L. Bishop	222 Severn Avenue Annapolis, MD 21403	Applicants/Title Owners of Tax Map 30-2((4))(D) Parcel 11B Agents
Second Madison Building Associates, LLC Thomas J. Comparato Robert L. Bishop	222 Severn Avenue Annapolis, MD 21403	Co-Applicant/Title Onwers of Tax Map 30-2((4))(D) Parcel 47A Agents
Sack Harris & Martin, P.C. Keith C. Martin	8270 Greensboro Drive, Suite 810 McLean, VA 22102	Attorneys/Agents Attorney/Agent
Butz-Wilbern LLC Jack M. Wilbern, Jr.	6718 Whittier Avenue McLean, VA 22102	Architects/Agents Agent

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

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

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

Rezoning Attachment to Par. 1(a)

105301-6

DATE: October 27, 2009
(enter date affidavit is notarized)

for Application No. (s): RZ 2009-DR-016
(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)
Walter L. Phillips, Incorporated Jenifer L.T. Hornback, Monica R. Westgate, Charles F. Dunlap	207 Park Avenue Falls Church, VA 22046	Engineers/Agents Agents

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

REZONING AFFIDAVIT

DATE: October 27, 2009
(enter date affidavit is notarized)

105 301-r

for Application No. (s): RZ 2009-DR-016
(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)
Madison Building Associates, LLC
222 Severn Avenue
Annapolis, MD 21403

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)

Thomas J. Comparato - Member/Manager
James A. Comparato - Member
Roy Green - Member
Paulette Comparato - Member
TC Madison Acquisition LLC - Member
JC Madison Acquisition LLC - Member

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: October 27, 2009
(enter date affidavit is notarized)

105301 b

for Application No. (s): RZ 2009-DR-016
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Sack Harris & Martin, P.C.
8270 Greensboro Drive, Suite 810
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
James M. Sack
Robert A. Harris IV
Keith C. Martin

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)
Second Madison Building Association, LLC
222 Severn Avenue
Annapolis, MD 21403

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)
Thomas J. Comparato - Member/Manager
Paulette Comparato - Member
James A. Comparato - Member
Roy Green - Member

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

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

Rezoning Attachment to Par. 1(b)

DATE: October 27, 2009
(enter date affidavit is notarized)

105301-6

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Butz-Wilbern LLC
6718 Whittier Avenue
McLean, VA 22101

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)
Jack M. Wilbern, Jr. - Member/Manager
Sam Butz - Member/Manager

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)
TC Madison Acquisition LLC
222 Severn Avenue
Annapolis, MD 21403

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)
Thomas J. Comparato - Member/Manager
James A. Comparato - Member/Manager

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

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

Rezoning Attachment to Par. 1(b)

DATE: October 27, 2009
(enter date affidavit is notarized)

105201-v

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
JC Madison Acquisition LLC
222 Severn Avenue
Annapolis, VA 21403

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)
Thomas J. Comparata - Member/Manager
James A. Comparata - Member/Manager

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)
Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, Virginia 22046

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)

Brian G. Baillargeon
Jeffrey J. Stuchel

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

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

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

REZONING AFFIDAVIT

DATE: October 27, 2009
(enter date affidavit is notarized)

105391

for Application No. (s): RZ 2009-DR-016
(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)

(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)**

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

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

REZONING AFFIDAVIT

DATE: October 27, 2009
(enter date affidavit is notarized)

10530 16

for Application No. (s): RZ 2009-DR-016
(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 27, 2009 105301b
(enter date affidavit is notarized)

for Application No. (s): RZ 2009-DR-016
(enter County-assigned application number(s))

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

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

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

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

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

WITNESS the following signature:

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

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

Subscribed and sworn to before me this 27th day of October 2009, in the State/Comm. of Virginia, County/City of Fairfax.

Karen Fettig
Notary Public

My commission expires: 12-31-09

KAREN FETTIG NOTARY PUBLIC REG # 177548 MY COMMISSION EXPIRES 12/31/2009 COMMONWEALTH OF VIRGINIA

FORM RZA-1 Updated (7/1/06)

Appendix 4

Department of Planning & Zoning
JUN 0 1 2009
Zoning Evaluation Division

SACK HARRIS & MARTIN, P.C.
ATTORNEYS AT LAW

SUITE 810
8270 GREENSBORO DRIVE
McLEAN, VIRGINIA 22102
TELEPHONE (703) 883-0102
FACSIMILE (703) 883-0108

May 28, 2009

Ms. Regina Coyle
Department of Planning & Zoning
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035

Re: Rezoning Application from C-6 to PDC on Property Identified as Tax Map 30-2((4))(D)11B, 47A ("Property")
Applicants: Madison Building Associates LLC and Second Madison Building Associates LLC
Dranesville District

Dear Ms. Coyle:

The following is submitted as a Statement of Justification for the above referenced rezoning application. The Applicants are the title owners of the 2.66 acre property located between Old Chain Bridge Road and Beverly Road in the Commercial Revitalization District in McLean. The Property is currently zoned C-6 and is developed with an 81,180 square foot building occupied with ground floor retail and three upper levels of office.

