



APPLICATION ACCEPTED: June 3, 2010
PLANNING COMMISSION: November 18, 2010
BOARD OF SUPERVISORS: not yet scheduled

County of Fairfax, Virginia

WSPOD

November 4, 2010

STAFF REPORT

APPLICATION SE 2010-SU-012

SULLY DISTRICT

APPLICANT: Headquarters 2, LLC

PRESENT ZONING: I-5, WS

PARCEL(S): 34-3 ((14)) 2 pt.

ACREAGE: 4.07 acres

FAR/DENSITY: 0.58

OPEN SPACE: 25%

PLAN MAP: Industrial

SE CATEGORY Category 5 Use 14: Hotel

PROPOSAL: The applicant seeks approval of a special exception to permit the construction of 102,552 square foot hotel building with 130 rooms, a 65 seat restaurant and 1,200 square feet of meeting space.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2010-SU-012 subject to the development conditions consistent with those found in Appendix 1 of this report.

William O'Donnell

Staff recommends approval of a waiver of the trail requirement along Lee Road in favor of the existing and proposed sidewalks shown on the SE Plat.

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

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

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

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

O:\wodonn\ZED\Special Exceptions\LF Headquarters SE 2010-SU-012\Report\Final Report\SE 2010-SU-012 Staff Report Cover Final.doc

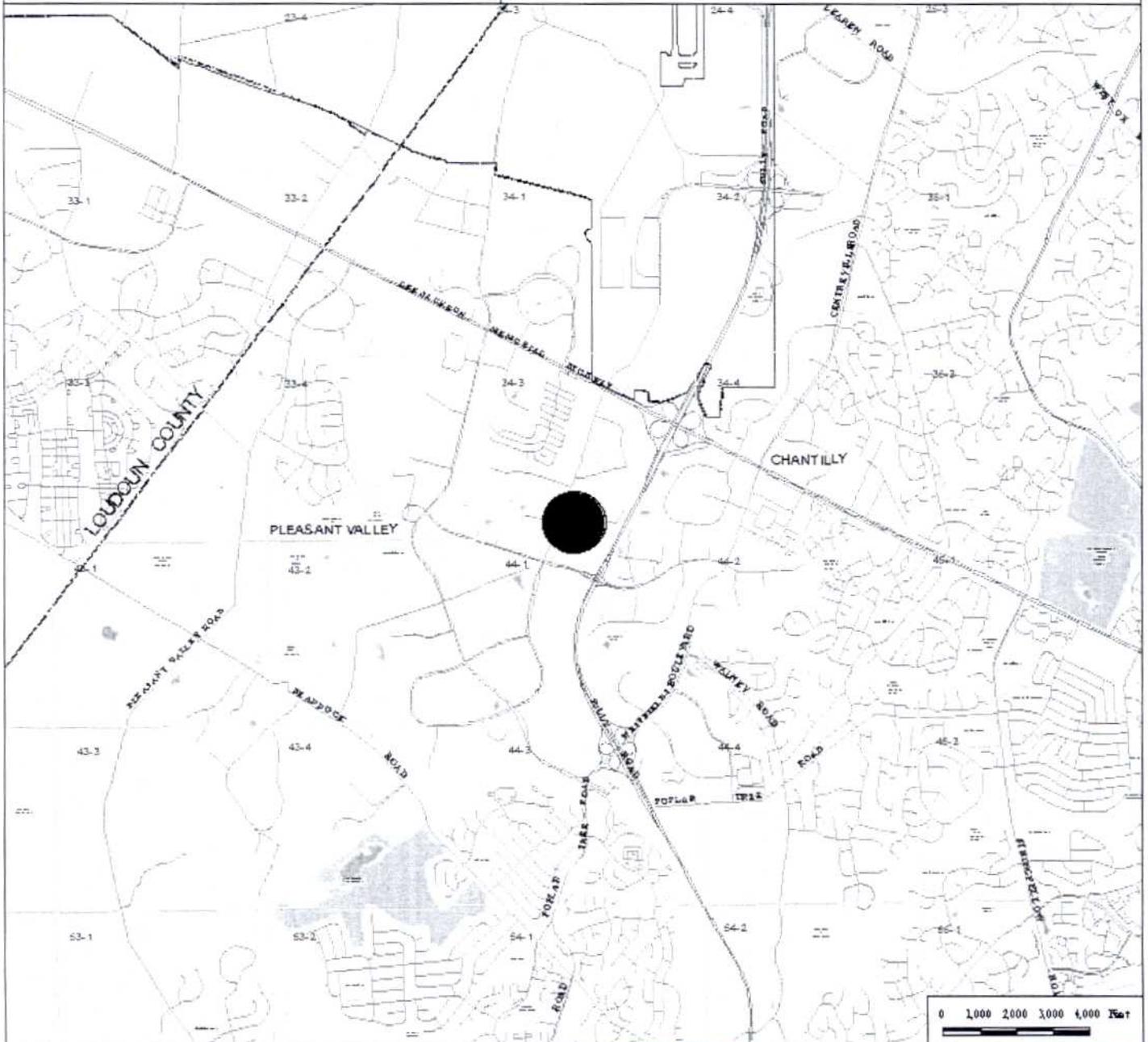


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception
SE 2010-SU-012

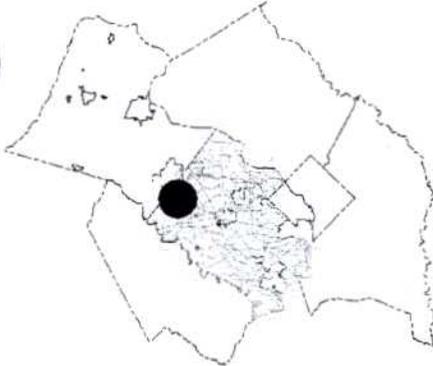
Applicant: HEADQUARTERS 2, LLC
Accepted: 06/03/2010
Proposed: HOTEL
Area: 4.07 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: 05-0504
Art 9 Group and Use: 5-14
Located: NORTHEAST QUADRANT OF THE INTERSECTION
OF GEORGE CARTER WAY AND LEE ROAD

Zoning: I-5
Plan Area: 3,
Overlay Dist: WS
Map Ref Num: 034-3-1/14/ /0002



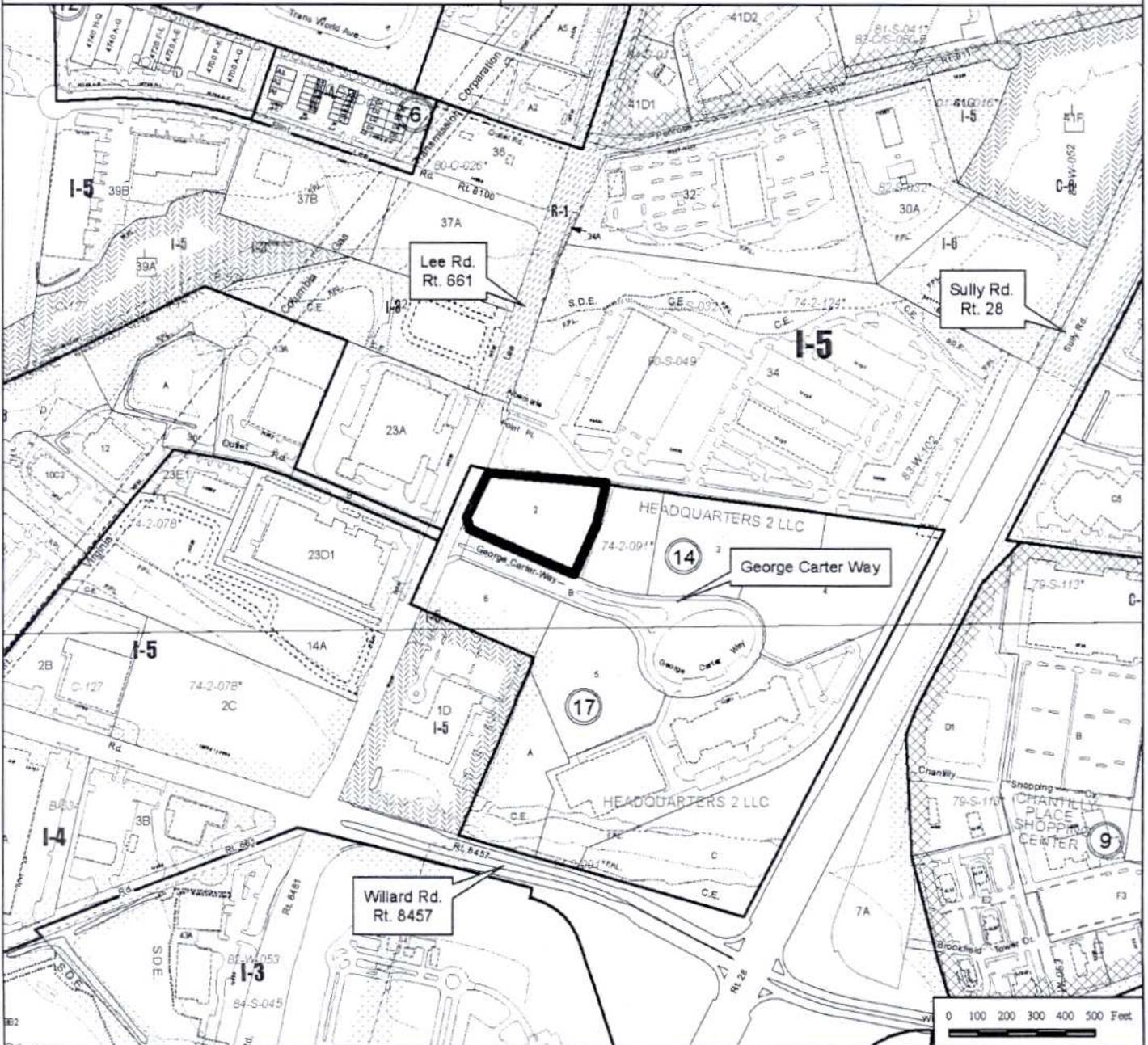
Special Exception

SE 2010-SU-012



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Plan Area: 3
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Map Ref Num: 034-3- /14/ /0002 pt.



LOT 2
@
THE ELLIPSE AT WESTFIELDS
SPECIAL EXCEPTION

SE 2010-SU-012
SULLY DISTRICT - CHANTILLY, VIRGINIA

OCTOBER 28, 2010

PROJECT TEAM

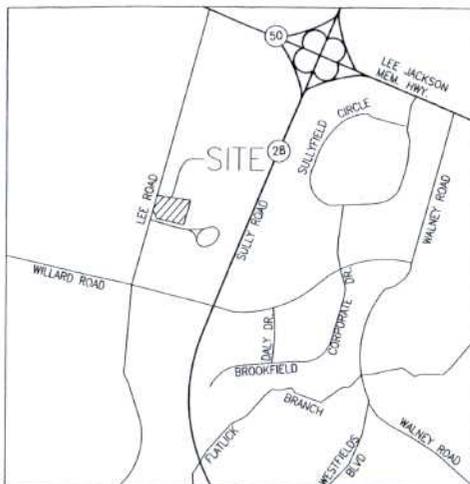
LAND USE ATTORNEY:
WALSH COLUCCI LUBELEY EMRICH & WALSH, P.C.
2200 CLARENDON BLVD., 13TH FLOOR
ARLINGTON, VIRGINIA 22202

ARCHITECT:
SOMA ARCHITECTS
1221 KING STREET
ALEXANDRIA, VA 22314

OWNER/APPLICANT:
LONG AND POSTER COMPANIES
14501 GEORGE CARTER WAY
CHANTILLY, VA 20151

CIVIL ENGINEER / L. ARCHITECT:
WILLIAM H. GORDON ASSOCIATES, INC.
4501 DALY DRIVE
CHANTILLY, VA 20151

VICINITY MAP 
SCALE: 1"=1000'



