



# FAIRFAX COUNTY

APPLICATIONS FILED: June 23, 1999  
PLANNING COMMISSION: November 10, 1999

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V I R G I N I A

October 27, 1999

## STAFF REPORT

### APPLICATION FDPA 78-P-130-6 PROVIDENCE DISTRICT

**APPLICANT:** Mitretek Systems, Inc.

**PRESENT ZONING:** PDC

**PARCEL(S):** 59-2 ((1)) 59

**ACREAGE:** 15.88 acres

**FAR:** 0.36 for area of FDPA  
0.47 for overall Fairview Park South

**OPEN SPACE:** 50%

**PLAN MAP:** Mixed Use

**PROPOSAL:** To amend the Final Development Plan for 78-P-130 to permit replacement of two office buildings with a single 250,000 square foot, eight story office building and a child care center with a maximum enrollment of 50 children, for employee use.

### STAFF RECOMMENDATIONS:

Staff recommends approval of FDPA 78-P-130-6 subject to the development conditions set forth in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirement and a waiver of the barrier requirement along the southern property boundary to that shown on the FDPA.

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

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

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



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

# FINAL DEVELOPMENT PLAN AMENDMENT APPLICATION

## FDPA 78-P-130-06

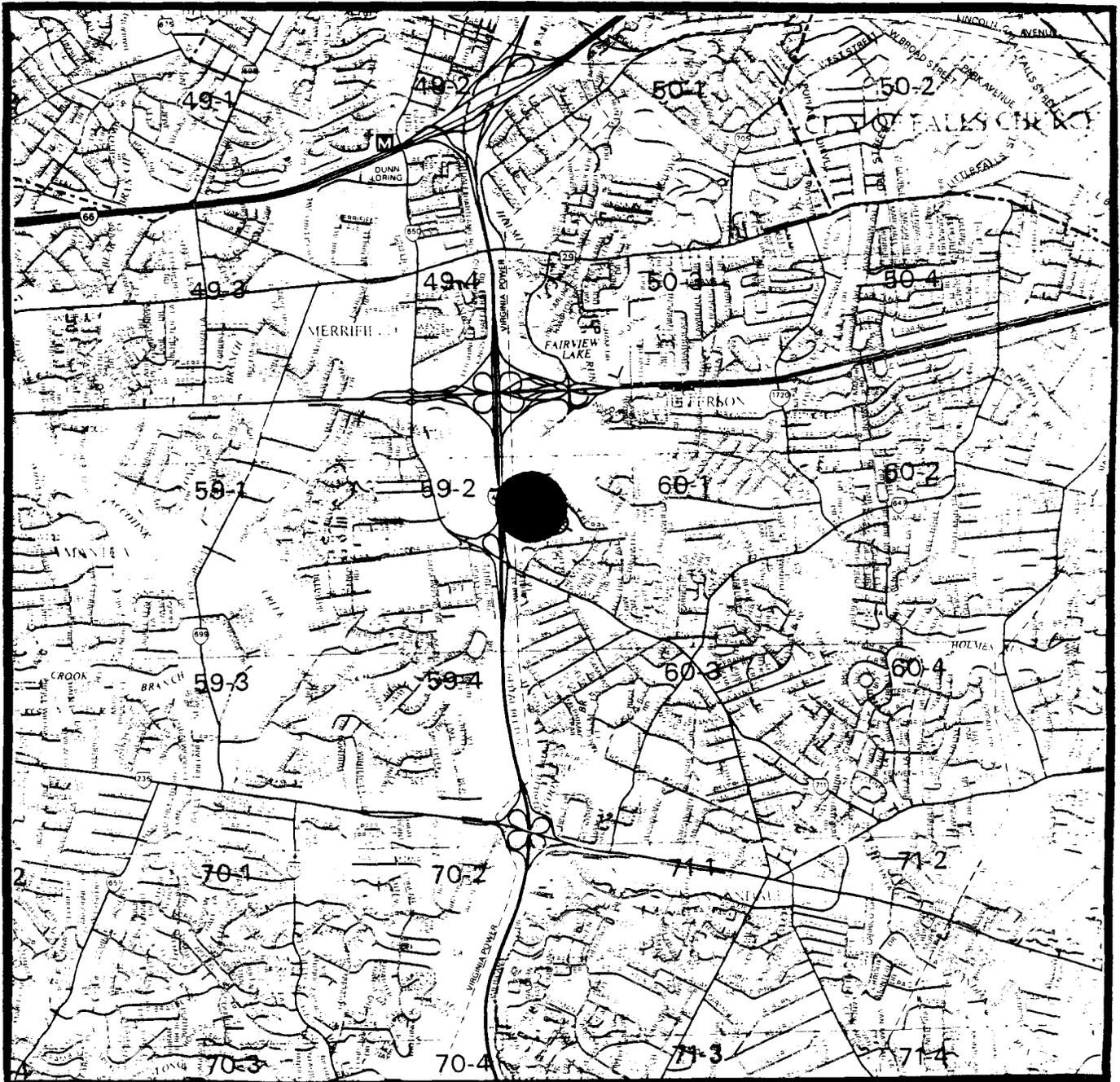
FDPA 78-P-130 -06  
FILED 06/23/99

MITRETEK SYSTEMS, INC  
FINAL DEVELOPMENT PLAN AMENDMENT  
PROPOSED: OFFICE BUILDING  
APPROX. 15.88 ACRES OF LAND; DISTRICT - PROVIDENCE  
LOCATED: ON THE SOUTH SIDE OF FAIRVIEW PARK DR., IN THE  
SOUTHEAST QUADRANT OF THE INTERSECTION OF ARLINGTON  
BLVD. AND I-495

ZONING: PDC  
OVERLAY DISTRICT(S):

MAP REF

059-2- /01/ /0059-



# FINAL DEVELOPMENT PLAN AMENDMENT APPLICATION

## FDPA 78-P-130-06

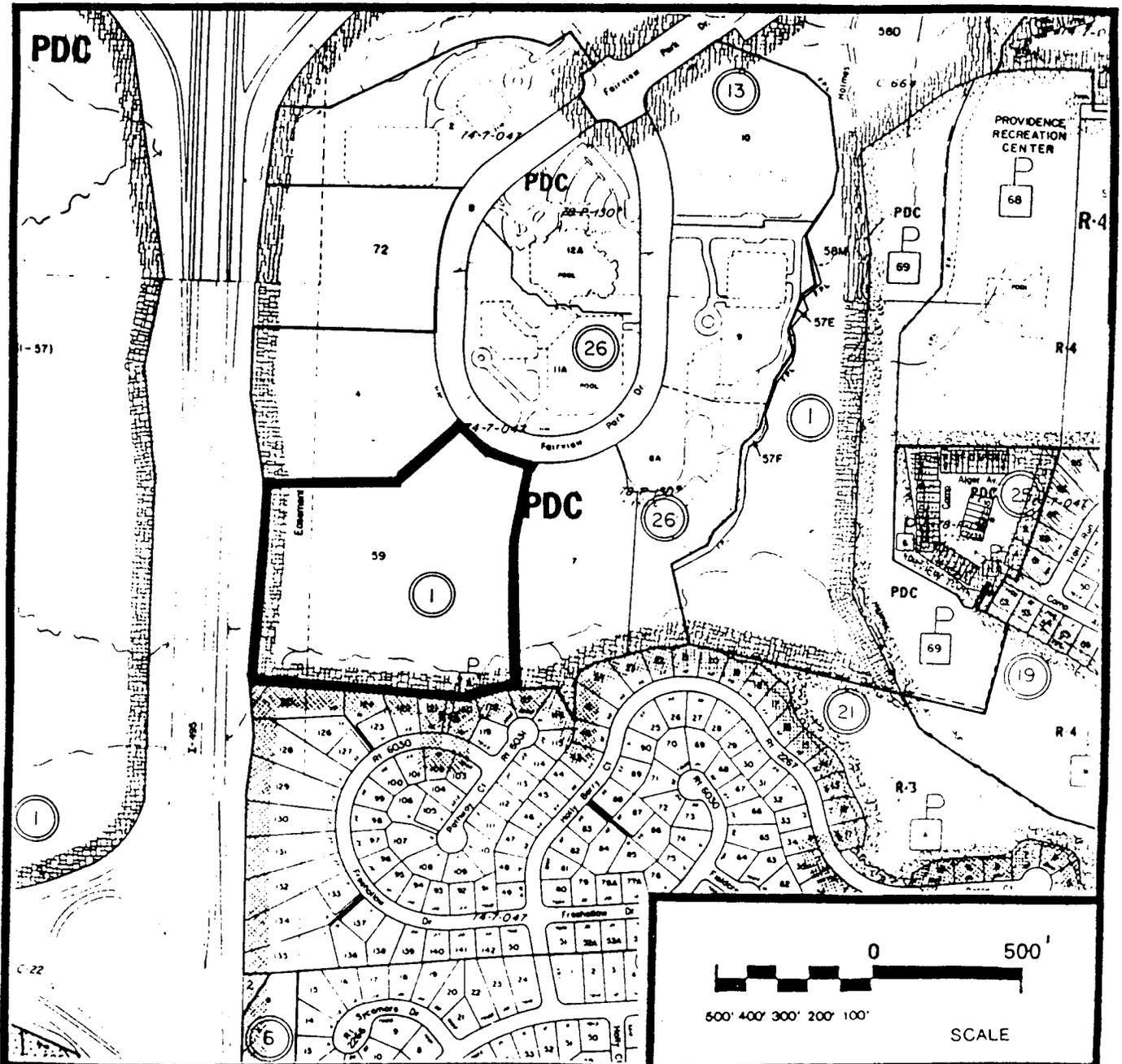
FDPA 78-P-130 -06  
FILED 06/23/99

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BLVD. AND I-495

ZONING: PDC  
OVERLAY DISTRICT(S):

MAP REF

059-2- /01/ /0059-



# MITRETEK SYSTEMS

## AT FAIRVIEW PARK

**NOTES**

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS M-1 (11-99) IT IS ZONED M-1.
2. THE PURPOSE OF THIS FPA IS TO REVISE THE BUILDING PROGRAM FOR THIS LOT PLANNED IN 1986 TO REPRESENT ONE PROPOSED OFFICE BUILDING IN LIEU OF THE TWO (2) OFFICE BUILDINGS THAT ARE REPRESENTED AS BULKINESS AND FOR THE CURRENTLY APPROVED FINAL DEVELOPMENT PLAN (FDP). THE PROPOSED OFFICE BUILDING WILL COVER 250,000 SQUARE FEET OF GROSS FLOOR AREA.
3. FOR THE SAKE OF CONSISTENCY, THE INFORMATION SHOWN ON SHEET 2 OF THIS SUBMISSION IS A REFERENCE COPY OF THE FPA APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 1, 1998 WHEN IT APPROVED "P-110-1".
4. THE BOUNDARY INFORMATION SHOWN ON THE GRAPHIC IS BY EMPLOYEE & DATE:
5. THE TOPOGRAHY INFORMATION SHOWN ON THE GRAPHIC IS AT A CENTER POINT OF TWO FEET FROM AN AIR SURVEY BY OTHERS. EMPLOYEE & DATE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID INFORMATION.
6. THERE IS A FLOODPLAIN AND RELATED ENVIRONMENTAL QUALITY CONCEPT (EQC) LOCATED ON THE SUBJECT PROPERTY AS REPRESENTED ON THE GRAPHIC. THERE IS NO HAZARDOUS WASTE AREA.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO AND THE SITE LOCATED HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE LOCATED ON THE SUBJECT PROPERTY AND THAT IS A 25' FOOT WIDE VEHICULAR EASEMENT FOR WITHIN THE BULKINESS OF THE SUBJECT PROPERTY.
8. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
9. THERE ARE NO TRAIL DEVELOPMENTS BY THE COMPREHENSIVE PLAN AMENDMENT IN THE SUBJECT PROPERTY.

11. THERE IS NO CHANGE PROPOSED TO THE OPEN SPACE, LANDSCAPING OR SETBACKS REQUIRED ALL OF WHICH WILL BE PROVIDED IN ACCORDANCE WITH THE PREVIOUSLY APPROVED AND REVERSED CONDITIONS.
12. IN ACCORDANCE WITH PREVIOUS APPROVALS, THE PRINCIPAL USE OF THE PROPOSED BUILDING WILL BE OFFICE. IT IS TO BE UNDERSTOOD HOWEVER, THAT THE FOLLOWING USES MAY ALSO BE SET ASHORE AS NON-PRINCIPAL USES ALONG WITH ACCESSORY USES AS PERMITTED BY ARTICLE 10:
  - ESTABLISHMENTS FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING; VISUAL, AUDIOVISUAL, INTEGRATING AND TESTING OF PRODUCTS IN A COMPLETELY ENCLOSED BUILDING IS OF BENEFIT TO THE PRINCIPAL USE OF SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING.
  - FINANCIAL INSTITUTIONS (AND DRIVE THRU), AND
  - PUBLIC USES.
 IN ADDITION TO THE RETAIL USES CURRENTLY APPROVED AS A SECONDARY USE IN BUILDING M, RETAIL USES MAY BE ESTABLISHED WITHIN THE BUILDING BY-LONG AS THE TOTAL FLOOR AREA FOR THE RETAIL USES IN THE PROPOSED BUILDING AND BUILDINGS A, C, D, J AND K DOES NOT EXCEED THE 5000 GROSS SQUARE FEET AS SHOWN ON THE APPROVED FPA. RETAIL USES WILL BE INTERPRETED TO INCLUDE THE FOLLOWING:
  - BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS,
  - COMMERCIAL OFF-STREET PARKING AS A PRINCIPAL USE,
  - EATING ESTABLISHMENTS,
  - FAST FOOD RESTAURANTS (NO DRIVE THRU),
  - HEALTH CLUBS,
  - INSTITUTIONAL USES (GROUP 1),
  - LIGHT PUBLIC USES (CATEGORY 1),
  - PERSONAL SERVICE ESTABLISHMENTS,
  - PRIVATE CLUBS AND PUBLIC BENEFIT ASSOCIATIONS,
  - RETAIL SALES ESTABLISHMENTS, AND
  - QUICK SERVICE FOOD STORES (NO DRIVE THRU).

ALL USES WILL BE LOCATED IN THE BUILDING SHOWN ON THE GRAPHIC. IT IS TO BE NOTED THAT A CHILD CARE CENTER WHICH HAS A DAILY ENROLLMENT OF APPROXIMATELY 50 CHILDREN MAY BE ESTABLISHED AS AN ACCESSORY SERVICE USE FOR THE CLUB AND SERVICES OF THE PROPOSED USE.