The Comprehensive Plan text for the Property was amended in 2004 anticipating this rezoning request. The amended text reads:

> "Retail commercial in Subblocks A and B, minimum 30% developed to be retail, of which half must be classified convenience. Restaurant and entertainment encouraged, office as residual. Base intensity of .35 FAR. Maximum intensity of 1.0 FAR in Subblock A. Maximum intensity of .70 FAR in Subblocks B and C. Maximum intensity of .50 FAR in remained. As an option, office and personal storage uses up to 1.25 FAR may be appropriate for parcels 30-2((4))(D)11B and 30-2((4))(D)47A, if the personal storage use constitutes approximately 60,000 square feet and has an appearance of a[n] office building and the site development provides a mid-block pedestrian connection between Beverly Road and Chain Bridge Road."

The Board of Supervisors recently amended the Zoning Ordinance to add mini-warehousing as a secondary use in the PDC District. The PDC use limitations under Article 6-206 read:

15. A mini-warehousing establishment shall only be permitted when specifically identified on an approved development plan or in accordance with Sect. 205 above and only in accordance with the following:

A. Loading and unloading areas shall be located, screened and/or fully enclosed as required to minimize the potential for adverse impacts on adjacent property. All other activities associated with the use shall be conducted completely indoors in a multiple story structure.

B. The design of the storage structure shall be office-like in appearance and harmonious in color and design with that of the surrounding development so to minimize any adverse visual impact.

C. No individual storage bay door or storage items shall be visible from the outside of the storage structure.

D. The site shall be designed to facilitate safe and efficient on-site circulation and parking.

E. Signage shall be in scale and harmony with the surrounding development so not to detract from the character of the area.

F. There shall be no incidental parking or storage of trucks, trailers, and/or moving vans except for purposes of loading and unloading. There shall be no truck, trailer, and/or van rentals conducted from the site.

The Conceptual/Final Development Plan (CDP/FDP) proposes a 61,683 square foot mini-warehousing building situated over one level of structured parking. The CDP/FDP provide for a mid-block pedestrian walkway connecting Beverly Road to Old Chain Bridge Road. It is submitted that the proposed build and use satisfies all of the Article 6-206 use limitations as follows:

A. The loading and unloading area is located in a fully enclosed ground level area accessed from the building's entrance off Beverly Road. The enclosed are shall be sound proofed to minimize any off site noise generation by loading and unloading activity. All storage operations shall be conducted completely inside the multiple story building.

B. The design, architecture and exterior materials are office-like in appearance and harmonious in color, design and materials with the surrounding office and animal hospital buildings.

C. No individual storage bay door or storage items shall be visible from outside of the building. All of the windows will consist of materials that prevent any see through capability.

D. The layout promotes safe and efficient on-site circulation and parking. The storage building access is segregated from the office entrance and parking. Several storage parking and loading spaces are immediately accessible in the enclosed loading area. Additionally, if occasionally needed, parking spaces will be available under the building.

E. Building material signage will be in scale and harmony with surrounding development.

F. There shall be no incidental parking, storage or rental of truck, trailers or moving vans on site.

In conjunction with the approval of the Conceptual Development Plan, it is hereby requested that the Board modify the limitation of a maximum of twenty-five percent of total Gross Floor Area for secondary uses in a PDC District in order to implement the adopted Comprehensive Plan. The proposed mini-warehousing gross floor area is 61,683 out of a total of 142,863 square feet. Furthermore, it is requested that the Board approve an 18% parking reduction in a Commercial Revitalization District. The CDP/FDP proposes a total of 255 parking spaces for all potential uses within the existing office building which would require a minimum of 311 spaces under Article 11 of the Ordinance. A waiver of the loading space requirement is also requested for the existing conditions surrounding the office building.

Very truly yours,

SACK HARRIS & MARTIN, P. C.

Keith C. Martin

Copy to:
Thomas Comparator
Supervisor James Foust
Douglas Potts

Appendix 5

JUL 16 '98 14:22

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

July 30, 1985

Mr. Keith Martin
950 N. Glebe Road
Suite 300
Arlington, Virginia 22203

Re: Special Exception
Number SE 85-D-048

Dear Mr. Martin:

At a regular meeting of the Board of Supervisors held on July 22, 1985, the Board approved Special Exception Number SE 85-D-048, in the name of 1320 Old Chain Bridge Road Associates, located as Tax Map 30-2 ((4)) (D) 11-25 and 35-52 for an increase in building height to 48 feet pursuant to Section 9-601 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.

3. The development of the proposed structure shall be in substantial conformance with the architectural renderings submitted by the applicant.

4. The maximum height of the building will be 48 feet and the penthouse structures shall be not more than 21 feet in height.

5. A high-quality landscaping plan shall be implemented on the property, especially along the Beverly Road frontage. This plan will be designed to meet the satisfaction of the County Arborist and the Director of the Department of Environmental Management. Such landscape plan shall be strictly adhered to in the development of the property.

