



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX



May 21, 198

STAFF REPORT

APPLICATION NUMBER RZ 85-D-127  
PCA 84-D-077-1

DRANESVILLE DISTRICT

Applicant: NV Commercial Incorporated

Present Zoning: R-1, I-3

Requested Zoning: I-3

Proposed Use: Office

Acreage: 2.64 acres (RZ)  
1.45 acres (PCA)

Subject Parcels: 30-1 ((23)) 2A,3A,4A,5A,6A,7A,8A, 12

Application Filed: October 28, 1985

Planning Commission Public Hearing: May 28, 1986

Board of Supervisors Public Hearing: June 23, 1986

Staff Recommendation: The staff recommends that the Zoning Ordinance as it applies to the subject property, be amended from the R-1 District to the I-3 District with the execution of the proffers submitted by the applicant in draft and contained in Appendix 1 of this report.

The staff also recommends that PCA 84-D-077 as submitted be approved with the execution of the proffers submitted by the applicant in draft.

The staff further recommends that the requested waiver of the Barrier requirement and modification of Transitional Screening requirements along north and southwest sides in favor of landscaping plan dated 5/19/86 be approved.

The staff further recommends waiver of the 75 foot minimum setback from Route I-495.

It should be noted that it is not the intent of the 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.

KS

# REZONING APPLICATION

PZ 85-D-127  
FILED 10/28/85

NV COMMERCIAL, INC.  
TO REZONE: 2.64 ACRES OF LAND; DISTRICT - DRANESVILLE  
PROPOSED: OFFICE  
LOCATED: S.W. SIDE LEWINSVILLE ROAD OPPOSITE ITS  
JUNCTION WITH SCOTT'S RUN RD.  
ZONING: R-1  
TO: I-3

MAP REF 030-1- /23/ /0002-A .0003-A .0004-A .0005-A .0006  
030-1- /23/ /0007-A .0008-A

CA 84-D-077  
FILED 11/20/85

N. V. COMMERCIAL, INC.  
PROFFERED CONDITION AMENDMENT  
PROPOSED: OFFICE  
APPROX. 1.45 ACRES OF LAND; DISTRICT - DRANESVILLE  
LOCATED: S.W. SIDE LEWINSVILLE ROAD OPPOSITE ITS  
JUNCTION WITH SCOTT'S RUN ROAD

ZONING: I-3

MAP REF 030-1- /01/ /0012-



# REZONING APPLICATION

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TO: I-3

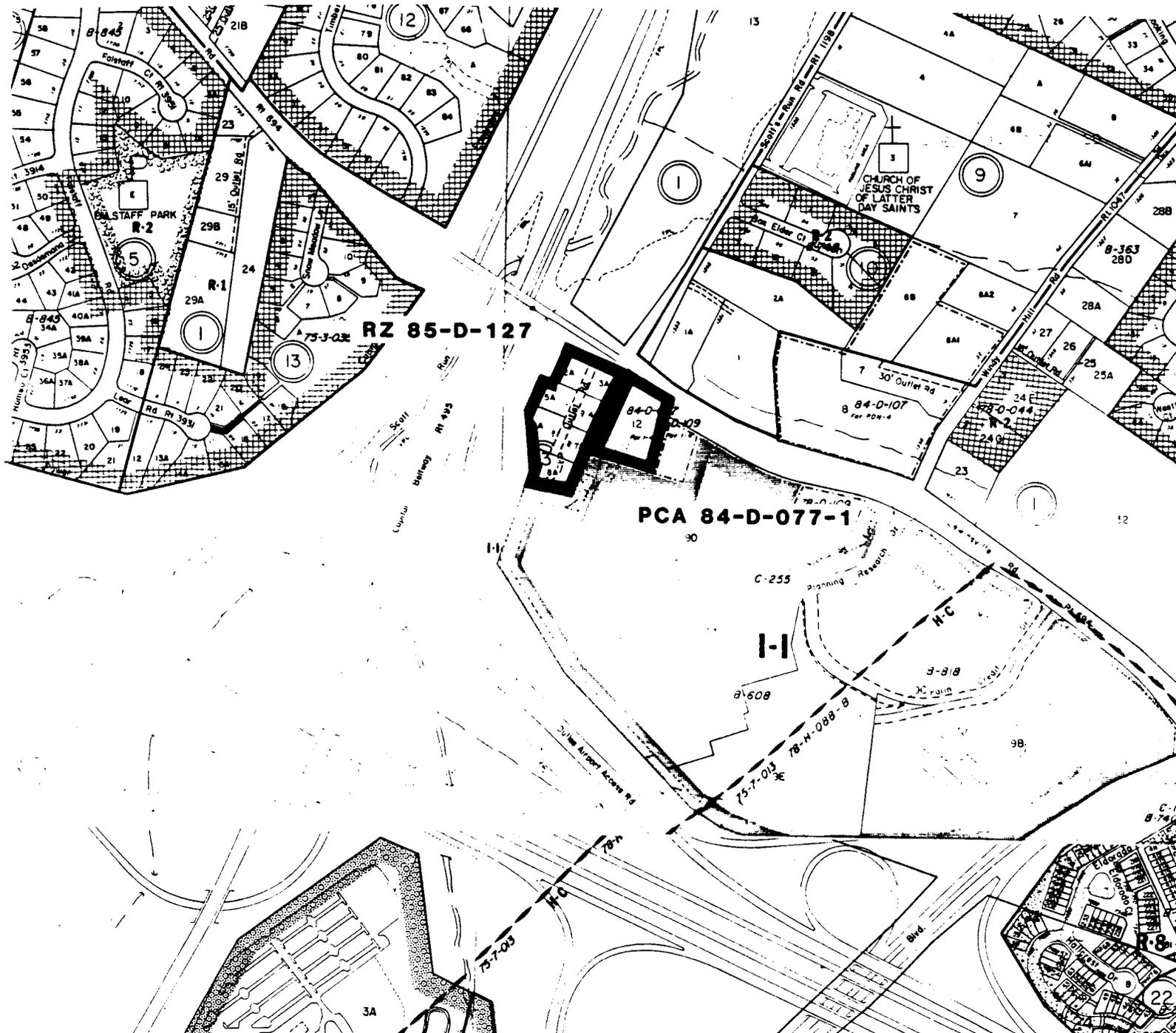
MAP REF 030-1- /23/ /0002-A .0003-A .0004-A .0005-A .0006  
030-1- /23/ /0007-A .0008-A

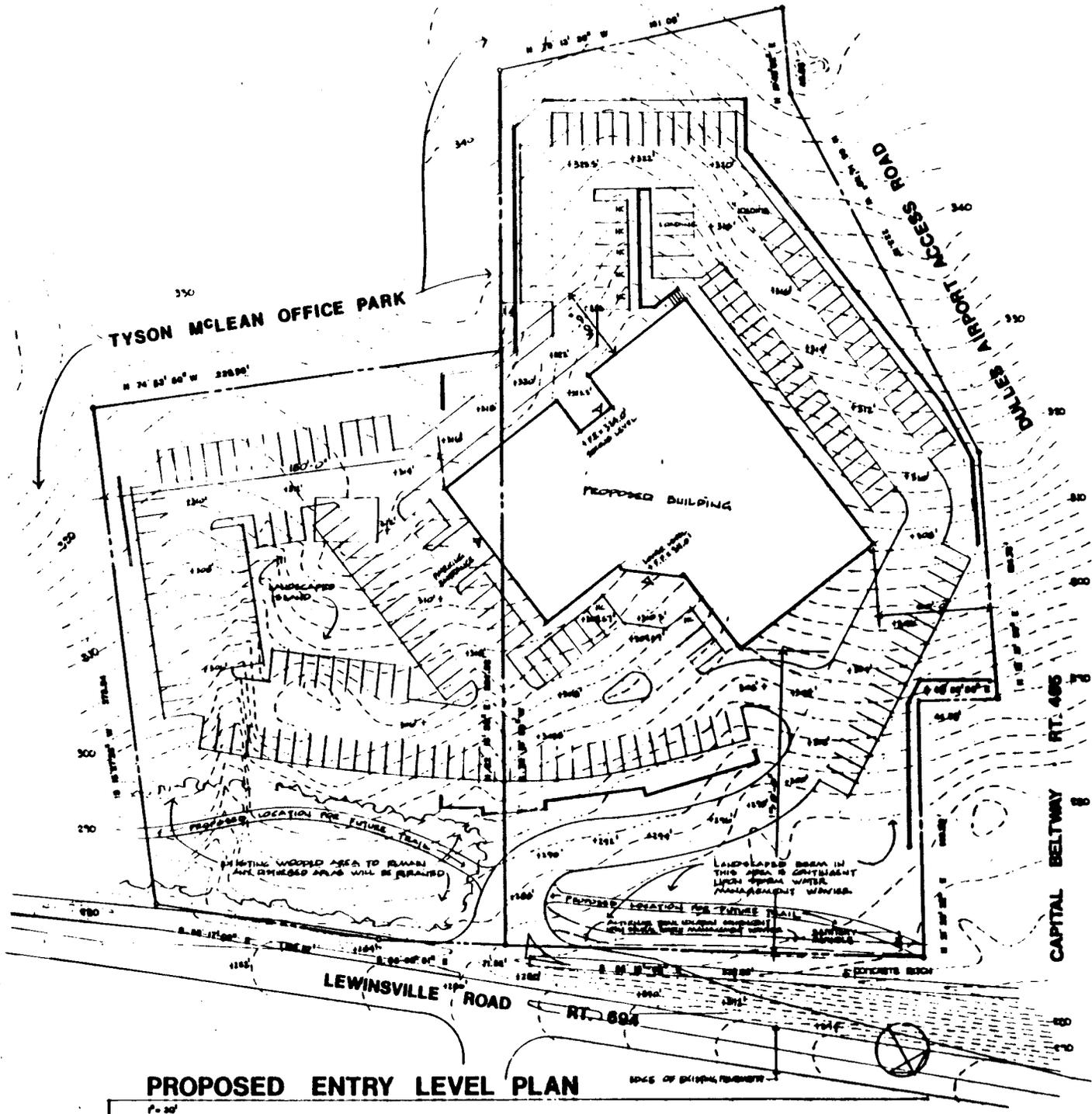
CA 84-D-077  
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MAP REF 030-1- /01/ /0012-

