



# FAIRFAX COUNTY

APPLICATION FILED: August 15, 2005  
PLANNING COMMISSION: January 18, 2006  
BOARD OF SUPERVISORS: Not yet scheduled

V I R G I N I A

January 4, 2006

## STAFF REPORT

APPLICATION SE 2005-SU-023  
(Concurrent with RZ 2005-SU-026)

### SULLY DISTRICT

**APPLICANT:** Sully North Investments L.C.

**PRESENT ZONING:** I-5, WS

**PARCEL:** 34-2 ((1)) 34

**ACREAGE:** 27.27 acres

**FAR:** 0.735

**OPEN SPACE:** 16.2%

**PLAN MAP:** Mixed Use

**PROPOSAL:** Request to permit an increase in building height of two office buildings from 75 feet to a maximum of 150 feet.

### STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2005-SU-023, subject to development conditions contained in Appendix 2.

Staff recommends approval of a modification of the transitional screening and barrier requirements along portions of the northern, southern, eastern and western property boundaries.

Staff recommends approval of a waiver of the Comprehensive Plan trail requirement along a portion of Wall Road.

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

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

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



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

# Rezoning Application

RZ 2005-SU-026

Applicant: SULLY NORTH INVESTMENTS L.C.  
Accepted: 08/15/2005  
Area: 13.54 AC OF LAND; DISTRICT - SULLY  
Proposed: OFFICE  
Located: SOUTH SIDE OF WALL ROAD  
APPROXIMATELY 800 FEET WEST OF ITS  
INTERSECTION WITH CENTREVILLE ROAD  
Zoning: FROM R- 1 AND I- 3 TO I- 5  
Overlay Dist: WS  
Map Ref Num: 034-2- /01/ /0033 Pt. /01/ /0034 Pt.

# Special Exception Application

SE 2005-SU-023

Applicant: SULLY NORTH INVESTMENTS L.C.  
Accepted: 08/15/2005  
Area: 27.27 AC OF LAND; DISTRICT - SULLY  
Proposed: TO PERMIT INCREASE IN BUILDING HEIGHT  
Zoning Dist Sect: 09-0607  
Art 9 Group and Use: 6-03  
Located: SOUTH SIDE OF WALL ROAD  
APPROXIMATELY 800 FEET WEST OF  
CENTREVILLE ROAD  
Zoning: I-5 Plan Area: 3  
Overlay Dist: WS  
Map Ref Num: 034-2- /01/ /0034



# Rezoning Application

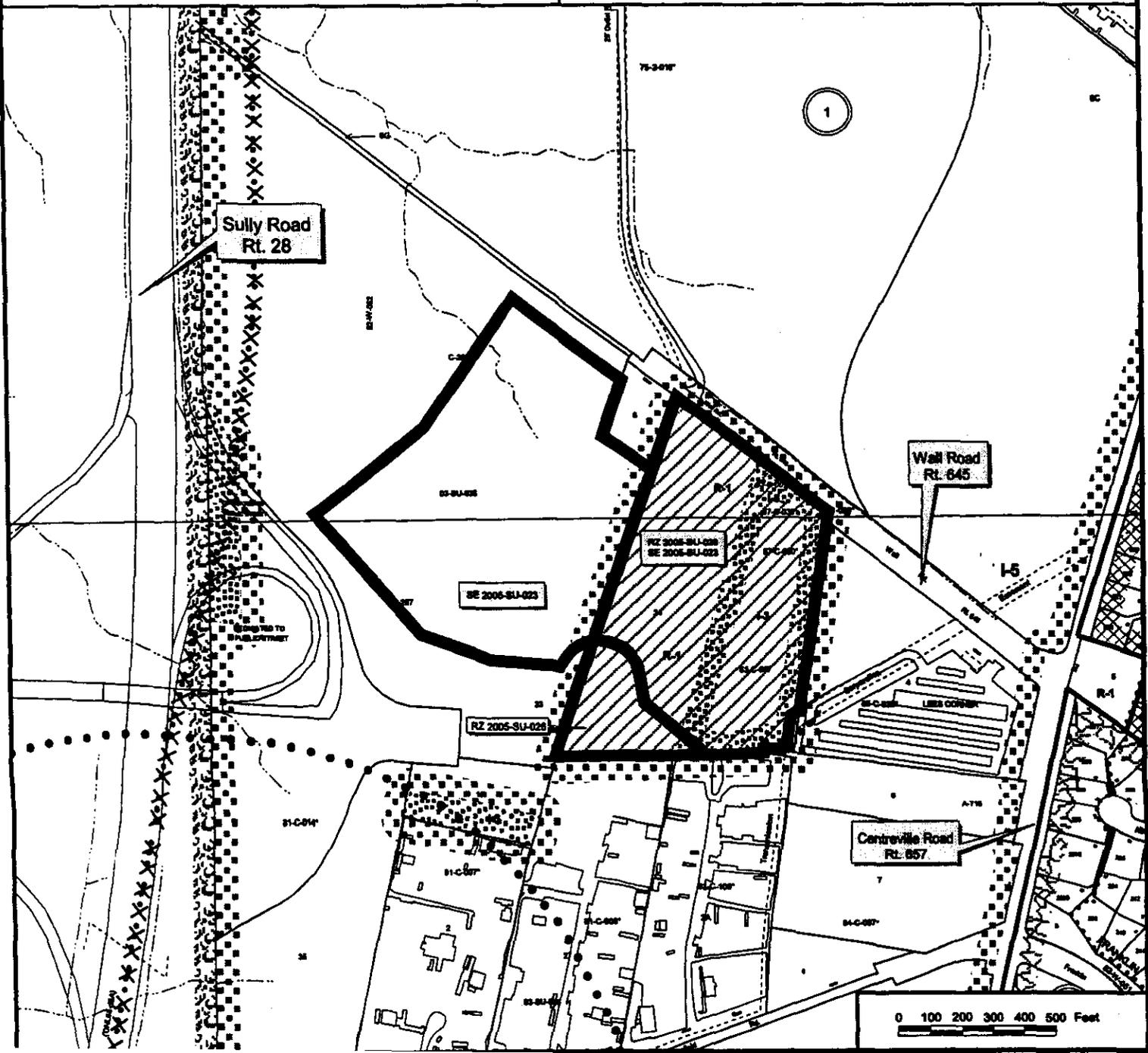
**RZ 2005-SU-026**

# Special Exception Application

**SE 2005-SU-023**

Applicant: SULLY NORTH INVESTMENTS L.C.  
Accepted: 08/15/2005  
Area: 13.54 AC OF LAND; DISTRICT - SULLY  
Proposed: OFFICE  
Located: SOUTH SIDE OF WALL ROAD  
APPROXIMATELY 800 FEET WEST OF ITS  
INTERSECTION WITH CENTREVILLE ROAD  
Zoning: FROM R- 1 AND I- 3 TO I- 5  
Overlay Dist: WS  
Map Ref Num: 034-2- /01/ /0033 Pt. /01/ /0034 Pt.