EXHIBIT
3A

July 25, 1985
SE 85-D-048

6. Landscaping shall conform to McLean CBD design standards.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Under Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception unless the activity authorized has been established, or unless construction has commenced, and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

The Board also approved modification of the transitional screening and waiver of the barrier requirements as they apply to the property in favor of the layout depicted in the preliminary site plan submitted with the application and the landscaping plan provided for in the proposed development conditions.

If you have any questions concerning this Special Exception, please give me a call.

Very truly yours,

Ethel W. Register

Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

EWR/lc

cc: Samuel A. Patteson, Jr.
Supervisor of Assessments
Gilbert R. Knowlton, Deputy
Zoning Administrator
Wallace S. Covington, Jr., Chief
Permit, Plan Review Branch
Richard D. Faubion, Director
Zoning Evaluation Division
Ted Austell, III
Executive Assistant to the County Executive

County of Fairfax, Virginia

MEMORANDUM

DATE October 28, 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-DR-016
McLean Personal Storage

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan dated May 29, 2009, as revised through October 19, 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 2.66-acre subject property is located on the west side of Old Chain Bridge Road near its intersection with Fleetwood Drive. The applicant is seeking rezoning approval which would permit a floor area ratio (FAR) of 1.22 in order to permit a mixed use development to include a personal storage facility. This FAR is within the Comprehensive Plan recommended limit of 1.25 FAR. The site includes an existing office building with ground level retail which has a gross floor area of 81,180 square feet. The proposed new personal storage structure has a gross floor area of 59,728 square feet. The proposed new building has a height of approximately 54 feet. Required parking for the combined uses is 229 spaces with 235 provided. The applicant is proposing to provide 25% open space with the proposed new development.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in Subarea 20 of the McLean Community Business Center. Properties to the north and south are generally developed with office uses. The property to the west across Beverly Road is developed with high-rise apartments. Properties to the east of this site are office and retail uses.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, Area II, 2007 edition, McLean Planning District, McLean Community Business Center, as amended through January 26, 2009, Subarea 20, Land Use Recommendations, pages 63-64:

Subarea #20: Beverly Road, Elm Street, Chain Bridge Road, Old Chain Bridge Road, and Dolley Madison Boulevard.

Guidelines

Planning Objective

Predominantly stable area. Cluster townhouse or low-rise office with surface parking areas at rear broken by landscaping and varied building forms. If redevelopment occurs in Subblock A, create single or interrelated use developments which provide amenities, consolidate properties and meet design standards. Building mass should frame space of corner at roundabout, with entrance oriented to roundabout. Provide through-block landscaped pedestrian walkway along northern edge to connect with Curran Street.

Land Use Objective

Retail commercial in Subblocks A and B, minimum 30% development to be retail, of which half must be classified convenience. Restaurant and entertainment encouraged, office as residual. Base intensity of .35 FAR. Maximum intensity of 1.0 FAR in Subblock A. Maximum intensity of .70 FAR in Subblocks B and C. Maximum intensity of .50 FAR in remainder. As an option, office and personal storage uses up to 1.25 FAR may be appropriate for parcels 30-2((4))(D)11B and 30-2((4))(D)47A, if the personal storage use constitutes approximately 60,000 square feet and has an appearance of a office building and the site development provides a mid-block pedestrian connection between Beverly Road and Chain Bridge Road.

Implementation Strategy

In Subblock A, encourage provision of amenities, consolidation of properties and design objectives through density bonus.

Parking Requirement

In Subblock A qualify for up to 30% of parking requirement transferred to adjacent designated parking reservoirs. Subblock C offers opportunity to develop parking reservoir. 50% of retail parking requirement to be at-grade and directly accessible to retail.

Design Objective

Public Space Guidelines

North (Dolley Madison Boulevard): Public Walkway type F (Fleetwood Road): Public Walkway type F

East (Chain Bridge Road): Expansive Parking Lot type D, or Public Walkway type E or G; Place utilities underground from Brawner Street to Old Dominion Drive.

South (Elm Street): Commercial Office Walkway type H

West (Beverly Road): Public Walkway type G, or Commercial Office Walkway type H

Building Envelope Guidelines

Expansive Parking Lot type D, or Freestanding Retail type I, or
Mixed-Use Shopping Center type J, or Rowhouse office type K. Building entrances oriented toward major street. Service and parking at rear of site.

Building Relationships

Clusters of at-grade, short-term convenience parking accessible from Chain Bridge Road. Building mass should frame space of street where not set back for convenience parking.

Special Considerations

Opportunity to create public-serving open space at Chain Bridge Road. Bikeway along Fleetwood Road. Plaza feature opposite Brawner Street with bus shelter. Landscaping in excess of CBC Design Standards and creation of public open space on existing Old Chain Bridge Road parking lot. Streetscape on Beverly Road and on Old Chain Bridge Road. Landscaped pedestrian through-block walkway to connect McLean House on Beverly Road with Safeway beyond Old Chain Bridge Road. On-street bikeway along Beverly Road. Curran Square considered model for new design and use."

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.