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

13. THE EXISTING AND PROPOSED DEVELOPMENT BY FAIRVIEW PARK IS SERVED BY PUBLIC WATER, SEWER, AND A COMPREHENSIVE STORMWATER MANAGEMENT SYSTEM CURRENTLY LOCATED WITHIN THE PARK.
14. THE APPLICANT AGREES TO CONTINUE TO MONITOR ALL PROGRESS AND DEVELOPMENT CONDITIONS THAT HAVE BEEN APPROVED TO DATE THAT ARE APPLICABLE TO THE SUBJECT PROPERTY.
15. THERE ARE NO ADDITIONAL PROPOSED IMPROVEMENTS TO THE PUBLIC RIGHT-OF-WAY BEYOND THOSE WHICH CURRENTLY EXIST THAT WOULD REQUIRE AND APPROVAL IN CONNECTION WITH THE APPROVAL OF THIS FPA.
16. AS A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT AGREES TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AND MORE THAN THE NUMBER REPRESENTED IN THE TABULATION AS LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PROPOSED LOT 110'S ARE NOT DIMINISHED. ACCESSIBLE PARKING SPACES AND LOADING SPACES WILL ALSO BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.
17. THERE IS A THIRTY FIVE (35) FOOT TRANSITIONAL WARDEN YARD AND BARREN BUSHES ALONG THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY. THERE IS AN APPROXIMATELY 100' WIDE WOODS OR WETLAND BOUNDARY.
18. THE FIVE (5) AREAS REPRESENTED IN THE TABULATIONS ARE GROSS FLOOR AREAS AS SHOWN IN THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, IT IS UNDERSTOOD THAT THE PROPOSED BUILDING MAY HAVE CEILING SPACE AND THAT PARKING SPACES WILL BE PROVIDED FOR THOSE LOCALS THAT OCCUPY THE CEILING SPACE IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE.
19. IT IS TO BE FURTHER UNDERSTOOD THAT THERE WILL BE A ROOFTOP FINISHED MECHANICAL STRUCTURE WHICH MAY OCCUPY AN AREA UP TO 5% OF THE ROOF AREA. THE FLOOR AREA OF THIS STRUCTURE WILL BE INCLUDED IN THE TOTAL GROSS FLOOR AREA.
20. THE SHAPES AND SIZES OF THE FOOTPRINTS OF THE PROPOSED OFFICE BUILDING AND PARKING STRUCTURE SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DRAWINGS. THE SHAPES AND SIZES OF BUILDINGS ARE NOT PRESENTED IN THE TABULATION AS THEY ARE CONSIDERED MAJORING. THE DIMENSIONS OF THE BUILDINGS ARE TO BE DETERMINED ON THE GRAPHIC AND THE OPEN SPACE REPRESENTED IN THE TABULATION ARE TO BE REFINED AS NECESSARY.
21. THE APPLICANT RESERVES THE RIGHT TO DEVELOP THIS GROSS FLOOR AREA THAN THE TOTAL AREA SHOWN BY THE TABULATION AND THE BUILDING FOOTPRINT AND ASSOCIATED NUMBER OF PARKING SPACES MAY BE REDUCED OR INCREASED AS NECESSARY. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING SPACES WHERE THE BUILDING FOOTPRINT MAY BE REDUCED.

22. IN ACCORDANCE WITH PAR. 4 OF SECTION 11.03 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, ELEVATIONS AND LOCATION OF THE PROPOSED BUILDING, PARKING STRUCTURE, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
23. THE MAXIMUM HEIGHT OF THE BUILDING WILL BE AS REPRESENTED IN THE TABULATION. IT IS TO BE UNDERSTOOD THAT THE BUILDING WILL HAVE A ROOFTOP FINISHED MECHANICAL STRUCTURE. THE HEIGHT OF WHICH IS INCLUDED IN THE MAXIMUM HEIGHT REPRESENTED IN THE TABULATION AND WHICH BARRIERS ON FINAL DESIGN MAY OCCUPY AN AREA UP TO 5% OF THE TOTAL ROOF AREA.
24. ARCHITECTURAL SECTIONS OF THE PROPOSED OFFICE BUILDING ARE PREPARED ON SHEET 4.
25. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GASTROCK, BULLDOZERS, BUSHES, FENCES, SIGNAGE, STAIRS, PLAZAS, BENCHES, TABLES, WALLS, FENCES, GATES AND/OR UTILITY AND MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.
26. ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE. IT IS ALSO UNDERSTOOD THAT HEIGHT AND LAND-BASED SIGNAGE OR CONTACTS MAY BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 2-114 OF THE ZONING ORDINANCE.
27. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE WILL NOT GENERATE LITTER, STENCH, FUMES OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 112.4, 204 AND 115. ALL HAZARDOUS WASTE AS SET FORTH IN COMBINATION OF THE VARIOUS DEPARTMENTS OF WASTE MANAGEMENT (W-20-10-1), VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS IS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 115. HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONNECTION WITH THE PROPOSED BUILDING MAINTENANCE WILL BE IN ACCORDANCE WITH SAID HAZARDOUS WASTE.
28. IT IS COMPLETELY CONTINGENT THAT DEVELOPMENT WILL COME AS SOON AS ALL NECESSARY APPROVALS HAVE BEEN OBTAINED. THE PROPOSED DEVELOPMENT PROGRAM WILL BE CONTINGENT IN ONE CONTINUOUS PHASE.
29. TO THE BEST OF OUR KNOWLEDGE, EXCEPT FOR THE MODIFICATION OF THE TRANSITIONAL SCREENING YARD AND BARRIERS REPRESENTED ABOVE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND APPROVED STANDARDS.

### PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

## FINAL DEVELOPMENT PLAN AMENDMENT

**SHEET INDEX:**

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



# MITRETEK SYSTEMS

**AT FAIRVIEW PARK**

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

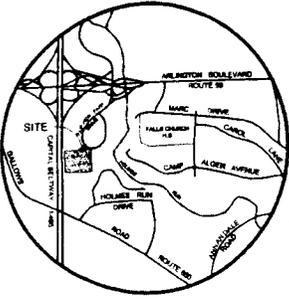
**FINAL DEVELOPMENT PLAN AMENDMENT**

KCF-SHG  
KCF/S/SHG Incorporated  
1825 Eye Street NW  
Suite 250  
Washington DC 20006  
202.842.2100

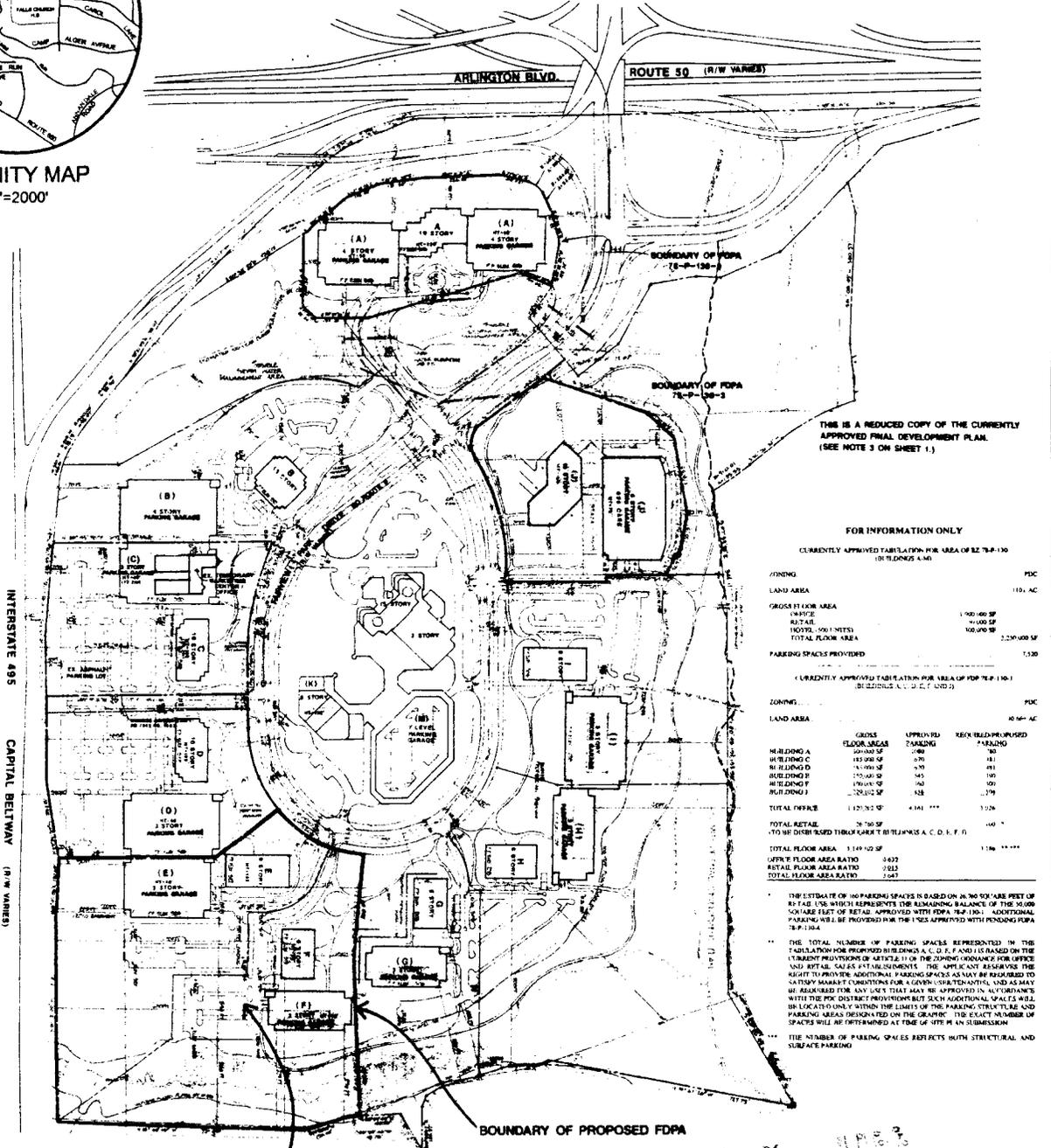
REV. OCTOBER 7, 1998  
REV. SEPTEMBER 9, 1999  
MAY 27, 1999

**Dewberry & Davis**

Architects  
Engineers  
Planners  
Surveyors  
8401 Arlington Blvd., Fairfax, Va. 22031  
(703) 840-0100 FAX (703) 840-0110



VICINITY MAP  
1"=2000'



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

FOR INFORMATION ONLY

CURRENTLY APPROVED TABULATION FOR AREA OF 82.78-P-130 (31.8 ACROSS A.M.)

ZONING:	PDZ
LAND AREA	110.4 AC
GROSS FLOOR AREA	
OFFICE	1,100,000 SF
RETAIL	40,000 SF
HOTEL (500 UNITS)	1,200,000 SF
TOTAL FLOOR AREA	2,300,000 SF
PARKING SPACES PROVIDED	1,120

CURRENTLY APPROVED TABULATION FOR AREA OF 78-P-130-1 (31.8 ACROSS A.M., D.C. 1.022)

ZONING:	PDZ
LAND AREA	30.86 AC
FLOOR AREA	
BUILDING A	20,000 SF
BUILDING B	100,000 SF
BUILDING C	10,000 SF
BUILDING D	10,000 SF
BUILDING E	10,000 SF
BUILDING F	10,000 SF
BUILDING G	10,000 SF
TOTAL FLOOR AREA	1,140,000 SF
TOTAL RETAIL	24,700 SF
TOTAL FLOOR AREA RATIO	3.697
RETAIL FLOOR AREA RATIO	0.822
TOTAL FLOOR AREA RATIO	1.047

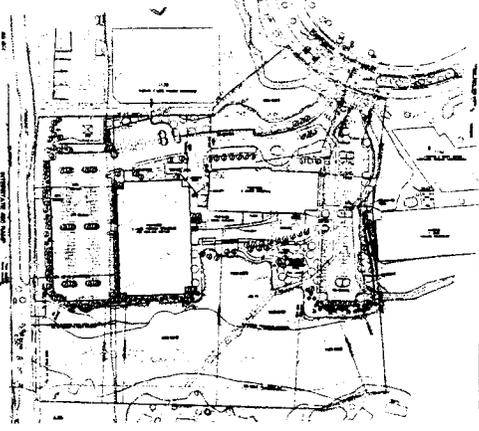
\* THIS ESTIMATE OF IMPARKING SPACES IS BASED ON 360 SQ. FT. PER SPACE OF RETAIL. THE WITHIN REPRESENTS THE REMAINING BALANCE OF THE 3600 SQ. FT. PER SPACE OF RETAIL APPROVED WITH PDPA 78-P-130-1. ADDITIONAL PARKING WILL BE PROVIDED FOR THE LINES APPROVED WITH PDPA 78-P-130-1.

\*\* THE TOTAL NUMBER OF PARKING SPACES REPRESENTED IN THE TABULATION FOR PROPOSED BUILDINGS A, B, C, D, E, F AND G IS BASED ON THE CURRENT PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE FOR OFFICE AND RETAIL. SALES OFF BUILDINGS. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING SPACES AS MAY BE REQUIRED TO SATISFY MARKET CONDITIONS FOR A GIVEN SUBSTANTIAL, AND AS MAY BE REQUIRED FOR ANY USES THAT MAY BE APPROVED IN ALTERNATE WITH THE PDZ DISTRICT PROVISIONS. SUCH ADDITIONAL SPACES WILL BE LOCATED WITHIN THE LIMITS OF THE PARKING STRUCTURE AND PARKING AREAS DESIGNATED ON THE GRAPHIC. THE EXACT NUMBER OF SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION.

\*\*\* THE NUMBER OF PARKING SPACES REFLECTS BOTH STRUCTURAL AND SURFACE PARKING.

