



FAIRFAX COUNTY

APPLICATION FILED: October 18, 2003
PLANNING COMMISSION: February 18, 2004
BOARD OF SUPERVISORS: Not yet scheduled

V I R G I N I A

February 4, 2004

STAFF REPORT

**APPLICATION
PCA 1998-SU-040-02**

SPRINGFIELD DISTRICT

APPLICANT: Wegmans Food Markets, Inc.

ZONING: C-6

PARCEL(S): 56-2 ((1)) 70A

ACREAGE: 12.08 acres

FAR/DENSITY: 0.14

OPEN SPACE: 29%

PLAN MAP: Fairfax Center Area – Office/Mixed Use

PROPOSAL: To amend the proffers and Generalized Development Plan (GDP) for PCA 1998-SU-040 for a previously approved use (grocery store with accessory uses) to allow an increase in sign area to permit a sign (117 square feet) on the south (rear) elevation.

WAIVER: Waiver of the sign regulations pursuant to Sect. 9-620 of the Zoning Ordinance to permit an increase in allowed sign area from 475 square feet to ±592 square feet.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 1998-SU-040-02 subject to the execution of proffers consistent with those found in Appendix 1.

Staff recommends approval of a waiver of the sign regulations pursuant to Sect. 9-620 of the Zoning Ordinance.

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.

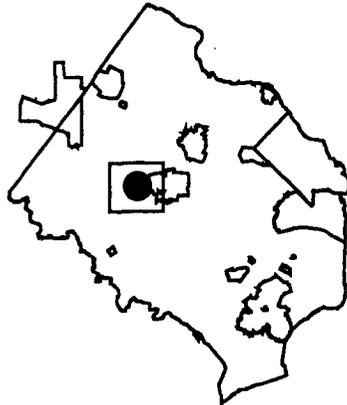
It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

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.

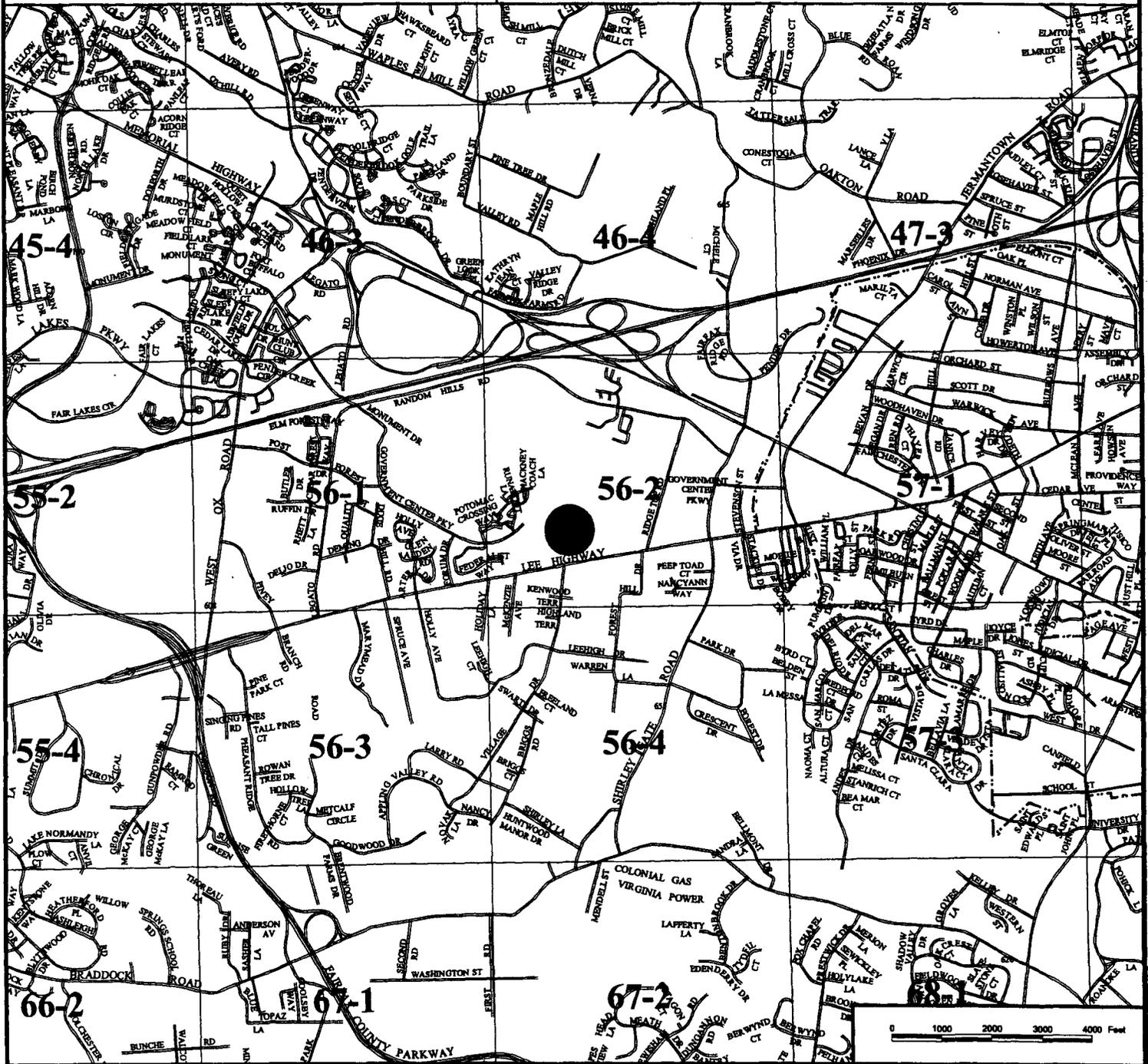


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**Proffered Condition Amendment
PCA 1998-SU-040-02**

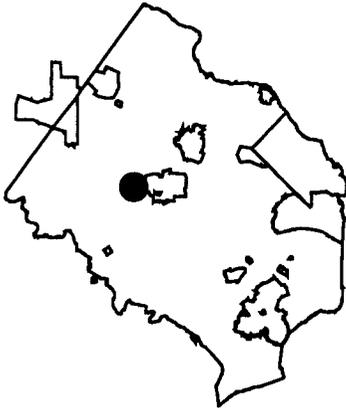


Applicant: WEGMANS FOOD MARKETS, INC.
 Filed: 10/18/2003
 Proposed: AMEND RZ 1998-SU-040 PREVIOUSLY APPROVED FOR COMMERCIAL DEVELOPMENT TO PERMIT A WAIVER OF CERTAIN SIGN REGULATIONS
 Area: 12.08 AC OF LAND; DISTRICT - SPRINGFIELD
 Located: IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF LEE HIGHWAY AND MONUMENT DRIVE
 Zoning: C-6
 Overlay Dist:
 Map Ref Num: 056-2- /01/ /0070A

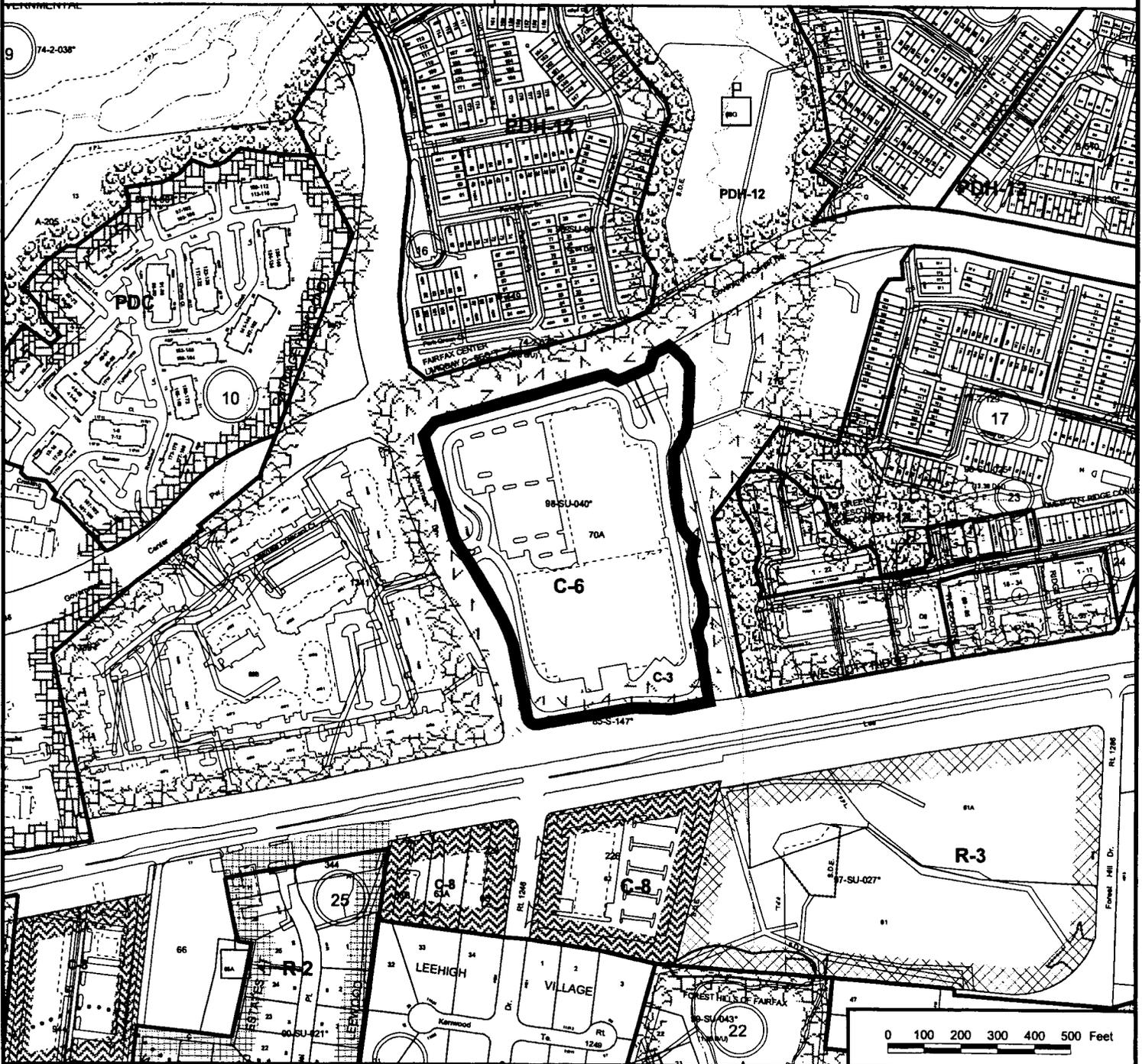


Proffered Condition Amendment

PCA 1998-SU-040-02



Applicant: WEGMANS FOOD MARKETS, INC.
Filed: 10/18/2003
Proposed: AMEND RZ 1998-SU-040 PREVIOUSLY APPROVED FOR COMMERCIAL DEVELOPMENT TO PERMIT A WAIVER OF CERTAIN SIGN REGULATIONS
Area: 12.08 AC OF LAND; DISTRICT - SPRINGFIELD
Located: IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF LEE HIGHWAY AND MONUMENT DRIVE
Zoning: C-6
Overlay Dist:
Map Ref Num: 056-2- /01/ /0070A



FAIRFAX CENTER

(WEGMANS FOOD MARKETS, INC. - LANDBAY B)

"SIGNAGE" PROFFERED CONDITION AMENDMENT

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTE: THIS PLAN IS TO AMEND PCA 1998-SU-040 WHICH WAS APPROVED 10/25/02. THIS PCA IS SOLELY TO AMEND THE BUILDING MOUNTED SIGNAGE FOR THIS PROJECT WHICH IS REPRESENTED ON SHEET 12. IT SHOULD BE NOTED THAT THE GDP HAS ALSO BEEN MODIFIED TO REFLECT MINOR ENGINEERING CHANGES CONSISTENT WITH THE FINAL APPROVED SITEPLAN (7656-SP-14).

SHEET INDEX

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APPLICANT:
WEGMANS FOOD MARKETS, INC.
100 WEGMANS MARKET ST.
ROCHESTER, NY 14624
PHONE: (585) 464-4620

OWNER:
FAIRFAX CENTER COMMERCIAL, L.L.C.
7857 HERITAGE DRIVE, SUITE 300
ANNANDALE, VIRGINIA 22003
PHONE: (703) 750-7841

ENGINEER/PLANNER:
RINKER-DETWILER & ASSOCIATES, P.C.
9240-B MOSBY STREET
MANASSAS, VIRGINIA 20110
PHONE: (703) 368-7373



RINKER-DETWILER & ASSOCIATES, P.C.
ENGINEERING SURVEYING LAND PLANNING
1000 W. MARKET STREET, SUITE 100, MANASSAS, VIRGINIA 20108
PHONE: (703) 368-7373 FAX: (703) 368-7374



COVER SHEET

FAIRFAX CENTER COMMERCIAL
LANDBAY B
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS:

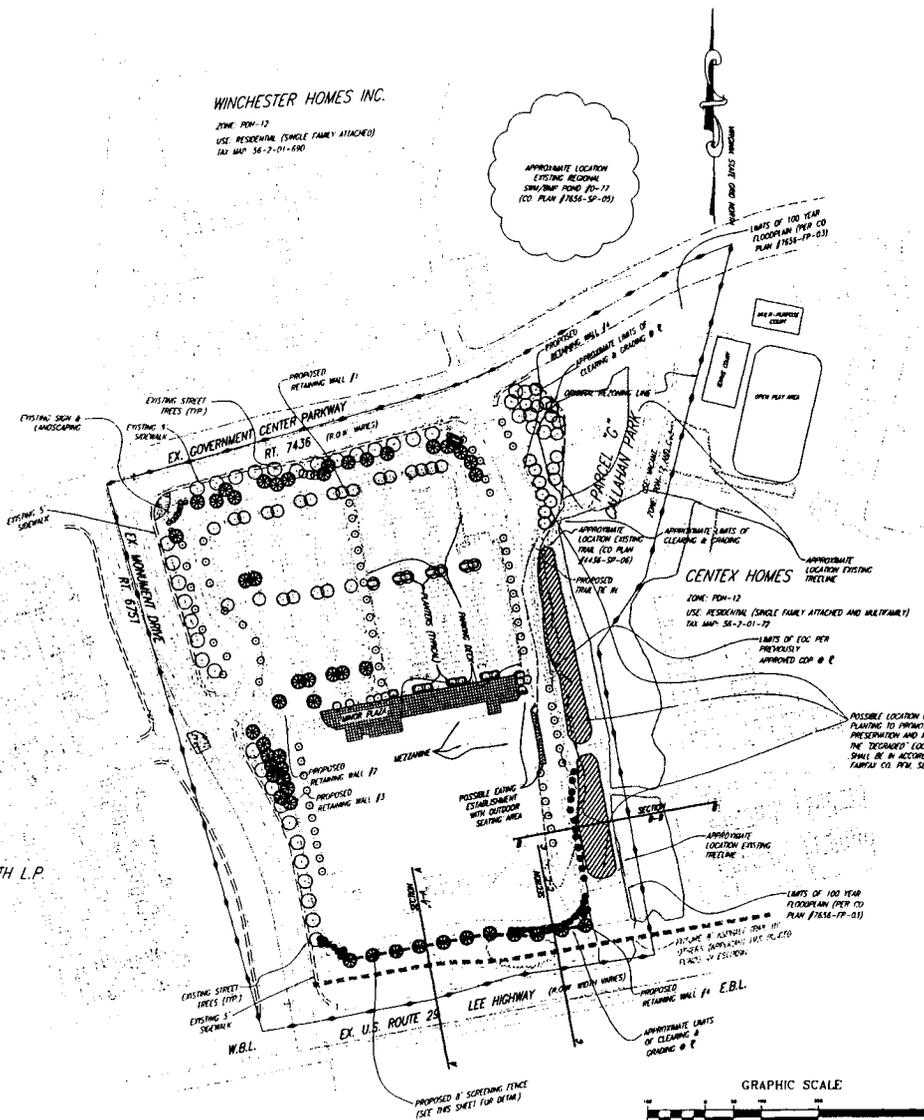
DATE	9/1/2003
SCALE	WEM
DESIGN	CADD
DRAFT	
CHECKED BY	WEM
ARCH	N/A
JOB NUMBER	00146-NA
SHEET	1 OF 12

H:\WORK\00146\00146-NA\PEA-PLAN\001-CC-APP.DWG 9/1/2003 9:07:05 AM EST

WINCHESTER HOMES INC.