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: retail and other

LAND USE ANALYSIS

The proposed personal storage facility is in general conformance with the Plan option for Subarea 20 of the McLean Community Business Center within Area II volume of the Comprehensive Plan. The applicant has also adequately addressed issues related to use,

intensity, building height, landscaping and streetscape, parking, and green building practices, as discussed below.

Issue: Use and Intensity of Development. The Comprehensive Plan option for this site provides for an FAR of up to 1.25 under certain conditions. The proposed personal storage use would result in an overall 1.22 FAR for the site consistent with Comprehensive Plan guidance regarding intensity. In accordance with site-specific Comprehensive Plan guidance, the personal storage use constitutes approximately 60,000 square feet of space.

Issue: Height Limits. The applicant is proposing a building height of 54 feet plus a five-foot penthouse, 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 and Streetscape. Landscaping consisting of a mixture of deciduous trees, evergreen trees, flowering trees, shrubs, and perennials/grasses and groundcover is proposed around the sides of the new building. Invasive species and other vegetation in poor condition are proposed to be removed. Five-foot wide brick walks are proposed along the frontages of Old Chain Bridge Road and Beverly Road. In accordance with site-specific Comprehensive Plan guidance, a five-foot wide mid-block is proposed between Old Chain Bridge Road and Beverly Road. A bench and trash receptacle are proposed to be located along the frontage of Beverly Road. The proposed landscaping and streetscape appear to be adequate but may be subject to additional review and approval by the Urban Forestry Management of the Department of Public Works and Environmental Services, Department of Transportation, and Virginia Department of Transportation.

Issue: Parking Parking requirements have been met through new surface parking near the proposed new building.

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.

Green Building Practices

Issue: Green Building. The proposed personal storage facility is being developed under a Comprehensive Plan option in the McLean Community Business Center. As such, to be in conformance with the Policy Plan guidance on green buildings, the applicant should obtain U.S. Green Building Leadership in Energy and Environmental Design (LEED) certification or an equivalent third party certification for the new building. The applicant has proffered to LEED silver certification under the LEED Core and Shell rating system. The proffers also note that the applicant will seek pre-certification of the building from the U.S. Green Building Council. Staff continues to recommend that the applicant designate the Chief of the

Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC's online system. This would allow the county to monitor the progress of all documents submitted by the project team but would not permit modification of any documentation or paperwork.

If the applicant fails to attain LEED Silver pre-certification prior to building plan approval, the applicant has proffered to prior to building permit approval, post a "green building escrow," in the form of a cash or a letter of credit from a financial institute in the amount of $2.00 per gross square foot of building. If the applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within two years (or such longer time if the applicant provides documentation to the satisfaction of the Environment and Development Review Branch of DPZ that USGBC review of the LEED certification has been delayed through no fault of the applicant) of issuance of the first Non-RUP, exclusive of core and shell, for the building, the escrow will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

Staff finds the applicant's proffers on green building practices, specifically LEED silver pre-certification or alternatively, basic certification with a green building escrow to be in general conformance with the Policy Plan guidance on green buildings.

PGN: JRB

County of Fairfax, Virginia

MEMORANDUM

DATE: October 26, 2009

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

FROM: Barbara A. Byron, Director
Office of Community Revitalization and Reinvestment

SUBJECT: RZ/FDP 2009-DR-016
Madison Building Associates LLC and Second Madison Building Associates LLC
Tax Map 0302 04D 0011B; and, 0302 04D 0047A

The Office of Community Revitalization and Reinvestment (OCRR) has reviewed the above referenced revised Rezoning Application/Final Development Plan (RZ/FDP) date stamped as "Received Department of Planning and Zoning October 19, 2009"; and revised Proffers dated October 21, 2009.

A Mansard roof, as proposed, is more reflective of a residential design and not typically associated with office or commercial architecture. As such, this architecture may not be consistent with the long-term redevelopment of the area.

OCRR makes the following recommendations:

A. Proffers.

1. Architecture. It is recommended that the Mansard roof be replaced with a building roofline plan that is more consistent with office building architecture.
2. Signage.
    a. General Proffer 6, *Signage:* The RZ/FDP Sheet reference needs to be corrected. General Proffer 6, *Signage*, states that signage shall be in conformance with Sheet 16; signage details are depicted on Sheet 17 (P-11).
    b. The large "Storage" lettering, as depicted on Sheet 17, is overpowering. OCRR recommends replacing the Main Building Sign design with the Midblock Walk-Side Elevation building-mounted sign shown on the September 18, 2009, RZ/FDP drawing set, Sheet 12 (P-4). In that version, all the sign letters are consistent in size, and more appropriately scaled.

Office of Community Revitalization and Reinvestment
10565 Fairfax Boulevard, Suite 200
Fairfax, VA 22030
703-246-6500, TTY 711
www.fcrevit.org

c. On Sheet 17, Free Standing Monument Sign, lettering should be modified pursuant to recommendations in *Signage* (b) above.