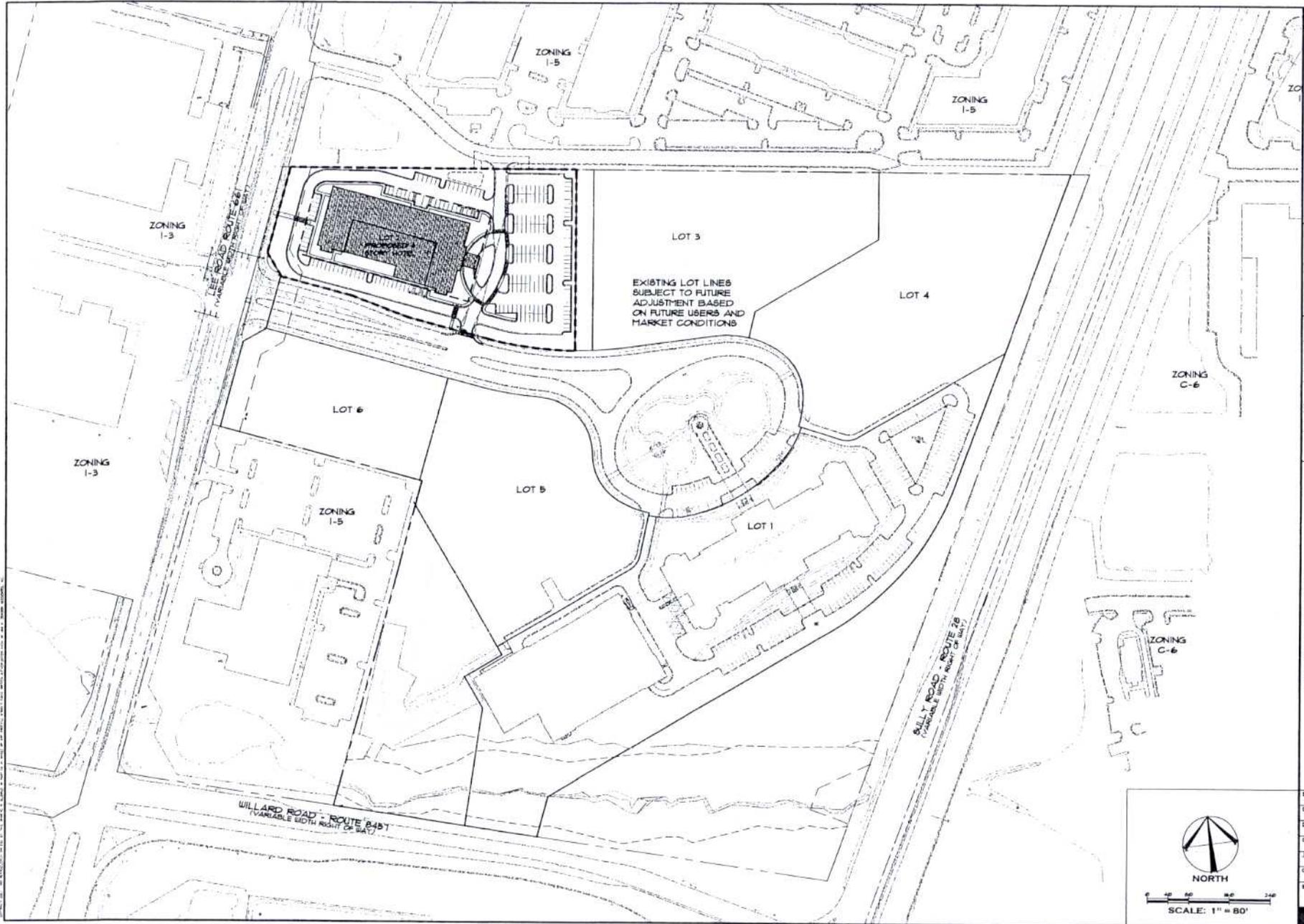
AERIAL VIEW 
N.T.S.

SHEET INDEX

- 1 — COVER SHEET
- 2 — GENERAL NOTES AND TABULATIONS
- 3 — OVERALL DEVELOPMENT PLAN
- 4 — EXISTING CONDITIONS PLAN
- 5 — SPECIAL EXCEPTION PLAT (SE)
- 6 — PRELIMINARY SWM PLAN AND NARRATIVE
- 7 — ADEQUATE OUTFALL ANALYSIS
- 8 — ARCHITECTURAL ELEVATIONS



0612-0308 CS.dwg



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 Chesapeake, VA 20763
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EG&E
 ENGINEERS - ARCHITECTS - PLANNERS - LANDSCAPE ARCHITECTS

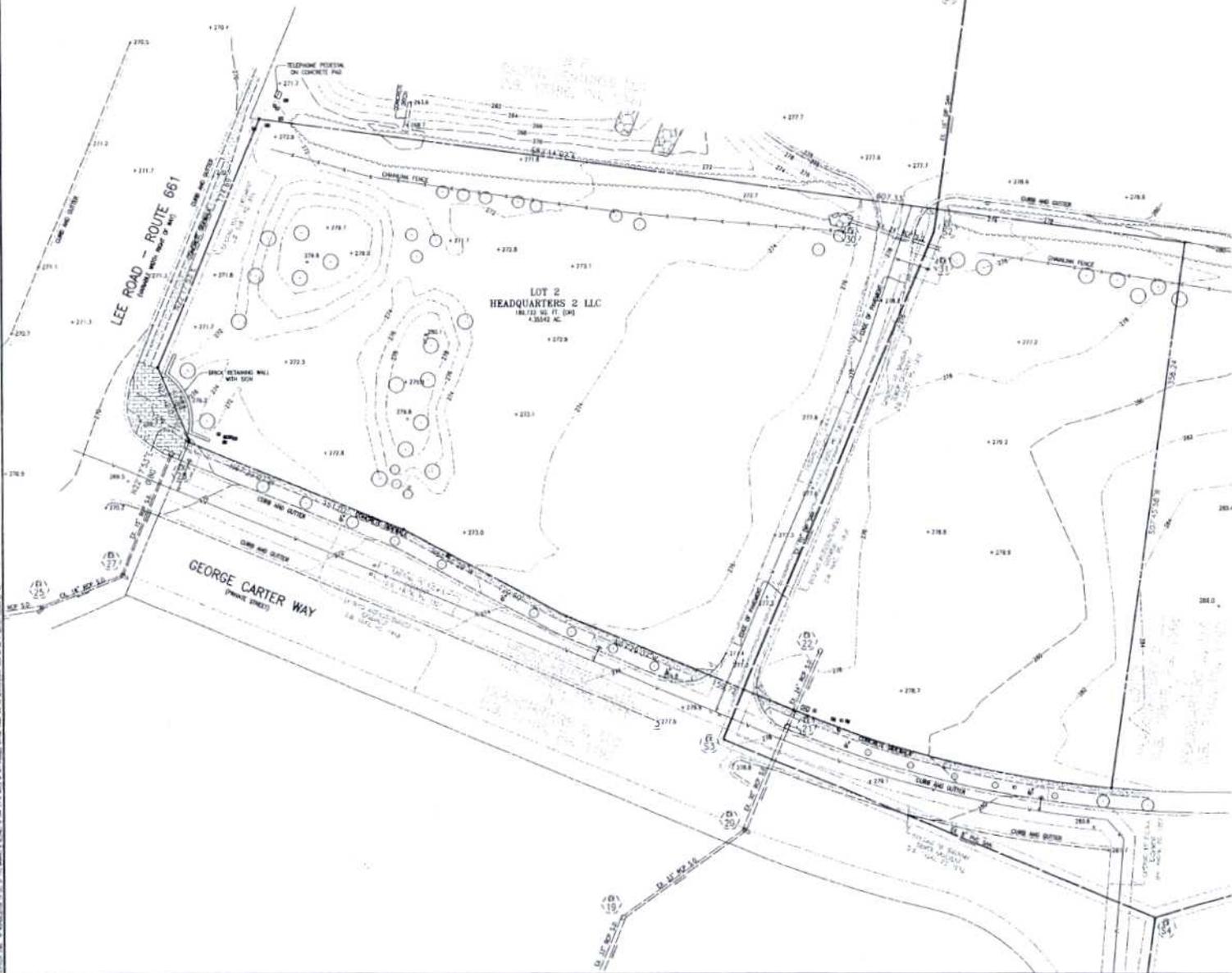


REVISIONS
 FIRST SUBMISSION
 MARCH 2010
 REVISED PER STAFF COMMENTS
 SEPTEMBER 2010
 REVISED PER STAFF COMMENTS
 OCTOBER 2010

OVERALL SITE PLAN
LOT 2
THE ELLIPSE AT WESTFIELDS
 SPECIAL EXCEPTION
 SE 2010-SU-012
 SULLY DISTRICT - CHANTILLY, VIRGINIA

SCALE 1" = 80'
 DATE OCTOBER 28, 2010
 DRAWN BAC
 CHECKED BAC
 JOB # 0612 0308
 CAD FILE 0308-OV.dwg
 SHEET # 3 of 8

CURVE TABLE:				
CURVE	ARC LENGTH	PIECE NO.	PIECE 1/4	TANGENT
C1	213.31	702	20	117.65 25'
				101.18
				212.83
				102.11 25'



LEGEND

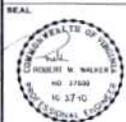
- STORM SEWER MANHOLE
- ⊕ STORM SEWER CURB INLET
- ⊕ SANITARY SEWER MANHOLE
- ⊕ FUEL STORAGE
- ⊕ WATER VALVE
- ⊕ CURB POLE
- ⊕ ELECTRIC MISC. HOLE
- ⊕ GROUND LIGHT
- ⊕ COMMUNICATION MISC. HOLE
- ⊕ TELEPHONE PEDIKON
- GEN
- TREE
- FENCE
- TREE LINE
- ▨ BRICK SURFACE
- ▨ CONCRETE SURFACE
- ▨ ASP. PAV.

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS SHOWN ON THE FAIRMAR COUNTY TAX MAP AS PARCEL NUMBER 034-3-14-0000 AND IS ZONED I-5.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF HEADQUARTERS 2, LLC AND WAS ACQUIRED FROM WP COMPANY, LLC BY DEED DATED MARCH 24, 2008 AND RECORDED IN DEED BOOK 17405 AT PAGE 1182 AMONG THE LAND RECORDS OF FAIRMAR COUNTY, VIRGINIA.
3. NO TITLE REPORT WAS FURNISHED.
4. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "B1" AREAS DETERMINED TO BE OUTSIDE THE 300-YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NUMBER 51522Z 0003 D OF THE FIRM FLOOD INSURANCE RATE MAP.
5. THE TOPOGRAPHICAL FIELD SURVEY WAS PERFORMED IN NOVEMBER 2008.
6. HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE PLANE COORDINATE SYSTEM (NAD83) NORTH ZONE.
7. VERTICAL DATUM IS REFERENCED TO (NGVD83).
8. CONTOUR INTERVAL, EQUALS 2.00 FEET.

William H. Gordon Associates, Inc.
 14000 Lee Road, Suite 201
 Chantilly, VA 20151
 Phone: 703-833-7000
 Fax: 703-833-0788

WHA
 ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS



REVISIONS

FIRST SUBMISSION	MARCH 2010
REVISED PER STAFF COMMENTS	SEPTEMBER 2010
REVISED PER STAFF COMMENTS	OCTOBER 2010

EXISTING CONDITIONS PLAN

LOT 2

THE ELLIPSE AT WESTFIELDS

SPECIAL EXCEPTION

SE 2010-08-012

SULLY DISTRICT - CHANTILLY, VIRGINIA

SCALE 1" = 30'