ZONE PDH-12
 USE RESIDENTIAL (SINGLE FAMILY ATTACHED)
 TAX MAP 56-2-01-190

APPROXIMATE LOCATION
 EXISTING REGIONAL
 SIGN/SHIELD (SHEET PDH-12)
 (CO. PLAN #7656-SP-05)



FAIRFIELD CARNEY SMITH L.P.

ZONE PDH-12 AND C-8
 USE RESIDENTIAL (MULTIFAMILY)
 TAX MAP 56-2-01-190

STATE FARM MUTUAL

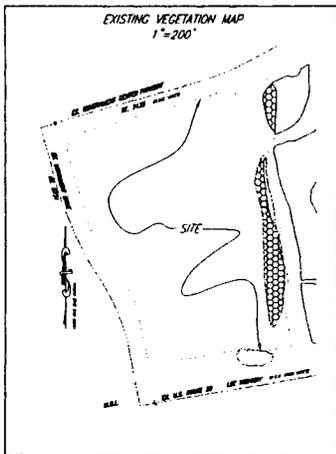
ZONE L-8
 USE OFFICE
 TAX MAP 56-2-01-192



LEGEND

- EXISTING / PROPOSED STREET TREES (ANY EXISTING STREET TREES DISTURBED BY THIS PROJECT WILL BE REPLACED) (MIN 1" CALIPER)
- PROPOSED DECIDUOUS TREE (LARGE - 2" CAL. MIN)
- PROPOSED DECIDUOUS TREE (SMALL - 2" CAL. MIN)
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE (MEDIUM 8' HEIGHT MINIMUM)
- PROPOSED EVERGREEN SHRUB (1'-3')
- PLANTERS (TO BE PROVIDED ON TOP OF PARKING DECK)

NOTE: PCA AMENDMENT IS FOR SIGNAGE LANDSCAPING SHOWN HEREON REFERENCES APPROVED FAIRFAX COUNTY SITEPLAN 7656-SP-14



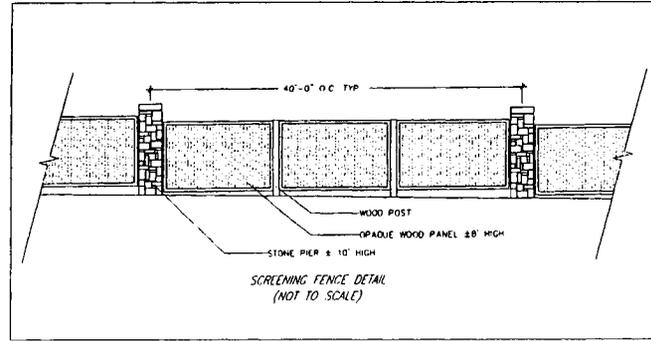
KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA	COMMENTS
	BOTTOMLAND FOREST	RED MAPLE, RED POPULAR	SUB-CLIMAX	FAIR TO GOOD	0.72 ac. 31,400 sq ft	THE MAJORITY OF THESE TREES WILL BE REMOVED FOR THE PROPOSED CONSTRUCTION

EXISTING VEGETATION MAP NOTE:
 AS REFLECTED ON THIS PLAN THIS SITE IS ALMOST TOTALLY DEVOID OF EXISTING VEGETATION DUE TO RECENT CLEARING AND GRADING. THE SITE CAN BE CHARACTERIZED AS "OPEN FIELD". IT SHOULD BE NOTED THAT THERE ARE SOME TREES THAT HAVE BEEN RECENTLY PLANTED AROUND THE PERIMETER OF THE SITE PER THE STREETScape REQUIREMENTS. IF THESE TREES ARE DISTURBED DURING CONSTRUCTION THEY WILL BE SAVED AND REPLANTED OR WILL BE REPLACED IF DAMAGED.

RETAINING WALLS 1-2 ARE PROPOSED TO BE DRY RUBBLE TYPE RETAINING WALLS OF NATURAL COLOR (METROPLEX OR APPROVED EQUAL). RETAINING WALLS 4 & 5 ARE PROPOSED TO BE SEGMENTAL TYPE RETAINING WALLS WITH AN EARTHTONE COLOR (KEYSTONE OR APPROVED EQUAL). RETAINING WALL 3 MAY BE EITHER DRY RUBBLE OR SEGMENTAL. THE MINIMUM WALL HEIGHT IS 1'-6". THE MAXIMUM IS 2'-2". WALL HEIGHTS MAY VARY WITH FINAL ENGINEERING. WALL HEIGHTS SHOWN DO NOT INCLUDE PARAPETS. PARAPETS (UP TO 4") MAY BE UTILIZED IN LIEU OF OR IN COMBINATION WITH HANDRAILES TO MEET SAFETY REGULATIONS.

THE RETAINING WALL HEIGHTS ARE AS FOLLOWS:

WALL	RANGE	AVERAGE
WALL 1	1'-2" TO 1'-2"	0'-3"
WALL 2	1'-2" TO 4'-5"	3'-2"
WALL 3	1'-2" TO 12'-2"	8'-2"
WALL 4	1'-2" TO 2'-2"	1'-5"
WALL 5	1'-2" TO 1'-2"	7'-2"



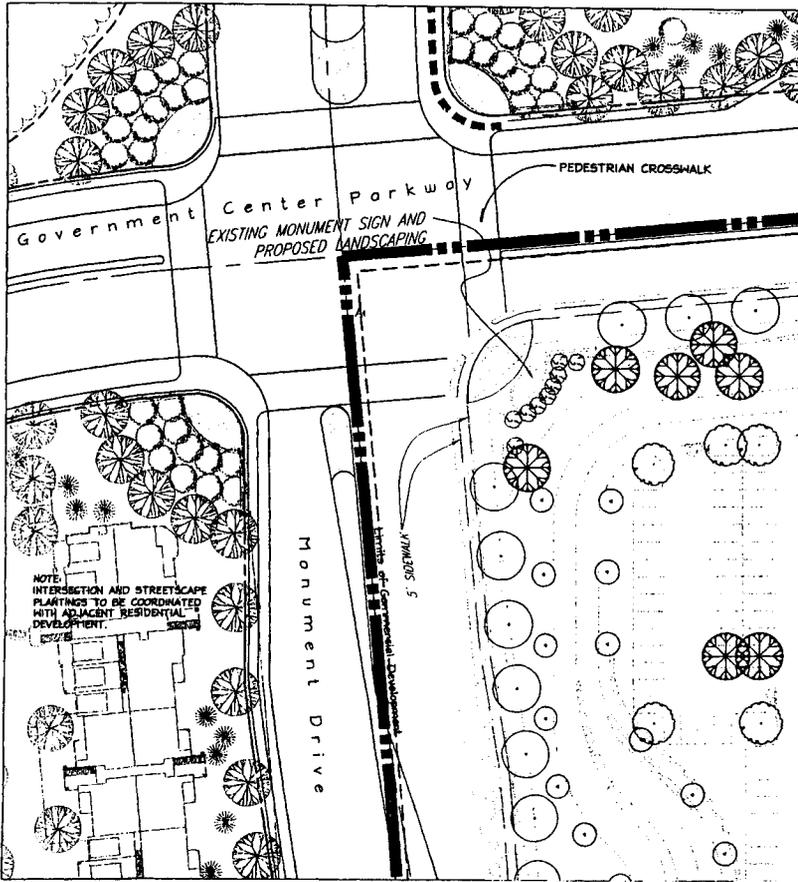
RINKER-DETWILER & ASSOCIATES, P.C.
 ENGINEERING SURVEYING LAND PLANNING
 8240-B HOSBY STREET, MANASSAS, VIRGINIA 20108
 703-791-2727 FAX 703-791-1811 WWW.RDKAD.COM

LANDSCAPE PLAN

FAIRFAX CENTER COMMERCIAL
 LANDBAY B
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISIONS:

DATE: 9/4/2003
 SCALE: 1"=100'
 DESIGN: WEM
 DRAFT: REW
 CHECKED BY: WEM
 ARCH: N/A
 JOB NUMBER: 00146-HA
 SHEET 4 OF 12

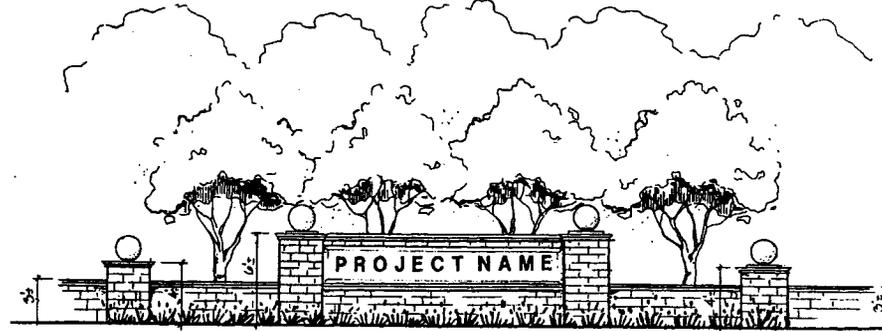


MONUMENT DRIVE and GOVERNMENT CENTER PARKWAY

PLAN VIEW

Scale: 1"=30'

NOTE:
THIS IS AN ILLUSTRATIVE SKETCH WHICH SHOWS THE QUALITY OF THE PROPOSED ARCHITECTURE AND LANDSCAPE DESIGN. THIS IMAGE IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND DESIGN.



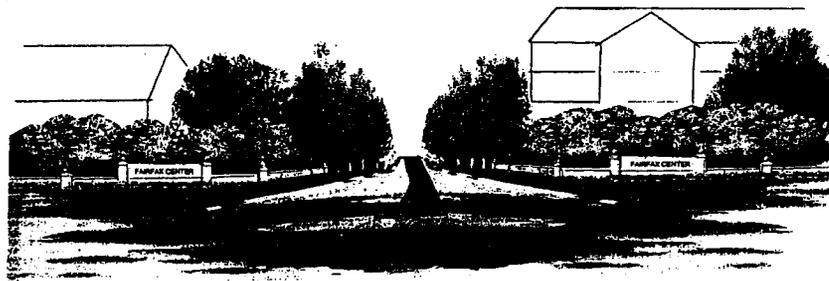
MONUMENT DRIVE and GOVERNMENT CENTER PARKWAY SIGN WALL

ELEVATION

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

*NOTE: THIS SHEET HAS ONLY BEEN MODIFIED TO REFLECT THE REVISED LAYOUT FOR THE COMMERCIAL AREA. THE STREETSCAPE AND MONUMENT SIGN WILL BE IMPLEMENTED PER THE APPROVED PROFFERS.

NOTE: PCA AMENDMENT IS FOR SIGNAGE. THE STREETSCAPE AND MONUMENT SIGN WILL BE IMPLEMENTED PER THE APPROVED PROFFERS.



MONUMENT DRIVE and GOVERNMENT CENTER PARKWAY SIGN WALL

PERSPECTIVE

Scale: NTS



**RINKER-DETWILER
& ASSOCIATES, P.C.**

ENGINEERING SURVEYING LAND PLANNING
 8345-B LORRY STREET MANASSAS, VIRGINIA 20110
 PHONE (703) 241-2222 FAX (703) 241-4111



DETAILS
 SECTIONS
 ENLARGEMENTS

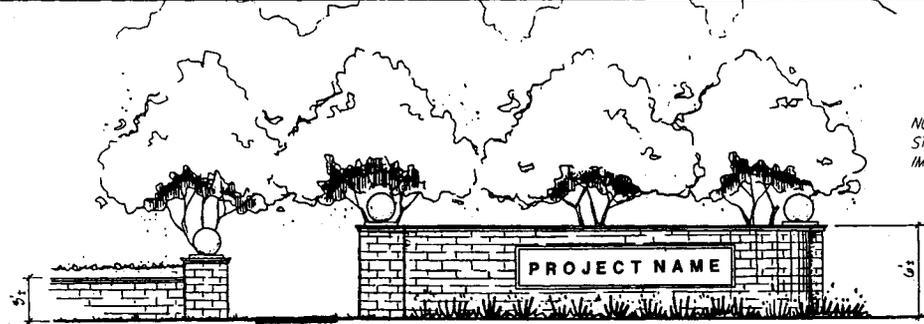
**FAIRFAX CENTER
 COMMERCIAL**

LANDBAY B
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISIONS:

DATE: 9/4/2003
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 DRAFT: RFW
 CHECKED BY: WEM
 ARCH: N/A
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 SHEET 7 OF 12

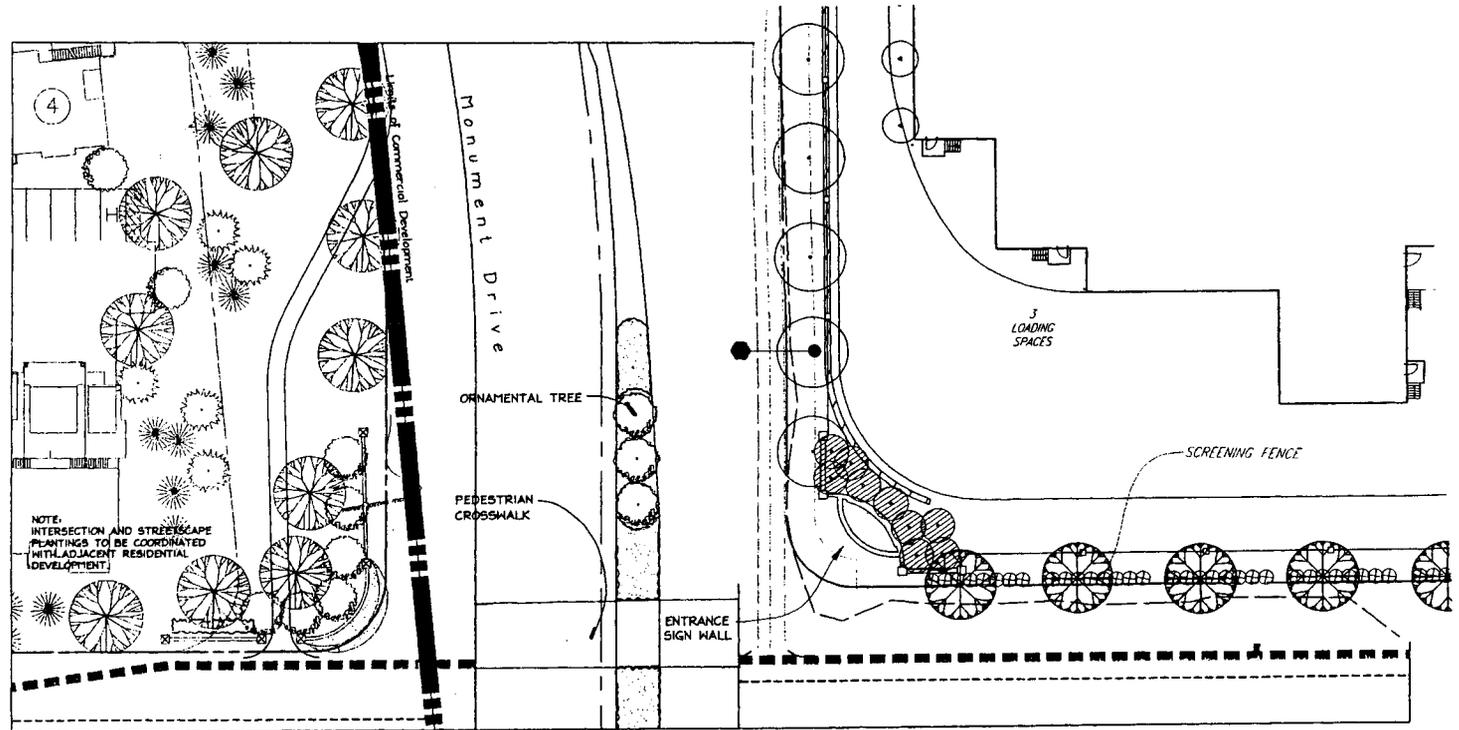
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NOTE: PCA AMENDMENT IS FOR SIGNAGE. THE STREETScape AND MONUMENT SIGN WILL BE IMPLEMENTED PER THE APPROVED PROFFERS.