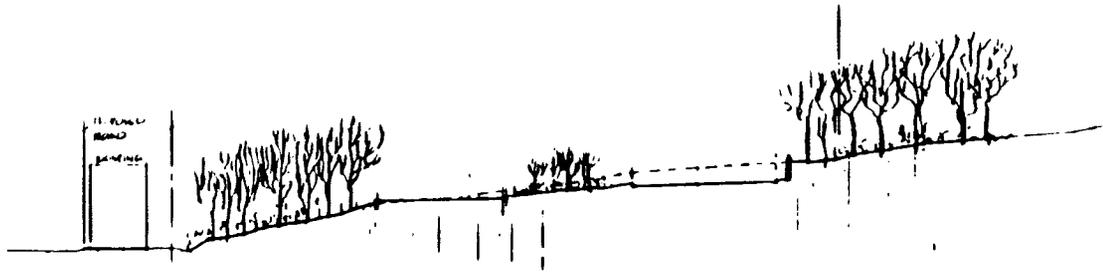




**PROPOSED ENTRY LEVEL PLAN**

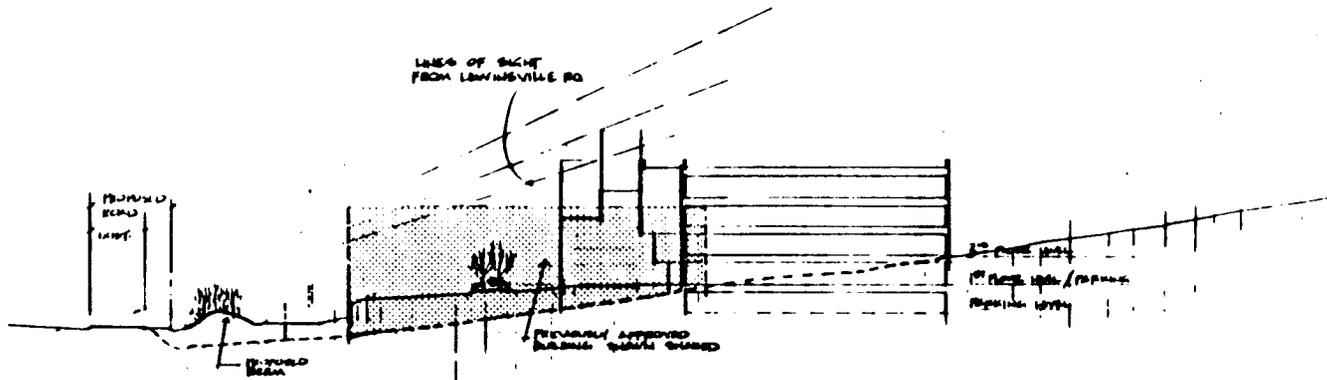
P-20

SCALE OF DRAWING: 1/8" = 1'-0"



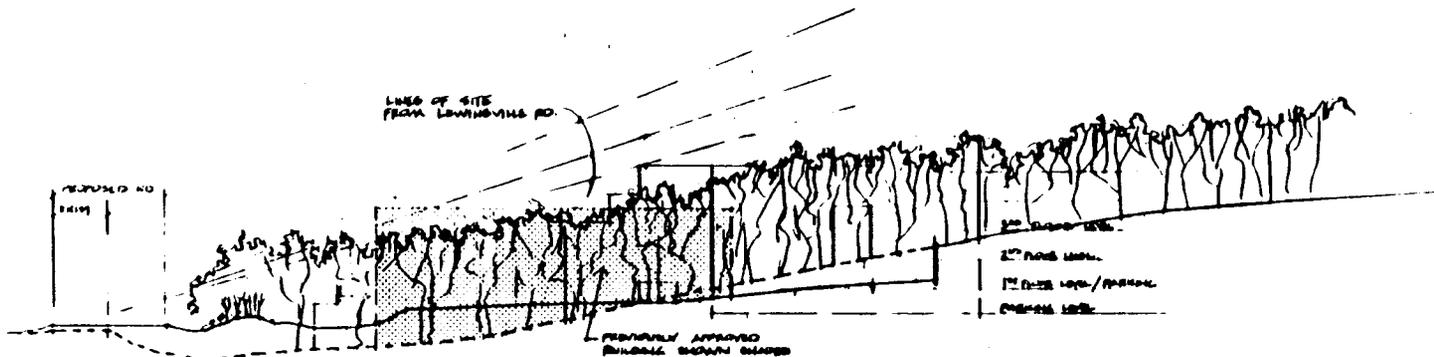
(A) PROFILE @ (EAST) PARKING AREA

1" = 20'



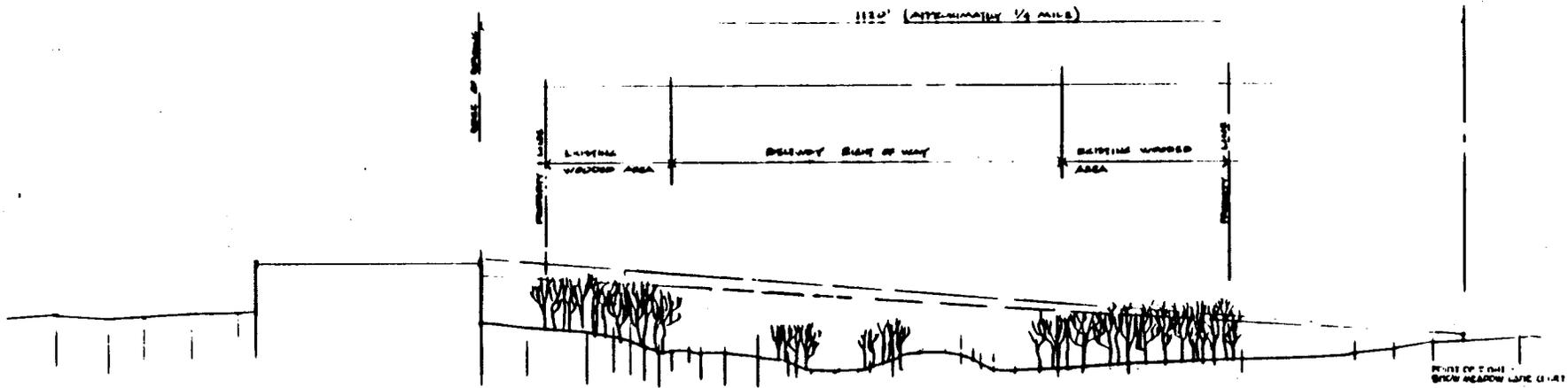
(B) PROFILE LOOKING EAST @ BLDG. MID-POINT

1" = 20'

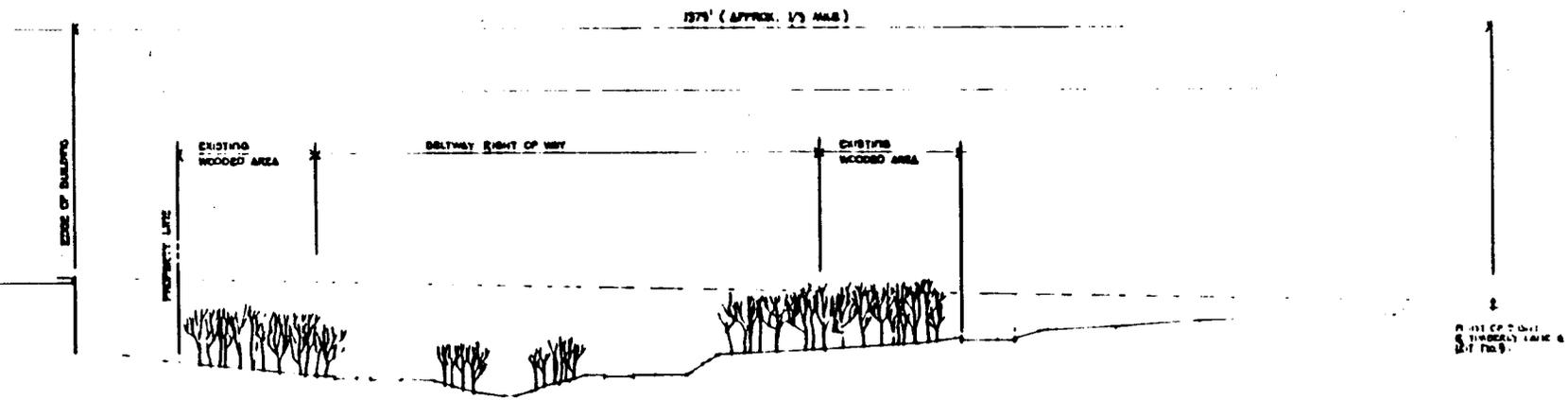


(C) PROFILE LOOKING EAST @ THE LINE OF BELTWAY RIGHT OF WAY

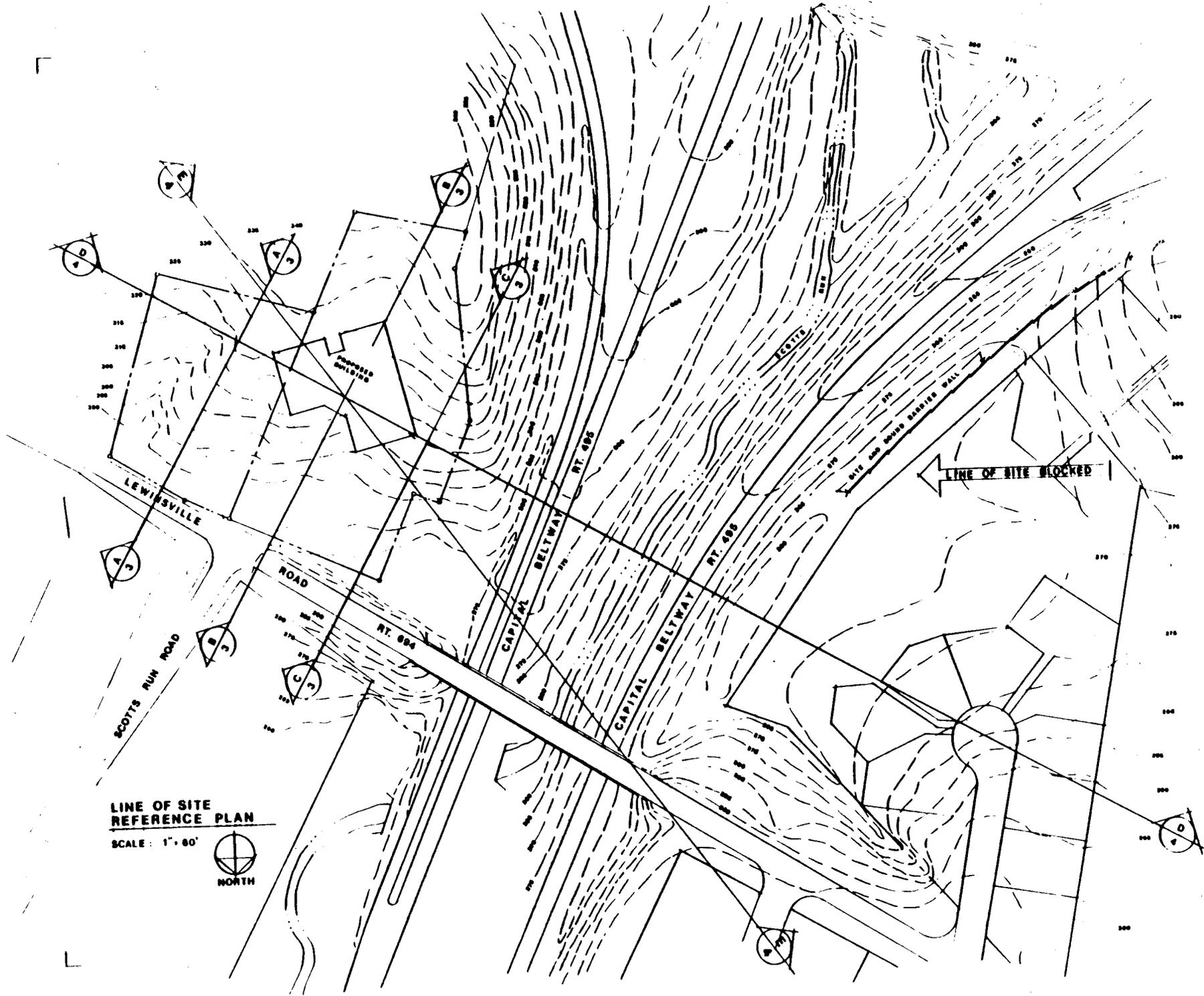
1" = 20'