DATE OCTOBER 26, 2010

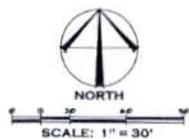
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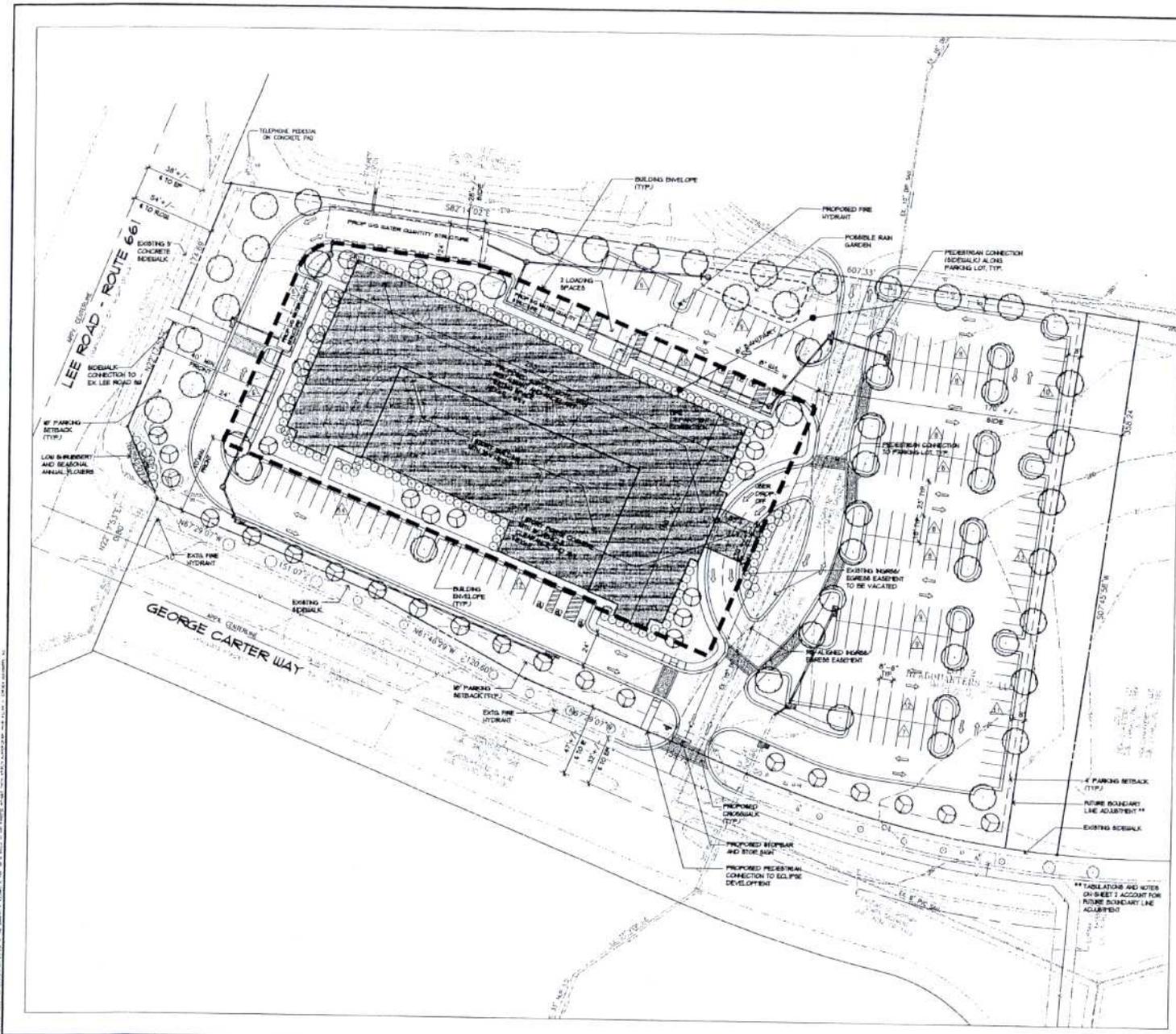
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JOB # 0012-0308

CAD FILE 0308-EC.dwg

SHEET # 4 of 8



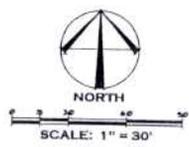


GENERAL NOTES

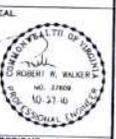
1. DIMENSION SETBACKS TO PERIPHERAL LOT LINES ARE SHOWN TO THE PROPOSED BUILDING ENVELOPE. THE BUILDING FOOTPRINT AND SHAPE MAY BE ADJUSTED WITHIN THIS ENVELOPE AS LONG AS THE PERIPHERAL DIMENSIONS ARE MET.
2. ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE (A).
3. SEE NOTES SHEET FOR SITE PARKING TABULATIONS AND ANGLES OF BULK PLANE.

LEGEND

- PROPOSED HANDICAP PARKING SPACE
- VEHICULAR DIRECTIONAL ARROW
- PROPOSED SIDEWALK
- PROPOSED PAVED CROSSWALK
- PROPOSED CURB AND GUTTER
- PROPOSED STORY DRAINAGE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED BULB



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 4501 Lee Blvd., Suite 100
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 PHONE 703-885-1900
 FAX 703-885-1901
 WWW.WHGORDON.COM
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 54000



REVISIONS

FIRST SUBMISSION	MARCH 2010
REVISED PER STAFF COMMENTS	SEPTEMBER 2010
REVISED PER STAFF COMMENTS	OCTOBER 2010

SPECIAL EXCEPTION PLAT
LOT 2
THE ELLIPSE AT WESTFIELDS
SPECIAL EXCEPTION
SE 2010-SU-012
 SULLY DISTRICT - CHANTILLY, VIRGINIA

SCALE 1" = 30'
 DATE OCTOBER 28, 2010
 DRAWN BAC
 CHECKED BAC
 JOB # 0512-0108
 CAD FILE 0306-SP.dwg
 SHEET # 5 of 8



OVERALL DRAINAGE DIVIDE MAP

SCALE: 1"=200'



ADEQUATE OUTFALL NARRATIVE

LIST OF COMMENT REVIEW

ACCORDING TO FAIRFAX COUNTY PER SECTION 4-206B(3), THE LIMIT OF DOWNSTREAM REVIEW SHALL BE "TO A POINT THAT IS AT LEAST ONE FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 50% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE."

THE SUBJECT PROPERTY HAS TWO (2) OUTFALL POINTS FROM THE PARCEL.

THE FIRST AND MAJOR DRAINAGE AREA OF THE SITE (7.56 AC.) OUTFALLS TO THE NORTH INTO THE EXISTING BFT POND ON THE ALEXANDER POINT PARCEL. THE POINT OF CONFLUENCE FOR OUTFALL 1 WILL BE AT THE POINT WHERE 36" A.C. DOWNLINE JOINS THE SUBJECT AREA. THE EXISTING POND ON THE ALEXANDER POINT PARCEL IS THE POINT OF CONFLUENCE FOR OUTFALL 1 WITH THE DOWNSTREAM REVIEW BEING THE DRAINAGE CHANNEL ALONG THE EAST SIDE OF LEE ROAD DRAINING TO THE NORTH.

THE SECOND OUTFALL POINT IS LOCATED NEAR THE SOUTHEASTERN PROPERTY CORNER OF THE SUBJECT PROPERTY. AT OUTFALL 2, THE CONTRIBUTING DRAINAGE AREA IS 6.75 AC. AND THE PROPOSED STORM SEWER OUTFALLS INTO THE EXISTING STORM SEWER AND THIN ONTO THE EXISTING ELLIPSE AT WESTFIELDS POND. THE POINT OF CONFLUENCE FOR OUTFALL 2 WILL BE AT THE POINT WHERE 42" A.C. DOWNLINE JOINS THE SUBJECT AREA. THE EXISTING ELLIPSE AT WESTFIELDS POND IS THE POINT OF CONFLUENCE WITH THE DOWNSTREAM REVIEW ENDING AT THE OUTFALL OF THE DOUBLE CULVERTS TO THE EXISTING DRAINAGE CHANNEL.

OUTFALL ANALYSIS

THE SUBJECT PROPERTY (LOT 2) HAS TWO DRAINAGE AREAS THAT FLOW FROM THE SITE. AREA 1 OUTFALLS TO THE NORTH INTO THE EXISTING ALEXANDER POINT BFT POND. CONSTRUCTED UNDER FAIRFAX COUNTY PLAN N48-SF-06. THIS POND WAS DESIGNED TO ACCOMMODATE THE EXISTING FLOW FROM THE ELLIPSE AT WESTFIELDS SITE. THE EXISTING POND OUTFALLS INTO A 36" RCP DRAINAGE CHANNEL THAT IS HEAVILY VEGETATED AND FLOWS NORTH ALONG THE EAST SIDE OF LEE ROAD. THIS DRAINAGE CHANNEL CONTAINS TO THE NORTH AND ULTIMATELY OUTFALLS INTO THE SCHEIDER BRANCH.

THE FIRST 50' OF OUTFALL FROM THE EXISTING POND OUTLET STRUCTURE INCLUDES APPROXIMATELY 50' OF RCP UNDEVELOPED TO A 36" RCP LINED CHANNEL THAT IS HEAVILY VEGETATED. FROM A FIELD VISIT, IT APPEARS THAT THIS CHANNEL IS VERY ESTABLISHED AND HAS NOT EXPERIENCED ANY EROSION PROBLEMS. FROM A PRELIMINARY STAKEPOINT, THE OUTFALL CHANNEL APPEARS TO BE ADEQUATE. FINAL ADEQUATE OUTFALL COMPUTATIONS/ANALYSIS, AS REQUIRED BY THE PUBLIC FACILITIES MANUAL, WILL BE PERFORMED WITH THE SITE PLAN SUBMITTAL.

AREA 2 OUTFALLS TO THE SOUTHEAST CORNER OF THE SITE FROM THE PROPOSED STORM SEWER TO THE EXISTING STORM SEWER SYSTEM CONSTRUCTED UNDER FAIRFAX COUNTY PLAN N48-SF-06. THIS STORM SEWER OUTFALLS INTO THE EXISTING POND FOR THE ELLIPSE AT WESTFIELDS DEVELOPMENT. THE EXISTING POND WAS DESIGNED/CONSTRUCTED UNDER FAIRFAX COUNTY PROJECT N48-SF-06. WHICH CONSIDERED THE DRAINAGE AREA FROM THE SUBJECT PROPERTY. THIS POND OUTFALLS THROUGH DOUBLE 42" RCP CULVERTS TO AN EXISTING DRAINAGE CHANNEL ALONG THE NORTH SIDE OF WILSON ROAD. THIS CHANNEL OUTFALLS TO THE EXISTING POND ON THE FAIRFAX COUNTY CENTRAL JUSTICE AGACERTY PARCEL, AND OUTFALLS TO A TRIBUTARY OF THE SCHEIDER BRANCH.

THE 50' OF OUTFALL FROM THE EXISTING POND THAT AREA 2 DRAINS TO INCLUDES 50' OF 42" RCP AND 50' OF TYPICAL DRAINAGE CHANNEL. THE 42" RCP'S WERE DESIGNED TO ADEQUATELY PASS THE ONE-YEAR STORM EVENT. THE CHANNEL WAS ALSO DESIGNED AND CONSTRUCTED WITH THE ELLIPSE AT WESTFIELD SITE PLAN TO CONVEY STORM WATER FROM THE BFT POND. FROM FIELD INSPECTION, VEGETATION APPEARS TO BE ESTABLISHED AND NO EROSION IS OCCURRING. FROM A PRELIMINARY STAKEPOINT, THE OUTFALL CHANNEL APPEARS TO BE ADEQUATE. FINAL ADEQUATE OUTFALL COMPUTATIONS/ANALYSIS, AS REQUIRED BY THE PUBLIC FACILITIES MANUAL, WILL BE PERFORMED WITH THE SITE PLAN SUBMITTAL.

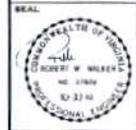
DISP. NOTE

THE MAP SHOWING THE OFF-SITE DRAINAGE SYSTEM AND DRAINAGE DIVIDES WAS OBTAINED FROM SITE PLAN N48-SF-06 AND FAIRFAX COUNTY RECORDS.

ONE SQUARE MILE DESCRIPTIVE EXTENT OF REVIEW

THE ONE SQUARE MILE DESCRIPTIVE EXTENT OF REVIEW FOR THE SUBJECT AREAS FIRST AT SCHEIDER BRANCH TO THE WEST OF THE SUBJECT PROPERTIES SHOWN ON THIS SHEET.

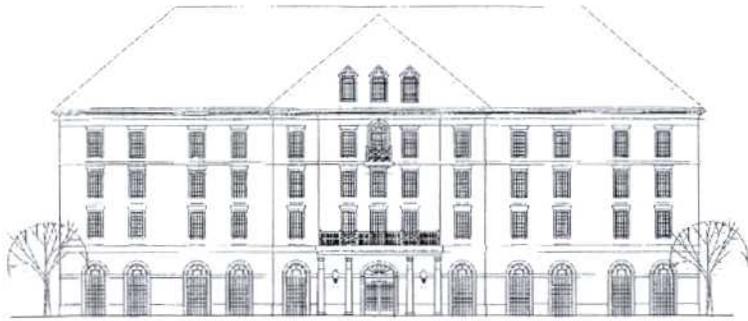
William H. Gordon Associates, Inc.
 4307 Lee Blvd., Suite 100
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 PHONE: 703-261-1506
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 ENGINEERS - SURVEYORS - PLANNERS - ARCHITECTS



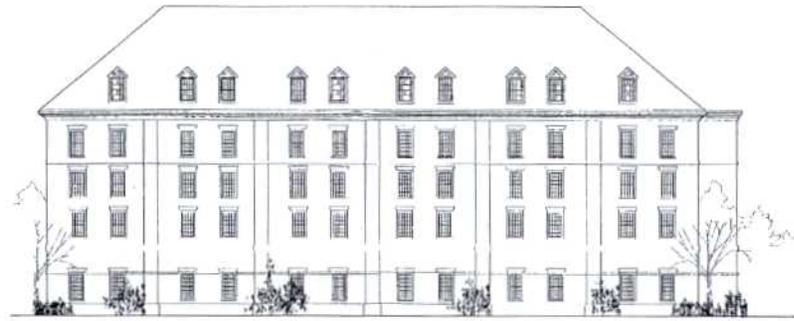
REVISIONS
FINAL SUBMISSION
MARCH 2010
REVISED PER STAFF COMMENTS
SEPTEMBER 2010
REVISED PER STAFF COMMENTS
OCTOBER 2010

ADEQUATE OUTFALL ANALYSIS
 LOT 2
 THE ELLIPSE AT WESTFIELDS
 SPECIAL EXCEPTION
 SE 2010-SU-012
 SULLY DISTRICT - CHANTILLY, VIRGINIA

SCALE	AS NOTED
DATE	OCTOBER 28, 2010
DRAWN	BAC
CHECKED	BAC
JOB #	0612-0308
CAD FILE	0308-A0.dwg
SHEET #	7 of 8

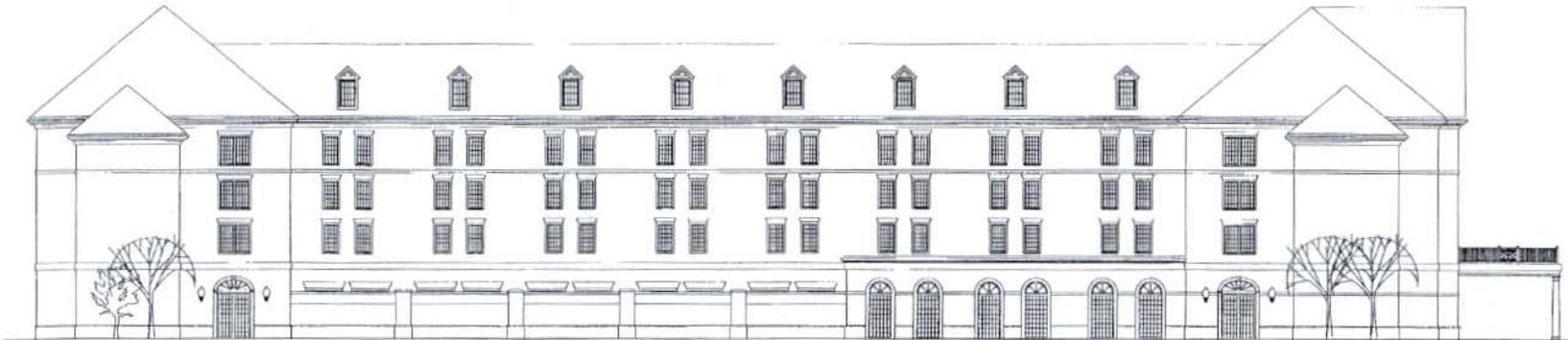


Front Elevation
Lot 1
HOTEL SUITES
CHANTILLY, VIRGINIA
The Ellipse
AT WESTFIELDS



Lo End Elevation
Lot 3
HOTEL SUITES
CHANTILLY, VIRGINIA
The Ellipse
AT WESTFIELDS

NOTE: ARCHITECTURAL ELEVATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND REPRESENT THE GENERAL CHARACTER THAT EXISTS AND IS DESIRED IN THE ECLIPSE DEVELOPMENT. FINAL EXTERIOR MATERIAL TYPE WILL BE DEPENDENT ON END HOTEL USER. THE BUILDING MATERIAL WILL BE PRIMARILY BRICK, OR OTHER SIMILAR TRADITIONAL MATERIALS THAT ARE SIMILAR TO AND COMPATIBLE WITH MATERIALS USED ON THE PROPERTY IDENTIFIED AS 44-1 (11) L.



Side Elevation
Lot 2
HOTEL SUITES
CHANTILLY, VIRGINIA
The Ellipse
AT WESTFIELDS

William H. Gordon Associates, Inc.
4001 Bay Drive
PO Box 703-1100
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TEL: 703-831-0786
FAX: 703-831-0788
ARCHITECTS LANDSCAPE ARCHITECTS



REVISIONS

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ARCHITECTURAL ELEVATIONS
LOT 2
THE ELLIPSE AT WESTFIELDS
SPECIAL EXCEPTION
SE 2010-SU-012
SULLY DISTRICT - CHANTILLY, VIRGINIA

SCALE: N.T.S.

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CAD FILE	0308-AR.dwg
SHEET #	8 of 8

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Headquarters 2 LLC, is seeking approval of a Category 5 Special Exception to permit a hotel in an I-5 District. The proposal includes a 102,552 square foot, 4-story (69 feet tall) rectangular-shaped hotel building with 130 rooms; a 65 seat restaurant; 1,200 square feet of meeting space and 25% open space on the site.

The proposed development conditions, the Applicant's Affidavit, and the Statement of Justification are contained in Appendices 1, 2 and 3 respectively.

Waivers and Modifications:

Waiver of the trail requirement along Lee Road in favor of the existing and proposed sidewalks shown on the SE Plat.

LOCATION AND CHARACTER

Site Description:

The 4.64 acre site is located in the northeast quadrant of the intersection of George Carter Way and Lee Road. The site is zoned to the I-5 and Water Supply Overlay Districts and is located in Land Unit I of the Dulles Suburban Center, which is planned for light industrial and industrial/flex uses up to a maximum FAR of 0.35. Properties (including the subject property) that are located along George Carter Way may develop with a mix of hotel and office uses up to an overall FAR of 0.70 under certain conditions. The site is currently vacant grassland located in the industrial park known as the Ellipse at Westfields Business Park, which contains the existing Long and Foster Headquarters office building bordered by Lee Road (Route 661) on the west, Sully Road (Rt. 28) on the east and Willard Road on the south. (Another special exception application (SE 2010-SU-013) was filed separately on Tax Map 34-3 ((14)) 4, to the east of the subject property in the Ellipse at Westfields Business Park, abutting Sully Road (Rt. 28).) One access point to the site is proposed from George Carter Way, and a second access point is provided through an inter-parcel connection with Tax Map 34-3 ((1)) 34, to the north.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Albemarle Point Business Park	I-5	Dulles Suburban Center, light industrial and Industrial/Flex uses up to 0.35 FAR with options
South	Fairfax County Criminal Justice Center	I-5	Dulles Suburban Center, light industrial and Industrial/Flex uses up to 0.35 FAR with options
East	Vacant Land in the Ellipse at Westfields Business Park	I-5	Dulles Suburban Center, light industrial and Industrial/Flex uses up to 0.35 FAR with options for up to .70 (see Plan text below)
West	Industrial Flex	I-5	Dulles Suburban Center, Industrial, research and development, and industrial/flex uses up to 0.35 FAR

BACKGROUND

- On March 22, 1976, the Board of Supervisors concurrently approved RZ 74-2-078, RZ 74-2-091, and RZ 74-2-099 to rezone 183.4 acres from the RE-1 and I-P Districts to the I-L District, which was subsequently designated as the I-5 District. Copies of the development plans and proffers are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.
- On February 23, 2010, the Board of Supervisors approved a Plan amendment (S08-III-DS1) to add an option to Land Unit I of the Dulles Suburban Center Land Unit Recommendations for development with a mix of hotel and office uses up to an overall combined FAR of 0.7 with conditions. The applicant is seeking to implement this Plan recommendation with this special exception application to construct a hotel building on the northwest portion of the Ellipse Business Park and another related special exception application (SE 2010-SU-013 on Tax Map 34-3 ((14)) 4) on the northeast portion of the business park. The Plan recommends that no more than two (2) hotels may be constructed within the business park provided that the overall development is limited to a combined 0.70 FAR. Sheet 2 of the SE Plat indicates that these two applications combined with the existing development in the business park results in a 0.33 overall FAR. Copies of the Plan Amendment are on file with the Planning Division of the Department of Planning and Zoning.

COMPREHENSIVE PLAN PROVISIONS

Plan Location: Area III, Dulles Suburban Center, Land Unit I

Plan Map: Industrial

Plan Text:

In the Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, as amended through March 9, 2010, Dulles Suburban Center Land Unit Recommendations, Land Unit I, on page 118, the Plan states:

"Land Use

1. This land unit is planned for light industrial and industrial/flex uses up to a maximum FAR of .35. Development should be of high quality and attractive, particularly along the frontage of Route 28...
3. As an option, properties located along George Carter Way (Tax Map 34-3 ((14)) B, 2, 3, 4, 6 and 44-1((17))A, C, 1 and 5) may be appropriate for development with a mix of hotel (and/or accessory restaurant uses) and office uses up to an overall combined FAR of 0.70 because of its visibility at the intersection of Route 28 and Willard Road and its proximity to Dulles International Airport, retail opportunities, and employment centers. This option's development level is contingent upon meeting the following conditions:
 - Limit overall development up to a combined 0.70 FAR. No more than two (2) hotels may be constructed within this land area; however individual hotel use(s) may develop up to a 1.0 FAR;
 - Provide improvements to the intersection of Lee Road and Willard Road to mitigate traffic impacts;
 - Development of this site should be phased with the improvement of Lee Road to four lanes and the above mentioned intersection improvements at Lee Road and Willard Road;
 - Provide pedestrian connections to adjoining trails/walkways and transit stops;
 - Provide a unified and coordinated development plan and orient some of the development towards Lee Road;
 - Provide a comprehensive transportation demand management program in conjunction with any new development on the land area. The goal of such a program will be to reduce peak hour vehicle trips associated with the new office and hotel uses; and
 - Access to/from the properties will be provided via George Carter Way. No additional access will be provided to/from Lee Road. No direct access will be provided to/from Route 28 or Willard Road.

Transportation:

1. Access to this land unit should be via Lee Road. Entrances along Lee Road should be consolidated.
2. The intersection of Willard Road with Lee Road or Route 28 should be considered as a location for a future transit stop.
3. If future studies determine that right-of-way is needed in Land Unit I to facilitate development of an integrated transit system for the Dulles

Suburban Center, the needed right-of-way should be provided through dedication, easements or other mechanisms, as appropriate. Land Unit I may be an appropriate location for maintenance facilities for an integrated transit system. Such facilities should be designed to be compatible with existing and planned land use in the vicinity, by using such techniques as buffering and screening.

4. There should be no access to Willard Road, Route 50 or Route 28 from this land unit."

ANALYSIS

Special Exception Plat (SE Plat) (Copy at front of staff report)

Title of SE Plat: Lot 2 @ The Ellipse at Westfields
Prepared By: William H. Gordon Associates Inc.
Original and Revision Dates: October 28, 2010 (sealed on October 27, 2010)

Plat Description:

The SE Plat consists of 8 sheets.

SE Plat: Lot 2 @ The Ellipse at Westfields	
Sheet #	Description
Sheet 1	Cover Sheet, Sheet Index, Vicinity Map
Sheet 2	General Notes and Tabulations
Sheet 3	Overall Site Plan
Sheet 4	Existing Conditions Plan
Sheet 5	Special Exception Plat
Sheet 6	Preliminary Stormwater Plan and Narrative
Sheet 7	Adequate Outfall Analysis
Sheet 8	Architectural Elevations

The following features are depicted on the SE Plat:

Site Layout

The applicant, Headquarters 2 LLC, proposes to construct a 102,552 square foot, 4-story (69 feet tall), rectangular shaped hotel building with 130 rooms, a 65 seat restaurant and 1,200 square feet of meeting space on the western portion of the site. The proposal also includes a surface parking lot on the eastern portion of the site and a vehicular driveway around the building accessing additional parking spaces located along the entire perimeter of the building. The total number parking

spaces on the site is proposed to be 189 spaces, which would meet the Zoning Ordinance requirement of 185 spaces for all uses on the site. The overall FAR would be 0.58 with 25% open space on the site.

The main entrance of the hotel building will be located on the east side of the building facing the surface parking lot to the east. The rear of the building would face Lee Road to the west. Conceptual architectural elevations of the building are provided on Sheet 8 of the SE Plat and show that similar architectural treatments are proposed on all sides of the building. Additional entrances are proposed on the north and south sides of the building. A note on Sheet 8 indicates that the final exterior building material type will be similar to and compatible with the materials used on the Long and Foster Headquarters office building, which primarily includes brick, masonry/stone, and other composite architectural panels.

Roads, Right-of-Way, and Vehicular Access

The site would be accessed from George Carter Way (an existing private road), which intersects Lee Road. A second access point is proposed to the north through an inter-parcel connection with Tax Map 34-3 ((1)) 34, which connects to an existing private road.

Pedestrian Access

Pedestrian access within the site would be provided through a series of proposed 5 foot wide sidewalks along the perimeter of the building as shown on Sheet 5 of the SE Plat. The applicant proposes to connect these sidewalks to the existing 5 foot wide sidewalks along George Carter Way and Lee Road with 5 and 8 foot wide sidewalk connections respectively. Note 10 on Sheet 2 of the SE Plat indicates that the applicant seeks to modify the trail requirement along the east side Lee Road in favor of the newly constructed 5 foot wide concrete sidewalk.

Open Space & Landscaping

This site is currently undeveloped grassland. The Zoning Ordinance requires a minimum of 15% percent open space for the site; 25% is proposed. A conceptual landscape plan is provided on Sheet 5 of the SE Plat and shows landscaping on all four sides of the building and in landscaped islands in the surface parking lot and along Lee Road and George Carter Way. The proposed landscaping would include a mixture of trees, shrubs and lawns. The County Public Facility Manual also requires a minimum of 10% tree canopy on the site; 12.5% is provided.

Stormwater Management/ Water Quality

The 4.07 acre application property falls within the Cub Run watershed. The stormwater management (SWM) narrative on Sheet 6 indicates that the potential runoff leaving the site would be addressed by two existing ponds (the Albemarle Pond located to the north and constructed under County Plan 4646-SP-03 and the Westfields Pond located to the south of Lot 5 in the Ellipse at Westfields Business

Park and constructed under County Plan 6178-SP-105) and a potential underground vault located to the west of the hotel building. The ponds provide for both quality and quantity controls for the site and provide 24-hour extended detention of the 1-year storm event to reduce downstream erosion. The culvert crossing of Lee Road, located offsite to the northwest of the site, was improved during the construction of the Westfields Pond to address other downstream drainage flows.

In addition, this site is located within the WSPOD (Water Supply Protection Overlay District,) which requires 50% or greater phosphorous removal. To address this requirement, the applicant has proposed a rain garden within the landscaped island located to the northeast of the hotel building and an underground vault located to the west of the hotel building.

Land Use Analysis (Appendix 4)

The subject property is undeveloped and is located in Land Unit I of the Dulles Suburban Center which is planned for light industrial and industrial/flex uses up to a maximum FAR of 0.35 with an option for properties (including the subject property) located along George Carter Way for a mix of hotel and office uses up to an overall FAR of 0.70 under certain conditions. One condition specifies that no more than two (2) hotels may be constructed within this land area; however individual hotel use(s) may develop up to a 1.0 FAR. A second hotel is proposed pursuant to SE 2010-SU-013, which is scheduled on the same night as this case. The applicant proposes to construct a hotel at 0.58 FAR on this site with an overall 0.33 FAR for the Ellipse at Westfields Business Park. Staff has concluded that this proposal is consistent with the basic land use and intensity recommendations under the Plan's option. However, because the Plan calls for high quality design and orientation of development towards Lee Road, staff was concerned with the initial design of the proposed use. The SE Plat was revised to remove a row of parking near Lee Road and provide more landscaping throughout the site. In addition, the applicant agreed to commit to an architectural elevation which is compatible with existing development at the Ellipse at Westfields Business Park, which will be used on all sides of the building. As such, staff is of the opinion that the proposed development is generally consistent with design guidelines for the Dulles Suburban Center. No other issues were raised.

Environmental Analysis (Appendix 4)

Issue: Green Building

The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects.

The applicant is seeking to develop a hotel under a Plan option in the Dulles Suburban Center. The Policy Plan recommends that such developments, which are seeking a change in use from what would be allowed as a permitted use under existing zoning or an optional use under the Comprehensive Plan and are located in specially designated areas such as the Dulles Suburban Center, attain basic Leadership in Energy and Environmental Design (LEED) certification through the U.S. Green Building Council or other comparable program with third party certification.

Resolution:

The applicant has verbally agreed to a development condition in Appendix 1 that commits to designing and constructing the hotel in manner to attain LEED certification.

Urban Forestry Analysis (Appendix 5)

All issues have been addressed.

Stormwater Analysis (DPWES) (Appendix 6)

The Department of Public Works and Environmental Services (DPWES) reviewed the application and indicated that the applicant needs to apply for a waiver of on-site detention to use the off-site SWM ponds located to the north and south of the site during site plan review. In addition, staff indicated that a description of the adequacy and stability of the outfall condition beyond the first 150 feet of the site outfall point will be required during site plan review. No other stormwater management issues were identified.

Transportation Analysis (Appendix 7)

The Fairfax County Department of Transportation (FCDOT) reviewed the proposal and raised the following concerns for this application:

- 1) Lee Road Improvements: Staff requested the applicant to provide a significant contribution towards capacity improvements along Lee Road because their traffic impact analysis indicates that three to four percent of peak hour traffic volumes on Lee Road would be trips from the proposed use. North of the site, Lee Road is constricted by an existing two lane culvert. South of the site, traffic is constricted by the need for a second southbound left turn lane at Willard Road. The applicant has agreed to contribute \$20,000 for Lee Road improvements in conjunction with this application (SE 2010-SU-012) and \$40,000 for the other rezoning application (SE 2010-SE-013) filed within the Ellipse at Westfields Business Park. A proposed development condition addresses this concern.
- 2) Inter-parcel Access: Staff recommends that the inter-parcel access shown on the SE Plat between the subject property and Tax Map 34-3 ((1)) 34 should

remain open and unobstructed at all times, and that an access easement be recorded with the County Attorney. The applicant agreed. A proposed development condition addresses this concern.

- 3) Transportation Demand Management (TDM) program: The Comprehensive Plan for the Dulles Suburban Center encourages commitments to TDM programs to reduce the peak hour traffic impacts from the proposed use. The applicant agreed to a development condition that creates a TDM program for the site. This Plan policy has been addressed.

No other transportation concerns were raised for this application.

ZONING ORDINANCE PROVISIONS (Appendix 8)

Bulk Standards I-5 Zoning		
Standard	Required	Provided
Lot Size	20,000 sq. ft. minimum	177,165 (4.07)
Lot Width	100 feet minimum	>100 feet (~220 feet)
Building Height	75 feet maximum	69 feet
Front Yard	Not less than 40 feet	96 feet
Side Yard	No requirement	40 feet
Rear Yard	No requirement	225 feet
Open Space	15%	25%
Floor Area Ratio (FAR)	0.50 maximum, however, an increase to 1.00 may be permitted by the Board in accordance with the provisions of Sect. 9-618*	0.58*
Parking Spaces	185 spaces	189 spaces
Loading Spaces	2 spaces	2 spaces
Transitional Screening & Barrier: None required		

* The subject property is zoned I-5 and is subject to a proffered rezoning RZ 74-2-091, which rezoned the parcels from RE-1 to the I-L District on March 22, 1976. All properties zoned I-L were subsequently designated as the I-5 District. Since the subject property was previously zoned with proffers to the I-L District, the subject property is subject to the grandfathering provisions of the Zoning Ordinance Amendment 92-225 and may be developed to a maximum FAR of 1.0 FAR.

As shown in the chart above, the proposal conforms to all of the minimum bulk regulations for the I-5 District.

Waivers and Modifications:

Waiver of the trail requirement along Lee Road in favor of the existing and proposed sidewalks shown on the SE Plat

The applicant has requested a waiver of the Comprehensive Plan Trails requirement for providing a major paved trail along the Lee Road frontage portion of the property. A 5 foot wide concrete sidewalk was constructed along the subject property's frontage on Lee Road in association with the construction of the Long and Foster office building on Tax Map 44-1 ((17)) 1, which currently connects to existing 5 foot wide concrete sidewalks to the north and south of the subject property. The applicant indicated that this sidewalk would have to be removed to allow space for a major paved trail, which would result in a large gap in the existing sidewalk network. The existing sidewalk serves pedestrian traffic in the general vicinity of the subject property, and the applicant has demonstrated that significant improvements would be necessitated in order to implement the major paved trail at this time. The applicant has provided a 8 foot wide sidewalk connection from the building to the existing sidewalk along Lee Road. Staff does not object to the requested waiver of the trail requirement at this time.

Other Zoning Ordinance Requirements:**Special Exception Requirements** (Appendix 8)

General Special Exception Standards (Sect. 9-006)

Additional Standards for Hotels, Motels (Sect. 9-512)

General Special Exception Standards (Sect. 9-006)

Par. 1 requires that the proposed use be in harmony with the Comprehensive Plan. The Comprehensive Plan recommends light industrial and industrial/flex uses up to a maximum FAR of 0.35. Properties (including the subject property) that are located along George Carter Way may develop with a mix of hotel and office uses up to an overall FAR of 0.70 under certain conditions. The applicant proposes to construct a hotel at 0.58 FAR on this site with an overall 0.33 FAR for the Ellipse at Westfields Business Park. As previously discussed, the applicant has satisfied this requirement and provided additional landscaping and streetscape improvements on the site. The applicant has agreed to achieve LEED certification.

Par. 2 requires that the proposed use be in harmony with the purpose and intent of the zoning district. As shown in the Bulk Standards for I-5 District Chart and with the imposition of the proposed development conditions, the application satisfies all applicable Zoning Ordinance provisions; therefore, this standard has been met.

Par. 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with applicable zoning district regulations and the adopted Comprehensive Plan. It further states that the location, size and height of buildings, structures, walls and fences, and the

nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. There are no screening requirements associated with the application, as all abutting properties are zoned for or developed with industrial and commercial uses. The maximum height proposed for the hotel is 69 feet, which is in accordance with the Zoning Ordinance provisions for the I-5 District. The adjacent properties to the north and west are zoned I-5 and the properties to the south and east are zoned I-3 and C-6. Staff believes the proposed application will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. Therefore, this standard has been met.

Par. 4 states that the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. The applicant has provided a sidewalk connection to the existing sidewalk located along the site's Lee Road frontage, which provides additional pedestrian access to and from the site. The applicant has also agreed to a TDM program designed to reduce trips generated from this hotel use. Therefore, staff finds that this standard has been satisfied.

Par. 5 states that in addition to the standards which may be set forth in this Article for a particular category or use, the Board may require landscaping and screening in accordance with the provisions of Article 13. There are no screening requirements associated with the application, as the abutting properties to the north and west are zoned I-5, and the abutting properties to the south and east are zoned I-5 and C-6 and are currently developed with commercial and industrial uses. The applicant has provided landscaping around the perimeter of the site. Therefore, this standard has been met.

Par. 6 states that open space should be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. The open space requirement for the I-5 zone is 15 percent; 25 percent has been provided. Therefore, this standard has been met.

Par. 7 states that adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. As discussed previously, the applicant intends to utilize two existing SWM ponds and proposes an underground vault and rain garden in order to meet the SWM/BMP requirements. The applicant has also provided 189 parking spaces and 2 loading spaces to satisfy the Zoning Ordinance requirements for the proposed 102,552 square foot hotel building. Therefore, this standard has been met.

Par. 8 states that signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance. The applicant has verbally agreed not to install any pole mounted signage on the site and this commitment is included in the proposed development conditions. Through the imposition of the development conditions, this standard would be met.

Therefore, staff has concluded that the proposed use and development as shown on the SE plat meets all of the General Special Exception Standards with the imposition of the proposed development conditions.

Additional Standards for the Hotels, Motels (Sect. 9-512)

Par. 1. When located in an I District, such a use shall be an integral design element of a site plan for an industrial building or building complex containing not less than 100,000 square feet of gross floor area. The applicant proposes to construct a 102,552 gross square foot hotel building. As shown in the site tabulations on Sheet 2, this proposal would be a portion of a larger development known as the Ellipse at Westfields that includes an existing 287,000 square foot office building (housing the Long and Foster Headquarters) and may include an additional 170,000 square foot hotel building (subject to SE 2010-SU-013) for a total of approximately 560,000 square feet of development at an overall FAR of 0.33. Sheet 8 of the SE Plat also indicates that the architectural treatments for the proposed hotel would be similar to and compatible with the materials used on the Long and Foster Headquarters office building, which primarily includes brick, masonry/stone, and other composite architectural panels. The applicant has also proposed to provide links from the site to the existing pedestrian network established with the Long and Foster Headquarters and to provide landscaping in keeping with the existing vegetation along George Carter Way. Staff finds that this standard has been met.

Overlay District Requirements

Water Supply Protection Overlay District (WSPOD) (Sect. 7-800)

The provisions of the Water Supply Protection Overlay District are designed to provide a means for specific review of development proposals that may have adverse water quality impacts within the Occoquan Watershed. This district is also designed to encourage land uses and activities that will be compatible with water quality protection, as well as ensure that structures and uses within the district will be developed in a manner that will serve the health, safety, and welfare objectives of preserving the environmental integrity of public water supply reservoirs.

The application, as presented, has demonstrated that the site meets the 50% phosphorus removal requirement for developments located in the WSPOD. Therefore, this standard has been met.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application to permit a hotel in an industrial zone is in accordance with the recommendations of the Comprehensive Plan for use and intensity. With the adoption of the proposed development conditions contained in Appendix 1, Staff finds the proposed application in conformance with the Comprehensive Plan and applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of SE 2010-SU-012 subject to the development conditions consistent with those found in Appendix 1 of this report.

Staff recommends approval of a waiver of the trail requirement along Lee Road in favor of the existing and proposed sidewalks shown on the SE Plat.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Land Use Analysis and Environmental Assessment
5. Urban Forest Management Analysis
6. Stormwater Analysis (DPWES)
7. Transportation Analysis
8. Applicable Zoning Ordinance Provisions
9. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS**SE 2010-SU-012****November 4, 2010**

If it is the intent of the Board of Supervisors to approve SE 2010-SU-012 located at Tax Map 34-3 ((14)) 2 pt. to permit a hotel use in the I-5 District pursuant to Sect. 5-504 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Lot 2 @ The Ellipse at Westfields," prepared by William H. Gordon Associates Inc. and dated October 28, 2010 (sealed on October 27, 2010,) and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Landscaping shall be provided in general as shown on Sheet 5 of the SE Plat. The exact number, size and spacing of trees and other plant materials shall be submitted at the time of final site plan review and shall be subject to the review and approval by Urban Forest Management (UFM).
5. At the time of Site Plan approval, the Applicant shall provide a contribution to DPWES in the amount of \$20,000.00 toward future roadway improvements in the surrounding area. This amount of the cash contribution shall escalate on a yearly basis from the base year of 2010 and change effective each January 1 thereafter based on the Consumer Price Index as published by the Bureau of Labor Statistics, U.S. Department of Labor, for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI").
6. At the time of Site Plan approval, the Applicant shall vacate the existing public access easement and provide a realigned inter-parcel access easement, as shown on the SE Plat, to provide public access through the property between George Carter Way and Tax Map parcel 34-3((1)) 34 to the north of Subject Property.

7. A. The Applicant shall include a U.S. Green Building Council Leadership in Energy and Environmental Design ("LEED") accredited professional who is an engineer or architect as a member of the design team. The LEED accredited professional shall work with the team to incorporate LEED design elements into the project so that the project will be positioned to attain LEED certification. At the time of site plan submission, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such professional.
- B. The Applicant shall include, as part of the site plan submission and building plan submission, a list prepared by the LEED accredited professional of specific credits that the Applicant anticipates attaining within the LEED-NC rating system, or other LEED rating system determined to be applicable to the project as agreed upon by the Environment and Development Review Branch of DPZ. The LEED accredited professional shall provide certification statements at both the time of site plan review and the time of building plan review indicating that the items on the list should meet at least the minimum number of credits necessary to position the project to attain LEED certification.
- C. Prior to approval of a site plan by Fairfax County for the project, the Applicant shall execute a separate agreement and post, for that project a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the fixed amount of \$205,104. This escrow will be in addition to and separate from other bond requirements and shall be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the most current version of U.S. Green Building Council's LEED-NC rating system or other LEED rating determined to be applicable to the project. The provision of documentation to the Environment and Development Review Branch of DPZ from the U.S. Green Building Council that the project has attained LEED certification shall be sufficient to satisfy this commitment. If the Applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within one year of issuance of the first RUP or Non-RUP for the project, the escrow shall be released to Fairfax County as the sole remedy for failure to meet the LEED certification and shall be posted to a fund within the County budget supporting implementation of County environmental initiatives. If the Applicant provides evidence that LEED Certification has been delayed through no fault of the Applicant, this proffered time-frame shall be extended until such time as LEED Certification is attained or one (1) year, and no release of escrowed funds shall be made to the Applicant or the County during this extended time-frame..

- D. Prior to issuance of the first Non-RUP or RUP, the Applicant shall provide to the Environment and Development Review Branch of DPZ a letter from the LEED accredited professional certifying that a green building maintenance reference manual has been prepared for use by future managers that this manual has been written by a LEED accredited professional, that copies of this manual shall be provided to all future building occupants and that this manual, at a minimum:
- Provides a narrative description of each green building component, including a description of the environmental benefits of that component and including information regarding the importance of maintenance and operation in retaining the attributes of a green building;
 - Provides, where applicable, product manufacturer's manuals or other instructions regarding operations and maintenance needs for each green building component, including operational practices that can enhance energy and water conservation;
 - Provides, as applicable, either or both of the following: (1) a maintenance staff notification process for improperly functioning equipment; or (2) a list of local service providers that offer regularly scheduled service and maintenance contracts to assure proper performance of green building-related equipment and the structure, to include, where applicable, the HVAC system, water heating equipment, water conservation features, sealants, and caulks; and

Prior to issuance of a Non-RUP or RUP, the Applicant shall provide an electronic copy of the manual in PDF format to the Environment and Development Review Branch of DPZ.

8. No more than one free-standing identification sign shall be permitted on the site. No pole signs shall be permitted. This free-standing sign shall be a monument-style sign and no more than five (5) feet in height. Such sign shall meet the requirements of Article 12, as well as the sight line requirements of the Zoning Ordinance, the Virginia Department of Transportation (VDOT) and the Public Facilities Manual (PFM). All sign illumination shall be provided internally or through down-lighting.
9. Hotel meeting space may be made available for scheduled use by community groups at times when it is not in use by hotel patrons.
10. The Applicant shall implement a TDM Plan for the Subject Property. The TDM Plan shall include the following:
 - Program Manager. Prior to the approval of the site plan, the Applicant shall designate an individual to act as the Program Manager ("PM") for the hotel, whose responsibility will be to implement the TDM strategies. The applicant shall inform the Fairfax County Department of Transportation

(FCDOT) of who is designated as the PM and notify FCDOT if and when the PM changes. The duties of the PM may be part of other duties assigned to the individual(s).

- Information Dissemination: The PM shall make Metrorail and bus maps, schedules and forms, ridesharing and other relevant transit option information available to hotel employees, visitors and guests in a common area; such as the central lobby, community room, and/or hotel management office. The Applicant shall also make multi-modal transportation information available as part of in-room service guides or hotel information through the closed-circuit television system to its hotel guests.
- Ride Matching: The PM shall make information on vanpool and carpool formation programs, ride matching services, and established guaranteed ride home programs available for employees.
- Tele-working: The PM shall encourage hotel guests to telework through the utilization of high capacity data/network connections available through their employers.
- Car Sharing Information: The PM shall make information available regarding the availability of car sharing program(s) to hotel employees, visitors and guests (such as ZipCar).
- Preferential Parking. Applicant shall provide preferential hotel parking for car/van pools.
- Coordination: The PM shall work with FCDOT to promote alternatives to single occupant automobile commute trips.

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 26, 2010
 (enter date affidavit is notarized)

I, Sara V. Mariska, attorney/agent, 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 1087996

in Application No.(s): SE 2010-SU-012
 (enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Headquarters 2 LLC Agents: Thomas O. Nutt, III George T. Eastment	11351 Random Hills Road Fairfax, VA 22030	Applicant/Title Owner of Tax Map 34-3 ((14)) 2 pt
William H. Gordon Associates, Inc. Agents: Joseph W. McClellan Robert W. Walker Brian A. Cipriano	4501 Daly Drive Brookfield Corporate Center Chantilly, Virginia 22021	Engineers/Agents

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

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

Special Exception Attachment to Par. 1(a)

DATE: October 26, 2010
 (enter date affidavit is notarized)

1087996

for Application No. (s): SE 2010-SU-012
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Soma Architects, P.C. Agents: John Gregory Olving Linda (nmi) Serabian Peter (nmi) Maratta	1221 King Street Alexandria VA 22314	Architect/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Kara M. Bowyer f/k/a Kara M. Whisler Megan C. Rappolt f/k/a Megan C. Shilling Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci William F. Johnson	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 26, 2010
(enter date affidavit is notarized)

1087994

for Application No. (s): SE 2010-SU-012
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
Headquarters 2 LLC
11351 Random Hills Road
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

P. Wesley Foster, Jr. Revocable Inter-Vivos Trust f/b/o P. Wesley Foster, Jr.	Paul W. Foster, III Generational Trust Dtd. 3/8/05 f/b/o Paul W. Foster III, Paul W. Foster IV, George A. Foster	George T. Eastment, III, Revocable Inter-Vivos Trust f/b/o George T. Eastment, III
Amanda Foster Spahr Generational Trust Dtd 3/8/05 f/b/o Amanda F. Spahr, Callaway B. Spahr, Jackson F. Spahr, Griffin F. Spahr	Phillip Rodney Lawrence, Jr. Generational Trust Dtd. 3/8/05 f/b/o Phillip R. Lawrence, Jr.	

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

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

Special Exception Attachment to Par. 1(b)

DATE: October 26, 2010
(enter date affidavit is notarized)

1087995

for Application No. (s): SE 2010-SU-012
(enter County-assigned application number (s))

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

William H. Gordon Associates, Inc.
4501 Daly Drive
Chantilly, Virginia 22021

DESCRIPTION OF CORPORATION: (check one statement)

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

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

William H. Gordon
Joseph W. McClellan
R. Steven Hulsey

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David J. Bomgardner, E. Andrew Burcher,	J. Randall Minchew,
Thomas J. Colucci, Peter M. Dolan, Jr.,	M. Catharine Puskar, John E. Rinaldi,
Jay du Von, Jerry K. Emrich, William A.	Lynne J. Strobel, Garth M. Wainman,
Fogarty, John H. Foote, H. Mark Goetzman,	Nan E. Walsh, Martin D. Walsh
Bryan H. Guidash, Michael D. Lubeley,	

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

Special Exception Attachment to Par. 1(b)

DATE: October 26, 2010
(enter date affidavit is notarized)

1087996

for Application No. (s): SE 2010-SU-012
(enter County-assigned application number (s))

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

Soma Architects, P.C.
1221 King Street
Alexandria VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Linda (nmi) Serabian
John Gregory Olving
Peter (nmi) Maratta

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M.J. Wells & Associates, Inc. Employee
Stock Ownership Trust. All employees are
eligible plan participants; however, no one
employee owns more than 10% of any class
of stock.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 26, 2010
(enter date affidavit is notarized)

1087996

for Application No. (s): SE 2010-SU-012
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
None

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 26, 2010
(enter date affidavit is notarized)

108799v

for Application No. (s): SE 2010-SU-012
(enter County-assigned application number(s))

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

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

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

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

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

None

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 26, 2010
(enter date affidavit is notarized)

1087996

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

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
William H. Gordon of William H. Gordon Associates, Inc. (which corporation is shown as an agent of the Applicant) contributed in excess of \$100 on behalf of 4501 Daly L.P. to Supervisor Michael Frey. However, 4501 Daly L.P. is not associated with this application.

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

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

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

WITNESS the following signature:

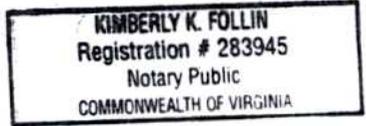
(check one) Sara V. Mariska
[] Applicant [x] Applicant's Authorized Agent

Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 26 day of October, 2010, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2011





Sara V. Mariska
 (703) 528-4700 Ext. 5419
smariska@arl.thelandlawyers.com

**WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC**

May 5, 2010

RECEIVED
 Department of Planning & Zoning
 MAY 06 2010
 Zoning Evaluation Division

Via Hand Delivery

Regina C. Coyle, Director
 Fairfax County Department of Planning & Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, Virginia 22035

Re: Proposed Special Exception Application
 Applicant: Headquarters 2, LLC

Dear Ms. Coyle:

Please accept this letter as a statement of justification on behalf of the Applicant for the property identified as Fairfax County tax map reference 34-3 ((14)) 2 part (the "Subject Property").

The Subject Property is located in the Sully Magisterial District within the development known as the Ellipse at Westfields. The Ellipse at Westfields is bordered by Lee Road (Route 661) on the west, Sully Road (Route 28) on the east, and Willard Road (Route 8451) on the south. The Subject Property is zoned to the I-5 and Water Supply Protection Overlay Districts. Consisting of approximately 4.07 acres, the Subject Property is adjacent to the existing Long & Foster Headquarters office building and is accessible via George Carter Way, a private street. The Subject Property is in the northeast quadrant of the intersection of Lee Road and George Carter Way. The Applicant proposes a limited-service hotel of approximately 102,552 gross square feet.

The proposed limited-service hotel will feature 130 rooms, approximately 1,200 square feet of ancillary meeting space, and a restaurant/café area. The proposed hotel will be approximately four (4) stories or sixty-nine (69) feet in height and will feature brick architecture that will be coordinated with and complement the existing, adjacent office building. The addition of a limited-service hotel will complement the existing and proposed office uses at the Ellipse at Westfields and allow for the development of an integrated office and hotel development. The existing Long & Foster Headquarters building serves as the keystone of the Ellipse at Westfield. The building features traditional, brick architecture, structured parking, and attractive landscaping. The Applicant currently envisions a six (6) building development with coordinated landscaping and architectural design, including a full-service hotel that is the subject

of a separate Special Exception application that has been submitted by the Applicant for property identified as Fairfax County tax map reference 34-3 ((14)) 4.

The Subject Property is located along Sully Road in the Dulles Suburban Center, and is in proximity to a significant number of office and industrial uses which benefit from proximity to Dulles International Airport. The Subject Property is also proximate to tourist attractions such as the Air and Space Museum Annex. Due to the Subject Property's surrounding uses, hotels are a needed in this area. In addition to serving market demand, hotels do not generate as many trips as office use and trips to hotels typically occur outside of A.M. and P.M. peak hours. The combination of the hotel with office development will further reduce the number of trips to the Ellipse at Westfields by creating a synergy of uses.

The Subject Property is located in Area III of the Fairfax County Comprehensive Plan (the "Plan") within Land Unit I of the Dulles Suburban Center. On February 23, 2010, the Board of Supervisors adopted a Plan amendment to allow for an option for overall office and hotel development up to a 0.7 FAR for the properties located on George Carter Way and identified as Fairfax County tax map references 34-3((14)) B, 2, 3, 4, 6 and 44-1((17)) A, C, 1 and 5, with the ability of individual hotel uses to develop up to a 1.0 FAR. The Plan text includes several conditions regarding density, number of hotels, traffic impacts, pedestrian connections, a coordinated development plan, a transportation demand management plan, and site access. The Applicant proposes a total of two (2) hotels with neither having a density greater than a 1.0 FAR. The proposal provides pedestrian connections to existing walkways. The Applicant envisions a unified and coordinated development. The Applicant is committed to providing a transportation demand management plan and access to the Subject Property will be provided only via George Carter Way. Thus, the Applicant's proposal is in conformance with the Plan's recommendations.

In accordance with Section 9-011 of the Fairfax County Zoning Ordinance (the "Ordinance"), please accept the following information:

- The type of operation proposed is a hotel.
- The hotel will be open twenty-four (24) hours a day, seven (7) days a week.
- The estimated number of patrons is an average of 127 persons per day.
- The estimated number of employees is a maximum of ten (10) on-site at any one time, with additional staff members that will be affiliated with the restaurant/café.
- The proposed use will generate approximately 1,160 trips per day, with approximately 72 trips during the A.M. peak hour and approximately 73 trips during the P.M. peak hour.

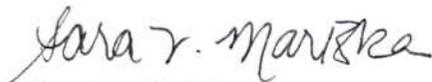
- The general area to be served by the use is Chantilly, Route 28 Corridor, and the Dulles Airport area.
- The proposed use results in approximately 102,552 GSF in building improvements. The building design will be traditional and will utilize materials that include masonry and glass to complement the adjacent office building.
- To the Applicant's knowledge, no hazardous materials or toxic substances will be utilized or stored on the Subject Property.
- The proposed use conforms to the provision of all applicable ordinances, regulations, and adopted standards and conditions except as shown on the Special Exception Plat.

In sum, the Applicant proposes a limited-service hotel that will provide a valuable service to visitors to the Dulles area given the proximity of the proposed hotel to the Route 28 business corridor and tourist attractions, such as the Air and Space Museum Annex. The proposed hotel will include meeting space and a restaurant and will allow for the continued development of a coordinated office and hotel development along George Carter way.

Should you have any questions regarding this proposal, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience.

Very truly yours,

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



Sara V. Mariska

Enclosures

cc: Tom Nutt
Brian Cipriano
William F. Johnson
Lynne J. Strobel
Tom Colucci
Martin D. Walsh



MEMORANDUM

DATE: October 12, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PGN*
Environment and Development Review Branch, DPZ

SUBJECT: **Land Use Analysis & Environmental Assessment:** SE 2010-SU-012
The Ellipse at Westfields

The memorandum, prepared by Bernard Suchicital, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the special exception (SE) plat as revised through October 4, 2010. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, Headquarters 2, LLC, is requesting special exception approval to permit the development of a hotel. The subject property contains approximately 4.07 acres and is zoned I-5. The property is currently undeveloped, but is part of the Ellipse at Westfields business park. The proposed hotel would have 130 rooms, 65 seat restaurant/café and 1,200 square feet of meeting room space. 189 parking spaces are proposed to be provided where 185 are required under the Zoning Ordinance. The proposed building would have a gross floor area of 102,552 square feet. The overall floor area ratio (FAR) for the proposed hotel is noted as 0.58, where 1.0 is permitted. The proposed maximum building height would be approximately 69 feet. There are two proposed points of access to the site. The first point of access is from George Carter Way while the second is from Albemarle Point Place.

LOCATION AND CHARACTER OF THE AREA

The property is located on the north and east of the intersection of George Carter Way and Lee Road. The subject property is zoned I-5 with additional I-5 zoned properties located on all sides that are either vacant (to the east and south) or developed.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, Land Use Recommendations, Land Unit I, as amended through March 10, 2010, page 120:

- “1. This land unit is planned for light industrial and industrial/flex uses up to a maximum FAR of .35. Development should be of high quality and attractive, particularly along the frontage of Route 28. . .

3. As an option, properties located along George Carter Way (Tax Map 34-3((14))B, 2, 3, 4, 5, 6 and 44-1((17))A, C, 1 and 5) may be appropriate for development with a mix of hotel (and/or accessory restaurant uses) and office uses up to an overall combined FAR of .70 because of its visibility at the intersection of Route 28 and Willard Road and its proximity to Dulles International Airport, retail opportunities, and employment centers. This option’s development level is contingent upon meeting the following conditions:
 - Limit overall development up to a combined 0.70 FAR. No more than two (2) hotels may be constructed within this land area; however individual hotel use(s) may develop up to a 1.0 FAR;
 - Provide improvements to the intersection of Lee Road and Willard Road to mitigate traffic impacts;
 - Development of this site should be phased with the improvement of Lee Road to four lanes and the above mentioned intersection improvements at Lee Road and Willard Road;
 - Provide pedestrian connections to adjoining trails/walkways and transit stops;
 - Provide a unified and coordinated development plan and orient some of the development towards Lee Road;
 - Provide a comprehensive transportation demand management program in conjunction with any new development on the land area. The goal of such a program will be to reduce peak hour vehicle trips associated with the new office and hotel uses; and
 - Access to/from the properties will be provided via George Carter Way. No additional access will be provided to/from Lee Road. No direct access will be provided to/from Route 28 or Willard Road.”

Environment

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through July 27, 2010, page 7, the Plan states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

- Policy a. Maintain 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 f. Where practical and feasible, retrofit older stormwater management facilities to perform water quality functions to better protect downstream areas from degradation. . . .
- Policy j. Regulate land use activities to protect surface and groundwater resources.
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18, the Plan states:

“Objective 10: 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 or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.
- Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 19– 21, the Plan states:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

- Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range. . . .

Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.

Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses."

COMPREHENSIVE PLAN MAP: Industrial

LAND USE ANALYSIS

The subject property is located in Land Unit I of the Dulles Suburban Center which is planned for light industrial and industrial/flex uses up to a maximum FAR of .35 with an option for properties (including the subject property) located along George Carter Way for a mix of hotel and office uses up to an overall FAR of .70 under certain conditions. One condition specifies no more than two hotels in the land unit with an individual hotel up to 1.0 FAR. The applicant's request to construct a hotel at .58 FAR on this site with an overall .33 FAR for the Ellipse at Westfields business park is consistent with the basic land use and intensity recommendations

under the Plan's option. However, because the Plan calls for high quality design and orientation of development towards Lee Road, the initial design of the proposed use raised some concerns.

Resolution:

The applicant has agreed to remove a row of parking near Lee Road, provide more landscaping, and commit to an architectural elevation which is compatible with existing development at the Ellipse at Westfields. As such, staff feels that the proposed development is generally consistent with design guidelines for the Dulles Suburban Center.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. 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 to conserve the county's remaining natural amenities.

Stormwater Management/Best Management Practices (SWM/BMP)

The applicant states that the potential effect of runoff leaving the Ellipse at Westfields site has been addressed with a previous plan (#6178-SP-105) that included a stormwater management pond for both quality and quantity controls that provides 24-hour extended detention of the 1-year storm event. This previous plan also included improvements that were necessary for the culvert crossing at Lee Road. The pond and other improvements have been constructed per approved plans and would alleviate downstream drainage problems that might occur as a result of development of Lot 4 or a portion of Lot 2 that drains to this site outfall. Information on rain outflows from the proposed development into Cub Run and its potential impact on the capacity of the facility on the adjacent Fairfax County Police Academy has been added to stormwater management/BMP narrative under "Existing Hydrology" on Sheet 6 of 8 within both of the special exception plats for Lots 2 and 4.

The adequacy of any proposed SWM/BMP facilities and outfall measures will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Green Building

Issue:

The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects.

The applicant is seeking to develop a hotel under a Plan option in the Dulles Suburban Center. The Policy Plan recommends that such developments, which are seeking a change in use from what would be allowed as a permitted use under existing zoning or an optional use under the Comprehensive Plan and are located in specially designated areas such as the Dulles Suburban Center, attain basic Leadership in Energy and Environmental Design (LEED) certification through the U.S. Green Building Council or other comparable program with third party certification.

Resolution:

The applicant has committed to design and construct the hotel in manner to attain LEED certification.

PGN: BSS

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, as amended through March 9, 2010 Dulles Suburban Center Land Unit Recommendations, pages 51-52, the Plan states:

“DULLES SUBURBAN CENTER LAND UNIT RECOMMENDATIONS

In order to achieve the planning objectives for the Dulles Suburban Center it is necessary that new development and redevelopment be responsive to general criteria and site-specific conditions which focus on mitigating potential impacts. Development proposals at the baseline or optional levels must be responsive to the following development criteria, which apply to all sites in the Dulles Suburban Center:

1. Provision of a development plan that provides high quality site and architectural design, streetscaping, urban design and development amenities. High quality site and architectural design will be evaluated in terms of the ability of the proposal to meet the Design Guidelines for the Dulles Suburban Center.
2. Provision of a phasing program which includes on- and off-site public road improvements, or funding of such improvements to accommodate traffic generated by the development. If, at any phase of the development, further mitigation of traffic generated by the development is deemed necessary, provision and implementation of a plan which reduces development traffic to a level deemed satisfactory to the Office of Transportation through Transportation System Management (TSM) strategies and Transportation Demand Management Programs (TDMs).
3. Provision of design, siting, style, scale, and materials compatible with adjacent development and the surrounding community, and which serves to maintain and/or enhance the stability of existing neighborhoods.
4. Provision of affordable housing as a part of any mixed-use project or residential development either through compliance with the Affordable Dwelling Unit Ordinance, if applicable, or an appropriate proffer of units or land or a contribution to the Housing Trust Fund, if the Affordable Dwelling Unit ordinance is not applicable. Affordable housing provided pursuant to such a proffer should be located within the Dulles Suburban Center. Any funds provided in lieu of actual units should be placed in a separate fund for use only within the Dulles Suburban Center.
5. Parcel consolidation and/or coordination of development plans with adjacent development to achieve Comprehensive Plan objectives. Parcel consolidations should be of sufficient size to insure projects that function in a well-designed efficient manner, meet all Plan and Zoning Ordinance requirements for setbacks, screening and buffering and do not preclude the development of unconsolidated parcels in conformance in the Plan.

