



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

September 15, 2009

Timothy Sampson
Walsh, Colucci, Lubeley, Emrich and Walsh, PC
2200 Clarendon Boulevard
13th Floor
Arlington, Virginia 22201

RE: Proffered Condition Amendment Application PCA 2009-PR-007
Concurrent with PCA 2004-PR-003-02 and Rezoning Application RZ 2009-PR-006

Dear Mr. Sampson:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 14, 2009, approving Proffered Condition Amendment Application PCA 2009-PR-007 in the name of Arlington Boulevard Consolidation LLC. The Board's action establishes proffers on Tax Map 49-3((1)) 104B and incorporates floor area (43,124 square feet at a 1.0 FAR) from a previously approved covenant into the overall Arlington Boulevard Consolidation. The subject property is located on the south side of Arlington Boulevard approximately 450 feet west of the intersection with Williams Drive on approximately 43,124 square feet of land zoned C-3 [Tax Map 49-3 ((1)) 104B], in the Providence District and is subject to the proffers dated September 8, 2009.

The Board also:

- Modification of the loading space requirement for office uses to permit a maximum of four loading spaces as shown on the Generalized Development Plan.
- Waiver of the interior parking lot landscaping requirement for the upper level of the parking structure located on Tax Map 49-3 ((1)) 104B and 135.
- Waiver of the service drive requirement along Route 50 in favor of the applicant providing interparcel access to the adjacent property to the west.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ph

Enclosure

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

Cc: Chairman Sharon Bulova
Supervisor Linda Smyth, Providence District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 14th day of September, 2009, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 2009-PR-007
(CONCURRENT WITH RZ 2009-PR-006 AND PCA 2004-PR-003-02)**

WHEREAS, Arlington Boulevard Consolidation LLC, filed in the proper form an application to amend the proffers for RZ 2009-PR-007 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

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

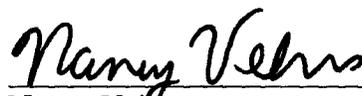
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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

GIVEN under my hand this 15th day of September, 2009.



Nancy Velts
Clerk to the Board of Supervisors

September 2, 2008

**DESCRIPTION OF
PARCEL 1
SIDNEY O. DEWBERRY AND JAMES D. NEALON
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Beginning at a point on the northerly line of Parcel 2-C, Sidney O. Dewberry Et Al, said point marking the southwesterly corner of Parcel 2-A, Sidney O. Dewberry Et Al; thence with the northerly line of Parcel 2-C and continuing with the northerly line of Arlington Boulevard Consolidation LLC N71°45'22"W, 169.94 feet to a point on the easterly line of Arlington-Fairfax Lodge #2188, Benevolent & Protective Order of Elks of The United States of America; thence with easterly line of Arlington-Fairfax Lodge #2188 N18°13'50"E, 231.98 feet to a point on the southerly right-of-way line of Arlington Boulevard (Route 50); thence with the southerly right-of-way line of Arlington Boulevard N88°06'15"E, 145.30 feet to a point marking the northwesterly corner of Parcel 2-A, Sidney O. Dewberry Et Al, thence with the westerly line of Parcel 2-A the following courses: S01°53'45"E, 98.31 feet; with a curve to the right, whose radius is 100.00 feet and whose chord is S18°28'23"W, 69.61 feet, an arc distance of 71.10 feet and S18°14'38"W, 120.09 feet to the point of beginning, containing 0.99 acres of land.

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

RECEIVED
Department of Planning & Zoning
SEP 5 2008
Zoning Evaluation Division

PROFFERS
PCA 2004-PR-003-02/PCA 2009-PR-007
ARLINGTON BOULEVARD CONSOLIDATION LLC
September 8, 2009

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950, as amended, and Section 18-204 of the Zoning Ordinance of Fairfax County, 1978, as amended, ARLINGTON BOULEVARD CONSOLIDATION LLC, (the "Applicant") for the owners, themselves, their successors and assigns in PCA 2004-PR-003-02 and PCA 2009-PR-007 (the "PCA Applications"), filed for property identified as Fairfax County Tax Map 49-3 ((1)) 135 and 104B; and 49-3 ((9)) 11A part and 7A part (the "PCA Property") hereby agrees to the following proffers, provided that the Board of Supervisors approves the PCA Applications. The PCA Property is, among other land, currently subject to certain proffers approved with RZ 2004-PR-003 and dated May 3, 2004 (the "May 3, 2004 Proffers"), as amended by PCA 2004-PR-003. Upon approval of the PCA Applications by the Board of Supervisors, the May 3, 2004 Proffers shall remain in full force and effect except as they shall be modified, and superseded, herein with respect to the PCA Property.

1. Development Plan. Development of the PCA Property shall be in substantial conformance with the Generalized Development Plan/Generalized Development Plan Amendment/Partial Generalized Development Plan Amendment prepared by Dewberry & Davis LLC, dated August 5, 2008, as revised through September 4, 2009, and consisting of 10 sheets (the "PCA Plan"). All references in the May 3, 2004 Proffers to the "GDP" that apply to the PCA Property are hereby modified and superseded to refer to the PCA Plan. The PCA Plan will enable the construction of a single office building (identified as Building A) consisting of a maximum total of 165,983 square feet of gross floor area ("GFA") across Parcel 104B and Parcel 135. The Applicant agrees that a single site plan shall be submitted for such building.

4. Building Heights. Building A shall be limited to 90 feet in height. Any proposed penthouse(s) for Building A shall not exceed 25 feet in height and shall be provided in accordance with Sect. 2-506 of the Zoning Ordinance. Proposed parking structure # 3, as shown on the PCA Plan, shall not exceed 85 feet in height; provided, however, that no parking decks may be constructed above the previously approved 70 feet.

10. Transportation Demand Management Strategies. The use of mass transit, ride-sharing and other transportation strategies will be utilized to reduce single occupancy vehicular (SOV) traffic by employees to and from proposed Building A during morning and evening peak hours 6:00 a.m. to 9:00 a.m. and 4:00 p.m. to 7:00 p.m. by a minimum of 15 percent of the transportation generated according to the Institute of Transportation

Engineers ("ITE") Trip Generation Manual 6th Edition. The transportation management strategies will be implemented after 70 percent of Building A has been occupied.

The following is a list of strategies that shall be implemented with the concurrence and approval of the Fairfax County Department of Transportation ("FCDOT"):

- A. Designation of an individual to act as the transportation coordinator for Building A whose responsibility will be to implement the transportation management strategies. The transportation management strategy position may be a part of other duties assigned to the individual(s), including the role of transportation coordinator for Building F proposed on Parcels 6 and 6A pursuant to RZ 2009-PR-006;
- B. Participation in the Fairfax County Ride Share Program;
- C. Dissemination of information regarding Metrorail, Metrobus, any available Merrifield Shuttle service, ridesharing, and "guaranteed ride home" program sponsored by the Washington Council of Government and other relevant transit options;
- D. Making Metro maps, schedules and forms available to tenants in a common area(s) of Building A for Metrorail, Metrobus, any available Merrifield Shuttle service, ridesharing and other relevant transit options such as, for example, taxi-ride home vouchers for medical patients or possible shuttle service between the Application Property and Inova Fairfax Hospital;
- E. Providing sheltered amenities for bicycle storage and a shower and changing facility for building employee use;
- F. Providing a sidewalk system designed to encourage/facilitate pedestrian circulation;
- G. Providing SmartTrip Cards and/or WMATA Metrochecks Program participation;
- H. Providing voluntary car pool/van pool programs established, under the direction of the transportation coordinator;
- I. Providing preferential parking for carpool/vanpool participants and drivers of hybrid cars.

- J. Ongoing coordination by the transportation management coordinator with the FCDOT on an annual basis, to provide opportunities for adjustments of the program in accordance with "state of the art" strategies and recommendations;
- K. Employer occupants shall be encouraged to provide alternative work schedules, including staggered work hour programs, flex-time and telework programs, and to provide information to new employees on housing opportunities in the Merrifield area;
- L. The transportation coordinator shall encourage medical office tenants, if any, to disseminate information regarding public transit in medical office waiting rooms and on medical office websites. In addition, the transit coordinator shall, on a quarterly basis, survey medical office tenants, if any, to collect information about tenant office hours and schedules of patient visits. The purpose of this survey is to understand how the medical offices are operating (in terms of hours of operation and patient scheduling) to determine whether there are peaks in their collective schedules that the tenants may voluntarily agree to adjust to promote a more even distribution of medical office related trips throughout the day. The results of the survey shall be shared with the medical office tenants and provided to FCDOT for information purposes only.
- M. The transportation coordinator shall coordinate with any TDM programs in place on Parcels 6 and 6A that are subject to RZ 2009-PR-006.

One year after the transportation management strategies are implemented, the Applicant shall conduct a survey of the building tenants and employees in Building A to determine the transportation characteristics of building tenants and employees. This survey will help inform the basis of the transportation management program. The survey shall be submitted to the FCDOT for review and approval.

Annually thereafter, the Applicant shall conduct a multi-modal transportation split survey of tenant employees in Building A to demonstrate whether such goal of reducing SOV trips by 15% has been met to the satisfaction of the FCDOT. The yearly report shall be submitted to the FCDOT for review. If the annual multi-modal transportation split survey indicates that the reduction has not occurred then the Applicant shall contribute an annual sum of \$0.10 per square foot of occupied gross floor area in Building A to a transportation demand management fund to be used by the transportation coordinator to implement the Transportation Management Plan for Building A.

The Applicant shall continue the surveys and reports on an annual basis until such time as two (2) consecutive surveys conducted starting at least one (1) full calendar year after Building A has been fully occupied show that the SOV reduction goal has been met. Following such time, the Applicant shall conduct additional surveys and reports at three (3) year intervals. If it is reasonably determined through any of the tri-annual surveys/reports that the goal is no longer being met, the Applicant shall revert to the process of annual surveys and reports until such time as two (2) consecutive surveys show that the goal has been met, whereupon the process of tri-annual surveys/reports shall be resumed. Upon such time that three (3) consecutive tri-annual surveys/reports show that the goal continues to be met, no additional survey/report shall be required. Beyond such time, however, if FCDOT has reason to believe that the stated objectives of the TDM program are not being met, the Applicant shall cooperate with FCDOT to review and reasonably address the concerns.

