



FAIRFAX COUNTY

APPLICATION FILED: September 12, 2002
PLANNING COMMISSION: January 15, 2003

V I R G I N I A

December 31, 2002

STAFF REPORT

APPLICATION FDPA 78-P-130-7

PROVIDENCE DISTRICT

APPLICANT:	Mitretek Systems, Inc.
PRESENT ZONING:	PDC
PARCEL(S):	59-2 ((1)) 59
ACREAGE:	15.88 acres
OPEN SPACE:	50%
FAR:	0.36 for area of FDPA 0.47 for overall Fairview Park South
PLAN MAP:	Mixed Use
PROPOSAL:	Final Development Plan Amendment for 78-P-130 to modify the development conditions to permit enrollment of an existing child care center to be open to the public.

STAFF RECOMMENDATION:

Staff recommends approval of FDPA 78-P-130-7 subject to the proposed development conditions in Appendix 1.

MITRETEK SYSTEMS

AT
FAIRVIEW PARK

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FPA) IS SHOWN ON THE FAIRFAX COUNTY ZONING MAP AS R-1 (R) (1). IT IS ZONED R-1.
2. THE PURPOSE OF THIS FPA IS SIMPLY TO REVISE A DEVELOPMENT CONDITION THAT WAS APPROVED BY THE PLANNING COMMISSION IN CONJUNCTION WITH ITS APPROVAL OF FPA 78-P-134 ON NOVEMBER 16, 1978. THE DEVELOPMENT CONDITION AT ISSUE IS CONDITION 4 WHICH CURRENTLY READS AS FOLLOWS:
A. GROUP 3 INSTITUTIONAL USE SHALL BE LIMITED TO EMPLOYEE TRAINING CENTERS AND THE PROPOSED CHILD CARE CENTER. THE CHILD CARE CENTER SHALL BE USED EXCLUSIVELY BY CHILDREN OF EMPLOYEES WITHIN THE OFFICE BUILDING.
THE FPA PROPOSES TO REVISE THE LAST SENTENCE OF THE CONDITION TO REMOVE THE LIMITATION THAT THE CHILD CARE CENTER SHALL BE USED EXCLUSIVELY BY CHILDREN OF EMPLOYEES WITHIN THE OFFICE BUILDING. OTHER ADDITIONAL REVISIONS TO THE DEVELOPMENT CONDITION MAY ALSO BE IN ORDER.
3. DUE TO THE LIMITED NATURE OF THIS PROPOSED FPA AND THE FACT THAT THE OFFICE BUILDING AND RELATED SITE IMPROVEMENTS HAVE BEEN COMPLETED AND ARE IN ACCORDANCE WITH FPA 78-P-134, THIS FPA GRAPHIC IS LIMITED TO SHEETS 1 OF 4 OF 4 OF THE GRAPHIC THAT WAS APPROVED WITH FPA 78-P-134. NO CHANGES ARE PROPOSED TO THE DEVELOPMENT PROGRAM THAT IS REPRESENTED ON THE GRAPHIC.
THE NOTES AND TABULATION PRESENTED HEREWITH ARE IN ADDITION TO THE SAME NOTES AND TABULATION THAT WERE PRESENTED ON FPA 78-P-134. THEY HAVE BEEN UPDATED TO REFLECT THE FACT THAT THE SITE IS CURRENTLY DEVELOPED. THEY ARE PRESENTED PRIMARILY FOR INFORMATIONAL PURPOSES.
4. THE SURVEY INFORMATION SHOWN ON THE GRAPHIC IS BY DEWEY & DAVIS.
5. THE TOPOGRAPHIC INFORMATION SHOWN ON THE GRAPHIC IS AT A CONTAINABLE INTERVAL OF TWO FEET FROM AN AIR SURVEY BY OTHERS.

6. THERE IS A FLOODPLAIN AND RELATED ENVIRONMENTAL QUALITY CONSIDERATION LOCATED ON THE SUBJECT PROPERTY AS REPRESENTED ON THE GRAPHIC. THERE IS NO SOURCE PROTECTION AREA.
7. TO THE BEST OF OUR KNOWLEDGE, THERE IS ONLY ONE UTILITY LATERAL HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE LOCATED ON THE SUBJECT PROPERTY AND THAT IS A 20" FOOT WIDE VENTED LATERAL LOCATED ON THE WESTERN EDGE OF THE SUBJECT PROPERTY.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
9. THERE IS ONE EXISTING OFFICE BUILDING AND ACCESSORY PARKING STRUCTURE LOCATED ON THE SUBJECT PROPERTY. THEY WERE BUILT IN THE YEAR 1978. THEY WILL BE RETAINED.
10. THERE ARE NO TRAILS RECOMMENDED BY THE COMPREHENSIVE PLAN LOCATED ON THE SUBJECT PROPERTY.
11. THERE IS NO CHANGE PROPOSED TO THE OPEN SPACE, LANDSCAPING OR SCENIC RESOURCES ALL OF WHICH HAVE BEEN PROVIDED IN ACCORDANCE WITH THE PROPOSED APPROVAL FOR AND PROPOSED CONDITIONS.
12. IN ACCORDANCE WITH PREVIOUS APPROVALS, THE PRINCIPAL USE OF THE BUILDING WILL BE OFFICE. IT IS TO BE UNDERSTOOD, HOWEVER, THAT THE FOLLOWING USES MAY ALSO BE RETAINED AS PRINCIPAL USES ALONG WITH ACCESSORY USES AS PROVIDED BY ARTICLE 14:
• ESTABLISHMENTS FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING WHEN ADEQUATE, INTEGRATED AND TESTING OF PRODUCTS IN A COMPLETELY ENCLOSED BUILDING IS ESSENTIAL TO THE PRINCIPAL USE OF SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING.
• FINANCIAL INSTITUTIONS (NO DRIVE-THRU) AND
• PUBLIC USES.
IN ADDITION TO THE ABOVE USES CURRENTLY APPROVED AS A SECONDARY USE IN BUILDING 14, RETAIL USES MAY BE ESTABLISHED WITHIN THE BUILDING NO LONGER AS THE TOTAL FLOOR AREA FOR THE RETAIL USES IN THE PROPOSED BUILDING AND BARRIER C.S. LANDSCAPE DOES NOT EXCEED THE BARRIER SQUARE FEET AS SHOWN ON THE APPROVED FPA. RETAIL USES WILL BE INTERPRETED TO INCLUDE THE FOLLOWING USES AS SET FORTH IN THE ZONING ORDINANCE:
• BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS.

- COMMERCIAL OFF STREET PARKING AS A PRINCIPAL USE.
 - BATHING ESTABLISHMENTS.
 - FAST FOOD RESTAURANTS (NO DRIVE-THRU).
 - HEALTH CLINIC.
 - INSTITUTIONAL USES (GROUP 3).
 - LIGHT PUBLIC UTILITY USES (CATEGORY 1).
 - PERSONAL SERVICE ESTABLISHMENTS.
 - PRIVATE CLUBS AND PUBLIC BENEFIT ASSOCIATIONS.
 - RETAIL SALES ESTABLISHMENTS, AND
 - QUICK SERVICE FOOD STORES (NO DRIVE-THRU).
- ALL USES WILL BE LOCATED IN THE BUILDING SHOWN ON THE GRAPHIC. IT IS TO BE NOTED THAT A CHILD CARE CENTER WHICH HAS A MAXIMUM DAILY ENROLLMENT OF APPROXIMATELY 15 CHILDREN MAY BE ESTABLISHED IN THE BUILDING.
- PARKING FOR ALL USES WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
13. THE EXISTING AND PROPOSED DEVELOPMENT IN FAIRVIEW PARK IS SERVED BY PUBLIC WATER, SEWER AND A COMPREHENSIVE STORMWATER MANAGEMENT SYSTEM CURRENTLY LOCATED WITHIN THE PARK.
 14. THE APPLICANT AGREES TO CONTINUE TO REPAIR ALL PROGRAMS AND DEVELOPMENT CONDITIONS THAT HAVE BEEN APPROVED TO DATE THAT ARE APPLICABLE TO THE SUBJECT PROPERTY AND THAT ARE SUBJECT TO REVISION WITH THIS PROPOSED FPA.
 15. THERE ARE NO ADDITIONAL PROPOSED IMPROVEMENTS TO THE PUBLIC RIGHTS-OF-WAY BEYOND THOSE WHICH CURRENTLY EXIST THAT WERE PROPOSED AND APPROVED IN CONNECTION WITH THE APPROVAL OF 78-P-134.

16. AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT AGREES TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AND MORE THAN THE NUMBER REPRESENTED IN THE TABULATION ALONG AS THE OPEN SPACES PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERMANENT LOT LINES ARE NOT DIMINISHED.
17. ACCESSIBLE PARKING SPACES AND LOADING SPACES WILL ALSO BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.
18. THERE IS A TWENTY-FIVE (25) FOOT TRANSITIONAL SCENIC YARD AND BARRIER REQUIRED ALONG THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY. THERE IS NO ENCROACHMENT ALONG THE EASTERN, WESTERN OR NORTHERN BOUNDARIES.
19. THE APPLICANT AGREES TO CONTINUE TO MAINTAIN AND, IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE, REQUEST IS HEREBY MADE FOR A MODIFICATION OF THE TRANSITIONAL SCENIC YARD AND BARRIER REQUIREMENTS IN FAVOR OF THE EXISTING PROPOSED VEGETATION AND LANDSCAPE REPRESENTED ON THE GRAPHIC.
20. THE FLOOR AREAS REPRESENTED IN THE TABULATION ARE GROSS FLOOR AREAS AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, IT IS UNDERSTOOD THAT THE BUILDING HAS CELLAR SPACE AND THAT PARKING SPACES HAVE BEEN/ WILL BE PROVIDED FOR THOSE USES THAT OCCUPY THE CELLAR SPACE IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE.
21. THE SHAPE AND SIZE OF THE FOOTPRINTS OF THE PROPOSED OFFICE BUILDING AND PARKING STRUCTURE SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT AND REVISION WITH FINAL SCENIC YARD AND ARCHITECTURAL DESIGN. THE GROSS FLOOR AREA AND BUILDING HEIGHT REPRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE DIMENSIONS TO THE PERMANENT LOT LINES REPRESENTED ON THE GRAPHIC AND THE OPEN SPACE REPRESENTED IN THE TABULATION ARE TO BE CONSIDERED MINIMUMS. (THIS STATEMENT IS NO LONGER APPLICABLE SINCE THE BUILDING HAS BEEN CONSTRUCTED.)

- THE APPLICANT AGREES TO DEVELOP LESS GROSS FLOOR AREA THAN THE TOTAL REPRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINT AND ASSOCIATED NUMBER OF PARKING SPACES MAY BE REDUCED/ADJUSTED. ACCORDINGLY, THE APPLICANT FURTHER AGREES TO PROVIDE ADDITIONAL PARKING SPACES WHOSE BUILDING FOOTPRINT MAY BE REDUCED. (THIS STATEMENT IS NO LONGER APPLICABLE.)
- IN ACCORDANCE WITH PAR. 4 OF SECT. 16-201 OF THE ZONING ORDINANCE, BEFORE MODIFICATIONS TO THE BIDDING, DIMENSIONS, FOOTPRINTS AND LOCATION OF THE PROPOSED BUILDING, PARKING STRUCTURE, AND UTILITIES MAY OCCUR, WITH FINAL BIDDING, PARADO AND DESIGN. (THIS STATEMENT IS NO LONGER APPLICABLE.)
22. THE MAXIMUM HEIGHT OF THE BUILDING WILL BE AS REPRESENTED IN THE TABULATION. IT IS TO BE UNDERSTOOD THAT THE BUILDING WILL HAVE A SCOOPER ENCLOSED ARCHITECTURAL STRUCTURE, THE HEIGHT OF WHICH IS INCLUDED IN THE MAXIMUM HEIGHT REPRESENTED IN THE TABULATION AND WHICH SHALL OCCUPY AN AREA UP TO 50% OF THE TOTAL ROOF AREA. (THIS STATEMENT IS NO LONGER APPLICABLE.)
 23. ARCHITECTURAL FEATURES OF THE PROPOSED OFFICE BUILDING ARE REPRESENTED ON SHEET 4. THIS STATEMENT AND THE RELATED NOTICES ARE NO LONGER RELEVANT SINCE THE BUILDING HAS BEEN CONSTRUCTED.
 24. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GARDENS, TREES, BENCH, PLANTING, WINDBREAKERS, PLAZAS, SCREENS, TABLES, WALLS, FENCES, GATES AND/OR UTILITY AND MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.
- ALL ROADS HAVE BEEN/ WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 22 OF THE ZONING ORDINANCE. IT IS ALSO UNDERSTOOD THAT KERBS AND LAND BARDS FOR COMMUNICATION FACILITIES MAY BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 5.04 OF THE ZONING ORDINANCE.

- TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE WILL IN COMPLIANCE WITH THE ZONING ORDINANCE AND THE CODE OF FEDERAL REGULATIONS PARTS 146.1 AND 146.21. ALL HAZARDOUS WASTE ACTS PERTAIN TO COMMERCIALITY OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT 78-19-1. VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE CODE OF FEDERAL REGULATIONS PART 281. HOWEVER, ANY HAZARDOUS WASTE THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONNECTION WITH THE PROPOSED BUILDING AND SITE MAINTENANCE WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
25. IT IS CURRENTLY CONTINGENT THAT DEVELOPMENT WILL COMMENCE SOON AS ALL NECESSARY APPROVALS HAVE BEEN OBTAINED. THE PROPOSED DEVELOPMENT PROGRAM WILL BE CONSTRUCTED IN A CONTINUOUS PHASE. (THIS STATEMENT IS NO LONGER APPLICABLE.)
 26. TO THE BEST OF OUR KNOWLEDGE, EXCEPT FOR THE MODIFICATION ABOVE, THE DEVELOPMENT ON THE SUBJECT PROPERTY CONFORMS TO CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATORY AND ADJUTED STANDARDS.

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN AMENDMENT

78-P-130-7

SHEET INDEX:

1. COVER SHEET - NOTES
2. AREA CONTEXT PLAN - FOR INFORMATION ONLY
3. CURRENTLY APPROVED/PROPOSED FINAL DEVELOPMENT PLAN AMENDMENT



AT FAIRVIEW PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
FINAL DEVELOPMENT PLAN AMENDMENT
78-P-130-7

Dewberry & Davis LLC
A Dewberry Company
5001 Arlington Blvd.
Falls Church, VA 22041
(703) 441-0100 Fax (703) 441-0110

JUNE 28, 2011

M-10373

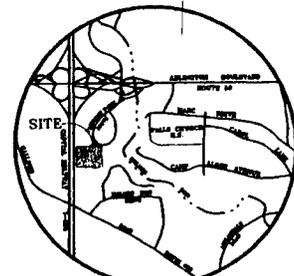
14-55-1

INTERSTATE 495 RAMP

Limited Access Highway

THE SCHEDULE

Limited Access Line



VICINITY MAP
1"=2000'

LEGEND

- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- LIMITS OF CLEARING AND GRADING
- PROPOSED DECIDUOUS TREE
- ⊙ PROPOSED ORNAMENTAL TREE
- ⊗ PROPOSED EVERGREEN TREE

THE TABULATION PERMITTED BELOW IS THE EXACT TABULATION THAT IS PRESENTED ON FDPA 78-P-130-6. NO CHANGES OR UPDATES HAVE BEEN MADE. IT IS PRESENTED FOR INFORMATION ONLY.

TABLE FOR AREA OF PROPOSED FDPA 78-P-130-7

ZONING	PD-C
LAND AREA	11.88 AC
CURRENTLY APPROVED GROSS FLOOR AREA	234,000 SF
BUILDING 6	118,000 SF
BUILDING 7	116,000 SF
PROPOSED GROSS FLOOR AREA	238,000 SF
FLOOR AREA RATIO	2.00
CURRENTLY APPROVED FOR 88 QUADRANT	4.17
PROPOSED FOR LIMITED AREA OF FDPA	4.24
MAXIMUM BUILDING HEIGHT	115 FT
HEIGHT OF FLOOR PLUS ROOFTOP ENCLOSED MECHANICAL STRUCTURE	115 FT
PARKING SPACES REQUIRED	680**
PARKING SPACES PROVIDED	873***
OPEN SPACE	
REQUIRED - PD-C DISTRICT	15%
CURRENTLY APPROVED - 88 QUADRANT	15%
CUMULATIVE TOTAL - 88 QUADRANT	15%
(AS PRESENTED ON LAST SITE PLAN(S) (P-14-07))	
PROPOSED - LIMITED AREA OF FDPA	30%
CUMULATIVE TOTAL - 88 QUADRANT - EXISTING AND PROPOSED	30%
(AS PRESENTED ON LAST SITE PLAN(S) (P-14-07) AND PROPOSED DEVELOPMENT)	

* SEE NOTE 21
** SEE NOTE 12
*** SEE NOTES 12, 14 AND 16

This sheet was sheet 3 of 4 of the FDPA 78-P-130-6 that was approved by the Planning Commission on November 10, 1999. There is no change to the graphic.