6. Provision of the highest level of screening and landscaping for all parking.
7. Consolidation of vehicular access points to minimize interference with arterial roadways.
8. Provision of stormwater management by the use of Best Management Practices which contribute to Objectives of this Dulles Suburban Center Plan calling for design of stormwater detention systems that blend with and augment features of the natural environment and contribute to the aesthetics of their sites.
9. Provision of active and passive recreation facilities and specified components of the Greenway system.”

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, as amended through March 9, 2010, Design Guidelines for Suburban Center, pages 131-134, the Plan states:

“I. DESIGN GUIDELINES FOR DULLES SUBURBAN CENTER

Objective: The design guidelines are intended to facilitate the integration of new development with existing and future development, to ensure that the various land uses function well together from the point of view of the user, thus contributing to the overall positive image of the Suburban Center as a high quality area to live, work, shop or visit.

SITE PLANNING

General

- Provide buffers and screening where necessary to protect adjacent neighborhoods or other less intense uses, recognizing that preservation of natural beauty in transitional areas enhances the visual quality of the development.
- Where feasible, minimize areas of impervious surface through shared parking, decked or structured parking; or increased building height; or other measures as appropriate.
- Plan development to ensure substantial usable open space.
- Minimize the disturbance of environmental resources and topography, by integrating existing vegetation, trees and topography into site design.

- Preserve or recover and record significant heritage resources, integrating them into site design where feasible.
- Separate auto and truck traffic on site for light industrial development, providing separate truck parking, loading and vehicle maintenance areas. For plants with large truck traffic volumes, provide vehicle entrances and exits separate from those for visitors.
- Design retail shopping development in physically unified complexes, not as scattered free-standing structures.
- Design safe separate pedestrian and vehicular circulation patterns for retail development, to encourage shoppers to walk from store to store.
- Limit access to arterial roads from retail development, relying on service roads or access to secondary roads that have access to arterials.

Transit Access

- Provide pedestrians, including those with disabilities, with safe and convenient access between bus stops and building entrances, using the shortest route possible.
- Provide bus shelters that protect patrons from the weather, and that are safe, easy to maintain, and relatively vandal-proof.
- Plan transportation facilities, such as bus pullouts, in the initial design of the road network. Design roads to accommodate heavy-weight and large-vehicle requirements.

Vehicular and Pedestrian Access

- Provide separate auto and pedestrian circulation systems for a safe environment that encourages walking rather than auto use for short trips.
- Design safe pedestrian crossings at roads with good lighting and access elements such as ramps for persons with disabilities.
- Provide pedestrian links to adjacent development and to the regional and countywide trail systems, connecting local sites with the larger community and enhancing the continuity of the larger systems.
- Use a hierarchical system of internal drives and roadways; do not access parking directly onto major arterial roads.

- Encourage bicycle use with bicycle routes and secure convenient bicycle storage for use by commuters, recreational users, and people cycling to the local shopping center.

Parking and Loading Areas

- Encourage parking in either structures, decks or well-screened, off-street parking areas on the sides or at the back of buildings. If it is not possible to accommodate parking behind or beside buildings, minimize parking in front of buildings.
- Locate priority parking spaces for carpools and vanpools close to the employee entrance of the building or parking structure, to encourage ride-sharing.
- Integrate the design of parking structures with that for the buildings served. Landscape both on the parking structure and adjacent to it, to make the structure more attractive.
- Design Park and Ride Lots to be compatible with adjacent development and cause as little disruption as possible to the surrounding natural setting. Trees and other vegetation should be preserved as screening.
- Segregate service, maintenance and loading zones from employee and visitor vehicle parking areas.
- Screen parking lots to control the view from the street right-of-way, adjacent development, and buildings being served by the lot. Use plant materials, walls, fences or earth berms. Break up large parking lots into smaller lots by using planting areas as dividers.
- Locate or screen the lights within parking lots to minimize glare on adjacent buildings or residential areas.

Open Space/Environmental and Heritage Resources Protection

- Provide for a continuous open space system linking activity nodes internally and externally. Use natural environmental areas as transitions between developments, as visual amenities, passive recreation corridors, and as wildlife corridors.
- Increase the benefit from stormwater detention facilities by designing them as open space amenities, i.e., small parks with landscaping and seating and/or picnic areas.
- Use grass swales for surface drainage whenever possible rather than channelization.

Buffers and Screening

- Use natural landscape to create edges and provide buffering to help define development.
- Utilize architectural and landscape elements (such as walls, berms, trees, varying scales and building masses, etc.) as visual buffers between commercial and non-commercial uses, as well as to mitigate impacts of highway noise.
- Screen from public view rooftop mechanical equipment, materials storage, utility substations and the like.
- Mitigate the impact of blank walls on the side and back of retail buildings with landscaping, screening and buffering. Avoid long expanses of blank walls along major roads, when feasible.

Utility/Service Areas

- Place utilities underground to the extent possible. Keep utility corridors separate from landscaping corridors to avoid disturbing vegetation during utility maintenance.
- Provide for safe and well-screened on-site storage of refuse generated by commercial and industrial uses, including walled enclosures for dumpsters. Design recycling facilities to be accessible but well-screened.

ARCHITECTURAL DESIGN

Scale/Mass/Form/Facades

- When development is near existing residential areas, provide general consistency of scale and mass between residential and non-residential development.
- Establish an architectural theme for multi-building complexes, utilizing similar materials and relating building elements such as entries, windows, and roof lines.
- Incorporate plazas at major building entrances or in the center of a group of buildings. Such plazas could feature special paving, seating, planting, water features such as fountains, and public art.

STREETSCAPE

Landscaping

- Provide a well-landscaped, high-quality image both toward the street and on any facade that can be seen from adjacent buildings or side streets.
- Provide color, texture and seasonal visual interest at major architectural and site focal points by using flowers and ornamental, deciduous and evergreen shrubs, trees, etc.
- Preserve existing high quality vegetation and integrate it with development to the greatest possible extent. Restore disturbed natural areas to be a visually appealing landscape.
- Select low-maintenance landscape materials for areas not likely to receive consistent maintenance.

Signage/Street Furniture

- Create a signage style for a given development complex and carry it out consistently at major roads entering the complex and at building site entries. Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building-mounted signs and ground-mounted shopping center signs incorporated within a planting strip are encouraged. Freestanding and pole-mounted signs are discouraged.
- At major intersections, place street signs on mast arms overhead.
- Provide street furniture including utilitarian items such as benches, trash receptacles, and planters. Street furniture should be durable, require low maintenance, and be easily repaired or replaced.
- Use benches or other seating in courtyards, along pathways, near building entries, or in any other public area. Seating should be located so as not to impede pedestrian traffic.
- Place trash receptacles conveniently and strategically along major walkways, near building entrances, and in seating areas. Locate receptacles so as not to impede pedestrian traffic.
- Within the Sully Historic District all signs, fences, street furniture, outdoor graphics should be designed and installed to be compatible with the Sully Historic Site in terms of mass, scale, color and visual impact.

Lighting

- Develop a comprehensive lighting plan for a given development complex, in order to provide unity and a coordinated appearance, thus contributing to a positive sense of orientation and identity for motorists and pedestrians.
- Provide exterior lighting that enhances nighttime safety and circulation, as well as highlighting special features to act as landmarks for motorists.
- Design lighting in a manner that minimizes glare onto adjacent sites.”



County of Fairfax, Virginia

MEMORANDUM

October 1, 2010

TO: Mr. William J. O'Donnell Jr. AICP, Planner II
Zoning Evaluation Branch, DPZ

FROM: Phyllis Wilson, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: The Ellipse at Westfields Lot 2, SE 2010-SU-012

A review has been completed of the Special Exception Plat dated as revised through September, 2010. This plan is revised and adequately addresses issues noted on earlier plats.

No new issues were identified with the plat dated through September, 2010.

If subsequent revisions are made to the Special Exception Plat after the date of September, 2010, another review of the plat may be necessary and additional review comments may be generated.

PAW/
UFMID #: 151420

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: September 22, 2010

TO: William O'Donnell, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Beth Forbes, Stormwater Engineer *BF*
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Application #SE 2010-SU-012, Headquarters 2 – Ellipse at Westfields Lot 2, Special Exception Plat dated September, 2010, LDS Project #6178-ZONA-005-2, Tax Map #34-3-14-0002, Sully District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls are required for this project (PFM 6-0401.1). Underground, manufactured BMPs have been proposed. A bioretention facility may also be constructed. A small portion of the site will be served by a dry pond constructed for this subdivision.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no drainage complaints on file downstream from Area 1. A property downstream of Area 2 reported flooding in 2000 and 2001.

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). An underground detention facility is proposed to serve the majority of the site. A pond constructed for the subdivision will serve a small portion of the site. Another off-site pond may also provide detention for the development. A waiver of on-site detention will be required before site plan approval.

Site Outfall

An outfall narrative has been provided, however, the description of the adequacy and stability of the outfall only includes the first 150 feet of the outfall (ZO 9-011.2.J(2)(c)).

Please contact me at 703-324-1720 if you require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Sharad Regmi, Stormwater Engineer, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359





County of Fairfax, Virginia

MEMORANDUM

DATE: October 7, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division

FROM: Angela Kadar Rodeheaver, Chief *AKR by CAA*
Site Analysis Section
Department of Transportation

SUBJECT: Transportation Impact

FILE: 3-5 (SE 2010-SU-012/013)

REFERENCE: SE 2010-SU-012, SU 2010-SU-013; Headquarters 2,
Land Identification: 34-3 ((14)) Part of 2, and 34-3 ((14)) 4

The following comments reflect the position of the Department of Transportation and are based in part on plat sets revised to October 4, 2010 and the applicant's Traffic Impact Analysis dated March 17, 2010. Because this review is based in part on the information submitted, development and use of the site in accordance with this information should be a condition of approval.

The applicant is seeking approval to develop these sites with two hotels. Upon initial review of the applications this Department identified the following concerns. The applicant has addressed these concerns either through modification of the site layout, or per agreement to include in development conditions for the site.

1. The layout of the parking for the hotel on Lot 4 should be reoriented to provide for safer pedestrian access. Site plan has been modified to revise the parking layout.
2. The applicant should provide a commitment that the delineated interparcel access through the eastern portion of Lot 2 will remain open and unobstructed at all times, and that an access easement will be provided to the property north of the site. The applicant has agreed to address this concern in the form of a development condition.
3. The plat should be revised to delineate all points of pedestrian access to the two proposed hotels. The locations have been identified on the plats.

4. Provide a Transportation Demand Management program for both employees and guests. The applicant has agreed to address this concern.

5. A significant contribution should be provided towards capacity improvements along Lee Road. North of the site, Lee Road is constricted by the existing two lane culvert. South of the site, traffic is constricted by the need for a second southbound left turn lane at Willard Road. The applicant's traffic impact analysis that indicates that three to four percent of peak hour traffic volumes through these two locations will be trips from the proposed uses. The applicant has offered to provide a contribution of \$60,000.00 towards road improvements in the area.

6. The special exception plat for Lot 4 delineates an area parallel to Route 28 as reserved for right-of-way dedication. The applicant has indicated that plats have been submitted to accomplish dedication of this area.

Subject to development conditions as described above, all Department of Transportation concerns will be adequately addressed by the applicant.

Note that a service drive waiver will be needed along the Route 28 frontage of Lot 4. This Department would not object to waiver approval.

AKR/CAA

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

9-006 General Standards

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

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

9-512 Additional Standards for Hotels, Motels

- 1) When located in an I district, such a use shall be an integral design element of a site plan for an industrial building or building complex containing not less than 100,000 square feet of gross floor area.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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