11. Merrifield Shuttle. At the time of site plan approval for Building A the Applicant shall make a one time contribution of \$10,000 to support a Merrifield Area shuttle service. Applicant's contribution shall be held in escrow until such time as such shuttle is in operation, and includes a stop at the PCA Property. In addition, the Applicant shall reasonably cooperate with others who are working to establish such shuttle service in Merrifield and shall encourage and support the location of a shuttle stop to serve the PCA Property, all at no additional cost to the Applicant.
12. Bus Shelter. Prior to issuance of a Non-Residential Use Permit ("Non-RUP") for Building A, the Applicant shall install a bus shelter (with pad) along the Arlington Boulevard frontage of the PCA Property in a final location to be determined by the FCDOT. In addition, the Applicant shall construct approximately 50 feet of additional concrete between the bus shelter pad and the Arlington Boulevard curb to provide secure footing for bus riders to board/disembark. Further, the Applicant shall construct a five-foot wide concrete sidewalk that connects southward from the bus shelter to the proposed sidewalk along the front of Building A. The applicant shall maintain the area around the bus shelter, including disposing of trash in and around the receptacles located at the bus shelter.
14. Building Architecture. The architectural design of Building A shall be in substantial conformance with the elevations shown on Sheet 7 of the PCA Plan. All sides of Building A shall be architecturally consistent, and any mechanical penthouses shall be architecturally integrated with materials and colors consistent with those of the building. The façade of Building A shall be well-articulated and incorporate a series of vertical elements to break the horizontal scale of the building.

The façade treatment of Building A shall include a combination of building materials and shall be at least 70% masonry (brick and/or precast concrete) and glass. Other materials, which may include (but not necessarily be limited to) stone, metal, and exterior insulation finish system, may be used to provide architectural detail and fenestration to the building façade. Photographs of Buildings B and C shall be provided to the Director of the Department of Public Works and Environmental Services ("DPWES") prior to site plan approval so that the Director may determine whether Building A is architecturally compatible and similar in character with Buildings B and C. The Applicant will incorporate sustainable design elements in the final design of the rooftop of Building A such that the rooftop design meets the standard set forth in Credit 7.2 of the U.S. Green Building Council's Leadership in Energy and Environmental Design Green Building Rating System Version 2.1. The Applicant shall provide a confirmation from a qualified design professional at the time of building permit application for Building A to demonstrate that such sustainable design elements have been incorporated in the building plans.

- 14.A. Green Building Practices. The Applicant shall include a U.S. Green Building Council ("USGBC") Leadership in Energy and Environmental Design ("LEED®") accredited professional who is also a professional engineer or architect licensed to practice in the Commonwealth of Virginia as a member of the design team for Building A. The LEED® accredited professional shall work with the team to incorporate LEED® design elements into Building A and its site so that it will be positioned to attain LEED® certification for Core and Shell (or equivalent successor certification). The Applicant shall demonstrate compliance with this commitment to the Environment and Development Review Branch of DPZ at the time of site plan second submission.

The Applicant shall provide, as part of the building plan submission for Building A, a list prepared by a LEED® accredited professional of specific credits that the Applicant anticipates attaining within the LEED® Core and Shell Development, Version 2.0, rating system, or other LEED® or equivalent rating system applicable to the project, along with a written statement from the LEED® Accredited Professional, indicating that the items on the list should meet at least the minimum number of credits necessary to position the project to attain LEED® certification.

The Applicant shall design parking structure # 3, as shown on the PCA Plan, to allow for the installation of rooftop solar panels. The Applicant shall demonstrate the structure's design capacity to allow for such solar panels at the time of building permit approval. The Applicant shall either install such solar panels concurrent with the construction of the parking structure, or, at the Applicant's discretion, the Applicant shall, at the time

of building permit approval, submit to Environment and Development Review Branch of DPZ a return on investment (ROI) analysis of the solar panels. Subsequently, the Applicant shall prepare and submit to Environment and Development Review Branch of DPZ an updated ROI on an annual basis starting on July 1 of each year following the first full year after the initial ROI is submitted and continuing for a period of three (3) years. With each ROI submission, the Applicant shall include an analysis of external sources of funds, if any, that may be available to implement the solar panels. If and when the ROI shows that implementation of the solar panels is economically viable but the Applicant elects, at its discretion, not to implement them, the Applicant shall issue a report to the Environment and Development Review Branch of DPZ explaining its reasoning. In the event the Applicant proceeds, at its discretion, to implement the solar panels, the Applicant shall report annually to Environment and Development Review Branch of DPZ for a period of three (3) years on the impact of the solar panels on the level of energy consumption at the building and provide an estimate of green house gas reductions resulting from the solar panels.

If Building A is to be leased, in whole or part, to medical office tenants, then the Applicant shall also explore the differences between the application of LEED criteria to medical office tenants and to general office tenants and provide a report of its findings to the Board of Supervisors and DPZ prior to issuance of the first tenant Non-RUP requested after Building A is 70% occupied.

15. Building Location. Deleted.
16. No Drive Through. No drive through commercial facilities shall be located on the PCA Property.
17. Streetscape. The Applicant shall construct streetscape improvements along the Arlington Boulevard (Route 50) frontage of the PCA Property as shown on the PCA Plan. Benches shall be provided within the streetscape as indicated on the PCA Plan. Such improvements shall be subject to the approval of DPWES and Virginia Department of Transportation ("VDOT") and shall be completed prior to final bond release for Building A.
18. Parking Lot Lighting. All outdoor lighting shall comply with the Outdoor Lighting Standards of Part 9 of Article 14 of the Zoning Ordinance. All new exterior pole mounted lighting fixtures on the PCA Property shall be a maximum height of 12 feet, with fixtures directed away from, or otherwise shielded from view from the Pine Ridge Community to the south. Light poles on top of the parking garage shall be no greater in number than the minimum required to provide adequate security lighting. The Applicant

shall install a device to lower lighting levels for lights in and on the garage between the hours of 11 p.m. and 6 a.m. while maintaining reasonable and adequate security lighting.

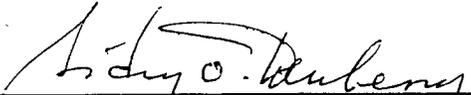
19. Stormwater Management. Stormwater management/detention ("SWM") and best management practices ("BMPs") shall be designed and constructed in accordance with Public Facility Manual ("PFM") requirements as determined by DPWES for the PCA Property. Subject to DPWES approval, the Applicant shall provide for SWM (i.e. two- and ten-year detention) for the development through diversion of runoff into the Pond "B" located to the east of Williams Drive. Additional flood storage may be provided in either Pond "B" or its companion facility, Pond "A," to accommodate the increased runoff from the subject site. The Applicant shall (a) obtain written permission to use off-site facilities for detention; (b) demonstrate that off-site stormwater management facilities are designed to accommodate the PCA Property (or relevant portion thereof); and (c) demonstrate that stormwater will be adequately conveyed to the off-site facilities. As reflected in PCA 87-P-038-4, the ultimate design of the off-site facilities (future retrofit of Pond "B" and Pond "A") will be prepared in accordance with current County design criteria and will provide enhanced – extended detention beyond that which is provided by the existing Ponds which currently are not designed to provide water quality treatment. In addition, the design of the ultimate off-site facilities will provide BMPs for the contributing watershed, including the area of the Application Property. Such design objectives will exceed the stormwater management and BMP performance requirements prescribed under existing Fairfax County Ordinances and the Public Facilities Manual for the PCA Property. In the event that the Applicant does not receive approval and/or permission to use the off-site pond(s), a Proffered Condition Amendment shall be required to amend this proffer and the PCA Plan to address stormwater management. The BMP requirements for the development may be accommodated in a combination of measures which may include conservation easements, sand filtration, stormwater inlet filtration and/or a modified design of the off-site regional pond(s) referenced above as may be approved by DPWES.

21. Landscaping. Landscaping for the PCA Property shall be provided in accordance with the Landscape Plan on Sheet 8 of the PCA Plan and similar treatment shall be extended onto Parcel 104B. The Applicant shall maintain all landscaping. Streetscape along Route 50 shall be consistent with the Merrifield Streetscape Design Manual. All new deciduous trees provided as a part of the streetscape shall be a minimum of 3.0 inches in caliper at the time of planting; new evergreen trees shall be a minimum of six (6) to eight (8) feet in height at the time of planting. The landscape strips along the streetscape for Route 50 shall contain ground cover, understory plantings, ornamental shrubs and/or grass and flowering plants

Applicant/Title Owner of Tax Map 49-3 ((1)) 135

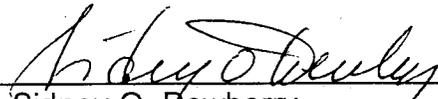
ARLINGTON BOULEVARD CONSOLIDATION LLC

By: Dewberry Investments LLLP, its managing member


By: Sidney O. Dewberry
Its: General Partner

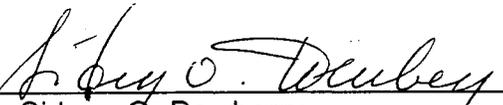
Title Owner of Tax Map 49-3 ((9)) 11A part

DEWBERRY III LLLP


By: Sidney O. Dewberry
Its: General Partner

Title Owner of Tax Map 49-3 ((9)) 7A part

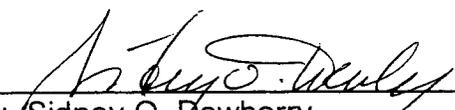
DEWBERRY IV LLLP


By: Sidney O. Dewberry
Its: General Partner

Title Owner of Tax Map 49-3 ((1)) 104B

8415 ALLIANCE LLC

By: Dewberry Investments LLLP, its managing member


By: Sidney O. Dewberry
Its: General Partner

Prepared by F. Hayden Coddington
8415 Alliance
12000 Government Center Parkway, Suite 549
Fairfax, VA 22035

RELEASE OF COVENANT

This RELEASE OF COVENANT is made effective as of the 14th day of September 2009, by **THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**, a body corporate and politic, Grantor (the "County"); and **8415 ALLIANCE LLC**, a Virginia limited liability company, Grantee ("Alliance").