ANGLE OF SLOPE PLANS

1:4
1:3
1:2
1:1



Dewberry & Davis LLC
A Dewberry Company
1000 North 19th Street, Suite 200
Fairfax, VA 22031
Tel: (703) 441-1000 Fax: (703) 441-0118

FDPA 78-P-130-7

FINAL DEVELOPMENT PLAN AMENDMENT
FAIRVIEW PARK
PROVIDENCE DISTRICT

DATE BY
DESIGNED BY
CHECKED BY PGT
DATE JAKE EB, 2002
SCALE
1" = 50'
PLAN NUMBER
SHEET
PDC
1 OF 4
FILE NUMBER

BACKGROUND

The 15.88 acres subject to this application were part of RZ 78-P-130, approved by the Board of Supervisors on May 18, 1981, which rezoned 178.6 acres to the PDC District for purposes of developing an office park and residential uses. In conjunction with the approval of RZ 78-P-130, the Board also approved a Conceptual Development Plan (CDP) subject to proffered conditions, which permit a maximum of 2.25 million square feet of non-residential development and up to a maximum of 440 dwelling units. The CDP show this site to be developed with low to mid-rise office and/or apartments. The approved proffers permit development of up to 1,900,000 square feet of office space; 50,000 square feet of retail commercial space and a 500 room hotel. Copies of the approved CDP and proffers are on file in the Department of Planning and Zoning. In addition, the Board of Supervisors mandated that Final Development Plans (FDPs) come back for review by both the Planning Commission and Board of Supervisors (if requested by the Board members).

On June 28, 1982, the Board of Supervisors approved Final Development Plan FDP 78-P-130 on 110 acres of the site to permit development of 11 commercial buildings (A through K) to include 1,900,000 square feet of office space, 50,000 square feet of retail and a 500 room hotel, with an overall FAR of 0.47.

On January 10, 1983, the Board of Supervisors approved FDP 78-P-130-2 on 4.9 acres located at the terminus of Camp Alger Avenue to permit development of 35 townhouses and four (4) single family detached units. Also on January 10, 1983, the Board of Supervisors approved FDP 78-P-130-3 concurrent with SE 82-P-103 on 33.76 acres located south of Route 50, on the east and west sides of Jaguar Trail, for development of 350 multi-family units and 50 townhouse units. Special Exception approval was also granted to construct some of the dwelling units on land designated as floodplain, subject to certain development conditions.

On December 16, 1985, the Board approved an amendment to the Final Development Plan (DPA 78-P-130-1) for Parcels 10, 11 and 12 (Buildings J,K,L and Parking Structure M). This amendment eliminated surface parking and increased the height of the structured parking and reduced the building height for Buildings J and L.

On November 24, 1986, the Board of Supervisors approved Proffered Condition Amendment PCA 78-P-130-1 and the second amendment to the Final Development Plan, FDPA 78-P-130-2, on Parcels 8 and 9 (11.09 acres) within Fairview Park to permit a revised site layout for Building H and I.

On March 22, 1990, the Planning Commission approved the third and fourth amendments to the Final Development Plan, FDPA 78-P-130-3 and FDPA 78-P-130-4 subject to development conditions dated March 7, 1990. FDPA 78-P-130-3 permitted a reduction of in the required parking for Building A,C,D,E,F and J based on an amendment to the Zoning Ordinance adopted in 1988, which reduced the off-street

parking requirements for office buildings with more than 50,000 square feet of gross floor area. FDPA 78-P-130-4 clarified the principal and secondary uses permitted within Buildings A, C, D, E, F, J and K.

On October 7, 1998, the Planning Commission approved FDPA 78-P-130-5 to permit an interim marketing center/office within the proposed footprint for future Office Building C.

On November 10, 1999, the Planning Commission approved FDPA 78-P-130-6 to permit the construction of one-250,000 square foot office building and child care center on a parcel previously approved for two office buildings. The enrollment of the child care center was conditioned to include the children of building employees only. The land area for this amendment is the same as the subject application. The Planning Commission approved development conditions which incorporated and superceded all previous development conditions. A copy of these conditions is set forth in Appendix 4.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:	Area I
Planning Sector:	Merrifield Suburban Center Land Unit I – Sub-unit I1
Plan Map:	Mixed use

ANALYSIS

Description of the Final Development Plan Amendment for FDPA 78-P-130-7 (Copy at front of staff report)

Title of CDP/FDP:	“Mitretek Systems at Fairview Park”
Prepared By:	Dewberry & Davis
Original/Revision Dates:	Sheets 1 and 3, June 28, 2002; Sheet 2, May 27, 1999 and Sheet 4, September 9, 1999.

The FDPA is comprised of a cover page (**Sheet 1**) which includes a sheet index and notes. The notes have been annotated to reflect the existing conditions on the site. **Sheet 2** is a copy of the currently approved FDP for the office park (which incorporates all previous amendments) with the land area subject to the proposed amendment highlighted. A small scale inset of the proposed development is also provided on this sheet. **Sheet 3** illustrates the site layout for the office building, the associated parking structure and surface parking area.

Sheet 4 depicts various elevations of both the office structure and the parking structure. A cross section of the relocated trail along the eastern property boundary has also been depicted on this sheet.

Comparison with Currently Approved FDPA

The FDPA proposes no physical changes to the site. This amendment only broadens the pool of child care center enrollees by allowing children whose parents are not employed in the subject office building to enroll their children in the child care center on this site.

Land Use and Environmental Analyses (Appendix 5)

No land use or environmental issues were identified with this amendment.

Transportation Analysis (Appendix 6)

No transportation issues were identified with this amendment.

Conformance with Conceptual Development Plan (CDP) and Proffers

Par. 1 of Sect. 16-402 of the Zoning Ordinance requires that all final development plans be prepared in accordance with the approved Conceptual Development Plan and any conditions as may have been adopted by the Board of Supervisors. The approved CDP is a general plan for the original 178 acre site, which designates areas for residential and commercial developments. The proposed FDPA to permit the enrollment of the child care center in the subject office building to include the children of non-employees is in conformance with the CDP and proffers approved in conjunction with the initial rezoning.

ZONING ORDINANCE PROVISIONS (Appendix 7)

Additional Standards for Child Care Centers (Sect. 9-309)

Pursuant to Sect. 6-206 of the Zoning Ordinance, a use permitted in a PDC District as a Group or Category Use shall be subject to the standards set forth in Article 9. (Since the previously approved FDPA (78-P-130-6), the Zoning Ordinance was amended to address all child care center facilities not related to church or other such religious uses under Article 9.) As such, this child care center, which is a secondary use to an office building, is a Category 3 Special Exception Use and is subject to the additional standards set forth in Sect. 9-309 of the Zoning Ordinance. The standards are as follows:

Par. 1 requires that a minimum of 100 square feet of usable outdoor recreation space be provided for each child that may use the space at any one time. The 2,700 square feet of play area will accommodate up to 27

children at any one time. A development condition has been carried forward from the previous FDPA which limits the play area to a maximum of 25 children at any one time.

Par. 2 requires that the use be located to have direct access to a public street of sufficient right-of-way to accommodate pedestrian and vehicular traffic. The child care center is located within an office building that has direct access to Fairview Park Drive which is the main roadway serving the Fairview Park development.

Par. 3 requires that the use be located to permit pick-up and delivery of all persons on the site. A development condition has been proposed which provides convenient pick-up and drop-off parking.

Par. 4 requires that the use be subject to Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia which pertains to licensing and facility regulations for child care centers. A development condition has been carried forward from the previous FDPA requiring compliance with the noted County and State regulations.

Staff believes that, with the proposed development conditions, all standards have been satisfied.

CONCLUSIONS AND RECOMMENDATION

Staff Conclusions

The proposed FDPA request to modify the child care enrollment to include children whose parents or care givers do not work in the office building on-site is in conformance with the approved Conceptual Plan and proffers. The previous development conditions will be carried forward, with an additional condition provided with regard to child drop-off and pick-up parking spaces for the child care center. Staff believes that with the proposed development conditions carried forward from previous approvals along with the modifications as noted, the request is in conformance with the Comprehensive Plan and does not adversely impact the surrounding residential and commercial development.

Staff Recommendation

Staff recommends approval of FDPA 78-P-130-7 subject to the development conditions set forth 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 Final Development Plan Conditions
2. Affidavit
3. Statement of Justification
4. Approved Development Conditions for FDPA 78-P-130-6
5. Land Use Analysis and Environmental Analysis
6. Transportation Analysis
7. Applicable Zoning Ordinance Provisions
8. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS**FDPA 78-P-130-7****December 31, 2002**

If it is the intent of the Planning Commission to approve FDPA 78-P-130-7 located at Tax Map 59-2 ((1)) 59 (3150 Fairview Park Drive) to modify the development conditions to allow the previously approved child care center to be open to the public. Staff recommends that the approval be subject to the following development conditions. These conditions incorporate and supercede all previous development conditions as they pertain to Parcel 59 only (FDPA 78-P-130-6). Previous conditions or those that have minor revisions are marked with an asterisk (*).

