



APPLICATION ACCEPTED: April 12, 2010
PLANNING COMMISSION: July 22, 2010
BOARD OF SUPERVISORS: July 27, 2010
@ 3:30 pm

County of Fairfax, Virginia

July 7, 2010

STAFF REPORT

CRD

APPLICATION SE 2010-MA-007

MASON DISTRICT

APPLICANT: Safeway Inc.

ZONING: C-7, SC, CRD

PARCEL(S): 51-4 ((1)) 2B

ACREAGE: 10.57 acres

FAR: 0.31

OPEN SPACE: 15.8%

PLAN MAP: Retail and other

SE CATEGORY: Category 6; Wavier of Certain Sign Regulations

PROPOSAL: Special Exception to permit a waiver of certain sign regulations to permit 315.47 square feet of building mounted signage where 200 square feet would be permitted by-right

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2010-MA-007, subject to the proposed development conditions in Appendix 1.

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

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



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

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

Tracy Strunk

N:\Safeway signs SE 2010-MA-007\SE 2010-MA-007.doc

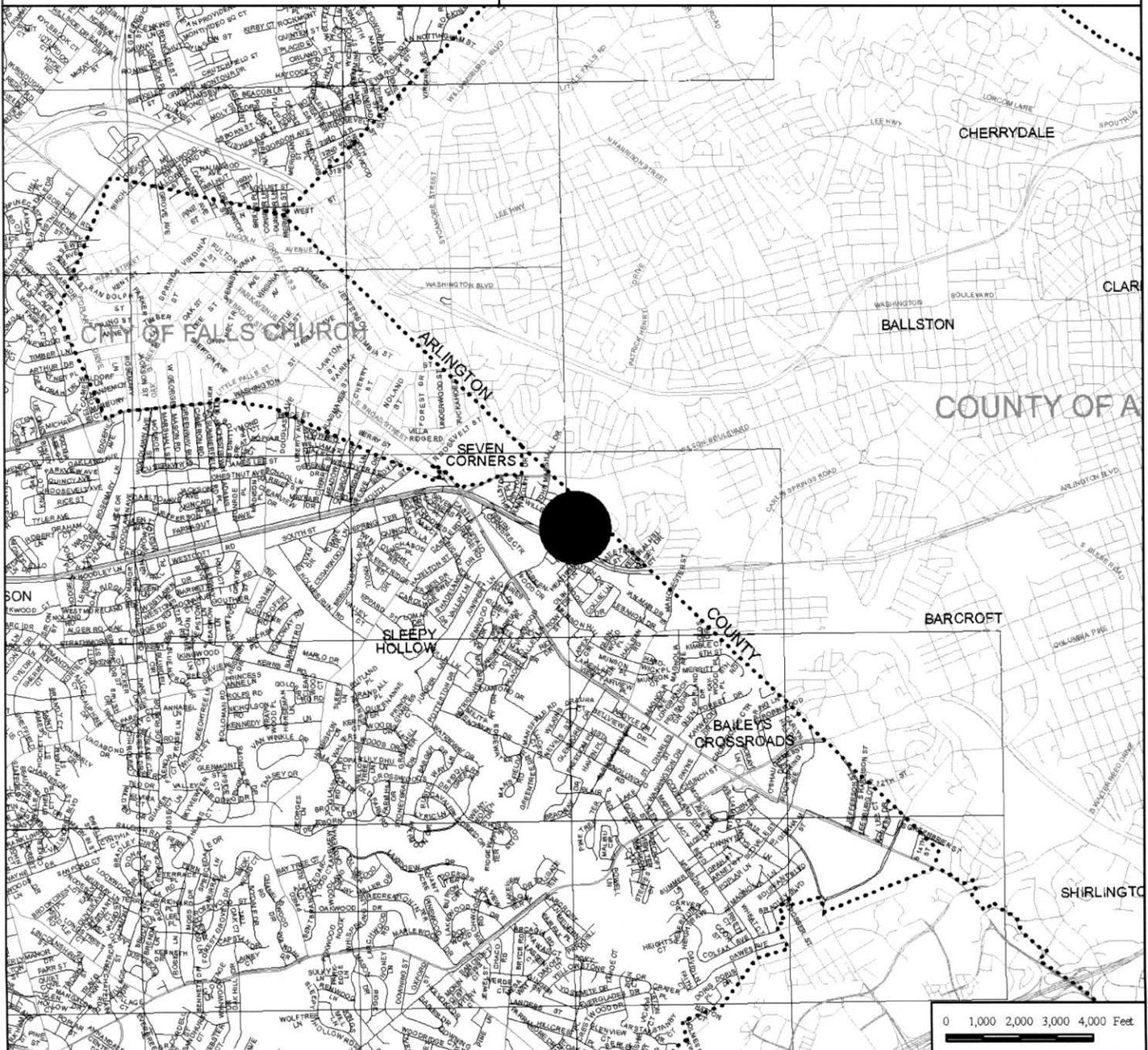
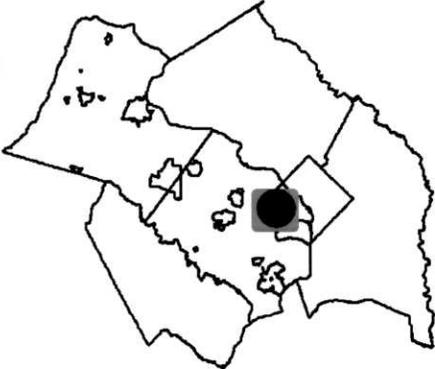


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2010-MA-007

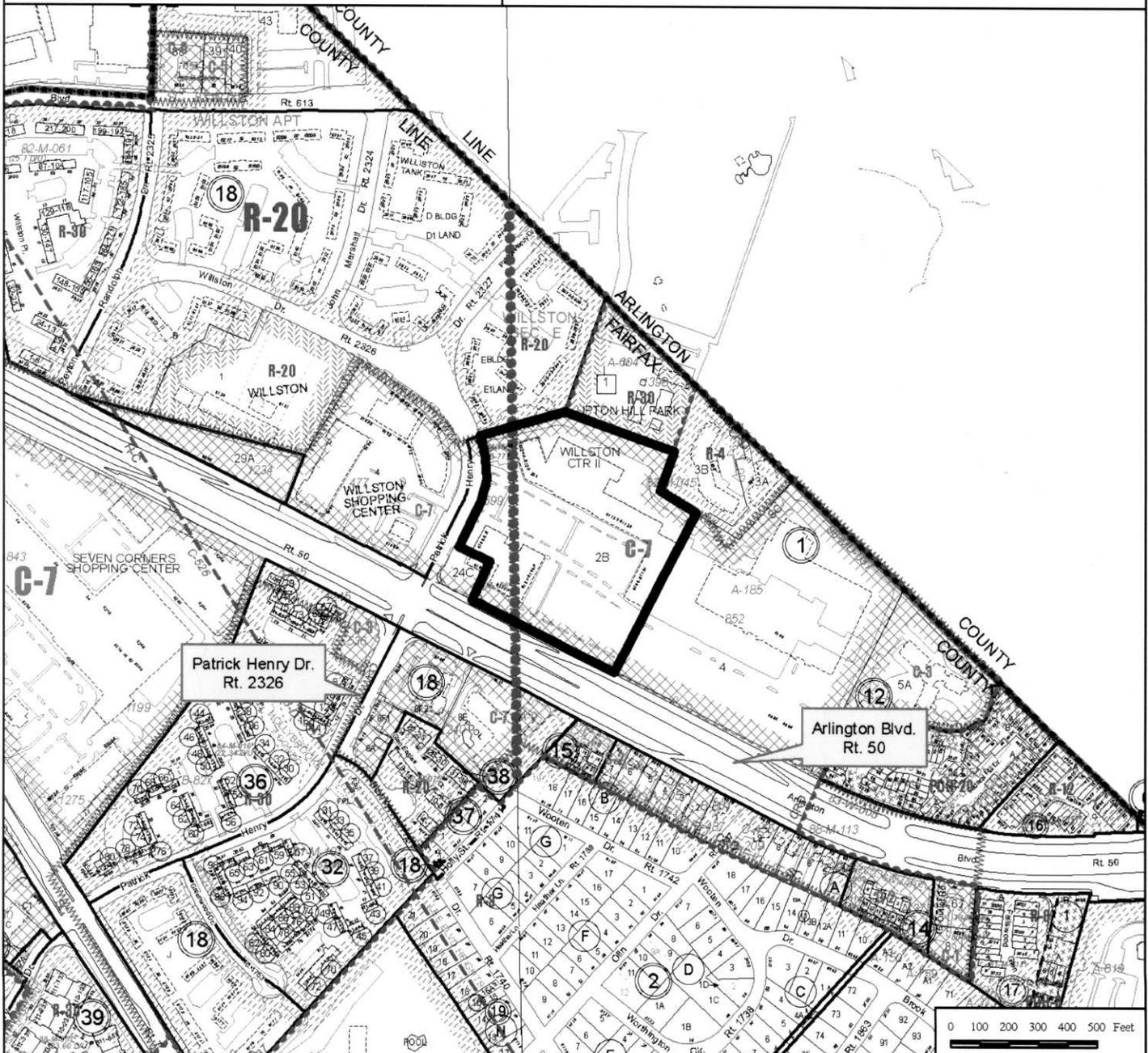
Applicant: SAFEWAY INC.
Accepted: 04/12/2010
Proposed: WAIVER OF CERTAIN SIGN REGULATIONS
Area: 10.57 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: 09-0620
Art 9 Group and Use: 6-17
Located: 6118 ARLINGTON BOULEVARD
Zoning: C- 7
Plan Area: 1,
Overlay Dist: CRD SC
Map Ref Num: 051-4- /01/ /0002B



Special Exception

SE 2010-MA-007

Applicant: SAFEWAY INC.
Accepted: 04/12/2010
Proposed: WAIVER OF CERTAIN SIGN REGULATIONS
Area: 10.57 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: 09-0620
Art 9 Group and Use: 6-17
Located: 6118 ARLINGTON BOULEVARD
Zoning: C-7
Plan Area: 1,
Overlay Dist: CRD SC
Map Ref Num: 051-4 /01/ /0002B



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

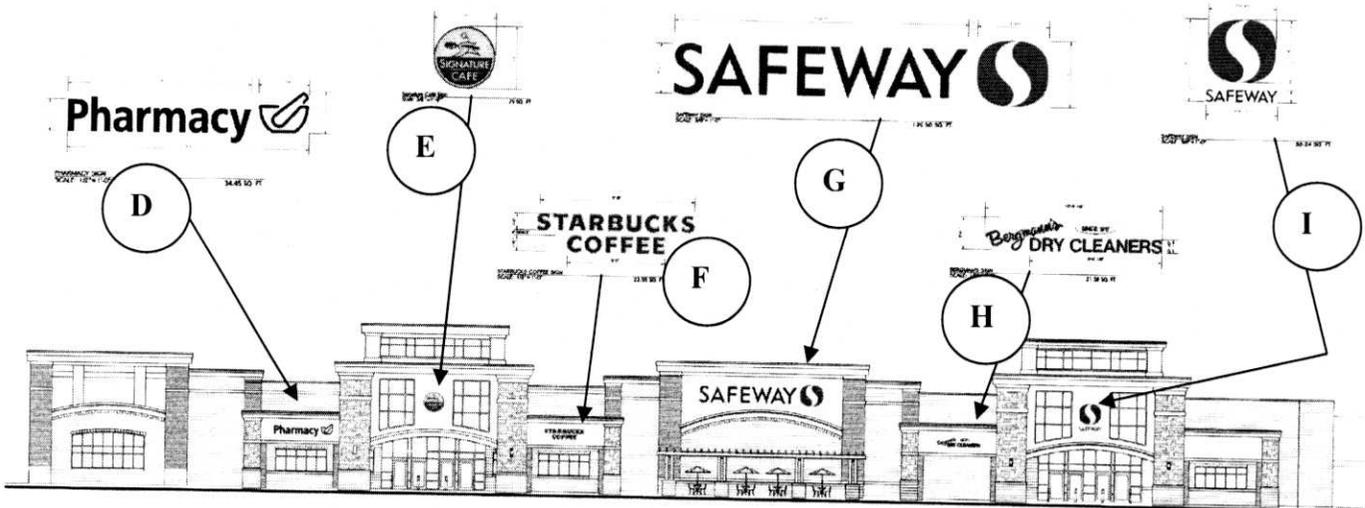
DESCRIPTION OF THE APPLICATION

This application is a request to permit a waiver of certain sign regulations for an existing Safeway in the Willston Center II Shopping Center. The Safeway is currently under renovation, and has requested a total of 315.47 square feet of building mounted signage, consisting of seven signs, where 200 square feet would be permitted by right. The following chart and graphics detail the size and location of the requested signs.