B. Conceptual/Final Development Plan.

1. Windows.

   a. Additional glazing at the ground floor would be more consistent with a true storefront, especially on the façade facing Beverly Road. This could be in the form of larger/wider windows.

   b. Ground floor windows should be provided for the Rear Elevation, consistent with Beverly Road and Midblock elevations.

   c. Highly reflective or mirrored glazing should not be used for any windows, including spandrel panels.

2. Awnings.

   a. All ground floor awnings along the Beverly Road and Midblock elevations should be continuous to create a clean horizontal architectural line along the building facade.

   b. On elevation P-4, *Midblock Walk-Side Elevation*, individual window awnings along the mid-block should be combined into one continuous awning.

   c. On elevation P-3, *Beverly Road-Front Elevation*, the trees obscure the view of the building elevation and staff cannot confirm if awnings are provided. Provision of awnings in manner similar to Midblock elevation should be provided.

3. Midblock Sidewalk. As detailed on Sheet 7, *Section C-Cross Section*, the Midblock sidewalk should be moved to eliminate the small strip of planting located between the sidewalk and parking area. Plant material in this small area will not be viable, as it will be walked on and difficult to maintain.

4. Transformer. As detailed on Sheet 8, *Site Details*, landscaping should be expanded to screen the proposed transformer on all sides.

CC: Brenda Cho, Planner II, DPZ/ZED
OCRR File

County of Fairfax, Virginia

MEMORANDUM

DATE: October 30, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

FILE: 3-4 (RZ 2009-DR-016)

SUBJECT: ADDENDUM: RZ 2009-DR-016; Madison Building Associates
Land Identification Map: 30-2-((4))-(D)-11B, 47A

This department has reviewed the rezoning plat revised through October 19, 2009. We have the following comments.

- The Transportation Plan recommends that Beverly Road be improved to four lanes. The applicant has provided a minimum of 26 feet of right-of-way along this frontage to satisfy this recommendation.
- The applicant should pursue a maintenance agreement with VDOT for the areas of the streetscape and sidewalk that are within right-of-way.
- Mid-block crosswalks, as the ones proposed by the applicant, will require approval from VDOT. VDOT typically does not approve mid-block crosswalks without sufficient evidence of pedestrian demand as demonstrated by a pedestrian warrant.
- An inverted U-shaped bicycle rack or other style as approved by FCDOT should be provided by the applicant.

The following issue was identified from the draft proffers dated October 21, 2009:

- The inclusion of a fast food restaurant as a secondary use has not been properly evaluated in the context of this application. The applicant has not provided information with regards to this proposed use. Depending on the size of such an establishment, a fast food restaurant could be a higher trip generator for the site than previously anticipated. The applicant should remove this use from the proffers or provide sufficient information to conduct a proper review.
- As noted above, a maintenance agreement with VDOT for streetscape is advisable. A commitment to such an agreement should be reflected in the proffers.

AKR/MEC

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot

FCDOT Serving Fairfax County for 25 Years and More

County of Fairfax, Virginia

MEMORANDUM

DATE: October 22, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

FILE: 3-4 (RZ 2009-DR-016)

SUBJECT: RZ 2009-DR-016; Madison Building Associates
Land Identification Map: 30-2-((4))-(D)-11B, 47A

This department has reviewed the rezoning plat revised through October 19, 2009. We have the following comments.

- The Transportation Plan recommends that Beverly Road be improved to four lanes. The applicant has provided a minimum of 26 feet of right-of-way along this frontage to satisfy this recommendation.
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- Mid-block crosswalks, as the ones proposed by the applicant, will require approval from VDOT. VDOT typically does not approve mid-block crosswalks without sufficient evidence of pedestrian demand as demonstrated by a pedestrian warrant.
- An inverted U-shaped bicycle rack or other style as approved by FCDOT should be provided by the applicant.

AKR/MEC

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COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

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

November 12, 2009

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

Re: RZ/FDP 2009-DR-016
McLean Personal Storage
Tax Map No.: 30-2((4))(D)11B, 47A

Dear Ms. Coyle,

This office has reviewed the referenced conceptual/final development plan and offers the following comments:

1. The proposed traffic calming and mid block crosswalk warrants should be considered the subject of a separate submission and approval from VDOT.

2. If on-street parking is provided, an accessible space in accordance with the latest ADA regulations should be provided (see also IIM-LD-55.12).

3. On sheet 8, the proposed right of way should extend at least 3 ft behind any feature intended to be maintained by VDOT as part of the roadway.

If you have any questions, please call me at (703) 383-2059.

Sincerely,

Peter K. Gerner, P.E.
Transportation Engineer

cc: Ms. Angela Rodeheaver

COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

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

October 5, 2009

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

Re: RZ/FDP 2009-DR-016
McLean Personal Storage
Tax Map No.: 30-2((4))(D)11B, 47A

Dear Ms. Coyle,

This office has reviewed the referenced conceptual/final development plan and offers the following comments:

1. Are the proposed chokers on Beverly Road and mid block crosswalks on Beverly Road and Old Chain Bridge Road warranted?

2. The proposed sidewalks should be at least 4 ft. behind the back of curb.

3. If on-street parking is provided, an accessible space in accordance with the latest ADA regulations should be provided (see also IIM-LD-55.12).