D PROFILE LOOKING SOUTH (LINE OF SITE FROM SNOW MEADOW LANE TO CLOSEST EDGE OF BUILDING)  
SCALE: 1" = 60'



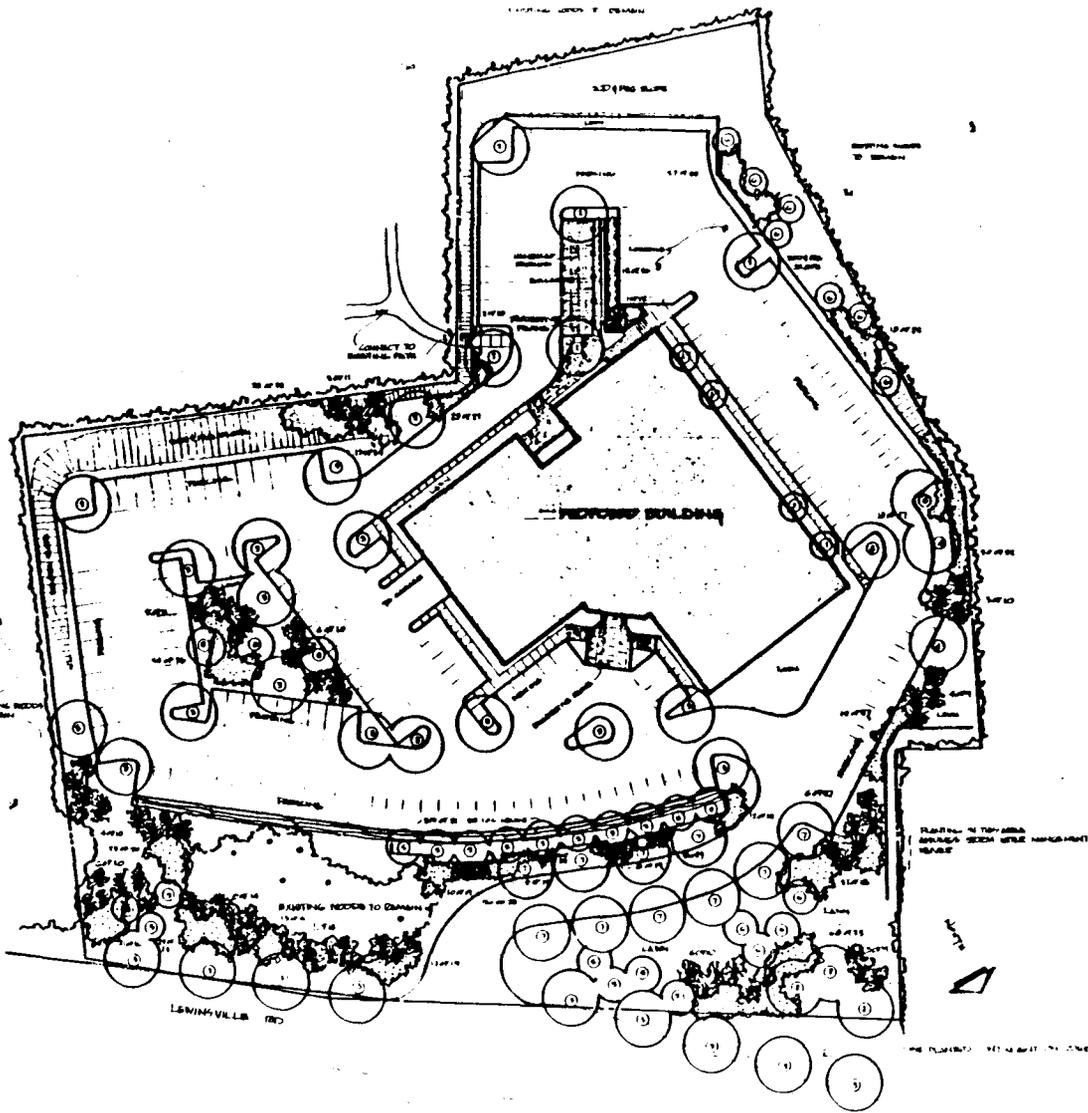
E PROFILE LOOKING SOUTH (LINE OF SIGHT FROM TIMBERLY LANE TO CLOSEST EDGE OF BUILDING)  
SCALE: 1" = 60'



LINE OF SITE  
REFERENCE PLAN

SCALE: 1" = 60'



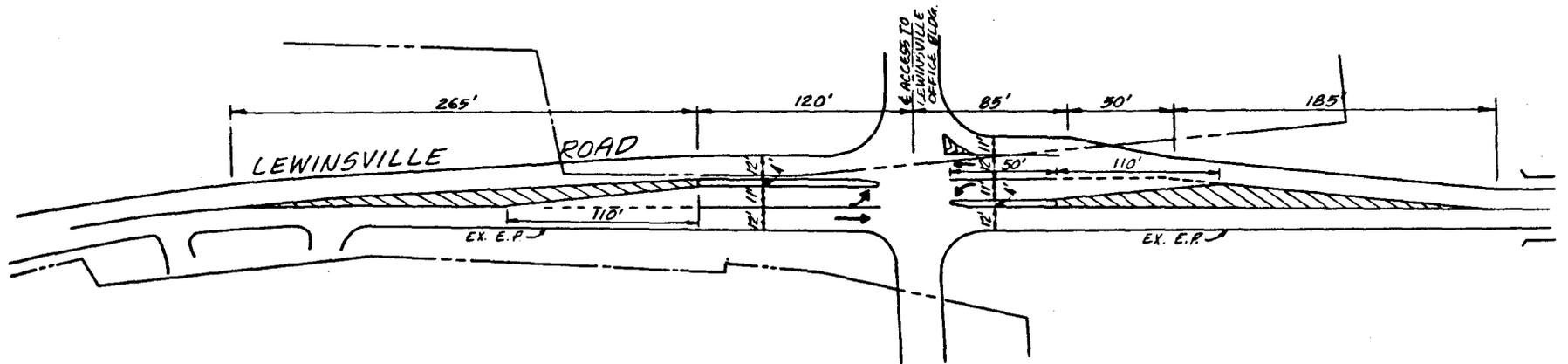


PLANT LIST

NO	QTY	BOTANICAL & COMMON NAME	SIZE	DATE	REMARKS
1	4	SOBE BURNING BUSHES - 24" WIDE 24" HIGH	1.5'	10/0	
2	4	GREEN BURNING BUSHES - 24" WIDE 24" HIGH	1.5'	10/0	
3	12	ARBORETUM ACUTYRIS - 12" WIDE 12" HIGH	1.5'	10/0	
4	4	WILLOW BARKED WILLOW BARKED - 12" WIDE 12" HIGH	1.5'	10/0	
5	4	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
6	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
7	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
8	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
9	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
10	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
11	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
12	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
13	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
14	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
15	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
16	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
17	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
18	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
19	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
20	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
21	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
22	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
23	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
24	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
25	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
26	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	
27	12	FRAXINUS VIRGINICA - 12" WIDE 12" HIGH	1.5'	10/0	

LANDSCAPE PLAN

<p>REV. 1-15-10</p> <p>DATE: 1-15-10</p> <p>BY: [Signature]</p>	<p><b>DONOVAN - FEOLA - BALDERSON &amp; ASSOCIATES INC.</b></p> <p>LEWINSVILLE RD OFFICE BUILDING</p> <p>100 S. 10th St. Columbus, IN 47202</p> <p>TEL: 317.251.1100 FAX: 317.251.1101</p>
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THIS IS A CONCEPTUAL DRAWING PREPARED WITH INCOMPLETE LAND SURVEY DATA. IT SHOULD NOT BE USED FOR FINAL ENGINEERING.

LEWINSVILLE OFFICE BUILDING ACCESS

BELLOMO-McGEE, INC.

**BMI**

901 Follin Lane—Suite 220  
Vienna, Virginia 22180  
703 / 255-3312

Date: MAY 14, 1986

Scale: NONE Sheet / of /

RZ 85-D-127  
PCA 84-D-077-1

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

#### DESCRIPTION OF THE APPLICATION

The applicant is requesting that 2.64 acres be rezoned from the R-1 District (Residential, one (1) dwelling unit per acre) to the I-3 District parcels. Additionally, the applicant is requesting a Proffered Condition Amendment (PCA) for the 1.45 acre I-3 zoned parcel (parcel 12) adjacent to the residential component of the application property in order to consolidate the two parcels for an office development.

The applicant has submitted a Generalized Development Plan (GDP) for the combined 4.09 acre site which shows an office building having a gross floor area of 67,938 square feet resulting in a Floor Area Ratio (FAR) of 0.38. The GDP is proffered and a draft proffer statement is attached at Appendix 1.

The applicant's Affidavit and Statement of Justification are attached as Appendices 2 and 3 respectively.

#### BACKGROUND INFORMATION

On July 22, 1985 the Board of Supervisors approved RZ 84-D-077 to the I-3 District for an office use with a FAR of 0.38 subject to the execution of Proffers attached as Appendix 9 of this report.

#### LOCATION AND CHARACTER OF THE AREA

The application property is located in the southeast quadrant of the intersection of Lewinsville Road and the Capital Beltway (I-495). It is bounded on the south and east side by Industrial zoned office development generally known as the PRC complex and to the north and west (across I-495) by residentially developed land zoned in the R-1 District. The site rises up considerably southward from Lewinsville Road and is generally wooded.

#### COMPREHENSIVE PLAN RECOMMENDATIONS

The subject property is located in the M4, Balls Hill Community Planning Sector of the McLean Planning District in Area II. The following relevant text reads:

- "o Development control--Impose development controls which limit the negative impacts of conflicting land uses (existing and proposed), provide for buffers and other ameliorating measures..." (Page 156, introductory section for Area II Stable Area Policies).

The following Board of Supervisors policies apply to this applicant:

Policy 11: Private Sector Facilities--Fairfax County should encourage the development of appropriately scaled...industrial facilities...

Policy 16: Preserving Existing Residential and Open Space--Growth should take place in accordance with criteria and standards designed to preserve, enhance and protect existing residential areas...and achieve an orderly and aesthetic mix of residential, commercial/industrial facilities and open space without compromising the existing quality of life of existing residential development. Densities and heights in excess of those compatible with these goals should be discouraged."

The Area II Comprehensive Plan map indicates that the subject property is planned for industrial use.

#### PUBLIC FACILITIES ANALYSIS

Information regarding sanitary sewer, water and fire and rescue services comments appear at Appendices 4 through 6 respectively. Review of these comments indicates that there are no deficiencies in the availability of public facilities to the site. Offsite water main extension may be required for domestic service and fire protection service.

#### TRANSPORTATION ANALYSIS

The Transportation Impact Analysis appears at Appendix 7. The analysis indicates several transportation issues that need to be resolved which are stated as follows:

- o Trip generation at a level which exceeds that which was anticipated in conjunction with the preparation of the Comprehensive Plan.
- o Compatibility of right-of-way dedication with adjacent properties.
- o The need to provide additional dedication and construction for future improvements.
- o The relocation of an existing Metro Bus stop.

The applicant commits to resolve majority of the above stated issues and has submitted a proffer statement to that effect.

### ENVIRONMENTAL SITE ANALYSIS

The Environmental Analysis based upon the landscape plan dated 5/19/86 is attached at Appendix 8. That analysis indicates that the environmental constraints associated with this application are:

o Tree preservation:

A tree protection and preservation plan should be submitted as a portion of the landscaping plan. Existing trees should be more extensively incorporated into the site design to provide adequate buffering and screening. This is particularly true along the Lewinsville Road frontage and along the western edge of the site.

o Landscaping

A landscaping plan should be submitted to the Office of Comprehensive Planning (OCP) and the County Arborist (DEM) for review and approval prior to the granting of the rezoning. Implementation of the approved plan should be committed to by the applicant. Increased parking lot landscaping should also be provided.

o Stormwater management:

The necessary stormwater management facilities (if not waived by DEM) should be shown on, and designed into the GDP. If waived, berming and landscaping should be shown on the GDP and committed to by the applicant in the area that would have been used for the stormwater management facility.

o Design quality:

The mass of the building should be reduced. The most appropriate method would be to decrease the F.A.R. to .38.

o Trails:

A trail facility should be provided along Lewinsville Road, on the subject property. Dedication and construction is required at site plan submission.

The revised GDP and Landscape Plan dated 5/8/86 resolve most of the issues; however, some fine tuning of the proposed landscaping and resolution of the issue of storm water run off detention still need to be addressed.

DEVELOPMENT PLAN ANALYSIS

The applicant has submitted a Generalized Development Plan (GDP) which includes both the application property involved in the rezoning request and the Proffered Condition Amendment (PCA), a total of 4.09 acres. The GDP depicts 67,938 square feet gross floor area in a 3-4 story office building yielding a Floor Area Ratio (FAR) of .38. The applicant has submitted a draft proffer statement which is attached at Appendix 1 and commits to develop the property as depicted on the GDP.

The GDP indicates that approximately 40 percent of the site is open space, which considerably exceeds the Zoning Ordinance requirement for a minimum of 15 percent open space.

A total of 245 parking spaces as required are accommodated by surface parking and a one level parking structure under the building as indicated on the GDP. Interior parking lot landscaping is accomplished through the creation of a large landscape island which successfully breaks the vast parking areas. The application, in addition, satisfies handicapped parking and loading requirements as specified in Article 11 of the Zoning Ordinance.

Transitional Screening 2 and Barrier D or F requirements are applicable along the north and west sides. Modification of Transitional Screening and waiver of Barrier requirements would be appropriate in favor of landscaping as shown on the revised landscape plan dated 5/19/86 in accordance with the modification provision of paragraph 3. of Section 13-111 of the Zoning Ordinance which permits such modification if landscaping and architectural treatments are provided. Furthermore, the existing vegetation within the road right-of-way and topography would minimize any negative impacts on the surrounding areas.

Waiver of a 75 foot minimum set back from Route I-495 right-of-way as required by Section 2-414 of the Zoning Ordinance would be appropriate in favor of the provision of the proposed 60 foot landscaped set back with some parking. Only a small corner of the building intrudes in the 75 foot set back. This waiver would also qualify under the provisions of paragraph 3 of Section 13-111 of the Zoning Ordinance.

The Landscape Plan, dated 5/18/86, depicts a wide variety of plant materials placed appropriately to compliment the proposed use. However, planting of evergreens on the south side of the entryway, in addition to the Bradford pears should be provided to mitigate the visual impact that the retaining wall and/or the

building may have on the residential community across Lewinsville Road. If the storm water detention waiver is not granted by Department of Environmental Management (DEM), the buffer area between the entry way and Lewinsville Road would require extensive landscaping and similar to what is being proposed and shown on the landscape plan dated 5/19/86. The landscape plan and the planting schedule should be approved by the County Arborist at the time of final site plan approval.

#### STAFF CONCLUSIONS AND RECOMMENDATIONS

##### Conclusions

The proposed use is located in an area along the south side of Lewinsville Road between Route 123 and the Beltway planned for industrial use but proposed for an office use set well back from Lewinsville Road and well screened from the area along the north side of Lewinsville Road, which is planned for low-density residential use and partially developed as such. The property is in a transitional location and can appropriately be developed only at an intensity which does not impact residential neighborhoods across Lewinsville Road or the Beltway and does not establish precedential conditions. The well designed proposed office structure set well down on the hillside with a maximum height of 45 feet and FAR of .38 avoids an excessive impact on the residential neighborhoods across the Beltway, especially if existing vegetation is preserved in the required setback area along the right-of-way. Furthermore, if sufficient deciduous and coniferous plantings are provided to supplement existing wooded areas along Lewinsville Road, the visual impact on the areas planned for residential use on the north side of Lewinsville Road can also be minimized. The proposed development as proffered, therefore, would be in harmony with the policies embodied in the Comprehensive Plan.

The development proposal, with a FAR of 0.38 comparable to the adjacent Tyson McLean office complex, would be appropriate, provided, that a large undisturbed vegetative buffer along the entire Lewinsville Road frontage of the site is provided.

Applicant's proffers in draft address all the concerns satisfactorily aided by the revised GDP and Landscape Plan dated 5/19/86. New proffers supercede old ones on PCA & reiterate relevant ones and are attached as Appendix 1 in this report.

### Recommendations

The staff recommends that the Zoning Ordinance as it applies to the subject property, be amended from the R-1 District to the I-3 District with the execution of the proffers submitted by the applicant in draft are contained in Appendix 1 of this report.

The staff also recommends that PCA 84-D-077-1 as submitted be approved with the execution of the proffers submitted in draft.

The staff further recommends that the requested waiver of Barrier requirements and modification of Transitional Screening requirements along the north southwest sides in favor of the landscaping plan dated 5/19/86 be approved .

The staff further recommends that the requested waiver of the 75 foot minimum setback requirements from Route I-495 be approved.

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

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

### APPENDICES

1. Draft Proffer Statement
2. Affidavit
3. Statement of Justification
4. Sanitary Sewer Analysis
5. Water Service Analysis
6. Fire and Rescue Service Analysis
7. Transportation Analysis
8. Environmental Site Analysis Checklist
9. RZ 84-D-077 Proffered Conditions
10. Glossary

NVCOMMERCIAL PROFFERSPROFFERED CONDITION AMENDMENT 84-D-077-1  
REZONING APPLICATION 85-D-127

May 19, 1986

Pursuant to Section 15.1-491 (a) of the Code of Virginia, 1950 edition as amended, the applicant proffers contingent upon approval of the Generalized Development Plan (GDP) at an FAR of 0.38 and rezoning the subject property to "I-3" as follows:

1. The subject property shall be developed in accordance with the GDP dated May 8, 1986, as amended, prepared by Burton & Hudgins, P.C. and will be used for office and accessory uses only.

2. Applicant commits to preserve the existing vegetation in conformance with the Landscaping Plan dated April 21, 1986, as amended, prepared by Donovan, Feola, Balderson & Associates subject to the approval of the County arborist.

3. Applicant will dedicate forty-five (45) feet of right of way measured from the existing center line of Lewinsville Road along the subject property's frontage and will construct right and left turn lanes into the site as shown on the GDP and attached exhibit dated May 14, 1986 prepared by Bellomo-McGee, Inc., in accordance with the Virginia Department of Highways and Transportation standards.

4. Applicant agrees to provide a buffer area 85 feet wide from the existing property line along Lewinsville Road to the closest point of the proposed office building and parking. This area includes a 45 foot dedication required by VDH&T for possible future widening of Lewinsville Road and also includes the entrance drive. Supplemental landscaping will be provided for any areas disturbed by construction, in conformance with the Landscaping Plan dated April 21, 1986, as amended, prepared by Donovan, Feola, Balderson & Associates..

5. In lieu of a sidewalk, Applicant will provide a six foot (6') wide asphalt trail along the subject property's Lewinsville Road frontage, subject to VDH&T approval, within the dedicated right of way.

6. Applicant agrees to fund the installation of a traffic signal at the intersection of Lewinsville Road and Scotts Run Road upon demand from VDH&T. Applicant's responsibility to fund said signal shall expire on June 1, 1991.

NVCommercial Proffers:  
PCA 84-D-077-1, RZ 85-D-127

NVCommercial, Incorporated

BY: Christine McE. Kaufman, V.P.  
Christine McE. Kaufman

Dwight C. Schar, Trustee  
Dwight C. Schar, Trustee

LEWINSVILLE LIMITED PARTNERSHIP

BY: J. M. Beebe  
President NV Commercial,  
General Partner

BOYCE PROFFERS: DFTKCM

6/28/85  
Rev. 7/11/85  
" 7/19/85  
" 7/22/85  
" 4/23/86  
" 5/12/86  
" 5/15/86  
" 5/19/86

REZONING AFFIDAVIT

I, N.V. Commercial, Inc., do hereby make oath or affirmation that I am an applicant in Rezoning Application Number RZ 85-D-127 & PCA 84-D-077-1 and that to the best of my knowledge and belief, the following information is true:

- 1. (a) That the following constitutes a listing of names and last known 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 having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Table with 3 columns: Name, Address, Relationship. Row 1: See Attachment.

- (b) That the following constitutes a listing of the shareholders of all corporations of the foregoing who own ten (10) per cent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Table with 3 columns: Name, Address, Relationship. Row 1: See Attachment.

- (c) That the following constitutes a listing of all partners, both general and limited, in any partnership of the foregoing:

Table with 3 columns: Name, Address, Relationship. Row 1: See Attachment.

- 2. That no member of the Fairfax County Board of Supervisors or Planning Commission owns or has any interest in the land to be rezoned or has any interest in the outcome of the decision.

EXCEPT AS FOLLOWS: (If none, so state)

None.

- 3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his immediate household and family, 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 outstanding bonds or shares of stock with a value in excess of fifty dollars (\$50), 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 fifty dollars (\$50) or more with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (If none, so state)

See Attachment.

WITNESS the following signature:

Signature of Agent for Applicant

The above affidavit was subscribed and confirmed by oath or affirmation before me this 2 day of May 19 86 in the State of Virginia

My commission expires: 4/17/89

Signature of Notary Public

ATTACHMENT

N.V. COMMERCIAL, INC.  
RZ 85-D-127 & PCA 84-D-077-1

1. (a)

N.V. Commercial, Incorporated 1355 Beverly Road, Ste 300 McLean, VA 22101	Applicant
Stephen Cumbie & Christine Kaufman Same address as above	Agents for N.V. Commercial, Inc.
Dwight C. Schar, Trustee Same address as above Tyson-McLean Associates Limited Partnership - Beneficiary	Title Owner
Lewinsville Limited Partnership Same address as above	Title Owner
Walsh, Colucci, Malinchak, Emrich & Lubeley, P.C. 950 N. Glebe Road, Ste 300 Arlington, VA 22203	Attorneys
James A. Smith and Assoc., Inc. 6861 Elm Street McLean, VA 22101	Engineers
Dewberry and Davis 8401 Arlington Boulevard Fairfax, VA 22031	Engineers
Donovan, Feola, Balderson 19110 Montgomery Village Avenue Suite 210 Gaithersburg, MD 20877	Landscape Architects
Bellomo-McGee, Inc. 901 Follin Lane, Suite 220 Vienna, VA 22180	Traffic Consultants
Burton and Hudgins, P.C. 6715 Whittier Avenue McLean, VA 22101	Architects

1. (b)

-Joe Burton and Letcher Hudgins - Sole shareholders of Burton  
and Hudgins, P.C.  
-James A. Smith - Sole shareholder of James A. Smith and  
Associates

ATTACHMENT

1. (b) (continued)

- Martin D. Walsh, Thomas J. Colucci, Nicholas Malinchak, Jerry K. Emrich, Michael D. Lubeley, Charles L. Shumate - Sole shareholders of Walsh, Colucci et al.
- Hugh W. McGee and Salvatore J. Bellomo - Sole shareholders of Belloco-McGee, Inc.
- Richard T. Feola and Andrew H. Balderson - Sole shareholders of Donovan, Feola & Balderson
- Dwight C. Schar, William A. Moran, Stephen M. Cumbie - Sole shareholders of N.V. Commercial, Inc.

1. (c)

- Sidney O. Dewberry & Richard N. Davis - Partners of Dewberry & Davis
- Christine Kaufman, James A. Boyce, Dwight C. Schar, William A. Moran, Stephen M. Cumbie - Limited partners of Lewinsville Limited Partnership
- N.V. Commercial, Inc. - General partner of Lewinsville Limited Partnership
- Milton V. Peterson, John T. Hazel, Jr., Duane W. Beckhorn - Partners of Tyson-McLean Associates Limited Partnership

2. None.

3. Dwight C. Schar, Stephen M. Cumbie, William A. Moran - each contributed \$50.00 to Egge campaign.

RZ AFFI 4/28/86:MEMM01

WALSH, COLUCCI, MALINCHAK, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

950 NORTH GLEBE ROAD, SUITE 300

ARLINGTON, VIRGINIA 22203

(703) 528-4700

MARTIN D. WALSH  
THOMAS J. COLUCCI  
NICHOLAS MALINCHAK  
JERRY K. EMRICH  
MICHAEL D. LUBELEY

November 12, 1985

PRINCE WILLIAM OFFICE

12504C LAKE RIDGE DRIVE  
LAKE RIDGE EXECUTIVE PARK  
WOODBIDGE, VIRGINIA 22192

KEITH C. MARTIN  
BRIAN R. MARRON  
NAN E. TERPAK

(703) 494-4646  
METRO 690-4647

Miss Jane Gwinn  
Zoning Administrator  
10555 Main Street  
3rd Floor  
Fairfax, Virginia 22030

RE: PCA 84-D-077

Dear Miss Gwinn:

The following constitutes a statement of justification for the above referenced Proffered Condition Amendment application.

The subject property was recently approved for rezoning to "I-3" for the Proffered Generalized Development Plan showing an office building. A similar rezoning application to "I-3" has been filed on the adjacent property to the west. The applicant has decided to consolidate the properties and amend the Proffered Development Plan to a combined project.

The applicant submits that this request is in compliance with the Comprehensive Plan which calls for land assembly and coordinated development whenever possible. The amended Development Plan honors the recommendations of the Comprehensive Plan for this property regarding setback from Lewinsville Road, landscaped buffer and bulk and height of the proposed building. The low density community east of Lewinsville Road should not be adversely impacted by this amendment.

Thank you for your consideration of this matter.

Very truly yours,

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

Martin D. Walsh

KCM/lag

WALSH, COLUCCI, MALINCHAK, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

950 NORTH GLEBE ROAD, SUITE 300

ARLINGTON, VIRGINIA 22203

(703) 528-4700

MARTIN D. WALSH  
THOMAS J. COLUCCI  
NICHOLAS MALINCHAK  
JERRY K. EMRICH  
MICHAEL D. LUBELEY

KEITH C. MARTIN  
BRIAN R. MARRON  
NAN E. TERPAK

PRINCE WILLIAM OFFICE

12504C LAKE RIDGE DRIVE  
LAKE RIDGE EXECUTIVE PARK  
WOODBIDGE, VIRGINIA 22192

(703) 494-4646  
METRO 690-4647

October 21, 1985

Ms. Jane Gwinn  
Zoning Administrator  
10555 Main Street, 3rd Floor  
Fairfax, Virginia 22030

RE: Rezoning request for property referred to as  
Tax Map 30-1-((23)) parcels 2A through 8A  
from R-1 to I-3

Dear Ms. Gwinn:

The following constitutes a statement of justification for the above referenced rezoning request.

The subject property is located on the southside of Lewinsville Road approximately 300 feet east of its intersection with the capital beltway. The Area III plan map indicates that the subject property is planned for industrial use. Although there is no specific land use recommendations in the plan text that apply to this property, it is plan policy for this area that any now non-residential uses should not negatively impact adjacent residential communities.

The applicant is consolidating the subject property with the parcel to the west that was the subject of rezoning application 84-D-077 which was recently approved for a rezoning to I-3. A Proffer Condition Amendment application for 84-D-077 will be forthcoming. Applicant submits that this rezoning request and consolidation of parcels will not negatively impact adjacent residential communities. The proposed development will be designed so that the bulk and height of the building, the set back and landscaped buffer along Lewinsville Road should be such that the low density community east of Lewinsville Road should not be adversely impacted.

Ms. Jane Gwinn  
Page Two

October 21, 1985

Thank you for your consideration of this matter.

Very truly yours,

Walsh, Colucci, Malinchak, Emrich & Lubeley, P.C.

*M.D. Walsh/KCM*

Martin D. Walsh

KCM/cmz

cc: Christine Kauffman

WALSH, COLUCCI, MALINCHAK, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

950 NORTH GLEBE ROAD, SUITE 300

ARLINGTON, VIRGINIA 22203

(703) 528-4700

MARTIN D. WALSH  
THOMAS J. COLUCCI  
NICHOLAS MALINCHAK  
JERRY K. EMRICH  
MICHAEL D. LUBELEY

KEITH C. MARTIN  
BRIAN R. MARRON  
NAN E. TERPAK  
WILLIAM A. FOGARTY

April 23, 1986

PRINCE WILLIAM OFFICE

12510C LAKE RIDGE DRIVE  
LAKE RIDGE EXECUTIVE PARK  
WOODBIDGE, VIRGINIA 22192

(703) 494-4646  
METRO 690-4647

Mr. Kul Sandhu  
Zoning Evaluation Branch  
10640 Page Avenue, 3rd Floor  
Fairfax, Virginia 22030

RE: PCA 84-D-077-1 and RZ 85-D-127

Dear Mr. Sandhu:

It is hereby requested that the following waivers be granted in conjunction with the above-referenced applications:

1. Waiver of the transitional screening and barrier requirements along the property's southwest border as it relates to the Dulles Airport access road;
2. Waiver of the transitional screening and barrier requirements along the subject property's northern border along Lewinsville Road and;
3. Waiver of the 75 foot minimum setback from the Route 495 right-of-way.

These waivers are necessary in order to permit applicant to pull the proposed office building a maximum distance away from Lewinsville Road and maximize the preservation of the existing buffer along Lewinsville Road. The existing buffer supplemented by additional landscaping will be provided in lieu of the ordinance of screening and barrier requirements.

Thank you for your consideration of this matter.

Very truly yours,

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

Martin D. Walsh

KCM:tsg  
cc: Christine Kaufman

1374w (BP)

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator (Tel: 691-3387) DATE: April 16, 1986  
 Plan Implementation Branch, OCP  
 3rd Floor, City Square

FROM: Jerry D. Jackson (Tel: 691-2191)  
 System Analysis Section, Office of Waste Management  
 Department of Public Works

SUBJECT: Sanitary Sewer Analysis, Rezoning Application 85-D-127

The following information is submitted in response to your request for a sanitary sewer analysis for subject rezoning application:

1. The application property is located in the Scotts Run (E-1) Watershed. It would be sewered into the Blue Plains Treatment Plant.

2. Based upon current flow and committed flow, there is excess capacity in the Blue Plains Treatment Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been previously paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for the development of this site.

3. An 24 inch line located \_\_\_\_\_ easement \_\_\_\_\_ and \_\_\_\_\_ on \_\_\_\_\_ the property is/~~XXXXXX~~ adequate for the proposed use.

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

<u>Sewer Network</u>	<u>Existing Use + Application</u>		<u>Existing Use + Application + Previous Rezoning</u>		<u>Existing Use + Application + Comp. Plan</u>	
	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>
Collector	_____	_____	_____	_____	_____	_____
Submain	_____	_____	_____	_____	_____	_____
Main/Trunk	<u>X</u>	_____	<u>X</u>	_____	<u>X</u>	_____
Interceptor	_____	_____	_____	_____	_____	_____
Outfall	_____	_____	_____	_____	_____	_____

5. Other pertinent information or comments: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator DATE: \_\_\_\_\_  
Zoning Evaluation Branch  
3rd Floor, City Square Office Building

FROM: \_\_\_\_\_ (Tel: 241-5070)  
Director, Public Utilities  
City of Falls Church

RZ 85-D-127

SUBJECT: Water Service Analysis, Rezoning Application \_\_\_\_\_

The following information is submitted in response to your request for a water service analysis for subject rezoning application:

1. The application property is located within the franchise area of the City of Falls Church Water Authority.

2. Adequate water service is available at the site.

\_\_\_\_\_ Yes \_\_\_\_\_ No

3. Offsite water main extension is required to provide

\_\_\_\_\_ Domestic Service \_\_\_\_\_ Fire Protection Service \_\_\_\_\_ Not Applicable

4. The nearest adequate water main available to provide

\_\_\_\_\_ Domestic Service \_\_\_\_\_ Fire Protection Service

is a \_\_\_\_\_ in main located \_\_\_\_\_ feet from the property. See enclosed property map.

5. Other pertinent information or comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

29-2

12

13

14

15

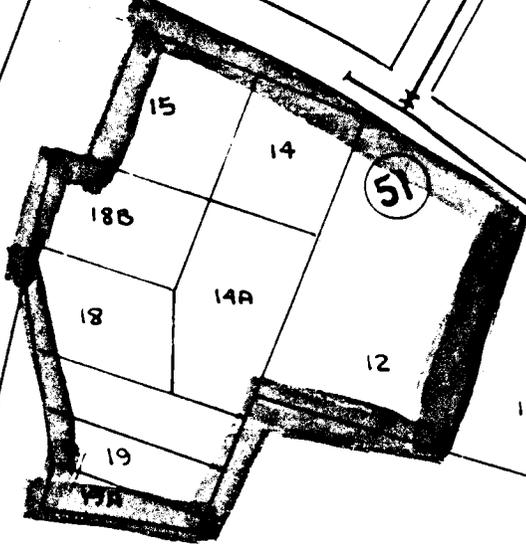
16

17

18

19

20



SCOTTS RUN RD.

RT. 1800

RT. 1198

RTE. 694

78

77

79

TYSON / McLEARN OFFICE BLDG.

BOX 7

ELDER 6

CT. 5

2A

1A

15

14

18B

18

14A

12

11

10

9

C

A

B

3

50

15

April 22, 1986

---

TO: STAFF COORDINATOR (691-3387)  
ZONING EVALUATION BRANCH, OCP  
CITY SQUARE BUILDING  
10640 PAGE AVENUE, 3RD FLOOR

FROM: JEANNE DARGUSCH, (691-3155)  
RESEARCH AND PLANNING SECTION  
FIRE AND RESCUE DEPARTMENT

SUBJECT: FIRE AND RESCUE DEPARTMENT PRELIMINARY ANALYSIS,  
REZONING APPLICATION RZ 85-D-127 (I-3)

---

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject rezoning application:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station # 1-McLean
2. After construction programmed for FY\_\_\_\_\_, this property will be serviced by the fire station planned for the \_\_\_\_\_ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
  - X a. currently meets fire protection guidelines.
  - \_\_\_\_\_ b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
  - \_\_\_\_\_ c. does not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway, which may impact this rezoning positively.

MEMORANDUM  
FAIRFAX COUNTY

APPENDIX 7

TO: Richard D. Faubion, Director  
Zoning Evaluation Division, OCP

DATE: April 28, 1986

FROM: John C. Herrington, Chief  
Site Analysis Branch, OT

*JCH*

FILE: 3-4

SUBJ: Transportation Impact

REF: RZ 85-D-127; PCA 84-D-077-1; Martin D. Walsh  
Traffic Zone 1023  
Land Identification Map 30-1 (23) 2A thru 8A, 12

Transmitted herewith are the comments of the Office of Transportation with respect to the subject application. These comments are based on plans/proffers made available to this Office dated 2/18/86.

This report consists of two section(s). Section I presents basic information regarding the transportation system which may be affected by development of the subject site, and the potential traffic generation of the site under various development options. This material is presented for information purposes only. Section II presents the analysis of the Office of Transportation of the impact of this application on the nearby street network, and the recommendations of this Office for addressing this impact.

The results of this Section II analysis are summarized below. This Office recommends that this application be approved only if the issues in each area have been satisfactorily addressed.

	<u>Satisfactory</u>	<u>Unsatisfactory</u>
IIa Traffic Generation		X
IIb Provision for Future Road Improvements		X
IIc Improvements Required to Adequately Relieve Major Congestion Resulting from Approval of Application	Not Applicable	
IIId Site Access		X
IIe Internal Circulation	X	

Section II of this report addresses only those issues which have been identified as unsatisfactory. Those areas which are omitted from Section II are satisfactory as shown on plans/proffers available to date.

SUMMARY OF ISSUES

This application has several transportation issues that need further resolution before approval can be recommended. These issues include:

- o Trip generation at a level which exceeds that which was anticipated in conjunction with the preparation of the Comprehensive Plan.
- o Compatibility of right-of-way dedication with adjacent properties.
- o The need to provide additional dedication and construction for future improvements
- o The relocation of an existing Metro Bus stop.

Ia. Existing Roadway System - Description

The roads most likely to be affected by traffic from the proposed site, their functional classification, and their traffic count, are shown below:

<u>Street</u>	<u>Route</u>	<u>Funct. Class<sup>1</sup></u>	<u>From</u>	<u>To</u>	<u>24-Hour Volume (Year)</u>
Lewinsville Rd.	694	MA	Rt. 123	Balls Hill Rd.	20,656 (1983) <sup>2</sup>
			Balls Hill Rd.	Windy Hill Rd.	19,800 (1983) <sup>2</sup>
			Windy Hill Rd.	Scotts Run Rd.	14,956 (1983) <sup>2</sup>
			Scotts Run Rd.	Timberly Lane	14,636 (1983) <sup>2</sup>
Scotts Run Rd.	1128	L	Box Elder Ct.	Dead end	127 (1983) <sup>2</sup>

<sup>1</sup>Functional Classification

- PA Principal Arterial. Primary purpose to accommodate travel. Access to adjacent property undesirable
- MA Minor Arterial. Serves both through and local trips. Access to adjacent property undesirable.
- C Collector. Links local streets and properties with arterial network.
- L Local. Provides access to adjacent properties.

<sup>2</sup>VDH&T Secondary Traffic Tabulation, March-November, 1983.

Ib. Existing Roadway System — Operation

The operation of the street system in the nearby area and/or likely to be affected by traffic from the proposed site is shown below. The operation of the street system may be measured by the level of service of nearby signalized intersections and/or by an examination of the geometric conditions of the roadway segment(s).

<u>Street</u>	<u>Route</u>	<u>From</u>	<u>To</u>	<u>LOS<sup>1</sup></u> <u>Int.</u>	<u>Geo.<sup>2</sup></u> <u>Ade.</u>
Lewinsville Rd.	694	Rt. 123	Capital Beltway Bridge		U-2,3,4,6
Scotts Run Rd.	1198	Lewins- ville Rd.	Dead end		U-1,2
Lewinsville Road/Route 123 intersection				F(1982)	
Lewinsville Road/Balls Hill Road intersection				A/B(1984)	
Lewinsville Road/Windy Hill Road intersection				C(1984)	
Lewinsville Road/Route 7 intersection				F(1985)	

<sup>1</sup>Level of Service of Nearby Signalized Intersection. Based on data from Signalized Intersections - Level of Service Summary, January 1986

- A Free flow. No loaded cycles
- B Stable operation. Occasional loaded cycles
- C Stable operation. More frequent cycles, but acceptable delays
- D Approaching instability. Occasional delays of substantial duration
- E Capacity. Long queues and many delays
- F Jammed conditions
- N/A Current data is not available for this intersection

<sup>2</sup>Geometric Adequacy of Street Segment

- S Satisfactory street geometry (width, alignment)
- U Unsatisfactory segment due to:
  - 1 narrow width
  - 2 inadequate shoulders
  - 3 poor horizontal alignment
  - 4 poor vertical alignment
  - 5 all of the above
  - 6 existing traffic volumes exceed design capacity
  - 7 other

Ic. Traffic Generation

The table below shows a comparison of the traffic generation of the site if developed in accordance with:

	<u>Trips Per<sup>1</sup></u> <u>(Day/Peak Hour)</u>
Existing Zoning: R-1 (2.64 acres)	20 vpd/2 vph <sup>1a</sup>
I-3 (1.46 acres)	450 vpd/70 vph(p.m.) <sup>1b</sup>
Total	470 vpd/72 vph
Existing Use: one dwelling unit	10 vpd <sup>1a</sup>
Comprehensive Plan: Industrial	290 vpd/65 vpd <sup>1c</sup> to 1,265 vpd/200 vph <sup>1b</sup>
Application: I-3 Office (80,453 sq. ft.)	1,425 vpd/225 vph(p.m.) <sup>1d</sup>

<sup>1</sup>All trip generation estimates are based on Trip Generation, Institute of Transportation Engineers, 1983, unless otherwise noted.

<sup>1a</sup>These volumes are based on the rate for single family dwellings.

<sup>1b</sup>These volumes are based on the rates for general office uses with less than 100,000 square feet gross floor area and on the 0.4 FAR typical of offices with surface parking.

<sup>1c</sup>These volumes are based on the rates for general light industrial uses and on the 0.3 FAR typical of these uses.

<sup>1d</sup>The volumes are based on the rates for offices with less than 100,000 square feet gross floor area, and on data provided from the development plan.

Id Traffic Impact

The impact of the traffic to be generated by the subject application is anticipated to be:

insignificant due to

low volume of traffic generation

location of site

within shopping center

on collector or local street

other (see below)

other (see below)

significant due to

traffic generation of the application exceeds the traffic generation from development in accordance with:

the high end of the Plan range (Section IIa)

the low end of the Plan range, and sufficient mitigating measures have not been provided (Section IIa)

other uses of the property which are allowed by the existing zoning, and sufficient mitigating measures have not been provided (Section IIa)

potential interference/inconsistency with needed future road improvement(s) (Section IIb)

need for roadway improvements to accommodate site-generated traffic (Section IIc)

poor site access design which will adversely affect traffic flow and/or create potential safety hazards (Section IIId)

poor internal circulation which may result in adverse off-site traffic impacts (Section IIe)

other

significant, but adequately addressed in plans, proffers submitted to date

## IIa Traffic Generation

The estimated traffic generation resulting from the approval of the application is shown in Section Ic. Also shown in Section Ic is a comparison of this traffic generation with the traffic generation of other potential uses of this site.