CURRENTLY APPROVED DEVELOPMENT PROGRAM

PROPOSED DEVELOPMENT PROGRAM  
(SEE SHEET 3)



COMMISSION OF THE DISTRICT OF COLUMBIA  
PLANNING BOARD  
10/17/99  
REV. 10/17/99  
REV. 09/09/00

PLANNING BOARD  
10/17/99

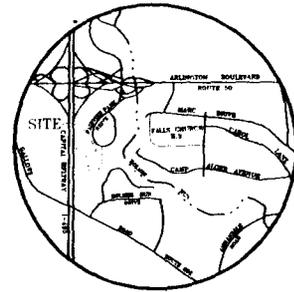
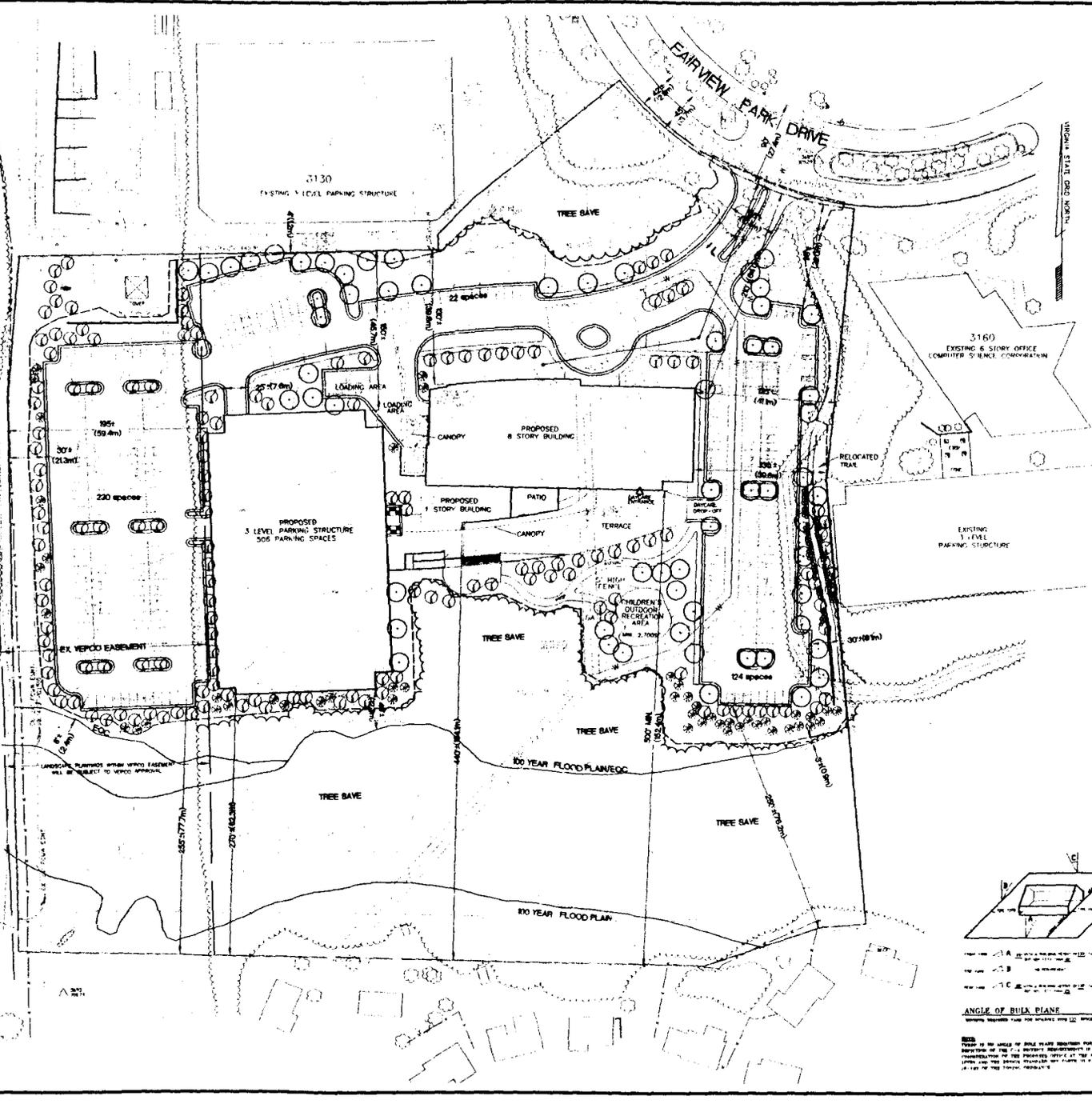
PLANNING BOARD  
10/17/99

DATE: 04/11/11

INTERSTATE 495 RAMP

LAND DEVELOPMENT PLAN

SCALE: 1"=50'

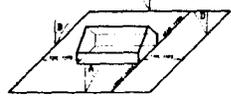


- LEGEND**
- EXISTING WATERMAIN
  - PROPOSED WATERMAIN
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - LIMITS OF CLEARING AND GRADING
  - PROPOSED DECIDUOUS TREE
  - PROPOSED ORNAMENTAL TREE
  - PROPOSED EVERGREEN TREE

TABLE 1: PLAN FOR AREA OF PROPOSED FEMA 78-P-100-A

ZONING	PER
LAND AREA	11.98 AC
CURRENTLY APPROVED GROSS FLOOR AREA (BUILDING) BY ZONING	210,000 SF
PROPOSED GROSS FLOOR AREA	210,000 SF
FLOOR AREA RATIO	0.17
CURRENTLY APPROVED FOR SE QUADRANT (PROPOSED FOR LIMITED AREA ON FEMA)	0.16
MAXIMUM BUILDING HEIGHT (HEIGHT OF STRUCTURE PLUS HEIGHT OF ENCLOSED MECHANICAL STRUCTURE)	115 FT
PARKING SPACES REQUIRED	610***
PARKING SPACES PROVIDED	611***
OPEN SPACE	
REQUIRED - PDC DISTRICT	15%
CURRENTLY APPROVED - SE QUADRANT	15%
FUTURE AREA TOTAL - SE QUADRANT (AS PRESENTED ON LAST SITE PLAN #100-100-100)	4%
PROPOSED - LIMITED AREA OF FEMA	50%
CURRENTLY APPROVED - SE QUADRANT - EXISTING AND PROPOSED (AS PRESENTED ON LAST SITE PLAN #100-100-100 AND PROPOSED DEVELOPMENT)	5%

\*\*\* SEE NOTES 11, 12, AND 13



**ANGLE OF BUILDING**

SEE NOTE 11

SEE NOTE 12

SEE NOTES 11, 12, AND 13



**KCF-SHG**  
 KCF-SHG Incorporated  
 10000 WOODBURN AVENUE  
 ARLINGTON, VA 22204  
 (703) 849-0100 FAX (703) 849-0118

**Dewberry & Davis**  
 Engineers  
 Planners  
 Surveyors  
 Architects  
 Landscape Architects  
 8401 Arlington Blvd., Fairfax, Va. 22031  
 (703) 849-0100 FAX (703) 849-0118

FDPA 78-P-100-6  
 FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN AMENDMENT  
**FAIRVIEW PARK**  
 PROVIDENCE DISTRICT

DATE: 04/11/11  
 SCALE: 1"=50'  
 PLAN NUMBER: 11-00  
 SHEET: 1 OF 4  
 DRAWN BY: JLD  
 CHECKED BY: JLD  
 APPROVED BY: JLD  
 DATE: 04/11/11  
 SCALE: 1"=50'  
 PLAN NUMBER: 11-00  
 SHEET: 1 OF 4



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

**DESCRIPTION OF APPLICATION**

**Applicant:** Mitretek Systems, Inc.

**Location/Address:** 3140/3150 Fairview Park Drive; west side of Fairview Park Drive in the southeast quadrant of the intersection of Route 50 and I-495.

**Request:** To amend the approved Final Development Plan on a 15.88 acre portion of the 110 acre office park known as Fairview Park South, which is zoned PDC (Planned Development Commercial District) pursuant to Rezoning Application RZ 78-P-130. This application rezoned 197 acres to the PDC District to permit a mix of residential and office development. The proposed amendment (**FDPA 78-P-130-6**) is a request to revise the approved site layout for Buildings E and F to permit construction of one (1) eight (8) story office building with a maximum gross floor area of 250,000 square feet and one (1) accessory three level parking structure, in lieu of the two office buildings depicted on the approved FDP. The maximum gross floor area of 250,000 square feet previously approved for Buildings E and F will be maintained within the single building. The applicant is also requesting approval of an employee child care center with a maximum enrollment of 50 children.

The proposed Development Conditions, the applicant's affidavit and statement of justification are set forth in Appendices 1-3, respectively.

**LOCATION AND CHARACTER**

**Site Description:** The site is currently vacant and contains large areas of mature tree cover. The western 25% of the site is a Virginia Power electric transmission line easement with a combination of open grassland and pioneer forest. The southern third of the property is a stream valley with an associated Environmental Quality Corridor (EQC).

**Surrounding Area:**

Direction	Use	Zoning	Plan
North/Northeast	Office (Fairview Park)	PDC	Mixed Use
South/Southeast	Residential (Single Family Detached) (Holmes Run Woods Subdivision)	R-3	Residential 2-3 du/ac
East	Office	PDC	Mixed Use
West	I-495 Right of Way		

**BACKGROUND**

The 15.88 acres subject to this application were part of Rezoning Application RZ 78-P-130, approved by the Board of Supervisors on May 18, 1981, which rezoned 178.6 acres to the PDC District for purposes of developing an office park and residential uses. In conjunction with the approval of RZ 78-P-130, the Board also approved a Conceptual Development Plan (CDP) subject to proffered conditions, which permit a maximum of 2.25 million square feet of non-residential development and up to a maximum of 440 dwelling units. The CDP shows this site to be developed with low to mid-rise office and/or apartments. The approved proffers permit development of up to 1,900,000 square feet of office space; 50,000 square feet of retail commercial space and a 500 room hotel. Copies of the approved CDP and proffers are set forth in Appendix 4. In addition, the Board of Supervisors mandated that Final Development Plans (FDPs) come back for review by both the Planning Commission and Board of Supervisors if requested by the Board member.

On June 28, 1982, the Board of Supervisors approved Final Development Plan FDP 78-P-130 on 110 acres of the site to permit development of 11 commercial buildings (A through K) to include 1,900,000 square feet of office space, 50,000 square feet of retail and a 500 room hotel, with an overall FAR of 0.47. Copies of the approved FDP and approved Development Conditions are set forth in Appendix 5.

On January 10, 1983, the Board of Supervisors approved FDP 78-P-130-2 on 4.9 acres located at the western terminus of Camp Alger Avenue to permit development of 35 townhouses and four (4) single family detached units. Also on January 10, 1983, the Board of Supervisors approved FDP 78-P-120-3

concurrent with SE 82-P-103 on 33.76 acres located south of Route 50, on the east and west sides of Jaguar Trail, for development of 350 multi-family units and 50 townhouse units. Special Exception approval was also granted to construct some of the dwelling units on land designated as floodplain, subject to certain development conditions.

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

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

On March 22, 1990, the Planning Commission approved the third and fourth amendments to the Final Development Plan, FDPA 78-P-130-3 and FDPA 78-P-130-4 subject to development conditions dated March 7, 1990. FDPA 78-P-130-3 permitted a reduction in the required parking for Buildings A, C, D, E, F and J based on an amendment to the Zoning Ordinance adopted in 1988, which reduced the off-street parking requirements for office buildings with more than 50,000 square feet of gross floor area. FDPA 78-P-130-4 clarified the principal and secondary uses permitted within Buildings A, C, D, E, F, J and K. A copy of the Planning Commission's approval, including the approved development conditions and a copy of approved FDP are set forth in Appendix 6.

On October 7, 1998, the Planning Commission approved FDPA 78-P-130-5 to permit an interim marketing center/office within the proposed footprint for future Office Building C. The Planning Commission approved development conditions which incorporate and supersede all previous development conditions. A copy of these conditions is set forth in Appendix 7.

### **COMPREHENSIVE PLAN PROVISIONS (Appendix 8)**

The property is located in Land Unit M of the Route 50/I-495 Area in the Jefferson Planning District in Area I. The property is planned for development as an employment center with secondary residential uses. The full text of the Plan recommendations for this site is contained in the Land Use Analysis set forth in Appendix 8.

The Comprehensive Plan Map shows that the property is planned for mixed use development.

## ANALYSIS

### Final Development Plan Amendment (FDPA)

(Copy at front of Staff Report)

Title of FDPA: Mitretek Systems at Fairview Park  
Prepared by: Dewberry & Davis.  
Dates: May 27, 1999, revised through October 7, 1999

The FDPA consists of four sheets. **Sheet 1** is the Cover Sheet and contains General Notes. **Sheet 2** is a copy of the currently approved FDP for the office park (which incorporates all previous amendments) with the land area subject to the proposed amendment highlighted. A small scale inset of the proposed development program is also provided on this sheet. **Sheet 3** illustrates the proposed site layout for the single office building with accessory parking structure, which replaces the two previously approved Buildings E and F. Site tabulations are also provided on this sheet. **Sheet 4** depicts various elevations of both the office structure and the parking structure. A cross section of the relocated trail along the eastern property boundary has also been depicted on this sheet.

The currently approved FDP for 110 acres of the 197 acres subject to RZ 78-P-130, permits development of eleven office buildings and accessory parking structures with a maximum gross floor area of 1,900,000 square feet; 50,000 square feet of secondary retail uses and a 500 unit hotel with a maximum gross floor area of 300,000 square feet. The permitted secondary uses are listed in Note 12 of the FDPA. All permitted secondary uses will be located within the office structures. The requested amendment only affects Buildings E and F. No other changes are proposed to the remainder of the Office Park.

The proposed amendment seeks to replace Buildings E and F, which were approved for a maximum gross floor area of 150,000 square feet (8 stories) and 100,000 square feet (6 stories), respectively, with a single eight (8) story building (maximum building height of 135 feet) containing 250,000 square feet of gross floor area and one (1) three level, above grade parking structure. In addition, the applicant is seeking FDP approval of an employee child care center with a maximum enrollment of 50 children to be located within the proposed office structure.

Sheet 3 of the FDPA provides a larger scale illustration of the proposed site layout of the single office building. Access to the building will be provided from Fairview Park Drive in essentially the same location as that shown on the previous approval. A large tree save area will be provided along a portion of the

Fairview Park Drive frontage west of the entrance road. The proposed office building is designed on an east to west orientation, with the entrance oriented to Fairview Park Drive. The building will be set back approximately 250 feet from Fairview Park Drive. The accessory parking structure is located immediately west of the building, with surface parking located along the eastern and western property boundaries. A portion of the existing trail in the eastern portion of the site will be relocated further to the east to accommodate the proposed surface parking along the eastern perimeter. The surface parking along the western property boundary is located within a 210 foot wide Virginia Power Easement. The entrance to the proposed child care center is located on the southeast side of the building. Convenient access to the child care center will be provided from the surface parking lot located along the eastern property boundary. A minimum 2,700 square foot outdoor play area is provided south of the child care entrance and will be connected to the proposed building through a series of pedestrian walkways. An outdoor terrace and patio associated with the proposed one story employee cafeteria is provided adjacent to the southern building perimeter.

The southern third of the property consists of undisturbed open space, including an EQC associated with Holmes Run. This open space area ranges in width from a minimum of 250 feet to a maximum of 380 feet from the southern property boundary. A total of 50% of the site will be preserved as open space.

#### **Transportation Analysis (Appendix 9)**

The Department of Transportation has indicated that the proposal to replace the two previously approved Buildings E and F with a single office building with no increase in gross floor area will not create any additional impacts on the surrounding public street system. Further, the previously approved transportation proffers remain in full force and effect.

#### **Environmental Analysis (Appendix 10)**

Several issues were identified as follows:

Water Quality/Best Management Practices: The initial plan submitted with the FDPA application did not include a note, reference or depiction of the stormwater management facilities to be provided for the application property. The applicant subsequently indicated in Note 13 that stormwater management for the site will be provided through the comprehensive stormwater management system approved for the office park as a whole. The applicant will be required to demonstrate at the time of site plan approval that the existing stormwater management facilities for the park are adequate for the proposed use.

Tree Preservation: The proposed site has significant mature deciduous vegetation, yet the initial submission of the FDPA did not depict any specific tree

save areas. The revised submission of the FDPA depicts the area north and west of the entrance road along Fairview Park Drive as a tree save area. In addition, the southern third of the property, which includes an EQC, was labeled as a tree save area. In order to ensure the maximum preservation of trees within the designated tree save areas, staff has prepared a development condition requiring the preparation and implementation of a tree preservation plan by a certified arborist to be submitted concurrent with submission of the first site plan for the site. The tree preservation plan shall include a location and condition analysis of all trees located within 20 feet of either side of the proposed limits of clearing and grading within the designated tree save areas and shall include protection measures, such as fencing, to be employed prior to any land disturbing activity.