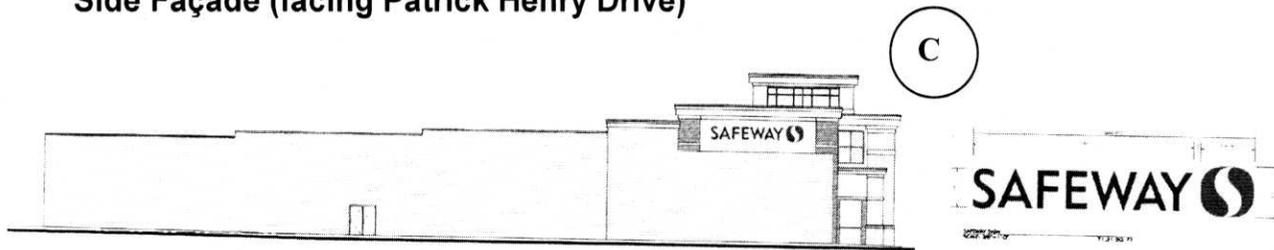
	Sign Description	Sign Area
<i>G</i>	Front: Main Entrance (Safeway & logo)	126.50 sq ft
<i>I</i>	Front: Secondary Entrance (small Safeway & logo - stacked)	33.18 sq ft
<i>C</i>	Side: Patrick Henry frontage (Safeway & logo)	71.20 sq ft
<i>E</i>	Front: Accessory café	25.0 sq ft
<i>D</i>	Front: Accessory pharmacy	26.33 sq ft
<i>H</i>	Front: Accessory dry cleaners	17.60 sq ft
<i>F</i>	Front: Accessory coffee	15.66 sq ft
		315.47 sq ft

The identification letters in this chart corresponds to those in the SE Plat.

Front Façade (facing parking lot and Route 50):



Side Façade (facing Patrick Henry Drive)



LOCATION AND CHARACTER

The subject property is located in the northeast quadrant of the intersection of Patrick Henry Drive and Route 50, in the Seven Corners area. The property is developed with the Willston Center II shopping center, consisting of a retail strip along the north and a free-standing retail and office building fronting Route 50. The service station at the corner of Patrick Henry Drive and Route 50 is not part of the application. The site has three points of access to the Route 50 service drive; interparcel accesses to the service station at the corner and the shopping center to the east (Petsmart / Target); and three points of access to Patrick Henry Drive. The existing Safeway grocery store in the shopping center is currently under renovation to expand the footprint and services in the store.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
North	MF residential Upton Hill Park MF residential	R-20, CRD R-30 R-4, CRD	Residential; 16-20 du/ac Pub open space Residential; 5-8 du/ac
South (across Route 50)	Fast Food, Hotel	C-7, CRD, SC	Retail and other
East	Shopping Center (Willston Center I)	C-7, CRD, SC	Retail and other
West	Retail (Petsmart, Target)	C-7, CRD, SC	Retail and other

BACKGROUND

- On November 5, 1979, the Board of Supervisors approved **RZ 78-M-156**, to rezone from the C-4 to the C-7 District, subject to proffers and a proffered GDP.
- On July 25, 1983, the Board of Supervisors approved **PCA 78-M-156**, to amend the GDP and proffers to allow the deletion of a specific reference to “K-mart” and revise the layout and uses in the proposed shopping center. The proffers accepted with the application proffered to development in substantial conformance with the GDP, which shows a maximum gross floor area of 182,086 square feet; only 133,452 square feet were constructed. See Appendix 4 for approved GDP and proffers.

- On November 17, 2008, modifications to the GDP were approved through a letter of interpretation, allowing enlargement of the Safeway store and modifications to the parking lot circulation, with an increase of the open space on-site.
- On March 30, 2009, the Board approved a 8.8% parking reduction, as permitted in the Commercial Revitalization Districts.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:	Area I
Planning District:	Baileys Planning District; Seven Corners Community Business Center; Land Unit A-3
Plan Map:	Retail and Other

Fairfax County Comprehensive Plan, 2007 Edition, Area I, Baileys Planning District, as amended through March 9, 2010, Land Unit A, page 57, states:

"Sub-Unit A-3

This sub-unit is located in the northeast quadrant of the intersection of Arlinton Boulevard and Patrick Henry Drive. It is designated as a gateway location and includes a variety of community-serving retail and office uses. Directly east of Patrick Henry Drive are the Willston Center II (Parcel 51-4((1))2B) and additional retail development on Parcel 51-4((1))4. These parcels are planned for and developed for retail and office use with buffering along the residential edge of the parcel. The easternmost portion of the sub-unit (Parcel 51-4((12))5A) is planned and developed for office use. Office and retail uses within this sub-unit should be retained at their current intensity. Substantial buffering along the edges of this portion of the sub-unit is encouraged to screen the adjacent residential uses.

ANALYSIS

Special Exception Amendment Plat (SE Plat) (copy included at the front of the report)

Title of SE Plat:	Safeway Special Exception Plat (Signage Only)
Prepared By:	Bohler Engineering
Original and Revision Dates:	March 29, 2010

The SE Plat consists of four sheets. **Sheet 1** is a title sheet, and includes an index, a legend, a vicinity map, and the general notes. **Sheet 2** shows the existing conditions.

Sheet 3 shows the proposed site layout (described below). **Sheet 4** depicts the proposed signage and includes tabulations for each sign (described below).

Site Layout:

- A one-story strip shopping center along the northern and northeastern lot lines. A Safeway grocery store of 58,544 square feet anchors the shopping center (currently under renovation under Site Plan #1228-SP-004-2).
- A two story brick retail and office building at the southwest corner of the site.
- Three site entrances from the westbound Route 50 service drive; two interparcel access points to the shopping center to the east; one interparcel access point to the service station at the southwest corner of the site; three site entrances from Patrick Henry Drive.
- Surface parking in the center of the site consisting of 544 spaces (an 8.8% reduction from the ordinance requirements).

Signage Details:

- (See graphics at front of report and in SE Plat) Seven building-mounted signs are proposed for the Safeway, with individual sign areas as shown in the following chart. Note that the SE Plat identifies the signs using letters C-I; therefore, these designations are used in this report. Signage for other tenants of the shopping center are not limited by or addressed in this application. Free standing signage is also not addressed. Both of these would continue to be controlled by the Zoning Ordinance.

	Sign Description	Sign Area
<i>G</i>	Front: Main Entrance (Safeway & logo)	126.50 sq ft
<i>I</i>	Front: Secondary Entrance (small Safeway & logo - stacked)	33.18 sq ft
<i>C</i>	Side: Patrick Henry frontage (Safeway & logo)	71.20 sq ft
<i>E</i>	Front: Accessory café	25.0 sq ft
<i>D</i>	Front: Accessory pharmacy	26.33 sq ft
<i>H</i>	Front: Accessory dry cleaners	17.60 sq ft
<i>F</i>	Front: Accessory coffee	15.66 sq ft
		315.47 sq ft

- Total signage proposed is 315.47, or approximately 1.0 square foot of sign area for each linear foot of store frontage. By right, the Zoning Ordinance permits 1.5 square feet of sign area for each linear foot of store frontage with a maximum of 200 square feet. Therefore, the SE requests an additional 115.47 square feet over what would be permitted by right.

Land Use/Environmental Analysis (Department of Planning and Zoning)

The property is and continues to be developed in conformance with the recommendations of the Comprehensive Plan, which state that the parcel is planned for and developed with retail and office uses, and that these uses should be retained at their current intensities. This application is for signage only and does not increase the intensity or change the uses on the site. As such, the application does not raise any substantive land use or environmental issues.

Transportation Analysis (Fairfax County Department of Transportation) (Appendix 6)

The applicant is seeking an increase in building mounted signage on the site. The increased signage will permit the location of a sign on the Patrick Henry Drive side of the building, to address visibility issues for patrons coming eastbound on Route 50 and southbound on Patrick Henry Drive. The transportation memo notes a missing sidewalk link along the Route 50 frontage and the lack of any sidewalks into the site from Patrick Henry Drive. While the additional sidewalk links are beyond the scope of this special exception, it should be noted that, should additional site plans or zoning applications be requested in the future, these deficiencies should be addressed. The memo also notes an existing issue with sight distance and landscaping; the applicant has been notified of this concern and is addressing the issue.

Office of Commercial Revitalization and Reinvestment Analysis (Appendix 7)

With the initial submission, staff was concerned about the proposed signage on the Patrick Henry Drive side of the building and a proliferation of signage. It is worth noting that, if the square footage occupied by the Safeway was divided into smaller stores, the proposed signage (or more) would be in conformance with the Zoning Ordinance. Additionally, the applicant has revised their statement of justification, clarifying the need for signage on the Patrick Henry façade, as further discussed below in the additional standards.

Urban Forestry & Stormwater Analyses (Department of Public Works and Environmental Services)

Due to the limited nature of this application, a review of this application by the agencies listed above raised no issues.

ZONING ORDINANCE PROVISIONS

Bulk Standards (C-7 CRD)		
Standard	Required	Provided
Lot Size	40,000 sq ft	10.57 acres
Lot Width	200 feet	Patrick Henry: approx. 410 ft Rt. 50: approx 535 ft

Bulk Standards (C-7 CRD)		
Standard	Required	Provided
Building Height	90 feet	25 feet
Front Yard	20 feet	Patrick Henry: 107 ft Rt. 50: 78 ft
FAR	0.8	0.31
Open Space	15%	15.8%
Parking Spaces	544 spaces *	544 spaces

* In conformance with parking reduction of 8.8%, approved by the Board of Supervisors on March 30, 2009.

Transitional Screening & Barrier:

The use on the site is established and undergoing renovation under Site Plan #1228-SP-004-2. Transitional Screening and Barrier requirements were addressed under that site plan; the requested increase in signage does not impact the screening or barrier required or provided.