1. Development of the subject property shall be in substantial conformance with the FDPA plat entitled Mitretek Systems at Fairview Park, prepared by Dewberry & Davis (Sheets 1 – 4), Sheets 1 and 3 dated June 28, 2002; Sheet 2 dated May 27, 1999 and Sheet 4 dated September 9, 1999. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.
2. Parking for Parcel 59 shall be provided in accordance with the FDPA. However, in the event a reduction in parking from that shown on the FDPA for Parcel 59 is permitted, the reduction shall be provided from the surface parking areas. Where surface parking is removed, preservation of existing vegetation shall be pursued and implemented to the maximum extent feasible subject to review and approval of Urban Forestry Division. In the event existing vegetation cannot be preserved, landscaped open space shall be provided as approved by DPWES.*
3. The principal and secondary uses for Parcel 59 shall be limited to those listed in Note 12 on the FDPA; shall be designated primarily to serve the of Fairview Park and shall be conducted entirely within an enclosed building so as to allow no direct access to uses from an exterior door, except those necessary to meet Fire and Safety Codes. In addition, there shall be no outside display of goods or services. This condition shall not preclude the provision of a separate entrance or outdoor play area for the child care center.*
4. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.*
5. The applicant shall notify the County Archaeologist a minimum of 14 days prior to any grading or disturbance of the site. The applicant shall permit the County Archaeologist to observe clearing and excavation during

construction with the understanding that this action will not unreasonably delay construction.*

6. Category 3 Quasi-Public Uses shall be limited to employee training centers and the child care center.
7. The child care center shall be limited to a maximum enrollment of 50 children. No more than 25 children shall utilize the play area at any one time. The child care center shall comply with the applicable provisions of Chapter 30 of the Fairfax County Code and /or Title 63.1, Chapter 10 of the Code of Virginia.*
8. The hours of operation of any retail establishment or secondary use, except for the proposed child care center, shall be limited to Monday thorough Friday from 6:00 AM to 9:00 PM. This condition shall not be construed to limit the hours of operation of the principal office use. The hours of operation for the child care center shall be limited to Monday through Friday from 6:00 am to 9:00 pm and Saturday from 9:00 am to 1:00 pm.
9. Outdoor lighting fixtures used to illuminate the surface parking areas and walkways shall not exceed 13 feet in height, shall be of low intensity design and shall utilize full cut off fixtures which shall focus directly on the subject property.*
10. A minimum of 5 surface parking spaces shall be reserved and posted on the east side of the office building for child care center drop-off and pick-up. The parking spaces shall be along the western-most row of the parking lot to avoid children crossing travel aisles.

RECEIVED
 Department of Planning & Zoning
 11/11 2 5 2002
 Zoning Evaluation Division

REZONING AFFIDAVIT

DATE: July 25, 2002
 (enter date affidavit is notarized)

David S. Houston, Agent for Applicant
 I, Mitretek Systems, Inc., 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

in Application No.(s): _____
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

(NOTE: All relationships to the application listed above in BOLD print must be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Mitretek Systems, Inc. Agents: Mark A. Smith Mary Jo M. Slaney	3150 Fairview Park Drive South Falls Church, VA 22042	Applicant/Title Owner Tax Map 059-2-01-0059
Dewberry & Davis LLC Agents: Philip G. Yates Lawrence A. McDermott	8401 Arlington Boulevard Fairfax, VA 22031	Engineer/Planning Consultant
Shaw Pittman, LLP Agents: David S. Houston, Esq. Marian Harders, Planner	1650 Tysons Boulevard McLean, VA 22102	Attorney/Agents (See Attachment 1(c) for additional partners)

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

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

REZONING AFFIDAVIT

DATE: July 25, 2002
(enter date affidavit is notarized)

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

1(b). The following constitutes a listing** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

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

CORPORATION INFORMATION

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

Mitretek Systems, Inc. 3150 Fairview Park Drive South
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Mitretek Systems, Inc. is a Delaware non-stock (non-profit) corporation. There are no shareholders.

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

Lydia W. Thomas President, CEO
Richard P. Granato Executive Vice President, COO

(CONTINUATION on 1(b))

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

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

Rezoning Attachment to Par. 1(b)

(1b)

DATE: July 25, 2002
(enter date affidavit is notarized)

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

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

(CONTINUED FROM PAGE TWO)
Mitretek Systems, Inc.

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

(CONTINUED FROM PAGE TWO)

Mark A. Simone	Vice President, CFO, Secretary & Treasurer
Mary Jo M. Slaney	Assistant General Counsel and Assistant Secretary
Phillip J. Kotiza	Assistant Treasurer
Pamela Walker	Vice President
H. Gilbert Miller	Vice President
Robert J. Clerman	Vice President
Craig A. Janus	Vice President
Martin R. Hoffmann	Director, Chairman
Ashton B. Carter	Director
Alan B. Salisbury	Director
Margita E. White	Director
Katherine D. Sullivan	Director
B. A. Bridgewater, Jr.	Director
Barry R. McCaffrey	Director
Togo D. West, Jr.	Director

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

Rezoning Attachment to Par. 1(b)

DATE: July 25, 2002
(enter date affidavit is notarized)

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

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

Dewberry & Davis LLC, 8401 Arlington Boulevard
a Virginia limited liability company Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

The Dewberry Companies LC	Member
Larry J. Keller	Member
Dennis M. Couture	Member
Steven A. Curtis	Member

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

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

The Dewberry Companies LC 8401 Arlington Boulevard
Fairfax, VA 22031

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)

Sidney O. Dewberry	Member	Michael S. Dewberry	Member
Barry K. Dewberry	Member	Karen S. Grand Pre	Member
Thomas L. Dewberry	Member		

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

(check if applicable)



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

REZONING AFFIDAVIT

DATE: July 25, 2002
(enter date affidavit is notarized)

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

1(c). The following constitutes a listing** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

Shaw Pittman, LLP
1650 Tysons Boulevard
McLean, VA 22102-4835

(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)

Partners of Shaw Pittman, LLP

Alberg, James L.	PC	Blalock, Trey	NON
Andrews, Walter J.	PC	Brownell, Eileen L.	PC
Anenberg, Scott A.	PC	Calaby, Cecelia	NON
Aulick, Dean D.	PC	Catliota, Thomas J.	PC
Baghdadi, Aslan	PC	Camacho, Ramon	NON
Baum, Deborah B.	PC	Chason, Craig E.	PC
Baxter, Thomas A.	PC	Clemons, Howard L.	PC
Becker, Stephan E.	NON	Cohen, Marc R.	PC
Bednarek, Michael	PC	Cohn, Robert E.	NON
Berk, Lon	NON	Cooper, Alan S.	PC
Bishop, Robert	NON	Cynamon, David J.	PC

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

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

Rezoning Attachment to Par. 1(c)

DATE: July 25, 2002
 (enter date affidavit is notarized)

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

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

Shaw Pittman, LLP
 1650 Tysons Boulevard
 McLean, VA 22102-4859

(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)

Partners of Shaw Pittman, LLP
 (continued)

Delaney, Thomas	PC	Harrison, Ellen K.	NON
deRidder, Craig A.	PC	Harvey, Sheila M.	PC
DiGiovanni, Robert M.	NON	Harper, John S.	PC
Donaldson, Richard C.	NON	Hasty, Rob	NON
Doland, Marie	NON	Hewitt, Devon E.	PC
Dottori, Mario F.	NON	Hickey, J. Patrick	PC
Dwyer, Maureen Ellen	PC	Hill, Thomas C.	PC
Engel, John	PC	Hutchings, Jeffrey D.	PC
Feis, Gregory S.	PC	Huttler, Stephen B.	PC
Feola, Phil	PC	Jacobs, Bruce D.	NON
Fiedler, Charles	NON	Jacobs, Jerald	NON
Fischer, Nancy A.	NON	Janaskie, Paul E.	NON
Flick, Lauren Lynch	NON	Jensen, John E.	PC
Flick, Scott R.	NON	Kearns, Christine N.	PC
Fried, Bruce M.	NON	Kendall, Joseph E.	PC
Gaukler, Paul	NON	Katz, Charles W.	NON
Glassie, Jefferson	NON	Klein, Allen J.	PC
Gottfried, Barry H.	NON	Klein, Eric	NON
Gotts, Lawrence J.	NON	Knox, Thomas J.	PC
Graff, Ed	PC	Krohn, M. David	PC
Hansen, Edward J.	PC	Landy, Charles J.	PC
Harper, Elisabeth J.	PC	Lawson, Kurt	NON
Harper, John	PC	Lewis, David R.	NON
Harrington, Clifford M.	NON	Lewis, Jack L.	PC

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

Rezoning Attachment to Par. 1(c)