The traffic generation of the application is unsatisfactory due to:

- the magnitude of traffic generation exceeds that which was anticipated in conjunction with the preparation of the adopted Plan. The approval of more intense uses than those allowed in the Plan could set a precedent for other applications and contribute to the premature obsolescence of the Plan.
- the magnitude of traffic generation exceeds that which could occur as a result of other allowable uses of the site, and sufficient measures to mitigate the impact of this greater traffic have not been provided with this application.
- the Zoning Ordinance requires that uses regulated under Special Exception/Permit be allowed only if their traffic impacts will not be hazardous or conflict with existing and anticipated traffic in the neighborhood. Because of the failure to mitigate these traffic impacts this application does not meet this standard. This intensity should not be approved unless the issues identified in subsequent sections are adequately addressed.
- this use is regulated in the Highway Corridor District and must meet the access requirements of that District (see Section IIId).
- the application requests rezoning approval to an intensity which is above the low end of the range prescribed in the Plan. This intensity should not be approved unless the issues identified in subsequent sections are adequately addressed.

IIb Provision for Future Transportation Improvements

Development of the site will be affected by the need to provide for future transportation improvements. Table II-1 presents a listing of those future road improvements which affect the site. The provisions which this application has made for future roadway improvements are unsatisfactory due to:

- X   failure to dedicate sufficient right-of-way<sup>1</sup>
- X   failure to provide sufficient construction<sup>2</sup>
- other (see below)

TABLE II-1

Future Road Improvements Affecting Development  
of the Site  
(see key on next page)

<u>Street</u>	<u>Improvement Code</u>	<u>Min. R-O-W</u>	<u>Plan Status</u>	<u>Implementation Status</u>	<u>Agency</u>
Lewinsville Road	W(4) <sup>2</sup>	45(CL) <sup>1,3</sup> 57(CL)	A <sup>2</sup>	F	N/A

<sup>1</sup>While some right-of-way dedication is shown, more information is needed to determine right-of-way compatibility with prior dedication to the east, with a future right turn lane and with potential road and bridge widening to the west.

<sup>2</sup>The Comprehensive Plan recommends that Lewinsville Road be widened to a four lane facility east of Windy Hill Road and to current two lane standards to the west. However, the existing traffic volume on Lewinsville Road between Scotts Run Road and Windy Hill Road is approximately three times the PFM warrant for a four lane divided road (14,965 vpd vs. 5,500 vpd). With the addition of traffic directly onto this segment of Lewinsville Road, it would be appropriate to provide for the accommodation of this traffic.

<sup>3</sup>The applicant does not show the needed dedication and construction for the widening of Lewinsville Road to four lanes and the additional 12 feet for a future right turn lane west of the proposed entrance. The pavement transitions shown do not meet VDH&T standards.

KEY TO TABLE II-1

Improvement Codes

I ( ) Improve ( ) lane  
W ( ) Widen to ( ) lanes  
NL New Location ( ) lanes  
DEM Match similar improvements on nearby parcels as determined  
by DEM at time of subsequent plan review  
F Preserve right-of-way for future need  
SD Service Drive  
O Other (see below)

Minimum Right-of-way

90 Minimum right-of-way to accommodate needed improvement  
45 (CL) Minimum right-of-way, measured from centerline of adjacent  
road, necessary to accommodate needed improvement  
DEM Final right-of-way determination to be made by DEM at time  
of subsequent plan review

Plan Status

A Element of adopted Countywide Plan  
F Not included in adopted Countywide Plan but likely future  
need  
O Other (see below)

Implementation Status

CI Construction initiated or imminent  
ROW Final design completed; right-of-way acquisition imminent  
or underway  
D Final design underway  
PE Preliminary engineering underway  
F Project planning not yet initiated

Implementation Agency

V Project included in current VDH&T Six-Year Program  
F-1 Project included in County Bond Program for construction  
F-2 Project included in County Bond Program for design  
N/A project not included in any current program  
O Other (see below)

IIId Site Access

The direct site access proposed for the subject application is unsatisfactory for the following reasons:

- entrance(s) would interfere with smooth traffic flow on an arterial road and create potential safety hazards due to:
  - speed changes and conflicting travel paths resulting from vehicular turning movements directly to and from the arterial<sup>1</sup>
  - U-turns and weaving maneuvers resulting from absence of direct left turn access at a median break
- entrance(s) too close to another driveway or street and would result in vehicular turning movement conflicts
- entrance(s) improperly located with respect to opposite streets/entrances and either existing or future median breaks
- entrance(s) violate principles of functional classification
- improvements needed on adjacent street to minimize impact of development
  - right-turn/deceleration lane
  - left-turn/deceleration lane
  - other off-site improvements (see below)
- potential sight distance problems<sup>2</sup>
- access is not provided as prescribed by the Highway Corridor District; i.e. via a functional service drive, a street not intended to carry through traffic, or internally within a shopping center
- absence of public streets, travel lanes, or service drive connections to adjacent properties would add unnecessary traffic and turning movements to the arterial street network
- other (see below)<sup>3</sup>

IIId Site Access (Continued)

<sup>1</sup>The proposed development plan does not adequately depict the construction of additional lanes on Lewinsville Road needed to accommodate the proposed traffic.

<sup>2</sup>A potential sight distance problem exists from the location of the proposed site access point looking west on Lewinsville Road. This problem results from an existing tree line which fronts Lewinsville Road and a poor vertical alignment between the site and the Lewinsville Road bridge crossing I-495. These problems must be mitigated upon development through improvements to Lewinsville Road.

<sup>3</sup>An existing Metro Bus stop, immediately west of the proposed entrance, would need to be relocated. Any relocation decision for the bus stop should be made in light of the anticipated improvements to Lewinsville Road.

JCH/GP/vna

ADDENDUM TO THE ENVIRONMENTAL ANALYSIS FOR RZ 84-D-127

William F. Swietlik, OCP  
May 15, 1986

UNRESOLVED ISSUES (After submission of the revised GDP dated 5/8/86 and the landscaping plan.)

1. Tree Preservation:

A tree protection and preservation plan should be submitted as a portion of the landscaping plan. Existing trees should be more extensively incorporated into the site design to provide adequate buffering and screening. This is particularly true along the western edge of the site.

2. Landscaping:

The landscaping plan as submitted is acceptable with one minor improvement; the 16 parking spaces in the front row of parking, facing Lewinsville Road above the entrance sign, should be deleted and located elsewhere. In their place, dense evergreen plantings should be provided.

3. Stormwater management

The necessary stormwater management facilities (if not waived by DEM) should be shown on, and designed into the GDP.

4. Trails:

The trail should be located closer to Lewinsville Road. Trail construction should be such that all trees are preserved and protected and the trail weaves in and around the trees. A commitment to provide this trail is necessary unless waived by the County Trails Planner.



An office building with an F.A.R. of .45 and a height of almost seventy feet on the site would not be in accord with the following relevant Plan text:

"o Development control--Impose development controls which limit the negative impacts of conflicting land uses (existing and proposed), provide for buffers and other ameliorating measures..." (Page 156, introductory section for Area II Stable Area Policies).

Development this intensive would also not be in accord with the following Board of Supervisors' Policies:

"Policy 1: Quality of Life--Fairfax County is committed to improving the quality of life through...comprehensive planning and development control systems, which...shape development patterns.

Policy 11: Private Sector Facilities--Fairfax County should encourage the development of appropriately scaled...industrial facilities...

Policy 13: Revitalization--Recognizing its commitment to sustain and improve the quality of life, Fairfax County should...prevent the encroachment of ... industrial development on residential areas.

Policy 16: Preserving Existing Residential and Open Space--Growth should take place in accordance with criteria and standards designed to preserve, enhance and protect existing residential areas...and achieve an orderly and aesthetic mix of residential, commercial/industrial facilities and open space without compromising the existing quality of life of existing residential development. Densities and heights in excess of those compatible with these goals should be discouraged."

A well designed office structure set well down on the hillside with a maximum height of 45 feet and F.A.R. of .38, however, could avoid an excessive impact on the residential neighborhoods across the Beltway, especially if existing vegetation were left in the required setback area along the right-of-way. Furthermore, if sufficient deciduous and coniferous plantings are provided to supplement existing wooded areas along Lewinsville Road, the visual impact on the areas planned for residential use on the north side of Lewinsville Road can be minimized. Such an intensity would be consistent with the Comprehensive Plan map designation of industrial use for the subject property.

#### Environment:

The environmental issues pertinent to this rezoning include; tree preservation, transitional screening, trails and stormwater management.

ADDENDUM TO THE ENVIRONMENTAL ANALYSIS FOR RZ 84-D-127

William F. Swietlik, OCP  
May 15, 1986

UNRESOLVED ISSUES (After submission of the revised GDP dated 5/8/86 and the landscaping plan.)

1. Tree Preservation:

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2. Landscaping:

The landscaping plan as submitted is acceptable with one minor improvement; the 16 parking spaces in the front row of parking, facing Lewinsville Road above the entrance sign, should be deleted and located elsewhere. In their place, dense evergreen plantings should be provided.

(trees)

3. Stormwater management

The necessary stormwater management facilities ~~(if not waived by DEM)~~ should be shown on, and designed into the GDP, *if and until DEM waives this requirement. If not waived, the detention*

4. Trails: *facility should be thoroughly landscaped to provide quality screening.*

The trail should be located closer to Lewinsville Road. Trail construction should be such that all trees are preserved and protected and the trail weaves in and around the trees. A commitment to provide this trail is necessary unless waived by the County Trails Planner.

PROFFERS

REZONING APPLICATION 84-D-077

JAMES BOYCE, TRUSTEE

Pursuant to Section 15.1-491 (a) of the Code of Virginia, 1950 edition as amended, the applicant proffers contingent upon approval of the Generalized Development Plan (GDP) at an FAR of 0.38 and rezoning the subject property to "I-3" as follows:

1. The subject property shall be developed in accordance with the GDP dated July 1, 1985, as amended, prepared by Burton Associates and will be used for office use only.

2. Applicant commits to preserve the existing vegetation along with the subject property's Lewinsville Road frontage and supplement this area with additional high quality landscaping creating a terracing affect as shown on the GDP subject to the approval of the County arborist.

3. If necessary, applicant will provide interparcel access to the property to the west and the east. Applicant will make every reasonable effort to obtain an easement agreement from the property owner to the west for a common entrance along the western property line in order to prepare for an entrance to align with Scotts Run Road at such time that the property to the west develops. In the event that Scotts Run Road is extended south of Lewinsville Road, applicant will provide area on-site to allow proper alignment, if necessary. This area will not exceed 25 feet in width located at the northwest corner of the property. In the event that the property to the west does develop and utilizes an entry at Lewinsville Road's, applicant will limit the easternmost entrance as shown on the GDP onto Lewinsville Road to right turn in and right turn out movements only and will provide for a secondary access through the above referenced common site entrance with the property to the west.