Waivers/Modifications Requested: none

Special Exception Requirements (Appendix 8)

General Special Exception Standards (Sect. 9-006)

The General Standards require that the proposed use be in harmony with the adopted Comprehensive Plan and in harmony with the general purpose and intent of the applicable zoning district regulations; that the proposed use will not adversely affect the use or development of neighboring properties; that pedestrian and vehicular traffic associated with the use will not create hazards or conflict with the existing and anticipated traffic in the neighborhood; and that landscaping, screening, open space, adequate utility, drainage, signage, parking and loading spaces be regulated in accordance with the Zoning Ordinance. As noted, no substantive changes are proposed to the use, intensity or circulation on the property with this application, which proposes only to increase signage. Staff believes that these standards are met.

Paragraph 8 states that the application shall adhere to the provisions of Article 12, Signs, of the Zoning Ordinance. The application is for an increase in signage, as addressed below.

Provisions for Waiving Certain Sign Regulations (Sect. 9-620)

Par. 1 states that a waiver may not allow the erection or establishment of any sign not otherwise permitted by the Ordinance. The proposed increase in signage is for building mounted signage which is permitted by the Ordinance.

Par. 2 requires that the applicant demonstrate an unusual circumstance on the site, requiring additional signage to provide for a reasonable identification of the use. As stated in the applicant's statement of justification (Appendix 3), the shopping center experiences poor visibility from Route 50 because of the existing service station at the corner (off-site) and two-story building behind it (on-site). Identification is provided on the pylon sign located in the adjacent Willston Center I (across Patrick Henry) but this also leads to customer confusion as to the exact location of the Safeway. Signage on the Patrick Henry façade will address that issue. It will also solve an existing problem with visibility from southbound Patrick Henry, where the alignment of the road, existing vegetation and poor sight distance creates a lack of visibility. Staff believes that this standard is met.

Par. 3 requires that the waiver be "in harmony with the policies of the adopted comprehensive plan." While staff has noted a concern about the proliferation of signage in a Commercial Revitalization District, in this case, less signage is provided that could be provided by right if the area occupied by the Safeway store was split into two equal tenant spaces (in which case each would be permitted 200 square feet of signage, or a total of 400 square feet). Additionally, some of the signage requested is to provide identification for accessory uses within the store (such as a dry cleaner and coffee shop) which, if developed as separate uses, would be permitted signage of their own. The Comprehensive Plan recognizes that the revitalization of existing developments is desirable, and that the overall renovation will provide benefits to the residents of the area and contribute to the revitalization of the District. Staff believes this standard is met.

Par. 4 requires that the waiver not have a deleterious effect on adjacent properties, and that it be consistent with the purpose and intent of Article 12. As noted above, the amount of signage requested is not inconsistent with the amount that could be expected in a shopping center of this size (it may in fact be less than could be provided with a different configuration of tenants). None of the signage will directly face any residential or park uses. Staff believes this standard is met.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant requests approval of a special exception to increase the amount of building-mounted signage associated with the renovation of an existing grocery store. No change in the intensity, use, buildings, or circulation on the site is proposed with this special exception (although these features were modified as part of recently approved site plan for the renovation). Staff finds that the proposed use is of a design and intensity that is in conformance with the Comprehensive Plan, and with the imposition of development conditions, staff believes that the request is in conformance with the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of SE 2010-MA-007 subject to the proposed development conditions in Appendix 1.

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 Development Conditions
2. Affidavit
3. Statement of Justification
4. Approval of PCA 78-M-156
5. Plan Citations
6. Transportation Analysis
7. Office of Commercial Revitalization and Reinvestment Analysis
8. Applicable Zoning Ordinance Provisions Checklist
9. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SE 2010-MA-007

March 3, 2010

If it is the intent of the Board of Supervisors to approve SE 2010-MA-007, located at 6118 Arlington Boulevard, Tax Map 51-4 ((1)) 2B, to permit a waiver of certain sign regulations, pursuant to Sect. 9-620 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions (which supersede all previous conditions; those carried forward from the previous approval are marked with an asterisk):

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land. *
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. Other by-right, special exception and/or special permit uses may be permitted without a special exception amendment if they do not affect this special exception.
3. This Special Exception is subject to the issuance of a Sign Permit(s). Any permit issued pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Safeway Special Exception Plat (Signage Only)," consisting of four sheets prepared by Bohler Engineering, and dated March 29, 2010, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance; changes to names, lettering or logo shall be considered minor modifications so long as they do not result in an increase in sign size.
4. Signage for the Safeway grocery store shall be limited to that shown on the special exception plat as follows (labels reflect SE Plat and Attachment 1):

	Sign Description	Sign Area
<i>G</i>	Front: Main Entrance (Safeway & logo)	126.50 sq ft
<i>I</i>	Front: Secondary Entrance (small Safeway & logo - stacked)	33.18 sq ft
<i>C</i>	Side: Patrick Henry frontage (Safeway & logo)	71.20 sq ft
<i>E</i>	Front: Accessory (café)	25.0 sq ft
<i>D</i>	Front: Accessory (pharmacy)	26.33 sq ft
<i>H</i>	Front: Accessory (dry cleaner)	17.60 sq ft
<i>F</i>	Front: Accessory (coffee store)	15.66 sq ft
	Total building mounted signage	315.47 sq ft

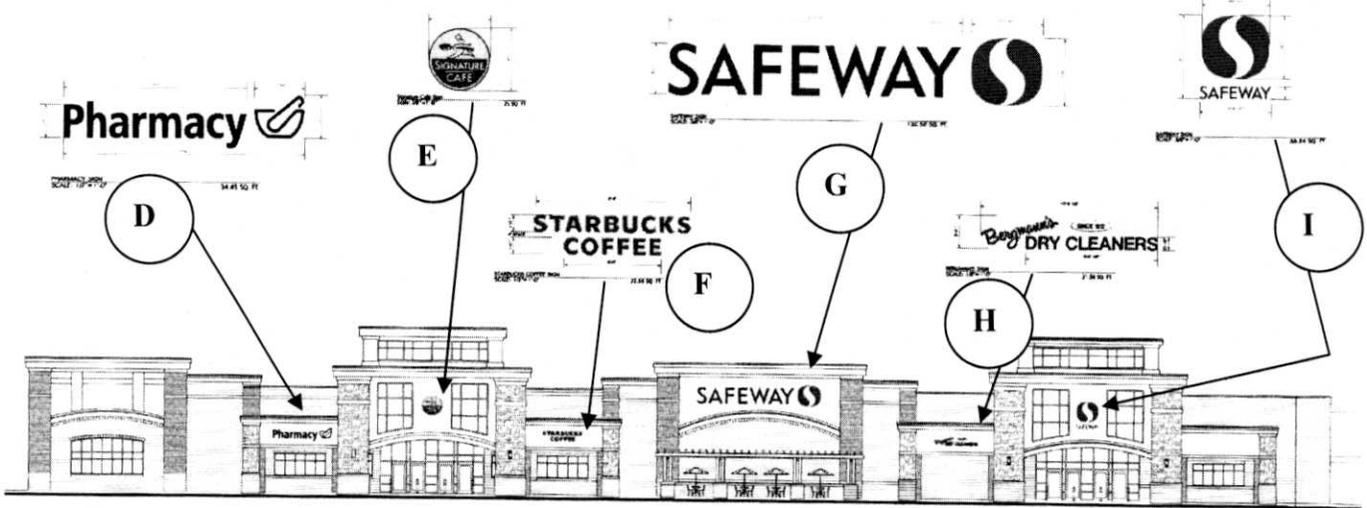
5. Signage for other tenants and free standing signage shall not be limited by this special exception.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

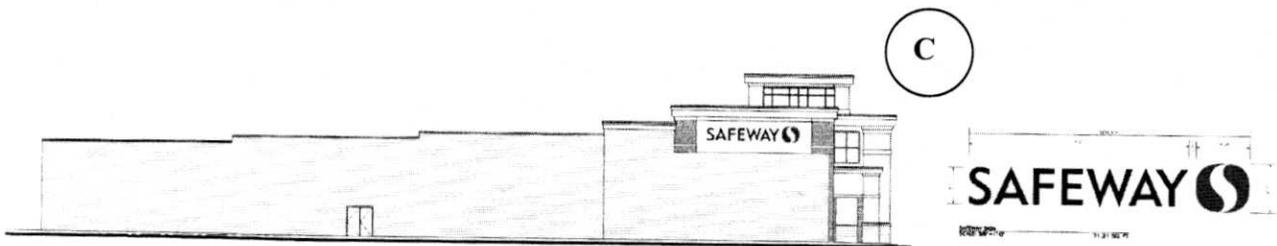
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the sign permits have been applied for and issued. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Front Façade (facing parking lot and Route 50):



Side Façade (facing Patrick Henry Drive)



SPECIAL EXCEPTION AFFIDAVITDATE: July 2, 2010
(enter date affidavit is notarized)I, David S. Houston, Agent for Applicant, do hereby state that I am an
(enter name of applicant or authorized agent)(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 1081526in Application No.(s): SE 2010-MA-007
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

(**NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(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)
Safeway Inc. Agents: Renee M. Montgomery Michelle L. Shelton Tiffani L. Norman Tim W. Baker Scott (nmi) Jacobs	4551 Forbes Boulevard Lanham, Maryland 20706	Applicant/Lessee
US Retail Partners Limited Partnership, successor by merger to First Washington Realty Limited Partnership Agents: Alan T. Roth Brian J. Greene Nathan M. Bath	c/o Regency Centers Corporation 1919 Gallows Road Suite 1000 Vienna, Virginia 22182	Title Owner
Kerley Signs, Inc. Agents: Michael J. Gardner Patricia K. Rust Thomas P. Kerley	7650 Preston Drive Landover, Maryland 20785	Sign Consultant/Agents for Applicant

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

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

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

Special Exception Attachment to Par. 1(a)

DATE: July 2, 2010
(enter date affidavit is notarized)

1081526

for Application No. (s): SE 2010-MA-007
(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)
Pillsbury Winthrop Shaw Pittman, LLP Agents: David S. Houston, Esq. Julia E. Cianfarini, Esq.	1650 Tysons Boulevard, Suite 1400 McLean, VA 22102	Attorney/Agents for Applicant
Bohler Engineering VA, LLC Agents: Lance K. Kilby Travis W. D'Amico Daniel M. Duke Adam J. Volanth Mark R. Joyce	22630 Davis Drive Suite 200 Sterling, Virginia 20164	Civil Engineer/Agents for Applicant

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: July 2, 2010
(enter date affidavit is notarized)

1081526

for Application No. (s): SE 2010-MA-007
(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:

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

CORPORATION INFORMATION

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

Safeway Inc.
4551 Forbes Boulevard
Lanham, Maryland 20706

DESCRIPTION OF CORPORATION: (check one statement)

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

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

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit 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.