Staff also noted that the proposed construction of the surface parking adjacent to the eastern property boundary necessitated the relocation of a portion of the existing trail that extends southward along the eastern property boundary. Currently, there is a natural vegetated buffer provided between the existing trail and the eastern property boundary which abuts the parking structure for the adjacent CSC Building. A portion of the trail is being moved eastward toward the property line to accommodate the proposed surface parking. As a result, the vegetated buffer existing between the trail and the adjacent off-site parking structure will be removed. Staff requested the applicant review the proposed location of the surface parking to determine if the trail and natural buffer could be maintained in its existing condition. Staff believed the existing buffer provided for a naturalized setting for the trail which is heavily used by employees of the Office Park. As originally proposed, the trail was located within 10 feet of the adjacent parking structure, with one row of deciduous trees planted between the parking structure and the trail. The Urban Forester questioned whether the proposed landscaping would survive within the 10 foot landscape strip proposed.

The applicant subsequently revised the FDPA and shifted the relocated portion of the trail an additional six feet to the west, which provides for sixteen feet between the property line and the trail. On Sheet 4 of the FDPA, a cross section of the trail between the surface parking lot and the property line is provided to illustrate how this area will be landscaped. While it would be desirable to preserve the existing vegetation adjacent to the trail, staff believes the applicant has made a good faith effort, given the site constraints, to address staff concerns.

#### **Land Use Analysis (Appendix 5)**

The southern sector of Fairview Park was planned as a mixed use development to include residential and high intensity office development. The residential component has been completed for a number of years, with the hotel and six of the eleven planned office buildings constructed to date. The request to combine

Buildings E and F, into a single office building, with no increase in the approved gross floor area of 250,000 square feet, is in conformance with the use and intensity recommendations of the Comprehensive Plan. In addition to the use and intensity guidance set forth in the Plan, the Plan also provides recommendations with regard to building height, open space buffers and lighting. The Plan recommends that a substantial open space buffer of no less than 250 feet with 300 feet desirable be provided along the southern perimeter of the site.

This recommendation is also a proffer commitment (Proffer 7) of the original rezoning. The buffer shown on the proposed FDPA, which consists of a majority of existing vegetation with supplemental plantings adjacent to the surface and structured parking areas, ranges in width from a minimum of 250 feet to a maximum of 380 feet. The maximum buffer width is located in the middle of the site which provides more screening of the office building itself. The minimum buffer of 250 feet is provided from the surface parking areas located on the eastern and western peripheries of the site. Staff believes the proposed FDPA satisfies the Plan recommendations with regard to open space buffers and is in conformance with the CDP and approved proffers.

The Plan also recommends that the height of all structures in the southernmost portion of the site be limited to six stories so as to be visually unobtrusive to the stable low density residential communities to the south and east. With the original approval of the FDP, Building E was approved for eight stories and was located in the northern portion of the site, while Building F was approved for six stories and was located within 420 feet of the southern boundary. The office building proposed with this amendment application is eight stories and is located between where Buildings E and F were previously shown. Proffer 8, approved in conjunction with the original rezoning, requires that all structures within 500 feet of the southern boundary of the site be limited to six (6) stories in height. Although the one story cafeteria extension of the office building is located 440 feet from the southern property boundary, the southernmost point of the eight story office structure is located 500 feet from the southern property boundary. Staff believes the revised layout, with more than the recommended maximum buffer width being provided between the building and the southern property boundary, ensures that the visual impact of the proposed building is no greater than the currently approved development plan and is in conformance with Proffer 8.

With regard to lighting, both the proffers and the Plan text limit parking lot lighting to a maximum of 13 feet. Staff has prepared a development condition which limits the height of the parking lot lights to 13 feet and requires that the lights be designed utilizing full cut-off fixtures to ensure that glare does not project beyond the boundaries of the site.

As part of this FDPA application, the applicant has requested approval of an employee child care center with a maximum enrollment of 50 children and has

also requested that previously approved Condition 3 (which limits the hours of operation of any establishment and all secondary uses in Buildings A, C, D, E, F and J, from 6:00 AM to 6:00 PM, Monday – Friday) not apply to the principal use of office. With regard to Condition 3, Staff believes this condition was not intended to limit the hours of operation of the principal office use to Monday through Friday 6:00 AM to 6:00 PM. Therefore, staff has amended this condition to clarify the limit on hours of operation does not apply to office use for the proposed building.

With regard to the proposed child care center, staff believes a child care center is an appropriate secondary use within an employment center, provided the location ensures a safe and healthful environment. Convenient access to the child care center has been provided from the adjacent surface parking lot to the east and to the parking structure through a series of walkways. The play area is located adjacent to a tree preservation area and is conveniently located opposite the entrance to the center. No travel ways or roads will be crossed to get to the play area. Compliance with the additional standards for Child Care Centers set forth in Sect. 8-305 of the Zoning Ordinance is discussed in the Zoning Ordinance provisions section below.

Staff believes all land use issues have been satisfactorily addressed with the proposed development conditions.

#### **Conformance with Conceptual Development Plan (CDP) and Proffers**

Par. 1 of Sect. 16-402 of the Zoning Ordinance requires that all final development plans be prepared in accordance with the approved Conceptual Development Plan and any conditions as may have been adopted by the Board of Supervisors. The approved CDP is a general plan for the original 178 acre site, which designates areas for residential and commercial development. The location of the proposed single office building being substituted for Buildings E and F and the associated parking, open space and road network are in conformance with the approved CDP. Staff has determined that the request to amend the approved FDP is in conformance with the CDP and proffers approved in conjunction with the initial rezoning.

#### **ZONING ORDINANCE PROVISIONS (Appendix 8)**

All development within the PDC District must conform to the standards set forth in Part 1 of Article 16. The general standards set forth in Sect. 16-101 (See Appendix 8) were satisfied with the original rezoning of the site to the PDC District. The design standards set forth in Sect. 16-102 require that, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the

provisions of the most comparable conventional zoning district. In this case, the most comparable conventional zoning district is the C-3 Office District. In the C-3 District, the minimum required front yard setback is controlled by a 25° angle of bulk plane, but not less than 40 feet. No minimum side yard is required and the minimum required rear yard setback is controlled by a 20° angle of bulk plane, but not less than 25 feet. The proposed building is set back a minimum of 210 feet from the front lot line and 440 feet from the rear lot line. Other design criteria set forth in Sect. 16-102 require that the open space, off-street parking, loading, sign and all other similar regulations shall have general application in all planned developments and that a network of trails and sidewalks be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes and mass transit facilities. A minimum of 50% open space has been provided for the site, which substantially exceeds the minimum requirement of 15% for developments within the C-3 District. Off-street parking in excess of that required has been provided. In addition, the applicant has provided for the continuation of the existing trail network through the site. Therefore, staff believes that the FDPA is in conformance with the design standards set forth in Sect. 16-102.

#### Transitional Screening and Barrier Requirements

A 35 foot wide transitional screening yard and a six foot barrier is required along the southern property boundary. The applicant is requesting a modification of the transitional screening requirement to that shown on the FDPA and a waiver of the barrier requirement. The applicant is providing a minimum buffer of 250 feet of existing vegetation with supplemental plantings along the periphery of the surface and structured parking. Staff believes that the transitional screening requirement is satisfied with that shown on the FDPA. Staff also supports the request for a waiver of the barrier requirement.

#### Additional Standards for Child Care Centers (Sect. 8-305)

Pursuant to Sect. 6-206 of the Zoning Ordinance, a use permitted in a PDC District as a Group or Category Use shall be subject to the standards set forth in Articles 8 or 9. Child care centers and nursery schools with a maximum daily enrollment of less than 99 children are Group 3 Special Permit Uses and are subject to the additional standards set forth in Sect. 8-305 of the Zoning Ordinance.

Par. 1 requires that a minimum of 100 square feet of usable outdoor recreation space be provided for each child that may use the space at any one time. The 2,700 square feet of play area will accommodate up to 27 children at any one time. A development condition has been proposed which limits the play area to a maximum of 25 children at any one time.

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

Par. 3 requires that the use be located to permit pick-up and delivery of all persons on the site. Convenient pick up and drop off parking has been provided.

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

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

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Conclusions**

The proposed FDPA request to replace Buildings E and F with a single eight story office building with no increase in the previously approved gross floor area of 250,000 square feet and to permit a child care center with a maximum enrollment of 50 children is in conformance with the approved Conceptual Plan and proffers. The previous development conditions approved in conjunction with FDPA 78-P-130-3, 4 and 5 will be carried forward with additional conditions provided with regard to tree preservation, lighting and operation of the child care center as well as a modification to the limitation on the hours of operation of secondary uses within the proposed office building as noted in the Staff Analysis.

Staff believes that with the proposed development conditions carried forward from the previous approvals coupled with the modifications as noted, the request is in conformance with the Comprehensive Plan and does not adversely impact the surrounding residential and commercial development.

### **Recommendations**

Staff recommends approval of FDPA 78-P-130-6 subject to the development conditions set forth in Appendix 1.

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

It should be further noted that the content of this report reflects the analysis and recommendations of staff, it does not reflect the position of the Planning Commission.

## **APPENDICES**

1. Proposed Final Development Plan Conditions
2. Affidavit
3. Statement of Justification
4. Approved CDP and Proffered Conditions for RZ 78-P-130
5. Approved FDP and Development Conditions for FDP 78-P-130
6. Approved Development Conditions for FDPA 78-P-130-3 and FDPA 78-P-130-4
7. Approved Development Conditions for FDPA 78-P-130-5
8. Plan Citations and Land Use Analysis
9. Transportation Analysis
10. Environmental Analysis
11. Zoning Ordinance Provisions
12. Glossary of Terms



**PROPOSED DEVELOPMENT CONDITIONS****FDPA 78-P-130-6****October 25, 1999**

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

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

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

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

In the event that trees designated in tree save areas do not survive due to construction impact from the proposed facility, as determined by the Urban Forester, these trees shall be replaced at a ratio of not more than the quantity of two trees measuring 2 to 2.5 inch caliper for every 12 inches of trunk diameter lost, as determined by the Urban Forester.

11. A landscape plan shall be submitted for review and approval by the Urban Forester concurrent with site plan submission. The landscape plan shall provide for landscaping consistent in quality and quantity with that shown on the FDPA and the following:
  - The applicant shall coordinate with Virginia Power and the Urban Forestry Branch to provide landscaping that will shade the parking areas within the Virginia Power Easement to the greatest extent possible. All proposed landscaping within the Virginia Power easement shall be subject to review and approval by Virginia Power.
  - Supplemental landscaping to include evergreens, shall be provided along the southern periphery of the surface and structured parking areas to enhance the buffer of existing deciduous vegetation to provide effective year round screening of the parking areas from the residential development to the south.



**REZONING AFFIDAVIT**

DATE: June 1, 1999  
 (enter date affidavit is notarized)

David S. Houston, Agent for Applicant:  
 Mitretek Systems, Inc.  
 I, \_\_\_\_\_, 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 **99-156**

in Application No(s): FOPA 78-P-130-6  
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

(NOTE: All relationships to the application listed above in **BOLD** print 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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Mitretek Systems, Inc. Agent: Edward F. Rodriguez, Jr.	7525 Colshire Drive (MS-Z605) McLean, VA 22102-7400	Applicant/Title Owner
Dewberry & Davis Agent: Philip G. Yates Lawrence A. McDermott J. Thomas Tanner, Jr.	8401 Arlington Boulevard Fairfax, VA 22031	Civil Engineer/Agent
The Staubach Company Agents: Andrew Craig Skip Orr Robb Johnson	8000 Towers Crescent Drive Suite 1100 Vienna, VA 22182	Construction Managers/Agent
KCF-SHG, Incorporated Agents: Thomas Eichbaum William Hendrix Richard Kent Eddie Garcia	1825 Eye Street, N.W. Suite 250 Washington, D. C. 20006	Architect/Agent

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

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

DATE: June 1, 1977  
 (enter date affidavit is notarized)

for Application No(s): FDA 78-P-130-6 99-156  
 (enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

**CORPORATION INFORMATION**

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

Mitretek Systems, Inc. 7525 Colshire Drive (MS-Z605)  
 McLean, VA 22102-7400

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 & last name)

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

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

Lydia W. Thomas	President, CEO & Trustee
Richard P. Granato	Executive Vice President, COO & Trustee
Mark A. Simione	Vice President, Treasurer & CFO
Edward F. Rodriguez, Jr.	Vice President, Secretary & General Counsel
Linda K. Stone	Vice President
H. Gilbert Miller	Vice President
Pamela Walker	Vice President
Ashton B. Carter	Trustee
Douglas M. Costle	Trustee
Martin R. Hoffman	Trustee
Edward C. Meyer	Trustee
Alan B. Salisbury	Trustee
Margita E. White	Trustee

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

REZONING AFFIDAVIT

DATE: June 1, 1999  
(enter date affidavit is notarized)

99-156

for Application No(s): FDPA 78-P-130-6  
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

McGuire, Woods, Battle & Boothe LLP      8280 Greensboro Drive, Suite 900  
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 & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partners of McGuire, Woods, Battle & Boothe LLP

Aaronson, Russell T., III  
Adams, Robert T.  
Adams, William H.  
Allen, George F.  
Ames, W. Allen, Jr.  
Anderson, Arthur E., II  
Anderson, Donald D.  
Appler, Thomas L.  
Armstrong, C. Torrence  
Atkinson, Frank B.  
Aucutt, Ronald D.  
Bagley, Terrence M.  
Bartil, Mary Dalton  
Barr, John S.  
Bates, John W., III  
Belcher, Dennis I.  
Berry, James I. Vance, Jr.  
Bittman, Robert J.  
Blaine, Steven W.  
Boland, J. William

Bowie, C. Keating  
Bracey, Lucius H., Jr.  
Bradshaw, Michael T.  
Bridgeman, James D.  
Brittin, Jocelyn W.  
Broaddus, William G.  
Brown, Brickford Y.  
Brown, Thomas C., Jr.  
Burke, John W., III  
Burkholder, Evan A  
Burnett, Jason B..  
Burrus, Robert L., Jr.  
Busch, Stephen D.  
Cabaniss, Thomas E.  
Cairns, Scott S.  
Calabrese, Antonio J.  
Campbell, Douglas N.  
Canup, James W. C.  
Capwell, Jeffrey R.  
Carter, Joseph C., III

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

\*\* All listings which include partnerships or corporations 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 the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: June 1, 1999  
(enter date affidavit is notarized)

99-156

for Application No(s): FDA 78-9-130-6  
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or 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 line below.)

None

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

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

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

Elizabeth and Dale Peck contributed in excess of \$200 to Supervisor Stu Mendelson  
Elizabeth and Dale Peck contributed in excess of \$200 to Supervisor Bob Dix

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

4. That the information contained in this affidavit is complete 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 [X] Applicant's Authorized Agent

David S. Houston, Esquire, Agent for Applicant

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

Subscribed and sworn to before me this 1st day of June, 1999, in the state of Virginia.