4. On sheet 8, show a street centerline on the truck movement details.

5. On sheet 8, the proposed right of way should extend at least 3 ft behind any feature intended to be maintained by VDOT as part of the roadway.

If you have any questions, please call me at (703) 383-2059.

Sincerely,

Peter K. Gerner, P.E.
Transportation Engineer

cc: Ms. Angela Rodeheaver

COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

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

August 24, 2009

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

Re: RZ/FDP 2009-DR-016
McLean Personal Storage
Tax Map No.: 30-2((4))(D)11B, 47A

Dear Ms. Coyle,

This office has reviewed the referenced conceptual/final development plan and offers the following comments:

1. The proposed entrance on Beverly Road should be designed according to VDOT's *Minimum Standards of Entrances to State Highways* (see p.25 for the minimum dimensions).

2. Place the gate a sufficient distance from the edge of pavement to allow the trucks (WB-40) an opportunity to leave the road while the operator/driver is opening the gate.

3. The proposed sidewalks should be at least 3 ft. behind the back of curb.

4. The sidewalks should be labeled as privately (or county) maintained.

If you have any questions, please call me at (703) 383-2059.

Sincerely,

Peter K. Gerner, P.E.
Transportation Engineer

cc: Ms. Angela Rodeheaver

County of Fairfax, Virginia

MEMORANDUM

September 23, 2009

TO: Brenda J. Cho, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Craig Herwig, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: McLean Personal Storage, RZ/FDP 2009-DR-016

This review is based on the Conceptual/Final Development Plan, RZ/FDP 2009 DR-016 stamped as "Received, Department of Planning and Zoning, September 18, 2009." A site visit was conducted on August 18, 2009.

1. **Comment:** A waiver of the Tree Preservation Target has been requested.

   Recommendation: Proffer language containing a directive from the Board of Supervisors to the Urban Forest Management Division, DPWES or Director of DPWES to permit a deviation from the tree preservation target percentage should be provided based on justification 12-0507.3A(2) of the PFM and the site-specific explanation of why the Tree Preservation Target cannot be met.

2. **Comment:** Given the nature of the tree cover on this site, and depending upon the ultimate development configuration provided, the following proffer condition will be instrumental in assuring adequate tree preservation and protection of all on and off-site vegetation throughout the development process.

   Recommendation: Recommend the following proffer condition to ensure effective preservation of on and off-site vegetation:

   Tree Preservation Fencing: "All on and off-site trees and vegetation shown to be preserved 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 shall be erected at the limits of clearing and grading adjacent to any on or off-site vegetation to be preserved as shown on the phase I & II erosion and sediment control sheets.

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

Please feel free to contact me at 703-324-1770 if you have any further questions or concerns regarding the above comments and recommendations.

CSH/
UFMID #: 146783

cc: RA File
DPZ File

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

County of Fairfax, Virginia

MEMORANDUM

August 19, 2009

TO: Brenda J. Cho, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Craig Herwig, Urban Forester III CSH
Forest Conservation Branch, DPWES

SUBJECT: McLean Personal Storage, RZ/FDP 2009-DR-016

RE: Request for assistance dated July 24, 2009

This review is based on the Conceptual/Final Development Plan, RZ/FDP 2009 DR-016 stamped as "Received, Department of Planning and Zoning, July 29, 2009." A site visit was conducted on August 18, 2009.

1. **Comment:** A waiver of the Tree Cover Requirement has been requested.

   Recommendation: Staff recommends the following to promote Fairfax County's 30 Year Tree Canopy Goal; the Applicant should exercise the opportunity to contribute to the Tree Preservation and Planting Fund as provided in PFM 12-0511 to make up the deficit of the tree cover requirement.

2. **Comment:** The 5,950 square feet claimed as existing tree coverage is unclear.

   Recommendation: The areas of existing vegetation to be credited toward the 10-year tree canopy requirements should be shaded and labeled indicating the amount of tree cover credit claimed for each area.

3. **Comment:** It does not appear that all the existing vegetation on the site has been included in the existing vegetation map (EVM).

   Recommendation: An accurate EVM should be provided in accordance with 12-0507 of the PFM to give an accurate Tree Preservation Target Calculation. The EVM shall include all tree canopy regardless of health or condition, to equate to the minimum portion of the 10-year tree canopy requirement of Chapter 122 of the Fairfax County Code.

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

4. **Comment:** A 1.25 multiplier is used for the area of existing canopy. The trees on this site are in fair to poor condition. In addition, many of the existing trees are planted in very limited planting spaces. Tree canopy credit will not be given to trees planted or preserved on portions of the site where the Director determines that environmental conditions associated with the site are not likely to support the long term health of the trees.

   Recommendation: The applicant should not use a multiplier for the area of existing canopy due to the current health, condition and limited planting space of the existing trees. The Tree Preservation and Target Calculations should be adjusted accordingly.

5. **Comment:** Credit has been taken for the existing Bradford pear trees located on this site for the tree preservation target requirement. 10-year canopy credit shall not be granted for the canopy areas comprised of species that are over-abundant, exhibit serious invasive behavior or are structurally weak.