Special Exception Attachment to Par. 1(b)

DATE: July 2, 2010
(enter date affidavit is notarized)

1081524

for Application No. (s): SE 2010-MA-007
(enter County-assigned application number (s))

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

Kerley Signs, Inc.
7650 Preston Drive
Landover, Maryland 20785

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Thomas P. Kerley

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

Bohler Engineering VA, LLC
35 Technology Drive
Warren, NJ 07059

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)

Ludwig H. Bohler, Member
Adam J. Volanth, Member
Daniel M. Duke, Member
Mark R. Joyce, Member

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

Special Exception Attachment to Par. 1(b)

DATE: July 2, 2010
(enter date affidavit is notarized)

1081526

for Application No. (s): SE 2010-MA-007
(enter County-assigned application number (s))

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

USRP GP, LLC
One Independent Drive
Suite 114
Jacksonville, FL 32202

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)

Macquarie CountryWide-Regency II, LLC,
Member

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

USRP LP, LLC
One Independent Drive
Suite 114
Jacksonville, FL 32202

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)

Macquarie CountryWide-Regency II, LLC,
Member

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

Special Exception Attachment to Par. 1(b)DATE: July 2, 2010
(enter date affidavit is notarized)

108152 ✓

for Application No. (s): SE 2010-MA-007
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Macquarie CountryWide-Regency II, LLC
One Independent Drive
Suite 114
Jacksonville, FL 32202**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)Regency Centers, L.P., Managing Member
Macquarie CountryWide (US) No. 2 LLC,
Member
Global Retail Investors, LLC, Member**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Macquarie CountryWide (US) No. 2 LLC
One North Wacker Drive, 9th Floor
Chicago, IL 60606**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)Macquarie CountryWide (US) No. 2
Corporation, Member(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: July 2, 2010
(enter date affidavit is notarized)

1081524

for Application No. (s): SE 2010-MA-007
(enter County-assigned application number (s))

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

Global Retail Investors, LLC
c/o First Washington Realty, Inc.
4350 East-West Highway, Suite 400
Bethesda, MD 20814

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)

First Washington Realty, Inc., Member
California Public Employees' Retirement
System, Member

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

First Washington Realty, Inc.
4350 East-West Highway, Suite 400
Bethesda, MD 20814

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)

Stuart D. Halpert
William J. Wolfe
James G. Blumenthal
James G. Pounds
Jeffrey S. Distenfeld

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

Special Exception Attachment to Par. 1(b)

DATE: July 2, 2010
(enter date affidavit is notarized)

1081524

for Application No. (s): SE 2010-MA-007
(enter County-assigned application number (s))

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

Regency Centers Corporation
One Independent Drive, Suite 114
Jacksonville, FL 32202

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)

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

Macquarie CountryWide Trust
No. 1 Martin Place, Level 13
Sydney, NSW 2000 Australia

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)

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

Special Exception Attachment to Par. 1(b)

DATE: July 2, 2010
(enter date affidavit is notarized)

1081527

for Application No. (s): SE 2010-MA-007
(enter County-assigned application number (s))

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

Macquarie CountryWide (US) No. 2 Corporation
One North Wacker Drive, 9th Floor
Chicago, IL 60606

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)

Macquarie CountryWide Trust

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

California Public Employees' Retirement System
400 Q Street, #E4800
Sacramento, CA 95814
*see description below

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)

<p>*California Public Employees' Retirement System (CALPERS) is a component unit of the State of California and is the nation's largest public pension fund with total net assets of \$181.1 billion as of June 30, 2009.</p>	<p>It was established by legislation in 1931 and became operational in 1932. CALPERS is not a corporation or partnership, but rather a public defined benefit retirement plan. As of June 30, 2009, it had 1,134,397 active an</p>	<p>inactive members and 492,513 retirees, beneficiaries, and survivors from state, school, and public agencies. No member owns 10% or more.</p>
---	--	---

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: July 2, 2010
(enter date affidavit is notarized)

1081526

for Application No. (s): SE 2010-MA-007
(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, and number, street, city, state, and zip code)
US Retail Partners Limited Partnership
One Independent Drive, Suite 114
Jacksonville, FL 32202

(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)

USRP GP, LLC, General Partner
USRP LP, LLC, Limited Partner

(check if applicable) [X] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit 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.

Special Exception Attachment to Par. 1(c)

DATE: July 2, 2010
(enter date affidavit is notarized)

1081526

for Application No. (s): SE 2010-MA-007
(enter County-assigned application number (s))

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

Regency Centers, L.P.
One Independent Drive, Suite 114
Jacksonville, FL 32202

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

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

Regency Centers Corporation, General
Partner

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

Special Exception Attachment to Par. 1(c)

DATE: July 2, 2010
(enter date affidavit is notarized)

1081526

for Application No. (s): SE 2010-MA-007
(enter County-assigned application number (s))

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

Pillsbury Winthrop Shaw Pittman, LLP
1650 Tysons Boulevard, Suite 1400
McLean, VA 22102

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

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

Akiyama, Shinya (nmi)
Akiyama, Takeo (nmi)
Alberg, James L.
Alfano, Peter J.
Antonoff, Rick B. (former)
Anthoine, Robert (nmi)
Askey, Elizabeth P.
Atkins, William P.
Azim-Khan, Rafi (nmi)
Banks, Michael C.
Barat, Scott E.
Barbarosh, Craig A.
Barr, Michael R.
Barton, John L.

Barufka, Jack S.
Baum, Deborah B.
Baxter, David S.
Bebb, Richard S.
Becker, Craig A.
Becker, Stephan E.
Bevilacqua, Louis A.
Blaylock, Richard L.
Blum, Brian M.
Bodor, Brian R.
Bonano, William E.
Bornstein, Ronald E.
Borovas, George (nmi)
Boulanger, Carol S.
Bowers, William C.

Brand, Dulcie D.
Brennan, Kerry A.
Brodie, Frederick A.
Brownell, Eileen L.
Bruner, Becky M.
Buerger, Christian A.
Buffington, Kimberly L.
Burke, Carol M.
Burke, Donovan W.
Burke, William L.
Burks, Sylvia K.
Burns, Timothy P.
Callan, Terrence A.
Campbell, James (nmi)
Campbell, Thomas A.

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

Special Exception Attachment to Par. 1(c)DATE: July 2, 2010
(enter date affidavit is notarized)

1081526

for Application No. (s): SE 2010-MA-007
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Pillsbury Winthrop Shaw Pittman LLP
1650 Tysons Boulevard, Suite 1400
McLean, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Cannon, Jr., Anthon S.	Downs, Gary P.	Gatto, James G.
Carlin, Norman F.	Dwyer, Maureen Ellen (former)	Gaukler, Paul A.
• Carlston, Mats G.	Dyer, Aaron S.	Gillon, Peter M.
Carr, Donald A.	Easton, John F. (former)	Glassie, Jefferson Caffery
Carter, Lee C.	Eckland, Todd W.	Glasgow, James A.
Cartmell III, Nathaniel M.	Ehlers, Wesley C. J. (former)	Gould, Jay B.
Cate, Jan H.	Eigner, Richard M.	Granneman, Vernon H.
Chaffin, Thomas F.	Elliott, Mark E.	Graves, Anna M.
Chan, Joseph W. K.	Engel, John (nmi)	Green, Blaine I.
Charles, David J.	Epling, Richard L.	Greeves, Geoffrey J.
Chason, Craig E.	Epting, John T. (former)	Grenfell, John M.
Chudy, James T.	Ericson, Bruce A.	Grill, Jeffrey B.
Clemons, Howard L.	Fagan, Joseph H.	Grosser, James M.
Cohen, Richard G.	Farabee, David R.	Gump, Thomas K.
Coleman, C. Payson	Farley, Mark L.	Haley, George P.
Collins, Bryan P.	Feola, Phil T. (former)	Hannusch, Laura E.
Cranston, Mary B.	Ferguson, Ian (nmi)	Hansen, John T.
Crichlow, David A.	Finkel, Evan (nmi)	Harrington, Clifford M.
Croutch, Barbara L.	Finnegan, Michael J.	Harrison, Ellen K.
Crowley, Leo T.	Fischer, Nancy A.	Harvey, Sheila M.
Culwell, J. Todd	Fisher, Marjorie P.	Hasson, Kirke M.
Cynamon, David J.	Fishman, Eric (nmi)	Hayutin, David L.
Danielson, Mark J.	Flanagan, Sarah G.	Hellerer, Mark R.
Dave, Raj. S.	Flanders, Edward (nmi)	Hernandez, E. Rico
Davis, R.J.	Fleming, Ronald A.	Herr, Robert C.
deButts, Thomas M.	Flick, Lauren Lynch	Hess, Adam R.
del Calvo, Jorge A.	Flick, Scott R.	Heuga, Michael P.
Delaney, Jeffrey J.	Floyd, Douglas C.	Hill, Thomas C.
Delling, Anthony R.	Fong, Kevin M.	Hindus, Michael S.
Demarco, A. John	Freeman, William B.	Hird, Mike (nmi)
deRidder, Craig A.	Frost, Claudia Wilson	
Devine, Patrick J.	Fry, Elizabeth H. W.	
Dine, Karen B.	Furbush, David M.	
Divola, Julie A.	Galeno, Maria T.	
Donaldson, Richard C.	Garrett, K. Michael	
Dottori, Mario F.	Gassman, Barry K. (former)	
Dougan, Hugh M.	Gaston, Jeremy J.	

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

Special Exception Attachment to Par. 1(c)DATE: July 2, 2010
(enter date affidavit is notarized)

1081526

for Application No. (s): SE 2010-MA-007
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Pillsbury Winthrop Shaw Pittman, LLP
1650 Tysons Boulevard, Suite 1400
McLean, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Hoenig, Lawrence L.	Kremer, Eric A.	McCall, Jennifer Jordan
Hoffman, Jean-Paul G.	Kurz, William C. F.	McDiarmid, Bruce W.
Hopmann, David E.	La Prade, Jennie L.	McKay, Jack (nmi)
Horsch, Rachel B.	Lamarre, David R.	McNevin, Christopher J.
Houston, David S.	Lamb, Daniel G.	Meltzer, Steven L.
Hovey, Justin D.	Landau, Scott E.	Metzger, Robert S.
Huang, Annie H.	Landy, Charles J.	Miller, David L.
Hunt, Peter J.	Latham, Laura K.	Miller, Jr., J. Gregg
Huss, William R.	Laukenmann, Chris B.	Miller, William C.
Hutchings, Jeffrey D.	Lehrenbaum, Warren U.	Milonas, E. Leo
Huttler, Stephen B.	Lepre, Michael G.	Minnes, Frederick D.
Iwanaga, Yuji (nmi)	Lessard, Mark N.	Minnick, M. David
Jacobs, Bruce D.	Leopold Tilley, Allison M.	Moeller, Elizabeth Vella
Jacobs, Jerald A.	Lewis, David R.	Moon, Alexander P.
Jaffe, Michael Evan	Lindley, David M.	Morrissey, J. Richard
Jaffer, David H.	Lippitt, Raymond F.	Morton, Thomas D.
Jakopin, David A.	• Litvack, Mark D.	Murphy, Michael (nmi)
James, Robert A.	Lo, Josephine S.	Nara, Fusae (nmi)
Jensen, John E.	Lombardi, Gabriella A.	Newman, Dana P.
Johnson, Greg L.	Loran, III, Thomas V.	Nishawala, Vipul Natwarlal
Jones, Robert C.	Lowell, Frederick K.	Niver, Margaret M.
Kaile, Davina K.	Lynch, Courtney M.	Nuchi, Lior O.
Kass, Michael J.	MacLean, Matthew J.	O'Connor, Eileen J.
Kearns, Christine N.	Maggio, Rick (nmi)	O'Neill, Jr., John H.
Kee, Terry M.	Main, David C.	Odgers, Richard W.
• Kelley, Jay D.	Maller, Brant K.	Odrich, David G.
Kelly, James L.	Mann, Kimberly V.	Oser, Aaron M.
Kendall, Joseph E.	Margolis, Daniel R. (former)	Otterbeck, Charlotta (nmi)
Keyko, David G.	Martin, Brian D.	Owens, F. Joseph
Kilpatrick, Donald G.	Masetti, James J.	
Kim, Hakkyun (nmi)	Mason, Miles S.	
Kirkpatrick, Richard L.	Matsubara, Kerne H. O.	
Knight, Jeffrey A.	Matus, Wayne C.	
Konvisser, Joshua B.	Mauel, John G.	