Applicant: SULLY NORTH INVESTMENTS L.C.  
Accepted: 08/15/2005  
Area: 27.27 AC OF LAND; DISTRICT - SULLY  
Proposed: TO PERMIT INCREASE IN BUILDING HEIGHT  
Zoning Dist Sect: 09-0607  
Art 9 Group and Use: 6-03  
Located: SOUTH SIDE OF WALL ROAD  
APPROXIMATELY 800 FEET WEST OF  
CENTREVILLE ROAD  
Zoning: I-5 Plan Area: 3  
Overlay Dist: WS  
Map Ref Num: 034-2- /01/ /0034



# DULLES DISCOVERY NORTH

## GENERALIZED DEVELOPMENT PLAN

(RZ 2005-SU-026)

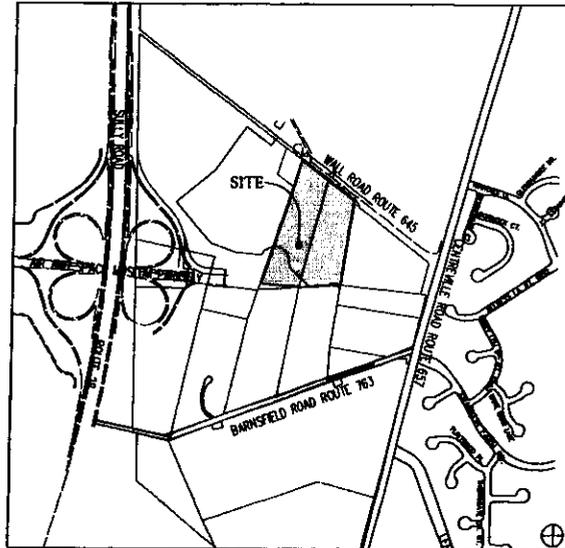
### SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

**APPLICANT** SULLY NORTH INVESTMENTS L.C.  
c/o THE PETERSON COMPANIES  
12500 FAIR LAKES CIRCLE  
SUITE 400  
FAIRFAX, VA 22033  
TEL: 703.227.2000  
FAX: 703.631.6481

**LEGAL COUNSEL** HUNTON & WILLIAMS LLP  
1751 PINNACLE DRIVE  
SUITE 1700  
McLEAN, VA 22102  
TEL: 703.714.7422  
FAX: 703.714.7410

**LANDSCAPE ARCHITECT /  
CIVIL ENGINEER** URBAN ENGINEERING & ASSOCIATES  
7700 LITTLE RIVER TURNPIKE  
SUITE 503  
ANNANDALE, VA 22003  
TEL: 703.642.8080  
FAX: 703.941.8344

**ARCHITECT /  
PLANNER** WISNEWSKI BLAIR & ASSOCIATES  
44 CANAL CENTER PLAZA  
SUITE 100  
ALEXANDRIA, VA 22314  
TEL: 703.836.7766  
FAX: 703.836.3042



VICINITY MAP  
SCALE: 1"=500'

### SHEET INDEX

- 1 COVER SHEET
- 2 SITE TABULATIONS AND NOTES
- 3 GENERALIZED DEVELOPMENT PLAN
- 4 LANDSCAPE PLAN
- 5 PEDESTRIAN CIRCULATION PLAN

Refer to Supplemental SWM Package for BMP, SWM and Adequate Outfall Analysis.

PROJECT NUMBER	OWNER	ISSUE NUMBER
24-1-023-PRJ01-01	WILLIAMS/BLAIR/ASSOCIATES	BOOK 10000 0100
24-1-023-PRJ01-02	SULLY NORTH INVESTMENTS L.C.	BOOK 10000 0100



URBAN ENGINEERING & ASSOCIATES, INC.  
CIVIL ENGINEER - LAND DEVELOPMENT  
LANDSCAPE ARCHITECT - PLANNING  
7700 Little River Turnpike, Suite 503  
Annandale, Virginia 22003  
TEL: 703.642.8080 FAX: 703.941.8344



**Client**  
Sully North Investments L.C.  
c/o The Peterson Companies  
12500 Fair Lakes Circle, Suite 400  
Fairfax, VA 22033  
Tel: 703.227.2000  
Fax: 703.631.6481

**Revision / Issue**  
No. Description Date

**Issue**  
Date Description  
05.01.05 Initial Submission  
05.01.05 Any Amendments (None)  
11.04.05 Final Checksheet / Set Forward  
11.04.05 Public Comments  
11.04.05 Staff Report Update

**Project Name**  
DULLES  
DISCOVERY  
NORTH

GDP

Sully District  
Fairfax County, Virginia

Drawn By: AJS  
Checked By: AJS

Project No. 05-480

Date: December 8, 2005

Drawing Title  
COVER  
SHEET

Scale: As Shown

Drawing Number

1  
Sheet 1 of 5 ZP-1649







**URBAN ENGINEERING & ASSOCIATES, INC.**  
 Civil Engineers - Land Development  
 1400 North 17th Street, Suite 200  
 Arlington, Virginia 22209  
 Tel: 703-261-1100 Fax: 703-261-1101



**Client:**  
 Sully North Investments L.C.  
 1400 North 17th Street, Suite 200  
 Arlington, Virginia 22209  
 Tel: 703-261-1100 Fax: 703-261-1101