ROUTE 29 and MONUMENT DRIVE SIGN WALL
ELEVATION

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



ROUTE 29 and MONUMENT DRIVE ENTRANCE
PLAN VIEW

Scale: 1"=20'

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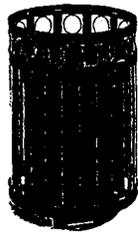
RINKER-DETWILER & ASSOCIATES, P.C.
ENGINEERING SURVEYING LAND PLANNING
8940-B MOORE STREET
FAIRFAX, VIRGINIA 22030
PHONE: (703) 261-7171 FAX: (703) 261-8811 WWW: WWW.RD-VA.COM



DETAILS
SECTIONS
ENLARGEMENTS

**FAIRFAX CENTER
COMMERCIAL**
LANDBAY B
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

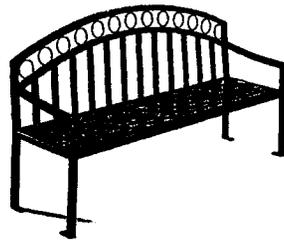
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DESIGN: RFW	
DRAFT: CADD	
CHECKED BY: WEM	
ARCH: N/A	
JOB NUMBER: 00146-HA	
SHEET 8 OF 12	



Manufacturer: Keystone Ridge Designs, Inc.
 Mooreville, North Carolina
 Style: AT26 Atlanta w/lock 6' length
 with flat lid option.
 Color: To be coordinated with architecture
 OR EQUIVALENT

TYPICAL TRASH RECEPTACLE

DETAIL Scale: NTS
 (Illustrative Purposes Only)



Manufacturer: Keystone Ridge Designs, Inc.
 Mooreville, North Carolina
 Style: AT26 Atlanta w/lock 6' length
 and/or AT16 Atlanta Flat 6' length
 Color: To be coordinated with architecture
 OR EQUIVALENT

TYPICAL BENCH DETAIL

DETAIL Scale: NTS
 (Illustrative Purposes Only)



Manufacturer: Keystone Ridge Designs, Inc.
 Mooreville, North Carolina
 Style: AT5 Atlanta ash urn
 Color: To be coordinated with architecture
 OR EQUIVALENT

TYPICAL ASH URN DETAIL

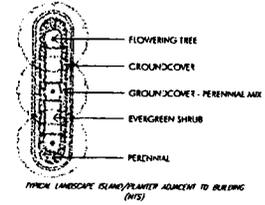
DETAIL Scale: NTS
 (Illustrative Purposes Only)



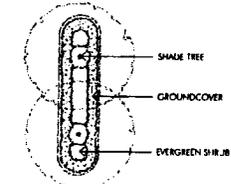
Manufacturer: Keystone Ridge Designs, Inc.
 Mooreville, North Carolina
 Style: BALLARDZE 2 Loop permanent ballard
 Color: To be coordinated with architecture
 OR EQUIVALENT

TYPICAL BIKE RACK DETAIL

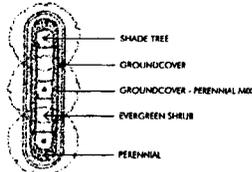
DETAIL Scale: NTS
 (Illustrative Purposes Only)



TYPICAL LANDSCAPE ISLAND ADJACENT TO BUILDING (NTS)

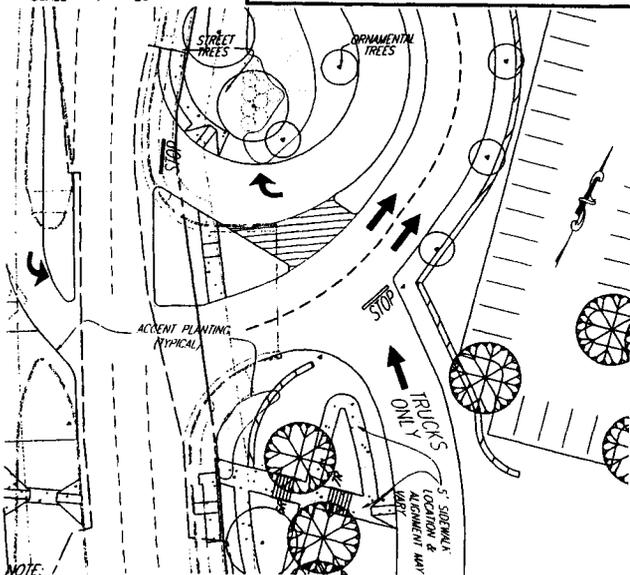


TYPICAL LANDSCAPE ISLAND/PLANTER FOR WHEELER PARKING LOT (NTS)



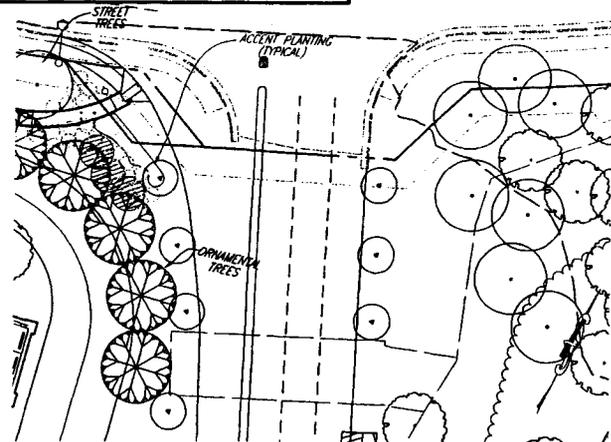
TYPICAL LANDSCAPE ISLAND ALONG DRIVE ISLE NEXT TO GOVERNMENT CENTER PARKWAY (NTS)

**DETAIL -
 ENTRANCE @
 MONUMENT DRIVE**
 SCALE - 1" = 20'



NOTE: PCA AMENDMENT IS FOR SIGNAGE. THE ARCHITECTURE AND LANDSCAPE DESIGN WILL BE IMPLEMENTED PER APPROVED PROFFERS.

**DETAIL -
 ENTRANCE @ GOVERNMENT
 CENTER DRIVE**
 SCALE: 1" = 20'



NOTE: THIS IS AN ILLUSTRATIVE SKETCH WHICH SHOWS THE QUALITY OF THE PROPOSED ARCHITECTURE AND LANDSCAPE DESIGN. THIS IMAGE IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND DESIGN.



**RINKER-DETWILER
 & ASSOCIATES, P.C.**
 ENGINEERING SURVEYING LAND PLANNING



DETAILS
 SECTIONS
 ENLARGEMENTS

**FAIRFAX CENTER
 COMMERCIAL**
 LANDBAY B
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

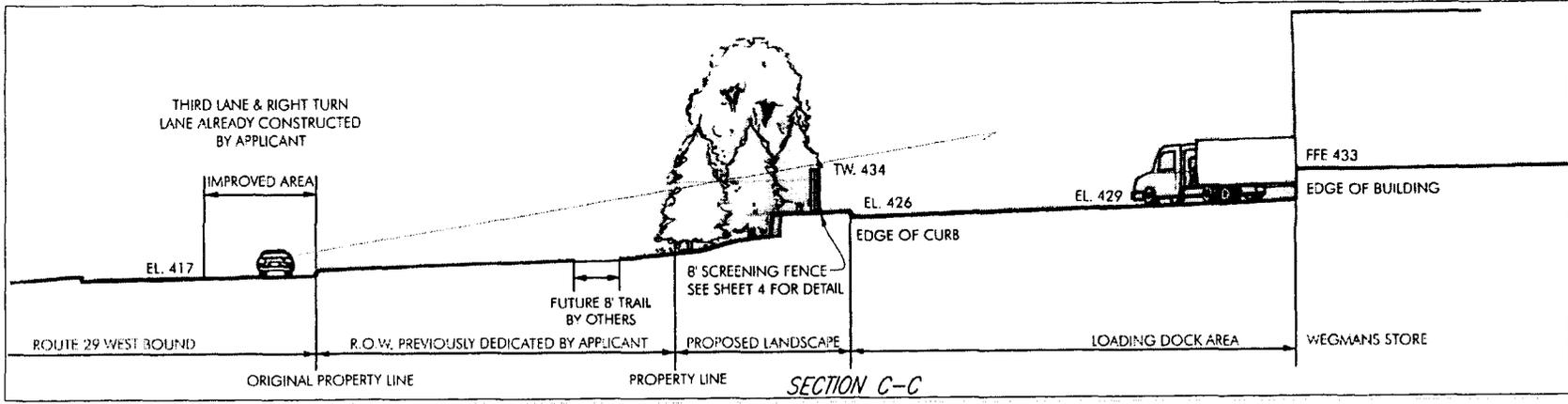
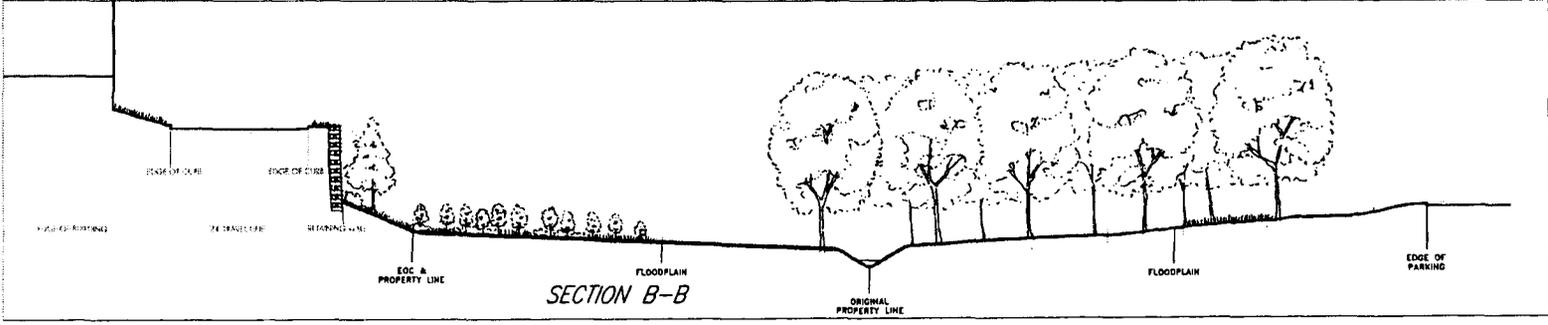
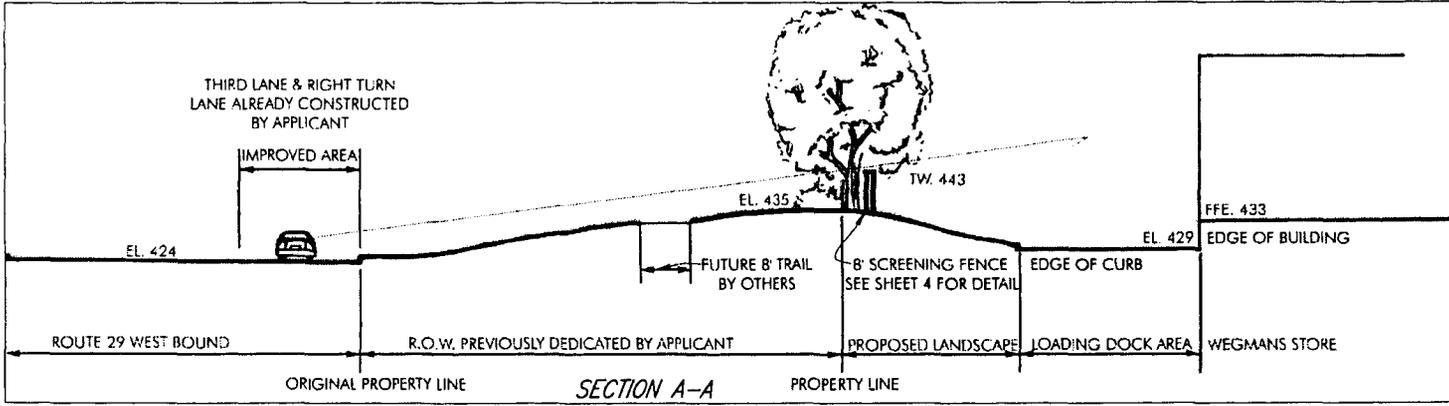
REVISIONS:

DATE:	9/4/2003
SCALE:	
DESIGN:	
DRAFT:	
CHECKED BY:	WEM
ARCH:	N/A
JOB NUMBER:	00146-HA
SHEET:	9 OF 12

MAKESALE, VIRGINIA 20110
 92-90-01 MOOREY STREET
 FARM, (703) 267-0757, 4444 10th Street, #4 (703) 267-0757

FAIRFAX COUNTY, VIRGINIA

00146-HA



NOTE:
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SEE SHT 4 FOR SECTION LOCATION



RINKER-DETWILER & ASSOCIATES, P.C.
ENGINEERING SURVEYING LAND PLANNING
13240-B JOBBY STREET MANASSAS, VIRGINIA 20110
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DETAILS
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FAIRFAX CENTER
COMMERCIAL
LANDBAY B
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS:

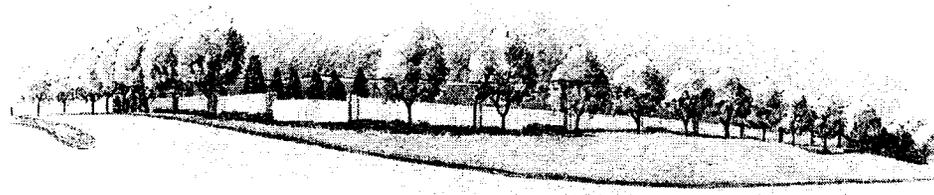
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DRAWN BY:	WEM
CHECKED BY:	WEM
ARCH:	N/A
JOB NUMBER:	00146-HA
SHEET NO. OF:	12



PERSPECTIVE FROM THE MONUMENT DRIVE ENTRANCE



PERSPECTIVE FROM ROUTE 29 (VIEW FROM THE EAST LOOKING NORTHWEST THROUGH THE SITE)



PERSPECTIVE FROM ROUTE 29 (VIEW FROM THE WEST LOOKING NORTHEAST THROUGH THE SITE)

NOTE: THIS IS AN ILLUSTRATIVE SKETCH WHICH SHOWS THE QUALITY OF THE PROPOSED ARCHITECTURE AND LANDSCAPE DESIGN. THIS IMAGE IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND DESIGN.



RINKER-DETWILER & ASSOCIATES, P.C.
ENGINEERING SURVEYING LAND PLANNING
9340-B HODDY STREET
SPRINGFIELD, VIRGINIA 20110



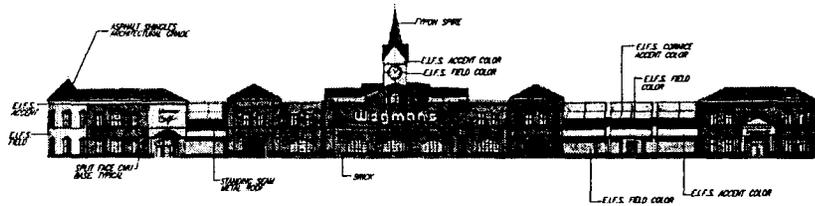
PERSPECTIVES

FAIRFAX CENTER COMMERCIAL
LANDBAY B
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

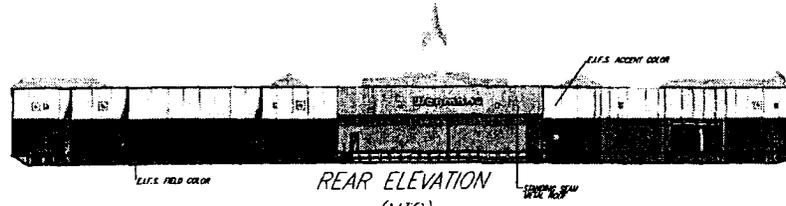
REVISIONS:

DATE:	3/4/2003
SCALE:	
DESIGN:	
DRAFT:	
CHECKED BY:	WEM
ARCH:	RJA
JOB NUMBER:	00145-HA
SHEET:	11 OF 2

NOTE:
THIS SKETCH IS INTENDED TO ILLUSTRATE THE OVERALL QUALITY OF THE PROPOSED ARCHITECTURE AND LANDSCAPE DESIGN. THIS IMAGE IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND DESIGN.