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

Special Exception Attachment to Par. 1(c)DATE: July 2, 2010
(enter date affidavit is notarized)

108152v

for Application No. (s): SE 2010-MA-007
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Pillsbury Winthrop Shaw Pittman LLP
1650 Tysons Boulevard, Suite 1400
McLean, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Pacelli, Albert P.	Ross, Jerry W.	Stubbs, Samuel E.
Park, JiJi (nmi)	Rusmiser, Stephen R.	Sullivan, Michael J.
Patay, Christopher H.	Russo, Jonathan J.	Sullivan, Robert E.
Peck, Rodney R.	Salaman, Christian A.	Swartz, Matthew B.
Peppers, Jerry P.	Scheuneman, Christine A.	Sweigart, Raymond L.
Perron, Edward A.	Schlaefler, Cindy V.	Taber, Kenneth W.
Peterson, Charles H.	Schmeltzer, Kathryn R.	Tendler, Phillip J.
Phelps, Robert C. (former)	• Schneller, Douglas J.	Thomas, Tom C.
Pickrell, Greg L.	Schoknecht, Kim T.	Thoren-Peden, Deborah S.
Pierson, Stanley F.	Schumaecker, Michael P.	Tiano, Joseph R.
• Pisella, Bart (nmi)	Seff, James M.	Tiffany, Joseph R.
Pivnick, Scott J. (former)	Segal, Richard M.	Tomaszczuk, Alex D.
Plotz, Thomas J. (former)	Serota, Susan P.	Travieso-Diaz, Matias F.
Polidora, Roxane A.	Shaikh, Ayaz R.	Tribble, Douglas R.
Pope, Marcia L.	Shapiro, Daryl M.	Trock, Jennifer E.
Potter, Patrick J.	Shoemith, Thomas M.	Tummonds, Paul A., Jr. (former)
Poulos, John S.	Sieglitz, Frank E.	Utterback, Meg (nmi) (former)
Prince, Allison Carney (former)	Siemens, Rene L.	Van Buskirk, Ronald E.
Pritchard, John F.	Silberg, Jay E.	Van Over, C. Joel
Quinn, Kenneth P.	Sirilla, George M.	Vesely, Jeffrey M.
Reddy, Harsha (nmi)	Sisley, William G.	Wainwright, C. Brian
Richards, Glenn S.	Slattery, Robert V.	Wall, Christopher R.
Richardson, Christine L.	Snyder, David R.	Wallan, Robert L.
Richer, Diane Shapiro	Snyder, Glenn Q.	Waller, William S.
Rishwain, Jr., James M.	Sommer, Scott A.	Warden, Philip S.
Robbins, Robert B.	Sorenson, Jacob R.	Weber, Paula M.
Robertson, Peter D.	Soukup, Lynn A.	Webster, Jan H.
Robinson, Walter J.	Spatz, Nathan M.	Weinstock, Robert N.
Roethe, James N.	Sparks, Jr., Thomas E.	Wesely, Edwin J.
Rogers, George M.	Spear, Robin L.	Westberg, Robert M.
Romanow, Josh (nmi)	Spjut, Robert J.	Wetherell, John R.
Rosegay, Margaret N.	Stanton, David L.	White, Blair W.
	Stein, Jane W.	White, Mark N.
	Stein, Sheryl E.	White, Wendelin A.
		Whitlock, Wayne M.
		Whitney, Jonathan B.

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

Special Exception Attachment to Par. 1(c)

DATE: July 2, 2010
(enter date affidavit is notarized)

1081526

for Application No. (s): SE 2010-MA-007
(enter County-assigned application number (s))

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

Pillsbury Winthrop Shaw Pittman LLP
1650 Tysons Boulevard, Suite 1400
McLean, VA 22102

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

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

- Williams, Linda C.
- Wise, Roger R.
- Wolff, D. Craig
- Wong, Brian M.
- Wong, Stanton D.
- Wright, Tim (nmi)
- Wurzberg, Stephen M.
- Wyckoff, Peter H.
- Yablon, Jeffery L.
- Yates, Angela M.
- Young, James B.
- Young, Patricia F.
- Zahler, Robert E.
- Zaitlen, Richard H.
- Zaragoza, Richard R.

These are the only partners in the Pillsbury Winthrop Shaw Pittman firm.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: July 2, 2010
(enter date affidavit is notarized)

1081526

for Application No. (s): SE 2010-MA-007
(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 "Special Exception Attachment to Par. 2" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: July 2, 2010
(enter date affidavit is notarized)

1081526

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

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

None

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

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception 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:

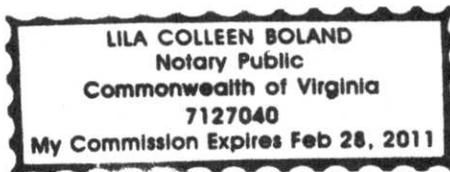
(check one) David S. Houston, Esquire, Agent [] Applicant [x] Applicant's Authorized Agent

David S. Houston, Esquire, Agent for Applicant
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 2nd day of July, 2010, in the State/Comm. of Virginia, County/City of Fairfax.

Lila Colleen Boland
Notary Public

My commission expires: 2/28/2011



Safeway Inc.**Special Exception Application****Statement of Justification**

Revised May 26, 2010

I. Introduction

Safeway Inc. ("Safeway") hereby makes application for a Special Exception to permit a waiver of certain sign regulations in conjunction with the redevelopment of the existing grocery store located at 6118 Arlington Boulevard in Falls Church, Virginia in the Willston Center II ("Shopping Center"). The Tax Map Parcel reference of the Shopping Center is 051-4-01-0002B. Safeway is the long-term anchor tenant at the Shopping Center and desires to replace upgrade and expand the store to its current prototype. U.S. Retail Partners Limited Partnership (as successor by merger to First Washington Realty Limited Partnership) owns the Shopping Center.

II. Background

The Shopping Center is zoned C-7, SC and is located in the Baileys Crossroads/Seven Corners Commercial Revitalization District ("CRD"). The Shopping Center is subject to proffered development conditions pursuant to Case Number PCA 78-M-156 ("Proffers"), approved by the Board of Supervisors on July 25, 1983 ("Rezoning"). Neither the Rezoning nor the Proffers affect the current Special Exception request. The new grocery store has previously been determined to be in conformance with the Proffers.

Safeway's use is a by right permitted use in the C-7 District and the new store is currently under construction with a planned opening in September 2010. The new store will contain approximately 58,544 square feet of gross floor area. Specific improvements to the store include a new façade and improved shopping ambiance accented by wood flooring and softer lighting. Other enhancements include many new and improved departments including a full service meat department, a full service seafood department with ice, a full service bakery with open flame hearth oven baking and Artisan breads, a full service deli with home meal replacement items and a sandwich station, an international cheese world case, an olive bar, a pharmacy, a produce department with a full organics section, a Starbucks Coffee, an in-store banking ATM and a Bergmann's Dry Cleaners. Many of these features are currently not available to the residents in the Seven Corners area.

III. Requested Relief

Safeway's proposed signage for the new store consists of seven (7) exterior building-mounted signs and requires approval of a Special Exception to waive the maximum permitted sign area for a single business. No changes are requested for the Shopping Center's existing freestanding signs. Rather, the waiver will allow certain accessory signs for the Signature Cafe, the new Starbucks Coffee and the new Bergmann's Dry Cleaners. All of these accessory uses are accessed from the two (2) main entrances to the grocery and do not have separate entrances.

Safeway is also requesting approval for a store identification sign with the Safeway name and logo on the west side elevation wall facing Patrick Henry Drive. The sign will be approximately 71.2 square feet. The Shopping Center currently experiences poor visibility from Route 50 because of an existing service station and an existing two-story building located at the northeast corner of the Route 50/Patrick Henry Drive intersection. Based on customer feedback, Safeway has determined that patrons traveling on Route 50, especially eastbound vehicles, have a difficult time seeing the Shopping Center and the grocery store. To address this problem, the Shopping Center owner provides identification for Safeway on an existing pylon sign located in the owner's adjacent Willston Center I shopping center (west of the Shopping Center). This arrangement informs the customer to turn north at Patrick Henry Drive from Route 50, but it is confusing as to the exact location of the grocery. Therefore, the proposed building-mounted sign on the west side of the grocery will assist the customer in identifying the location of the grocery (i.e., Willston Center II, not Willston Center I). An existing freestanding sign at one of the Patrick Henry Drive entrances to the Shopping Center is often times obscured by trees and other vegetation. Finally, the proposed sign will also aid in directing customers traveling southbound on Patrick Henry Drive who are hindered by the poor existing sight distance caused by the curvature of the road and the existing vegetation.

Safeway's total sign area is calculated at 315.47 square feet which equates to approximately 1.0 square foot of sign area for each linear foot of the new store's frontage. While the Zoning Ordinance typically permits 1.5 square feet of sign area for every linear foot of building frontage (approximately 472 square feet in this instance), there is a 200 square foot maximum allowable sign area for a single tenant. Therefore, the requested waiver is to permit Safeway to exceed the 200 square foot cap by approximately 115.47 square feet.¹

While the application area covers the entire Shopping Center, the Special Exception relief request is applicable only for the new Safeway store in the Shopping Center. The Special Exception Plat consists of four (4) sheets. The following is a description of each sheet:

- Sheet 1 – Cover Sheet – This sheet includes general notes and references to the recently approved Site Plan. Sheet 1 also includes a request to waive the stormwater management requirements required for the Special Exception because the stormwater analysis was prepared and approved as part of the Site Plan.
- Sheet 2 – Existing Conditions Plan – This sheet depicts the current conditions of the Shopping Center. Please note that the former Safeway store is shown on this sheet. This store was demolished several months ago.
- Sheet 3 – Proposed Signage Plan – This sheet depicts the new Safeway store approved with the Site Plan (and currently under construction) plus the location on the new store of all proposed exterior signs.

¹ Please note that Safeway will apply for permits to allow certain by right signage (approximately 186.01 square feet) while this application is pending to ensure that certain minimal signage is installed in time for the planned September 2010 grand opening of the new store.

- Sheet 4 – Signage Details – This sheets shows four separate sign detail plans prepared by the sign consultant for the storefront elevation and the west side elevation, including the calculation of sign area for each sign. Color versions of these detail plans have also been submitted.

A chart summarizing all of the proposed exterior building-mounted signs is below; including a calculation of sign area and the amount of the requested waiver:

PROPOSED	SQUARE FEET	MAXIMUM PERMITTED AREA PER ZONING ORDINANCE	WAIVER OF MAXIMUM ALLOWED SIGN AREA REQUESTED
Main store sign (Safeway and Logo) -- front	126.50	126.50	0.00
Main store sign (Safeway Logo Stacked) – front	33.18	33.18	0.00
Main store sign (Safeway and Logo) -- Patrick Henry Drive side	71.20	0.00	71.20
Accessory sign (Signature Café) -- front	25.00	0.00	25.00
Accessory sign (Pharmacy) -- front	26.33	26.33	0.00
Accessory sign (Bergmann’s Dry Cleaners)- -- front	17.60	0.00	17.60
Accessory sign (Starbucks Coffee) -- front	15.66	13.99	1.67
Totals	315.47	200.00	115.47

All of the signs will be illuminated. The Safeway logo, Signature Café and Bergmann’s Dry Cleaners signs will be internally face illuminated with light-emitting diodes (LED). The Starbucks Coffee sign will be internally face illuminated with neon. The black Safeway letters and the pharmacy sign will be halo illuminated.