DATE: July 25, 2002
(enter date affidavit is notarized)for Application No. (s): _____
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Shaw Pittman, LLP
1650 Tysons Boulevard
McLean, VA 22102-4859(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)Partners of Shaw Pittman, LLP
(continued)

Mahaffey, Sylvia M.	PC	Peterson, Charles	NON
Main, David C.	NON	Planning, Anne K.	PC
Martin, Clara Ruyan.	NON	Plotz, Thomas J.	NON
Mason, Miles S	NON	Potter, Patrick	NON
Maughan, Alistair .	PC	Richards, Glenn S.	NON
McCormick, Thomas H.	PC	Richer, Diane S.	PC
McDonald, John M.	PC	Robbins, Robert B.	PC
McKay, Jack	PC	Roberts, Jane S.	PC
McKnight, Kathy J.	NON	Ross, Michele	PC
Meltzer, Steven L.	PC	Rossotti, Barbara M.	S Corporation
Menotti, David E.	PC	Roth, Gary D.	PC
Mickey, Paul F.	PC	Sahr, David R.	PC
Miller, David L.	PC	Schmeltzer, Kathryn R.	NON
Morton, Thomas D.	PC	Severs, Charles	NON
Moyle, Andrew C.	PC	Silberg, Jay E.	PC
Murdock, John E.	NON	Soukup, Lynn A.	PC
Murphy, Michael T.	PC	Spartin, Debbie B.	PC
Nagel, Trevor W.	NON	Spulak, Thomas J.	PC
O'Neill, John H.	PC	Stern, Elizabeth E.	PC
Oser, Aaron M.	PC	Temkin, Charles B.	PC
Oxenford, David D.	NON	Tomaszczuk, Alexander D.	NON
Pax, Thomas J.	PC	Travieso-Diaz, Matias F.	PC
Perkins, Victoria J.	PC	Tucker, Andrew M.	PC
Peters, Bill	NON	Watkins, Timothy H.	PC

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

Rezoning Attachment to Par. 1(c)

DATE: July 25, 2002
(enter date affidavit is notarized)

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

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

Shaw Pittman, LLP
1650 Tysons Boulevard
McLean, VA 22102-4859

(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)

Partners of Shaw Pittman, LLP
(continued)

Weinreich, Gadi	PC
Weinstock, Robert N.	PC
Weisel, Sheldon J.	PC
White, Wendelin A.	PC
Westman, Dan	NON
Whitfield, Milton B.	NON
Winston, Frank	NON
Wolff, D. Craig .	PC
Woods, Andrew L.	PC
Yablon, Jeffery L.	PC
Yanowitch, Lawrence T.	PC
Zahler, Robert E.	PC
Zaragoza, Richard R.	NON

The above names are the only partners in Shaw Pittman LLP
Each PC listed above is its own President
S Corporation (see par.(b))

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

REZONING AFFIDAVIT

DATE: July 25, 2002
(enter date affidavit is notarized)

for Application No. (s): _____
(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:

NONE

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

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

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: July 25, 2002
(enter date affidavit is notarized)

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

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS: (NOTE: If answer is none, either "NONE" on line below.)**

NONE

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

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

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

WITNESS the following signature:

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

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 25th day of July, 2002, in the State/Comm. of Virginia, County/City of FAIRFAX.

Jacqueline Gascon
Notary Public

My commission expires: 7-31-05

Mitretek Systems, Inc.**Final Development Plan Amendment Application****Statement of Justification****Revised October 18, 2002****I. Introduction**

This Final Development Plan Amendment (FDPA), filed on behalf of Mitretek Systems, Inc. (the "Applicant"), for the property identified as Fairfax County Tax Map Parcel 59-2-((1))-59 and located at 3150 Fairview Park Drive, requests permission to modify Development Condition Number 6 associated with FDPA 78-P-130-6 stating that the on-site child care center must be used only by the children of employees within the office building. The Applicant wishes to modify this development condition such that the on-site daycare service may be utilized by children other than those of the employees on the subject property.

II. Background

Mitretek Systems, Inc. is a profit public interest scientific research and engineering company which was formed to provide a public benefit through the application of science and technology in developing information, telecommunications, and environmental solutions. Mitretek assists its clients in making multi-billion dollar, technology-related strategic, mission-critical, and acquisition decisions. These clients include federal, state, local, and international governments, as well as other organizations.

On November 10, 1999, the Planning Commission voted unanimously to approve FDPA-78-P-130-6. This application authorized the construction of the Applicant's headquarters building. As an ancillary use, a child care center was permitted. Specifically, Condition No. 6 states:

Group 3 Institutional Uses shall be limited to employee training centers and the proposed child care center. The child care center shall be used exclusively by children of employees within the office building.

Condition No. 7 states that the maximum daily enrollment of the center shall not exceed 50 children. Condition No. 8 states that the hours of operations shall be 6:00 a.m. to 9:00 p.m. Monday through Friday and 9:00 a.m. to 1:00 p.m. on Saturday. The Applicant is not requesting any change in the maximum enrollment or the hours of operation. Rather, the Applicant requests that the second sentence in Condition No. 6 be deleted.

III. Justification

Since the Planning Commission approved the previous FDP, the headquarters building has been constructed and the Applicant has relocated in it. After moving in, the Applicant surveyed its employees concerning the feasibility of operating the day care center and discovered, although the interest of many of the employees was strong, the number of children eligible for enrollment was insufficient to operate a successful center. Given the persistent need for such a facility, the Applicant determined the facility could provide much needed relief, not only to its employees, but also to the Fairview Park and Merrifield communities by extending child care services to the immediately surrounding area. Also, the Applicant has contacted a third party, Bright Horizons Family Solutions (“Bright Horizons”), and is in negotiations with Bright Horizons to serve as the employer sponsored child care provider. Bright Horizons is an internationally recognized child care provider specializing in worksite child care.

Citing the Staff Report, dated October 27, 1999, the staff identifies the child care center to be “an appropriate secondary use within an employment center.” Furthermore, the staff highlights the design and physical layout of the property by acknowledging “convenient access to the child care center has been provided from the adjacent surface parking lot to the east and to the parking structure through a series of walkways. The play area is located adjacent to a tree preservation area and is conveniently located opposite the entrance to the center. No travel ways or roads will be crossed to get to the play area.” Also, the staff concluded that all land use and zoning standards had been met regarding child care activity. No changes to the access and play area are proposed with this application.

The Applicant believes that permitting children whose parents do not work in the building to be enrolled in the child care center will not adversely impact the integrity of the program because the building was designed with such a safe and healthy facility in mind and no physical changes to the property would be required. The child care center will be a family friendly workplace and will give the children the foundation they need to build self-esteem and to develop school competence.

IV. Facility Design

The day care center totals approximately 3,982 square feet of space and is located on the ground level. The center’s entrance is situated on the south side of the building on the far easterly end. The vehicular drop off area is located abutting the sidewalk along the day care center entryway. Adjacent to this location is designated visitor parking which may be used by those parents that do not work in the building. Existing signage on the grounds clearly directs traffic to the day care center.

V. Waivers and Modifications Requested

There are no waivers or modifications concerning any Fairfax County Zoning Ordinance regulations requested as a part of this FDPA application.

VI. Known Hazardous and Toxic Materials

To the best of the Applicant's knowledge, there are no known hazardous or toxic materials as set forth in Title 40, Code of Federal Regulations and as set forth in the Commonwealth of Virginia Department of Waste Management Regulations that will be generated, utilized, stored, treated and/or disposed of on Parcel 59-2-((1))-59.

VII. Conformance with the Comprehensive Plan

Situated within the Merrifield Suburban Center, (Land Unit M), the use of the subject property conforms with the Comprehensive Plan.

VIII. Conclusion

It is for all of the aforementioned reasons, that the Applicant respectfully requests that Staff endorse, and the Planning Commission approve, this Final Development Plan Amendment request.

Respectfully Submitted,

Shaw Pittman LLP

By:



David S. Houston
Attorney for the Applicant

APPROVED DEVELOPMENT CONDITIONS

FDPA 78-P-130-6

November 9, 1999

If it is the intent of the Planning Commission to approve Final Development Plan Application FDPA 78-P-130-6 located at Tax Map 59-2 ((1)) 59 for office development, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previous development conditions as they pertain to Parcel 59 only (previously Buildings E&F). Previous conditions or those that have minor revisions are marked with an asterisk (*).