4. Applicant will dedicate and convey to the Board of Supervisors 45 feet of right of way measured from the center line of Lewinsville Road along the subject property's frontage and will construct right and left turn lanes into the site as shown on the GDP, in accordance with the Virginia Department of Highways and Transportation standards. The face of curb along the site frontage for right turn lane will be placed 35 feet from center line.

5. Applicant agrees to provide an undisturbed buffer area from the edge of the current Lewinsville Road dedicated right of way to the closest point of the proposed office building. This area includes a 45 foot dedication required by VDH&T for possible future widening of Lewinsville Road. With the exception of the 45 foot dedication, and/or any other dedications or access easements required by Fairfax County or VDH&T, the applicant will provide a conservation easement which will require the preservation of existing trees where possible from the right of

way to the terrace, supplemented by additional plantings and landscaping from the terrace to the edge of the building. The said easement shall be recorded upon completion of construction since certain areas within the easement area may be disturbed temporarily due to construction. A detailed landscape plan of the conservation area shall be submitted for the Board of Supervisors' review prior to the submission of a Site Plan. Supplemental landscaping will be provided for any areas temporarily disturbed by construction.

*James E. Boyce, Trustee*  
JAMES E. BOYCE, Trustee  
*Courtland L. Traver*  
RUBY HOLLAND, Courtland L. Traver  
Attorney in Fact for Ruby Holland  
*Eunice H. Holland*  
EUNICE HOLLAND

BOYCE PROFFERS:DFTKCM

6/28/85

revised 7/11/85

" 7/19/85

" 7/22/85

GLOSSARY

This Glossary is presented to assist citizens in a better understanding of Staff Reports; it should not be construed as representing legal definitions.

**BUFFER** - A strip established as a transition between distinct land uses. May contain natural or planted shrubs, walls or fencing, singly or in combination.

**CLUSTER** - The "alternate density" provisions of the Zoning Ordinance, which permit small lots and pipestem lots, if specified open space is provided. Primary purpose is to preserve environmental features such as stream valleys, steep slopes, prime woodlands, etc.

**CONVENANT** - A private legal restriction on the use of land, recorded in the land records of the County.

**DEVELOPMENT PLAN** - Conceptual, Final, Generalized. A Development Plan consists of graphic, textual or pictorial information, usually in combination, which shows the nature of development proposed for a parcel of land. The Zoning Ordinance contains specific instructions on the content of development plans, based upon the purpose which they are to serve. In general, development plans contain such information as: topography, location of streets and trails, means by which utilities and storm drainage are to be provided, general location and types of structures, open space, recreation facilities, etc. A Conceptual Development Plan is required to be submitted with an application for the PDH or PDC District; a Final Development Plan is a more detailed plan which is required to be submitted to the Planning Commission after approval of a PDH or PDC District and the related Conceptual Development Plan; a Generalized Development Plan is required to be submitted with all residential, commercial and industrial applications other than PDH or PDC.

**DEDICATE** - Transfer of property from private to public ownership.

**DENSITY** - Number of dwelling units divided by the gross acreage being developed (DU/AC). Density Bonus is an increase in the density otherwise allowed, and granted under specific provisions of the Zoning Ordinance when developer provides excess open space, recreation facilities, moderately priced housing, etc.

**DESIGN REVIEW** - The Division of the Department of Environmental Management which reviews all subdivision plats and site plans for conformance with County policies and requirements contained in the Subdivision Control Ordinance, the Public Facilities Manual, the Building Code, etc, and for conformance with any proffered plans and/or conditions.

**EASEMENT** - A right given by the owner of land to another party for specific limited use of that land. For example, an owner may give or sell easements to allow passage of public utilities, access to another property etc.

**OPEN SPACE** - The total area of land and/or water not improved with a building, structure, street, road or parking area, or containing only such improvements as are complementary, necessary or appropriate to use and enjoyment of the open area.

**COMMON** - All open space designed and set aside for use by all or designated portions of residents of a development, and not dedicated as public lands (dedicated to a homeowners association which then owns and maintains the property).

**DEDICATED** - Open space which is conveyed to a public body for public use.

**DEVELOPED RECREATION** - That portion of open space, whether common or dedicated, which is improved for recreation purposes.

**PROFFER** - A Development plan and/or written condition, which, when offered by an owner and accepted by the Board of Supervisors, becomes a legally binding part of the regulations of the zoning district pertaining to the property in question. Proffers, or proffered conditions, must be considered by the Planning Commission and submitted by an owner in writing prior to the Board of Supervisors public hearing on a rezoning application, and thereafter may be modified only by an application and hearing process similar to that required of a rezoning application.

**PUBLIC FACILITIES MANUAL** - The manual, adopted by the Board of Supervisors, which defines guidelines which govern the design of those facilities which must be constructed to serve new development. The guidelines include streets, drainage, sanitary sewers, erosion and sediment control and tree preservation and planting.

**SERVICE LEVEL** - An estimate of the effectiveness with which a roadway carries traffic, usually determined under peak anticipated load conditions.

**SETBACK, REQUIRED** - The distance from a lot line or other reference point, within which no structure may be located.

**SITE PLAN** - A detailed plan, to scale, depicting development of a parcel of land and containing all information required by the Zoning Ordinance. Site plans are required, in general, for all townhouse and multi-family residential development and for all commercial and industrial development.

**SUBDIVISION ORDINANCE** - An ordinance regulating the division of land into smaller parcels and which, together with the Zoning Ordinance, defines required conditions laid down by the Board of Supervisors for the design, dedication and improvement of land.

**SUBDIVISION PLAT** - A detailed drawing, to scale, depicting division of a parcel of land into two or more lots and containing engineering considerations and other information required by the Subdivision Ordinance.

**USE** - The specific purpose for which a parcel of land or a building, is designed, arranged, intended, occupied or maintained.

**Permitted** - Uses specifically permitted by the Zoning Ordinance Regulations of the Zoning District within which the parcel is located. Also described as a Conforming Use.

**Non-Conforming** - A use which is not permitted in the Zoning District in which the use is located but is allowed to continue due to its existence prior to the effective date of the Zoning Regulations(s) now governing.

**Special Permit** - A use specified in the Zoning Ordinance which may be authorized by the Board of Zoning Appeals or the Board of Supervisors in specified zoning districts, upon a finding that the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the policies contained in the latest comprehensive plan for the area in which the proposed use is to be located. A Special Permit is called a Special Exception when granted by the Board of Supervisors.

**Transitional** - A use which provides a moderation of intensity of use between uses of higher and lower intensity.

**VARIANCE** - A permit which grants a property owner relief from certain provisions of the Zoning Ordinance when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship or practical difficulty which would deprive the owner of the reasonable use of the land or building involved. Variances may be granted by the Board of Zoning Appeals after notification, advertising, posting and conduct of a public hearing on the matter in question.

**VPD** - Vehicle trips per day (for example, the round trip to and from work equals two VPD). Also ADT - Average Daily Traffic.

#### ENVIRONMENTAL TERMS

**ACOUSTICAL BERM** - Usually a triangular-shaped earthen structure paralleling a highway noise source and extending up from the elevation of the roadway a distance sufficient to break the line of sight with vehicles on the roadway.

**AQUIFER** - A permeable underground geologic formation through which groundwater flows.

**AQUIFER RECHARGE AREA** - A place where surface runoff enters an aquifer.

**CHANNEL ENLARGEMENT** - A development-related phenomenon whereby the stream bank's full capacity is exceeded with a greater frequency than under natural undeveloped conditions, resulting in bank and stream bottom erosion. Hydrology literature suggests that flows produced by a storm event which occurs once in 1.5 years are the channel defining flows for that stream.

**COASTAL PLAIN GEOLOGIC PROVINCE** - In Fairfax County, it is the relatively flat southeastern 1/4 of the County, distinguished by low relief and a preponderance of sedimentary rocks and materials (sands, gravels, silts) and a tendency towards poorly drained soils.

**dB(A)** - Abbreviation for a decibel or measure of the noise level perceived by the ear in the A scale or range of best human response to a noise source.

**DRAINAGE DIVIDE** - The highest ground between two different watersheds or subheds.

**ENVIRONMENTAL LAND SUITABILITY** - A reference to a land use intensity or density which should occur on a site or area because of its environmental characteristics.

**ERODIBLE SOILS** - Soils susceptible to diminishing by exposure to elements such as wind or water.

**FLOODPLAIN** - Land area, adjacent to a stream or other surface waters, which may be submerged by flooding; usually the comparatively flat plain within which a stream or riverbed wanders.

**IMPERVIOUS SURFACE** - A natural or man-made surface (road, parking lot, roof top, patio) which forces rainfall to runoff rather than infiltrate.

**MONTMORILLONITIC CLAY** - A fine grained earth material whose properties cause the clay to swell when wet and shrink when dry. In addition, in Fairfax County these clays tend to slip or slump when they are excavated from slope situations.

**NEF** - Noise Exposure Forecast - A noise description for airport noise sources.

**PERCENT SLOPE** - The inclination of a landform surface from absolute horizontal; formula is vertical rise (feet) over horizontal distance (feet) or V/H.

**PIEDMONT GEOGRAPHIC PROVINCE** - The central portion of the County, characterized by gently rolling topography, substantial stream dissection, V-shaped stream valleys, an underlying metamorphic rock matrix (schist, gneiss, greenstone) and generally good bearing soils.

**PIES/ENVIRONMENT** - Project Impact Evaluation - A systematic comprehensive environmental review process used to identify and evaluate likely environmental impacts associated with individual projects or area plan proposals.

**SHRINK-SWELL RATE** - The susceptibility of a soil's volume to change due to loss or gain in moisture content. High shrink-swell soils can buckle roads and crack foundations.

**SOIL BEARING CAPACITY** - The ability of the soil to support a vertical load (mass) from foundations, roads, etc.

**STREAM VALLEY** - Any stream and the land extending from either side of it to a line established by the high point of the concave/convex topography, as delineated on a map adopted by the Stream Valley Board. For purposes of stream valley acquisition, the five-criteria definition of stream valleys contained in 'A Restudy of the Pohick Watershed' (1963) will apply. The two primary criteria include all the land within the 100-year floodplain and the area along the floodplain in slopes of 15 percent or more.

**STORM WATER MANAGEMENT** - An emerging art/science that attempts to treat storm water runoff at the source and as a resource. Storm water management programs seek to mitigate or abate quantity and quality impacts associated with development by the specific design of on-site systems such as Detention Devices which slow down runoff and in some cases improve quality, and Retention Systems, which hold back runoff.

**TRIASSIC GEOGRAPHIC PROVINCE** - The western 1/4 of Fairfax County, characterized by broad expanses of nearly level topography, subtle ridge lines, a shallow depth to sedimentary rocks which are locally intruded by igneous rocks and a tendency towards soils with high shrink-swell properties.