IV. Description of Proposed Use and Other Details

A. Type of Operation.

The proposed new grocery store is a by right permitted use in the C-7 District. Construction of the store is underway pursuant to Site Plan Approval #1228-SP-004-2. This application does not propose any additional new construction or land disturbance. Rather, it merely requests additional signage for certain accessory uses within the new store and an identification sign on the west side elevation.

B. Hours of Operation. The new store will operate on a 24-hour, seven days a week basis.

C. Proposed Number of Patrons. The new store will attract approximately 15,000 customers a week.

D. Proposed Number of Employees. The new store will employ approximately 125 individuals on site.

E. Estimated Traffic Impact.

This application will not result in an increase in the trip generation and distribution of trips throughout the day. No increase in floor area is requested with this application. The Fairfax County Office of Transportation has confirmed that a Traffic Impact Analysis pursuant to Section 15.2-2222.1 of the Code of Virginia and Chapter 527 of the 2006 Acts of Assembly is not required with this application.

F. Vicinity to be Served. The new store will primarily serve residents and workers in Seven Corners, Baileys Crossroads, Falls Church and Arlington.

G. Description of Building Façade and Architecture.

Architectural sketches of the proposed building are depicted on Sheet 4 of the Special Exception Plat. The façade and architecture will be a major improvement over the existing condition.

H. Hazardous and Toxic Substances.

To the best of the Applicant's knowledge, there are no hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4, and 355, the Virginia Department of Environmental Quality Hazardous Waste Management Regulations, and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280, that will be generated, utilized, stored, treated, or disposed of on the property.

V. Waivers and Modifications

This Special Exception application requests no Zoning Ordinance waivers or modifications.

VI. Conformance with the Comprehensive Plan and Zoning Ordinance

The proposed improvements to the Shopping Center are in harmony with the Fairfax County Comprehensive Plan. In addition, this application achieves the stated goals and objectives of the Baileys Crossroads/Seven Corners CRD by encouraging economic development in an older commercial center that will ensure its continued viability. Finally, the proposed improvements to the Shopping Center conform to all applicable regulations and standards for development under provisions of the Fairfax County Zoning Ordinance for a Category 6 Special Exception.

For all of the aforementioned reasons, Safeway respectfully requests the Staff and Planning Commission to endorse, and the Board of Supervisors to approve, this request for a Special Exception.

Respectfully submitted,

Pillsbury Winthrop Shaw Pittman LLP

By:

David S. Houston
Attorney for the Applicant

Board of Supervisors
Fairfax County
4100 Chain Bridge Road
Fairfax, Virginia 22030

In re: Proffered Condition Amendment Application 78-M-156

Dear Members of the Board:

We hereby proffer that the development of the property which is the subject of this application shall be in strict accordance with the conditions set forth in this submission:

1. Commercial Retail Uses shall be limited to approximately 172,353 square feet of floor area (FAR of .38).

2. If office uses are included on the site, the maximum floor area shall not exceed an FAR of .40.

3. The height of the building adjacent to the existing Exxon Station will not exceed four stories, and the height of the other buildings will not exceed two stories.

4. Development of the property will be substantially in accordance with the generalized development plan (GDP) prepared by Huntley, Logan & Nyce, dated 4-5-83, revised June and July, 1983, as modified by the succeeding conditions:

a. The precise locations of the building envelopes (and accordingly the precise locations of the adjacent parking areas and travel lanes) may change due to review by the architect and engineer.

b. The outside perimeter walls of the building adjacent to Montgomery Ward may shift pursuant to agreement with Montgomery Ward.

c. If permission is granted by Montgomery Ward, the right is reserved to construct a building in the southeast quadrant of the property adjacent to Montgomery Ward in lieu of an equal square footage of proposed second floor space.

d. The right is reserved if the maximum FAR is reduced, to widen a traffic lane or lanes, eliminate parking not required for the requisite FAR, and increase the open space, without changing the circulation pattern shown on the GDP.

5. The Preliminary Landscape Plan prepared by Huntley, Logan & Nyce, dated September 1982, will be amended in accordance with the following staff on-site recommendations:
a) Recommended shade trees include willow, oak, shademaster, locust, and regent scholar. b) Trees will generally be two to two-and-one-half inches caliber with full crown. c) All planting islands should be sodded or heavily mulched to prevent weed growth.

6. Additional landscaping will be provided on the Willston Centre site located on the west side of Patrick Henry Drive.

7. A perpetual ten foot wide easement of right of way to construct, maintain and use for pedestrian walkway to Patrick Henry Drive, as shown on a plat dated March 24, 1983 prepared by Payne Associates, C.L.S., shall be granted to the County of Fairfax ~~which shall landscape and maintain the slope along the rear of the property.~~

8. The following improvements will be provided along Patrick Henry Drive and at the site entrances thereon:

a) Extend the median strip as shown on the Generalized Development Plan to prevent left turns in or out of the northernmost entrance on Patrick Henry Drive.

b) Eliminate the existing median on Patrick Henry Drive and reconstruct the middle entrance to permit left turns in and out of the middle entrance as shown on the Generalized Development Plan.

c) Widen the three site entrances as shown on the Generalized Development Plan.

9. *Optional there is no median strip along the rear of the property, and there is a sign for*

d) Construct a barrier between the entrance and exist lanes of the southern entrance. This will prohibit cross-over traffic from Willston Centre directly into the southern entrance, but will channel such traffic across the existing median cut on Patrick Henry Drive to the middle entrance.

The applicant reserves the right, if it secures the approval of VDH & T and DOT of Fairfax County, to eliminate the barrier at the southern entrance.

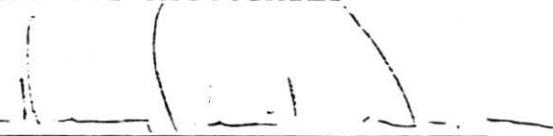
9. Storm water management quality controls will be provided in accordance with Fairfax County policies and regulations in effect at time of final site plan approval.

10. Within two years from date, there shall be a contribution, not to exceed \$12,000.00 in total, to fund any necessary changes to the signalization of either the Route 50/Patrick Henry Drive intersection or on Patrick Henry Drive adjacent to the site.

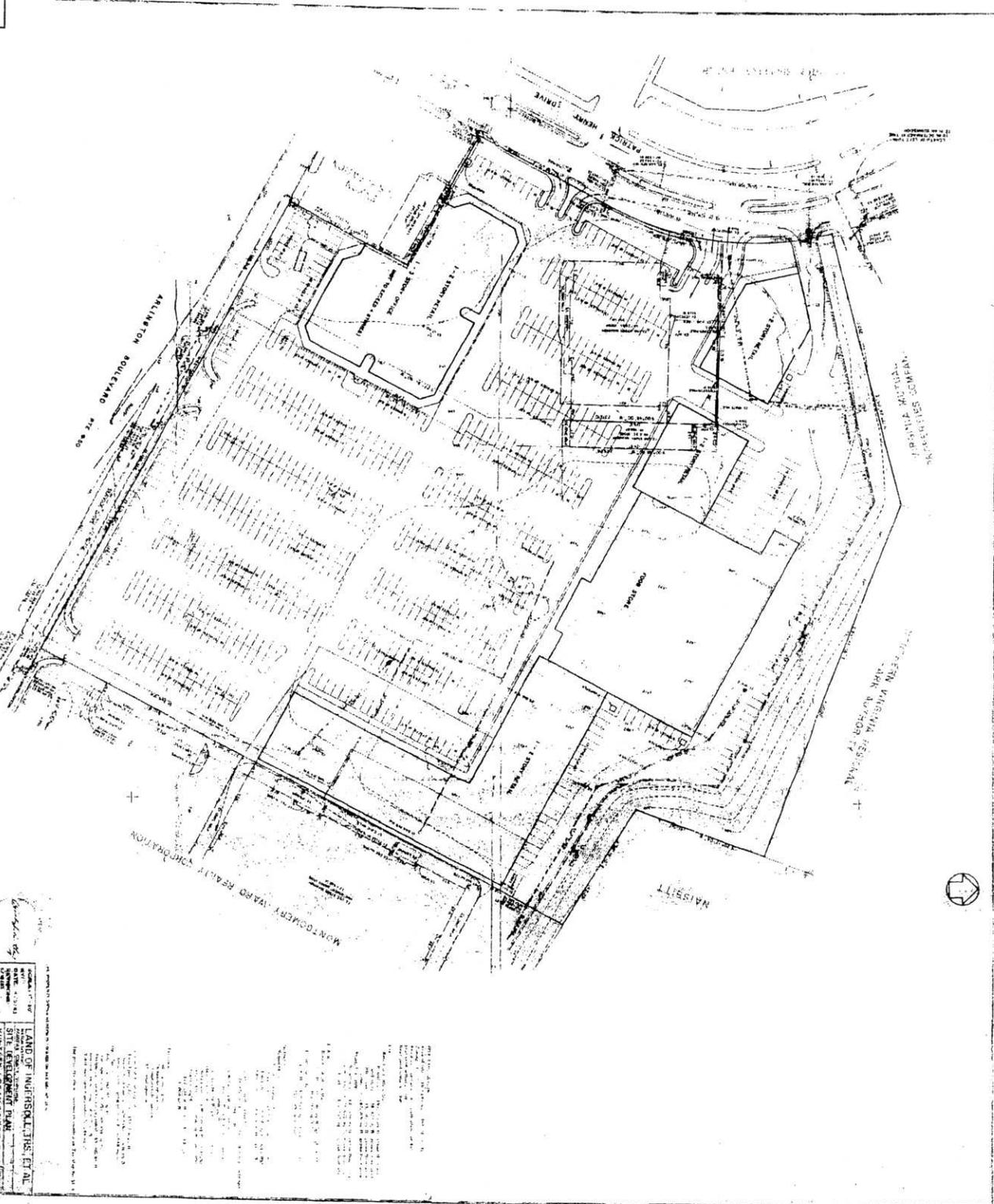
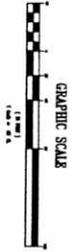
Respectfully submitted,

HENRY GRANT INGERSOLL and
WILLIAM BOLEY INGERSOLL,
TRUSTEES and
GREENWOOD ASSOCIATES

25 July 1983
Date

By 
Henry Grant Ingersoll
General Partner and Trustee
of Owner/Applicant

THIS DOCUMENT IS THE PROPERTY OF THE ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.