**Designer/Author:**  
 Mr. [Name]  
**Date:**  
 [Date]

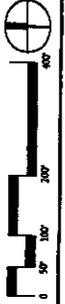
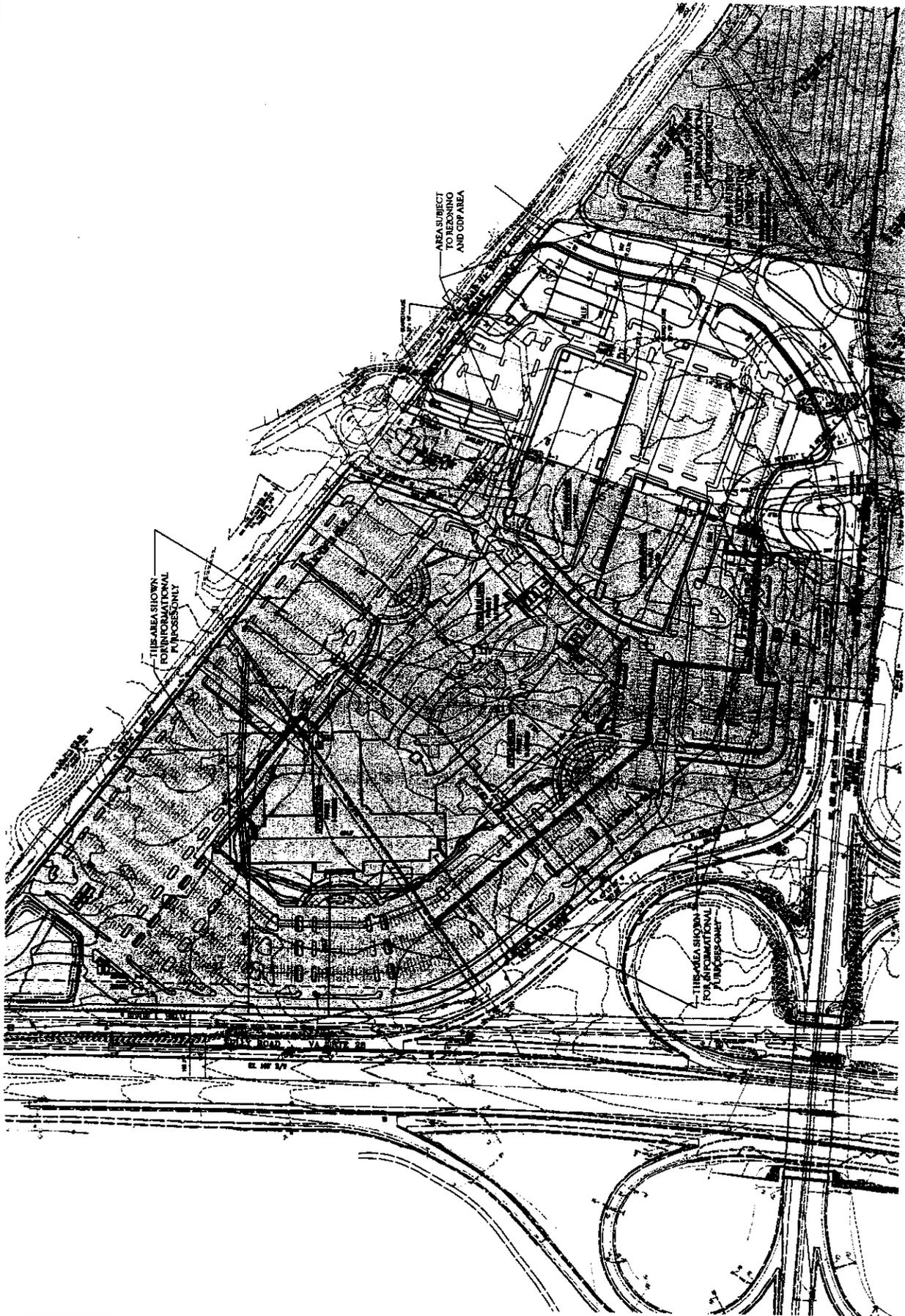
**Project Name:**  
**DULLES DISCOVERY NORTH**

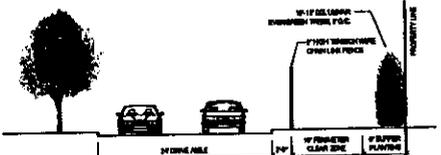
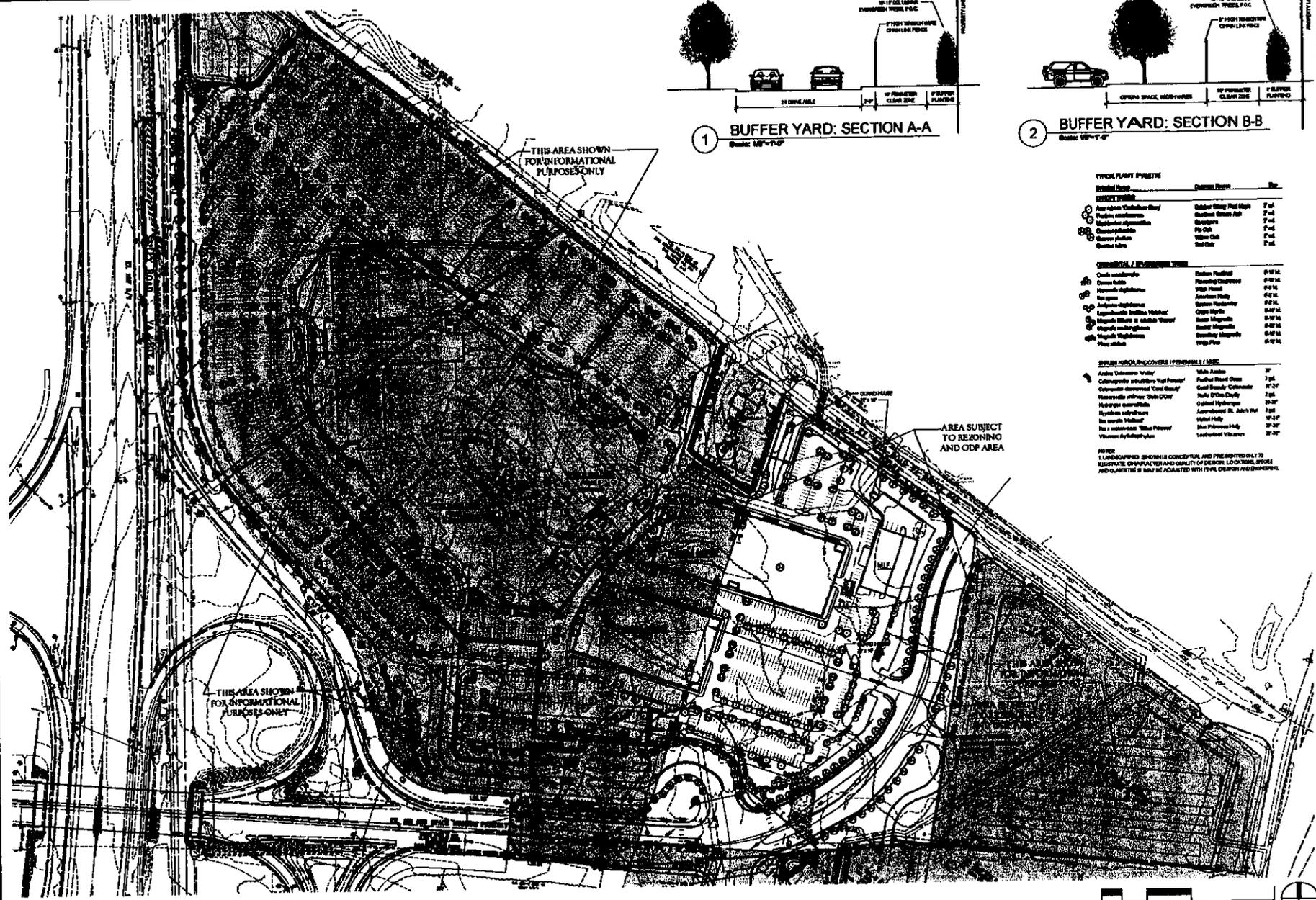
**Scale:**  
 1" = 100'  
 1/4" = 25'  
 1/8" = 12.5'  
 1/16" = 6.25'