1. Development of the subject property shall be in substantial conformance with the Final Development Plan Amendment, prepared by Dewberry and Davis, dated May 27, 1999, as revised through October 7, 1999, consisting of four sheets. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.
- *2. Parking for Parcel 59 shall be provided in accordance with the FDPA. However, in the event a reduction in parking from that shown on the FDPA for Parcel 59 is permitted, the reduction shall be provided from the surface parking areas. Where surface parking is removed, preservation of existing vegetation shall be pursued and implemented to the maximum extent feasible subject to review and approval of the Urban Forestry Branch, Department of Public Works and Environmental Services (DPWES). In the event existing vegetation cannot be preserved, landscaped open space shall be provided as approved by DPWES.
- *3. The principal and secondary uses for Parcel 59 shall be limited to those listed in Note 12 on the Final Development Plan Amendment; shall be designed primarily to serve the occupants of Fairview Park and shall be conducted entirely within an enclosed building so as to allow no direct access to uses from an exterior door, except those necessary to meet Fire and Safety Codes. In addition, there shall be no outside display of goods or services. This condition shall not preclude the provision of a separate entrance or outdoor play area for the employee child care center.
- *4. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.
- *5. The applicant shall notify the County Archaeologist a minimum of 14 days prior to any grading or disturbance of the site. The applicant shall permit the County Archaeologist to observe clearing and excavation during construction with the understanding that this action will not unreasonably delay construction.

- *6. Group 3 Institutional Uses shall be limited to employee training centers and the proposed child care center. The child care center shall be used exclusively by children of employees within the office building.
7. The child care center shall be limited to a maximum daily enrollment of 50 children. No more than 25 children shall utilize the play area at any one time. The child care center shall comply with the applicable provisions of Chapter 30 of the Fairfax County Code and/or Title 63.1, Chapter 10 of the Code of Virginia.
8. The hours of operation of any retail establishment or secondary use, except for the proposed child care center, shall be limited to Monday through Friday from 6:00 AM to 9:00 PM. This condition shall not be construed to limit the hours of operation of the principal office use. The hours of operation for the child care center shall be limited to Monday through Friday from 6:00 AM to 9:00 PM and on Saturday from 9:00 AM to 1:00 PM for those employees scheduled to work Saturday mornings.
9. Outdoor lighting fixtures used to illuminate the surface parking areas and walkways shall not exceed 13 feet in height, shall be of low intensity design and shall utilize full cut off fixtures which shall focus directly on the subject property.
10. A tree preservation plan shall be submitted to the Urban Forestry Branch of DPWES for review prior to approval of the first submission of the site plan. No plans shall be approved or grading activities conducted on site until the tree preservation plan is approved.

The tree preservation plan shall include a tree inventory and condition analysis, prepared by an arborist certified by the International Society of Arboriculture, for all trees 12" in diameter breast height (dbh) and greater located within 20 feet of either side of the proposed limits of clearing and grading. The condition analysis shall be conducted using the method described in the latest edition of Guide for Plant Appraisal, published by the International Society of Arboriculture. The tree preservation plan shall also include recommendations for pre-construction treatment of trees shown to be preserved. All trees shown to be preserved on the tree preservation plan shall be protected by chain link fencing, a minimum of four feet in height, placed at the limits of clearing and grading to preclude intrusion into the tree save areas. The fencing shall be installed prior to any work being conducted on the site, and shall be made clearly visible to all construction personnel.

MITRETEK SYSTEMS

AT FAIRVIEW PARK

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS P-1 (U) M. IT IS ZONED M-C.
2. THE PURPOSE OF THE FPA IS TO REVISE THE BUILDING PROGRAM FOR THIS LOT IN FAIRVIEW PARK TO REPRESENT ONE PROPOSED OFFICE BUILDING IN LIEU OF THE TWO EXISTING BUILDINGS THAT ARE DESCRIBED AS BUILDINGS F AND Y ON THE CURRENTLY APPROVED FINAL DEVELOPMENT PLAN (FDP). THE PROPOSED OFFICE BUILDING WILL CONTAIN 20,000 SQUARE FEET OF GROSS FLOOR AREA.
3. FOR THE SAKE OF CONSISTENCY, THE INFORMATION SHOWN ON SHEET 1 OF THIS PLAN AMENDMENT IS A MODIFIED COPY OF THE FPA APPROVED BY THE PLANNING COMMISSION ON OCTOBER 1, 1998 WHICH IS APPROVED TO BE A PART OF THE RECORD INFORMATION SHOWN ON THE GRAPHIC IS BY IMPROVING A DATA.
4. THE TOPOGRAPHIC INFORMATION SHOWN ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF TWO FEET FROM AN ADJACENT TO OTHERS. DEVELOPER & DATE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID INFORMATION.
5. THERE IS A FLOODPLAIN AND RELATED ENVIRONMENTAL QUALITY CONCEPT MAP LOCATED ON THE SUBJECT PROPERTY AS REPRESENTED ON THE GRAPHIC. THERE IS NO REGULATORY PROTECTION AREA.
6. TO THE BEST OF OUR KNOWLEDGE, THERE IS ONLY ONE UTILITY EASEMENT HAVING A WIDTH OF THIRTY (30) FEET OR MORE LOCATED ON THE SUBJECT PROPERTY AND THAT IS A 22 FOOT WIDE VEED EASEMENT LOCATED ON THE WESTERN EDGE OF THE SUBJECT PROPERTY.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO TRAILS OR OTHERS LOCATED ON THE SUBJECT PROPERTY.
8. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
9. THERE ARE NO TRAILS ESTABLISHED BY THE COMPENSATION PLAN PROPOSED ON THE SUBJECT PROPERTY.

11. THERE IS NO CHANGE PROPOSED TO THE OPEN SPACE LANDSCAPING OR SIGNAGE REQUIREMENTS OF WHICH WILL BE PROVIDED IN ACCORDANCE WITH THE PREVIOUSLY APPROVED FDP AND REVISED CONDITIONS.
12. IN ACCORDANCE WITH PREVIOUS APPROVALS, THE PRINCIPAL USE OF THE PROPOSED BUILDING WILL BE OFFICE. IT IS TO BE UNDERSTOOD, HOWEVER, THAT THE FOLLOWING USES MAY ALSO BE ESTABLISHED AS PRINCIPAL USES ALONG WITH ACCESSORY USES AS PROVIDED BY ARTICLE 16:
 - ESTABLISHMENTS FOR RECREATIVE, RESEARCH, DEVELOPMENT AND TRAINING WHERE APPROPRIATE, INTEGRATIONS AND TESTING OF PRODUCTS IN A COMPLETELY ENCLOSED BUILDING IS INCIDENTAL TO THE PRINCIPAL USE OF RECREATIVE, RESEARCH, DEVELOPMENT AND TRAINING.
 - FINANCIAL INSTITUTIONS (NO DRIVE-THRU) AND
 - PUBLIC USES.

- IN ADDITION TO THE RETAIL USES CURRENTLY APPROVED AS A SECONDARY USE IN BUILDING N, RETAIL USES MAY BE ESTABLISHED WITHIN THE BUILDING AS LONG AS THE TOTAL FLOOR AREA FOR THE RETAIL USES IS THE PROPOSED BUILDING AND BUILDINGS A, C, D, I AND X DOES NOT EXCEED THE MAXIMUM GROSS FLOOR AREA AS SHOWN ON THE APPROVED FPA. RETAIL USES WILL BE IN COMPLIANCE WITH THE FOLLOWING USES AS SET FORTH IN THE ZONING ORDINANCE:
- BUSINESS SERVICES AND SERVICE ESTABLISHMENTS.
 - CONTRACTUAL OFF-STREET PARKING AS A PRINCIPAL USE.
 - EATING ESTABLISHMENTS.
 - FAST FOOD RESTAURANTS (NO DRIVE-THRU).
 - HEALTH CLUBS.
 - INSTITUTIONAL USES (GROUP 1).
 - LIMITED PUBLIC UTILITY USE (CATEGORY 1).
 - PERSONAL SERVICES ESTABLISHMENTS.
 - PRIVATE CLUBS AND PUBLIC SOCIETY ASSOCIATIONS.
 - RETAIL SALES ESTABLISHMENTS AND
 - QUICK-SERVICE FOOD STORES (NO DRIVE-THRU).

ALL USES WILL BE LOCATED IN THE BUILDING SHOWN ON THE GRAPHIC. IT IS TO BE NOTED THAT A CHILD CARE CENTER WHICH HAS A DAILY ENROLLMENT OF APPROXIMATELY 15 CHILDREN MAY BE ESTABLISHED AS AN ACCESSORY SERVICE USE FOR THE STAFF AND EMPLOYEES OF THE PROPOSED USE.

PARKING FOR ALL USES WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

13. THE EXISTING AND PROPOSED DEVELOPMENT IN FAIRVIEW PARK IS SERVED BY PUBLIC WATER, SEWER AND A COMPREHENSIVE STORMWATER MANAGEMENT SYSTEM CURRENTLY LOCATED WITHIN THE PARK.