My commission expires: 2-28-2000

Allen L. Power  
Notary Public

DATE: June 1, 1999  
(enter date affidavit is notarized)

99-156

for Application No(s): FDPA 78-P-130-6  
(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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
--	---	---

McGuire, Woods, Battle & Boothe LLP  
 Agents: David S. Houston, Esq.  
           Ramona J. Sein, Esq.  
           Gregory A. Riegler, Planner  
           Jill R. Gottidiener, Planner  
           Christine Kropat, Planner

8280 Greensboro Drive  
 Suite 900  
 McLean, VA 22102

Attorneys/Agent  
 (See Attachment 1(c) for additional partners)

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

DATE: June 1, 1999  
(enter date affidavit is notarized)

99-156

for Application No(s): FDPA 78-P-130-6  
(enter County-assigned application number(s))

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

The Staubach Company 8000 Towers Crescent Drive, Suite 1100  
Vienna, VA 22182

**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 & last name)

James M. Underhill

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

James M. Underhill, President  
Gregory P. O'Brien, Senior Vice President  
Elizabeth K. Peck, Treasurer and Secretary

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

KCF-SHG, Incorporated 1825 Eye Street, N.W., Suite 250  
Washington, D. C. 20006

**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 & last name)

Smith Hinchman & Grylls Associates, Inc.

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

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

DATE: June 1, 1999  
(enter date affidavit is notarized)

for Application No(s): FDPA 78-P-130-6 99-156  
(enter County-assigned application number(s))

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

Smith Hinchman & Gryllis Associates, Inc. 500 Griswold, Suite 200  
Detroit, MI 48226

**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 & last name)

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

Arnold Mikon, President  
 Joseph P. Droze, Vice President  
 David R. H. King, Vice President  
 Carl D. Roehling, Vice President  
 Theodore W. Sutherland, Vice President  
 Andrew A. Vazzano, Vice President

Bandal E. Swiech, Vice President  
 Joseph B. Vicker, Secretary  
 Michael J. McCuish, Treasurer  
 Steven J. Isaacs, Member of the Board  
 Debra L. Mitchell, Member of the Board  
 Michael L. Medici, Member of the Board  
 Rebecca M. Nolan, Member of the Board

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

DATE:

June 1, 1999  
(enter date affidavit is notarized)

99-156

for Application No(s):

FDPA 78-P-130-6  
(enter County-assigned application number(s))

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

Dewberry & Davis

8401 Arlington Boulevard  
Fairfax, VA 22031

(check if applicable)

The above-listed partnership has no limited partners.

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

Sidney O. Dewberry  
Barry K. Dewberry  
KMT Limited Partnership  
John P. Fowler, II  
Dan M. Pleasant  
Richard L. Ford, Jr.  
Dennis M. Couture  
Larry J. Keller  
Carl C. Gutschow

Managing General Partner  
General Partner  
General Partner  
Special General Partner

(check if applicable)

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

DATE: June 1, 1999  
(enter date affidavit is notarized)

for Application No(s): FDPA 78-P-130-6 99-156  
(enter County-assigned application number(s))

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

KMT Limited Partnership                      10707 Miller Road  
c/o K. S. Grand Pre, General Partner      Oakton, VA 22124

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

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

- |                           |                  |
|---------------------------|------------------|
| Karen S. Grand Pre        | General Partner  |
| Michael S. Dewberry Trust | Limited Partner  |
| Reva A. Dewberry          | Trustee          |
| Michael S. Dewberry       | Sole Beneficiary |
| Thomas L. Dewberry Trust  | Limited Partner  |
| Reva A. Dewberry          | Trustee          |
| Thomas L. Dewberry        | Sole Beneficiary |

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

DATE: June 1, 1999  
(enter date if affidavit is notarized)

99-156

for Application No(s): FDA 78-V-130-6  
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe LLP 8280 Greensboro Drive  
Suite 900  
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 & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partners of McGuire, Woods, Battle & Boothe LLP  
continued

- Cason, Alan C.
- Chastain, Karen M.
- Cherry, Ronald M.
- Christophoroff, Alexander
- Clancy, Michael
- Cogbill, John V., III
- Colangelo, Stephen M.
- Comey, James B.
- Corson, J. Jay, IV
- Courson, Gardner G.
- Coward, Curtis M.
- Cranfill, William T., Jr.
- Cranford, Page D.
- Criser, Marshall M.
- Cromwell, Richard J.
- Cullen, Richard
- Cutillo, Kenneth J.
- Dabney, H. Slayton, Jr.
- Daugherty, Patrick D.
- Dawes, Michael F.
- Deem, William W.
- Den Hartog, Grace R.
- Donnelly, William E.
- Douglass, W. Birch, III
- Dowd, Michael G.
- Dudley, Waller T.
- Dyke, James Webster, Jr.
- Earl, Marshall H., Jr.
- Edwards, Elizabeth F.
- Erhardt, Clement D., III
- Etheridge, David Kent

- Evans, David E.
- Fain, Renee B.
- Feller, Howard
- Fennebresque, John C.
- Fifer, Carson Lee, Jr.
- Finger, William L.
- Flemming, Michael D.
- Flippen, Edward L.
- Florence, Gary F.
- France, Bonnie M.
- Franklin, Stanley M.
- Freye, Gloria L.
- Frias, Jaime A.
- Garrett, Sam Y., Jr.
- Getchell, E. Duncan, Jr.
- Ghartey-Tagoe, Kodwo
- Gieg, William F.
- Giguere, Michael J.
- Gillece, James P., Jr.
- Glassman, M. Melissa
- Goldman, Nathan D.
- Good, Dennis W., Jr.
- Goodall, Larry M.
- Gordon, Thomas C., Jr.
- Grandis, Leslie A.
- Grytdahl, Jay L.
- Guth, Cheryl O'Donnell
- Hahn, Carol W.
- Hampton, Glenn W.
- Harmon, T. Craig
- Hay, Jeffrey S.

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

DATE:

June 1, 1999  
(enter date affidavit is notarized)

99-154

for Application No(s):

FDPA 78-P-130-6  
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe LLP 8280 Greensboro Drive  
Suite 900  
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 & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partners of McGuire, Woods, Battle & Boothe LLP  
continued

Hayden, Patrick L.  
Hobson, Richard R. G.  
Hornbrook, Michael J.  
Houston, David S.  
Howard, Marcia Morales  
Huggett, Laura H.  
Hughes, Catherine V.  
Jennings, Michael L.  
Kane, Richard F.  
Katsantonis, Joanne  
Keefe, Kenneth M., Jr.  
Keefer, Christopher L.  
King, Donald E.  
King, William H., Jr.  
Kittrell, Steven D.  
Klisch, Michael J.  
Krueger, Kurt J.  
La Frata, Mark J.  
Lefcoe, Vann H.  
Levenson, David J.  
Lewis, James M.  
Lindquist, Kurt E., II  
Little, Nancy R.  
Lucas, Thomas M.  
Macauley, Sandra K.  
Maguire, Robert T.  
Marguiies, Richard N.  
Marshall, Gary S.  
Martel Charles F.  
Martin, George K.  
Martinez de Andino, J. Michael

McArver, R. Dennis  
McCallum, Steve C.  
McCann, John E.  
McElligott, James P., Jr.  
McElroy, Robert G.  
McFarland, Robert W.  
McGee, Gary C.  
McGonigle, Thomas J.  
McIntyre, Charles W., Jr.  
McMenamin, Joseph P.  
McRill, Emery B.  
McVey, Henry H., III  
Melson, David E.  
Menges, Charles L.  
Michels, John J.  
Middleditch, Leigh B., Jr.  
Milton, Christine R.  
Moran, Kenneth J.  
Morgan, O. Forrest  
Murphy, Brian D.  
Murphy, Sean F.  
Murray, John V.  
Natarajan, Ganesh  
O'Grady, Clive R. G.  
O'Grady, John B.  
Oakey, David N.  
Oakey, John M., Jr.  
Oostdyk, Scott C.  
Padgett, John D.  
Page, Rosewell, III  
Pankey, David H.

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

DATE: June 1, 1999  
(enter date affidavit is notarized)

99-156

for Application No(s): PDPA 78-P-130-6  
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe LLP 8280 Greensboro Drive  
Suite 900  
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 & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partners of McGuire, Woods, Battle & Boothe LLP  
continued

Partridge, Charles E., Jr.  
Patterson, Robert H., Jr.  
Pickens, B. Andrew, Jr.  
Pollard, John O.  
Price, James H., III  
Purdue, Ann R.  
Ramsey, Ann L.  
Rice, C. Daniel  
Richardson, David L., II  
Richardson, Lloyd M.  
Rifken, Lawrence E.  
Riopelle, Brian C.  
Roberson, Dean B.  
Robertson, David W.  
Robinson, Stephen W.  
Rohman, Thomas P.  
Rogers, Marvin L.  
Rooney, Lee Ann  
Russell, Deborah M.  
Rust, Dana L.  
Sanderlin, James L.  
Satterwhite, Rodney A.  
Schewel, Michael J.  
Schill, Gilbert E., Jr.  
Scott, R. Carter, III  
Scruggs, George L., Jr.  
Sharp, Larry D.  
Shelley, Patrick M.  
Skinner, Halcyon E.  
Slaughter, Alexander H.  
Slaughter, D. French, III

Slingluff, Robert L.  
Slone, Daniel K.  
Smith, John M.  
Smith, Kristen E.  
Smith, R. Gordon  
Sommers, Stephen W.  
Sooy, Kathleen Taylor  
Spahn, Thomas E.  
Stallings, Thomas J.  
Steen, Bruce M.  
Stone, Jacquelyn E.  
Stoneburner, Gresham R.  
Story, J. Cameron, III  
Strickland, William J.  
Stroud, Robert E.  
Stump, John S.  
Swartz, Charles R.  
Swindell, Gary W.  
Tashjian-Brown, Eva S.  
Taylor, D. Brooke  
Taylor, Thomas E.  
Terry, David L.  
Terwilliger, George J., III  
Thomas, Kelly S.  
Thornhill, James A.  
Tierney, Philip  
Topolski, Douglas M.  
Toole, John H.  
Traver, Courtland L.  
Tucker, Sharon K.  
Twomey, William E., Jr.

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

DATE: June 1, 1999  
(enter date affidavit is notarized)

99-156

for Application No(s): FDPA 78-P-130-6  
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe LLP      8280 Greensboro Drive  
Suite 900  
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 & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partners of McGuire, Woods, Battle & Boothe LLP  
continued

- Van der Mersch, Xavier
- Vernon, Robert B.
- Vieth, Robert R.
- Waddell, William R.
- Walsh, James H.
- Watts, Stephen H., II
- Weisner, John M.
- Wells,, David M.
- Whitt-Sellers, Jane R.
- Whittemore, Anne M.
- Wickersham, Ralph R.
- Williams, Steven R.
- Williamson, Mark D.
- Wilson, Ernest
- Wintriss, Lynn
- Wood, R. Craig
- Woloszyn, John J.
- Word, Thomas S., Jr.
- Worrell, David H., Jr.
- Younger, W. Carter
- Zhigachov, Igor
- Zirkle, Warren E.

These are the only partners in the above-referenced firm.

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

DEPARTMENT OF PLANNING AND ZONING

JUN 2 1999

ZONING EVALUATION DIVISION

**MITRETEK SYSTEMS, INC.****FINAL DEVELOPMENT PLAN AMENDMENT**

June 1, 1999

Mitretek Systems, Inc. (the "Applicant" or "Mitretek"), as the owner of the property located at Tax Map Reference Number 59-2 ((1)) Parcel 59, Falls Church, Virginia (the "Property"), is submitting this Final Development Plan Amendment ("FDPA") (the "Application"). The Property, located on the west side of Fairview Park Drive in the Southeast quadrant of the intersection of U.S. Route 50 and the Capital Beltway (I-495), comprises 15.882 acres and is presently zoned to the PDC Zoning District (Planned Development Commercial). The Property is subject to the proffers dated May 5, 1981 associated with Rezoning Application RZ 78-P-130 (the "Proffers"), the Conceptual Development Plan ("CDP") 78-P-130 dated May 18, 1981 with adopted development conditions, and the approved Final Development Plan ("FDP") 78-P-130, as amended by FDPA 78-P-130-3 and FDPA 78-P-130-4.

This Application is submitted for three purposes. First, the Applicant is proposing to develop the Property with one Class A office building of up to 250,000 square feet of gross floor area. An amendment to the FDP is necessary since the Property is currently approved for the development of two office buildings which together comprise 250,000 square feet of gross floor area. The second purpose of this application is to request an amendment of FDPA 78-P-130-4 Development Condition # 3. The Applicant requests that the hours of operation restriction be clarified regarding its applicability to the principal general office use. Finally, the Applicant is proposing to provide a child care center within the office building, primarily to serve its employees. Pursuant to FDPA 78-P-130-4 Development Condition # 5, a final development plan amendment is necessary to gain approval for a child care center.

Mitretek Systems, Inc. is a Delaware, non-stock (i.e. non-profit) public interest scientific research and engineering company which was formed to provide a public benefit through the application of science and technology in developing information, telecommunications, and environmental solutions. Mitretek assists its clients in making multi-billion dollar, technology-related strategic, mission-critical, and acquisition decisions. These clients include federal, state, local, and international governments, as well as other organizations. Currently, Mitretek leases and occupies approximately 234,000 square feet at 7525 Colshire Drive, in McLean, Virginia. Mitretek desires to maintain its presence in Fairfax County and has selected the Property on which to locate its new headquarters.

Currently, FDP 78-P-130 permits the development of two office buildings on the Property. Specifically, Building E may be developed up to a maximum of 150,000 square feet and eight (8) stories, and Building F may be developed up to a maximum of 100,000 square feet and six (6) stories. If approved, this Application would merely reconfigure the permitted building footprints and result in no change in use or increase in Floor Area Ratio ("F.A.R.") on the Property. The principal use of the proposed building would be office use, with some permitted secondary retail and child care center uses. The permitted and proposed F.A.R. is

0.36. Furthermore, the proposed office building would be in compliance with the original proffers regarding buffers and height restrictions. With regard to buffers, Proffer # 7 requires the establishment of an open space buffer of no less than 250 feet, with 300 feet desirable, consisting of the existing tree cover and supplemented with additional landscaping along the southern perimeter of Fairview Park to eliminate any adverse visual impact upon the detached single family residences to the south of the Property. The Applicant is proposing to locate the office building over 500 feet from the southern property line. Height restrictions are placed on the Property by Proffer # 3 which limits the height of all office buildings to 15 stories and a maximum of 180 feet, and Proffer # 8 which limits the height of all structures within 500 feet of the southern boundary of Fairview Park to six (6) stories. The proposed office building would stand a maximum of eight (8) stories high which is within the proffered height restrictions.

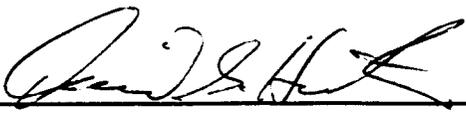
FDPA 78-P-130-4 Development Condition # 3 restricts the hours of operation "of any establishment and all secondary uses in Buildings A, C, D, E, F, & J" to "Monday through Friday from 6:00 A.M. to 9:00 P.M." As it currently reads, Development Condition # 3 could be interpreted to not only limit the hours of operation for secondary and retail uses, but also those of the principal office use. The concern regarding hours of operation was focused on the secondary use retail establishments in the buildings subject to FDPA 78-P-130-4. Restricting office use, the principal use of the buildings, was not an issue in FDPA 78-P-130-4. Accordingly, the Applicant requests that the language of Development Condition # 3 be amended to clarify that only secondary retail and service establishments be subject to the hours of operation restriction.