**Project No.:** GDP  
**Study District:** Fairfax County, Virginia  
**Checked By:** AJS  
**Project No.:** 05-183  
**Date:** December 3, 2005

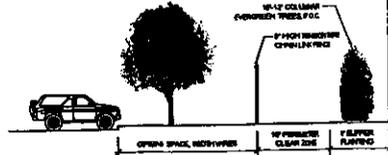
**Drawing Title:**  
**GENERALIZED DEVELOPMENT PLAN**

**Scale:** 1"=100'  
**Sheet Number:** 3  
**Sheet of:** 5  
**201449**





1 BUFFER YARD: SECTION A-A  
Scale: 1/8"=1'-0"



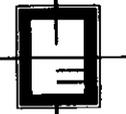
2 BUFFER YARD: SECTION B-B  
Scale: 1/8"=1'-0"

**TYPICAL PLANT PALETTE**

Species Name	Quantity	Scale
<b>SHRUBS / TREES</b>		
Red Oak	10'	10'
White Oak	10'	10'
Black Oak	10'	10'
Red Maple	10'	10'
White Maple	10'	10'
Black Maple	10'	10'
Red Birch	10'	10'
White Birch	10'	10'
Black Birch	10'	10'
Red Pine	10'	10'
White Pine	10'	10'
Black Pine	10'	10'
<b>PERENNIALS / BIENNIALS</b>		
Blue Hydrangea	10'	10'
White Hydrangea	10'	10'
Red Hydrangea	10'	10'
Black Hydrangea	10'	10'
White Flowering Dogwood	10'	10'
Red Flowering Dogwood	10'	10'
Black Flowering Dogwood	10'	10'
White Dogwood	10'	10'
Red Dogwood	10'	10'
Black Dogwood	10'	10'

Species Name	Quantity	Scale
<b>SPRING BIRDS / COVERS (PERENNIALS / BIENNIALS)</b>		
White Aster	10'	10'
Red Aster	10'	10'
Black Aster	10'	10'
White Flowering Dogwood	10'	10'
Red Flowering Dogwood	10'	10'
Black Flowering Dogwood	10'	10'
White Dogwood	10'	10'
Red Dogwood	10'	10'
Black Dogwood	10'	10'

NOTE: LANDSCAPING SHOWS CONCEPTUAL AND PRELIMINARY ONLY TO ILLUSTRATE IMPACT AND QUALITY OF DESIGN. LOCATION, SPECIES AND QUANTITIES TO BE ADJUSTED WITH FINAL DESIGN AND SURVEYING.



**URBAN ENGINEERING & ASSOCIATES, INC.**  
 CIVIL ENGINEERS - LAND SURVEYORS  
 LANDSCAPE ARCHITECTS - PLANNERS  
 1701 14th Street, Suite 100  
 Fairfax, Virginia 22033  
 703.261.1100  
 www.urbaneng.com



Client:  
 Sully North Investments L.C.  
 c/o The Peterson Companies  
 12000 Park Lakes Drive, Suite 400  
 Fairfax, VA 22033  
 Tel: 703.261.1100  
 Fax: 703.261.1101

Revision / Issue  
 No. Description Date

Date	Description
08.01.02	Initial Submittal
08.01.02	App. Comments Complete
08.01.02	APP Comments / Not Permitted
08.01.02	APP Comments
08.01.02	Public Comments
08.01.02	Final Project Version

Project Name:  
**DULES DISCOVERY NORTH**  
 GDP

Sully District  
 Fairfax County, Virginia

Drawn By: AJS  
 Checked By: AJS

Project No: 05-189

Date: December 9, 2005

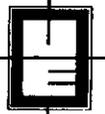
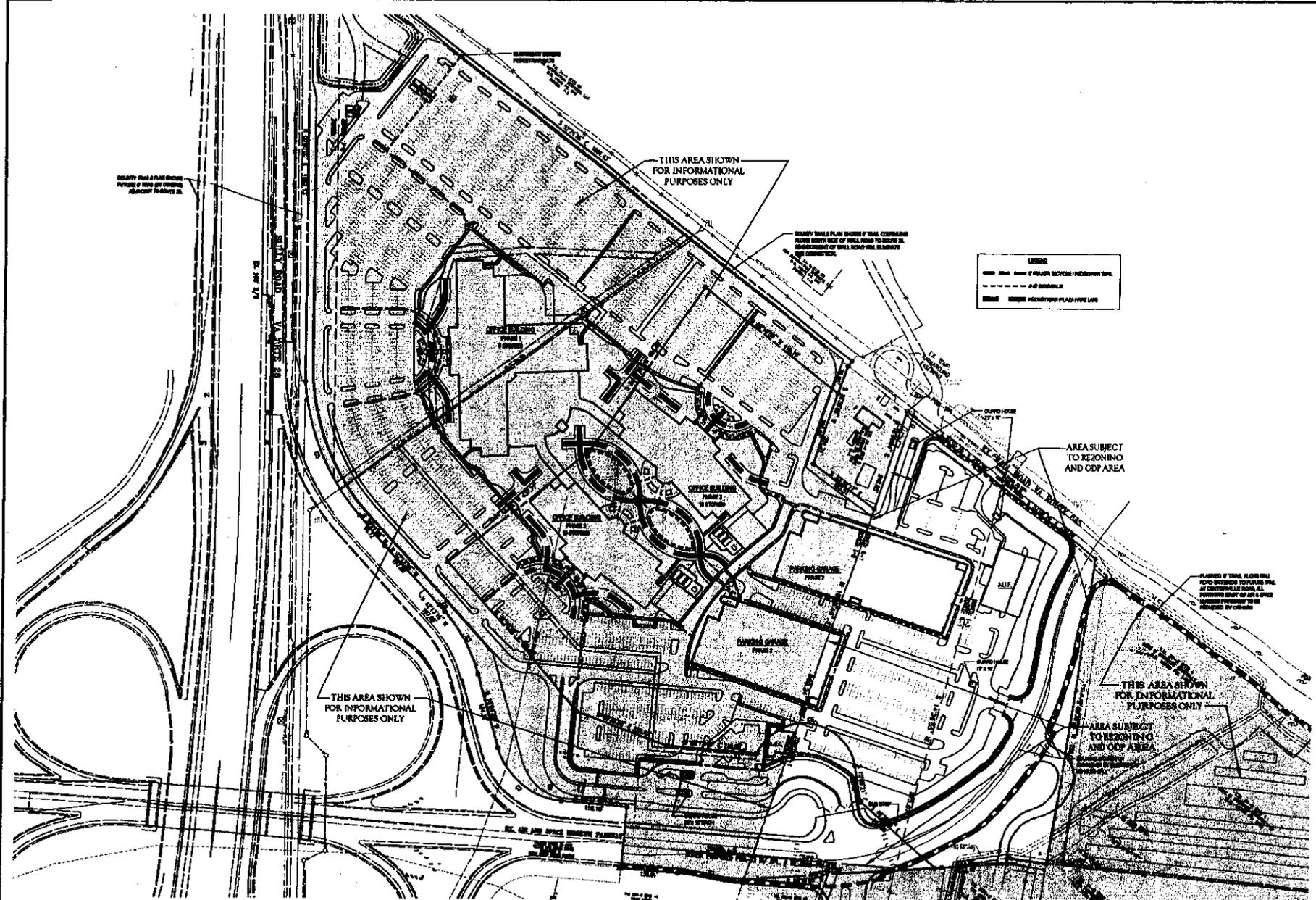
Drawing Title:  
**LANDSCAPE PLAN**

Scale: 1"=100'

Drawing Number:

4  
 Sheet 4 of 5 ZP-1649





**URBAN ENGINEERING & ASSOCIATES, INC.**  
 CIVIL ENGINEERS - LAND SURVEYORS  
 LANDSCAPE ARCHITECTS - PLANNERS  
 7800 Old Lee Highway, Suite 200  
 Alexandria, Virginia 22304  
 TEL: 703.298.2200 FAX: 703.298.1200



**Client:**  
 Sully North Investments L.C.  
 c/o The Paterson Companies  
 10000 Lee Lane, Suite 400  
 Fairfax, VA 22030  
 404.762.2870  
 fax: 703.681.8011

**Revision / Issue:**  
 No. Description Date

**Issue:**  
 Date: 08.28.08  
 09.09.08  
 09.24.08  
 11.26.08  
 12.22.08  
 02.20.09

**Drawn by:** AJIS  
**Checked by:** AJIS

**Project Name:**  
**DULLES DISCOVERY NORTH**  
 GDP

**City District:**  
 Fairfax County, Virginia  
**Drawn By:** AJIS **Checked By:** AJIS

**Project No.:** 05-183  
**Date:** December 9, 2005

**Drawing Title:**  
**PEDESTRIAN CIRCULATION PLAN**

**Scale:** 1"=100'  
**Drawing Number:**

5  
 Sheet 5 of 5 ZP-1649

# DULLES DISCOVERY NORTH

## SPECIAL EXCEPTION PLAT

(SE 2005-SU-023)

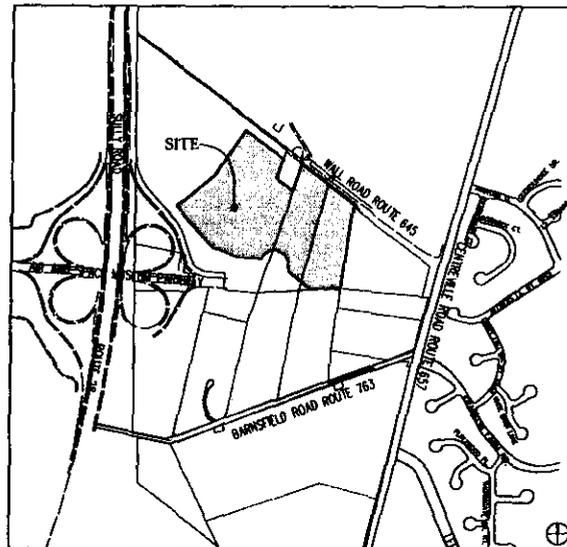
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

APPLICANT SULLY NORTH INVESTMENTS L.C.  
c/o THE PETERSON COMPANIES  
12500 FAIR LAKES CIRCLE  
SUITE 400  
FAIRFAX, VA 22033  
TEL: 703.227.2000  
FAX: 703.631.6481

LEGAL COUNSEL HUNTON & WILLIAMS LLP  
1751 PINNACLE DRIVE  
SUITE 1700  
McLEAN, VA 22102  
TEL: 703.714.7422  
FAX: 703.714.7410

LANDSCAPE ARCHITECT /  
CIVIL ENGINEER URBAN ENGINEERING & ASSOCIATES  
7700 LITTLE RIVER TURNPIKE  
SUITE 503  
ANNANDALE, VA 22003  
TEL: 703.642.8080  
FAX: 703.941.8344

ARCHITECT /  
PLANNER WISNEWSKI BLAIR & ASSOCIATES  
44 CANAL CENTER PLAZA  
SUITE 100  
ALEXANDRIA, VA 22314  
TEL: 703.836.7766  
FAX: 703.836.3042



VICINITY MAP  
SCALE: 1"=500'

### SHEET INDEX

- 1 COVER SHEET
- 2 SITE TABULATIONS AND NOTES
- 3 SPECIAL EXCEPTION PLAT
- 4 LANDSCAPE PLAN
- 5 PEDESTRIAN CIRCULATION PLAN
- 6 ILLUSTRATIVE SITE / BUILDING PERSPECTIVES

Refer to Supplemental SWM Package for BMP, SWM  
and Adequate Outfall Analysis.

PROPERTY OWNER	OWNER	DATE	DESCRIPTION
PROJECT: PARCEL 34	SULLY NORTH INVESTMENTS L.C.	NOV 17, 2005	REVISION: 1



URBAN ENGINEERING  
& ASSOCIATES, INC.  
CIVIL ENGINEER - LANDSCAPE ARCHITECT  
Landscape Architects - Planners  
19800 Lee Highway, Suite 200  
Annandale, Virginia 22003  
TEL: 703.642.8080 FAX: 703.941.8344



Client  
Sully North Investments L.C.  
c/o The Peterson Companies  
12500 Fair Lakes Circle, Suite 400  
Fairfax, VA 22033  
Tel: 703.227.2000  
Fax: 703.631.6481

Revision / Issue  
No. Description Date

Issue  
Date Description  
05.20.05 Initial Submittal  
06.02.05 Any Resubmitted Submittals  
11.16.05 Special Exception / Plat Review  
11.16.05 Public Comments  
03.08.06 Final Review/Issues

Project Name  
**DULLES  
DISCOVERY  
NORTH**

Special Exception Plat

Sully District  
Fairfax County, Virginia

Drawn by  
AJS

Checked by  
AJS

Project No. 05-483

Date: December 8, 2005

Drawing Title  
**COVER  
SHEET**

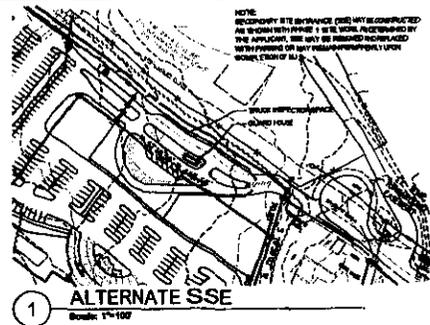
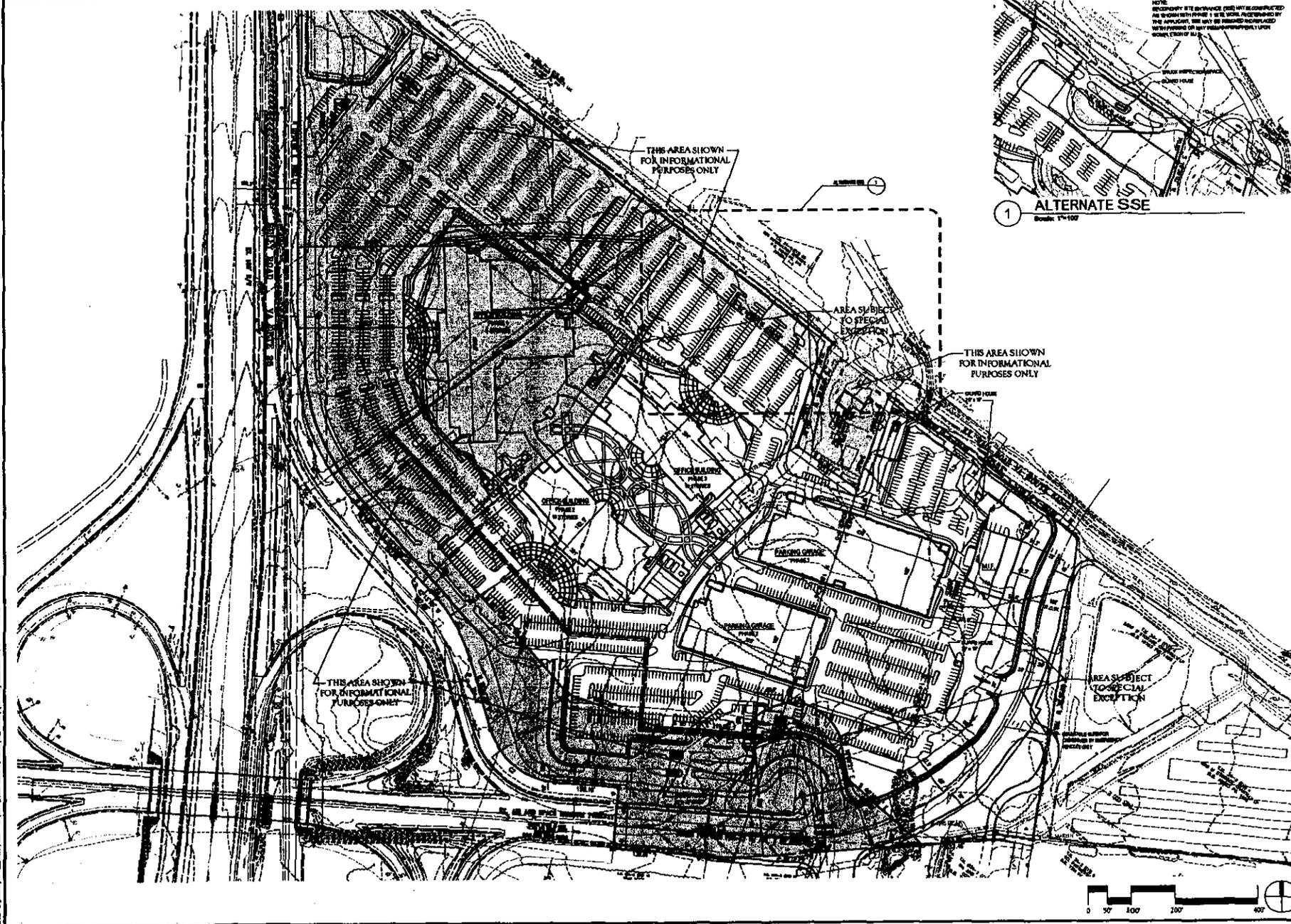
Scale: As Shown

Drawing Number  
**1**

Sheet 1 of 6 2P-1649







**URBAN ENGINEERING & ASSOCIATES, INC.**  
 CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - PLANNING  
 100 Lakeside Triangle, Suite 100  
 Alexandria, Virginia 22304  
 TEL: 703/544-1100 FAX: 703/544-1101



**Client**  
 Sully North Investments L.C.  
 c/o The Peterson Companies  
 10000 Lee Road, Suite 100  
 Fairfax, VA 22030  
 Tel: 703/271-2000 Fax: 703/271-2001

**Location / Name**  
 No. 20000 000

Lot	Area
01	0.0000
02	0.0000
03	0.0000
04	0.0000
05	0.0000
06	0.0000
07	0.0000
08	0.0000
09	0.0000
10	0.0000
11	0.0000
12	0.0000
13	0.0000
14	0.0000
15	0.0000
16	0.0000
17	0.0000
18	0.0000
19	0.0000
20	0.0000
21	0.0000
22	0.0000
23	0.0000
24	0.0000
25	0.0000
26	0.0000
27	0.0000
28	0.0000
29	0.0000
30	0.0000
31	0.0000
32	0.0000
33	0.0000
34	0.0000
35	0.0000
36	0.0000
37	0.0000
38	0.0000
39	0.0000
40	0.0000
41	0.0000
42	0.0000
43	0.0000
44	0.0000
45	0.0000
46	0.0000
47	0.0000
48	0.0000
49	0.0000
50	0.0000
51	0.0000
52	0.0000
53	0.0000
54	0.0000
55	0.0000
56	0.0000
57	0.0000
58	0.0000
59	0.0000
60	0.0000
61	0.0000
62	0.0000
63	0.0000
64	0.0000
65	0.0000
66	0.0000
67	0.0000
68	0.0000
69	0.0000
70	0.0000
71	0.0000
72	0.0000
73	0.0000
74	0.0000
75	0.0000
76	0.0000
77	0.0000
78	0.0000
79	0.0000
80	0.0000
81	0.0000
82	0.0000
83	0.0000
84	0.0000
85	0.0000
86	0.0000
87	0.0000
88	0.0000
89	0.0000
90	0.0000
91	0.0000
92	0.0000
93	0.0000
94	0.0000
95	0.0000
96	0.0000
97	0.0000
98	0.0000
99	0.0000
100	0.0000

**Project Name**  
 DULLES  
 DISCOVERY  
 NORTH

**Special Exception Plat**  
 Sully District  
 Fairfax County, Virginia  
 Drawn By: AJS Checked By: AJS

**Project No.** 05-183  
**Drawn** December 9, 2005

**Drawing Title**  
 SPECIAL  
 EXCEPTION  
 PLAT

**Scale** 1"=100'

**Drawing Number**  
 3  
 Sheet 3 of 4 ZR-1649





**URBAN ENGINEERING & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS ARCHITECTS LANDSCAPE ARCHITECTS  
 10000 Lee Highway, Suite 100  
 Fairfax, Virginia 22031  
 Tel: (703) 261-1000  
 Fax: (703) 261-1001



**Client:**  
 Early North Investments L.C.  
 c/o The Peloton Companies  
 10000 Lee Highway, Suite 100  
 Fairfax, Virginia 22031  
 Tel: (703) 261-1000  
 Fax: (703) 261-1001

**Architect/Artist:**  
 Mr. [Name]  
 No. [Number]

**Title:**  
 [Blank]

**Project Name:**  
**DULLS DISCOVERY NORTH**

**Special Exception File:**  
 Early North  
 Fairfax County, Virginia

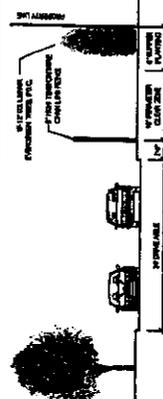
**Drawn by:** [Name]  
**Checked by:** [Name]  
**Project No.:** 04187  
**Date:** December 9, 2003

**Drawing Title:**  
**LANDSCAPE PLAN**

**Scale:** 1/8" = 1'-0"  
**Drawing Number:**  
**4**  
 Sheet 4 of 6 201469

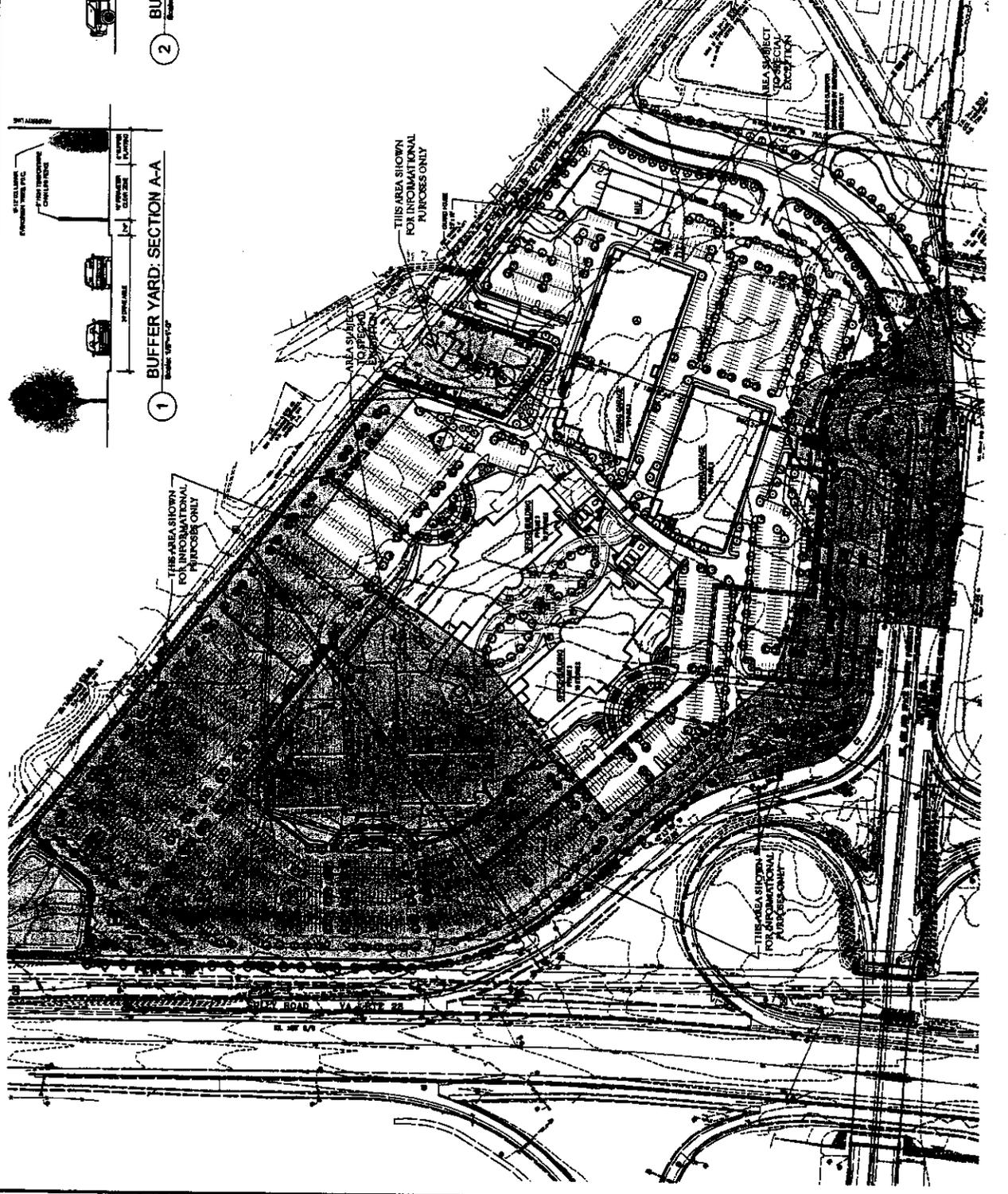


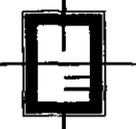
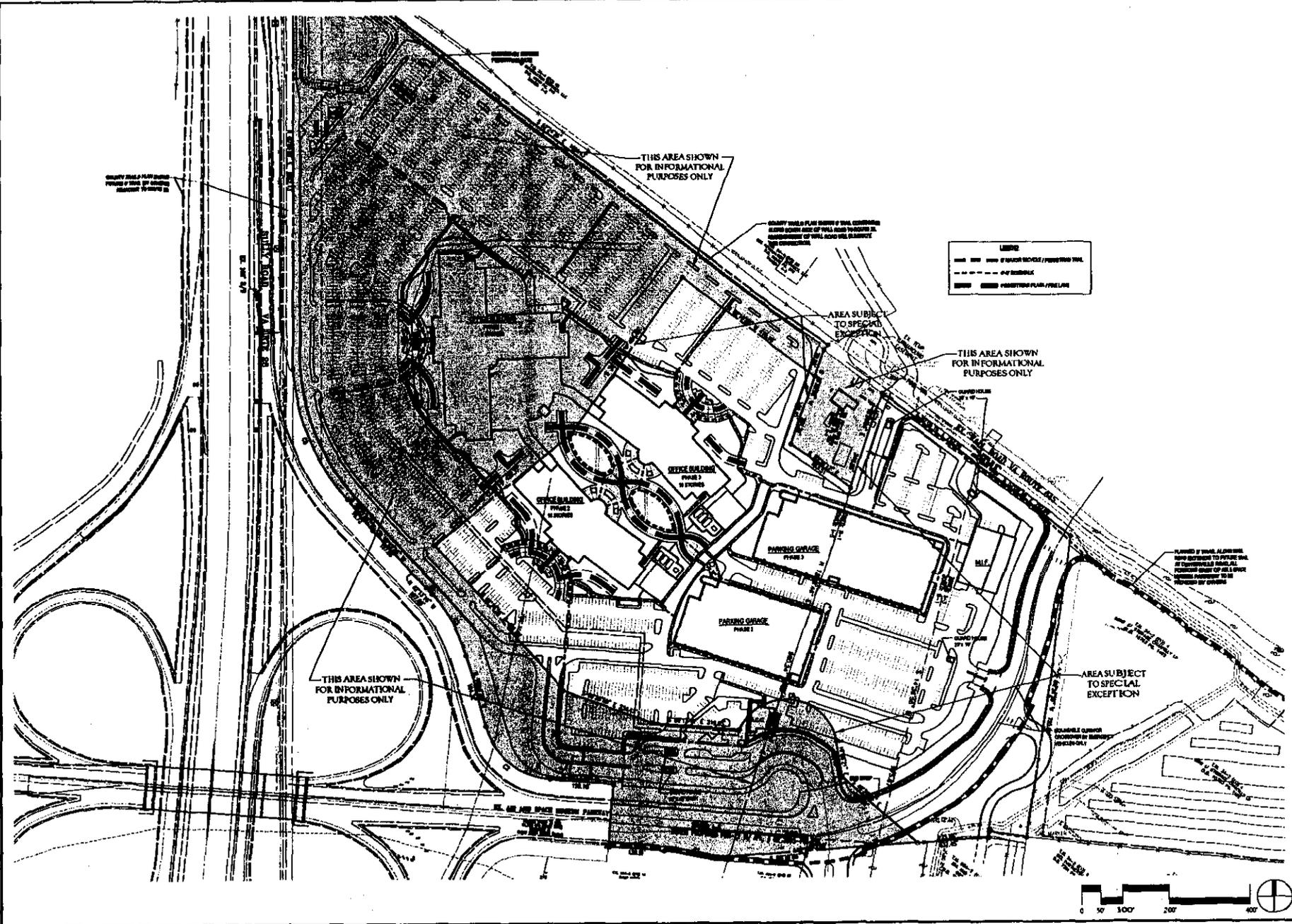
**2 BUFFER YARD: SECTION B-B**  
 Scale: 1/8" = 1'-0"