WHEREAS, Alliance is the owner of certain property located in Fairfax County, Virginia, identified as Fairfax County Tax Map No. 49-3-01-104B (the "Alliance Property"), having acquired the Alliance Property by virtue of a deed recorded among the land records of Fairfax County, Virginia in Deed Book 18530 at Page 1938; and

WHEREAS, the Alliance Property is subject to a Declaration of Covenant (the "Declaration") dated June 30, 2008, which is recorded among the land records of Fairfax County, Virginia in Deed Book 20021 at Page 1715, which Declaration contemplated the development of the Alliance Property subject to certain conditions proffered on an adjacent property; and

WHEREAS, Alliance has since that time filed Proffered Condition Amendment Application PCA 2009-PR-007 which is scheduled for decision by the County on September 14, 2009, and which contemplates the adoption of certain proffered conditions that would govern development of the Alliance Property itself; and

WHEREAS, the parties hereto contemplated that the Declaration would be effective only until such time as PCA 2009-PR-007 is approved by the County; and

WHEREAS, the parties agree that the Declaration should now, therefore, be released.

NOW THEREFORE, for good and valuable consideration, the parties hereto hereby agree that the Declaration of Covenant dated June 30, 2008 which is recorded among the land records of Fairfax County, Virginia in Deed Book 20021 at Page 1715 is hereby forever released and vacated and shall be of no further force or effect, such release and vacation being effective as of September 14, 2009.

WITNESS THE FOLLOWING SIGNATURES:

[SIGNATURE PAGES FOLLOW]

8415 ALLIANCE LLC, a Virginia limited liability company

By: Dewberry Investments LLLP, its managing member

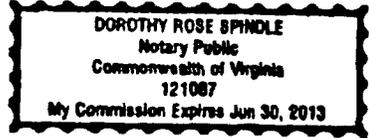
By: *Sidney O Dewberry*
Name: Sidney O Dewberry
Title: General Partner

STATE OF Virginia :
COUNTY/CITY OF Fairfax :

The foregoing instrument was acknowledged before me this 19th day of August, 2009 by Sidney O Dewberry, general partner of Dewberry Investments LLLP, managing member of 8415 Alliance LLC.

Dorothy Rose Spindle
Notary Public

My commission expires: June 30, 2013
Registration Number: 121087



[SIGNATURE PAGES CONTINUE]

COUNTY:

BOARD OF SUPERVISORS OF FAIRFAX
COUNTY, VIRGINIA,

By: *Anthony H. Griffin*
Name: Anthony H. Griffin
Title: County Executive

STATE OF VIRGINIA :
COUNTY/CITY OF FAIRFAX :

The foregoing instrument was acknowledged before me this 16 day of
OCTOBER, 2009 by Anthony H. Griffin, County Executive of Fairfax
County, Virginia.

Jo Anne Havach
Notary Public

My commission expires: JULY 31, 2012
Registration Number: 178038



[END OF SIGNATURE PAGES]

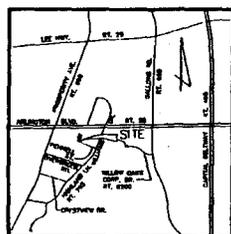
Arlington Boulevard Consolidation Lots 6 & 6A

Providence District Fairfax County, Virginia

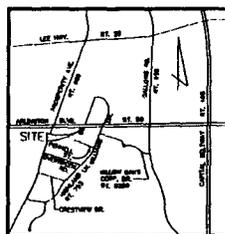
Generalized Development Plan - Lots 6 & 6A / RZ 2009-PR-006

Generalized Development Plan Amendment - Lot 104B / PCA 2009-PR-007

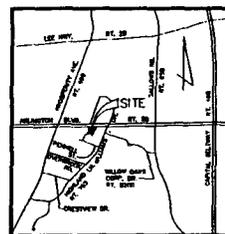
Partial Generalized Development Plan Amendment -
 Lots 7A (Pt.), 11A (Pt.) and 135 / PCA 2004-PR-003-02



VICINITY MAP - Lots 6 & 6A
 SCALE: 1" = 2,000'



VICINITY MAP - Lot 104B
 SCALE: 1" = 2,000'



VICINITY MAP - Lots 7A (Pt.), 11A (Pt.) & 135
 SCALE: 1" = 2,000'

Applicant:

Arlington Boulevard Consolidation LLC
 8401 Arlington Boulevard
 Fairfax, Virginia 22031

Sheet Index

1. COVER SHEET
2. GDP / GOPA - OVERALL PLAN
3. GDP / GOPA - ENLARGEMENT PLAN AND OPTIONAL PLANS
4. NOTES AND TABULATIONS
5. CROSS SECTIONS
6. CROSS SECTIONS AND SITE DETAILS
7. ELEVATIONS AND PERSPECTIVES
8. LANDSCAPE DETAIL
9. ADEQUATE OUTFALL ANALYSIS
10. STORMWATER MANAGEMENT

Arlington Boulevard Consolidation
 Lots 6 & 6A
 Generalized Development Plan /
 Generalized Development Plan Amendments

Revised September 4, 2009
 Revised August 19, 2009
 Revised July 20, 2009
 Revised May 5, 2009
 Revised September 4, 2008
 August 5, 2008



M-10713

Legend

- - - EXISTING VEGETATION
- - - LIMITS OF CLEARING AND GRADING

Note:

THE BASE FOR THIS DRAWING IS THE GENERALIZED DEVELOPMENT PLAN (GDP) APPROVED BY THE BOARD OF SUPERVISORS ON MAY 18, 2004 WITH ITS APPROVAL OF RZ 2004-0010. THIS ALSO INCLUDES THE PROPOSED COMPLETION AMENDMENT PLAN APPROVED BY THE BOARD ON JUNE 30, 2006. THE BASE ALSO INCLUDES THE PROPOSED OCCUPATIONAL DEVELOPMENT PROGRAM (ODP) FILED IN 2004. IT IS TO BE NOTED THAT THE PROPOSED DEVELOPMENT PROGRAM ON PORTIONS OF THE GDP LAND AREA THAT WAS APPROVED ON MAY 18, 2004 HAS BEEN ADJUSTED IN ACCORDANCE WITH REQUESTS FOR INTERPRETATION APPROVED IN THE INTERVENING YEARS.

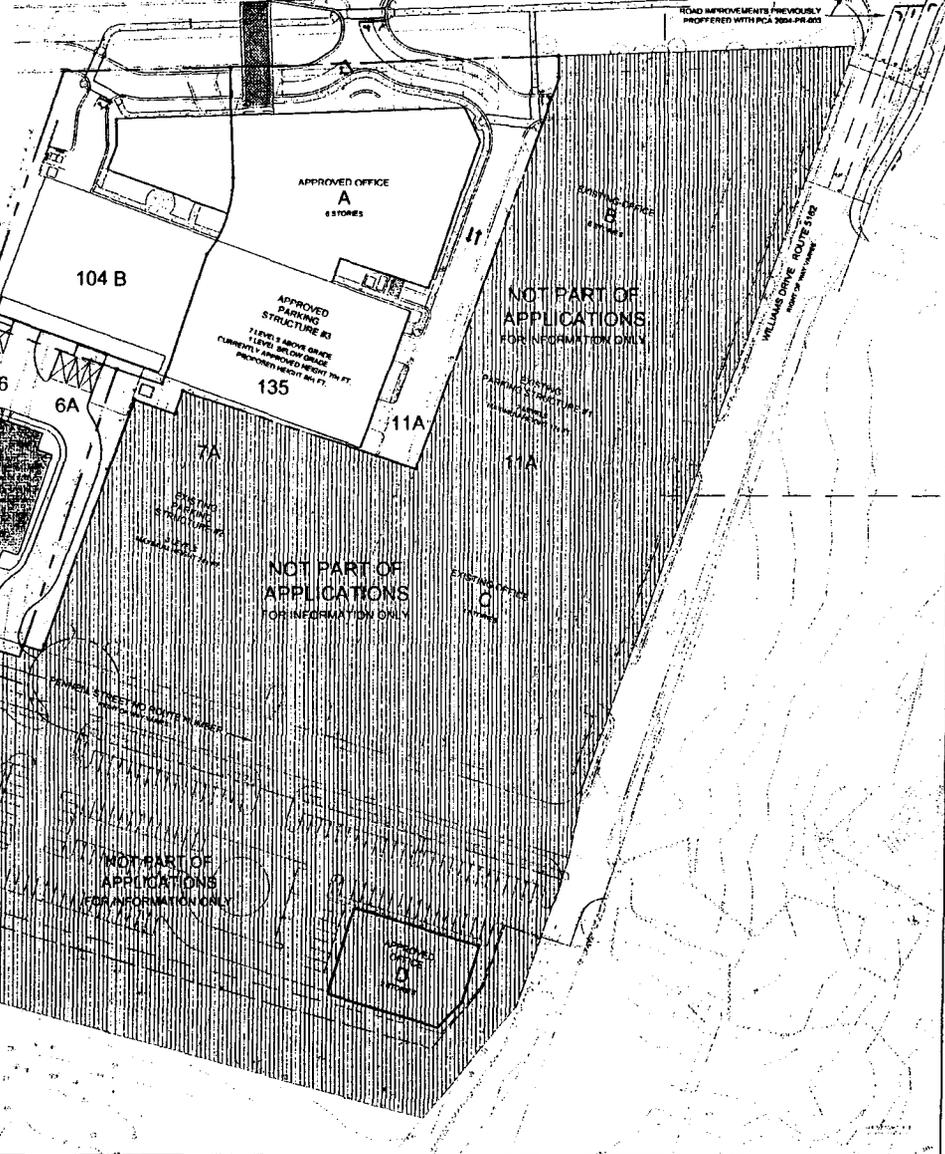


ARLINGTON BOULEVARD ROUTE 50
SOUTH PORT OF WAY
**FOR ULTIMATE ROAD IMPROVEMENTS,
SEE ADJACENT INSET**

101 A
(ELKS LODGE)

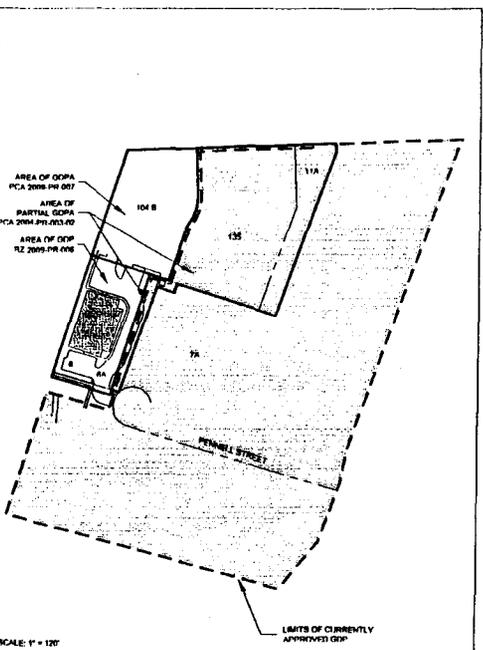
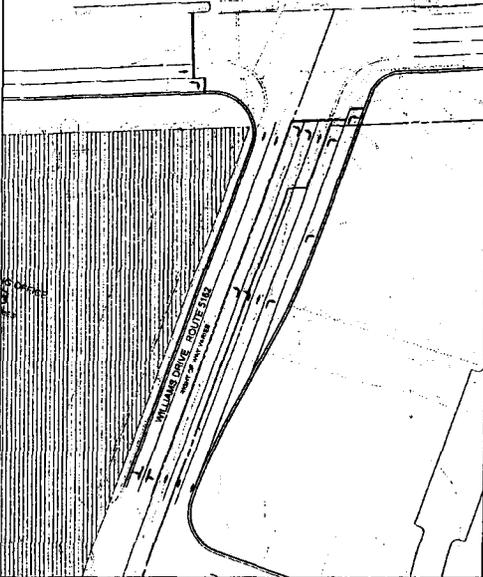
SEE ADJACENT INSET
FOR SEPARATE AREAS
OF GDP AND TWO GDPA'S

SEE SHEET 3 FOR DETAIL



Ultimate Road Improvements

Proposed by others with PCA 87-P-038-04



Dewberry & Davis LLC
1801 AIR MATCH BLVD
FARMASIDE DRIVE
FARMASIDE DRIVE
FARMASIDE DRIVE
FARMASIDE DRIVE

ARLINGTON BOULEVARD
CONSOLIDATION
GENERALIZED DEVELOPMENT
PLAN / PARTIAL GENERALIZED
DEVELOPMENT PLAN AMENDMENTS
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
5	09.04.08	JAC	
4	08.18.08	ARW	
3	07.20.08	ARW	
2	05.05.08	ARW	
1	09.04.08	ARW	

DRAWN BY: ARW
APPROVED BY: PCY
CHECKED BY: PCY
DATE: August 5, 2008

TITLE
**ARLINGTON BOULEVARD
CONSOLIDATION
GDP / GDPA
OVERALL PLAN**

PROJECT NO.

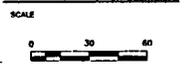
Q:\PROJECTS\Dewberry\244232_0201_PC03_GDP_CDR04 Overlaid.dwg, 8/2/08 1:57:56 PM, Issue

Dewberry & Davis LLC
 10000 W. CENTER BLVD
 SUITE 100
 FAYETTEVILLE, AR 72704
 TEL: 479.334.8800
 FAX: 479.334.8800
 WWW.DEWBERRY.COM

ARLINGTON BOULEVARD CONSOLIDATION
 GENERALIZED DEVELOPMENT PLAN / PARTIAL GENERALIZED DEVELOPMENT PLAN AMENDMENTS
 PROVIDENCE DISTRICT
 PULASKI COUNTY, VIRGINIA



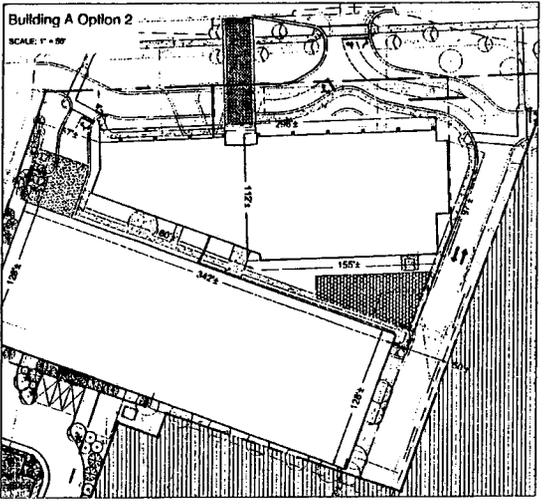
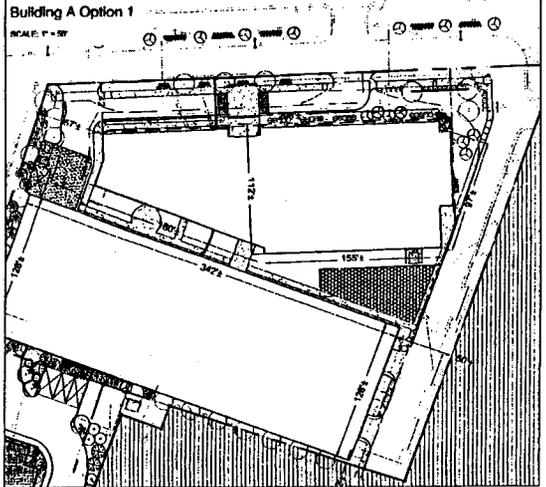
KEY PLAN



No.	DATE	BY	Description
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4	08.18.09	ARW	
3	07.20.09	ARW	
2	05.25.09	ARW	
1	08.04.09	ARW	

DRAWN BY: ARW
 APPROVED BY: POY
 CHECKED BY: POY
 DATE: August 5, 2008

TITLE
ARLINGTON BOULEVARD CONSOLIDATION
 GDP / GDPA
 ENLARGEMENT PLAN AND OPTIONAL PLANS
 PROJECT NO.



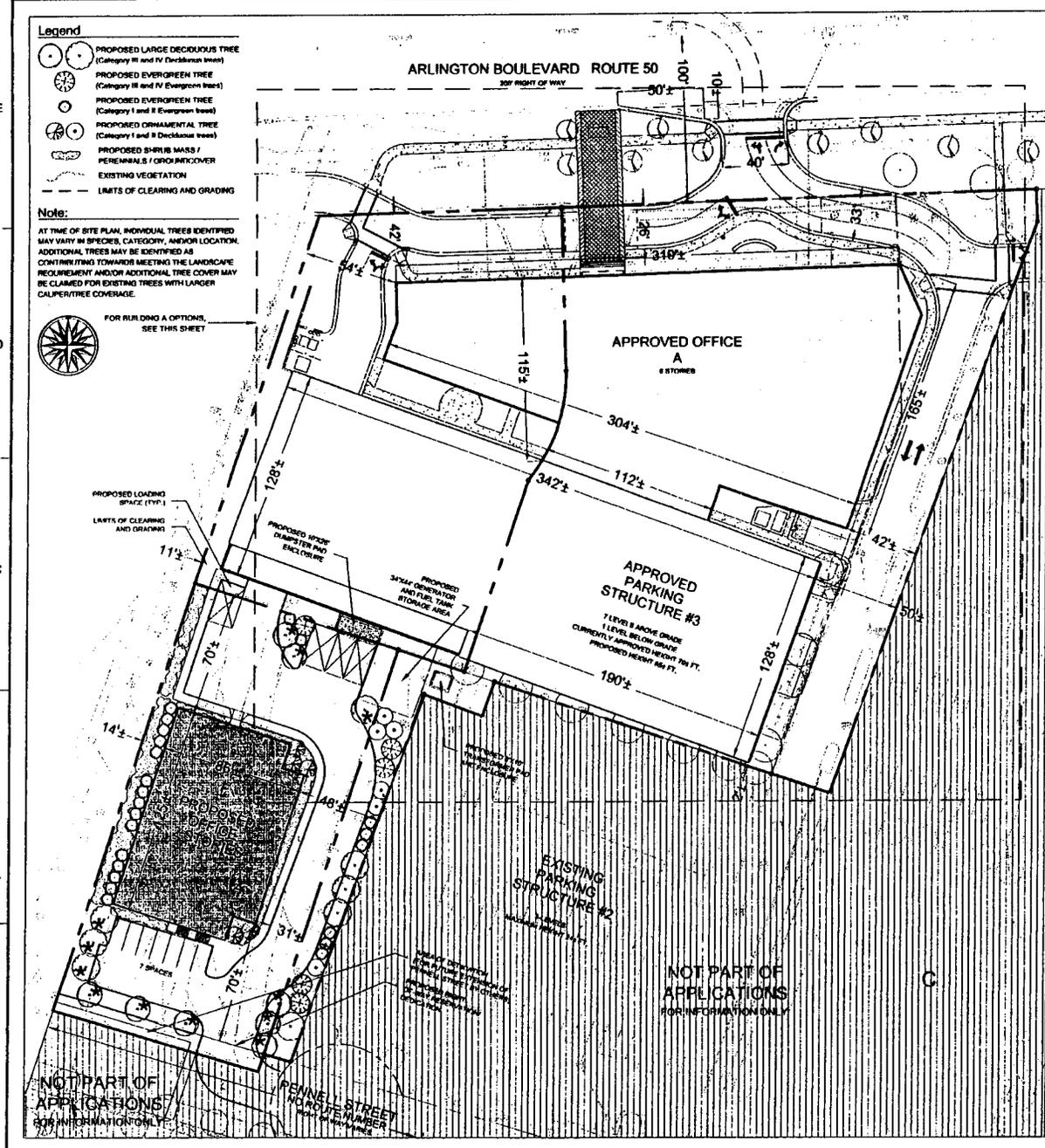
Parking Lot Landscaping Tabulation
 Lots 6 & 6A

SITE AREA	33,978 SF =
TREE CANOPY REQUIRED (10%)	3,398 SF =
AREA OF EXISTING TREES TO REMAIN	0 SF =
AREA OF PROPOSED LANDSCAPING	3,450 SF =
12 TREES @ AVG. 175 SF EA = 2,100	
1 TREE @ AVG. 125 SF EA = 125	
5 TREES @ AVG. 75 SF EA = 375	
11 TREES @ AVG. 50 SF EA = 550	
TOTAL TREE COVER PROVIDED (10.2%)	3,450 SF =

Tree Canopy Tabulation - Lots 6 & 6A

SITE AREA	33,978 SF =
TREE CANOPY REQUIRED (10%)	3,398 SF =
AREA OF EXISTING TREES TO REMAIN	0 SF =
AREA OF PROPOSED LANDSCAPING	3,450 SF =
12 TREES @ AVG. 175 SF EA = 2,100	
1 TREE @ AVG. 125 SF EA = 125	
5 TREES @ AVG. 75 SF EA = 375	
11 TREES @ AVG. 50 SF EA = 550	
TOTAL TREE COVER PROVIDED (10.2%)	3,450 SF =

Note:
 THE PARKING LOT LANDSCAPING AND TREE CANOPY TABULATIONS ARE PRELIMINARY. THE TABULATIONS ARE INTENDED TO REFLECT THE MINIMUM LANDSCAPE AND CANOPY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PROGRAM. FINAL CALCULATIONS WILL BE PROVIDED WITH THE BENEFIT OF SURVEY AND FINAL ENGINEERING AT TIME OF SITE PLAN PREPARATION. AT TIME OF SITE PLAN, INDIVIDUAL TREES IDENTIFIED MAY VARY AND/OR ADDITIONAL TREES MAY BE IDENTIFIED AS CONTRIBUTING TOWARDS MEETING THE LANDSCAPE REQUIREMENT AND/OR ADDITIONAL TREE COVER MAY BE CLAIMED FOR EXISTING TREES WITH LARGER CALIPER/TREE COVERAGE.