LAND OF INVESTMENT, ETC. AL
SITE REVENUE PLAN
MONTGOMERY WARD REALTY CORPORATION

NOT APPROVED FOR CONSTRUCTION
PROFFER INTERPRETATION EXHIBIT

DATE: 1/11/83
DRAWN BY: LANCE K. RUDY
CHECKED BY: LANCE K. RUDY
DATE: 1/11/83

BOHLER ENGINEERING
1115 WASHINGTON BLVD.
FARMERS COUNTY, VA

SAFEMAN (ROAD)
1115 WASHINGTON BLVD.
FARMERS COUNTY, VA

NOT APPROVED FOR CONSTRUCTION
PROFFER INTERPRETATION EXHIBIT

SAFEMAN (ROAD)
1115 WASHINGTON BLVD.
FARMERS COUNTY, VA

BOHLER ENGINEERING
1115 WASHINGTON BLVD.
FARMERS COUNTY, VA

SAFEMAN (ROAD)
1115 WASHINGTON BLVD.
FARMERS COUNTY, VA

NOT APPROVED FOR CONSTRUCTION
PROFFER INTERPRETATION EXHIBIT

SAFEMAN (ROAD)
1115 WASHINGTON BLVD.
FARMERS COUNTY, VA

BOHLER ENGINEERING
1115 WASHINGTON BLVD.
FARMERS COUNTY, VA

Sub-Unit A-1

The largest part of this sub-unit is directly east of the Seven Corners interchange and includes the Corner at Seven Corners Shopping Center which is planned and developed for community-serving retail use at the current intensity. With revitalization, additional parking lot landscaping and pedestrian connections to adjacent uses are encouraged. The portion of the sub-unit north of Wilson Boulevard is developed and planned for neighborhood-serving office use at the current intensity.

Sub-Unit A-2

This sub-unit is located south of Wilson Boulevard and the Arlington County line and north of Arlington Boulevard. It is bounded on the west by the Corner at Seven Corners Center and on the east by the Willston II Center and Upton Hill Park. The northern and western portion of this sub-unit includes the Willston Apartments complex that is planned and developed for residential use at 16-20 dwelling units per acre and is part of the Willston Conservation Area. Also included in this sub-unit is the former Willston School that is planned for public facility use and houses a variety of Fairfax County community service uses including playground facilities and an athletic field.

The portion of the sub-unit located in the northwest quadrant of the intersection of Patrick Henry Drive and Arlington Boulevard includes the Willston Shopping Center (Parcel 51-3((18))4). This area is planned for community-serving retail use up to .35 FAR. Any redevelopment should be coordinated with existing adjacent retail development and provide pedestrian linkages with the residential neighborhood to the north and west, and minimize traffic impacts on the Arlington Boulevard corridor, access points should be coordinated and drive-through uses discouraged.

As an option, the site of the former Willston School Parcels 51-3((18))1-3) may be considered for community-serving office or retail use up to .50 FAR provided that neighborhood-serving facilities currently utilizing this property, such as a day care center and other educational, recreational, and community-serving uses, are included; site design and access are coordinated with adjacent existing retail development; and pedestrian linkages with the adjacent residential neighborhood are provided. Site design should be coordinated with the parking area located on Parcel 51-3((1))29A and pedestrian safety issues, such as crossing Arlington Boulevard, addressed.

As a further option, the site of the former Willston School (Parcels 51-3((18))1-3) may be considered for public park use in conjunction with other community-serving facilities.

Sub-Unit A-3

This sub-unit is located in the northeast quadrant of the intersection of Arlington Boulevard and Patrick Henry Drive. It is designated as a gateway location and includes a variety of community-serving retail and office uses. Directly east of Patrick Henry Drive are the Willston Center II (Parcel 51-4((1))2B) and additional retail development on Parcel 51-4((1))4. These parcels are planned and developed for retail and office use with buffering along the residential edge of the parcel. The easternmost portion of the sub-unit (Parcel 51-4((12))5A) is planned and developed for office use. Office and retail uses within this sub-unit should be retained at their current intensity. Substantial buffering along the edges of this portion of the sub-unit is encouraged to screen the adjacent residential uses.



County of Fairfax, Virginia

MEMORANDUM

DATE: May 24, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division

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

SUBJECT: Transportation Impact

FILE: 3-5 (SE 2010-MA-007)

REFERENCE: SE 2010-MA-007; Safeway, Inc.
Traffic Zone: 1438
Land Identification: 54-4 ((1)) 2B

AKR by CAA

The following comments reflect the position of the Department of Transportation and are based on the Statement of Justification dated March 25, 2010 and Special Exception Plat dated March 29, 2010.

The applicant is seeking approval for placement of various commercial signs within the existing retail center. All traffic regulatory signs should conform to the Manual of Uniform Traffic Control Devices published by the Federal Highway Administration. All commercial and regulatory signing should be placed to ensure that adequate sight distance is maintained for motorists driving adjacent to, or within the site.

In addition to signs, pedestrian access into the site is a major concern. The only missing sidewalk link along this segment of Route 50 is in front of the office building which is within the bounds of this Special Exception application. It is recognized that there is a large utility cabinet which would conflict with construction of a sidewalk in this area. However it is suggested that the sidewalk be extended along the Route 50 frontage, with either modification of the parking or relocation of the utility cabinet to complete this sidewalk link. More importantly, there is presently no sidewalk connection between these commercial uses and Patrick Henry Drive. Because there is a very large multifamily residential community

Regina Coyle, Director
SE 2010-MA-007
May 24, 2010
Page 2 of 2

immediately West of the site, this Department strongly recommends that a sidewalk be provided into the site from Patrick Henry Drive. Construction of these sidewalks is appropriate since the shopping center is being enlarged and the requested signing modifications are largely a result of enlargement and updating of the shopping center.

Also note that at the time of the site visit, hedges adjacent to the rerouted travel aisle severely restricted sight distance to the point that some locations have ZERO sight distance. The hedges should *immediately* be trimmed to a height which allows adequate sight distance.

AKR/CAA

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

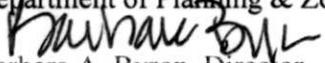


County of Fairfax, Virginia

MEMORANDUM

DATE: June 7, 2010

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

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

SUBJECT: Safeway Signage – Comments on SEA 2010-MA-007

The Office of Community Revitalization and Reinvestment (OCR) has reviewed the above referenced Special Exception application marked "Received" by the Department of Planning and Zoning on April 1, 2010. Plat drawings, for signage only, are dated March 30, 2010. The following comments and analysis are offered for consideration.

The applicant proposes a waiver of certain sign regulations as part of the redevelopment of the existing Safeway grocery store located at 6118 Arlington Boulevard in the Willston Centre II shopping center (Attachment I). The existing grocery store is presently under construction to be upgraded and expanded.

Background:

The applicant has proposed seven (7) exterior signs as part of a new Safeway store which is presently under construction. Three signs are proposed related to the grocery store, including a building-mounted sign and logo facing Arlington Boulevard, and a building-mounted sign facing Patrick Henry Drive (Attachment II). The four remaining signs are proposed to support the accessory uses located within the store. These include a café, dry cleaner, pharmacy, and coffee shop.

The zoning ordinance permits 200 square feet of signage, and the applicant is proposing approximately 315 square feet of signage. The resultant waiver request is 115 square feet. Of this request, a majority (71 square feet) is due to the building-mounted sign facing Patrick Henry Drive. The remainder is due to the dry cleaners and café.

According to Section 9-620 of the zoning ordinance, a waiver of the sign regulations:

"...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



Office of Community Revitalization and Reinvestment
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrr.org

configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstances of the land or structure that impacts the applicants ability to provide for a reasonable identification of the use.”

OCRR Comments:

The newly-expanded Safeway store includes several accessory uses. The proposed signage for those uses is generally minimal and well-integrated into the architecture of the building (Attachment III). The signage is appropriate to highlight the additional services which will be provided in the new store, and may help enhance their viability. This is one of the goals of the revitalization district.

The building-mounted sign proposed to face Patrick Henry Drive, which contributes to a significant portion of the waiver request, provides some concern. The proposed sign would have only limited visibility from the road. This is due to the existing retail stores which are located adjacent to the Safeway (Attachment IV). Further, if these stores wished to redevelop or alter their architecture, the proposed sign would be impacted.

In addition, a pole-mounted sign is already located at the parking entrance from Patrick Henry Drive (Attachment IV). Two additional pole-mounted signs are located along Arlington Boulevard (Attachment V). The original Safeway, prior to reconstruction, did not have a building-mounted sign on this façade.

Conclusion:

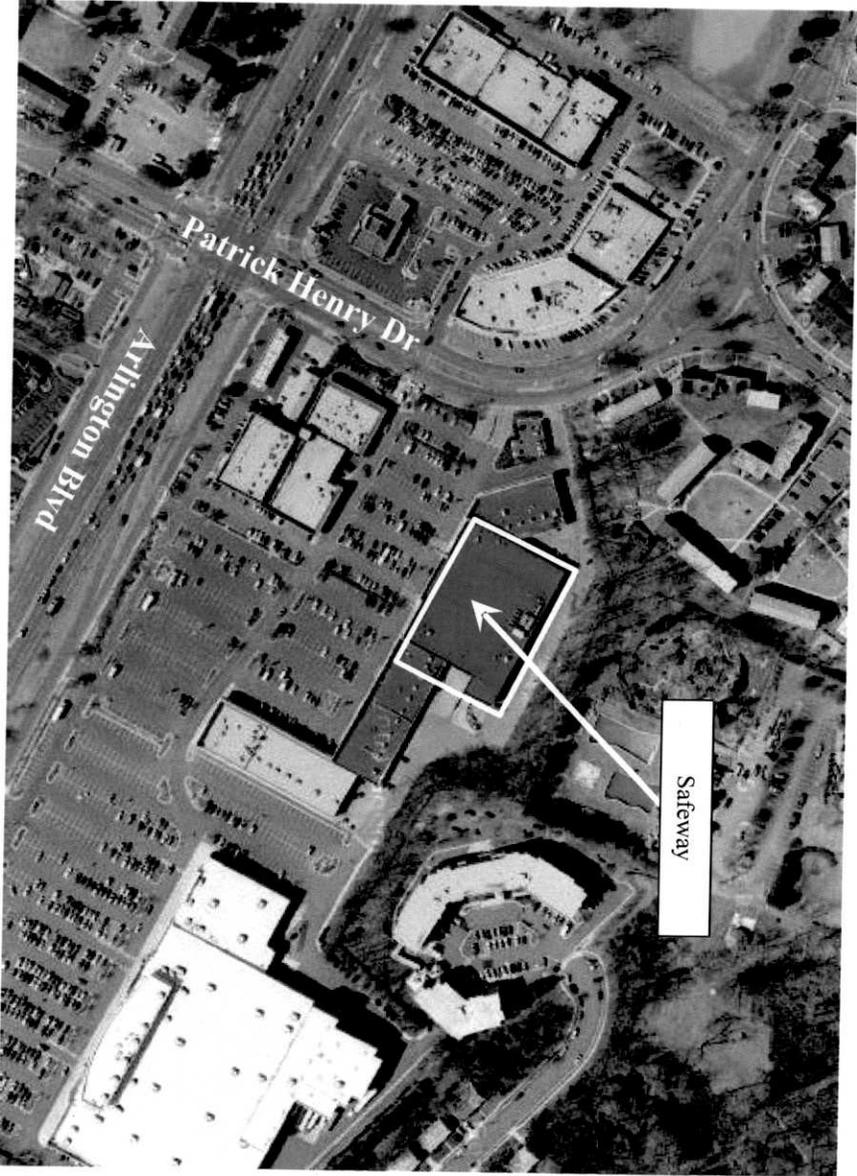
The expansion and modernization of the existing Safeway store will provide new services and enhanced architecture to the Willston Centre II Shopping Center. Limited signage in support of the grocery store and the new café, coffee shop, dry cleaners, and pharmacy are appropriate to enhance their viability. However, excessive signage will contribute to the visual clutter which has been a concern within many revitalization areas. Any waivers should consider the potential proliferation of additional, unnecessary, signage in the Seven Corners area.