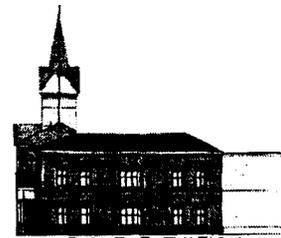
FRONT ELEVATION
(NTS)



REAR ELEVATION
(NTS)



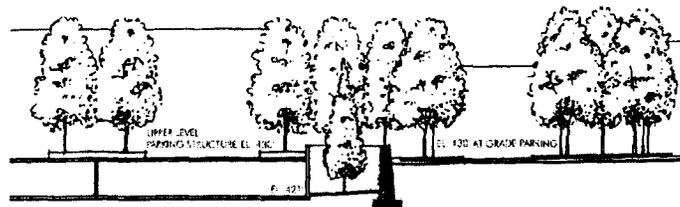
LEFT ELEVATION
(NTS)



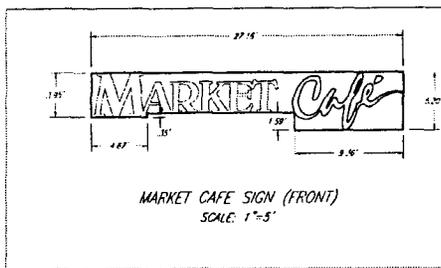
RIGHT ELEVATION
(NTS)

BUILDING SIGNAGE AREA	
FRONT ELEVATION	SIGNAGE S.F.
5'-2" "WEGMANS"	198 square feet
"MARKET CAFE"	115 square feet
"PHARMACY"	83 square feet
PUTURE EATING ESTABLISHMENT	80 square feet
511# TOTAL FRONT ELEVATION	476 square feet
REAR ELEVATION	SIGNAGE S.F.
4'-0" "WEGMANS"	117 square feet
TOTAL BUILDING	592 square feet

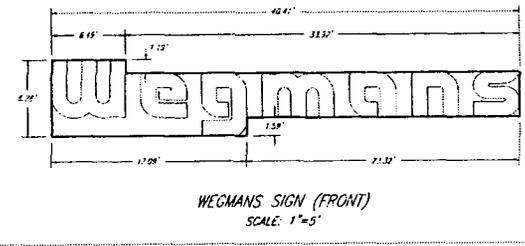
BUILDING VOLUME = 454'-0"
 FIRST ONE HUNDRED LINEAR FEET = 100 S.F. SIGN AREA
 REMAINING 200 LINEAR FEET OF BUILDING = 222 S.F. SIGN AREA
 TOTAL ALLOWABLE SIGNAGE = 476 S.F.



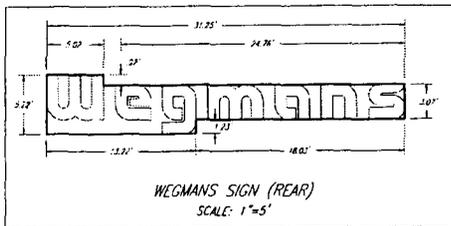
SECTION SHOWING PARKING STRUCTURE "WELL" WITH PLANTINGS
1"=20± HORZ. & VERT.



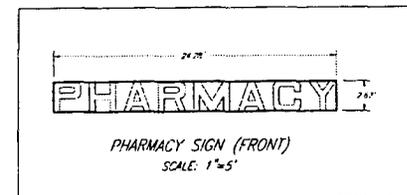
MARKET CAFE SIGN (FRONT)
SCALE: 1"=5'



WEGMANS SIGN (FRONT)
SCALE: 1"=5'



WEGMANS SIGN (REAR)
SCALE: 1"=5'



PHARMACY SIGN (FRONT)
SCALE: 1"=5'



RINKER-DETWILER
& ASSOCIATES, P.C.

ENGINEERING SURVEYING LAND PLANNING
9340-B LORRY STREET MANASSAS, VIRGINIA 20108
TEL: (703) 335-8800 FAX: (703) 335-8801



BUILDING ELEVATIONS W/ SIGNAGE

FAIRFAX CENTER COMMERCIAL
LANDRAY B
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS:

DATE: 02/27/2003
SCALE: AS SHOWN
DESIGN: RFA
DRAWN: CAD/D
CHECKED BY: WEM
ARCH: RJA
JOB NUMBER: 00146-HA
DATE: 12-01-02

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

DESCRIPTION OF THE APPLICATION

Proposal

The application is a request to amend the proffers and Generalized Development Plan (GDP) for PCA 1998-SU-040 for a previously approved use (grocery store with accessory uses) to allow an increase in sign area to permit a sign (117 square feet) on the south (rear along Route 29) elevation.

Waivers Requested:

Waiver of the sign regulations pursuant to Sect. 9-620 of the Zoning Ordinance to permit an increase in total allowed sign area from 475 square feet to ±592 square feet as depicted on the GDP.

LOCATION AND CHARACTER

The subject property is located in the Fairfax Center Area, south of Interstate 66 and immediately north of Lee Highway (Route 29). The site consists of 12.08 acres located in the southeast quadrant of the intersection of Government Center Parkway and Monument Drive, north of Route 29. The site has been cleared and graded and construction of the building has commenced.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Single Family Attached Dwellings	PDH-12	Fairfax Center Area Mixed Use Residential, 10 du/ac
South	Offices and Nursing Home	C-8 & R-3	Fairfax Center Area Office at 0.25 FAR
East	Single Family Attached and Multi-Family Dwellings	PDH-12	Fairfax Center Area Mixed Use Residential, 12 du/ac
West	Multi-Family Dwellings	PDH-12	Fairfax Center Area Mixed Use Residential, 12 du/ac

BACKGROUND

Following a Comprehensive Plan Amendment recommending mixed use/office development of the parent parcel with a maximum FAR of 0.40 in July, 1999, five applications were approved by the Board of Supervisors to ensure a cohesive development pattern which addressed overall issues in a comprehensive manner. The five applications were as follows:

RZ 1998-SU-040 rezoned approximately 20.49 acres to C-6 to permit the development of 94,400 square feet of retail and 89,300 square feet of office uses at a 0.21 FAR. The property approved under RZ 1998-SU-040 is the subject of the current PCA (the subject application is now 12.08 acres as a result of right-of-way and parkland dedication). A modification of transitional screening and barrier requirements was also approved.

SE 98-Y-038 covered the current application site and permitted a 3,000 square foot drive-in bank within an office building, a 2,500 square foot fast food restaurant with a drive-through window, and a 2,200 square foot service station/mini-mart within the shopping center. An increase in building height from 40 to 65 feet for one of the office buildings was also approved. This special exception was never implemented.

RZ/FDP 1998-SU-041 rezoned approximately 63.05 acres to PDH-12 to permit development of 274 townhouse units and 460 multi-family units at an overall density of 11.65 du/ac.

RZ 1998-SU-025 rezoned approximately 31.25 acres to PDH-12 to permit development of a mixture of 418 single family detached and attached dwellings at an overall density of 13.38 du/ac.

RZ 1998-SU-057 rezoned approximately 10.0 acres to PDH-12 to permit development of 116 townhouse units at an overall density of 12.29 du/ac.

On September 23, 2002, the Board of Supervisors approved PCA 1998-SU-040, in the name of Fairfax Center Commercial, L.L.C., to amend RZ 1998-SU-040 to permit commercial development (grocery store with accessory uses) with an overall FAR of 0.14. As a result of this approval and the ongoing grocery store construction, SE 98-Y-038 is no longer valid. A modification of transitional screening and barrier requirements was also approved. The subject PCA to increase allowed signage will amend PCA 1998-SU-040.

The proffers and GDP for PCA 1998-SU-040 are in Appendix 4. Copies of other previously approved proffers and development plans are on file and can be reviewed at the Zoning Evaluation Division of the Department of Planning and Zoning.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Fairfax Center Area – Sub-unit P4 (Area III)

Plan Map: Fairfax Center Area, Office/Mixed Use

Plan Text:

The Fairfax Center Area Plan was established in the area generally surrounding Route 50/I-66 interchange to encourage high quality design by allowing developers to obtain more intense uses and higher densities by providing facilities and amenities designed to mitigate the impact of that intensity. The intent of the Fairfax Center Plan is to encourage the highest quality development with the necessary public and private support systems in order to attain the area's full development potential while preserving its natural systems, historic character, and special qualities. Homes can be located within walking distance of work; transportation alternatives can be emphasized; environmental issues can be addressed in a strong, positive manner; and, a mixed-use focal point for Fairfax County can be provided.

The full provision of the Comprehensive Plan text can be found in Appendix 4. The following text is pertinent to the subject application and can be found on pages 88-89 of 130 in the 2003 Edition of the Area III Volume of the Comprehensive Plan, Fairfax Center Area:

2. Office and/or retail use up to 0.25 FAR is located east of Monument Drive and south of Government Center Parkway. There should be no direct access from Route 29 to the shopping center and/or office development. Retail use is subject to the following conditions:
 - Retail use is limited to a maximum of 125,000 square feet.
 - Retail use should be a neighborhood shopping center providing local-serving retail uses. A supermarket would be desirable as an anchor.
 - The shopping center should provide high quality landscaping between the shopping center and Route 29 in a manner that limits but does not preclude visibility of the shopping center...
- ...4. Pedestrian access should be provided to connect the different uses on the site, as well as along Monument Drive and Government Center Parkway to link adjacent development.

ANALYSIS

Generalized Development Plan (GDP)
(Copy at front of staff report)

Title of GDP: Fairfax Center (Wegmans Food Market, Inc. – Landbay B)

Prepared By: Rinker-Detwiler & Associates, P.C.

Date: September 4, 2003

The GDP consists of twelve (12) sheets:

Sheet No.	Description
Sheet 1	Cover Sheet
Sheet 2	Generalized Development Plan
Sheet 3	General Notes, Supplemental Boundary Line Information, Curve Table, Angle of Bulk Plane
Sheet 4	Landscape Plan, Existing Vegetation Map, Fence Detail
Sheet 5	Streetscape Plan Government Center Parkway
Sheet 6	Streetscape Plan Monument Drive
Sheet 7-10	Details, Sections, Enlargements
Sheet 11	Perspectives
Sheet 12	Building Elevations, Sign Details

The GDP depicts one building, approximately 40 feet in height, consisting of 125,000 square feet of retail use. Specifically, the single structure on the site will consist of a Wegmans grocery store which will contain an in-store pharmacy, Market Café fast food restaurant (offering take-out or in-store dining), photo processing laboratory, automated teller machine (ATM), and possibly a 6,000 square foot sit-down eating establishment. The design of the structure is proposed to be reminiscent of a New England or European village, with a clock tower measuring 80 feet in height rising over the main entrance, suggesting the collection of shops within. The proposed materials for construction are brick and earth-tone masonry.

Access is via a signalized entrance on Government Center Parkway in the eastern portion of the site and a right-in, right-out entrance on Monument Drive on the west side of the site. There will be 757 total parking spaces on site, including 231 surface spaces, 255 parking deck spaces, and 271 parking garage spaces. The predominant open space on site is a plaza area in front of the store, including landscaping, brick pavers, and seating areas. These were all approved as part of the original PCA and will not be changed with this application. This request relates only to site signs.

Additional features included on the GDP which are pertinent to this application include:

- Signs on the front elevation to include one (1) 196 square foot “Wegmans” sign, one (1) 115 square foot “Market Café” sign, one (1) 65 square foot “Pharmacy” sign, and one (1) 99 square foot sign for the future eating establishment (previously approved and shown on earlier versions of the GDP).
- One (1) 117 square foot “Wegmans” sign (proposed) on the rear elevation.
- Total proposed signs are 592 square feet. Per the zoning ordinance, this site is allowed 475 square feet, based on 425 lineal feet of building frontage.

Land Use Analysis

There are no outstanding land use or environmental issues associated with this project. The Comprehensive Plan text for this Land Unit encourages a grocery store as the anchor for the retail in this neighborhood shopping area. The sign is intended for store identification and wayfinding. The applicant has stated that the additional sign will help ensure the store’s success, given site constraints such as topography and setback. The back wall of the building is more than 100 lineal feet and ± 12 vertical feet from the developed portion of Route 29. This undeveloped right-of-way, while providing an attractive berm for landscaping and screening, creates a topographic challenge for motorists searching for Wegmans from Route 29.

The applicant attempted to locate a monument sign along the Route 29 frontage to avoid the need for an additional wall sign; because a single tenant cannot qualify as a shopping center, such a sign is prohibited. While staff agrees that this may have been a more attractive solution to providing a sign along Route 29, its prohibition makes necessary an additional wall sign to provide additional direction for site visitors.

As part of the streetscape along Route 29, the applicant, in the original PCA, proposed intermingling of large deciduous and smaller evergreen trees to screen the loading area. The applicant has proposed a proffer prohibiting modification of this landscaping along the rear slope to give the sign better visibility.

Transportation Analysis (Appendix 6)

To enhance pedestrian access to the site from Route 29, staff had requested a contribution be provided to install pedestrian signals and phasing to the existing traffic signal on Route 29 at Monument Drive. There is an existing escrow in the Fairfax Center Area funds for these improvements, provided by other recent commercial developments in the area. Although not directly related to this application, staff believes it is appropriate for this applicant to provide a similar

contribution as none was provided when the grocery store was first approved. To date, the applicant has not agreed to this contribution.

Public Facilities

All public facilities were reviewed as part of the original PCA and are not being modified with this request. Copies of previous correspondence related to site public facilities are on file and can be reviewed at the Zoning Evaluation Division of the Department of Planning and Zoning

ZONING ORDINANCE REQUIREMENTS (Appendix 7)

WAIVERS/MODIFICATIONS REQUESTED

➤ *Waiver of sign regulations*

Pursuant to Article 9 of the Zoning Ordinance, sign regulations may be modified or waived by the Board of Supervisors, if determined appropriate, to ensure adequate site identification, in accordance with the following:

1. Such waiver may be for an increase in sign area, increase in sign height, or different location of a sign, not otherwise provided by Sect. 12-304. Such waiver shall not allow the erection of a freestanding sign or off-site sign, not otherwise permitted by this Ordinance, or the establishment of any sign prohibited by the provisions of Sect. 12-104.
 - This waiver will be for an increase in sign area. The site is allowed 475 square feet and with the new sign being requested for the rear elevation, the proposed signs will comprise 592 square feet. The requested signs otherwise conform to Article 12.
2. Such waiver may be approved only when it is demonstrated by the applicant that there are unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstance of the land or structure that impacts the applicant's ability to provide for a reasonable identification of the use.
 - The topography of this site is such that the building will be difficult to see from the Lee Highway (Route 29). Additionally, there is approximately 80 ft. of undeveloped right-of-way adjacent to Lee Highway. With this portion of land and the required front yard setback, the building is about 200 ft. from the travel lanes of Lee Highway. In order to assist with wayfinding from Lee Highway, the applicant has requested this additional sign.

3. It is determined that such waiver will be in harmony with the policies of the adopted comprehensive plan.
 - General Land Use policies speak to sound urban design and compatibility of development. Text specific to this parcel encourages a grocery store as an anchor. The proposed sign package, including the subject sign, is compatible in style and material as neighboring signs.
4. A waiver of the sign provisions may be approved only in those locations where, based upon a review of the relationship of the sign to the land, buildings and conforming signs in the neighborhood, it is determined that the sign will not have any deleterious effect on the existing or planned development of adjacent properties and that it is consistent with the purpose and intent of Article 12.
 - There are no other Fairfax Center commercial uses in the immediate vicinity of this site. The installation of an additional sign along one elevation of this building should not have any deleterious effect on neighboring properties. This, coupled with the improved wayfinding provided by the sign, demonstrate compliance with Article 12 and its intent, which is to protect the character of communities, while ensuring public health, safety, convenience, and general welfare.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant is requesting approval of the proposed PCA in order to allow an increase in sign area to permit a sign (117 square feet) on the south (rear) elevation. Staff concludes that the application is in harmony with the Comprehensive Plan and consistent with the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of PCA 1998-SU-040-02 subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

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

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

APPENDICES

1. Proposed Proffers
2. Affidavit
3. Statement of Justification
4. Approved Proffers and GDP, PCA 1998-SU-040
5. Comprehensive Plan Provisions
6. Transportation Analysis
7. Zoning Ordinance Provisions
8. Glossary

DRAFT**PROFFERS**

WEGMANS FOOD MARKETS, INC.

PCA 1998-SU-040-02

January 30, 2004

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, and subject to the Board of Supervisors approval of the requested Proffered Condition Amendment on property identified as Tax Map 56-2 ((1)) 70A; (hereinafter referred to as the "Application Property"), the Applicant and Owners for themselves, successors and assigns proffer that the development of the Application Property shall be subject to the following proffers. In the event this application is approved, any previous proffers for the Application Property are hereby deemed null and void and hereafter shall have no effect on the Application Property. The Applicant understands that the Board of Supervisors acceptance of these proffers is not a determination of the Applicant's representation that certain proffers have been completed.