   Recommendation: The 10-year canopy credit taken for the existing Bradford pear trees toward the tree preservation target should be removed from the tree preservation target calculations indicated on table 12.3. Staff recommends removal of the Bradford pears from this site and replanting with a more appropriate species.

6. **Comment:** The 'proposed deciduous tree', 'proposed flowering or understory tree' classifications indentified in the Landscape Legend are unclear.

   Recommendation: Trees proposed to be planted should be identified as Category I, II, III or IV evergreen or deciduous trees.

7. **Comment:** It appears that canopy cover credit is being taken for several trees planted within the VDOT right-of-way. Proposed vegetation in VDOT rights-of-way shall not be credited toward meeting 10-year Tree Canopy Requirements.

   Recommendation: Staff recommends the applicant either relocate the proposed plantings out of the VDOT right-of-way to another location on the site or adjust the tree cover calculations to reflect the removal of the proposed trees from the plan.

8. **Comment:** It does not appear easements for all proposed and existing public utilities have been identified.

   Recommendation: Easements for all proposed and existing public utilities should be shown and identified.

Please feel free to contact me at 703-324-1770 if you have any questions or concerns about this review.

CSH/
UFMID #: 146783

cc: RA File
DPZ File

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

County of Fairfax, Virginia

MEMORANDUM

DATE: September 28, 2009

TO: Brenda Cho, 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 2009-DR-016, Madison Building Associates and Second Madison Building Associates, Conception/Final Development Plan dated September 18, 2009, LDS Project #25213-ZONA-001-1, Tax Map #30-2-04D-0011B & -047A, Dranesville District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area (RPA) on this site. Water quality controls are required for this redevelopment (PFM 6-0401.2B). The types of controls shown on the plan will require review through the Innovative Best Management Practices procedures during site plan review (LTI 01-11). Stormfilters will be required to have pretreatment.

Floodplain
There are no regulated floodplains on the property.

Downstream Drainage Complaints
There are no downstream drainage complaints on file.

Stormwater Detention
The applicant states the site is currently served by a detention facility. The amount of impervious surface is not proposed to increase. The existing facility is likely to be adequate for the proposed development.

Site Outfall
An outfall analysis has been provided. During site plan submission, a demonstration of adequate outfall meeting the PFM requirements will be necessary (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

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

County of Fairfax, Virginia

MEMORANDUM

Appendix 11

DATE: August 18, 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-DR-016

Tax Map No. 030-2- /04/D/0011B, 0047A

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 Pimmit Run (G-1) watershed. It would be sewered into the Blue Plains Treatment Plant.

2. Based upon current and committed flow, there is excess capacity in the Blue Plains Treatment Plant 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 on the property is adequate for the proposed use at this time.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments:

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

Appendix 12

Fairfax Water

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

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

July 29, 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-DR-016
FDP 2009-DR-016
Mclean Personal Storage

Dear Ms. Coyle:

Fairfax Water has reviewed the above referenced Generalized Development Plan and has no comments.

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

Sincerely,

Traci K. Goldberg

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

Enclosure

County of Fairfax, Virginia

MEMORANDUM

DATE: July 22, 2009

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

FROM: Eric Fisher, GIS Analyst III
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning and Final Development Plan Application RZ/FDP 2009-DR-016

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 **#401, McLean**

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:

   _X_ 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
PUBLIC SCHOOLS

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

July 27, 2009

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

Ladies and Gentlemen:

Re: Below Listed Recently Filed Development Plan Analysis

RZ/FDP 2009-DR-016

This office has reviewed the subject development plan application, and has no comments with respect to school acquisition.

Sincerely yours,

Weldon Spurling, II, PE

WS/vm

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

FAIRFAX COUNTY PARK AUTHORITY

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-DR-016, McLean Personal Storage
Tax Map Number(s): 30-2((4))(D) 11B, 47A

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: Andy Galusha
DPZ Coordinator: William O'Donnell

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

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ARTICLE 6
PLANNED DEVELOPMENT DISTRICT REGULATIONS
PART 2, 6-200 PDH PLANNED DEVELOPMENT COMMERCIAL DISTRICT

6-201 Purpose and Intent

The PDC District is established to encourage the innovative and creative design of commercial development. The district regulations are designed to accommodate preferred high density land uses which could produce detrimental effects on neighboring properties if not strictly controlled as to location and design; to insure high standards in the lay-out, design and construction of commercial developments; and otherwise to implement the stated purpose and intent of this Ordinance.
To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.

6-206 Use Limitations

1. All development shall conform to the standards set forth in Part 1 of Article 16.

2. All uses shall comply with the performance standards set forth in Article 14.

3. When a use presented in Sect. 203 above as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 shall be used as a guide.

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

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

4. All uses permitted pursuant to the approval of a final development plan shall be in substantial conformance with the approved final development plan as provided for in Sect. 16-403.

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

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

6. Secondary uses shall be designed so as to maintain and protect the character of adjacent properties, and shall be conducted entirely within an enclosed building, with no outside display, except those uses which by their nature must be conducted outside a building.