- Legend**
- PROPOSED LARGE DECIDUOUS TREE (Category III and IV Deciduous trees)
 - PROPOSED EVERGREEN TREE (Category III and IV Evergreen trees)
 - PROPOSED EVERGREEN TREE (Category I and II Evergreen trees)
 - PROPOSED ORNAMENTAL TREE (Category I and II Deciduous trees)
 - PROPOSED SHRUB MASS / PERENNIALS / GROUND COVER
 - EXISTING VEGETATION
 - LIMITS OF CLEARING AND GRADING

Note:
 AT TIME OF SITE PLAN, INDIVIDUAL TREES IDENTIFIED MAY VARY IN SPECIES, CATEGORY, AND/OR LOCATION. ADDITIONAL TREES MAY BE IDENTIFIED AS CONTRIBUTING TOWARDS MEETING THE LANDSCAPE REQUIREMENT AND/OR ADDITIONAL TREE COVER MAY BE CLAIMED FOR EXISTING TREES WITH LARGER CALIPER/TREE COVERAGE.



FOR BUILDING A OPTIONS, SEE THIS SHEET

PROPOSED LOADING SPACE (TV)

LIMITS OF CLEARING AND GRADING

PROPOSED WIPER DISMANTLER AND ENCLOSURE

PROPOSED 3000L OPERATOR AND FUEL TANK STORAGE AREA

PROPOSED 10' WIDE SIDEWALK

APPROVED OFFICE A
 6 STORIES

APPROVED PARKING STRUCTURE #3
 1 LEVEL ABOVE DRIVE
 1 LEVEL BELOW DRIVE
 CURRENTLY APPROVED HEIGHT 70 FT.
 PROPOSED HEIGHT 86 FT.

EXISTING PARKING STRUCTURE #2
 1 LEVEL ABOVE DRIVE
 1 LEVEL BELOW DRIVE
 CURRENTLY APPROVED HEIGHT 70 FT.
 PROPOSED HEIGHT 86 FT.

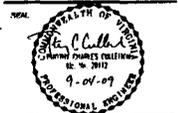
NOT PART OF APPLICATIONS FOR INFORMATION ONLY

NOT PART OF APPLICATIONS FOR INFORMATION ONLY

PENNELL STREET
 ROUTE NUMBER

Dewberry & Davis LLC
 1000 WASHINGTON BLVD
 FARMERSVILLE, OH 43024
 PHONE: 614.885.1818
 FAX: 614.885.1825
 www.dewberry.com

**ARLINGTON BOULEVARD
 CONSOLIDATION
 GENERALIZED DEVELOPMENT
 PLAN / PARTIAL GENERALIZED
 DEVELOPMENT PLAN AMENDMENTS**
 PROPOSED DISTRICT
 PARKS COUNTY, OHIO



KEY PLAN

SCALE
AS NOTED

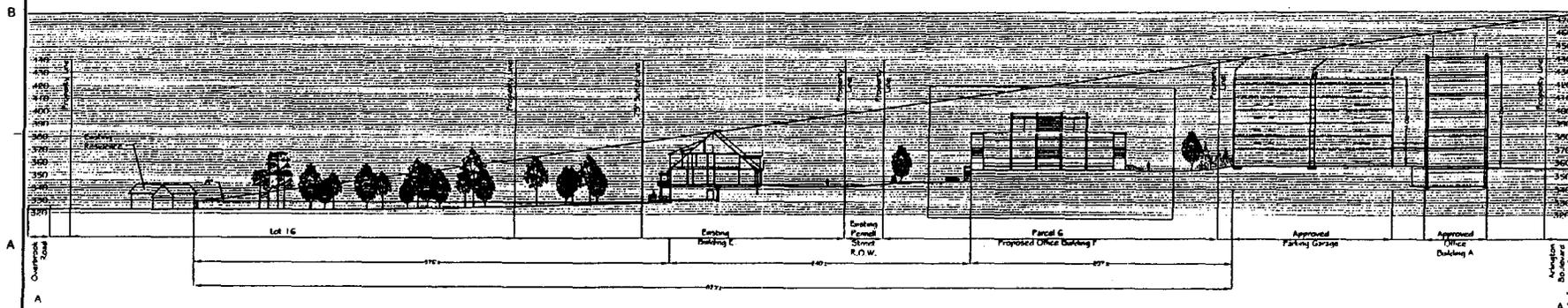
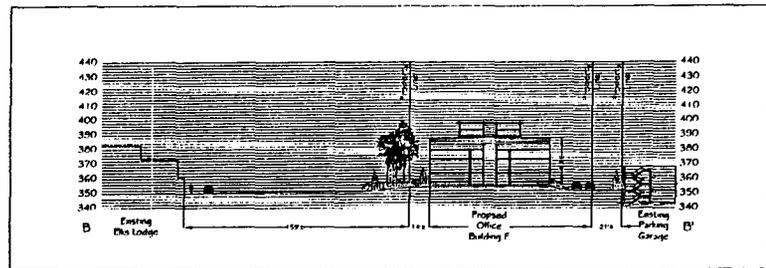
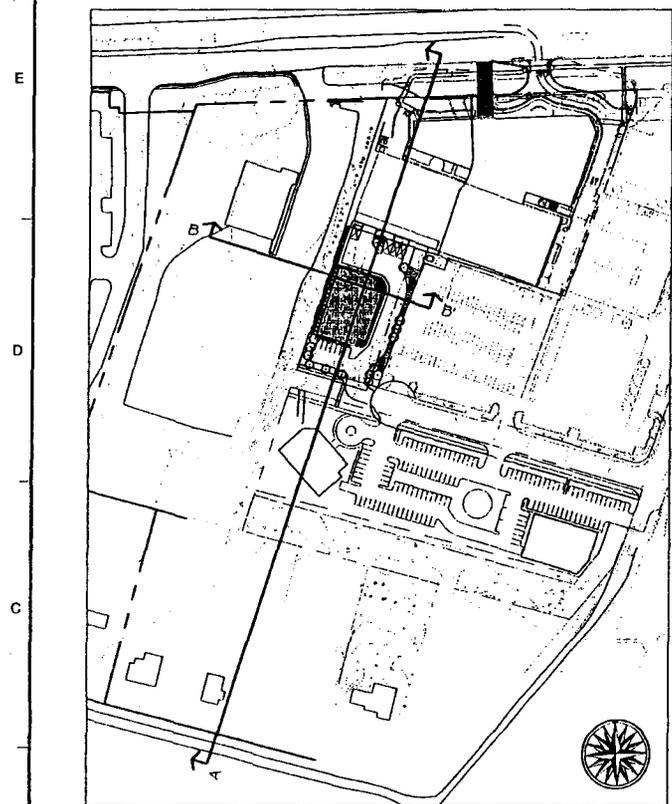
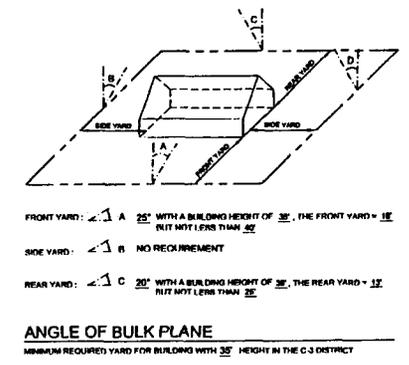
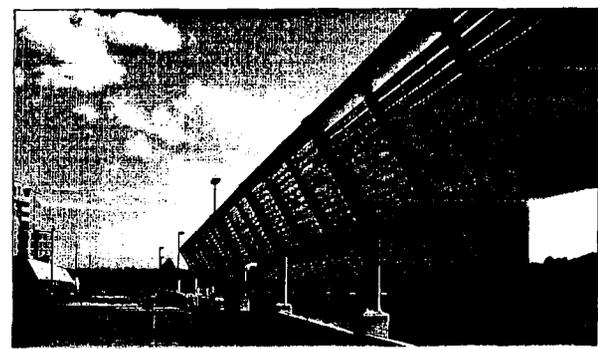
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3	08.18.09	APW	
2	07.30.09	APW	
1	05.05.09	APW	New Sheet

REVISIONS
 DRAWN BY: APW
 APPROVED BY:
 CHECKED BY: PDY
 DATE: August 5, 2009

TITLE
**ARLINGTON BOULEVARD
 CONSOLIDATION
 GDP / GDPA**
 CROSS SECTIONS

PROJECT NO.

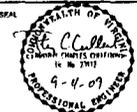
NOTE:
 THE ILLUSTRATION AND SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE SHOWN TO ILLUSTRATE THE GENERAL LAYOUT AND CHARACTER OF THE PROPOSED FEATURES AND DEVELOPMENT. THEY ARE SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



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Dewberry & Davis LLC
 5401 AIR CENTER DR
 FORT WORTH, TX 76150
 PHONE: 817.335.2200
 FAX: 817.335.2205
 WWW.DDBB.COM

ARLINGTON BOULEVARD
 CONSOLIDATION
 GENERALIZED DEVELOPMENT
 PLAN / PARTIAL GENERALIZED
 DEVELOPMENT PLAN AMENDMENTS
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

AS NOTED

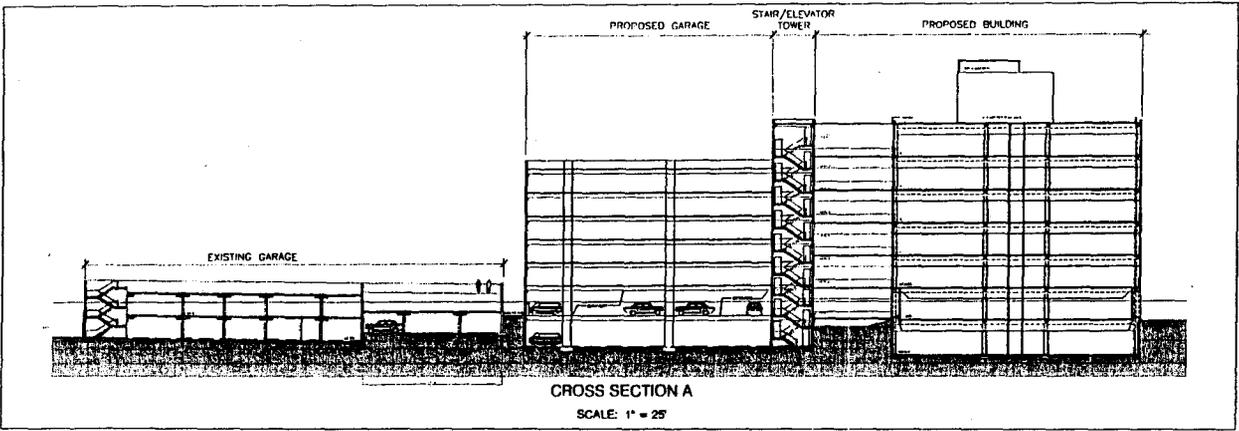
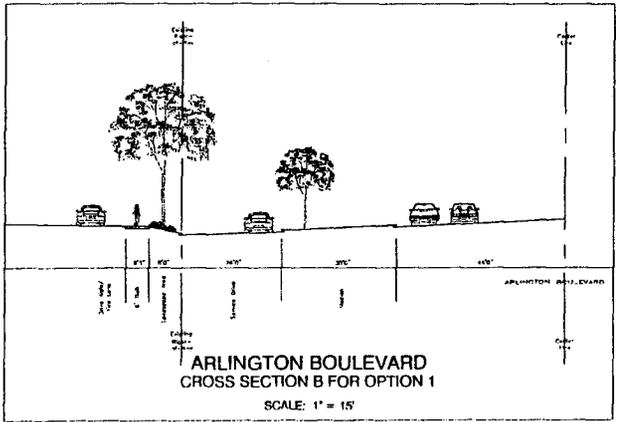
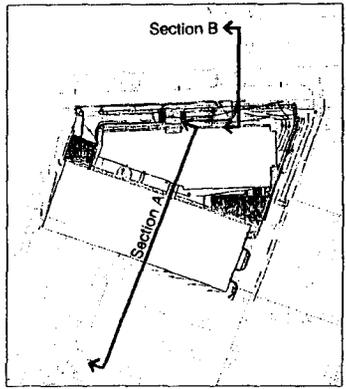
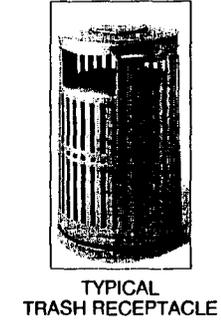
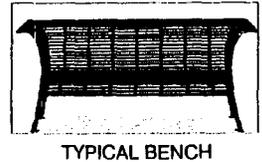
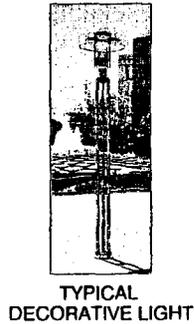
No.	DATE	BY	Description
4	09 04 09	JMC	
3	08 19 09	ARM	
2	07 20 09	ARM	
1	05 05 09	ARM	New Sheet

REVISIONS
 DRAWN BY: ARM
 APPROVED BY: PCT
 CHECKED BY: PCT
 DATE: August 5, 2008

TITLE
**ARLINGTON BOULEVARD
 CONSOLIDATION**
 GDP / GDPA
 CROSS SECTIONS
 AND SITE DETAILS

PROJECT NO.

NOTE:
 THE TYPICAL SITE FURNITURE AND CROSS SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE SHOWN TO ILLUSTRATE THE GENERAL THEME AND CHARACTER OF THE PROPOSED FEATURES AND DEVELOPMENT. THEY ARE SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



PROJECT: M-10713 & 145/229_GDPA/GDP_CROSS SECTIONS AUG. 04/2008 1:31:05 PM .dwg

ARLINGTON BOULEVARD
 CONSOLIDATION
 GENERALIZED DEVELOPMENT
 PLAN / PARTIAL GENERALIZED
 DEVELOPMENT PLAN AMENDMENTS
 PROVIDENCE DISTRICT
 PALM BEACH COUNTY, FLORIDA



KEY PLAN

SCALE

NOT TO SCALE

No.	DATE	BY	Description
1	05.05.08	AWP	New Sheet

REVISIONS

DRAWN BY: AWP
 APPROVED BY: _____
 CHECKED BY: PCY
 DATE: August 5, 2008

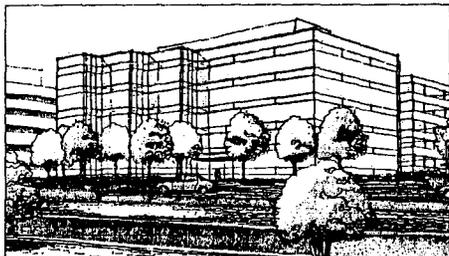
TITLE
 ARLINGTON BOULEVARD
 CONSOLIDATION
 GDP / GDPA
 ELEVATIONS AND
 PERSPECTIVES

PROJECT NO.

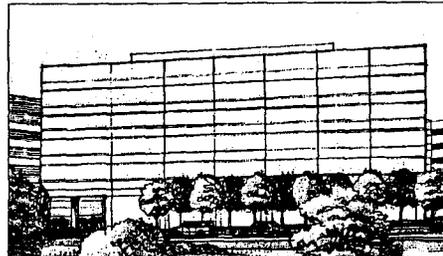
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SHEET NO. 7 of 10

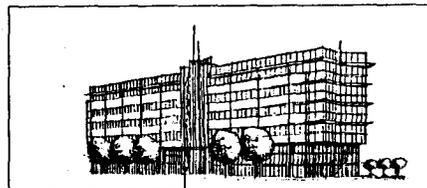
M-10713



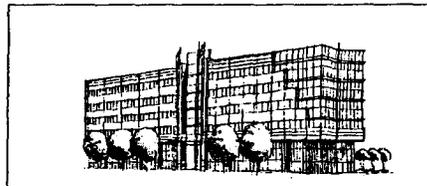
APPROVED BUILDING A



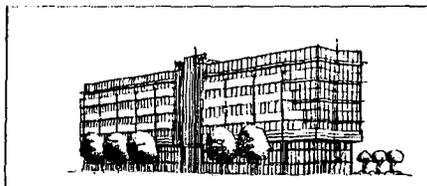
APPROVED BUILDING A



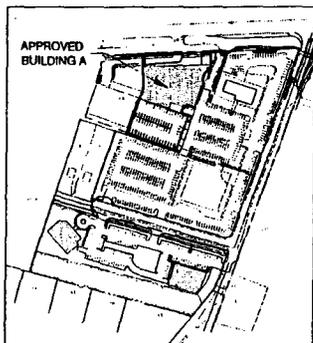
BUILDING A - APPROVED ELEVATION 8



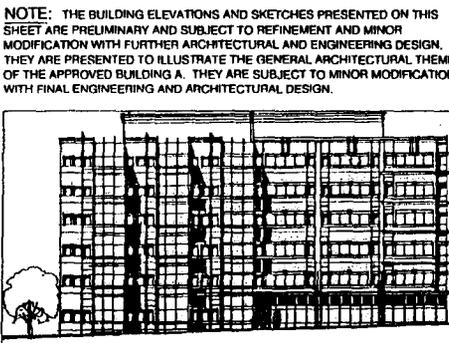
BUILDING A - APPROVED ELEVATION 9



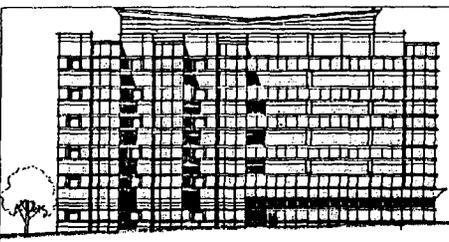
BUILDING A - APPROVED ELEVATION 10



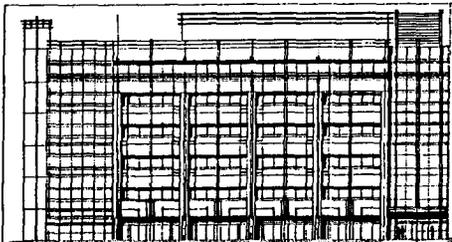
KEY MAP
 SCALE: 1" = 200'