The Group 3 Institutional Use of a child care center is allowed on the Property with the approval of an FDPA. Accordingly, pursuant to FDPA 78-P-130-4 Development Condition # 3, the Applicant requests that FDP 78-P-130 be amended to permit a child care center in the proposed office building. The child care center would accommodate approximately 50 children and serve only Mitretek employees.

The Proffers indicate that the Final Development Plan shall be subject to review by the Board of Supervisors pursuant to paragraph seven of Section 16-402 of the Zoning Ordinance. However, upon waiver by the Providence District Supervisor, amendments to the FDP are not required to be reviewed by the Board of Supervisors. Accordingly, the Applicant will be requesting the Providence District Supervisor to make the appropriate motion so that this Application will be reviewed by the Planning Commission only.

Finally, this Application presents the opportunity to develop a Class A office building and headquarters for Mitretek Systems, Inc., a corporation that has been, and hopes to remain, a valuable member of the Fairfax County business community. Approval of this application will enable Mitretek to remain in Fairfax County and make a positive contribution to Fairview Park. Therefore, the Applicant respectfully requests that the Planning Commission approve this Application.

MITRETEK SYSTEMS, INC.

By: 

David S. Houston  
Agent for Applicant



Ramona J. Sein  
Agent for Applicant

\\TYS\5003  
TAMITRETEK\STMTJUS.WPD

(A Part of the Conceptual Development Plan)

### PROFFERS

Recognizing his responsibility to the community and to the planning process, the applicant is making the commitments contained hereafter.

These commitments are presented as a "package", the economic impact of which has been carefully determined. Any substantive change in the development plan would necessarily result in a review of the "package" and any increase in any of the listed commitments or any additional commitments could not be made without a similar review.

The following commitments are intended as an integral part of the PDC submission and conceptual development plan and are binding on the applicant provided such PDC and conceptual development plan are approved. However, the location of buildings and of residential mix shown on illustrative plans shall be considered for illustrative purposes only and the specific location of buildings, residential unit mix and related development matters shall be determined at the time of final development plan approval pursuant to provisions of Fairfax County ordinances.

In addition to required approval or approval of modifications of Final Development Plan(s) pursuant to paragraph 4 of Section 16-402 of the Zoning Ordinance, such plan(s) shall be subject to public hearing and action by the Board of Supervisors in a manner prescribed by paragraph 7 of the above cited section.

These commitments shall be binding upon the applicant/owners only upon approval of the requested PDC zoning and the conceptual development plan submitted with Applications 78-P-130 and 80-P-073.

#### A. LAND USE

1. Subject development shall have no more than 2.25 million square feet of non-residential development on the area west of Holmes Run Stream Valley. At least 35% of the area west of the Holmes Run stream shall be provided as natural and landscaped open space. Underground or multilevel structured parking is encouraged to preserve the maximum amount of undisturbed open space. The non-residential development shall be an integrated business park consisting of no more than 1.9 million square feet of office space, 50,000 square feet of retail commercial space and 500 room hotel, and 250 residential units.

2. The Holmes Run Stream Valley shall be preserved as a stream valley park and dedicated to Fairfax County Board of Supervisors in accordance with the County's adopted stream valley policy.

3. Office building shall not exceed 15 stories in height and hotel/apartment buildings to the west of Holmes Run Stream Valley may exceed 15 stories but in no event shall they exceed 180 feet which is the equivalent height of a 15 story office building.

4. Applicant agrees that the portion of the quadrant east of Holmes Run, north and northwest of Falls Church High School, will be developed for residential units not to exceed 400 dwelling units. These units shall not exceed 3 stories in height. The vacant 10 acre portion of the quadrant south of Falls Church High School will be developed as single family detached units along the eastern property line with attached units adjoining the Fairfax County Park and Stream Valley to the north, west and south respectively as shown on schematic plan for this area.

5. Applicant shall dedicate to the Fairfax County Board of Supervisors land to serve future residents at the location adjacent to Arlington Boulevard and west of Jaquar Trail in that portion outside Stream Valley.

6. Applicant agrees that any retail commercial uses on the site will serve primarily the demand of the other non-residential uses on the site and will be integrated with the overall design and layout of the site.

7. A substantial open space buffer of no less than 250 feet, with 300 feet desirable, consisting of the existing tree cover and supplemented with additional landscaping will be provided along the southern perimeter of the site to eliminate any adverse visual impact upon the detached single family residences to the south of the site. If requested to do so by Fairfax County, this buffer shall be dedicated to the County and maintained in its natural state. However, it is understood that nothing herein shall preclude the installation of any utilities, storm water detention and/or siltation and erosion control devices in accord with Fairfax County Ordinances and Standards.

8. The height of all structures within 500 feet of the southern boundary of the site shall be limited to 6 stories so as to be visually unobtrusive to the stable low density residential communities to the south and east of the site. Applicant agrees to comply with the tapering of heights from the north to the south as shown on the Conceptual Development Plan.

9. The provision of lighting in buildings located within areas of the site abutting adjacent residences and communities shall be visually unobtrusive to and compatible with such residences and adjacent communities. As a general rule, parking lot lighting shall not exceed 13 feet in height.

10. Applicant shall provide internal recreation facilities in accordance with the provisions of Section 6-209 (2) of the Fairfax County Zoning Ordinance. Type and location of such will

be specified in final development plan. Any recreational facilities constructed within areas to be dedicated to the Park Authority shall be subject to the approval of the Park Authority. Applicant will provide a trail connection between southeast and northeast quadrants.

B. TRANSPORTATION

1. Primary residential vehicular access to the tract from Route 50 will be via Jaguar Trail and Camp Alger Avenue. Non-residential access will be provided directly from Route 50 by means of a new interchange located generally west of the Holmes Run Stream Valley. (As shown on applicant's submission)

2. Access to the office-hotel-retail portion of the tract will be provided by a new Route 50 grade separated interchange east of the existing I-495-50 interchange and generally west of Holmes Run Stream Valley. (See Exhibit 1 as subsequently amended) Construction of all transportation improvements on Exhibit 1 shall be the responsibility of the owners of the northeast and southeast quadrants of Route 50 and 495 and said improvements shall be dedicated as public facilities.

3. Applicant agrees to abide by existing covenants which prohibit vehicular access from areas west of Holmes Run to residential neighborhoods south and east of the site. Existing covenants do not preclude proposed construction for the new Route 50 interchange ramps.

4. Applicant agrees to improve a portion of Jaguar Trail and Marc Drive adjacent to the site as well as the intersection of Jaguar and Route 50 in order to accommodate the traffic generated by the residential development of that portion east of Holmes Run Stream Valley in the manner shown on Exhibit 1 as subsequently amended and in accordance with the Fairfax County and VDH&T standards.

5. In the event that the applicant is unable to obtain easements or rights of way necessary for the proposed transportation improvements, the applicant agrees to bear the expense of condemnation for said easements or rights of way which Fairfax County will undertake promptly at the request of the applicant.

6. Applicant agrees that all vehicular access improvements shall meet with the approval of Fairfax County and the Virginia Department of Highways and Transportation (VDH&T); with Federal Highway Administration approval as necessary as well for the new Route 50 interchange and associated I-495 improvements.

7. Applicant agrees to aggressively encourage ridesharing by office building tenants to reduce traffic generated by site development during peak traffic periods by phasing the implementation of the transportation control strategies listed below at appropriate stages in the development of the site; and maintaining these strategies until the applicant provides evidence to the Board of Supervisors that there is no further need. Where appropriate, applicant agrees to work with other area employers (i.e., Mobil, AAA and employers on northeast quadrant) in implementation of this ridesharing.

- ° Establish a formal carpool/vanpool program for Fairview Park employees which will be operational under the direction of the transportation coordinator no later than when 500,000 square feet of commercial space is occupied in either or both tracts provided by and at the expense of the occupants of the commercial uses.
- ° With technical assistance from Washington COG, provide matching service for carpooling and vanpooling candidates.
- ° Developer shall fully fund a position of "transportation coordinator" with appropriate private staff support.
- ° Designate convenient spaces as preferred parking for carpools/vanpools.
- ° Institute a pay parking policy with incentives for ridesharing participants and to reduce concentration of peak-hour traffic.

8. Applicant agrees to aggressively encourage mass transit use including construction of bus shelters and pedestrian walkways linking adjacent communities to more convenient bus shelters.

9. In the event that WMATA does not operate direct feeder bus service to and between Fairview Park and the Dunn Loring Metro station, the applicant agrees to implement a peak-hour shuttle bus service to the Dunn Loring Metro station in coordination with other major developments in the immediate area.

10. A traffic analysis shall be conducted under the direction of the transportation coordinator at applicant's expense to determine the magnitude of total peak-hour office trips generated by this development. Said analysis shall occur:

- a. Within six (6) months after at least 2.4 million square feet of the total of 3.6 million square feet of office use is completed.
- b. Six (6) months after completion of full development of 3.6 million square feet of office use.

If the total peak-hour trips generated by commercial development by the subject property and the companion tract exceed either 3,300 inbound A.M. trips or 2,971 outbound P.M. trips and these excess trips create a significant change in the peak-hour level of service from that which would be computed in the absence of such trips at either the new interchange on Route 50 or at the northeast tract connection to Routes 29-211, additional transportation strategies shall be developed to reduce the peak-hour effect of the incremental trips to a level commensurate with the above allowable AM and PM peak hour trips.

If the total peak-hour generated trips after occupancy of 2.4 million square feet of commercial uses exceed 75% of either 3,300 inbound A.M. trips or 75% of 2,971 outbound P.M. trips, issuance of building permits for commercial uses in excess of 3.0 million square feet may be deferred by the Board of Supervisors for a period not to exceed two years to allow development and implementation of additional transportation strategies designed to assure that at the time of occupancy of the total of 3.6 million square feet of commercial use the peak-hour traffic generated by the subject property and the companion tract shall not exceed the above projections.

In order to agree impartially on the degree of the incremental impact (if any) and the most practical strategies for implementation (if required) traffic recommendations developed by the transportation coordinator shall be submitted to the Board of Supervisors. If the Board of Supervisors does not agree with the traffic analysis, the Board of Supervisors shall submit said analysis for review to an arbitration board. Said arbitration board shall consist of the following members:

- (1) One representative transportation consultant appointed and funded by Fairview Park developer.
- (2) One representative transportation consultant appointed and funded by developer of northeast quadrant.
- (3) One representative transportation engineer appointed by Fairfax County Board of Supervisors.
- (4) One representative transportation engineer appointed by VDH&T.

If the said arbitration board cannot reach a consensus opinion on the said analysis, a fifth traffic consultant shall be

appointed by the four traffic consultants selected pursuant to the above procedure. The decision of the fifth transportation consultant concerning the accuracy of said analysis shall be binding upon all parties. Compensation of the fifth traffic consultant shall be paid equally by developers of northeast and southeast quadrant unless otherwise determined by the Fairfax Board of Supervisors.

Upon approval of the arbitration board, appropriate transportation strategies shall be instituted by applicant as soon as practical. If the peak-hour traffic levels are under the allowable limits, no action shall be taken.

In the event that revised strategies shall be required as described, additional monitoring and/or analysis shall be conducted by applicant to determine the adequacy of the revised strategies and the results submitted to the Board of Supervisors of Fairfax County for review and additional procedures in accord with the provisions of this proffer shall be undertaken by applicant if requested by the Board of Supervisors.

In the event additional monitoring and/or analysis and/or revised strategies shall be required from time to time in accordance with this provision, the cost of the revised strategies and the additional monitoring and/or analysis shall be paid by the developers of the subject property and the companion property and/or occupants of the commercial uses.

11. Construction of substantially all the foregoing transportation improvements including the overpass and associated ramps shall be completed prior to first occupancy of the commercial portions of the development. However, with the concurrence of the County and VDE&T, certain portions of the improvements, such as the additions to the I-495 CD lanes may be deferred until a later phase of development. The issuance of building permits for commercial structures shall be dependent upon receipt by appropriate governmental authority of assurance that the grade separation at US Route 50 and associated ramps shall be available for use prior to the date of first occupancy of the commercial facilities.

C. ENVIRONMENT

1. Holmes Run Stream Valley Shall be preserved as a stream valley park in accordance with the County's adopted stream valley policy. However, the applicant shall have the right to construct and provide for utilities, storm water detention facility, siltation and erosion devices, interchange ramps, recreational facilities and such other improvements including but not limited to selective clearing necessary for improvements of the stream channel and/or sound forest management practices. Applicant shall dedicate said land to the County.

2. Applicant agrees to provide non-vehicular access to and through the Holmes Run Stream Valley as shown on the conceptual development plan.

3. Applicant agrees that a portion of the existing tree cover (not less than 25 feet of natural tree cover and/or landscaped open space) shall be preserved as a natural open space, screen and buffer along the periphery with I-495 and Route 50, while permitting points of visibility at selected intervals.

4. The applicant agrees to provide stormwater detention facilities which are designed in accord with the requirements and objectives of Fairfax County for the Upper Holmes Run watershed. More specifically, the applicant shall provide for detention/retention which will control peak discharge for the post-development state in excess of that which is calculated for the pre-development condition. This commitment shall be accomplished by the provision of detention reservoirs located in the northeastern and northwestern tributaries of the Holmes Run which traverse this property, more specifically identified by the Fairfax County Department of Public Works as detention reservoir sites DR 494-4 and DR 503-1. These reservoirs shall be designed for the 25-year and 2-year frequency storms of one-hour durations and generally will be in substantial conformance with the following design characteristics for each of the two reservoirs.

DR 494-4

Q25 In = 548 cfs  
Q25 Out = 85 cfs

$t_p$  In = 15 minutes  
 $t_p$  Out = 70 minutes

25-Year Storage Volume Required = 21 acre feet

Q2 Out = 26 cfs

$t_p$  Out = 135 minutes

2-Year Storage Volume Required = 13 acre feet

DR 503-1

Q25 In = 782 cfs  
Q25 Out = 595 cfs

$t_p$  In = 20 minutes  
 $t_p$  Out = 25 minutes

25-Year Storage Volume Required = 5 acre feet

Q2 Out = 356 cfs

$t_p$  Out = 25 minutes

2-Year Storage Volume Required = 1.6 acre feet

It shall be understood that provision of these storm water detention facilities will require the modification of the two aforementioned tributaries. Furthermore, whereas the applicant intends to maximize the preservation of the open space buffer, more specifically described as condition A-7, the applicant will minimize the provision of storm water detention facilities in the southwestern tributary which traverses the subject site, however the applicant shall provide for those siltation and erosion control devices including temporary siltation ponds which may be requested or required in accord with the Fairfax County Public Facilities Manual.

5. Applicant will comply with all Federal, state and local air and noise laws, ordinances and regulations applicable to development of this site.