1. Development Plan. *[Revised to read]* Development of the Application Property shall be in substantial conformance with the Generalized Development Plan ("GDP") prepared by Rinker-Detwiler & Associates, P.C. consisting of twelve (12) sheets dated September 4, 2003.
2. Land Use. *[No Change]*
 - A. Development of the Application Property shall not exceed a maximum floor area ratio (FAR) of .14 as shown on the GDP. The Applicant reserves the right to apply for a future Proffered Condition Amendment application for development up to a .25 FAR as permitted by the Comprehensive Plan.
 - B. The following uses may be permitted:
 1. Accessory Uses.
 2. Business service and supply service establishments.
 3. Eating establishments.
 4. Fast food restaurants *.
 5. Financial institutions.
 6. Personal service establishments.
 7. Quick service food stores.
 8. Repair service establishments.
 9. Retail sales establishments.
 10. Unmanned bank teller machine(s) (ATM) located within the building.

*Limited by the provisions of Sect. 4-605 of the Zoning Ordinance or with approval of a Special Exception.

The following uses will not be permitted:

1. Churches, chapels, temples, synagogues, and other places of worship.
2. Mobil and land-based telecommunication facilities.
3. Telecommunication facilities, except as referenced in Proffer 20 below.
4. Vehicle light service establishments.

However, this proffer shall not preclude the Applicant from applying for a Proffered Condition Amendment, Special Exception and/or Special Permit for other uses in the future which are not otherwise mentioned above.

3. Minor Deviations. *[No Change]* Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the GDP without requiring approval of an amended GDP provided such changes are in substantial conformance with the GDP as determined by the Zoning Administrator, agents or assigns and neither increase the total amount of gross floor area nor decrease the following: amount of open space; the amount of required parking; or the location of common open space areas, limits of clearing and grading, access points or distances to peripheral lot lines. Such changes may include, but not be limited to, adjusting the size and location of the building footprint providing such an adjustment does not exceed five percent of the square footage of the building, and adjusting the size and location of the structured parking below grade.
4. Storm Water Management. *[No change – Proffer completed with Regional stormwater management/BMP pond #D-77 County Plan #7656-SP-05]* The Applicant shall provide storm water management (SWM) and Best Management Practices (BMPs) in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance, unless waived by Department of Public Works and Environmental Services (“DPWES”). Storm water management and BMP requirements for the Application property shall be satisfied offsite in a regional Storm water management facility to be located on the adjacent residential property subject to RZ 1998-SU-041. No non-residential use permits (non-RUPs) shall be issued until the regional SWM facility has been constructed, partially constructed or other temporary SWM/BMP facility(ies) are constructed as may be approved by DPWES.
5. Limits of Clearing and Grading. *[No Change]* The Applicant shall conform to the limits of clearing and grading shown on the GDP subject to the installation of trails and utility lines, if necessary, as approved by DPWES. Any trails and utility lines located within the area protected by the limits of clearing and grading shall be located and installed in the least disruptive manner possible considering cost and engineering, as determined by DPWES. At

time of site plan submission, a replanting plan shall be developed and implemented, as approved by the Urban Forestry Branch of DPWES, for any areas within the area protected by the limits of clearing and grading that are disturbed due to trails and/or utility installation.

6. Transportation.

A. Route 29, Lee Highway. *[No change – Proffer completed with County Site Plan 7656-SP-06]*

- i. Dedication. Subject to VDOT and DPWES approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way from the existing centerline of Route 29 along the Application Property frontage of Route 29, as shown on the GDP together with all necessary ancillary and temporary construction and grading easements. Said easements shall not preclude the Applicant from developing the Application Property as shown on the GDP. Dedication shall be made at time of final site plan approval for the shopping center or upon demand from Fairfax County, whichever occurs first.
- ii. Construction. The Applicant shall construct a right turn lane and a third westbound lane along the Application Property frontage of Route 29 as shown on the GDP prior to final site plan approval for seventy-five percent (75%) of the gross floor area of the shopping center if not already done pursuant to RZ 1998-SU-041 or upon request by Fairfax County based upon a funded roadway project for Route 29, whichever occurs first.
- iii. Funding. In lieu of constructing a service drive and a trail along Route 29, the Applicant shall, at the time of final site plan approval for seventy-five percent (75%) of the gross floor area of the shopping center if not already done pursuant to RZ 1998-SU-041 or upon request by Fairfax County based upon a funded roadway project for Route 29, whichever occurs first, escrow with DPWES funds in an amount equal to the total estimated cost of the following improvements to Route 29 as determined by DPWES:
 - a. A 26-foot wide service drive with curb, sidewalk and gutter on the north side of Route 29 along Application Property frontage.
 - b. A 8-foot wide asphalt trail along the Application Property frontage.

Said sum shall be estimated by the Applicant's engineers, subject to said estimate being approved by the DPWES.

- iv. This construction and funding for improvements to Lee Highway as described above shall be a credit against the Applicant's Fairfax Center Area Road Fund contribution.

B. Monument Drive.

- i. Dedication. *[No change – Proffer completed with County Site Plan 7656-SP-06]* Subject to VDOT and DPWES approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors those portions of the Monument Drive right-of-way, as shown on the GDP, to accommodate construction for the four-lane divided roadway. The Applicant acknowledges the ultimate right-of-way width for Monument Drive shall be 114 feet. Dedication shall be made at time of the first site plan approval or upon demand from Fairfax County, whichever occurs first.
- ii. Design and Construction. *[No change – Proffer completed with County Site Plan 7656-SP-06]*
 - 1. The Applicant shall be responsible for the design of Monument Drive. Monument Drive shall be designed to a 70 Kph design standard and shall be designed to VDOT standards.
 - 2. The Applicant shall manage the construction of 4 lanes of Monument Drive from the northern property line of the property associated with RZ 1998-SU-041 to and including at-grade improvements to Route 29, subject to the timely execution of a satisfactory cost-sharing agreement with the County prior to the Board of Supervisors approval of this rezoning.
 - 3. The Applicant shall construct Monument Drive as described in Paragraph 2 above prior to the issuance of the first non-RUP.
- iii. Interchange. *[No change]* In the event an interchange is constructed by others at the intersection of Monument Drive and Route 29, any remaining right-of-way from Monument Drive not utilized for the interchange shall be returned to the Applicant.

C. Government Center Parkway extension. *[No change – Proffer completed with County Site Plan 7656-SP-07]*

- i. Dedication. Subject to VDOT and DPWES approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors that portion of

right-of-way for the extension of Government Center Parkway as a four-lane divided roadway as shown on the GDP. This dedication shall provide for that portion of Government Center Parkway east of its intersection with Monument Drive to the eastern property line of the shopping center. Dedication shall be made at time of the final site plan approval or upon demand from Fairfax County, whichever occurs first.

- ii. Construction. Prior to the issuance of the first non-RUP if not already done pursuant to the proffers for RZ 1998-SU-041, the Applicant shall construct Government Center Parkway extension as a four (4) lane divided roadway from Monument Drive to the proposed entrance to the shopping center as shown on the GDP. Said roadway shall be constructed within a 110-foot right-of-way with additional right-of-way as needed for turn lanes.
7. Fairfax Center Area Road Fund Contribution. *[No change- Proffer Completed]* The Applicant shall contribute to the Fairfax Center Area Road Fund in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credits for all creditable expenses, as determined by DPWES and in accordance with Proffer 6 and the cost-sharing agreement between the County and the Applicant.
8. Turn Lanes. *[No change-Proffer Completed with County Site Plan 7656-SP-06]* The Applicant shall construct right and left turn lanes on Monument Drive and Government Center Parkway extension as required by DPWES and VDOT along the Application Property's frontage. The Applicant shall construct a northbound left turn lane on Monument Drive at Government Center Parkway and shall provide median width for an additional left turn lane in order to provide dual left turn lanes, if necessary, at this intersection based on traffic queues. The Applicant shall construct the additional turn lane if required at time of site plan approval. If construction of the additional turn lane is not required, then the Applicant shall escrow the necessary funds for the construction of the additional left turn lane at time of site plan approval. The funds shall be estimated by the Applicant's engineers, subject to said estimate being approved by DPWES. The Applicant shall submit documentation of traffic queues to Fairfax County and VDOT with the submission of traffic signal plans for the intersection of Monument Drive and Government Center Parkway to determine if construction of the additional left turn lane is required.
9. Roads in Use. *[No change]* The Applicant shall construct Monument Drive and Government Center Parkway in conformance with VDOT standards. For purposes of these proffers, "construct" shall mean that the committed road improvement is open to public traffic, whether or not accepted into the State system. Acceptance of roads by VDOT into its

roadway system shall be diligently pursued by the Applicant and shall occur prior to final bond release.

10. Design Detail. *[No Change]* The design details shown on Sheets 4-8 submitted with the GDP are provided to illustrate the design intent and overall organization of the proposed development. Landscaping and on-site amenities shall be generally consistent in terms of character and quantity with the illustrations and details presented on these sheets. Specific features such as exact locations of plantings, seating areas, etc., are subject to modification with final engineering and architectural design. Landscaping and on-site amenities shall include, but not be limited to, the following features:
 - A. Landscaped entry features shall be provided at the intersections of Monument Drive and Government Center Parkway and Monument Drive and Route 29 to include entrance monumentation and/or signage, ornamental trees and shrubs as shown on Sheets 5, 6, 7 and 8.
 - B. A minor plaza shall be provided at the front of the building to include trash receptacles and a minimum of six (6) benches.
11. Environmental Quality Corridor (EQC). *[No Change]* The Applicant shall convey in fee simple to the Fairfax County Park Authority for public park purposes, the EQC as depicted on the GDP prior to final site plan approval. The EQC shall not be disturbed except for the construction of Government Center Parkway and the installation of trails and/or necessary utility lines as may be approved by DPWES. The Applicant shall design and construct the Government Center Parkway crossing of the EQC as shown on the GDP to minimize clearing and grading within the EQC to the extent feasible. A conservation easement may be placed on some or all of the open space if necessary to meet the BMP requirements of the Public Facilities Manual. At time of site plan submission, a replanting plan shall be developed and implemented, as approved by the County Urban Forester for any areas located within the EQC that are disturbed due to the installation of utility lines and trails.
12. Trash Receptacles. *[No Change]* All loading docks and on-site dumpsters for the retail establishment shall be adequately screened from view at ground level from Route 29 and the adjacent residential uses proposed in conjunction with RZ 1998-SU-041 through the use of architectural walls, berms, fencing, landscaping or combinations thereof.
13. Bicycle Parking. *[No Change]* A bicycle parking rack shall be provided at the retail center.
14. Indoor Facilities in Office. *[Proffer Deleted with PCA 1998-SU-040]*

15. Density Credit. *[No change]* All density related to all eligible street and public park dedications is hereby reserved pursuant to Paragraph 4 of Section 2-308 of the Zoning Ordinance
16. Signage. *[Revised to read]* Signage shall be in substantial conformance with the sign details and building elevations shown on the GDP. There shall be no additional building signage for any accessory uses other than the Market Café, Pharmacy and eating establishment. There shall be no pole-mounted signs or advertising on seasonal banners or on umbrellas which may be provided in outdoor seating areas. However, decorative seasonal banners and signs displayed for the direction and convenience of the public, such as signs which direct traffic or identify the location of parking areas shall be permitted. Such signs may be located on the parking lot lighting fixtures.
17. Architecture. *[No change]* The building elevations for the proposed building shall be generally in character with the elevations shown on Sheet 12 of the GDP and the following:
 - i. Building materials shall be of earthtone colors and shall be limited to face brick or architectural concrete block, architectural metal panels, architectural pre-cast concrete, stone, exterior insulation and finish system (E.I.F.S.) and reflective and non-reflective glass.
 - ii. All exterior faces of the building visible to the public shall be designed with architectural treatments as specified in Par. i above. The building material for the upper 25 percent of the rear façade shall be of the same earthtone colors used on the front façade and will include decorative medallions as shown on Sheet 12 of the GDP.
18. Hours of Operation. *[No change]* The building shall be open 24 hours daily.
19. Fast Food Restaurant. *[No change]* No fast food restaurant with delivery service as the primary operation shall be permitted as tenants. This provision shall not exclude those fast food/eating establishments which offer limited delivery service.
20. Antennas. *[No change]* The construction of telecommunication towers or antennas shall be restricted to those facilities which serve the tenants of the Property.
21. Lighting. *[No change]* The Applicant shall submit a lighting plan to DPWES at time of site plan submission to identify the specific locations and types of lighting to be provided. In order to minimize nighttime light pollution and glare, lighting within the Application Property shall utilize full cut-off luminaires to ensure that light is not projected above the horizontal plane. All parking lot lighting shall utilize full cut-off fixtures and the height of

the light poles on the Application Property shall not exceed 30 feet. Uplighting for design elements such as signs, landscaping or architectural illumination shall not be permitted except as noted below for the clock tower. Low intensity lighting may be provided on the lower portion of the clock tower to illuminate the face of the clock tower. Security lighting, such as "wall packs", lighting for pedestrian paths and other common areas, shall also be shielded and directed downward. Full cut-off street lighting fixtures shall be provided to the maximum extent feasible as may be available to the electric public utility company for the purpose of lighting the State rights-of-way. This condition shall not require retrofitting or the replacement of existing light fixtures along the public streets adjacent to the Application Property.

22. Construction Measures.

- A. *[No change]* The Applicant agrees to take reasonable measures to minimize construction traffic on the portion of Government Center Parkway to the west of Monument Drive. The Applicant shall notify all contractors in writing to utilize Route 29 to the shopping center entrance on Monument Drive for construction vehicles. Signage shall be posted along the portion of Government Center Parkway west of Monument Drive prohibiting construction traffic. Parking for construction vehicles shall be on the Application Property.
- B. *[No change]* The Applicant agrees that construction and delivery of construction materials on any portion of the Application Property, including road construction on Government Center Parkway and Monument Drive, shall be limited to the hours prescribed by the Fairfax County Noise Ordinance.
- C. *[No change]* The Applicant agrees to take reasonable measures which are consistent with the standards of construction in Fairfax County to maintain Government Center Parkway and Monument Drive; Carriage Park, Parkside and The Preserve streets, sidewalks, buildings and storm water ponds free from dirt, gravel, construction materials and debris at all times and will clean these areas as often as necessary at its expense to assure compliance. Should dry weather cause excessive dirt and dust, the Applicant agrees to apply water consistently to the construction site.
- D. *[No change]* The Applicant shall take reasonable measures to monitor and control pests resulting from construction and agrees to remove, trap or eradicate pests at its expense in accordance with County policies.

23. Mechanical Equipment. *[No change]* All rooftop mechanical equipment shall be screened from the ground level. All above-ground or in-ground mechanical structures shall be adequately screened by landscaping and/or a screen wall with a gate which shall be locked at all times, as may be approved by the appropriate utility company.

24. Parking. *[No change]* The Applicant shall provide signage to ensure that users of the Application Property are notified that parking at Carriage Park and/or the Ellipse and/or Parkside and/or The Preserve (the "Surrounding Communities") are for the exclusive use of the Surrounding Communities residents and guests. In the event that automobiles from the Application Property park at the Surrounding Communities, the Applicant acknowledges that such automobiles will be subject to the enforcement of the parking regulations including towing at the automobile owner's expense.
25. Noise. *[Deleted with Proffer PCA 1998-SU-040]*
26. Heritage Resources. *[No change-Proffer completed]* The Applicant shall contract for a Phase I archaeological survey for the eastern portion of the Application Property within the EQC area. If a Phase II archaeological study is found necessary by the County archaeologist, that study shall be performed by the Applicant, provided the performance of said survey does not interfere with or delay the Applicant's construction schedule. If a Phase III archaeological study is found necessary, then the Applicant shall contract for completion of such study provided that performance of said survey does not interfere with or delay the Applicant's construction schedule. The cost of both of the Phase II and Phase III archaeological studies shall not exceed the sum of \$10,000.
27. Monument Drive Streetscape. *[No change]* Landscaping shall be provided along Monument Drive as generally shown on the GDP and Sheet 6. This streetscape shall consist of a five-foot (5') wide concrete sidewalk and street trees at a minimum of 3-inch caliper on the east side of Monument Drive.
28. Government Center Parkway Streetscape. *[No change]* The Applicant shall implement the design elements along Government Center Parkway in accordance with the Government Center Parkway Streetscape Plan shown on Sheet 5 of the GDP.
29. Reforestation. *[No change]* At time of site plan submission, the Applicant shall submit a landscape plan which shall include reforestation with seedlings for the existing unvegetated portion of the EQC along the southeastern property line as shown on the GDP. Working with the Urban Forester and DPWES, the Applicant shall design and implement a restoration plan that features native trees, shrubs and ground cover. Native grasses, tree seedlings and whips (2-4 feet in height) should be incorporated into the re-vegetation plant schedule. Restoration of the area should include measures to minimize loss through predation and a commitment to maintain the area as undisturbed to ensure that the area returns to a natural state.
30. Severability. *[Proffer Deleted with PCA 1998-SU-040]*
31. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

32. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in same instrument.
33. Pedestrian Connection. *[No change]* The Applicant shall provide a sidewalk into the Application Property at the entrance from Government Center Parkway as shown on Exhibit A, attached hereto. It shall be understood that the landscaping shown on the GDP will be modified in order to accommodate the sidewalk.
34. Pedestrian Signals. *[No change]* The Applicant shall modify the existing traffic signals at the intersection of Monument Drive and Government Center Parkway and at the proposed entrance on Government Center Parkway to provide pedestrian signals subject to VDOT approval.
35. Landscaping. *[New]* The Applicant shall not prune or thin plant material above the level of the proposed fence along Route 29 for the express purpose of enhancing visibility of the proposed sign on the rear facade of the building. This shall not preclude the Applicant from performing standard landscape maintenance practices in order to maintain the proposed plant material such as, but not limited to, trimming diseased, damaged or dead wood and other tasks related to the health and safety of the plant material.