14. THE APPLICANT AGREES TO CERTAINLY TO HONOR ALL PROPOSALS AND DEVELOPMENT CONDITIONS THAT HAVE BEEN APPROVED TO DATE THAT ARE APPLICABLE TO THE SUBJECT PROPERTY.

15. THERE ARE NO ADDITIONAL PROPOSED IMPROVEMENTS TO THE PUBLIC RIGHTS-OF-WAY BEYOND THOSE WHICH CURRENTLY EXIST THAT WOULD BE REQUIRED AND APPROVED IN CONNECTION WITH THE APPROVAL OF THIS FPA.

16. AS A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.

17. THERE IS A THIRTY (30) FOOT TRANSITIONAL SETBACK YARD AND BARBER SIGNAGE PERMITTED ALONG THE WESTERN BORDER OF THE SUBJECT PROPERTY. THERE IS NO REQUIREMENT ALONG THE EASTERN, WESTERN OR NORTHERN BOUNDARIES.

18. ACCORDING TO THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE, THE APPLICANT AGREES TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AND MORE THAN THE NUMBER REPRESENTED IN THE TABULATION AS LONG AS THE GROSS FLOOR AREA IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PROPOSED LOT ARE NOT VIOLATED.

19. CONCURRENT WITH EXISTING PROPOSALS AND APPROVALS AND IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR 3 OF SECTION 16.08 OF THE ZONING ORDINANCE, REQUEST IS HEREBY MADE FOR A MEMORANDUM IN FAVOR OF THE TRANSITIONAL SETBACKS AND BARBER SIGNAGE PERMITTED IN FAVOR OF THE EXISTING PROPOSED VEGETATION AND LANDSCAPING REPRESENTED ON THE GRAPHIC.

20. THE FLOOR AREAS REPRESENTED IN THE TABULATIONS ARE GROSS FLOOR AREAS AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, IT IS UNDERSTOOD THAT THE PROPOSED BUILDING MAY HAVE CELLAR SPACE AND THAT PARKING SPACES WILL BE PROVIDED FOR THOSE USES THAT OCCUPY THE CELLAR SPACE IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE.

21. IT IS TO BE FURTHER UNDERSTOOD THAT THERE WILL BE A ROOFTOP ENCLOSED MECHANICAL STRUCTURE WHICH MAY OCCUPY AN AREA UP TO 50% OF THE ROOF AREA. THE FLOOR AREA OF THIS STRUCTURE WILL BE INCLUDED IN THE TOTAL GROSS FLOOR AREA.

22. THE SHAPES AND SIZES OF THE FOOTPRINTS OF THE PROPOSED OFFICE BUILDING AND PARKING STRUCTURE SHOWN ON THE GRAPHIC ARE FOR INFORMATION AND SUBJECT TO ADJUSTMENT AND REVISIONS WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN. THE GROSS FLOOR AREA AND BUILDING HEIGHT PRESENTED IN THE TABULATION ARE TO BE CONSIDERED THE GROSS FLOOR AREA TO THE PERMANENT LOT LINES SHOWN ON THE GRAPHIC AND THE OPEN SPACE REPRESENTED IN THE TABULATION ARE TO BE DEEMED HERINAUSE.

23. THE APPLICANT AGREES TO DEVELOP LESS GROSS FLOOR AREA THAN THE TOTAL REPRESENTED IN THE TABULATION, AND THE BUILDING FOOTPRINTS APPROVED IN THIS FPA WILL BE CONSIDERED ACCORDINGLY. THE APPLICANT FURTHER AGREES TO PROVIDE ADDITIONAL PARKING SPACES WHERE THE BUILDING FOOTPRINTS MAY BE SUBJECT TO.

24. IN ACCORDANCE WITH PAR 4 OF SECTION 16.08 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS AND LOCATION OF THE PROPOSED BUILDING, PARKING STRUCTURE, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

25. THE MAXIMUM HEIGHT OF THE BUILDING WILL BE AS REPRESENTED IN THE TABULATION. IT IS TO BE UNDERSTOOD THAT THE BUILDING WILL HAVE A SCOTTIE ENCLOSED MECHANICAL STRUCTURE. THE HEIGHT OF WORK IS INCLUDED IN THE MAXIMUM HEIGHT PRESENTED IN THE TABULATION AND WHICH BARELY OR ONLY OCCUPY AN AREA UP TO 50% OF THE TOTAL ROOF AREA.

26. ARCHITECTURAL DETAILS IN THE PROPOSED OFFICE BUILDING ARE PRESENTED ON SHEET 1.

27. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TULLIES, BENCHES, PLANTERS, SPECIAL ENTRANCES, PLAZAS, BENCHES, TABLES, WALLS, FENCES, GATES AND/OR UTILITY AND MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.

28. ALL SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. IT IS ALSO UNDERSTOOD THAT MOBILE AND LAND-BASED TELECOMMUNICATIONS FACILITIES MAY BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 16.14 OF THE ZONING ORDINANCE.

29. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, FLUAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 16, CODE OF FEDERAL REGULATIONS PARTS 116.4, 116.4, AND 116.4, AND 116.4, AND HAZARDOUS WASTE AS SET FORTH IN COMPENSATION OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VS 476-1-1. VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS AND/OR REGULATORY PRODUCTS AS DEFINED IN TITLE 16, CODE OF FEDERAL REGULATIONS PART 116.4, HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONNECTION WITH THE PROPOSED BUILDING MAINTENANCE WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

30. IT IS CURRENTLY CONTINGENT THAT DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS HAVE BEEN OBTAINED. THE PROPOSED DEVELOPMENT PROGRAM WILL BE CONSTRUCTED IN ONE CONTIGUOUS PHASE.

31. TO THE BEST OF OUR KNOWLEDGE, EXCEPT FOR THE ADJACENT HIGHWAY OF THE TRANSITIONAL SETBACK YARD AND BARBER REPRESENTED ABOVE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCE REGULATIONS AND APPLICABLE STANDARDS.



AT FAIRVIEW PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN AMENDMENT

KCF-SHG
KCF/SB-83 Incorporated
625 Eye Street NW
Suite 250
Washington DC 20008
202.942.2200

REV. OCTOBER 7, 1998
REV. SEPTEMBER 8, 1999
MAY 27, 1999



Dewberry & Davis
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0118

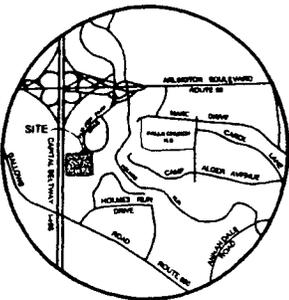
Architects
Engineers
Planners
Surveyors

SHEET INDEX:

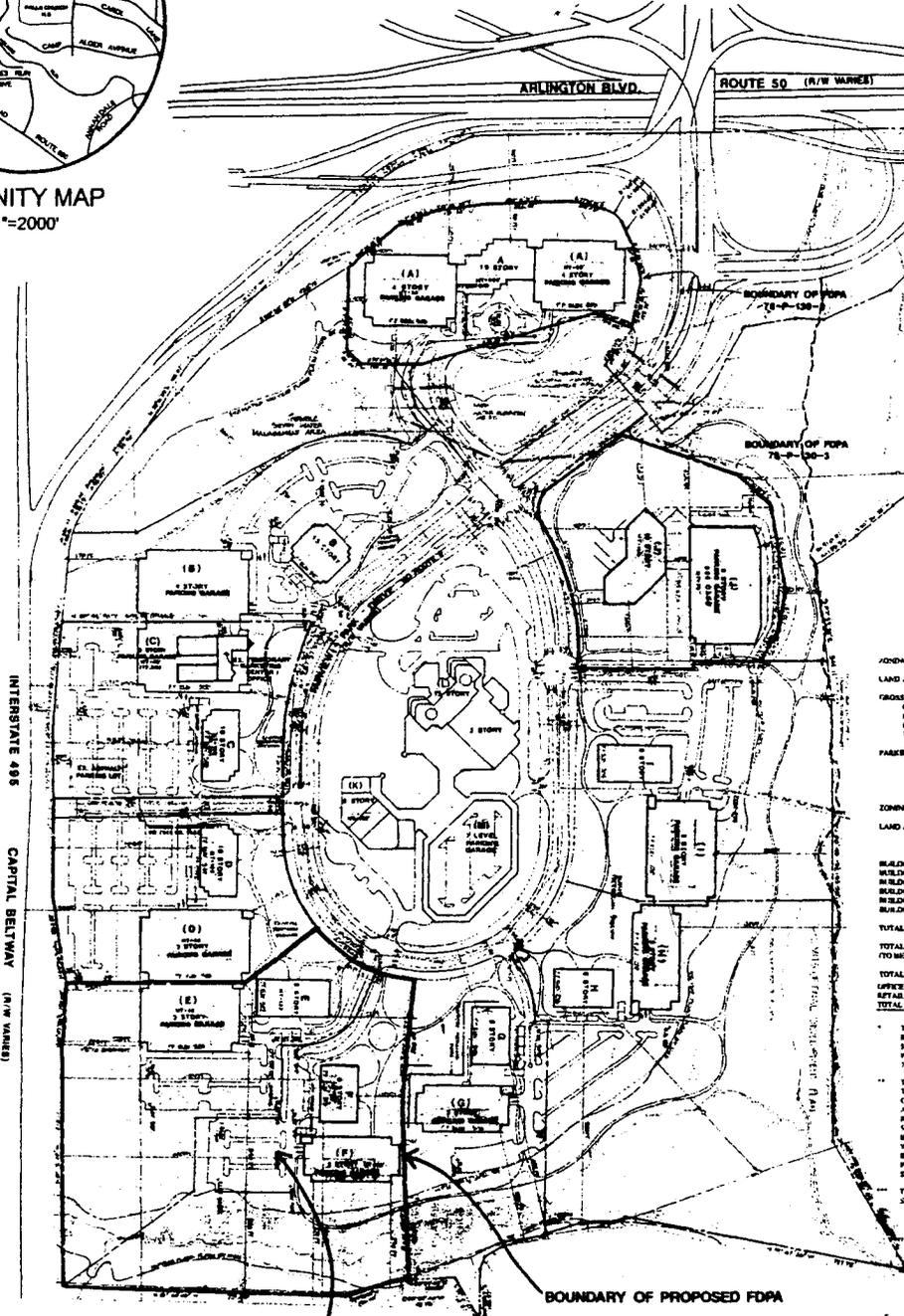
1. COVER SHEET - NOTES
2. CURRENTLY APPROVED FINAL DEVELOPMENT PLAN
3. PROPOSED FINAL DEVELOPMENT PLAN AMENDMENT
4. ARCHITECTURAL ELEVATIONS AND TRAIL SECTION