6. Fairfax County identifies the subject property as an area of potential adverse noise impact resulting from adjacent highway uses.

In order to mitigate the adverse impact, if any of highway noise, residential units constructed on the subject property shall have the following acoustical attributes:

- a. Roofs and exterior walls shall be designed to have a laboratory sound transmission class (STC) of at least 39.
- b. Doors and windows shall be designed to have a laboratory sound transmission class (STC) of at least 28.
- c. Adequate sealing and caulking between surfaces shall be accomplished.

No structures for either commercial or residential use shall be erected within the 75 dba Ldn noise zone, such zone is more particularly shown on plat prepared by the Fairfax County staff and is attached to the Staff Report, being further that area within 400 feet of the centerline of I-495.



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WILLIAM H. PLANK, President  
WHP, Inc., Partner, Fox Chase Joint  
Venture



---

P. REED WILLS, President  
Wills Investment, Inc., Partner,  
Fox Chase Joint Venture



---

DAVID S. WEINBERG,  
Executive Vice President  
C.F. Properties (Virginia), Inc.

5/11/81

BOARD OF SUPERVISORS ACTION

ON ZONING MAP AMENDMENT

APPLICATION NUMBER RZ 78-P-130

Applicant: C.F. PROPERTIES (VIRGINIA) INC

Present Zoning: R-3 & R-4

Requested Zoning: PDC

Proposed Use: OFFICE, RETAIL, HOTEL, RESIDENTIAL

Subject Parcels: 49-4 ((1)) 5B; ((5)) B, C, 1-14, Acreage: 178.6  
100, 68-73, 76, F, G; 50-3 ((22)) 77-99, A, H; 59-2 ((23)) D, E, F 37, 38-46, 48-50,

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia on MAY 18, 1981, the following action was adopted on the subject application.

- Amended the zoning map as requested.
- Amended the zoning map as requested, and further restricted the use of the subject property by the <sup>CONCEPTUAL DEVELOPMENT PLAN ANN</sup> conditions proffered and accepted pursuant to Virginia Code Ann., Section 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel. (See Attachment 1)
- Denied the requested \_\_\_\_\_ District.
- Amended the zoning map for the subject property to the \_\_\_\_\_ District.
- Amended the zoning map for the subject property to the \_\_\_\_\_ District, and further restricted the use of the subject property by the conditions proffered and accepted pursuant to Virginia Code Ann., Section 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel. (See Attachment 1)
- In addition to the action taken above, the applicant presented certain restrictive covenants for recordation governing the subject property (a copy of which is attached).
- In addition to the action taken above, the Board of Supervisors instructed that the ~~Site plan, subdivision plat~~ <sup>FINAL DEVELOPMENT PLAN(S)</sup> be forwarded to the Planning Commission, Board of Supervisors for ~~its review~~ <sup>before</sup> approval.

Distribution:

- District Supervisor
- Clerk to the Board
- Director, Office of Research and Statistics
- VDH&T
- Oscar Hendrickson, Chief, Site Review Branch, DEM

Coordinator R. FAUBION

PROPOSED INTERCHANGE IMPROVEMENTS  
(SEE SEPARATE STUDY)

ARLINGTON BLVD

4000 RT 80

HOTEL/RETAIL/APARTMENTS  
OR OFFICE  
(Not to Exceed 10 Stories)

OFFICE  
HI-RISE  
(Not to Exceed  
10 Stories)

OFFICE  
AND/OR HOTEL/RETAIL  
APARTMENTS  
HI-RISE  
(Not to Exceed  
10 Stories)

OFFICE  
AND/OR HOTEL/RETAIL  
APARTMENTS  
(Not to Exceed  
8-10 Stories)

MID-RISE  
(Not to Exceed  
8 Stories)

MID-RISE  
(Not to Exceed  
8 Stories)

OFFICE AND APARTMENTS  
LOW & MID-RISE  
(Not to Exceed 6 Stories)

MAY INCLUDE GARDEN  
AND/OR STACKED TOWNHOUSE  
AND/OR TOWNHOUSES NOT TO  
EXCEED 3 STORIES

SINGLE FAMILY  
ATTACHED  
(TOWNHOUSES)

FCHS

FCFA

1.488

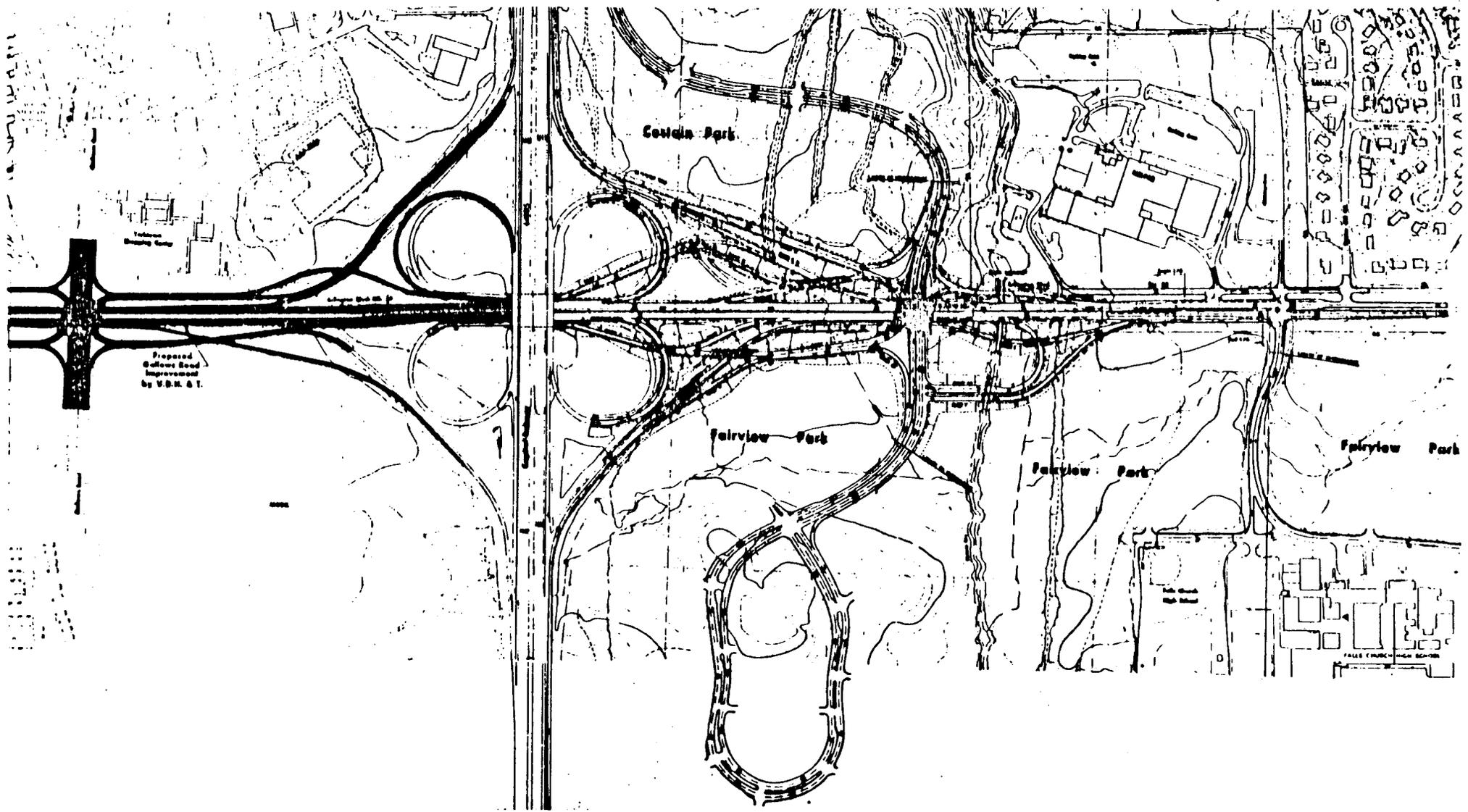
CAPITAL BELTWAY

1.9 MA OFFICE  
50K RETAIL  
500 RM HOTEL

24000

HOLMES-RUN STREAM  
VALLEY PARK

PR1.750  
CCL 1.2.1



Costain Park

Fairview Park

Fairyview Park

Fairyview Park

Prepared  
Gifford Road  
Improved  
by W.M. & T.

FALLS CHURCH HIGH SCHOOL

FAIRVIEW PARK PROPOSAL FOR THE SOUTHEASTERN  
 QUADRANT OF THE ROUTE 50/I-495 INTERSECTION  
 APPLICATION NO. 78-P-130-1  
 (A Part of the Final Development Plan)

PROFFERS

Recognizing his responsibility to the community and to the planning process, the applicant is making the commitments contained hereafter.

These commitments are presented as a "package", the economic impact of which has been carefully determined. Any substantive change in the development plan would necessarily result in a review of the "package" and any increase in any of the listed commitments or any additional commitments could not be made without a similar review.

The following commitments are intended as an integral part of the final development plan and are binding on the applicant provided such final development plan is approved.

These commitments shall be binding upon the applicant/owners only upon approval of the requested final development plan submitted with Applications 78-P-130-1 and 80-P-073.

1. This final development plan is approved subject to the conditions proffered to pursuant to approval of Rezoning Application RZ 78-P-130.

2. ~~AP-8-500' wide V-X-2 type~~ <sup>A non-vehicular</sup> Trail shall be constructed along the eastern side of Holmes Run and shall be constructed with an access trail to Camp Alger Avenue. AF

3. That portion of the Holmes Run Stream Valley which lies on this property will be dedicated to the Fairfax County Park Authority. The undisturbed buffer area along the southern periphery of the site will remain in the ownership of the applicant.

4. An access trail to the Providence Recreation Center will be provided. This trail shall be provided not later than at the time of the occupancy of the first building on the site.

5. The applicant will demonstrate to the satisfaction of the Virginia Department of Highways and Transportation that the vehicular weaving between the I-495 exit ramp onto the site and the major on-site intersection will be acceptable.

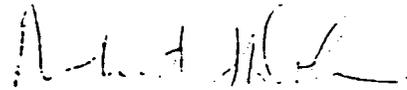
6. Not less than 5 percent of the rooftop level of the structure parking garage designated "M" on the final development plan shall be landscaped.

7. Where topography allows, structured parking decks will be recessed into adjacent slopes.

8. Secure and sheltered bicycle storage facilities shall be provided for in each building complex. The applicant is also encouraged to provide bicycle and shower facilities to better accomodate this alternative transportation mode.

9. The applicant agrees to contribute \$27,500.00 which is its one-half share of a total \$55,000.00 cash contribution for the purpose of establishing a storm water and sediment transport monitoring program. This program is more specifically outlined in a memorandum prepared by the Department of Public Works, dated June 4, 1982, which is enclosed herewith. Said contribution shall be made at a time mutually acceptable to the applicant and Fairfax County, but no later than July 31, 1982. The provision of this contribution relieves the applicant and/or its successors in title to any of the property (which was the subject of rezoning application 78-P-130) of any further financial responsibilities for said program.

June 28, 1982



---

ROBERT F. DOLAN  
Vice President  
C.F. Properties  
(Virginia), Inc.





James C. Wyckoff, Executive Director  
Barbara J. Lipps, Deputy Executive Director  
Mary A. Pascoe, Clerk to the Commission

COMMONWEALTH OF VIRGINIA  
**COUNTY OF FAIRFAX**

4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030

(703) 246-2865

March 28, 1990

APPENDIX 6

Alvin L. Thomas, Vice Chairman  
Suzanne F. Harrel, Secretary  
Patrick M. Henton, Parliamentarian

David P. Bobzien  
John R. Byers  
Stephen J. Hubbard  
Moye A. Huber  
William M. Lockwood  
Carl L. Sell, Jr.  
Henry E. Strickland

Lynn J. Strobel, Esquire  
Walsh, Colucci, Stackhouse,  
Emrich & Lubeley, P.C.  
2200 Clarendon Blvd., 13th Floor  
Arlington, VA 22201

RE: FDPA-78-P-130-3  
FDPA-78-P-130-4  
PARK WEST/FAIRVIEW ASSOCIATES  
Providence District

Dear Ms. Strobel:

This will serve as your record of the Planning Commission's action on the above-referenced applications.

On Thursday, March 22, 1990, the Planning Commission voted unanimously (Commissioners Bobzien, Huber, Sell, and Strickland not present for the vote) to approve FDPA-78-P-130-3, subject to the following development conditions dated March 7, 1990:

1. The parking reduction shall occur either from within the parking structures or from surface lots as shown on the FDPA. Where surface parking is removed, landscaped open space shall be provided subject to review and approval of the Fairfax County Arborist.
2. Parking shall be provided in accordance with the FDP, as determined by DEM.

The Commission also voted unanimously (Commissioners Bobzien, Huber, Sell and Strickland not present for the vote) to approve FDPA-78-P-130-4, subject to the conditions dated March 7, 1990 as follows:

1. All proposed principal and secondary uses for Buildings A, C, D, E, F, & J shown on the Final Development Plan Amendment 78-P-130-4 dated February 16, 1990 as prepared by Dewberry and Davis shall be designed primarily to

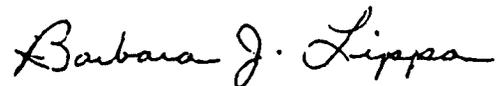


serve the occupants of Fairview Park and shall be conducted entirely within an enclosed building so as to allow no direct access to the uses from an exterior door except those necessary to meet Fire and Safety Codes. In addition, there shall be no outside display of goods or services.

2. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.
3. The hours of operation of any establishment and all secondary uses in Buildings A, C, D, E, F, & J shall be limited to Monday through Friday from 6:00 A.M. to 9:00 P.M.
4. The applicant shall notify the County Archaeologist a minimum of 14 days prior to any grading or disturbance of the site. The applicant shall permit the County Archaeologist to observe clearing and excavation during construction, with the understanding that this action will not unreasonably delay construction.
5. Group 3 Institutional Uses shall be limited to employee training centers and child care centers located within any of the buildings shown on the submitted Final Development Plan Amendments. If a child care center is located on the site, it shall require a Final Development Plan Amendment.

For your information, a copy of the verbatim excerpts from the Commission's action on this application is attached. Should you have any questions on the above information, please do not hesitate to contact me.

Sincerely yours,



Barbara J. Lippa  
Deputy Executive Director

BJL:glw

Attachment (A/S)

cc: Katherine K. Hanley, Supervisor, Providence District  
Patrick M. Hanlon, Commissioner, Providence District  
Regina Murray, Staff Coordinator, OCP  
March 22, 1990 Date File  
Y-2 File



James C. Wyckoff, Jr. Executive Director  
 Barbara J. Lipka, Deputy Executive Director  
 Sara Robin Hardy, Chief, Administration Branch  
 Mary A. Pascoe, Clerk to the Commission

## COMMONWEALTH OF VIRGINIA COUNTY OF FAIRFAX

PLANNING COMMISSION  
 SUITE 330  
 12000 GOVERNMENT CENTER PARKWAY  
 FAIRFAX, VIRGINIA 22035-0042

(703) 324-2865  
 FAX (703) 324-3948  
 TTY (703) 324-7951

PLANNING COMMISSION  
 Peter F. Murphy, Jr., Chairman  
 John R. Byers, Vice Chairman  
 Suzanne F. Harsel, Secretary  
 Alvin L. Thomas, Parliamentarian

Walter L. Acorn  
 Carl A. S. Coan, Jr.  
 Judith W. Downer  
 Janet R. Hall  
 John W. Hunter  
 John B. Kelso  
 Ronald W. Koch  
 John M. Palatiello

October 8, 1998

Francis McDermott, Esquire  
 Hunton and Williams  
 1751 Pinnacle Drive, Suite 1700  
 McLean, Virginia 22102

**RE: FDPA-78-P-130-5**  
**Fairview Property Investments, L.L.C.**  
 Providence District

Dear Mr. McDermott:

This will serve as your record of the Planning Commission's action on FDPA-78-P-130-5, an application by Fairview Property Investments, L.L.C., in the Providence District.