[SIGNATURE PAGES BEGIN ON FOLLOWING PAGE]

PCA 1998-SU-040-2
PROFFERS

TITLE OWNER

FAIRFAX CENTER COMMERCIAL, L.L.C.

By: J. Webb, Inc., its Manager/Member

Michael M. Webb
President/Chairman

(SIGNATURE CONTINUED ON NEXT PAGE)

PCA 1998-SU-040-2
PROFFERS

APPLICANT/GROUND LESSEE

WEGMANS FOOD MARKETS, INC.

Ralph A. Uttaro
Sr. Vice President, Real Estate & Development

[SIGNATURES END]

REZONING AFFIDAVIT

DATE: January 28, 2004
(enter date affidavit is notarized)

I, M. Catharine Puskar, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [] applicant
[x] applicant's authorized agent listed in Par. 1(a) below

811 88a

in Application No.(s): PCA 1998-SU-040-02
(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.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Row 1: Wegmans Food Markets, Inc., 1500 Brooks Avenue, P.O. Box 30844, Rochester, New York 14603-0844, Applicant/Ground Lessee. Agents: Ralph A. Uttaro, Carol J. Duquette, Paul D. Gilbert, Daniel R. Wegman, Paul S. Speranza, Jr., Eric J. Bartles.

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

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

Rezoning Attachment to Par. 1(a)

DATE: January 28, 2004
(enter date affidavit is notarized)

81188a

for Application No. (s): PCA 1998-SU-040-02
(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)
Fairfax Center Commercial, L.L.C. Agents: Michael M. Webb Jack W. Carney William J. McMnamin David J. Farrell	7857 Heritage Drive, Suite 300 Annandale, Virginia 22003	Title Owner
Rinker-Detwiler & Associates, P.C. Agents: Edward B. Snider William E. Missell	9240-B Mosby Street Manassas, Virginia 22110	Civil Engineer/Agent
Walsh, Colucci, Lubeley, Emrich & Terpak, PC Agents: Martin D. Walsh Lynne J. Strobel Keith C. Martin (former) M. Catharine Puskar William J. Keefe	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Timothy S. Sampson Elizabeth D. Baker Susan K. Yantis Inda E. Stagg Shannon M.P. Johnson (former)		

(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: January 28, 2004
(enter date affidavit is notarized)

811889

for Application No. (s): PCA 1998-SU-040-02
(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)

Fairfax Center Commercial, L.L.C.
7857 Heritage Drive, Suite 300
Annandale, Virginia 22003

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Members:

Michael M. Webb
David J. Farrell
Jack W. Carney

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

J. Webb Inc., Manager/Member ✓

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

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

Rezoning Attachment to Par. 1(b)

DATE: January 28, 2004
(enter date affidavit is notarized)

811889

for Application No. (s): PCA 1998-SU-040-02
(enter County-assigned application number (s))

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

J. Webb, Inc.
7857 Heritage Drive, Suite 300
Annandale, Virginia 22003

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Sharon L. Almy	Jonathan M. Webb
Bonnie L. Mattingly	Michael M. Webb
Beverly A. Samuelson	T. Eugene Smith
D. Timothy Webb	

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

Michael M. Webb, President/Chairman; D. Timothy Webb, VP/Director; Bonnie L. Mattingly, VP/Director; Jonathan M. Webb, Assistant Treasurer/Director; Beverly A. Samuelson, Assistant Secretary/Director; Sharon L. Webb Piper, Assistant Secretary/Director; T. Eugene Smith, Director; Nicole C. Topa, Secretary.

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

Wegmans Food Markets, Inc.
1500 Brooks Avenue

P.O. Box 30844

Rochester, New York 14603-0844

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)

Robert B. Wegman
Daniel R. Wegman

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

Robert B. Wegman, Chairman of the Board and Treasurer, Director; Daniel R. Wegman, President, Director; John A. DePeters, SVP; Colleen J. Wegman, SVP; Paul S. Speranza, Jr., SVP and Secretary, Director; James J. Leo, SVP and CFO; Ralph A. Uttaro, SVP, Real Estate & Development.

(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: January 28, 2004
(enter date affidavit is notarized)

811889

for Application No. (s): PCA 1998-SU-040-02
(enter County-assigned application number (s))

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

Rinker-Detwiler & Associates, P.C.
9240-B Mosby Street
Manassas, Virginia 22110

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Jack E. Rinker	Sidney G. Thomas, Jr.	Ashby L. Thompson, III
Charles C. Jackson	Steven M. Seay	Chun Mo Kim
Edward B. Snider, Jr.	William E. Missell	
David S. Dwornik	Jeffrey J. Powell	

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)

Walsh, Colucci, Lubeley, Emrich & Terpak, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David J. Bomgardner	Thomas J. Colucci	James P. Downey	Jay du Von
Jerry K. Emrich	William A. Fogarty	John H. Foote	H. Mark Goetzman
Michael D. Lubeley	Keith C. Martin (former)	J. Randall Minchew	John E. Rinaldi
Timothy S. Sampson	Lynne J. Strobel	Nan E. Terpak	Garth M. Wainman

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

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

REZONING AFFIDAVIT

DATE: January 28, 2004
(enter date affidavit is notarized)

81188a

for Application No. (s): PCA 1998-SU-040-02
(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)

None

(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: January 28, 2004
(enter date affidavit is notarized)

81188a

for Application No. (s): PCA 1998-SU-040-02
(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: January 28, 2004
(enter date affidavit is notarized)

81188a

for Application No. (s): PCA 1998-SU-040-02
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the filing 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 \$200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS: (NOTE: If answer is none, either "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 M Catharine Puskar Applicant's Authorized Agent

M. Catharine Puskar, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 28 day of January 20 04, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Feller
Notary Public

My commission expires: 11/30/2007



**WALSH COLUCCI
LUBELEY EMRICH
& TERPAK PC**

Susan K. Yantis
Land Use Coordinator
(703) 528-4700

September 8, 2003

RECEIVED
Department of Planning & Zoning
SEP 08 2003
Zoning Evaluation Division

Barbara A. Byron
Director, Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Application for Proffered Condition Amendment 1998-SU-040
Applicant: Wegmans Food Markets, Inc.
Application Property: Tax Map 56-2 ((1)) 70A (the "Property")

Dear Ms. Byron:

This letter serves as a statement of justification for the above-referenced proffered condition amendment application. The Applicant, Wegmans Food Markets, Inc., is requesting Proffered Condition Amendment approval for an increase in sign area to permit a building-mounted sign on the rear (south) elevation of the proposed Wegmans Food Market to be located at the intersection of Route 29 (Lee Highway) and Monument Drive in the Fairfax Center Area. The Property is zoned C-6 and is subject to proffers dated September 19, 2002.

On September 23, 2002, the Board of Supervisors approved PCA 1998-SU-040 to permit development of a Wegmans Food Market consisting of a gross floor area of 125,000 square feet at a floor area ratio (FAR) of .14 on the Property. The site plan has been approved by Fairfax County and construction of the grocery store is underway.

The building elevations accompanying the approved Generalized Development Plan (GDP) represent three (3) building-mounted signs on the front (north) elevation to identify "Wegmans", "Pharmacy" and "Market Café", which consist of a total sign area of 475 square feet. The maximum sign area permitted for the building-mounted signage is 475 square feet pursuant to Article 12 of the Zoning Ordinance. The proposed application reflects one additional building-mounted sign to consist of an additional 117 square feet to identify "Wegmans" on the rear (south) elevation of the building adjacent to Route 29. Therefore, the total sign area for the building-mounted signage for the Property will be 592 square feet. The proposed signage will enhance the visibility of Wegmans, thereby assisting customers in locating the store and ensuring the viability of the Wegmans in the Fairfax Center Area.

As detailed below, the requested Proffered Condition Amendment meets the following standards for approval for a waiver of the sign regulations in accordance with Section 9-620 of the Zoning Ordinance:

Standard #1. Such waiver may be approved only when it is demonstrated by the Applicant that there are unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstance of the land or structure that impacts the Applicant's ability to provide for a reasonable identification of the use.

Response. The Wegmans grocery store is to be located between Route 29 (Lee Highway), Government Center Parkway and Monument Drive in the Fairfax Center Area. Wegmans access will be from Monument Drive and Government Center Parkway which are local collector roadways. The grocery store is a single building which will be oriented away from Route 29 with a berm, retaining walls, barrier fencing and landscaping providing a buffer along Route 29. The storefront is located over 450 feet from the closest public roadway with significant landscaping provided throughout the Property and the parking lot. Furthermore, the visibility of the store from westbound Route 29 is limited due to the topography along the Property adjacent to Route 29. In essence, the Wegmans store has limited visibility to a major thoroughfare given its unique interior orientation on the Property and the topography along Route 29. Identification of the Wegmans store from a major thoroughfare is critical to the success and viability of the store in the Fairfax Center Area.

The three approved signs on the front elevation represent the minimum number and size of signs to provide proper building and entrance identification for customers once they enter the Property. The building frontage is "staggered" and architecturally designed to appear as though several attached buildings, rather than one integrated store, are present. These signs are designed to most effectively and safely identify the store building and entrances for its separate "component" uses (i.e. food market, "café" restaurant and pharmacy) based on building size, façade characteristics, lot size and distance from the public streets.

The signs on the front elevation provide a clear and simple "directory" to the individual store component which results in "balanced parking" within the Property and minimizes pedestrian "cross-traffic" through the parking lot. The architectural components of the storefront are tied closely to the depicted signage, so that the façade signs align with architecturally-designed windows. The signs are scaled in proportion to those architectural features and adjacent windows and are sized to permit motorists on public streets to identify the building and entrances. Therefore, it is not feasible to reduce the amount of signage on the front elevation in order to accommodate an additional sign on the rear elevation of the building adjacent to Route 29.

The proposed application to permit one additional building-mounted sign on the rear elevation of the building is important to enhance the visibility of Wegmans given its unique circumstance in terms of the location and topography of the Property; access to the lot; and the unusual orientation of the store on Property.

Standard #2. It is determined that such waiver will be in harmony with the policies of the adopted comprehensive plan.

Response: The proposed building-mounted sign is in harmony with the policies of the adopted Comprehensive Plan. Consistent with the land use recommendations for a supermarket in this location, the proposed building-mounted sign will enhance the visibility of the Wegmans Food Market which will ensure Wegmans success and further the economic development goals of the County.

Standard #3. A waiver of the sign provisions may be approved only in those locations where, based upon a review of the relationship of the sign to the land, buildings and conforming signs in the neighborhood, it is determined that the sign will not have any deleterious effect on the existing or planned development of adjacent properties and that it is consistent with the purpose and intent of Article 12.

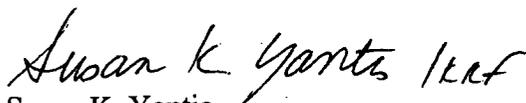
Response: The proposed building-mounted sign will be attractively designed to blend with the signs on the front façade of the building and the architectural elevations of the store. The proposed sign is to be located on the rear elevation of the building which consists of an approximate width of 400 feet. The requested 117 square foot "Wegmans" sign occupies .01% of the rear building façade which constitutes a minor portion of the façade. The architecture and aesthetics of the Wegmans store and associated signage will not have any deleterious effect on the existing or planned development of adjacent properties.

For the reasons stated above, the Applicant submits that the application satisfies the standards for approval as set forth in Section 9-620 of the Zoning Ordinance and requests approval of the proposed signage.

Thank you for your consideration of this matter. If you have any questions or require additional information, please do not hesitate to call.

Very truly yours,

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



Susan K. Yantis
Land Use Coordinator

SKY/kkf

J:\WEGMANS\4411.2\justification.doc

PROFFERS

FAIRFAX CENTER COMMERCIAL, L.L.C.

PCA 1998-SU-040

September 19, 2002

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, and subject to the Board of Supervisors approval of the requested Proffered Condition Amendment on property identified as Tax Map 56-2 ((1)) 70A; (hereinafter referred to as the "Application Property"), the Applicant and Owners for themselves, successors and assigns proffer that the development of the Application Property shall be subject to the following proffers. In the event this application is approved, any previous proffers for the Application Property are hereby deemed null and void and hereafter shall have no effect on the Application Property. The Applicant understands that the Board of Supervisors acceptance of these proffers is not a determination of the Applicant's representation that certain proffers have been completed.

1. Development Plan. *[Revised to read]* Development of the Application Property shall be in substantial conformance with the Generalized Development Plan ("GDP") prepared by Rinker-Detwiler & Associates, P.C. consisting of twelve (12) sheets dated April 23, 2002 and revised through July 29, 2002.
2. Land Use. *[Revised to read]*
 - A. Development of the Application Property shall not exceed a maximum floor area ratio (FAR) of .14 as shown on the GDP. The Applicant reserves the right to apply for a future Proffered Condition Amendment application for development up to a .25 FAR as permitted by the Comprehensive Plan.
 - B. The following uses may be permitted:
 1. Accessory Uses.
 2. Business service and supply service establishments.
 3. Eating establishments.
 4. Fast food restaurants *.
 5. Financial institutions.
 6. Personal service establishments.
 7. Quick service food stores.
 8. Repair service establishments.
 9. Retail sales establishments.
 10. Unmanned bank teller machine(s) (ATM) located within the building.

*Limited by the provisions of Sect. 4-605 of the Zoning Ordinance or with approval of a Special Exception.

The following uses will not be permitted:

1. Churches, chapels, temples, synagogues, and other places of worship.
2. Mobil and land-based telecommunication facilities.
3. Telecommunication facilities, except as referenced in Proffer 20 below.
4. Vehicle light service establishments.

However, this proffer shall not preclude the Applicant from applying for a Proffered Condition Amendment, Special Exception and/or Special Permit for other uses in the future which are not otherwise mentioned above.

3. Minor Deviations. *[Revised to Read]* Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the GDP without requiring approval of an amended GDP provided such changes are in substantial conformance with the GDP as determined by the Zoning Administrator, agents or assigns and neither increase the total amount of gross floor area nor decrease the following: amount of open space; the amount of required parking; or the location of common open space areas, limits of clearing and grading, access points or distances to peripheral lot lines. Such changes may include, but not be limited to, adjusting the size and location of the building footprint providing such an adjustment does not exceed five percent of the square footage of the building, and adjusting the size and location of the structured parking below grade.
4. Storm Water Management. *[No change – Proffer completed with Regional stormwater management/BMP pond #D-77 County Plan #7656-SP-05]* The Applicant shall provide storm water management (SWM) and Best Management Practices (BMPs) in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance, unless waived by Department of Public Works and Environmental Services (“DPWES”). Storm water management and BMP requirements for the Application property shall be satisfied offsite in a regional Storm water management facility to be located on the adjacent residential property subject to RZ 1998-SU-041. No non-residential use permits (non-RUPs) shall be issued until the regional SWM facility has been constructed, partially constructed or other temporary SWM/BMP facility(ies) are constructed as may be approved by DPWES.
5. Limits of Clearing and Grading. *[Revised to read]* The Applicant shall conform to the limits of clearing and grading shown on the GDP subject to the installation of trails and utility lines, if necessary, as approved by DPWES. Any trails and utility lines located within the area protected by the limits of clearing and grading shall be located and installed in the least disruptive manner possible considering cost and engineering, as determined by DPWES. At time of site plan submission, a replanting plan shall be developed and implemented, as

approved by the Urban Forestry Branch of DPWES, for any areas within the area protected by the limits of clearing and grading that are disturbed due to trails and/or utility installation.