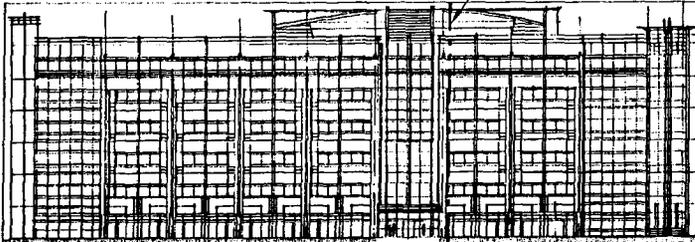
APPROVED ALTERNATIVE 1



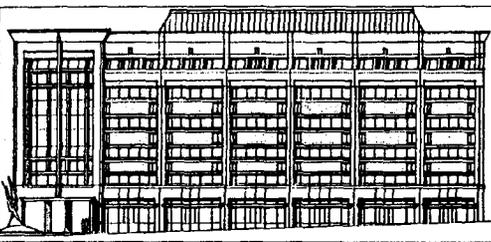
APPROVED ALTERNATIVE 2



APPROVED ELEVATION 4



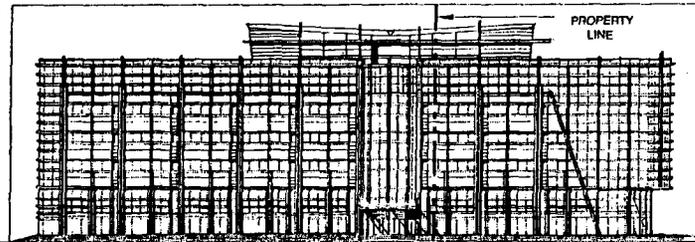
APPROVED ELEVATION 6



APPROVED ALTERNATIVE 3



APPROVED ELEVATION 5



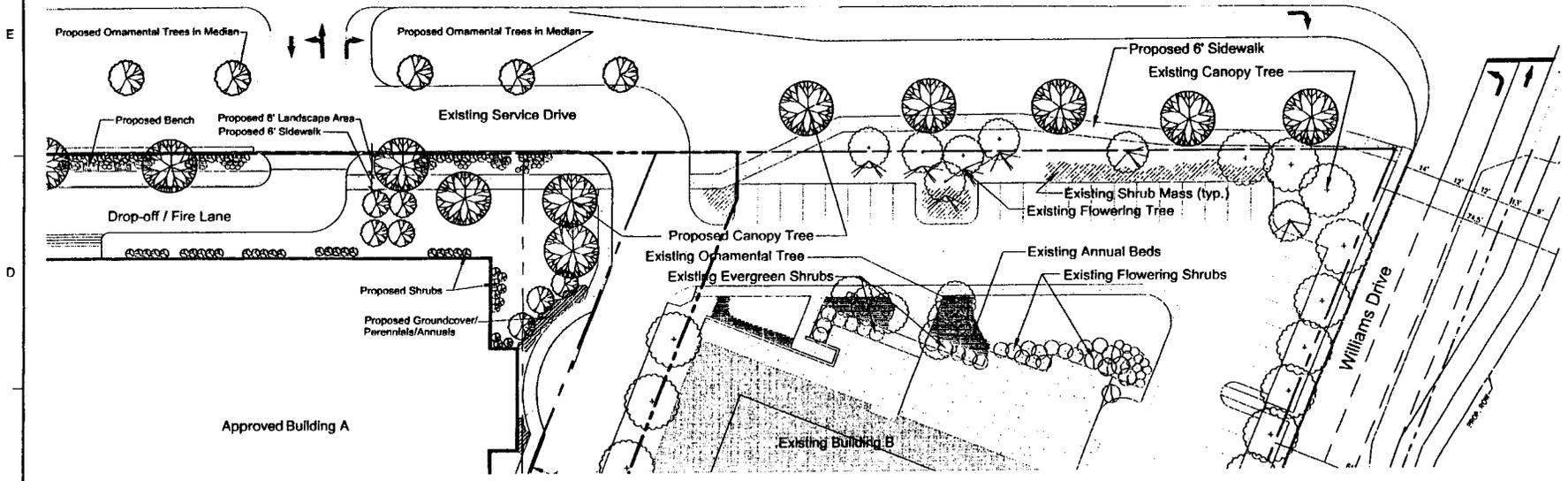
APPROVED ELEVATION 7

POSSIBLE ALTERNATIVE FRONT ELEVATIONS
 FOR APPROVED BUILDING A

NOTE: THE BUILDING ELEVATIONS AND SKETCHES PRESENTED ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO REFINEMENT AND MINOR MODIFICATION WITH FURTHER ARCHITECTURAL AND ENGINEERING DESIGN. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL ARCHITECTURAL THEME OF THE APPROVED BUILDING A. THEY ARE SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

Dewberry & Davis LLC
 2000 BROADWAY BLVD
 FARMERSVILLE, VA 22041
 PHONE: 703-848-8800
 FAX: 703-848-8818
 www.dewberry.com

Arlington Boulevard - Route 50



Arlington Boulevard Streetscape/
 Proposed Foundation Planting for Building A/
 Existing Foundation Planting for Building B

NOTE:
 THE TYPICAL CROSS SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE SHOWN TO ILLUSTRATE THE GENERAL THEME AND CHARACTER OF THE PROPOSED FEATURES AND DEVELOPMENT. LANDSCAPE DETAILS ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

ARLINGTON BOULEVARD CONSOLIDATION
 GENERALIZED DEVELOPMENT PLAN / PARTIAL GENERALIZED DEVELOPMENT PLAN AMENDMENTS
 PRODUCE DATE: 9-4-09
 FARMERSVILLE COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
4	09.04.09	JAC	
3	08.19.08	APW	
2	07.20.08	APW	
1	05.05.08	APW	New Sheet

DESIGNED BY: APW
 APPROVED BY: _____
 CHECKED BY: PCY
 DATE: August 5, 2008

TITLE
ARLINGTON BOULEVARD CONSOLIDATION
GDP / GDPA
LANDSCAPE
DETAIL

PROJECT NO.

8

SHEET NO. 8 OF 10

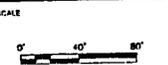
M-10713

Dewberry & Davis LLC
 1000 N. 10th Street
 Suite 200
 Phoenix, AZ 85004
 Phone: 602.495.1234
 Fax: 602.495.1235
 www.dewberry.com

ARLINGTON BOULEVARD
 CONSOLIDATION
 GENERALIZED DEVELOPMENT
 PLAN / PARTIAL GENERALIZED
 DEVELOPMENT PLAN AMENDMENT
 PHOENIX DISTRICT
 MARICOPA COUNTY, ARIZONA



REV PLAN



No.	DATE	BY	Description
5	08.04.08	JMC	
4	06.19.08	ARW	
3	07.20.08	ARW	
2	03.05.08	ARW	
1	08.04.08	ARW	

REVISIONS

DRAWN BY: ARW
 APPROVED BY: JMC
 CHECKED BY: JMC
 DATE: August 5, 2008

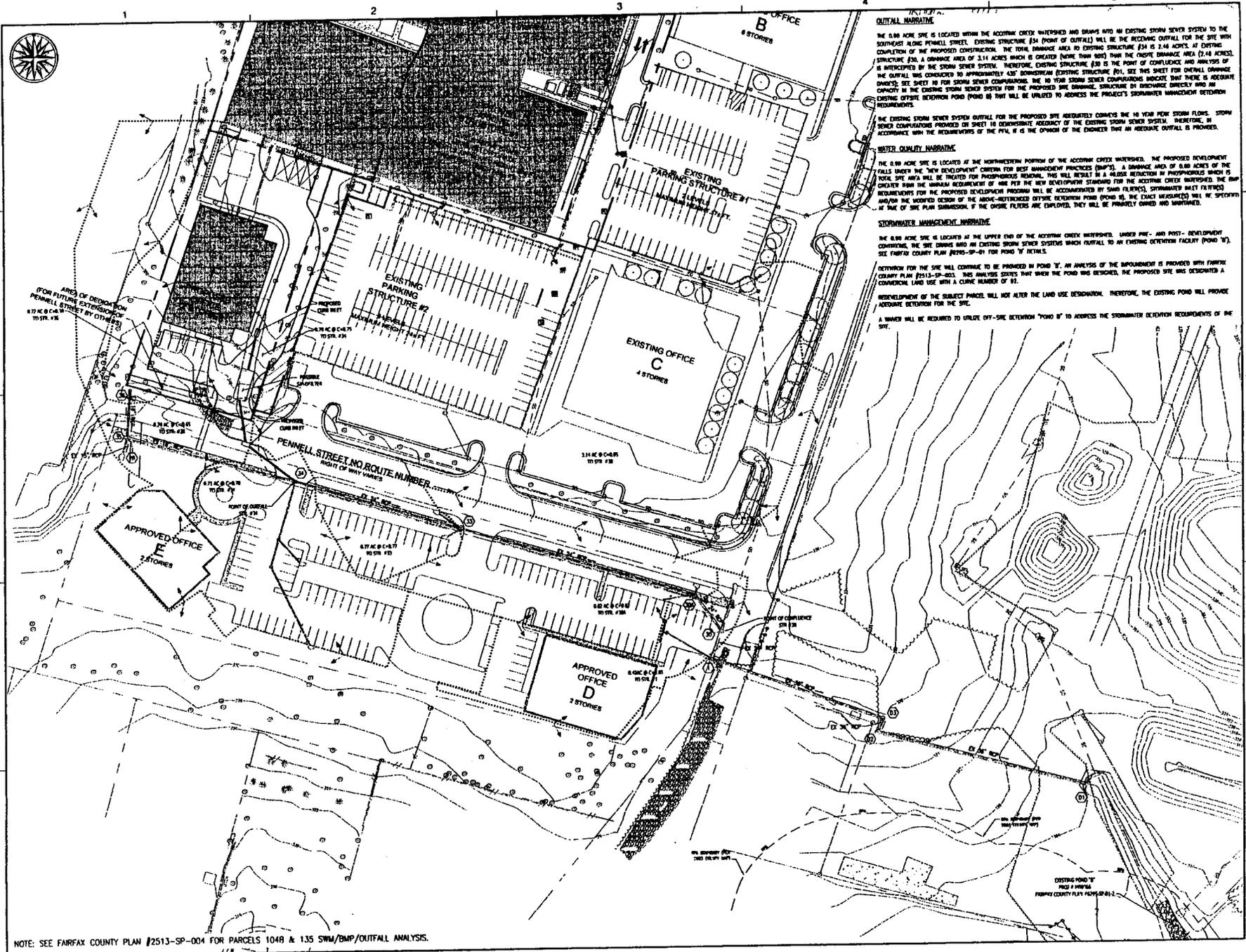
TITLE
 ARLINGTON BOULEVARD
 CONSOLIDATION
 GDP / GDPA
 SWM/BMP/OUTFALL ANALYSIS

PROJECT NO.