On Wednesday, October 7, 1998, the Planning Commission voted unanimously (Commissioner Downer not present for the vote; Commissioner Thomas absent from the meeting) to approve FDPA-78-P-130-5, subject to the attached development conditions dated October 7, 1998.

Also for your information, a copy of the verbatim excerpts from the Planning Commission's action on this application is attached. Should you need any additional information on this case, please do not hesitate to contact me at 324-2865.

Sincerely

Barbara J. Lipka  
 Deputy Director

Attachments (a/s)

cc: Michael Frey, Supervisor, Sully District  
 Ronald Koch, Commissioner, Sully District  
 Cathy Lewis, Staff Coordinator, ZED, OCP  
 October 7, 1998 Date File  
 Y-2 File

## PROPOSED DEVELOPMENT CONDITIONS

FDPA 78-P-130-5

October 7, 1998

If it is the intent of the Planning Commission to approve Final Development Plan Application FDPA 78-P-130-5 located at Tax Map 49-4 ((1)) 72 for an interim marketing center/sales office, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previous development conditions. Previously approved conditions or those which have minor revisions are marked with an asterisk (\*). Those conditions which apply only to the interim marketing center/office are marked with two asterisks (\*\*).

- \*1. The parking reduction for Buildings A, C, D, E, F, and J shall occur either from within the parking structures or from surface lots as shown on the FDPA. Where surface parking is removed, landscaped open space shall be provided subject to review and approval of the Urban Forestry Branch, Department of Public Works and Environmental Services (DPW & ES).
- \*2. Parking for Buildings A, C, D, E, F, and J shall be provided in accordance with the FDP, as determined by the DPW & ES.
- \*3. All proposed principal and secondary uses for Buildings A, C, D, E, F, and J shown on the Final Development Plan Amendment 78-P-130-4 dated February 16, 1990 as prepared by Dewberry and Davis shall be designed primarily to serve the occupants of Fairview Park and shall be conducted entirely within an enclosed building so as to allow no direct access to uses from an exterior door except those necessary to meet Fire and Safety Codes. In addition, there shall be no outside display of goods or services.
- \*4. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.
- \*5. The hours of operation of any establishment and all secondary uses in Buildings A, C, D, E, F, and J shall be limited to Monday through Friday from 6:00 A.M. to 9:00 P.M.
- \*6. The applicant shall notify the County Archaeologist a minimum of 14 days prior to any grading or disturbance of the site. The applicant shall permit the County Archaeologist to observe clearing and excavation during construction with the understanding that this action will not unreasonably delay construction.

- \*7. Group 3 Institutional Uses shall be limited to employee training centers and child care centers located within any of the buildings shown on the submitted Final Development Plan Amendments. If a child care center is located on the site, it shall require a Final Development Plan Amendment.
- \*\*8. The architecture and materials for the proposed additions to the interim marketing center/sales office, located within the footprint of the proposed parking garage for proposed Building C, as depicted on the Final Development Plan dated February 25, 1998, shall match ~~be compatible with~~ that of the existing marketing center, as determined by DPW & ES.
- \*\*9. Landscaping shall be planted around the proposed additions to the interim marketing center/sales office which shall match ~~be compatible with~~ the landscaping planted around the existing interim marketing center, which is located within the footprint of the proposed parking garage for proposed Building C, as determined by the Urban Forestry Branch of DPW & ES.

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, OCP

**FROM:** *Bruce G. Douglas*  
Bruce G. Douglas, Chief  
Environment & Development Review Branch, OCP

**SUBJECT:** Comprehensive Plan Land Use Analysis for: FDPA 78-P-130-06  
Mitretek Systems, Inc.

**DATE:** 1 October 1999

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated May 27, 1999. This application requests a final development plan amendment to develop an office building and a child care facility. Approval of this application would result in a floor area ratio (F.A.R.) of .36. The extent to which the proposed use, intensity/density, and the development plan are consistent with the guidance of the Plan is noted.

**CHARACTER OF THE SURROUNDING AREA:**

The subject property is presently vacant, planned for mixed use and public park and zoned PDC. To the north are located a hotel and office building as well as vacant land that is planned for mixed use and zoned PDC. To the east are located an office building that is planned for mixed use and public park zoned PDC. To the south is located a subdivision which is planned for residential use at 2-3 dwelling units per acre and zoned R-3. To the west are located I-495 and an office development which is planned for office and zoned PDC.

**COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:**

The 15.87-acre property is located in the Route 50/I-495 Area of the Jefferson Planning District in Area I.. The Comprehensive Plan text and/or map provides the following guidance on land use and intensity for the property:

**Text:**

On page 239 of the 1991 edition of the Area I Plan as amended through June 26, 1995,

under the heading "Recommendations Land Unit M (Southeast Quadrant), Land Use," the Plan states:

- “1. The 178-acre southeastern quadrant of the I-495/Route 50 interchange should be consolidated for the purpose of development of an employment center and related uses, and for residential development.
2. Nonresidential uses should be limited to that portion of the site west of Holmes Run stream valley. The site design of the nonresidential portion of the quadrant should have substantial landscaped open space provided throughout the site and particularly to the south to eliminate any impact upon nearby stable residential communities. At least 35 percent of the area west of the Holmes Run stream valley should be preserved as landscaped open space. Underground or multilevel structured parking is encouraged to preserve the maximum amount of undisturbed open space.
3. The Holmes Run stream valley should be preserved as a stream valley park in accordance with the County's adopted stream valley policy.
4. In order to limit its impact on the surrounding residential communities acknowledging the capacity of the Route 50/I-495 road network with improvements as noted in the transportation section which follows, any proposal for an employment center on the southeastern quadrant of the I-495/Route 50 interchange should have no more than 2.25 million square feet of nonresidential development on the area west of Holmes Run stream valley. The nonresidential development should consist of 1.9 million square feet of office space, 50,000 square feet of retail commercial space and a hotel. As an option, residential space for up to 250 dwelling units may be substituted for approved non-residential gross floor area...”

**Map:**

The Comprehensive Plan map shows that the property is planned for mixed use.

**Analysis:**

The application and development plan propose an office building up to .36 FAR which is in conformance with the use and intensity recommendations of the Comprehensive Plan. However, the applicant should address the issues discussed in the following portion of the memorandum.

The Comprehensive Plan also provides the following text that establishes guidelines for

evaluating the development proposal:

**Text:**

On page 239 of the 1991 edition of the Area I Plan as amended through June 26, 1995, under the heading "Recommendations Land Unit M (Southeast Quadrant), Land Use," the Plan states:

- “9. A substantial open space buffer of no less than 250 feet, with 300 feet desirable, consisting of the existing tree cover and supplemented with additional landscaping should be provided along the southern perimeter of the site to eliminate an adverse visual impact upon the detached single-family residences to the south of the site. This buffer should be dedicated to the County, if appropriate, and maintained in its natural state. It is understood that a portion of this area may be needed for stormwater management....”

**Analysis:**

The applicant should redesign the two parking areas so that they are 250 feet from the southern boundary in order to provide the required 250 foot open space buffer. Existing tree cover should be supplemented by additional landscaping.

**Text:**

- “10. The height of all structures in the southern portion of the site should be limited to six stories so as to be visually unobtrusive to the stable low density residential communities to the south and east of the site...”

**Analysis:**

The proposed 8 story structure is located in the northern portion of the site and a similar height was approved in the original rezoning.

**Text:**

- “11. The provision of lighting on the site and its structures should be visually unobtrusive to and compatible with all nearby residences and adjacent communities. As a general rule, parking lot lighting should not exceed 13 feet in height.”

**Analysis:**

The applicant should address this development criterion.

**Text:**

On page 41 of the 1990 edition of the Policy Plan, under the heading, " Appendix 3: Locational Guidelines for Child Care Facilities," the Plan states:

"In Fairfax County, as in other areas of the country, there is an increasing need for high-quality child care facilities. Such facilities should be encouraged throughout the County to the extent that they can be provided consistently with the following criteria:

1. Child care facilities should have sufficient open space to provide adequate access to sunlight and suitable play areas, taking into consideration the size of the facility."

**Analysis:**

The proposed play area for the child care facility should be relocated so that it adjoins the building. The present location is too isolated and impacts the open space buffer. The play area should have a fence.

**Text:**

- "2. Child care facilities should be located and designed to ensure the safety of children."

**Analysis:**

The applicant should show where the child care facility will be located on the development plan in order for this development criterion to be evaluated.

**Text:**

- "3. Child care facilities should be located and designed to protect children from excessive exposure to noise, air pollutants, and other environmental factors potentially injurious to health or welfare."

**Analysis:**

The applicant should show where the child care facility will be located on the development plan in order for this development criterion to be evaluated.

**Text:**

- "4. Child care facilities should be located and designed to ensure safe and convenient access. This includes appropriate parking areas and safe and effective on-site circulation of automobiles and pedestrians."

**Analysis:**

The applicant should show on the development plan where the pick up and drop off area for the child care facility is located as well as the designated parking area.

**Text:**

- “5. Child care facilities in Suburban Neighborhoods should be located and designed to avoid creating undesirable traffic, noise, and other impacts upon the surrounding community. Therefore, siting child care facilities in the periphery of residential developments or in the vicinity of planned community recreation facilities should be considered.”

**Analysis:**

The proposed child care facility is located in an employment center.

**Text:**

- “6. Child care facilities should be encouraged in employment centers to provide locations convenient to work places. However, these locations should make provisions for a safe and healthful environment in accord with the guidelines listed above.”

**Analysis:**

The proposed child care facility is located in an employment center.

BGD:ALC

**FAIRFAX COUNTY, VIRGINIA****MEMORANDUM**

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

**FROM:** Angela Kadar Rodeheaver, Chief *CAA for AKR*  
Site Analysis Section, DOT

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

**SUBJECT:** FDPA 78-P-130-06; Mitretek Systems, Inc.  
Traffic Zone: 1434  
Land Identification Map: 59-2 ((1)) 59

**DATE:** September 14, 1999

Upon review of plats/plans made available to this office, dated May 27, 1999, revised through September 9, 1999, this department has no objection to the subject proposal. The applicant should reaffirm all previous transportation commitments relative to the rezoning of the area.

AKR/MAD

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

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

**FROM:** *Bruce G. Douglas*  
Bruce G. Douglas, Chief  
Environment and Development Review Branch, DPZ

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: **FDPA 78-P-130-06**  
Mitretek Systems, Inc.

**DATE:** 4 October 1999

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the final development plan amendment dated May 27, 1999. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

**COMPREHENSIVE PLAN CITATIONS:**

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

On pages 86 through 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Water Quality", the Comprehensive Plan states:

**"Objective 2: Prevent and reduce pollution of surface and groundwater resources.**

- Policy a. Implement a best management practices (BMP) program for Fairfax County, and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements.
- Policy c. In order to reduce stormwater runoff volumes and increase ground water recharge, minimize the amount of impervious surface created as a result of development consistent with planned land uses.

Development proposals should implement best management practices to reduce runoff pollution. Preferred practices include those which recharge groundwater when such recharge will not degrade groundwater quality, those which preserve as much natural open space as possible and those which contribute to ecological diversity by the creation of wetlands.”

On page 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Water Quality” the Comprehensive Plan states:

**“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a.       Ensure that new development and redevelopment complies with the County’s Chesapeake Bay Preservation Ordinance.”

On page 93 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Environmental Resources”, the Comprehensive Plan states:

“The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County’s tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County’s tree cover.

**Objective 11: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a:       Protect and restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices ...”

**ENVIRONMENTAL ANALYSIS:**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application that conserves the County’s remaining natural amenities.

### **Water Quality Best Management Practices**

**Issue:**

The development plan that has been submitted does not include a note, reference or depiction of the stormwater facilities for the application property.

**Resolution:**

It is suggested that the applicant include information regarding the stormwater facilities for the subject site in the development plan "Notes."

### **Tree Preservation**

**Issue:**

This part of Fairview Park has significant mature deciduous vegetation. However, the final development plan does not depict any "tree save areas" in the current reconfiguration.

**Resolution:**

It is suggested that the applicant demonstrate some amount of "tree save" in the development plan as part of a total landscape component, which includes diverse native species inclusive of ground cover, shrubs and trees. It is suggested that the Urban Forestry Branch of the DPWES be requested to provide assistance in identifying suitable areas for tree preservation on the site.

### **TRAILS PLAN:**

The Trails Plan Map does not depict any trails immediately adjacent to the subject property. At the time of Site Plan review, the Director, Department of Public Works and Environmental Services will determine what trail requirements may apply to the subject property.

BGD: MAW

## GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be 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 Environmental Management.

**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 DEM 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 DEM 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&FAgricultural & Forestal District	PDPlanning Division
ADUAffordable Dwelling Unit	PDCPlanned Development Commercial
ARBArchitectural Review Board	PDHPlanned Development Housing
BMPBest Management Practices	PFMPublic Facilities Manual
BOSBoard of Supervisors	PRCPlanned Residential Community
BZABoard of Zoning Appeals	RMAResource Management Area
COGCouncil of Governments	RPAResource Protection Area
CBCCommunity Business Center	RUPResidential Use Permit
CDPConceptual Development Plan	RZ Rezoning
CRDCommercial Revitalization District	SESpecial Exception
DOTDepartment of Transportation	SPSpecial Permit
DPDevelopment Plan	TDMTransportation Demand Management
DPWESDepartment of Public Works and Environmental Services	TMATransportation Management Association
DPZDepartment of Planning and Zoning	TSATransit Station Area
DU/ACDwelling Units Per Acre	TSMTTransportation System Management
EQCEnvironmental Quality Corridor	UP & DDUtilities Planning and Design Division, DPWES
FARFloor Area Ratio	UMTAUrban Mass Transit Association
FDPFinal Development Plan	VC Variance
GDPGeneralized Development Plan	VDOTVirginia Dept. of Transportation
GFAGross Floor Area	VPDVehicles Per Day
HCDHousing and Community Development	VPHVehicles per Hour
LOSLevel of Service	WMATAWashington Metropolitan Area Transit Authority
Non-RUPNon-Residential Use Permit	ZADZoning Administration Division, DPZ
OSDSOffice of Site Development Services, DOT	ZEDZoning Evaluation Division, DPZ
PCAProffered Condition Amendment	ZPRBZoning Permit Review Branch