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN AMENDMENT



VICINITY MAP
1"=2000'



THIS IS A REDUCED COPY OF THE CURRENTLY APPROVED FINAL DEVELOPMENT PLAN. (SEE NOTE 3 ON SHEET 1.)

FOR INFORMATION ONLY

CURRENTLY APPROVED TABULATION FOR AREA OF RZ 78-P-130 (BUILDINGS A-D)

ZONING:	POC
LAND AREA:	118.4 AC
GROSS FLOOR AREA:	
OFFICE:	1,526,748 SF
RETAIL:	96,000 SF
HOTEL (ROOMS):	16,000 SF
TOTAL FLOOR AREA:	1,728,748 SF
PARKING SPACES PROVIDED:	1,338

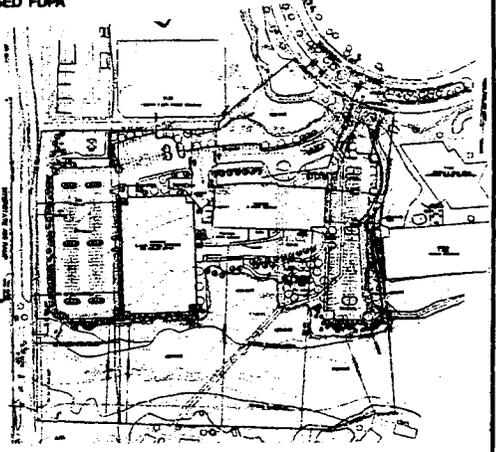
CURRENTLY APPROVED TABULATION FOR AREA OF FDP 78-P-130-3 (BUILDINGS A, C, D, E, F AND J)

ZONING:	POC		
LAND AREA:	88.49 AC		
GROSS FLOOR AREA:			
BUILDING A:	153,888 SF	438	181
BUILDING C:	144,192 SF	414	181
BUILDING D:	1,248,000 SF	3,520	1,456
BUILDING E:	1,008,000 SF	2,880	1,168
BUILDING F:	232,800 SF	672	272
TOTAL OFFICE:	1,526,748 SF	4,484	1,828
TOTAL RETAIL:	96,000 SF	276	110
TOTAL FLOOR AREA:	1,518,948 SF	4,760	1,938
OFFICE FLOOR AREA RATIO:	0.837		
RETAIL FLOOR AREA RATIO:	0.033		
TOTAL FLOOR AREA RATIO:	0.870		

- THE ESTIMATE OF 160 PARKING SPACES IS BASED ON 36.760 SQUARE FEET OF RETAIL USE WHICH REPRESENTS THE REMAINING BALANCE OF THE 16.000 SQUARE FEET OF RETAIL APPROVED WITH FDP 78-P-130-1. ADDITIONAL PARKING WILL BE PROVIDED FOR THE USES APPROVED WITH PROPOSED FDP 78-P-130-3.
- THE TOTAL NUMBER OF PARKING SPACES REPRESENTED ON THE TABULATION FOR PROPOSED BUILDINGS A, C, D, E, F AND J IS BASED ON THE CURRENT PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE FOR OFFICE AND RETAIL SALES ESTABLISHMENTS. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING SPACES AS MAY BE REQUIRED TO SATISFY MARKET CONDITIONS FOR A CERTAIN MULTITENANT, AND AS MAY BE REQUIRED FOR ANY USES THAT MAY BE APPROVED IN ACCORDANCE WITH THE POC DISTRICT PROVISIONS BUT SUCH ADDITIONAL SPACES WILL BE LOCATED ONLY WITHIN THE LIMITS OF THE PARKING STRUCTURES AND PARKING AREAS DESIGNATED ON THE GRAPHIC. THE EXACT NUMBER OF SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION.
- THE NUMBER OF PARKING SPACES REFLECTS BOTH STRUCTURAL AND SURFACE PARKING.

CURRENTLY APPROVED DEVELOPMENT PROGRAM

PROPOSED DEVELOPMENT PROGRAM
(SEE SHEET 3)



FAIRVIEW PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NEW 10/7/14
REV. 06/10/15

COMMISSIONER OF PLANNING AND ZONING

PLANNING COMMISSION

10/7/14

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Fred Selden, Director 
Planning Division, DPZ

SUBJECT: Comprehensive Plan Land Use & Environmental Analysis:
FDPA 78-P-130-7, Mitretek Systems, Inc.

DATE: 14 November 2002

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced Final Development Plan Amendment application and development plan dated June 28, 2002. The extent to which the requested modification is consistent with the previously approved conceptual development plan and Comprehensive Plan recommendations is noted.

DESCRIPTION OF THE APPLICATION

The applicant is requesting approval to modify a previously approved Final Development Plan condition relating to the client pool for an approved child care center within an office building in Fairview Park. Specifically, Development Condition No. 6 limits the use of the child care facility to only those employees within the office building. The applicant proposed to modify this development condition so that the on-site daycare service may be utilized by children other than those of the employees on the subject property. No other modifications are requested and no physical changes to the development are proposed.

LOCATION AND CHARACTER OF THE AREA

The office building is located at 3150 Fairview Park Drive and is situated in the southwestern corner of the Fairview Park office complex. Residential development abuts the site to the south and Rt. I-495 abuts the site to the west. The site is planned for office/mixed use development

COMPREHENSIVE PLAN

Plan Area: I **Planning Sector:** Merrifield Suburban Center
Land Unit I – Sub-unit I1

Plan Map: Mixed Use

ANALYSIS

The application presents no Comprehensive Plan land use or environmental issues. The proposal remains in conformance with the Plan and with the previously approved conceptual development plan.

FS: DMJ

FAIRFAX COUNTY VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 78-P-130)

SUBJECT: Transportation Impact

REFERENCE: FDPA 78-P-130-07, Mitretek Systems, Inc.
Traffic Zone: 1434
Land Identification Map: 59-2 ((1)) 59

DATE: October 15, 2002

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated June 28, 2002.

The applicant proposes to amend the approved Development Condition Number 6 in order that the on-site childcare center may be utilized by children other than those of the employees on the subject property. The applicant is not requesting any change in the maximum enrollment or the hours of operation. This request is being made because the applicant discovered after moving into the building that the number of children eligible for enrollment under this development condition was insufficient to operate a successful center. Therefore, the applicant wishes to permit children whose parents do not work in the building to be enrolled in order for the childcare center to operate successfully. This department has no objection to approval of this application.

AKR/LAH/lah

cc: Michelle Brickner, Director, Office of Site Development Services, DPW&ES

9-309

Additional Standards for Child Care Centers and Nursery Schools

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed. For the purpose of this provision, usable outdoor recreation area shall be limited to:
 - A. That area not covered by buildings or required off-street parking spaces.
 - B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
 - C. Only that area which is developable for active outdoor recreation purposes.
 - D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.
2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons	Street Type
1-75	Local
76-660	Collector
660 or more	Arterial

3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.
4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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