9

SHEET NO. 9 OF 10

M-10713



OUTFALL NARRATIVE
 THE 0.80 ACRE SITE IS LOCATED WITHIN THE ACCOSTON CREEK WATERSHED AND DRAINS INTO AN EXISTING STORM SEWER SYSTEM TO THE SOUTHWEST ALONG PENNELL STREET. EXISTING STRUCTURE #34 (POINT OF OUTFALL) WILL BE THE RECEIVING OUTFALL FOR THE SITE WITH COMPLETION OF THE PROPOSED CONSTRUCTION. THE TOTAL DRAINAGE AREA TO EXISTING STRUCTURE #34 IS 2.44 ACRES. AT EXISTING STRUCTURE #34, A DRAINAGE AREA OF 2.14 ACRES WHICH IS GREATER (MORE THAN 90%) THAN THE CHARGE DRAINAGE AREA (2.14 ACRES), IS INTERCEPTED BY THE STORM SEWER SYSTEM. THEREFORE, EXISTING STRUCTURE #34 IS THE POINT OF COMPLIANCE AND ANALYSIS OF THE OUTFALL HAS CONSIDERED AN APPROXIMATELY 40% DOWNSTREAM (EXISTING STRUCTURE #01). SEE THIS SHEET FOR OVERALL DRAINAGE CAPACITY IN THE EXISTING STORM SEWER SYSTEM FOR THE PROPOSED SITE DRAINAGE. STRUCTURE #1 PROVIDES DIRECTLY INTO AN EXISTING DETENTION POND (POUND #8) THAT WILL BE UTILIZED TO ADDRESS THE PROJECT'S STORMWATER MANAGEMENT DETENTION REQUIREMENTS.

THE EXISTING STORM SEWER SYSTEM OUTFALL FOR THE PROPOSED SITE ADEQUATELY CONVEYS THE 10 YEAR PEAK STORM FLOWS. STORM SEWER COMPUTATIONS PROVIDED ON SHEET 10 DEMONSTRATE ADEQUACY OF THE EXISTING STORM SEWER SYSTEM. THEREFORE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE PCA, IT IS THE OPINION OF THE ENGINEER THAT AN ADEQUATE OUTFALL IS PROVIDED.

WATER QUALITY NARRATIVE
 THE 0.80 ACRE SITE IS LOCATED AT THE NORTHWESTERN PORTION OF THE ACCOSTON CREEK WATERSHED. THE PROPOSED DEVELOPMENT FALLS UNDER THE "NEW DEVELOPMENT" CRITERIA FOR BEST MANAGEMENT PRACTICES (BMPs). A DRAINAGE AREA OF 0.80 ACRES OF THE TOTAL SITE AREA WILL BE TREATED FOR PHOSPHORUS REDUCTION. THIS WILL RESULT IN A SLIGHT REDUCTION IN PHOSPHORUS WHICH IS GREATER THAN THE MINIMUM REQUIREMENT OF ONE PER THE NEW DEVELOPMENT STANDARD FOR THE ACCOSTON CREEK WATERSHED. THE BMP REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PROGRAM WILL BE ACCOMPANIED BY SAND FILTERS, STORMWATER WHEAT FILTERS AND/OR THE MODIFIED DESIGN OF THE ABOVE-MENTIONED OFFICE DETENTION POND (POUND #8). THE EXACT REQUIREMENTS WILL BE SPECIFIED IN THE SITE PLAN SUBMISSIONS. IF THE CHOOSE FILTERS ARE EMPLOYED, THEY WILL BE PRIVATELY OWNED AND MAINTAINED.

STORMWATER MANAGEMENT NARRATIVE
 THE 0.80 ACRE SITE IS LOCATED AT THE UPPER END OF THE ACCOSTON CREEK WATERSHED. UNDER PRE- AND POST- DEVELOPMENT CONDITIONS, THE SITE DRAINS INTO AN EXISTING STORM SEWER SYSTEM WHICH DRAINS TO AN EXISTING DETENTION FACILITY (POUND #8). SEE MARICOPA COUNTY PLAN #2513-SP-01 FOR POND "B" DETAILS.

DEVELOPMENT FOR THE SITE WILL CONTINUE TO BE PROVIDED IN POND "B". AN ANALYSIS OF THE IMPROVEMENT IS PROVIDED WITH MARICOPA COUNTY PLAN #2513-SP-003. THIS ANALYSIS STATES THAT WHEN THE POND HAS BEEN DESIGNED, THE PROPOSED SITE HAS DESIGNATED A COMMERCIAL LAND USE WITH A CURVE NUMBER OF 91.

REDEVELOPMENT OF THE SUBJECT PARCEL WILL NOT ALTER THE LAND USE DESIGNATION. THEREFORE, THE EXISTING POND WILL PROVIDE ADEQUATE DETENTION FOR THE SITE.

A MAJOR WILL BE REQUIRED TO UNLOAD OFF-SITE DETENTION "POUND #8" TO ADDRESS THE STORMWATER DETENTION REQUIREMENTS OF THE SITE.

NOTE: SEE FAIRFAX COUNTY PLAN #2513-SP-004 FOR PARCELS 104B & 135 SWM/BMP/OUTFALL ANALYSIS.

**ZAPS USER GENERATED REPORTS
ZONING APPLICATION SUMMARY REPORT
APPLICATION NUMBER: PCA 2009-PR-007**

DECISION DATE: 9-14-2009

HEARING BODY: BOS

CRD: NO

MAGISTERIAL DISTRICT: PROVIDENCE

APPLICANT NAME ARLINGTON BOULEVARD CONSOLIDATION LLC

STAFF COORDINATOR: WODONN

ACTION: APPROVE

DECISION SUMMARY:

ON SEPTEMBER 14, 2009, THE BOARD UNANIMOUSLY APPROVED P
CA 2009-PR-007, ON A MOTION BY SUPERVISOR SMYTH SUBJECT
TO PROFFERS DATED SEPTEMBER 8, 2009.

.□□

ZONING INFORMATION**EXISTING ZONING**

<u>DISTRICT</u>	<u>AREA</u>
C-3	43,124.00 SQ FEET
TOTAL	0.99 ACRES

APPROVED AREA

<u>DISTRICT</u>	<u>AREA</u>
C-3	43,124.00 SQ FEET
TOTAL	0.99 ACRES

TAX MAP NUMBERS

049-3-/01/ /0104-B

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: C-3

APPROVED RESIDENTIAL DEVELOPMENT

<u>LAND USE</u>	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>
				<u>ADJ'S</u>
OFFC/DI/SL				
TOTAL				

APPROVED NON-RESIDENTIAL DEVELOPMENT

<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	
43,124.00	SQ FEET	43,124.00	SQ FEET	1.00
43,124.00	SQ FEET	43,124.00	SQ FEET	1.00

PROFFER INFORMATION

PROFFER STATEMENT DATE: 09-08-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
ARCHITECTURE / GREEN BUILDING / LEE	01-01-0001	2	SITE PLAN	\$	01-01-0001
BUS STOP / SHELTER / MAINTENANCE	01-01-0001	0	NON-RUP	\$	01-01-0001
HEIGHT - BUILDING / STRUCTURE	01-01-0001	0	N/A	\$	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$	01-01-0001
SHUTTLE BUS	01-01-0001	0	DATE-TBD	\$10,000	01-01-0001
STORMWATER DETENTION - OFF-SITE	01-01-0001	0	N/A	\$	01-01-0001
STREETSCAPE	01-01-0001	0	N/A	\$	01-01-0001

PROFFER INFORMATION

PROFFER STATEMENT DATE: 09-08-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
TRANSPORTATION DEMAND MANAGEME	01-01-0001	0	DATE-TBD	\$	01-01-0001
TURN LANE(S) (INCLUDES ACCEL AND D	01-01-0001	1	NON-RUP	\$	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$	01-01-0001
	01-01-0001	0	N/A	\$	01-01-0001
ARCHITECTURE / BUILDING MATERIALS	01-01-0001	0	N/A	\$	01-01-0001

WAIVERS/MODIFICATIONS

APPROVED WAIVERS/MODIFICATIONS

MODIFY LOADING SPACE REQUIREMENT
WAIVE INTERIOR PARKING LOT LANDSCAPING
WAIVE SERVICE DRIVE REQUIREMENT

SUPPLEMENTAL MOTIONS

SUPPLEMENTAL MOTIONS APPROVED



COMMERCIAL REVITALIZATION AREA

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

RECEIVED
Department of Planning & Zoning
PLEASE TYPE
PRINT IN BLACK INK

SEP 5 2008
Zoning Evaluation Division

PCA 2004-PR-003-02 Concurrent with
PCA 2009-PR-007 and
RZ 2009-PR-006

(Partial PCA #1)

APPLICATION NO.

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Arlington Boulevard Consolidation LLC, the applicant(s),
petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by
reclassifying from the C-3 District to the C-3
District the property described below and outlined in red on the Zoning Section Sheet(s)
accompanying and made a part of this application.

PROPERTY DESCRIPTION

LEGAL DESCRIPTION:	18793	0836 (Parcel 135)
Please see attached legal description	6552	0908 (Parcel 7A)
	6964	0753 (Parcel 11A)
Lot(s)	Block(s)	Subdivision
		Deed Book
		Page No.

TAX MAP DESCRIPTION:				
49-3	((1))		135	
49-3	((9))		7A pt.	
49-3	((9))		11A pt.	Total = 2.02 ac/87,991 sf
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Area(Ac. or Sq. Ft.)

POSTAL ADDRESS OF PROPERTY: (if any)

8411 Arlington Boulevard (Parcel 135)

8403 Arlington Boulevard (Parcel 7A)

8401 Arlington Boulevard (Parcel 11A)

ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)

West of Williams Drive, North of Pennell Street and south of Arlington Boulevard (Route 50)

PRESENT USE: Office

PROPOSED USE: Office

SUPERVISOR DISTRICT: Providence

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

Timothy S. Sampson, Agent/Attorney

Type or Print Name of Applicant or Agent

Timothy S. Sampson *by sm*

Signature of Applicant or Agent Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

2200 Clarendon Blvd., 13th Flr., Arlington, VA 22201

Address

(703) 528-4700/(802) 425-3146

Telephone No.

Home

Work

Please provide name and telephone number of contact person if different from above.

PCA 2008-0222 *and 3/4/09*

NOT WRITE IN THIS SPACE

Date application received: _____ Application Fee Paid: \$4,700.00

Date application accepted: 3/4/09 *Virginia Ruffner* Form RZ (10/89)