CC: Tracy Strunk, Senior Staff Coordinator, DPZ/ZED
OCRR File

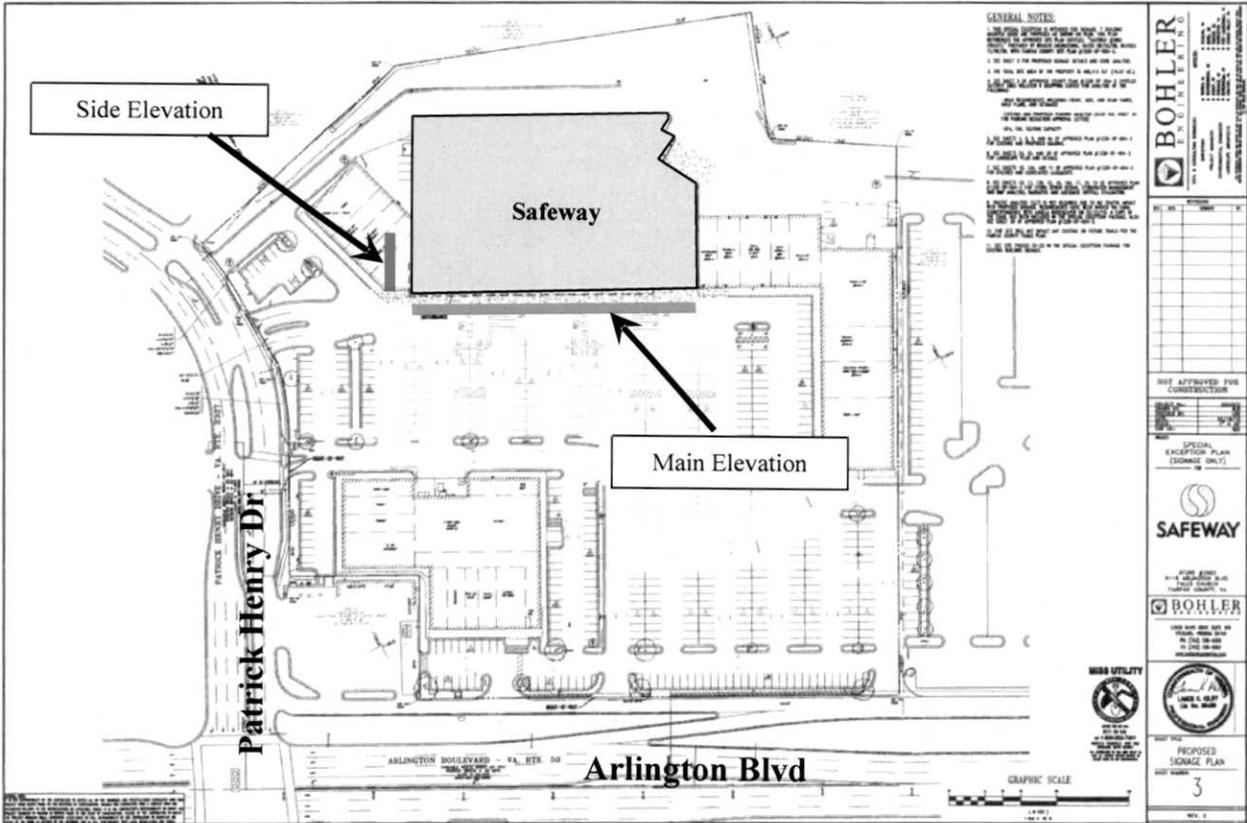


Office of Community Revitalization and Reinvestment
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrevit.org

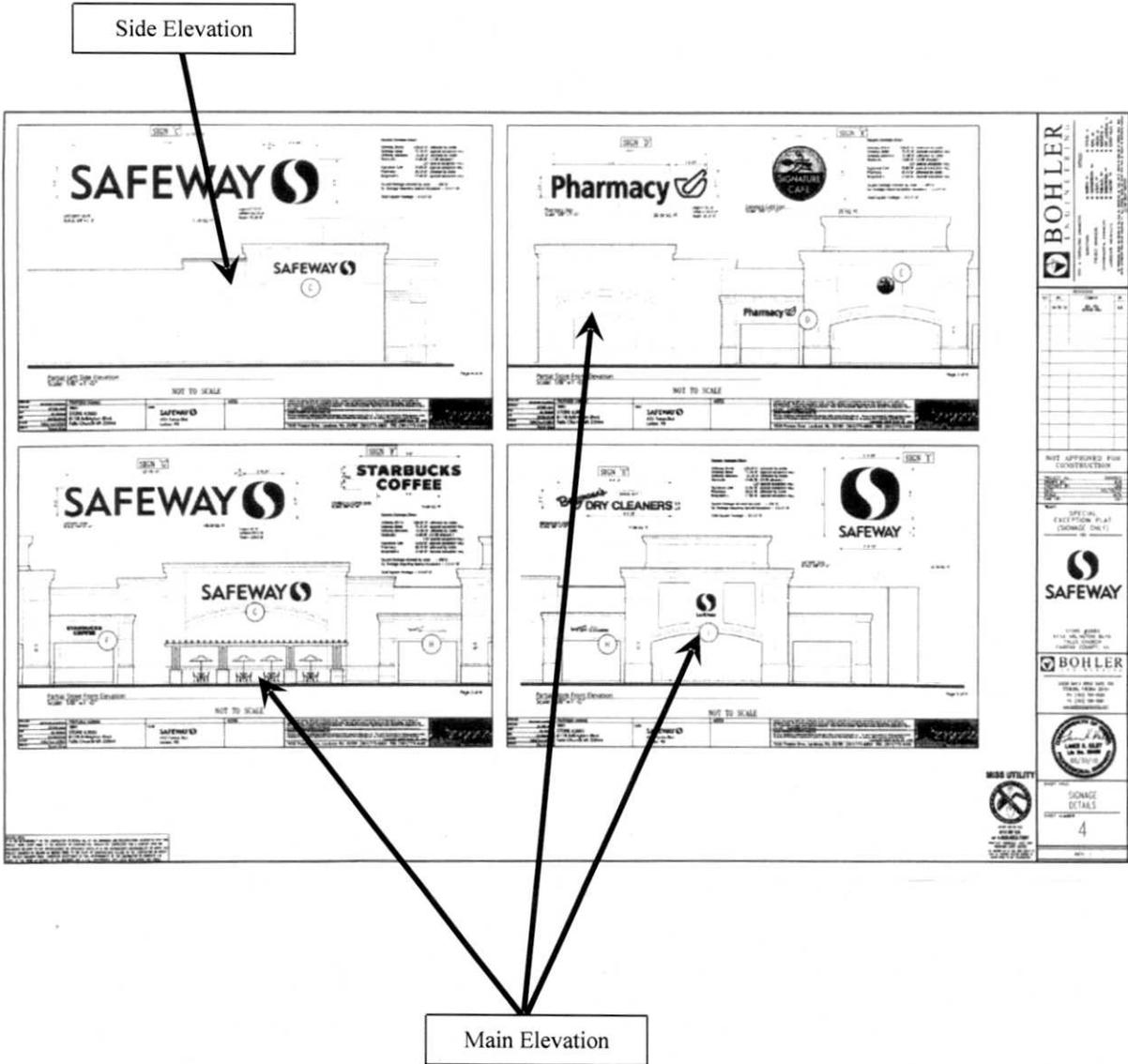
Attachment I
Site Context



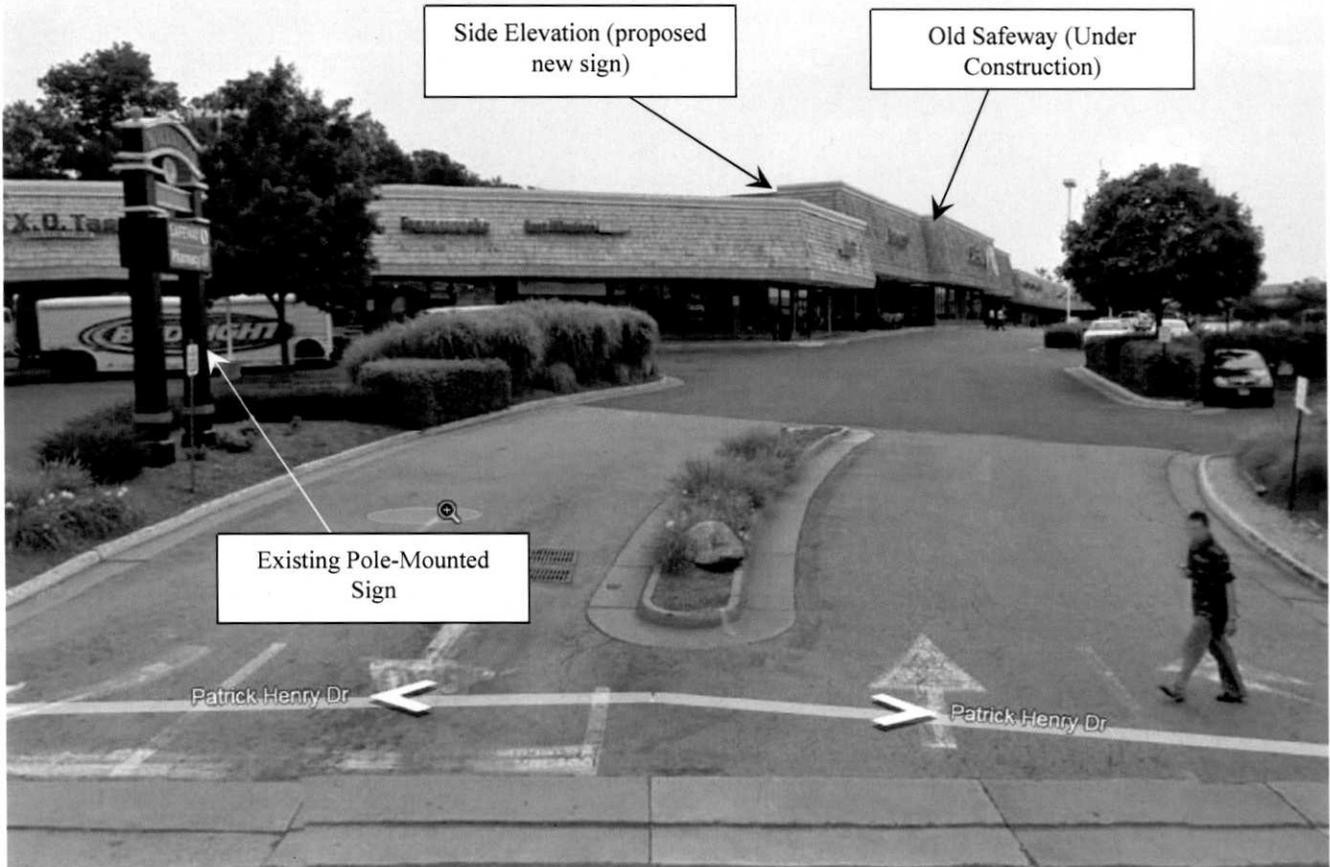
Attachment II Site Context



Attachment III
Proposed Signage



Attachment IV
View from Patrick Henry Drive



Attachment V
Existing Signage along Arlington Blvd



Existing Sign – East of Patrick Henry Dr



Existing Sign - West of Patrick Henry Dr

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

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 by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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