6. Transportation.

A. Route 29, Lee Highway. [No change – Proffer completed with County Site Plan 7656-SP-06]

- i. Dedication. Subject to VDOT and DPWES approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way from the existing centerline of Route 29 along the Application Property frontage of Route 29, as shown on the GDP together with all necessary ancillary and temporary construction and grading easements. Said easements shall not preclude the Applicant from developing the Application Property as shown on the GDP. Dedication shall be made at time of final site plan approval for the shopping center or upon demand from Fairfax County, whichever occurs first.
- ii. Construction. The Applicant shall construct a right turn lane and a third westbound lane along the Application Property frontage of Route 29 as shown on the GDP prior to final site plan approval for seventy-five percent (75%) of the gross floor area of the shopping center if not already done pursuant to RZ 1998-SU-041 or upon request by Fairfax County based upon a funded roadway project for Route 29, whichever occurs first.
- iii. Funding. In lieu of constructing a service drive and a trail along Route 29, the Applicant shall, at the time of final site plan approval for seventy-five percent (75%) of the gross floor area of the shopping center if not already done pursuant to RZ 1998-SU-041 or upon request by Fairfax County based upon a funded roadway project for Route 29, whichever occurs first, escrow with DPWES funds in an amount equal to the total estimated cost of the following improvements to Route 29 as determined by DPWES:
 - a. A 26-foot wide service drive with curb, sidewalk and gutter on the north side of Route 29 along Application Property frontage.
 - b. A 8-foot wide asphalt trail along the Application Property frontage.

Said sum shall be estimated by the Applicant's engineers, subject to said estimate being approved by the DPWES.

- iv. This construction and funding for improvements to Lee Highway as described above shall be a credit against the Applicant's Fairfax Center Area Road Fund contribution.

B. Monument Drive.

- i. **Dedication.** *[No change – Proffer completed with County Site Plan 7656-SP-06]* Subject to VDOT and DPWES approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors those portions of the Monument Drive right-of-way, as shown on the GDP, to accommodate construction for the four-lane divided roadway. The Applicant acknowledges the ultimate right-of-way width for Monument Drive shall be 114 feet. Dedication shall be made at time of the first site plan approval or upon demand from Fairfax County, whichever occurs first.
- ii. **Design and Construction.** *[No change – Proffer completed with County Site Plan 7656-SP-06]*
 - 1. The Applicant shall be responsible for the design of Monument Drive. Monument Drive shall be designed to a 70 Kph design standard and shall be designed to VDOT standards.
 - 2. The Applicant shall manage the construction of 4 lanes of Monument Drive from the northern property line of the property associated with RZ 1998-SU-041 to and including at-grade improvements to Route 29, subject to the timely execution of a satisfactory cost-sharing agreement with the County prior to the Board of Supervisors approval of this rezoning.
 - 3. The Applicant shall construct Monument Drive as described in Paragraph 2 above prior to the issuance of the first non-RUP.
- iii. **Interchange.** *[No change]* In the event an interchange is constructed by others at the intersection of Monument Drive and Route 29, any remaining right-of-way from Monument Drive not utilized for the interchange shall be returned to the Applicant.

C. Government Center Parkway extension. *[No change – Proffer completed with County Site Plan 7656-SP-07]*

- i. **Dedication.** Subject to VDOT and DPWES approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors that portion of

right-of-way for the extension of Government Center Parkway as a four-lane divided roadway as shown on the GDP. This dedication shall provide for that portion of Government Center Parkway east of its intersection with Monument Drive to the eastern property line of the shopping center. Dedication shall be made at time of the final site plan approval or upon demand from Fairfax County, whichever occurs first.

- ii. Construction. Prior to the issuance of the first non-RUP if not already done pursuant to the proffers for RZ 1998-SU-041, the Applicant shall construct Government Center Parkway extension as a four (4) lane divided roadway from Monument Drive to the proposed entrance to the shopping center as shown on the GDP. Said roadway shall be constructed within a 110-foot right-of-way with additional right-of-way as needed for turn lanes.
7. Fairfax Center Area Road Fund Contribution. *[No change- Proffer Completed]* The Applicant shall contribute to the Fairfax Center Area Road Fund in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credits for all creditable expenses, as determined by DPWES and in accordance with Proffer 6 and the cost-sharing agreement between the County and the Applicant.
8. Turn Lanes. *[No change-Proffer Completed with County Site Plan 7656-SP-06]* The Applicant shall construct right and left turn lanes on Monument Drive and Government Center Parkway extension as required by DPWES and VDOT along the Application Property's frontage. The Applicant shall construct a northbound left turn lane on Monument Drive at Government Center Parkway and shall provide median width for an additional left turn lane in order to provide dual left turn lanes, if necessary, at this intersection based on traffic queues. The Applicant shall construct the additional turn lane if required at time of site plan approval. If construction of the additional turn lane is not required, then the Applicant shall escrow the necessary funds for the construction of the additional left turn lane at time of site plan approval. The funds shall be estimated by the Applicant's engineers, subject to said estimate being approved by DPWES. The Applicant shall submit documentation of traffic queues to Fairfax County and VDOT with the submission of traffic signal plans for the intersection of Monument Drive and Government Center Parkway to determine if construction of the additional left turn lane is required.
9. Roads in Use. *[No change]* The Applicant shall construct Monument Drive and Government Center Parkway in conformance with VDOT standards. For purposes of these proffers, "construct" shall mean that the committed road improvement is open to public traffic, whether or not accepted into the State system. Acceptance of roads by VDOT into its

roadway system shall be diligently pursued by the Applicant and shall occur prior to final bond release.

10. Design Detail. *[Revised to read]* The design details shown on Sheets 4-8 submitted with the GDP are provided to illustrate the design intent and overall organization of the proposed development. Landscaping and on-site amenities shall be generally consistent in terms of character and quantity with the illustrations and details presented on these sheets. Specific features such as exact locations of plantings, seating areas, etc., are subject to modification with final engineering and architectural design. Landscaping and on-site amenities shall include, but not be limited to, the following features:
 - A. Landscaped entry features shall be provided at the intersections of Monument Drive and Government Center Parkway and Monument Drive and Route 29 to include entrance monumentation and/or signage, ornamental trees and shrubs as shown on Sheets 5, 6, 7 and 8.
 - B. A minor plaza shall be provided at the front of the building to include trash receptacles and a minimum of six (6) benches.
11. Environmental Quality Corridor (EQC). *[Revised to read]* The Applicant shall convey in fee simple to the Fairfax County Park Authority for public park purposes, the EQC as depicted on the GDP prior to final site plan approval. The EQC shall not be disturbed except for the construction of Government Center Parkway and the installation of trails and/or necessary utility lines as may be approved by DPWES. The Applicant shall design and construct the Government Center Parkway crossing of the EQC as shown on the GDP to minimize clearing and grading within the EQC to the extent feasible. A conservation easement may be placed on some or all of the open space if necessary to meet the BMP requirements of the Public Facilities Manual. At time of site plan submission, a replanting plan shall be developed and implemented, as approved by the County Urban Forester for any areas located within the EQC that are disturbed due to the installation of utility lines and trails.
12. Trash Receptacles. *[Revised to read]* All loading docks and on-site dumpsters for the retail establishment shall be adequately screened from view at ground level from Route 29 and the adjacent residential uses proposed in conjunction with RZ 1998-SU-041 through the use of architectural walls, berms, fencing, landscaping or combinations thereof.
13. Bicycle Parking. *[Revised to read]* A bicycle parking rack shall be provided at the retail center.
14. Indoor Facilities in Office. *[Deleted]*

15. Density Credit. *[No change]* All density related to all eligible street and public park dedications is hereby reserved pursuant to Paragraph 4 of Section 2-308 of the Zoning Ordinance
16. Signage. *[Revised to read]* All signage for the proposed development shall be in conformance with Article 12 of the Zoning Ordinance. Signage shall be generally as represented on the sign details and building elevations shown on the GDP. There shall be no additional building signage for any accessory uses other than the Market Café, Pharmacy and eating establishment. This restriction shall not apply to the signage for the principal use. There shall be no pole-mounted signs or advertising on seasonal banners or on umbrellas which may be provided in outdoor seating areas. However, decorative seasonal banners and signs displayed for the direction and convenience of the public, such as signs which direct traffic or identify the location of parking areas shall be permitted. Such signs may be located on the parking lot lighting fixtures.
17. Architecture. *[Revised to read]* The building elevations for the proposed building shall be generally in character with the elevations shown on Sheet 12 of the GDP and the following:
 - i. Building materials shall be of earthtone colors and shall be limited to face brick or architectural concrete block, architectural metal panels, architectural pre-cast concrete, stone, exterior insulation and finish system (E.I.F.S.) and reflective and non-reflective glass.
 - ii. All exterior faces of the building visible to the public shall be designed with architectural treatments as specified in Par. i above. The building material for the upper 25 percent of the rear façade shall be of the same earthtone colors used on the front façade and will include decorative medallions as shown on Sheet 12 of the GDP.
18. Hours of Operation. *[Revised to Read]* The building shall be open 24 hours daily.
19. Fast Food Restaurant. *[No change]* No fast food restaurant with delivery service as the primary operation shall be permitted as tenants. This provision shall not exclude those fast food/eating establishments which offer limited delivery service.
20. Antennas. *[No change]* The construction of telecommunication towers or antennas shall be restricted to those facilities which serve the tenants of the Property.
21. Lighting. *[Revised to read]* The Applicant shall submit a lighting plan to DPWES at time of site plan submission to identify the specific locations and types of lighting to be provided. In order to minimize nighttime light pollution and glare, lighting within the Application

Property shall utilize full cut-off luminaires to ensure that light is not projected above the horizontal plane. All parking lot lighting shall utilize full cut-off fixtures and the height of the light poles on the Application Property shall not exceed 30 feet. Uplighting for design elements such as signs, landscaping or architectural illumination shall not be permitted except as noted below for the clock tower. Low intensity lighting may be provided on the lower portion of the clock tower to illuminate the face of the clock tower. Security lighting, such as "wall packs", lighting for pedestrian paths and other common areas, shall also be shielded and directed downward. Full cut-off street lighting fixtures shall be provided to the maximum extent feasible as may be available to the electric public utility company for the purpose of lighting the State rights-of-way. This condition shall not require retrofitting or the replacement of existing light fixtures along the public streets adjacent to the Application Property.

22. Construction Measures.

- A. *[Revised to read]* The Applicant agrees to take reasonable measures to minimize construction traffic on the portion of Government Center Parkway to the west of Monument Drive. The Applicant shall notify all contractors in writing to utilize Route 29 to the shopping center entrance on Monument Drive for construction vehicles. Signage shall be posted along the portion of Government Center Parkway west of Monument Drive prohibiting construction traffic. Parking for construction vehicles shall be on the Application Property.
- B. *[No change]* The Applicant agrees that construction and delivery of construction materials on any portion of the Application Property, including road construction on Government Center Parkway and Monument Drive, shall be limited to the hours prescribed by the Fairfax County Noise Ordinance.
- C. *[Revised to read]* The Applicant agrees to take reasonable measures which are consistent with the standards of construction in Fairfax County to maintain Government Center Parkway and Monument Drive; Carriage Park, Parkside and The Preserve streets, sidewalks, buildings and storm water ponds free from dirt, gravel, construction materials and debris at all times and will clean these areas as often as necessary at its expense to assure compliance. Should dry weather cause excessive dirt and dust, the Applicant agrees to apply water consistently to the construction site.
- D. *[No change]* The Applicant shall take reasonable measures to monitor and control pests resulting from construction and agrees to remove, trap or eradicate pests at its expense in accordance with County policies.

23. Mechanical Equipment. *[No change]* All rooftop mechanical equipment shall be screened from the ground level. All above-ground or in-ground mechanical structures shall be adequately screened by landscaping and/or a screen wall with a gate which shall be locked at all times, as may be approved by the appropriate utility company.

24. Parking. *[Revised to read]* The Applicant shall provide signage to ensure that users of the Application Property are notified that parking at Carriage Park and/or the Ellipse and/or Parkside and/or The Preserve (the "Surrounding Communities") are for the exclusive use of the Surrounding Communities residents and guests. In the event that automobiles from the Application Property park at the Surrounding Communities, the Applicant acknowledges that such automobiles will be subject to the enforcement of the parking regulations including towing at the automobile owner's expense.
25. Noise. *[Deleted]*
26. Heritage Resources. *[No Change-Proffer completed]* The Applicant shall contract for a Phase I archaeological survey for the eastern portion of the Application Property within the EQC area. If a Phase II archaeological study is found necessary by the County archaeologist, that study shall be performed by the Applicant, provided the performance of said survey does not interfere with or delay the Applicant's construction schedule. If a Phase III archaeological study is found necessary, then the Applicant shall contract for completion of such study provided that performance of said survey does not interfere with or delay the Applicant's construction schedule. The cost of both of the Phase II and Phase III archaeological studies shall not exceed the sum of \$10,000.
27. Monument Drive Streetscape. *[Revised to read]* Landscaping shall be provided along Monument Drive as generally shown on the GDP and Sheet 6. This streetscape shall consist of a five-foot (5') wide concrete sidewalk and street trees at a minimum of 3-inch caliper on the east side of Monument Drive.
28. Government Center Parkway Streetscape. *[Revised to read]* The Applicant shall implement the design elements along Government Center Parkway in accordance with the Government Center Parkway Streetscape Plan shown on Sheet 5 of the GDP.
29. Reforestation. *[Revised to read]* At time of site plan submission, the Applicant shall submit a landscape plan which shall include reforestation with seedlings for the existing unvegetated portion of the EQC along the southeastern property line as shown on the GDP. Working with the Urban Forester and DPWES, the Applicant shall design and implement a restoration plan that features native trees, shrubs and ground cover. Native grasses, tree seedlings and whips (2-4 feet in height) should be incorporated into the re-vegetation plant schedule. Restoration of the area should include measures to minimize loss through predation and a commitment to maintain the area as undisturbed to ensure that the area returns to a natural state.
30. Severability. *[Deleted]*
31. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

32. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in same instrument.
33. Pedestrian Connection. *[New]* The Applicant shall provide a sidewalk into the Application Property at the entrance from Government Center Parkway as shown on Exhibit A, attached hereto. It shall be understood that the landscaping shown on the GDP will be modified in order to accommodate the sidewalk.
34. Pedestrian Signals. *[New]* The Applicant shall modify the existing traffic signals at the intersection of Monument Drive and Government Center Parkway and at the proposed entrance on Government Center Parkway to provide pedestrian signals subject to VDOT approval.

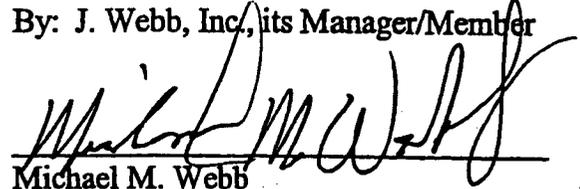
[SIGNATURE PAGES BEGIN ON FOLLOWING PAGE]

PCA 1998-SU-040
PROFFERS

APPLICANT/TITLE OWNER

FAIRFAX CENTER COMMERCIAL, L.L.C.

By: J. Webb, Inc., its Manager/Member

A handwritten signature in black ink, appearing to read "Michael M. Webb", is written over a horizontal line.

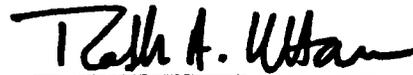
Michael M. Webb
President/Chairman

(SIGNATURE CONTINUED ON NEXT PAGE)

PCA 1998-SU-040
PROFFERS

GROUND LESSEE

WEGMANS FOOD MARKETS, INC.