7. Service stations, service station/mini-marts and vehicle light service establishments shall be permitted only under the following conditions:

A. Located in a commercial center consisting of not less than three (3) commercial establishments, such commercial establishments to be other than automobile-related.

B. There shall be no vehicle or tool rental and no outdoor storage or display of goods offered for sale, except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart. In addition, no more than two (2) vehicles that are wrecked, inoperable or abandoned may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, and in no event shall any one such vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

8. Signs shall be permitted only in accordance with the provisions of Article 12, and off-street parking and loading facilities and private streets shall be provided in conformance with the provisions of Article 11.

9. Notwithstanding the provisions of Par. 5 and 6 above, housing for the elderly as a secondary use need not be designed to serve primarily the needs of the residents and occupants of the planned development in which located but shall

be designed so as to maintain and protect the character of adjacent properties. The gross floor area devoted to housing for the elderly as a secondary use shall not exceed fifty (50) percent of the gross floor area of all uses in the development.

10. Fast food restaurants shall be permitted only in accordance with the following:

A. Fast food restaurants may be permitted as a secondary use when shown on an approved final development plan, and provided such use is located in a nonresidential structure containing at least one (1) other permitted principal or secondary use, in accordance with the following:

(1) Such fast food restaurants shall be oriented to cater primarily to occupants and/or employees in the structure in which located, or of that structure and adjacent structures in the same building complex which are accessible via a clearly designated pedestrian circulation system; and
(2) Such use(s) shall comprise not more than fifteen (15) percent of the gross floor area of the structure.

B. Fast food restaurants not permitted under the provisions of Par. A above may be permitted as a secondary use by special exception, in accordance with the following:

(1) The structure containing the fast food restaurant shall be designed as an integral component of a building complex, and shall be reviewed for compatibility with the approved PDC development; and

(2) The fast food restaurant shall be safely and conveniently accessible from surrounding uses via a clearly defined pedestrian circulation system which minimizes points of conflict between vehicular and pedestrian traffic. Pedestrian ways shall be prominently identified through design features such as, but not limited to, the use of special pavement treatments for walkways and crosswalks, and/or the use of consistent and distinctive landscaping. Vehicular access to the use shall be provided via the internal circulation system of the building complex, and no separate entrance to the use shall be permitted from any thoroughfare intended to carry through traffic.

11. Kennels and veterinary hospitals shall be located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.

12. Drive-through pharmacies shall be permitted only on a lot which is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking. Adequate parking and stacking spaces for the use shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.

13. Vehicle transportation service establishments shall be permitted in accordance with the following:

A. The total number of company vehicles permitted on site at any given time shall not exceed five (5).

B. There shall be no maintenance or refueling of vehicles on site.

C. Notwithstanding the provisions of Par. 15 of the Transitional Screening and Barrier Matrix, the use shall be subject to the provisions of Par. 9 of the Matrix.

14. New vehicle storage shall be permitted by right in accordance with the following:

A. When located within a parking structure that is accessory to another use(s), and provided that the spaces devoted to new vehicle storage are in excess of the minimum number of off-street parking spaces required in accordance with Article 11 for the use(s) to which the structure is accessory. The owner shall submit a parking tabulation in accordance with Article 17 that demonstrates that such excess parking spaces are available for new vehicle storage.

B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.

C. There shall be no signs identifying the use and/or the associated vehicle, sale, rental and ancillary service establishment.

D. Notwithstanding the provisions of Article 13, transitional screening shall not be required.

15. A mini-warehousing establishment shall only be permitted when specifically identified on an approved development plan or in accordance with Sect. 205 above and only in accordance with the following:

A. Loading and unloading areas shall be located, screened and/or fully enclosed as required to minimize the potential for adverse impacts on adjacent property. All other activities associated with the use shall be conducted completely indoors in a multiple story structure.

B. The design of the storage structure shall be office-like in appearance and harmonious in color and design with that of the surrounding development so to minimize any adverse visual impact.

C. No individual storage bay door or storage items shall be visible from the outside of the storage structure.

D. The site shall be designed to facilitate safe and efficient on-site circulation and parking.

E. Signage shall be in scale and harmony with the surrounding development so not to detract from the character of the area.

F. There shall be no incidental parking or storage of trucks, trailers, and/or moving vans except for purposes of loading and unloading. There shall be no truck, trailer, and/or van rentals conducted from the site.

6-207 Lot Size Requirements

1. Minimum district size: No land shall be classified in the PDC District unless the Board finds that the proposed development meets at least one (1) of the following conditions:

A. The proposed development will yield a minimum of 100,000 square feet of gross floor area.

B. The proposed development will be a logical extension of an existing P District, in which case it must yield a minimum of 40,000 square feet of gross floor area.

6-209 Open Space

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

ARTICLE 16
DEVELOPMENT PLANS
PART 1, 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

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

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans,

final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

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

GLOSSARY

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

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

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

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

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

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

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

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

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

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted 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 s 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 be 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 staggared 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
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch