



APPLICATION ACCEPTED: May 26, 2010  
PLANNING COMMISSION: September 15, 2010  
BOARD OF SUPERVISORS: September 28, 2010 @ 3:30 p.m.

# County of Fairfax, Virginia

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September 1, 2010

## STAFF REPORT

### SPECIAL EXCEPTION APPLICATION SE 2010-PR-010

#### PROVIDENCE DISTRICT

**APPLICANT:** Hilton Worldwide, Inc. and Tysons Park Place II LLC

**ZONING:** C-4, SC

**PARCEL(S):** 29-4 ((7)) 5B and 5C

**ACREAGE:** 8.06 acres

**FAR:** 1.65

**OPEN SPACE:** 34%

**PLAN MAP:** Office

**SE CATEGORY:** Category 6, Waiver of Certain Sign Regulations

**PROPOSAL:** The applicant proposes waivers of certain sign regulations for one existing freestanding and for additional building-mounted signage.

#### STAFF RECOMMENDATION:

Staff recommends approval of SE 2010-PR-010, subject to the proposed development conditions contained 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.

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Brenda J Cho



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.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

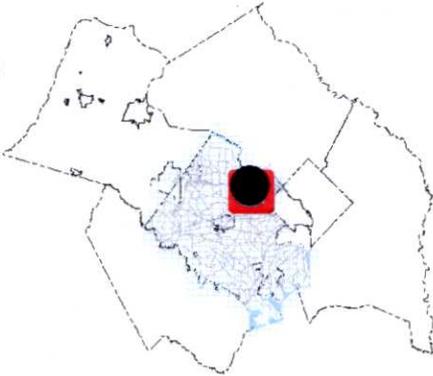
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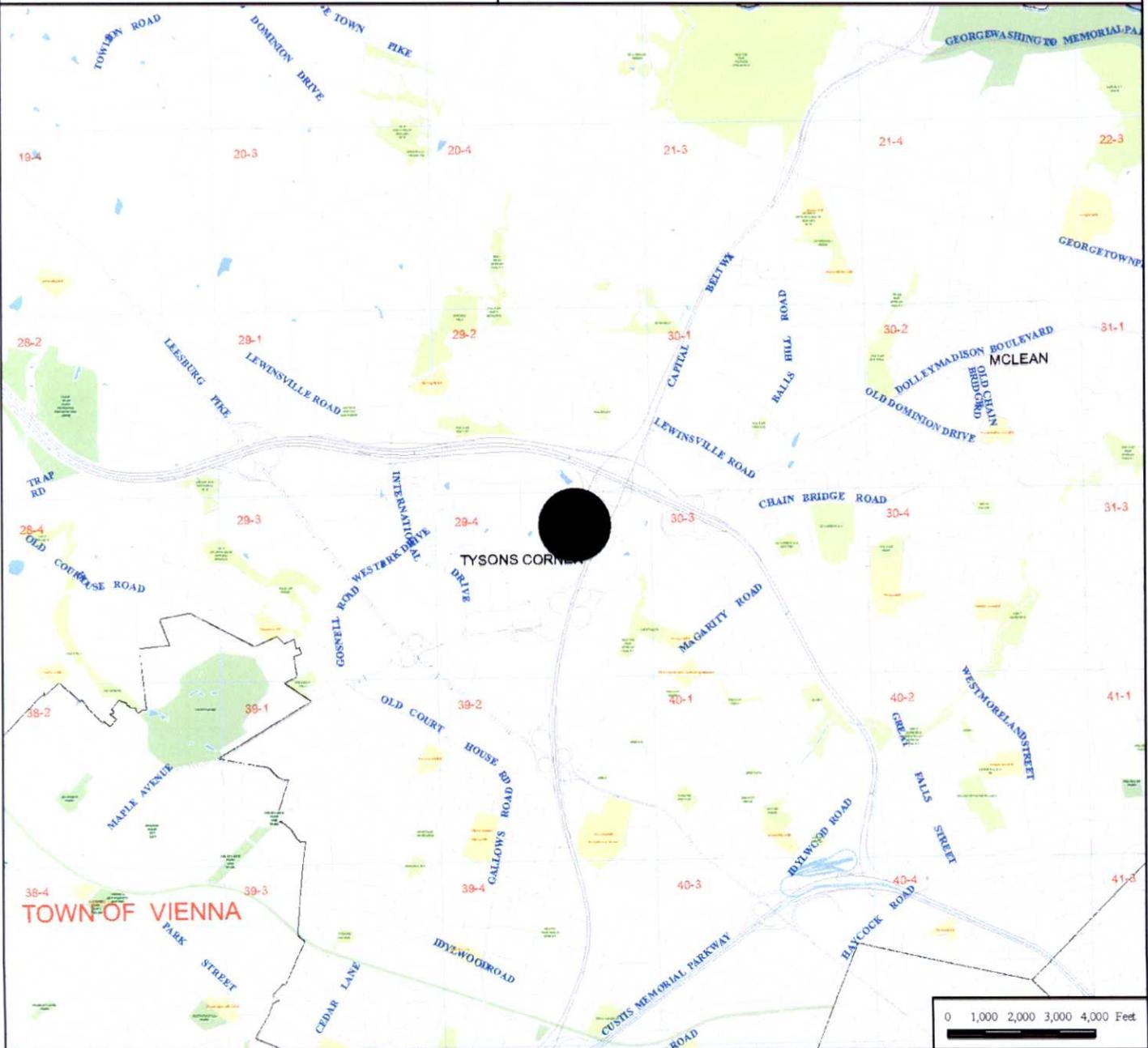
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Exception

SE 2010-PR-010

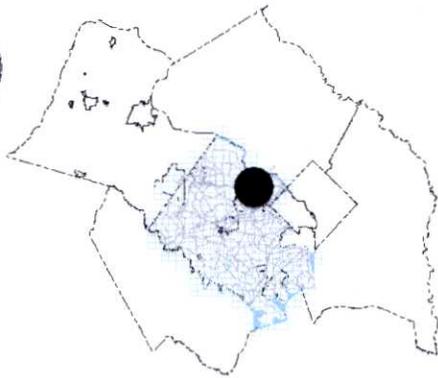


Applicant: HILTON WORLDWIDE, INC. & TYSONS PARK PLACE II LLC  
Accepted: 05/26/2010  
Proposed: WAIVER OF CERTAIN SIGN REGULATIONS  
Area: 8.06 AC OF LAND; DISTRICT - PROVIDENCE  
Zoning Dist Sect: 09-0620  
Art 9 Group and Use: 6-17  
Located: 7930 JONES BRANCH DRIVE  
Zoning: C- 4  
Plan Area: 2,  
Overlay Dist: SC  
Map Ref Num: 029-4 /07/ /0005B /07/ /0005C

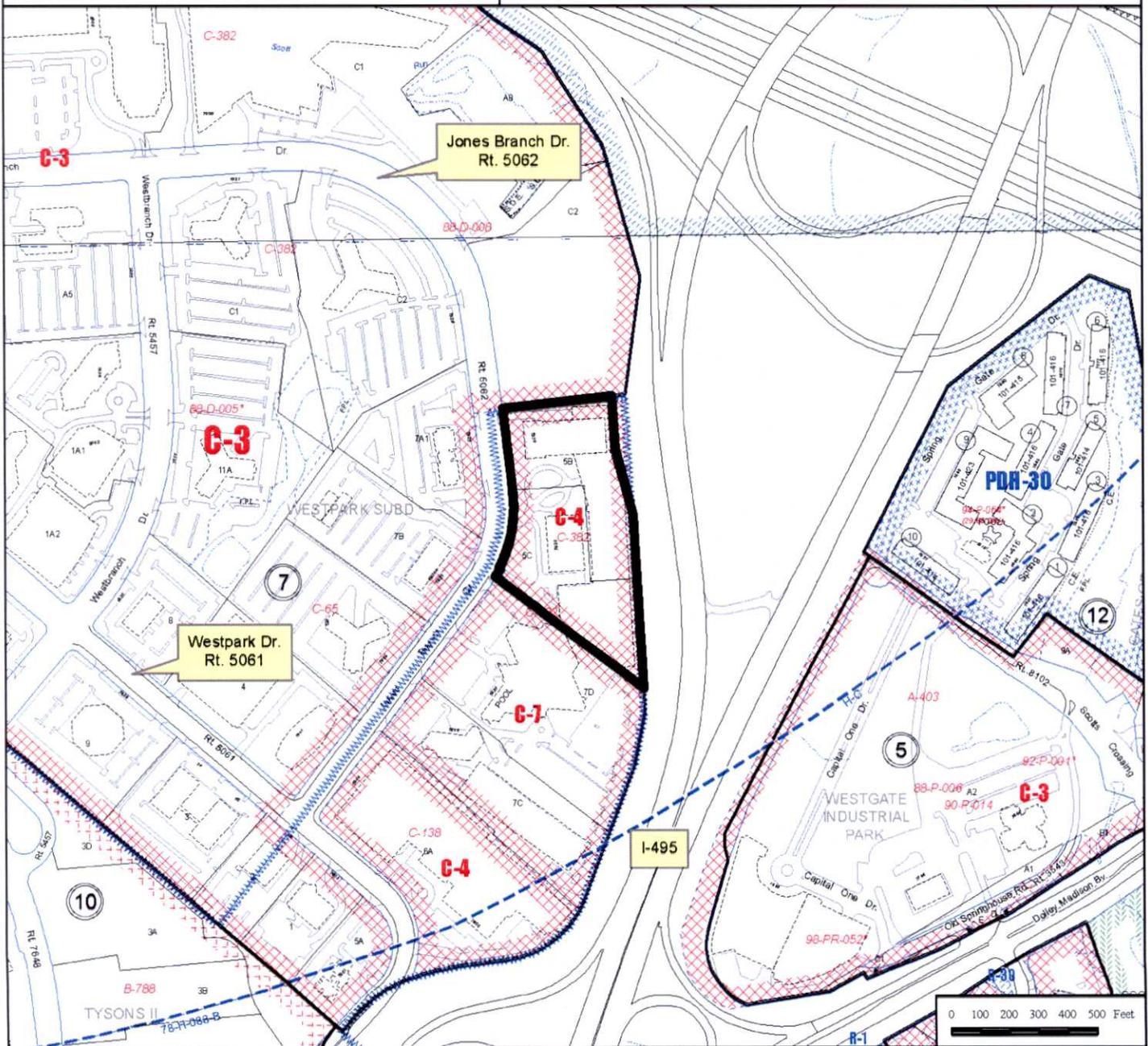


# Special Exception

## SE 2010-PR-010



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**Area:** 8.06 AC OF LAND; DISTRICT - PROVIDENCE  
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**Map Ref Num:** 029-4- /07/ /0005B /07/ /0005C





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

**DESCRIPTION OF THE APPLICATION**

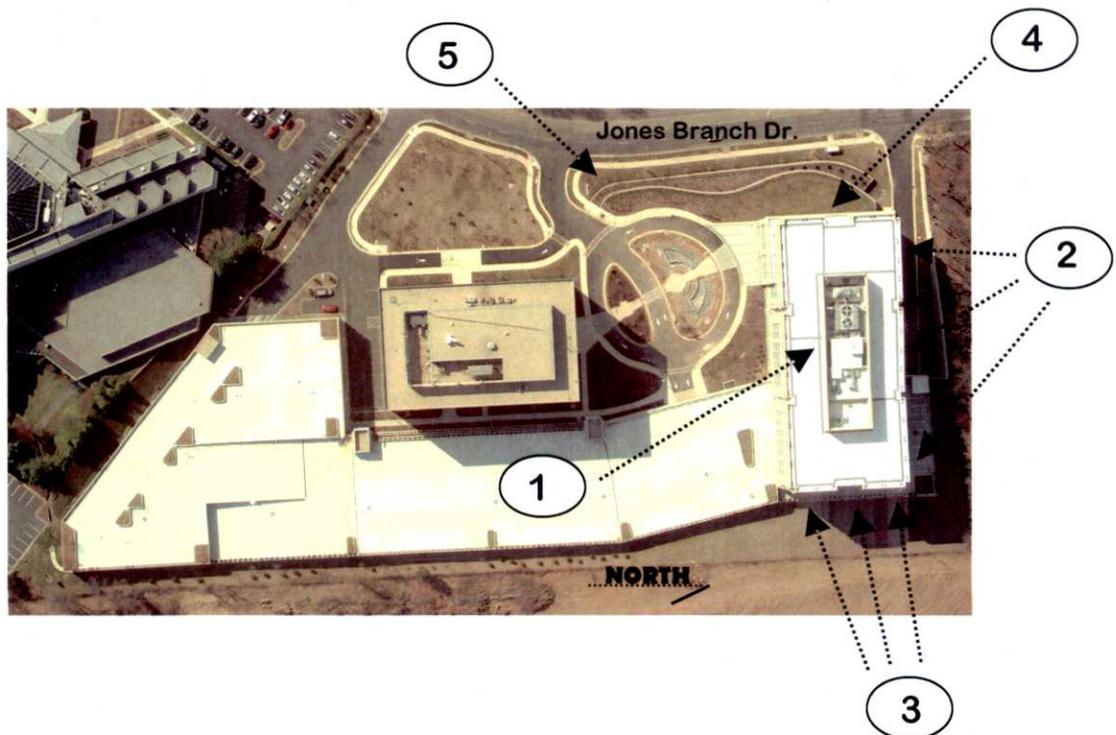
The applicant seeks approval of a waiver of certain sign regulations applicable to two (2) existing office buildings at Tysons Park Place in Tysons Corner. The requests include waivers of certain sign regulations for one (1) existing freestanding sign and for additional building-mounted signage.

**Freestanding Sign**

There is an existing (accessory) freestanding sign located near the office park's main circular entrance off Jones Branch Drive that includes the name of the office park and building addresses. Par. 13a of Sect. 12-203 of the Zoning Ordinance permits one (1) freestanding sign at each major entrance of an office park, which is limited to identifying the name of the office park and shall not exceed 40 square feet in area and 20 feet in height or be located closer than ten (10) feet to any street line. The applicant requests additional copy on this existing sign, specifically to add building tenant names; however, the square footage and location of the sign will not change.

**Building Mounted Signage**

There is one (1) 199.65 square foot existing building-mounted sign with "Hilton Worldwide" along the north side of the building. The Zoning Ordinance limits building-mounted signs for buildings housing one (1) or multiple tenants with a common outside entrance to 1 ½ square feet of sign area for each of the first 100 linear feet of building frontage plus one (1) square foot of sign area for each linear foot of building frontage. No one (1) sign can exceed 200 square feet.



Additional proposed signage includes a second tenant sign measuring 199.65 square feet to be located along the south side of the building, as well as 250 square feet of ground floor retail tenant signs. A maximum of 310 square feet of building-mounted signage is allowed for the 260 foot long building, as permitted by Par. 8 of Sect. 12-203. The applicant requests a total of 649.3 square feet of building-mounted signage for the building located at 7930 Jones Branch Drive.

<b>Proposed Building-Mounted Signs</b>			
<b>Location</b>	<b>Status</b>	<b>Message</b>	<b>Sign Area</b>
1	Proposed Building Mounted	"Hilton Worldwide"	199.65 sq.ft.
2	Proposed Building Mounted	Three (3) signs for "Future Tenant Name"	100 sq. ft. total (25, 50 and 25 sq. ft each)
3	Proposed Building Mounted	Three (3) signs for "Future Tenant Name"	100 sq. ft. total (25, 50 and 25 sq. ft each)
4	Proposed Building Mounted	"Future Tenant Name"	50 sq. ft.
<b>Existing Freestanding Sign (to be amended)</b>			
<b>Location</b>	<b>Status</b>	<b>Message</b>	<b>Sign Area</b>
5	Revised Existing Freestanding	"Hilton Worldwide, Future Tenant Names 1, 2 and 3" to be added to current message "Tysons Park Place I and II, 7926 & 7930 Jones Branch Drive"	39.31 sq. ft.*

\*The existing square footage of the sign will not change.

**LOCATION AND CHARACTER**

**Site Description:**

The application site, known as Tysons Park Place, is in Tysons Corner near the intersection of I-495 and the Dulles Toll Road on Jones Branch Drive. There are two (2) office buildings on site. Tysons Park Place II (7930 Jones Branch Drive), which contains 317,040 square feet and is 150 feet in height, was built in 2008. Tysons Park Place I (7926 Jones Branch Drive) was constructed in 1974 and contains 262,193 square feet and is 135.5 feet in height. There are three (3) access points to the site from Jones Branch Drive, and both buildings share the same circular entrance and a parking garage with 1,507 parking spaces. The site is surrounded by commercial uses, including office buildings to the west and a hotel to the south. There is a undeveloped parcel to the north of the application site, which is planned for commercial redevelopment but currently contains a volleyball court and is the subject of SEA 94-P-040. I-495 runs east of the site. The open areas in front and between of

the Tysons Park Place buildings are landscaped with grasslands and plantings, such as decorative trees and shrubs.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Vacant (pending commercial development) <sup>1</sup>	C-3	Office
South	Commercial (Hilton Tysons Corner)	C-7	Office
East	I-495	R-1	Office
West	Commercial (Culpepper office building)	C-3	Office

**BACKGROUND**

On February 26, 1973, the Board of Supervisors approved C-382 to rezone the subject site from RE-1 to C-OH. The C-OH District preceded the current Zoning Ordinance, which was adopted on June 12, 1978, and became effective on August 14, 1978. With the adoption of the current Zoning Ordinance, the C-OH District became the C-4 District. There are no proffers associated with this application.

On March 13, 2000, the Board of Supervisors approved SE 99-P-034 for an increase in building height from 120 to 150 feet for a proposed office building and 135.5 feet for an existing office building, in addition to a new parking garage, at 7926 Jones Branch Drive [Tax Map 29-4 ((7)) 5], subject to 10 development conditions.

**COMPREHENSIVE PLAN PROVISIONS**

**Plan Area:** Area II

**Planning District:** Tysons Corner Urban Center

**Planning Sector:** North Central District, Subarea 2: Capital Beltway Office Area

**Plan Map:** Office

In the 2007 Edition of the Fairfax County Comprehensive Plan, the Land Unit Recommendations for Area II, Tysons Corner Urban Center, as amended through June 22, 2010, are the following on page 174:

Subarea 2: Capital Beltway Office Area

*This subarea between Jones Branch Drive and the Capital Beltway is developed with office buildings and one of Tysons' larger hotels.*

<sup>1</sup> SEA 94-P-040 (MP MRP Tysons LLC) is a pending application on the adjacent site to the north that proposes additional uses to the previously approved application for an office building, SE 94-P-040 (Gannett Co. Inc.).

### Base Plan

*The area is planned for and developed with intensities of 1.0 and 1.65 FAR, which recognize the existing development. The building heights range from 130 to 175 feet, as shown conceptually on the Building Height Map in the Areawide Urban Design Recommendations.*

### Redevelopment Option

*Potential circulator alignments about this subarea, as described in the Transportation section. Redevelopment proposals along the alignments should provide right-of-way or otherwise accommodate the circulators and should make appropriate contributions towards their construction costs. Higher intensity may be allowed for property within 1/2 mile distance of the Tysons Central 123 Metro station. See the Intensity section of the Areawide Land Use Recommendations.*

*Public facility, transportation and infrastructure analyses should be performed in conjunction with any redevelopment application. The results of these analyses should identify necessary improvements, the phasing of improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.*

*The ability to realize planned intensities will depend on the degree to which access and circulation improvements are implemented consistent with guidance in the Areawide Urban Design and Transportation Recommendations.*

## **ANALYSIS**

### **Special Exception Plat** (Copy at front of the report)

The subject application is to allow for a waiver of certain sign regulations. The applicant does not propose any new building construction or changes to the previously approved development conditions with this application. Therefore, the SE Plat submission requirements were waived. The previously approved SE Plat for SE 99-P-034 is attached as the plat for this application and contained in Appendix 4. As described earlier in this report, the site is developed with two (2) office buildings, including a 317,040 square feet and 150 foot tall building built in 2008 and a 262,193 square feet and 135.5 foot tall building built in 1974. There are three (3) access points to the site along Jones Branch Drive. In addition, there is a shared circular entrance and parking garage between the two buildings. Landscaping exists along the fronts of the buildings and between the two (2) buildings on site.

**Proposed Signage (Appendix 5)**

<b>Existing and Proposed Building-Mounted Signs</b>			
<b>Exhibit #</b>	<b>Message</b>	<b>Proposed Sign Area</b>	<b>Zoning Ordinance Limit</b>
A	"Hilton Worldwide"	199.65 sq. ft.	200 sq. ft. for each sign (Par. 8 of Sect. 12-203)
B	"Hilton Worldwide"	199.65 sq. ft.	200 sq. ft. for each sign (Par. 8 of Sect. 12-203)
C	Three (3) signs for "Future Tenant Name"	100 sq. ft. total (25, 50, and 25 sq. ft. each)	200 sq. ft. for each sign (Par. 8 of Sect. 12-203)
D	Three (3) signs for "Future Tenant Name"	100 sq. ft. total (25, 50, and 25 sq. ft. each)	200 sq. ft. for each sign (Par. 8 of Sect. 12-203)
E	"Future Tenant Name"	50 sq. ft.	200 sq. ft. for each sign (Par. 8 of Sect. 12-203)
<b>Total:</b>		<b>649.3 sq. ft.</b>	<b>310 sq. ft. (Par. 8 of Sect. 12-203)<sup>2</sup></b>
<b>Difference:</b>		<b>339.3 additional square footage</b>	
<b>Freestanding Sign</b>			
<b>Exhibit #</b>	<b>Message</b>	<b>Existing Sign Area</b>	<b>Zoning Ordinance Limit</b>
F	"Tysons Park Place I and II, 7926 & 7930 Jones Branch Drive"	39.31 sq. ft.	40 sq. ft. (Par. 13a of Sect. 12-203)
F	"Tysons Park Place I and II, 7926 & 7930 Jones Branch Drive" including "Hilton Worldwide, Future Tenant Names 1, 2 and 3"	39.31 sq. ft. (no change in square footage)	40 sq. ft. (Par. 13a of Sect. 12-203) <sup>3</sup>

The applicant proposes eight (8) additional building-mounted signs for a total of 649.3 square feet (9 signs) at 7930 Jones Branch Drive (Tysons Park Place II). No one (1) sign can exceed 200 square feet. Based on a frontage length of 260 feet, by right, the building is permitted up to 310 square feet of building-mounted signage with no one sign exceeding 200 square feet in size. While no single building-mounted sign would exceed the 200 square foot size limit, the applicant proposes to exceed the total permitted building-mounted signage limit by 339.3 square feet.

There is an existing "Hilton Worldwide" sign that measures 199.95 square feet along the north side of the building. The applicant requests a duplicate of the existing "Hilton

2 7930 Jones Branch Drive has 260 linear feet of building frontage, which equals 310 square feet of permitted building mounted signage [(100 x 1.5) + 160]

3 The permitted copy is limited to identifying the name of the office park, per Par. 13a of Sect. 12-203 of the Zoning Ordinance, and the applicant proposes to add tenant names.

Worldwide” sign along the south side of the building, which faces the main circular entrance. In addition, seven (7) additional signs for future ground floor tenants, which measure between 25 to 50 square feet each, are proposed. These proposed signs will be located along the northern, eastern and western sides on the ground floor level of the building.

Along Jones Branch Drive, there is an existing freestanding sign at the access point for the site’s main entrance. The sign currently notes the name of the office park and the associated addresses. Par. 13a of Sect. 12-203 of the Zoning Ordinance permits one (1) freestanding sign at each major entrance of an office park. The sign is limited to identifying the name of the office park and shall not exceed 40 square feet in area and 20 feet in height nor be located closer than ten (10) feet to any street line. The applicant proposes to revise and expand the copy to include names of the future ground floor tenants and main tenant, Hilton Worldwide. The applicant does not propose to change the existing dimensions (39.31 square feet) of the sign.

**Land Use and Environmental Analyses**

At an overall FAR of 1.65, the property is in conformance with the recommendations of the recently adopted Tysons Corner Urban Center text in the Comprehensive Plan, which states that the area is planned for and developed with development intensities of 1.0 to 1.65 FAR. The application only seeks a waiver of certain sign regulations; no other additional construction or intensity is requested with this application. As such, the application does not raise any substantive land use or environmental issues.

**Transportation, Urban Forest Management, Park Authority and Public Facilities Analyses (Appendices 6 – 7)**

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

**ZONING ORDINANCE PROVISIONS**

<b>Bulk Standards (C-4 District)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	40,000 square feet	8.06 acres
Lot Width	200 feet	625 feet
Building Height <sup>4</sup>	120 feet	150 feet
Front Yard	25° angle of bulk plane, but not less than 40 feet	25 feet (parking structure); 20% ABP (7930 Jones Branch Drive)
Side Yard	No requirement	N/A
Rear Yard	20° angle of bulk plane, but not less than 25 feet	N/A

4 An increase in height to 150 feet was approved with SE 99-P-034.

<b>Bulk Standards (C-4 District)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Maximum FAR	1.65	1.65
Open Space	15%	34%
Required Parking Spaces (7926 Jones Branch Drive)	Office: 2.6 spaces per 1,000 square feet of gross floor area = 682 spaces (2.6*262)	Approximately 1,507 parking spaces are provided
Required Parking Spaces (7930 Jones Branch Drive)	Office: 2.6 spaces per 1,000 square feet of gross floor area = 825 spaces (2.6*317)	

**Waivers and Modifications**

No waivers or modifications are requested with this application.

**Zoning Ordinance Requirements** (Appendix 9)

General Special Exception Standards (Sect. 9-006)

General Standards 1 and 2 require that the proposed use be in harmony with the adopted Comprehensive Plan and with the general purpose and intent of the applicable zoning district regulations. The proposed addition of building-mounted signage and a revision of an existing freestanding sign is in harmony with the Comprehensive Plan since it does not inhibit the achievement of the Plan objectives.

The waiver of certain sign regulations will not adversely affect the use or development of neighboring properties, as recommended by General Standard 3. The applicant is requesting a total of 649.3 square feet of building-mounted signage, which is 339.3 square feet more than the permitted maximum of 310 square feet for the requested building. The added building-mounted signage and copy for an existing freestanding sign will be proportional to the existing petitioned building and, in staff’s view, will improve the visibility of the petitioned site without adverse affect to the adjoining properties.

Landscaping and open space provisions of General Standards 5 and 6 and the adequate utility, drainage and parking provisions of General Standard 7 were previously addressed with the approval of SE 99-P-034. The proposed request for additional signage will not impinge on these standards. In accordance with the general standards of the Zoning Ordinance, any signage provided on site, which is not subject to this Special Exception, will be required to meet with the signage regulations of the Zoning Ordinance.

Waiver of Certain Sign Regulations (Sect. 9-620)

Par. 1 of Sect. 9-620 states that a waiver is permitted for an increase in sign area, sign height or different location, but not for the erection of a freestanding sign or off-site

sign, not otherwise permitted by this Ordinance, or the establishment of any sign prohibited by the provisions of Sect. 12-104. The applicant requests an increase in building-mounted signage and additional copy for an existing freestanding sign, which is the reason of the waiver request. Staff believes this standard is satisfied.

According to Par. 2 of Sect. 9-620, the applicant must justify the requested waiver by demonstrating unusual circumstances or conditions related to the site, such as the location, topography size or configuration of the lot or size or orientation of the structure on the lot. The main frontage of Tysons Park Place II (7930 Jones Branch Drive) on site faces south towards the other building on site, which results in limited building frontage along Jones Branch Drive. Currently, building-mounted signage on the petitioned building is limited to one (1) tenant's sign along the northern side of the building. It is only visible to southbound travelers on I-495 and to the adjoining commercial development to the north. Due to the existing bulk and orientation of the building, additional square footage is requested to help improve visibility of the tenants on-site and access by users. Therefore, staff believes this standard is satisfied.

The proposed addition of building-mounted signage and a revision of an existing freestanding sign generally complies with the Comprehensive Plan, as required by Par. 3 of Sect. 9-620. The additional signage does not conflict with the goals of the Comprehensive Plan language for the site and applicable area, which promotes commercial development. Staff believes that this standard is satisfied.

Par. 4 of Sect. 9-620 requires that a waiver may only be approved where the relationship to the sign(s) to the land, buildings and conforming signs in the neighborhood are reviewed and determined not to have any deleterious effect on the existing or planned development of adjacent properties and meets the intent of Article 12. As noted previously, staff does not believe that the amount and placement of requested signage does not have any deleterious effect on the existing or planned development of adjacent properties. Though the adjoining property to the north is currently vacant except for a volleyball court, it is planned for commercial development. Staff believes that this standard is satisfied.

## **Overlay District Requirements**

### Sign Control (SC) (Sect. 7-500)

#### Commercial and Industrial Uses in Sign Control Overlay Districts (Sect. 12-204)

The provisions of the Sign Control Overlay District and the portion of Article 12 applicable to the Sign Control Overlay District provide additional controls for building-mounted signs and office parks. However, the guidelines, as specified in Sect. 12-203 and applied to this application, have been discussed, and no additional controls are applicable.

## **Summary of Zoning Ordinance Provisions**

All applicable standards have been satisfied with the proposed development conditions.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff finds that SE 2010-PR-010 is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

### **Recommendation**

Staff recommends approval of SE 2010-PR-010, subject to the proposed development conditions contained 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.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

## **APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. SE 99-P-034 Approved Plat and Development Conditions
5. Exhibit of Proposed Building-mounted Signage and Revised Copy for Existing Freestanding Sign
6. Transportation Analysis
7. Fairfax County Park Authority Analysis
8. Sanitary Sewer Analysis
9. Applicable Zoning Ordinance Provisions
10. Glossary

## PROPOSED DEVELOPMENT CONDITIONS

SE 2010-PR-010

September 1, 2010

If it is the intent of the Board of Supervisors to approve SE 2010-PR-010 located at 7926 and 7930 Jones Branch Drive [Tax Maps 29-4 ((7)) 5B and 5C] for a waiver of certain sign regulations in a Sign Control Overlay District, pursuant to Sect. 9-620 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. A copy of this Special Exception shall be posted in a conspicuous place on the property of the use and be made available to all departments of Fairfax County during the hours of operation on the permitted site.
4. This Special Exception is subject to the issuance of a Sign Permit(s). Any permit submitted pursuant to this special exception shall be in substantial conformance with the signage as depicted on the attached exhibits and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. Signage for 7930 Jones Branch Drive (Tysons Park Place II) shall be limited to that shown on the approved exhibits and as follows:

Location	Sign Description	Permitted Sign Area
Front and Rear (north and south elevations)	2 Building Mounted Signs	199.65 square feet for each sign
Side (west elevation)	1 Building Mounted Sign	50 square feet
Side (east elevation)	3 Building Mounted Signs	100 square feet total (25, 50 and 25 square foot for each sign)
Rear (north elevation)	3 Building Mounted Signs	100 square feet total (25, 50 and 25 square foot for each sign)
Freestanding sign at main circular drive entrance	1 Existing Freestanding Sign	39.31 square feet

6. Signage for 7926 Jones Branch Drive (Tysons Park Place I) shall be in conformance with Article 12 of the Zoning Ordinance and shall not be limited by this Special Exception.
7. Signage names, lettering, color and/or logos shall be changeable for by-right uses on site.
8. Sign permit applications shall be accompanied by a letter of authorization or approval from the property owner.
9. Sign permits shall be issued after the applicable non-RUP(s) and/or tenant layout permits are satisfactorily obtained.
10. All signage lighting shall be in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: AUG 13 2010
(enter date affidavit is notarized)

I, Jonathan P. Rak, 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 108690a

in Application No.(s): SE 2010-PR-010
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include Hilton Worldwide, Inc.; Tysons Park Place II LLC; and McGuireWoods LLP with multiple agents.

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

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: AUG 13 2010  
(enter date affidavit is notarized)

108690a

for Application No. (s): SE 2010-PR-010  
(enter County-assigned application number (s))

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Tysons Park Inc. Agent: Steven N. Corey	7501 Wisconsin Avenue, Suite 1500 Bethesda, MD 20814	Title Owner of Tax Map No. 29-4 ((7)) 5C

(check if applicable)

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: AUG 13 2010  
(enter date affidavit is notarized)

108690a

for Application No. (s): SE 2010-PR-010  
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name and number, street, city, state, and zip code)  
Hilton Worldwide, Inc.  
7930 Jones Branch Drive  
McLean, VA 22102

**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)

Hilton Hotels Holdings Corporation  
345 Park Avenue, 31st Floor  
New York, NY 10154

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

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

Special Exception Attachment to Par. 1(b)

DATE: AUG 13 2010  
(enter date affidavit is notarized)

108690a

for Application No. (s): SE 2010-PR-010  
(enter County-assigned application number (s))

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

Hilton Hotels Holdings Corporation  
345 Park Avenue, 31st Floor  
New York, NY 10154

**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)

BH Hotels Holdco LLC

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

BH Hotels Holdco LLC  
345 Park Avenue, 31st Floor  
New York, NY 10154

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: AUG 13 2010  
(enter date affidavit is notarized)

108690a

for Application No. (s): SE 2010-PR-010  
(enter County-assigned application number (s))

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

Tyson's Park Place II LLC  
7501 Wisconsin Avenue, Suite 1500  
Bethesda, MD 20814

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

B.F. Saul Real Estate Investment Trust, sole member

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

B.F. Saul Real Estate Investment Trust  
7501 Wisconsin Avenue, Suite 1500  
Bethesda, MD 20814

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

B.F. Saul Company	Westminster Investing Corporation
Columbia Securities Company of Washington, D.C.	Chevy Chase Trust Holdings, Inc.
Franklin Development Company, Inc.	Somerset Investment Corporation
The Klingle Corporation	

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

Special Exception Attachment to Par. 1(b)

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(enter date affidavit is notarized)

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for Application No. (s): SE 2010-PR-010  
(enter County-assigned application number (s))

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

B.F. Saul Company  
7501 Wisconsin Avenue, Suite 1500  
Bethesda, MD 20814

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

B. Francis Saul, II

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

Columbia Securities Company of Washington, D.C.  
7501 Wisconsin Avenue, Suite 1500  
Bethesda, MD 20814

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

B. Francis Saul, II

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

Special Exception Attachment to Par. 1(b)

DATE: AUG 13 2010  
(enter date affidavit is notarized)

108690a

for Application No. (s): SE 2010-PR-010  
(enter County-assigned application number (s))

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

Franklin Development Company, Inc.  
7501 Wisconsin Avenue, Suite 1500  
Bethesda, MD 20814

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

The Klingle Corporation  
7501 Wisconsin Avenue, Suite 1500  
Bethesda, MD 20814

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: AUG 13 2010  
(enter date affidavit is notarized)

108690a

for Application No. (s): SE 2010-PR-010  
(enter County-assigned application number (s))

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

Westminster Investing Corporation  
7501 Wisconsin Avenue, Suite 1500  
Bethesda, MD 20814

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Chevy Chase Property Company

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

Chevy Chase Property Company  
7501 Wisconsin Avenue, Suite 1500  
Bethesda, MD 20814

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

B. Francis Saul, II

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

Special Exception Attachment to Par. 1(b)

DATE: AUG 13 2010  
(enter date affidavit is notarized)

108690 a

for Application No. (s): SE 2010-PR-010  
(enter County-assigned application number (s))

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

Chevy Chase Trust Holdings, Inc.  
7501 Wisconsin Avenue, Suite 1500  
Bethesda, MD 20814

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Westminster Investing Corporation

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

Somerset Investment Corporation  
7501 Wisconsin Avenue, Suite 1500  
Bethesda, MD 20814

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Westminster Investing Corporation

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

Special Exception Attachment to Par. 1(b)

DATE: AUG 13 2010  
(enter date affidavit is notarized)

108690a

for Application No. (s): SE 2010-PR-010  
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**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Tysons Park Inc.  
7501 Wisconsin Avenue, Suite 1500  
Bethesda, MD 20814

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

B.F. Saul Real Estate Investment Trust, sole member

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

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

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for Application No. (s): SE 2010-PR-010  
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

McGuireWoods LLP  
1750 Tysons Boulevard, Suite1800  
McLean, VA 22102

(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)

Equity Partners of McGuireWoods LLP

- |                         |                       |                       |
|-------------------------|-----------------------|-----------------------|
| Alphonso, Gordon R.     | Beil, Marshall H.     | Buchan, Jonathan E.   |
| Anderson, Arthur E., II | Belcher, Dennis I.    | Busch, Stephen D.     |
| Anderson, Mark E.       | Bell, Craig D.        | Cabaniss, Thomas E.   |
| Andre-Dumont, Hubert    | Beresford, Richard A. | Cacheris, Kimberly Q. |
| Bagley, Terrence M.     | Bilik, R. E.          | Cairns, Scott S.      |
| Barger, Brian D.        | Blank, Jonathan T.    | Capwell, Jeffrey R.   |
| Barnum, John W.         | Boland, J. W.         | Cason, Alan C.        |
| Barr, John S.           | Brenner, Irving M.    | Chaffin, Rebecca S.   |
| Becker, Scott L.        | Brooks, Edwin E.      | Cobb, John H.         |
| Becket, Thomas L.       | Brown, Thomas C., Jr. | Cogbill, John V., III |

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

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

Special Exception Attachment to Par. 1(c)

DATE: AUG 13 2010  
(enter date affidavit is notarized)

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for Application No. (s): SE 2010-PR-010  
(enter County-assigned application number (s))

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

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

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

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

- |                               |                           |                            |
|-------------------------------|---------------------------|----------------------------|
| Covington, Peter J.           | Goldstein, Philip (nmi)   | Krueger, Kurt J.           |
| Cramer, Robert W.             | Grant, Richard S.         | Kutrow, Bradley R.         |
| Cromwell, Richard J.          | Greenberg, Richard T.     | La Fratta, Mark J.         |
| Culbertson, Craig R.          | Grieb, John T.            | Lias-Booker, Ava E.        |
| Cullen, Richard (nmi)         | Harmon, Jonathan P.       | Lieberman, Richard E.      |
| de Cannart d'Hamale, Emmanuel | Harmon, T. C.             | Little, Nancy R.           |
| De Ridder, Patrick A.         | Hartsell, David L.        | Long, William M.           |
| Dickerman, Dorothea W.        | Hayden, Patrick L.        | Manning, Amy B.            |
| DiMattia, Michael J.          | Hayes, Dion W.            | Marianes, William B.       |
| Dooley, Kathleen H.           | Heberton, George H.       | Marks, Robert G.           |
| Dorman, Keith A.              | Horne, Patrick T.         | Marshall, Gary S.          |
| Downing, Scott P.             | Hosmer, Patricia F.       | Marshall, Harrison L., Jr. |
| Edwards, Elizabeth F.         | Hutson, Benne C.          | Marsico, Leonard J.        |
| Ensing, Donald A.             | Isaf, Fred T.             | Martin, Cecil E., III      |
| Ey, Douglas W., Jr.           | Jackson, J. B.            | Martin, George K.          |
| Feller, Howard (nmi)          | Jarashow, Richard L.      | Martinez, Peter W.         |
| Fennebresque, John C.         | Johnston, Barbara C.      | Mason, Richard J.          |
| Foley, Douglas M.             | Kanazawa, Sidney K.       | Mathews, Eugene E., III    |
| Fox, Charles D., IV           | Kannensohn, Kimberly J.   | Mayberry, William C.       |
| France, Bonnie M.             | Katsantonis, Joanne (nmi) | McCallum, Steven C.        |
| Freedlander, Mark E.          | Keenan, Mark L.           | McDonald, John G.          |
| Freeman, Jeremy D.            | Kennedy, Wade M.          | McElligott, James P.       |
| Fuhr, Joy C.                  | Kilpatrick, Gregory R.    | McFarland, Robert W.       |
| Gibson, Donald J., Jr.        | King, Donald E.           | McIntyre, Charles W.       |
| Glassman, Margaret M.         | King, Sally D.            | McLean, J. D.              |
| Glickson, Scott L.            | Kittrell, Steven D.       | McRill, Emery B.           |
| Gold, Stephen (nmi)           | Kratz, Timothy H.         | Muckenfuss, Robert A.      |

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

Special Exception Attachment to Par. 1(c)

DATE: AUG 13 2010  
(enter date affidavit is notarized)

108690 a

for Application No. (s): SE 2010-PR-010  
(enter County-assigned application number (s))

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

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

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

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

Muir, Arthur B.  
Murphy, Sean F.  
Neale, James F.  
Nesbit, Christopher S.  
O'Grady, Clive R.  
O'Grady, John B.  
O'Hare, James P.  
Oakey, David N.  
Oostdyk, Scott C.  
Padgett, John D.  
Pankey, David H.  
Parker, Brian K.  
Phears, H. W.  
Plotkin, Robert S.  
Potts, William F., Jr.  
Pryor, Robert H.  
Pusateri, David P.  
Rak, Jonathan P.  
Rakison, Robert B.  
Reid, Joseph K., III  
Richardson, David L.  
Riegle, Gregory A.  
Riley, James B., Jr.  
Riopelle, Brian C.

Roberts, Manley W.  
Robinson, Stephen W.  
Rogers, Marvin L.  
Rohman, Thomas P.  
Rosen, Gregg M.  
Rust, Dana L.  
Satterwhite, Rodney A.  
Scheurer, P. C.  
Schewel, Michael J.  
Schill, Gilbert E., Jr.  
Schmidt, Gordon W.  
Sellers, Jane W.  
Shelley, Patrick M.  
Simmons, L. D., II  
Simmons, Robert W.  
Skinner, Halcyon E.  
Slone, Daniel K.  
Spahn, Thomas E.  
Spitz, Joel H.  
Stallings, Thomas J.  
Steen, Bruce M.  
Stein, Marta A.  
Stone, Jacquelyn E.  
Swan, David I.

Tackley, Michael O.  
Tarry, Samuel L., Jr.  
Thornhill, James A.  
Van der Mersch, Xavier G.  
Vaughn, Scott P.  
Vick, Howard C., Jr.  
Viola, Richard W.  
Wade, H. L., Jr.  
Walker, John T., IV  
Walsh, James H.  
Watts, Stephen H., II  
Werlin, Leslie M.  
Westwood, Scott E.  
Whelpley, David B., Jr.  
White, H. R., III  
White, Walter H., Jr.  
Wilburn, John D.  
Williams, Steven R.  
Wilson, Ernest G.  
Wilson, James M.  
Wren, Elizabeth G.  
Young, Kevin J.  
Younger, W. C.

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

Special Exception Attachment to Par. 1(c)

DATE: AUG 13 2010  
(enter date affidavit is notarized)

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for Application No. (s): SE 2010-PR-010  
(enter County-assigned application number (s))

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

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

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

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

(Former Equity Partner List)

Getchell, E. Duncan, Jr.  
Harmon, Yvette (nmi)  
McElroy, Robert G.  
Nunn, Daniel B., Jr.  
Rifken, Lawrence E.  
Tirone, Joseph G.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: AUG 13 2010  
(enter date affidavit is notarized)

108690a

for Application No. (s): SE 2010-PR-010  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

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

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

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

NONE

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

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: AUG 13 2010  
(enter date affidavit is notarized)

108690a

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

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

Carson Lee Fifer, Jr. of McGuireWoods LLP donated in excess of \$100 to Sharon Bulova.  
Jonathan P. Rak of McGuireWoods LLP donated in excess of \$100 to Sharon Bulova.  
Gregory A. Riegle of McGuireWoods LLP donated in excess of \$100 to Sharon Bulova.

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

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

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

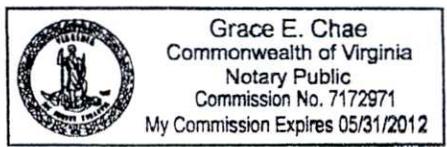
WITNESS the following signature:

(check one)  Applicant  Applicant's Authorized Agent  
Jonathan P. Rak, Esquire  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 13th day of August 20 10, in the State/Comm. of Virginia, County/City of Fairfax.

Grace E. Chae  
Notary Public

My commission expires: 5/31/2012



**Statement of Justification**  
**Special Exception for A Waiver of Certain Sign Regulations**  
**Hilton Worldwide, Inc. and Tysons Park Place II LLC**  
**Revised July 8, 2010**

**I. INTRODUCTION**

Hilton Worldwide, Inc. and Tysons Park Place II LLC, (the “Applicants”) request approval of a Special Exception for a waiver of certain sign regulations pursuant to Article 9 of the Fairfax County Zoning Ordinance to allow additional building mounted sign area and to allow a listing of tenants on an existing monument sign on properties located at 7926 and 7930 Jones Branch Drive, Tax Map 29-4((7))5B, 5C (the “Property”).

The office park consists of two office buildings located on two separate lots. The office building at 7926 was constructed in 1975 and the building at 7930 Jones Branch Drive was constructed in 2008 pursuant to a special exception approval for additional building height. Hilton Worldwide, Inc. moved its national headquarters from Beverly Hills, California to offices at 7930 Jones Branch Drive in the summer of 2009.

**II. REQUEST**

Existing signage. There is one existing building mounted sign at the 7930 location which identifies Hilton Worldwide on the north elevation of the building. A sign permit for this 199.65 square foot sign was approved in July of 2009. There are also several freestanding signs for the property in general, all approved in 2008, one of which is a monument sign at the main entrance to the office park identifying the park as Tysons Park Place I and II.

Per Sect. 12-203 of the Zoning Ordinance and the building frontage as specified on the approved sign permit for existing building mounted sign, the office building at 7930 Jones Branch Drive is allowed a total sign square footage of 310 square feet. Par. 13 of Sect. 12-203 also specifies that there can be one freestanding sign at the major entrance to the office park of a maximum of 40 square feet that only identifies the office park name. Further, additional freestanding signs, of no more than 20 square feet each, are allowed for each building identifying the tenants in that building and other freestanding signs are allowed at other entrances.

Proposed signage. The special exception request focuses on the office building at 7930 Jones Branch Drive. There are no signs requiring special exception approval proposed for 7926 Jones Branch Drive with this application. The following requests are proposed with this application:

- A “Hilton Worldwide” sign, as shown on the submitted drawings Exhibit 1, is request to be located on the south elevation of the building on the direct opposite side from the existing Hilton Worldwide sign on the north elevation. It will be the same style and size, 199.65 square feet. The proposed sign does not exceed the maximum allowable sign area per sign in the Ordinance of 200 square feet. Exhibit 2 depicts the proposed Hilton Worldwide sign on the south elevation. A picture of the existing sign on the north elevation was also submitted with the application.
- The request also includes possible locations for other building mounted signs to identify future tenants in the building. These are shown on Exhibits 3, 4 and 5. Exhibit 3 depicts the north elevation; Exhibit 4 depicts the east elevation and Exhibit 5 depicts the west elevation on Jones Branch Drive. Three possible locations are shown on Exhibits 3 and 4 for the north and east elevations. One possible location is shown for the west elevation along Jones Branch Drive. The sign area on all elevations will not exceed a total of 250 square feet for these additional signs. Note this does not include the existing and proposed Hilton signs. The locations for the other signs are requested to allow for as much flexibility as possible for future tenants.
- The total building mounted sign area proposed with this special exception application is up to 650 square feet.
- There is an existing monument sign located at the office park entrance to Jones Branch Drive. It is under the maximum allowable area of 40 square feet. There is no sign on the property which identifies the tenants of each building in the office park, as allowed under Sect. 12-203. Included in this special exception application is a request to basically combine what is allowed on the entrance sign (name of office park) with a list of four tenants (one existing and three future). This is illustrated on Exhibit 6. Exhibit 7 is an existing ALTA survey showing the location of the existing monument sign. Neither the location nor the amount of freestanding sign area will change with this application .

### **III. CONFORMANCE WITH THE COMPREHENSIVE PLAN**

The Property is located in Land Sub-Unit L-1 of the Tysons Corner Urban Center and the Property is planned for office use with support retail and service uses. The site is developed in conformance with the Comprehensive Plan and existing zoning and the addition of the request signage will not compromise that conformance.

### **IV. SITE CHARACTERISTICS AND CHALLENGES**

The Applicants are seeking to increase the total allowable building mounted sign area in order to address a number of site-specific issues:

- Building Orientation with respect to major thoroughfares. The existing office building is located exactly perpendicular to the Capital Beltway, meaning only

one length (the north elevation) is visible to motorists driving north on the Beltway and only one length (the south elevation) is visible to motorists driving south on the beltway. There is additional visibility of each elevation from the Dulles Airport Access Road (DAAR) and Rt. 123. The proximity to this important network of roadways presents the Applicants with the opportunity for identification and recognition of the Hilton Headquarters, as well as highlighting a corporate presence in the Tysons Corner area. Having identifying signage on each of the major elevations of the building is critical to this goal.

There are other building/property owners who have utilized two sides of their building for sign placement because of orientation to major arterials such as Capital One and Chevy Chase Bank. A Special Exception was approved in 2002 for the Cap One complex to allow a larger than permitted sign along the western elevation of their Phase I building. Signs were also allowed on two other elevations. While not yet constructed, an increase in total building mounted sign area was also granted for buildings in Phases II through IV with signs proposed on dual sides of those buildings. The concept of dual frontage advertisement along this major road network was also acknowledged in the special exception approval for the Gannett building which indicated that one building mounted sign could be located on each of the four sides of any building but the sides which faced the DAAR and I-495 could contain two building mounted signs. Larger individual signs, up to 300 square feet, were also permitted based on how high the signs were proposed on each building. Similar to those entities, the desire at 7930 Jones Branch Drive is to have identifying signs on both major elevations of the building.

Since Hilton Worldwide does not occupy the entire building, a small amount, 250 square feet, of additional signage is requested for additional future tenants in the building. The submitted exhibits show possible locations on three elevations, just above the first floor level. These will be signs of 25 to 50 square feet in size, and will identify various other tenants in the building.

- Distinction from hotel. The existing Hilton Hotel is located to the north of the headquarters building on Jones Branch Drive. The hotel has identifying signs on either side of the roofline, facing both directions of the beltway. Allowing identify signs on both sides of the headquarters building will create a necessary distinction for visitors between the hotel building and the corporate headquarters.
- Scale and size. The Comprehensive Plan contains guidance directing developers to place buildings close to roadways. The Tysons Park Place II building is located close to Jones Branch Drive. The height of the building and the location of the parapet where the Hilton Worldwide sign will be located (recessed onto the roof), creates a longer line of sight angle from the street and the signs are actually not visible to passing pedestrians or to passing motorists in the immediate area of the building on Jones Branch Drive.

- Location on Jones Branch Drive. The main entrance to Tysons Park Place I and II is located on a curve along Jones Branch Drive. The desire is to place the names of the major tenants (a list of four) in a prominent location, easy to read, on one main sign rather than create an additional, more interior sign with a tenant list which may be less easily read from the road.

## **V. CONFORMANCE WITH ZONING ORDINANCE STANDARDS**

The following information is provided pursuant to Articles 9 and 12 of the Zoning Ordinance:

### Sect. 9-011, Par 7

- A. Type of Operation: signage for existing office building
- B. Hours of operation: N/A
- C. Estimated number of patrons, clients, pupils, etc.: N/A
- D. Estimated number of employees: N/A
- E. Estimate of traffic impact: N/A
- F. Vicinity or general area to be served: Northern Virginia area
- G. Description of building façade: A photograph with the Hilton sign placed on the building has been included with the application to assist in visualizing the spatial relationship of the sign requested for Hilton. Other drawings showing possible placement for future tenant signs have also been submitted.
- H. A listing of known hazardous substances: N/A
- I. A statement that the proposed use conforms to the provisions of applicable ordinances, regulations and standards: To the best of the Applicants' knowledge, the proposed use complies with all applicable standards, ordinances and regulations.

### Sect. 9-620, Waiver of Certain Sign Regulations

1. The requested signs are in accordance with the permitted modifications under this section of the Ordinance.
2. As discussed under Section IV of this statement, there are a number of unusual circumstances relative to the property which impact the Applicants' ability to

provide reasonable identification of the uses on the property, the most significant being the building's orientation to the existing roadway network..

3. Signage in the Tysons area is discussed within the Urban Design guidelines for the Tysons Urban Core. Specifically, the Plan states that "Signage should also be designed appropriately for its location and purpose, i.e., signs by the roadway to be read by motorists or signs along pedestrian paths or on a building should provide high legibility for individual businesses and corporations." The proposed signs are of an appropriate scale relative to their purpose. The Hilton sign is placed on the highest portion of the building to identify the corporate presence to the broader audience. The proposed building mounted signs on the first level, as well as the monument sign at the entrance, are more oriented toward local motorists and pedestrians. The proposed sign modifications are in harmony with these recommendations of the Comprehensive Plan.
4. The proposed signage will not create any deleterious effect on existing or planned development of adjacent properties. The proposed south elevation sign can be viewed by those traveling north on the Beltway and the other office/retail uses in Tysons Corner. The other first level building mounted signs are of a smaller scale and given the surrounding uses and orientation of the building, will only be seen by the immediately adjacent office properties and motorists on this portion of Jones Branch Drive with the exception of the possible sign on the west elevation which faces the beltway.

Sect. 9-006, General Special Exception Standards

1. As previously indicated, the proposed signs are in harmony with the adopted Comprehensive Plan.
2. The proposed signage is in harmony with and serves to promote the intent of the C-4 District which is to provide areas of high intensity development of commercial office uses.
3. As previously stated, the proposed signs will not adversely affect the neighboring properties.
4. There will be no pedestrian or vehicular traffic associated with the signs.
5. Article 13 does not require any screening of the proposed use.
6. Open space is not applicable to signage applications.
7. The adequacy of utilities and parking is not applicable to signage applications.
8. This application has been filed in accordance with the regulations of Article 12.

## **VI. SUMMARY**

In summary, the signage proposed with this application is consistent and in harmony with the Tysons Urban Center Area objectives and policies regarding signs. Further, there are unusual circumstances relative to the building height, which is unique, and its orientation on the lot. Consequently, the additional sign area is warranted as discussed above.



# FAIRFAX COUNTY

042  
OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

March 22, 2000

David S. Houston, Esquire  
McGuire, Woods, Battle & Boothe, LP  
1750 Tysons Boulevard – Suite 1800  
McLean, Virginia 22102-3892

RE: Special Exception  
Number SE 99-P-034

Dear Mr. Houston:

At a regular meeting of the Board of Supervisors held on March 13, 2000, the Board approved Special Exception Number SE 99-P-034 in the name Tysons Park Place Associates Limited Partnership located at 7926 Jones Branch Road, Tax Map 29-4 ((7)) 5, for an increase in building height, pursuant to Section 9-607 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions. Other by-right special permit and/or special exception uses may be permitted on the Application Property without the approval of a Special Exception Amendment if such uses do not affect this Special Exception.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled Park Place II, prepared by Walter Phillips, Incorporated and dated June 30, 1999, as revised through January 24, 2000, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

4. The elevation of the parking structure(s), which faces Interstate 495, shall be constructed with a solid vertical perimeter wall, not less than 32 inches in height above the elevation of each parking level, for the purpose of blocking headlights from shining onto Interstate 495. The solid vertical perimeter wall(s) shall have a surface treatment of a face mix of stone aggregate, special forming or scoring, a special mix of textures or polymer paint materials, or other treatments which are compatible with or compliment the proposed building architecture and materials per DPWES.
5. Prior to site plan approval, a contribution of \$3.02 per square foot shall be made to the Tysons Road fund for any additional square footage added to this site beyond the existing 262,193 square feet of gross floor area (GFA). This rate, as increased by escalations to the *Engineering News Record, Construction Cost Index* from the date of approval of this application, shall be paid directly to the County of Fairfax at the time of *site plan approval* and shall be used for Tysons Area Wide Transportation Improvements.
6. A parking plan for an alternative location of off-street parking for the site for the construction period of the proposed parking structure only shall be prepared and submitted for the review and approval of DPWES at site plan approval. Under this plan, the interim parking shall either be: (1) generally located within 500 feet walking distance of the existing building entrance; or (2) provided off-site with access via a valet or shuttle service subject to agreements or arrangements which will ensure the operation of such service and that there will not be any adverse impacts on the site of the parking spaces or the adjacent area in accordance with Section 11-102 of the Zoning Ordinance.
7. All sidewalks shall conform to the Americans with Disabilities Act (ADA) requirements, to the satisfaction of DPWES. A sidewalk shall be placed on one side of the northernmost driveway.
8. The proposed new building constructed on the application site shall be limited to 150 feet in height, exclusive of the penthouse structure. The penthouse structure shall be limited to twenty-five (25) feet in height, and shall comply with size limitations stated in Section 2-506 of the Zoning Ordinance. The existing building shall be limited to 135.5 feet in height, exclusive of penthouse.
9. Prior to site plan approval, a landscaping plan shall be submitted for the review and approval of the Urban Forestry Branch, DPWES. This landscaping plan shall include the provision of peripheral parking lot landscaping, adjacent to the Capital Beltway. This peripheral parking lot landscaping shall consist of, but shall not be limited to, trees in

planter boxes on the top level of the parking structure and deciduous and evergreen shrubs in planter boxes that will be trained to grow and overhang the edge of the top level of the parking structure.

10. The area depicted on the Special Exception Plat as "Approximate Location Ultimate Dulles Access Road Exit Ramp Per Available VDOT Information" shall be reserved *for future right-of-way dedication* from the date of approval of this application *by the Board of Supervisors*. If it is determined by the Virginia Department of Transportation (VDOT) that the reserved area or a lesser portion of the land contained within the reserved area is necessary for the *Capital Beltway (I-495)* widening project, then that area shall be dedicated to the County *upon demand of Fairfax County or VDOT* in fee simple at no cost. The reserved area shall be *maintained* as open space; no structures shall be permitted in that area. Upon dedication of the land, advanced density credit shall be granted to the applicant pursuant to Section 2-308 of the Zoning Ordinance.

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

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, *forty-eight (48)* months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**The Board also:**

- **Waived the 75-foot setback from I-495 (Capital Beltway) to that shown on the Special Exception Plat.**
- **Waived the front yard setback to that shown on the Special Exception Plat**

SE 99-P-034  
March 22, 2000

- 4 -

- **Modified the transitional screening and barrier requirements along the east property line to that shown on the Special Exception Plat.**
- **Authorized an alternative location for off-street parking spaces, as noted in the development conditions.**

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



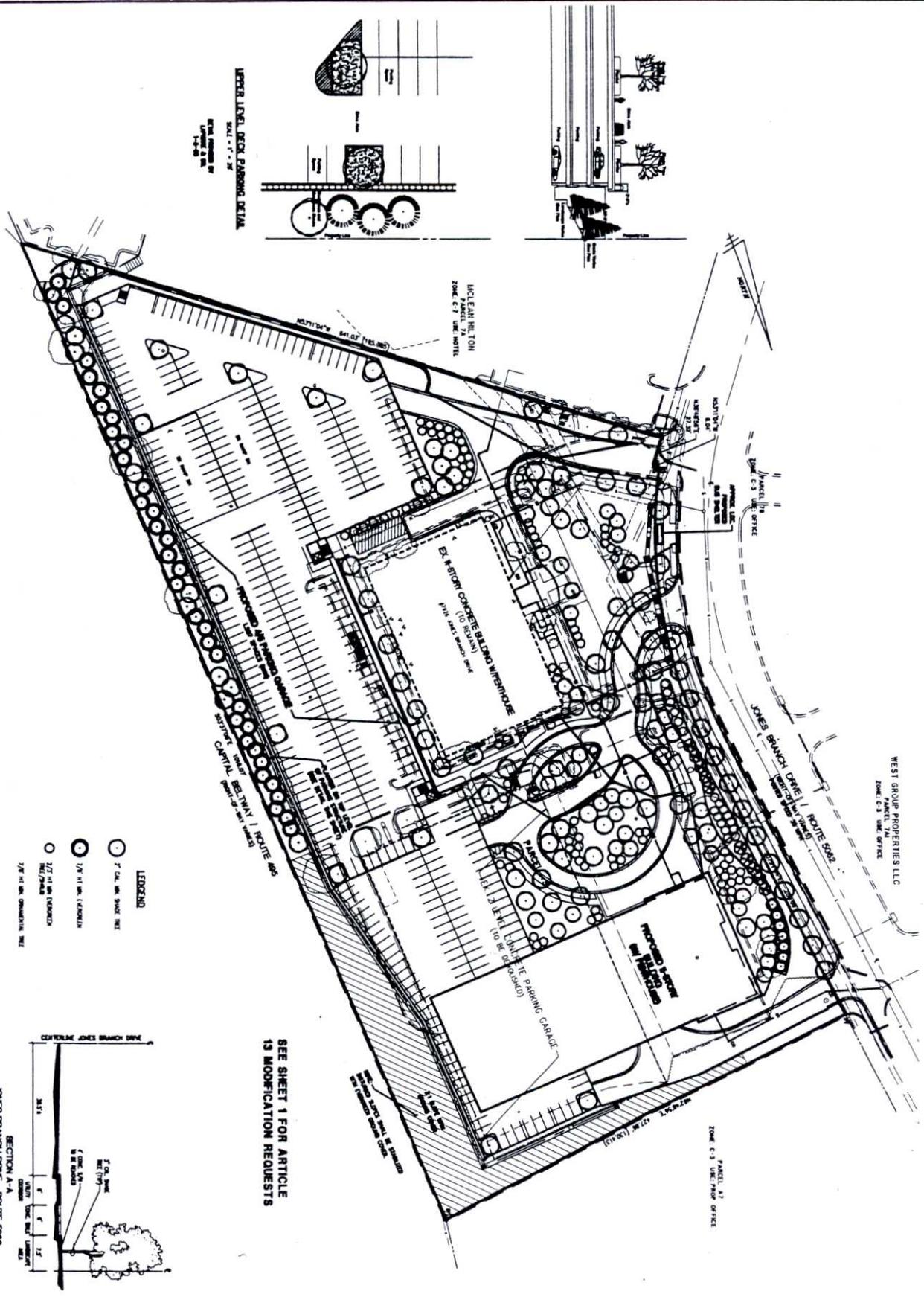
Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley  
Supervisor - Providence District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Administrator  
Frank Jones, Assistant Chief, PPRB, DPZ  
Audrey Clark, Chief, Inspection Srvs., BPRB, DPW&ES  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Robert Moore, Trnsprt'n. Planning Div., Department of Transportation  
Ellen Gallagher, Project Planning Section, Department of Transportation  
Michelle A. Brickner Acting Director, Site Development Services, DPW&ES  
DPW&ES – Bonds & Agreements  
Department of Highways, VDOT  
Land Acq. & Planning Div., Park Authority  
District Planning Commissioner



DATE: 08/20/14  
 DRAWN BY: JPH  
 CHECKED BY: JPH  
 SCALE: 1" = 40'



SEE SHEET 1 FOR ARTICLE  
 13 MODIFICATION REQUESTS

**SPECIAL EXCEPTION PLAT - LANDSCAPING**

**PARK PLACE II**  
 PROVIDENCE DISTRICT  
 FAIRFAX, VIRGINIA

REVISION APPROVED BY

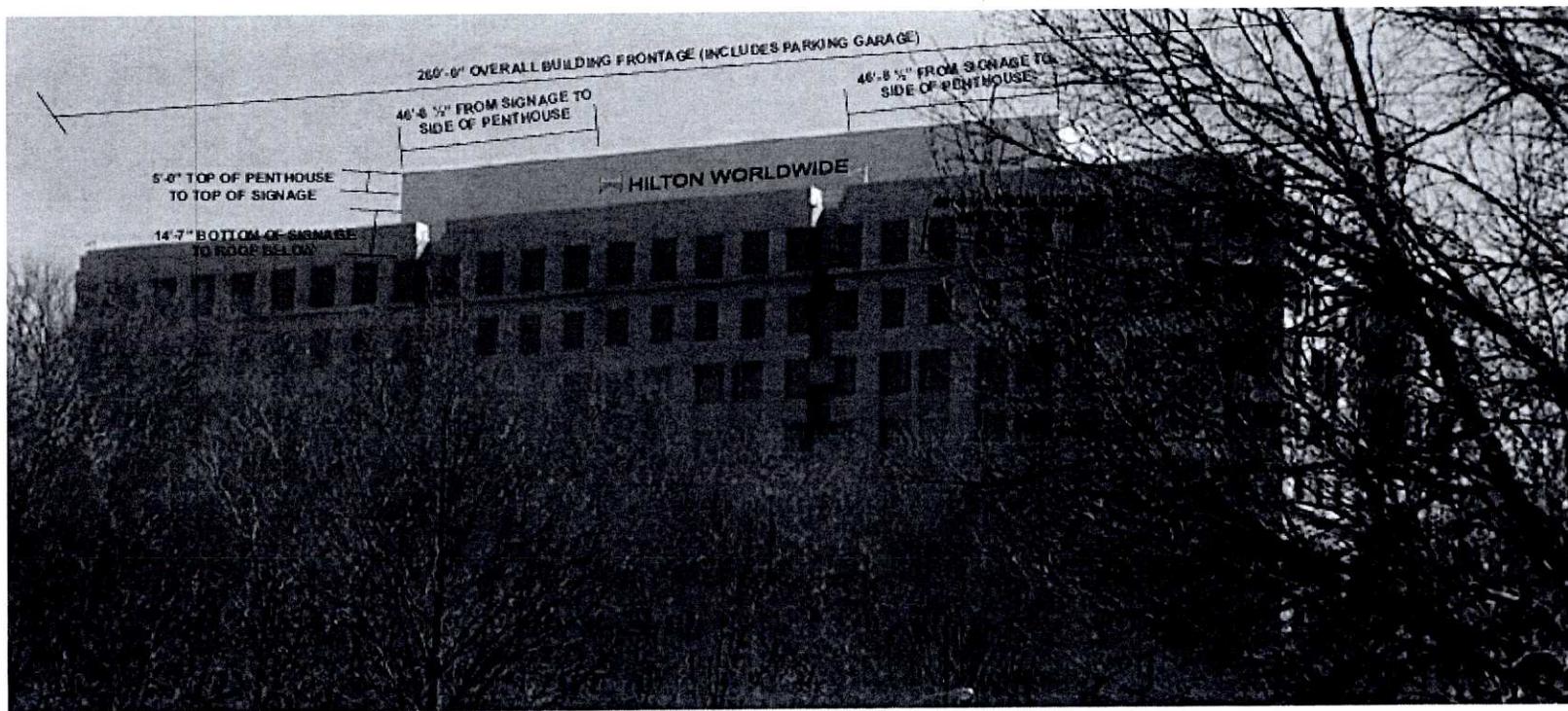
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE



**WALTER L. PHILLIPS**  
 INCORPORATED  
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
 307 PARK AVENUE FALLS CHURCH VIRGINIA 22046  
 (703) 828-9883 FAX (703) 828-1901

SCALE: 1" = 40'

DATE: 8-20-14 REV: 8-17-14 REV: 10-3-14  
 REV: 11-16-14 REV: 12-22-14 1-2-15

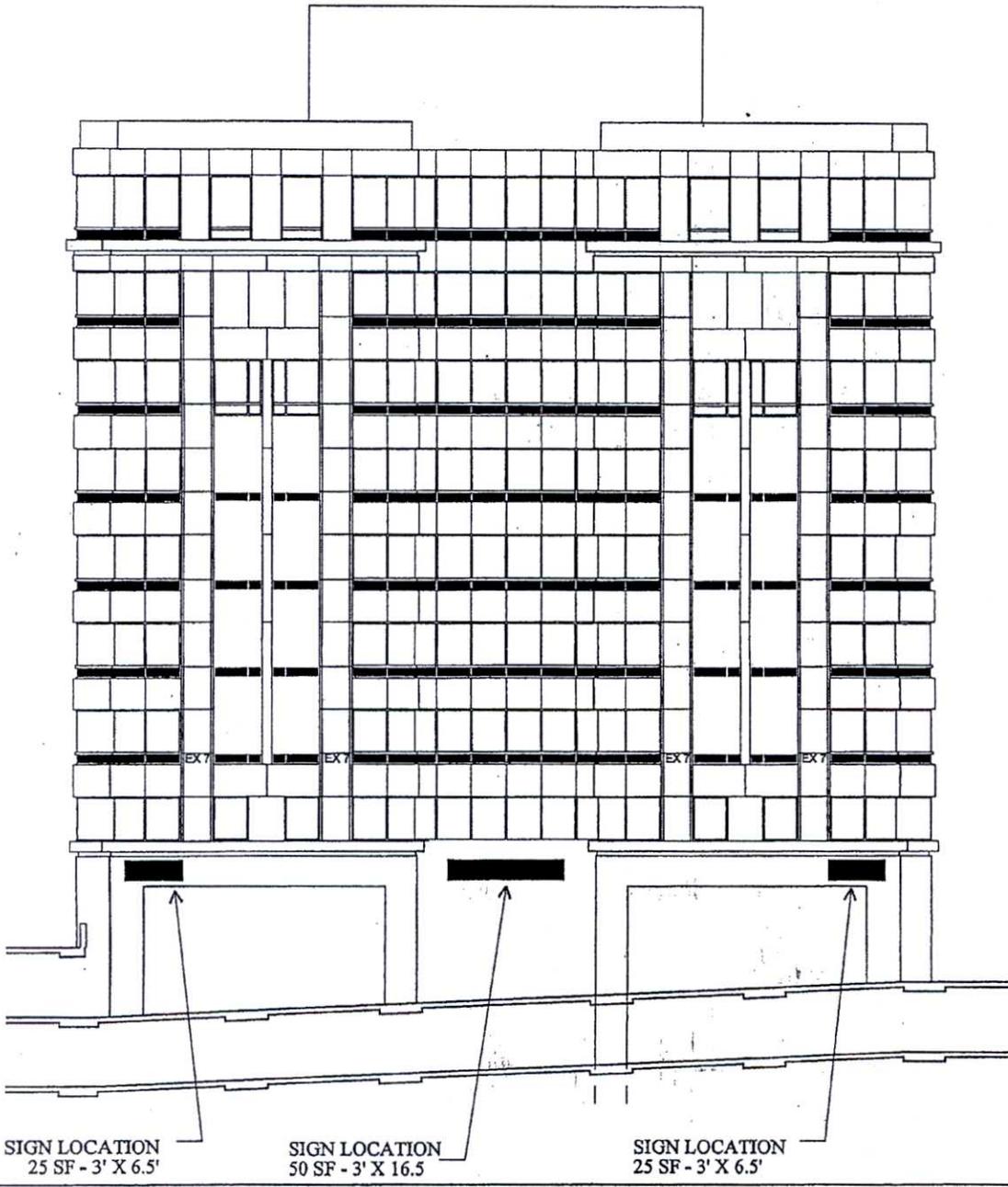


A - Existing Building Mounted Sign (North)  
"Hilton Worldwide" (Total: 199.65 square feet)

B - Proposed Building Mounted Sign (South)  
"Hilton Worldwide" (Total: 199.65 square feet)



C – Proposed Building Mounted Signs (East)  
 3 signs for “Tenant” (Total: 100 square feet)



SIGN LOCATION  
 25 SF - 3' X 6.5'

SIGN LOCATION  
 50 SF - 3' X 16.5

SIGN LOCATION  
 25 SF - 3' X 6.5'

SHEET TITLE

Signage Options Beltway Elevation

DATE

3/1/10

SCALE

NTS

PROJECT NO.

SHEET

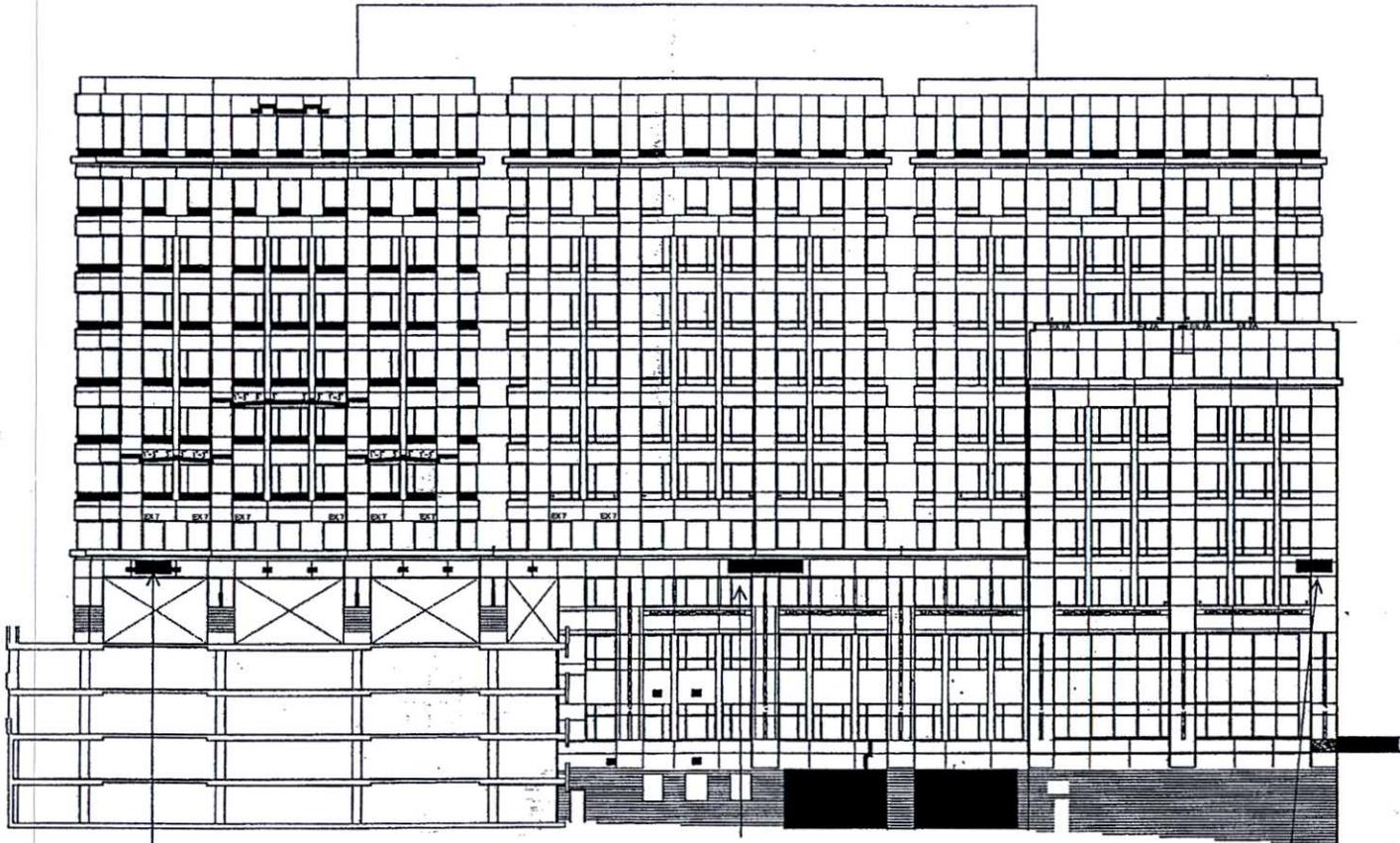
**sōma**  
 ARCHITECTS  
 10000  
 10000  
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TYSONS PARK, INC.

PROJECT

Tyson's Park Place II  
 7926 Jones Branch Drive McLean, Virginia

S1



SIGN LOCATION  
25 SF - 3' X 6.5'

SIGN LOCATION  
50 SF - 3' X 16.5

SIGN LOCATION  
25 SF - 3' X 6.5'

TYSONS PARK, INC.

SHEET TITLE

Signage Options Hot Lanes Elevation  
Above Parking Garage

PROJECT

Tyson's Park Place II  
7926 Jones Branch Drive McLean, Virginia

DATE: 2/18/10

SCALE: NTS

PROJECT NO.

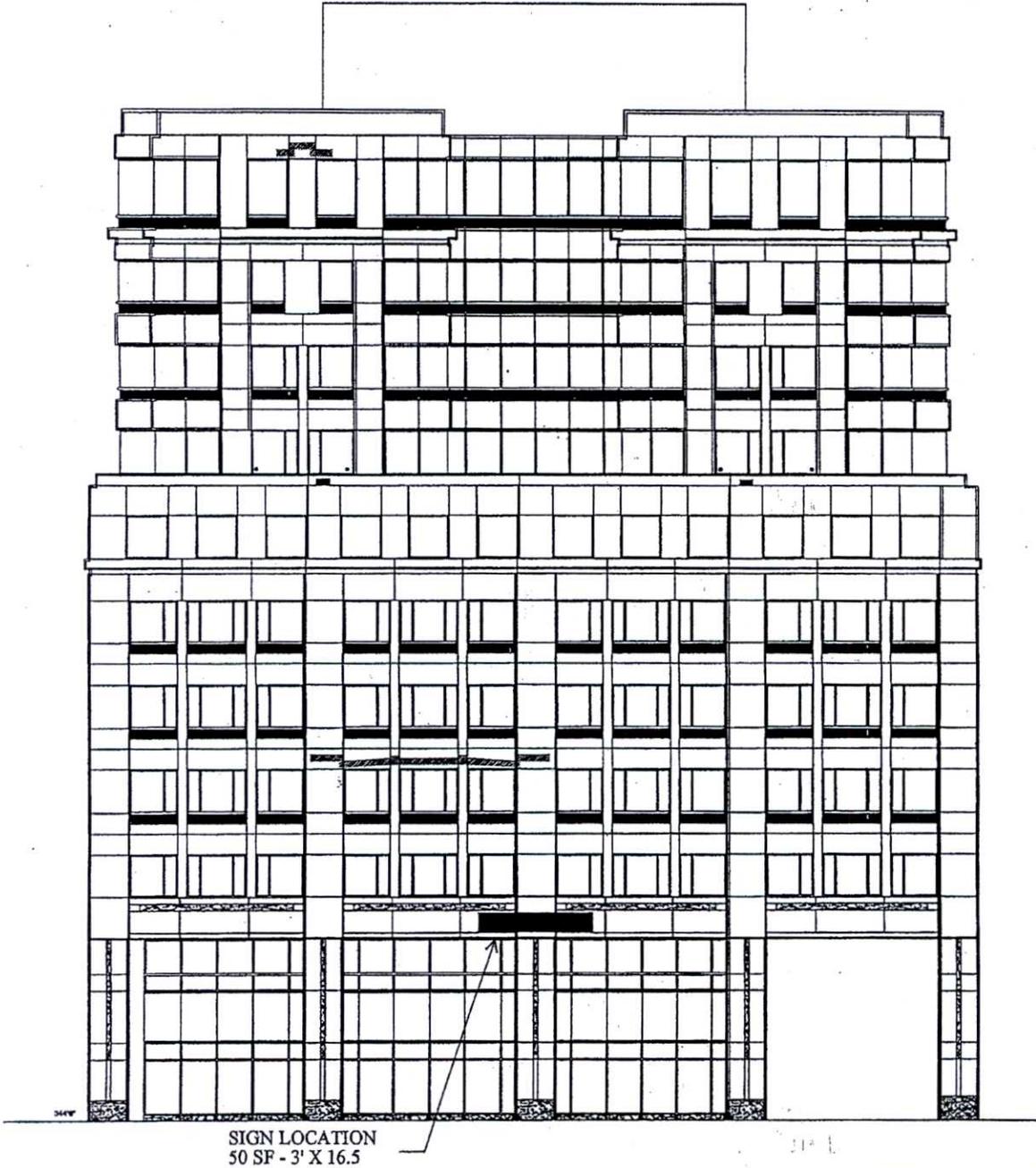
SHEET:

S2

**soma**  
ARCHITECT  
3011 Lees Ferry Road  
Suite 200  
Falls Church, VA 22044  
703.281.1100  
www.somaarch.com

D - Proposed Building Mounted Signs (North)  
3 signs for "Tenant" (Total: 100 square feet)

E - Proposed Building Mounted Sign (West)  
1 sign for "Tenant" (Total: 50 square feet)

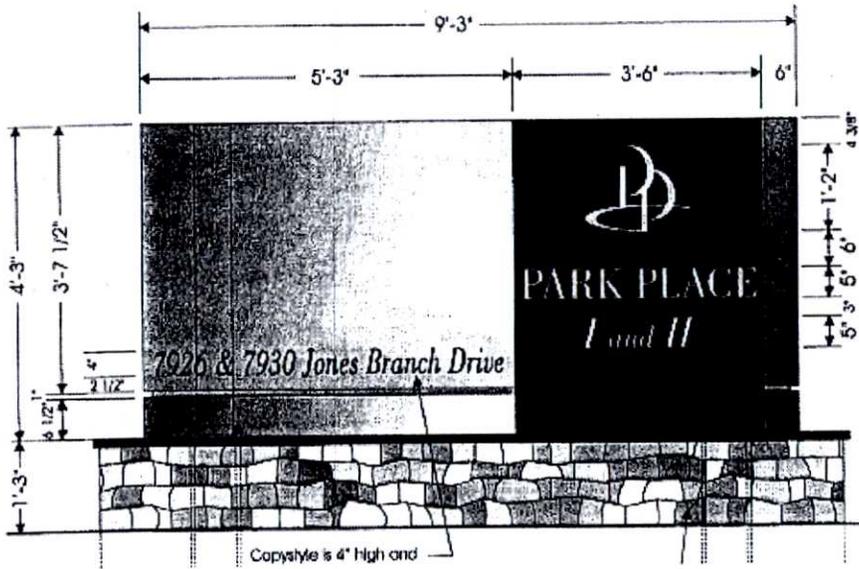


TYSONS PARK, INC.

SHEET TITLE  
Signage Options Jones Branch Drive Elevation  
PROJ. NO.  
Tysons Park Place II  
7926 Jones Branch Drive McLean, Virginia

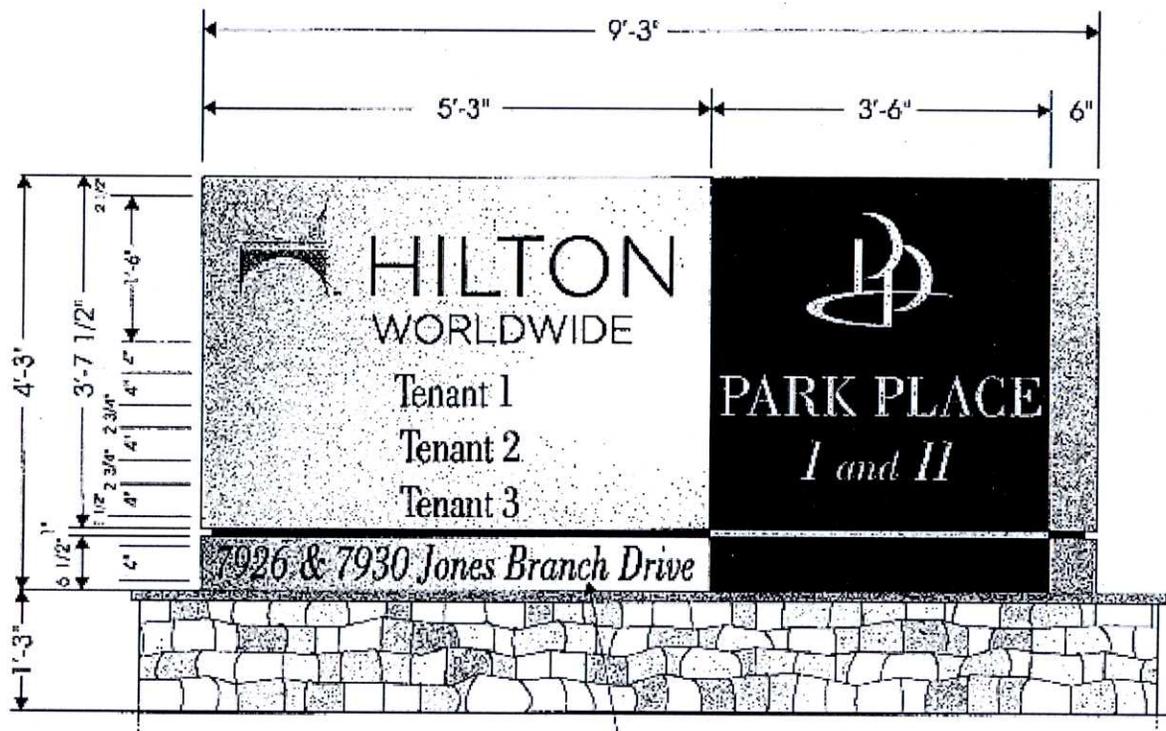
DATE  
2/18/10  
SCALE  
NTS  
PROJECT NO.  
SHEET  
S1

**soma**  
ARCHITECTS  
1000 14th Street, NW  
Washington, DC 20004  
202.462.1000  
www.somaarch.com



F – Existing Freestanding Sign  
 "Tysons Park Place I and II, 7926 & 7930 Jones Branch Drive"  
 (Total: 39.31 square feet)





F - Proposed Revised Copy  
 "Tysons Park Place I and II, 7926 & 7930 Jones Branch Drive, Hilton Worldwide,  
 Tenant 1, Tenant 2, Tenant 3"  
 (Total: 39.31 square feet)



## County of Fairfax, Virginia

**MEMORANDUM**

DATE: July 29, 2010

TO: Regina Coyle, Director  
Zoning Evaluation Division, DPZ

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

FILE: 3-5 (SE 2010-PR-010)

SUBJECT: SE 2010-PR-010; Hilton Worldwide, Inc & Tysons Park Place II LLC  
Land Identification Map: 29-4-((7))-5B, 5C

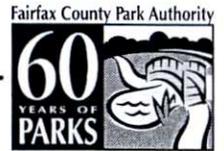
This department has reviewed the special exception plat dated March 19, 2010. We have the following comments:

- The monumental sign should remain outside of the right-of-way and conform to VDOT sight distance requirements.

AKR/MEC



## FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

**TO:** Regina M. Coyle, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sandy Stallman, Manager,   
Park Planning Branch, PDD

**DATE:** June 25, 2010

**SUBJECT:** SE 2010-PR-010, Hilton Worldwide – Tysons Park Place II  
Tax Map Number(s): 29-4 ((7)) 5B, 5C

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on land or resources of the Park Authority.

FCPA Reviewer: Gayle Hooper  
DPZ Coordinator: Brenda Cho

Copy: Cindy Walsh, Director, Resource Management Division  
Chron Binder  
File Copy



## County of Fairfax, Virginia

## MEMORANDUM

**DATE:** July 13, 2010

**TO:** Staff Coordinator  
Zoning Evaluation Division  
Department of Planning & Zoning

**FROM:** Lana Tran (Tel: 703 324-5008)  
Wastewater Planning & Monitoring Division  
Department of Public Works & Environmental Services

**SUBJECT:** Sanitary Sewer Analysis Report

**REFERENCE:** Application No. SE2010-PR-010  
Tax Map No. 029-4-/07//0005B, 0005C

The proposed waiver of sign regulation has no impact on the sanitary sewer system. Please contact me at the number above if you have any questions.

---

Department of Public Works and Environmental Services  
Wastewater Planning & Monitoring Division  
12000 Government Center Parkway, Suite 358  
Fairfax, VA 22035-0052  
Phone: 703-324-5030, Fax: 703-324-3946



### **9-006 General Standards**

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

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

### **9-620 Waiver of Certain Sign Regulations**

The purpose of this special exception is to provide some relief where appropriate for those signs in the C and I districts which, because of certain unusual circumstances as specified below, do not provide identification as intended by the sign regulations. In the C and I districts, the Board may approve, either in

conjunction with the approval of a rezoning or as a Category 6 special exception, a modification or waiver of the sign regulations in accordance with the following:

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

### **12-204 Commercial and Industrial Uses in Sign Control Overlay Districts**

The following regulations shall supplement the provisions set forth in Sections 203 and 207, and shall apply to all uses located on commercially and industrially zoned land within those areas designated on the Official Zoning Map as a Sign Control Overlay District, which district is established by the provisions of Part 5 of Article 7.

1. Building-mounted signs shall be limited to the sign area as specified in Sections 203 and 207.
2. An individual enterprise with frontage on a primary highway or major thoroughfare which is not located within or on the same lot with a shopping center shall be permitted one (1) freestanding sign. Such sign shall be limited to a maximum sign area of forty (40) square feet.
3. Shopping centers shall be permitted freestanding signs in accordance with the provisions of Par. 10 of Sect. 203 above. Such signs shall be limited to a maximum sign area of forty (40) square feet.

4. Office parks shall be permitted freestanding signs in accordance with the provisions of Par. 13 of Sect. 203 above.

5. Industrial parks shall be permitted freestanding signs in accordance with the provisions of Par. 12 of Sect. 207 below.

6. Hospitals shall be permitted signs in accordance with the provisions of Par. 14 of Sect. 203 above.

## GLOSSARY

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

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

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

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

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

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

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

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

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

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### Abbreviations Commonly Used in Staff Reports

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