~~Paul S. Speranza, Jr.~~ **RALPH A. UTTARO**
Sr. Vice President, General Counsel & Secretary
Real Estate & Development

[SIGNATURES END]

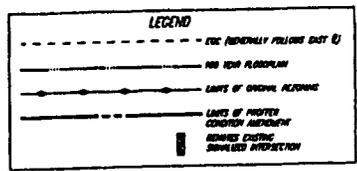
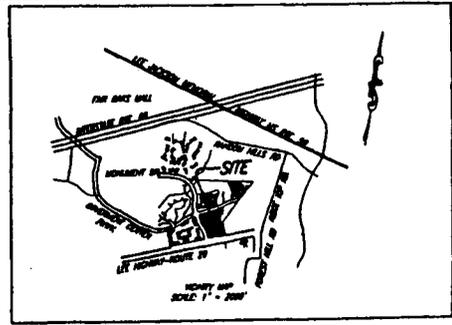


REVISIONS:

11-20-78	• ON PRE-11/27
01/24/79	• REV. TRACK DATA
11-27-78	• ON PRE-11/27

DATE:	A
SCALE:	
DESIGN:	
DRAFT:	
CHECK:	
SHEET:	
JOB NUMBER:	
SHEET:	

PCA 1998-SU-070



SITE TABULATION:
 EXISTING ZONING: C-6
 PROPOSED ZONING: C-6

AREA SUBJECT TO RZ 1988-SU-040: 20.49 AC
 AREA PREVIOUSLY DEDICATED FOR PARK PURPOSES: 3.55 AC
 AREA PREVIOUSLY DEDICATED TO PUBLIC R.O.M.: 4.78 AC
 AREA SUBJECT TO PCA: 12.10 AC

TOTAL GROSS FLOOR AREA PROPOSED (GFA): 123,000 S.F.

F.A.R. PERMITTED (COMPREHENSIVE PLAN): .25
 F.A.R. PREVIOUSLY APPROVED: .31*
 F.A.R. PROPOSED: .14*

BUILDING HEIGHT ALLOWED: 40'
 BUILDING HEIGHT PROPOSED: MAX 40' (SEE NOTE 20)

YARD SETBACKS:
 FRONT YARD: 45' ANGLE OF BULK PLANE BUT NOT LESS THAN 40' (SEE BULK PLANE DETAIL SHEET 3)
 SIDE YARD: N/A
 REAR YARD: 20'

OPEN SPACE REQUIRED (15R): 33.07 AC*
 OPEN SPACE PREVIOUSLY APPROVED (21R): 34.50 AC*
 OPEN SPACE PROVIDED (20R): 38.00 AC*

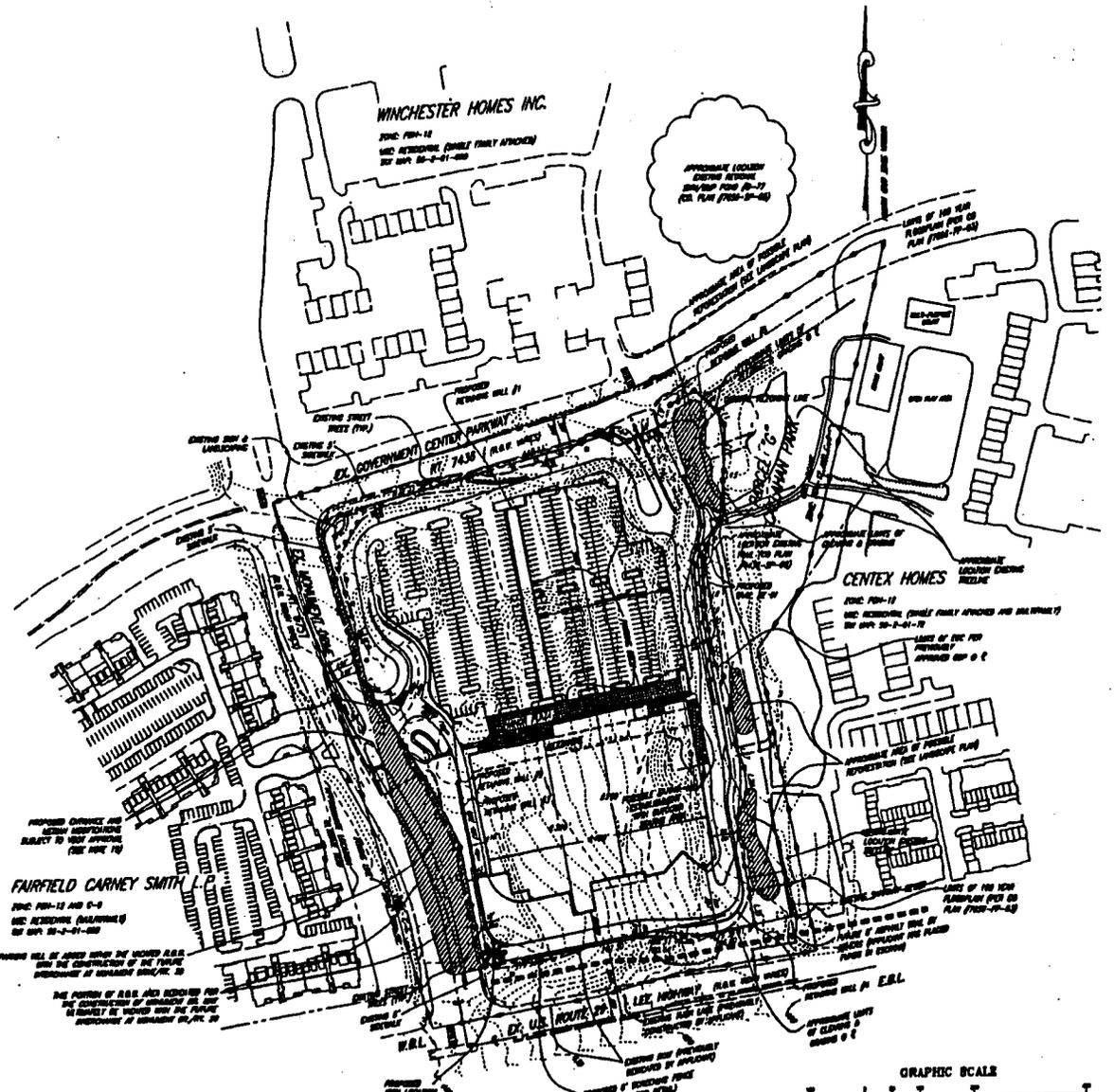
PARKING SPACES REQUIRED: 500 SPACES (123,000 @ 4/1000);
 250 SPACES EATING ESTABLISHMENT** (150 SEATS @ 1/4 SEATS, 25 EMPLOYEES @ 1/2 EMP)

2,550 SPACES TOTAL

PARKING SPACES PROVIDED: 2,757 SPACES
 AT GRADE SPACES: 2,231
 PARKING DECK SPACES: 2,255
 PARKING GARAGE SPACES: 2,271

LOADING SPACES REQUIRED: 5 LOADING SPACES
 LOADING SPACES PROVIDED: MIN. 5 LOADING SPACES

* THE FLOOR AREA RATIO & OPEN SPACE CALCULATIONS ARE BASED ON THE ORIGINAL LAND AREA OF RZ 1988-SU-040 PLEASANT TO THE APPROVED PROFFERS.
 ** THE APPLICANT RESERVES THE RIGHT NOT TO CONSTRUCT THE EATING ESTABLISHMENT. THE NUMBER OF SEATS AND NUMBER OF EMPLOYEES IS AN ESTIMATE AT THIS TIME. THE FINAL NUMBER OF SEATS AND NUMBER OF EMPLOYEES WILL BE PROVIDED AT SITE PLAN SUBMISSION. IF THE NUMBER OF SEATS OR EMPLOYEES IS INCREASED THE APPLICANT WILL PROVIDE AT LEAST THE MINIMUM NUMBER OF SPACES REQUIRED.



NOTE: SEE SHEET 3 FOR SUPPLEMENTAL BOUNDARY INFORMATION (LINE / CURVE TABLE)

STATE FARM MUTUAL
 ZONE: C-6
 AND OFFICE
 BY MAP 20-2-01-002

FAIRFIELD CARNEY SMITH
 ZONE: PMA-12 AND C-6
 AND RESIDENCE (BALTIMORE)
 BY MAP 20-2-01-002

PROPOSED CHANGE AND EXISTING DEVELOPMENT SUBJECT TO MOST APPLICABLE ZONE MAP 10

WINCHESTER HOMES INC.
 ZONE: PMA-12
 AND RESIDENCE (SHALE TRAIL APPLICANT)
 BY MAP 20-2-01-002

APPROXIMATE LOCATIONS OF PROPOSED FLOOR PLAN (SEE PLAN 1998-SU-070)

LOTS OF THE YEAR FLOORPLAN (SEE PLAN 1998-SU-070)

CENTEX HOMES
 ZONE: PMA-12
 AND RESIDENCE (SHALE TRAIL APPLICANT AND BALTIMORE)
 BY MAP 20-2-01-002

LOTS OF THE YEAR FLOORPLAN (SEE PLAN 1998-SU-070)

APPROXIMATE LOCATIONS OF PROPOSED FLOORPLAN (SEE LANDSCAPE PLAN)

LOTS OF THE YEAR FLOORPLAN (SEE PLAN 1998-SU-070)

PROPOSED LOT # E.B.L.

LAND UNIT P

CHARACTER

This land unit is located north of Route 29, east of the Alden Glen townhouse development, south of I-66 and west of Land Unit Q. This land unit contains the Fairfax County Government Center, the Fairfax Corner development site, and several large vacant tracts. Transit improvements are proposed for the area adjacent to I-66. Potential facilities could include a rail station, express bus and kiss-and-ride facilities, or a park-and-ride lot.

RECOMMENDATIONS

Land Use

Sub-unit P1

This sub-unit contains the Fairfax County Government Center. It also contains the mixed-use development planned in conjunction with the southern portion of Sub-unit I4 and the eastern portion of Sub-unit H2. Sub-unit P1 together with those portions of Sub-units I4 and H2 mentioned above are planned for office-mixed-use and the overall FAR should not exceed .35.

Buffering measures should be incorporated to mitigate potential impacts on adjacent residential communities. Pedestrian linkages to the Government Center and Fairfax Center core area are essential to the achievement of the objectives of the Plan.

Sub-unit P2

This sub-unit is planned for office mixed-use development at an intensity of .35 FAR at the overlay level. Development of this area should include a mixture of uses including office, residential, hotel, entertainment, recreation, and support retail.

The overlay level may be adjusted to .70 FAR office mixed-use for a portion of Sub-unit P2 not to exceed 33 acres (including the approximately six acres to be dedicated to the County for a public transit facility). This 33-acre area should be centrally located, adjacent to I-66 and west of Random Hills Road Extended. To achieve an intensity above .50 FAR for these 33 acres, dedication upon request of the County of at least six acres for a transit facility at a location determined suitable by the County and generally located adjacent to I-66 and west of Random Hills Road Extended should occur. In addition, dedication of sufficient roadway right-of-way to provide access to the site should occur upon request of the County. The construction of any intensity related to the increase in FAR from .50 to .70 on the 33-acre portion of the sub-unit shall be phased with the actual operation of adequate transit service to the transit facility area. The area for the transit facility must be dedicated when the applicant is ready to develop this portion of Sub-unit P2 or when the County requests that the land be dedicated, whichever first occurs. If land is not dedicated to the County as specified above, then this portion of the sub-unit is planned for .50 FAR at the overlay level.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2003 Edition AREA III
Fairfax Center Area, Amended through 5-19-2003
Land Unit Recommendations Page 88

In order to develop this sub-unit at the overlay level, the following conditions should be met:

- Mitigation of noise impacts from I-66;
- Office development orientation to I-66;
- Housing development orientation to EQC;
- Potential sharing of amenities with proposed Fairfax County Government Center;
- Mitigation of potential negative traffic impacts on surrounding areas;
- Mitigation of impacts on the adjacent, existing residential neighborhoods of Dixie Hills and Alden Glen;
- Provision of pedestrian access throughout the site particularly along the north side of Monument Drive;
- Primary access should be from Monument Drive;
- Linkage to the Fairfax Center core area on the north side of I-66 via Monument Drive bridge; and
- Roadway connections should be provided between Random Hills Road and Monument Drive through Sub-unit P2.

Sub-unit P3

Sub-unit P3 is planned for residential mixed-use at 10 dwelling units per acre at the overlay level. An open space buffer should be preserved along Monument Drive and the planned subconnector. See Sub-unit P4 for an option at the overlay level for that portion of Sub-unit P3 that is in Parcel 56-2((1))69A.

Sub-unit P4

Sub-unit P4 is planned for office mixed-use at a maximum intensity of .40 FAR. The linear park along the east side of Monument Drive must be accommodated in development plans for the area. In addition, an open space buffer should be preserved along the north side of Government Center Parkway.

An option at the overlay level may be considered for Parcel 56-2((1))69A. This parcel comprises the majority of Sub-unit P4, as well as portions of Sub-units P3 and Q5. This parcel may be appropriate for mixed use as follows:

1. Residential use up to 12 du/ac, with a mix of single family attached and multifamily units.
2. Office and/or retail use up to .25 FAR is located east of Monument Drive and south of Government Center Parkway. There should be no direct access from Route 29 to the shopping center and/or office development. Retail use is subject to the following conditions:

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2003 Edition AREA III
Fairfax Center Area, Amended through 5-19-2003
Land Unit Recommendations Page 89

- Retail use is limited to a maximum of 125,000 square feet.
 - Retail use should be a neighborhood shopping center providing local-serving retail uses. A supermarket would be desirable as an anchor.
 - The shopping center should provide high quality landscaping between the shopping center and Route 29 in a manner that limits but doesn't preclude visibility of the shopping center.
3. Land should be dedicated to the Fairfax County Park Authority for development of a community park in a manner that will coordinate with similar land dedication in Sub-unit Q5.
 4. Pedestrian access should be provided to connect the different uses on the site, as well as along Monument Drive and Government Center Parkway to link adjacent development.
 5. The linear park along the east side of Monument Drive should be accommodated in development plans for the area and should be treated as a continuation of the linear park described in Land Unit J. In addition, an open space buffer should be preserved along the north side of the planned Government Center Parkway.
 6. Site design should accommodate the future realignment of the intersection of Monument Drive with Route 29 that would occur when the planned interchange is constructed.
 7. Tree preservation, as recommended by the County Urban Forester, is a high priority in the residential areas, but also should be integrated in the overall development. Existing vegetation should be preserved, maintained and supplemented with high quality landscaping as needed to satisfy the Fairfax Center Area checklist.
 8. To mitigate visual and noise impacts, substantial and effective screening and buffering should be provided between non-residential uses and areas planned for or developed with residential use. This should be accomplished through a combination of site design and other means such as landscaping, tree preservation, berms and/or solid architectural barriers.
 9. Parking areas should be well landscaped and retail signage and lighting should not adversely impact existing or planned surrounding residential areas.

Public Facilities

Provide the necessary County administrative facilities at the new Government Center located at Forum Drive and Route 29.

Parks and Recreation

A proposed Community Park should be located in Sub-unit P4 or in conjunction with Sub-unit Q5. Land for this Community Park should be dedicated to the Fairfax County Park Authority. This park should be developed by the Fairfax County Park Authority to include athletic fields as well as additional active and passive facilities.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 1998-SU-040)

SUBJECT: Transportation Impact

REFERENCE: PCA 1998-SU-040-02; Wegmans Food Markets, Inc.
Traffic Zone: 1689
Land Identification Map: 56-2 ((1)) 70A

DATE: January 22, 2004

The following comments reflect the analyses of the Department of Transportation. These comments are based on draft proffers dated December 15, 2003, and the proposed development plan revised to September 4, 2003.

The applicant is seeking signing changes to better identify and locate the proposed retail facility. The requested sign changes are anticipated to improve the visibility and usage of the facility. As such, it would be desirable for the applicant to add pedestrian signal heads and phasing to the existing traffic signal for pedestrians crossing Lee Highway at Monument Drive. Note that significant funds have already been escrowed and could be used to offset the cost of such an improvement.

AKR/CAA

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

9-620 Waiver of Certain Sign Regulations

The purpose of this special exception is to provide some relief where appropriate for those signs in the C and I districts which, because of certain unusual circumstances as specified below, do not provide identification as intended by the sign regulations. In the C and I districts, the Board may approve, either in conjunction with the approval of a rezoning or as a Category 6 special exception, a modification or waiver of the sign regulations in accordance with the following:

1. Such waiver may be for an increase in sign area, increase in sign height or different location of a sign, not otherwise provided by Sect. 12-304. Such waiver shall not allow the erection of a freestanding sign or off-site sign, not otherwise permitted by this Ordinance, or the establishment of any sign prohibited by the provisions of Sect. 12-104.
2. Such waiver may be approved only when it is demonstrated by the applicant that there are unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstance of the land or structure that impacts the applicant's ability to provide for a reasonable identification of the use.
3. It is determined that such waiver will be in harmony with the policies of the adopted comprehensive plan.
4. A waiver of the sign provisions may be approved only in those locations where, based upon a review of the relationship of the sign to the land, buildings and conforming signs in the neighborhood, it is determined that the sign will not have any deleterious effect on the existing or planned development of adjacent properties and that it is consistent with the purpose and intent of Article 12.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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