**1 BUFFER YARD: SECTION A-A**  
 Scale: 1/8" = 1'-0"

TYPE PLANT/PRESENT	Quantity	Notes
Plant Name	1	Plant Name
Plant Name	2	Plant Name
Plant Name	3	Plant Name
Plant Name	4	Plant Name
Plant Name	5	Plant Name
Plant Name	6	Plant Name
Plant Name	7	Plant Name
Plant Name	8	Plant Name
Plant Name	9	Plant Name
Plant Name	10	Plant Name
Plant Name	11	Plant Name
Plant Name	12	Plant Name
Plant Name	13	Plant Name
Plant Name	14	Plant Name
Plant Name	15	Plant Name
Plant Name	16	Plant Name
Plant Name	17	Plant Name
Plant Name	18	Plant Name
Plant Name	19	Plant Name
Plant Name	20	Plant Name
Plant Name	21	Plant Name
Plant Name	22	Plant Name
Plant Name	23	Plant Name
Plant Name	24	Plant Name
Plant Name	25	Plant Name
Plant Name	26	Plant Name
Plant Name	27	Plant Name
Plant Name	28	Plant Name
Plant Name	29	Plant Name
Plant Name	30	Plant Name
Plant Name	31	Plant Name
Plant Name	32	Plant Name
Plant Name	33	Plant Name
Plant Name	34	Plant Name
Plant Name	35	Plant Name
Plant Name	36	Plant Name
Plant Name	37	Plant Name
Plant Name	38	Plant Name
Plant Name	39	Plant Name
Plant Name	40	Plant Name
Plant Name	41	Plant Name
Plant Name	42	Plant Name
Plant Name	43	Plant Name
Plant Name	44	Plant Name
Plant Name	45	Plant Name
Plant Name	46	Plant Name
Plant Name	47	Plant Name
Plant Name	48	Plant Name
Plant Name	49	Plant Name
Plant Name	50	Plant Name





**URBAN ENGINEERING & ASSOCIATES, INC.**  
 CIVIL ENGINEERS - LAND DEVELOPMENT  
 LANDSCAPE ARCHITECTS - PLANNERS  
 7201 Lees Ferry Road, Suite 200  
 Annapolis, Maryland 21403  
 TEL: 410-293-8800 FAX: 410-293-8841



**Client**  
 Sully North Investments L.C.  
 c/o The Peterson Companies  
 1200 Potomac Centre Drive SW  
 Falls Church, VA 22044  
 TEL: 703.288.8800 FAX: 703.288.8801

**Revision / Issue**  
 No. Description Date

Issue	Description
01.01.00	Initial Schedule
02.01.00	APP Annotations Comments
03.01.00	APP Comments / for Review
11.01.00	Public Comments
03.01.00	APP Report Review

**Project Name:**  
**DULLES DISCOVERY NORTH**

**Special Exception Plat**  
 Sully District  
 Fairfax County, Virginia  
 Owned By: A/S  
 Cleared By: A/S

**Project No.:** 05-183

**Date:** December 8, 2005

**Drawing Title:**  
**PEDESTRIAN CIRCULATION PLAN**

**Scale:** 1"=100'

**Drawing Number:**  
**5**  
 Sheet 5 of 6 ZR-1449



### Dulles Discovery North

View from Route 28 just North of the Overpass of Air and Space Museum Parkway Looking Northeast



### Dulles Discovery North

View from Route 28 at the Site's Northwest Corner Looking Southeast



### Dulles Discovery North

View from the East End of the Courtyard Looking West



**URBAN ENGINEERING & ASSOCIATES, INC.**  
 1700 W. BRIDLEWAY - SUITE 200  
 FORT WORTH, TEXAS 76103  
 TEL: 817.335.1100 FAX: 817.335.1101



**Client**  
 Bully North Investments L.C.  
 c/o The Peterson Companies  
 1000 Park Lane Blvd, Suite 400  
 Dallas, TX 75201  
 Tel: 714.977.8887

**Revision / Issue**

No.	Description	Date

Date	Description
02.08.05	Initial Submittal
02.09.05	App. Amendment Submitted
03.02.05	Staff Comments / 1st Round
11.02.05	Staff Comments
11.02.05	Public Comments
02.08.05	Staff Report Update

**Project Name**  
**DULLES DISCOVERY NORTH**

**Special Exception Plat**

**Sully District**  
 Fairfax County, Virginia

Drawn By AJS	Checked By AJS
-----------------	-------------------

**Project No.** 05-183

**Date:** December 9, 2005

**Drawing Title**  
**ILLUSTRATIVE SITE PERSPECTIVES**

**Scale:** NTA

**Drawing Number**

6



**WISNIEWSKI BLAIR & ASSOCIATES, Ltd**

THIS INFORMATION FOR ILLUSTRATIVE PURPOSES-ONLY!

Sheet 6 of 6 2P-1609

# DULLES DISCOVERY NORTH

## SUPPLEMENTAL SWM PACKAGE

(SE 2005-SU-023 / RZ 2005-SU-026)

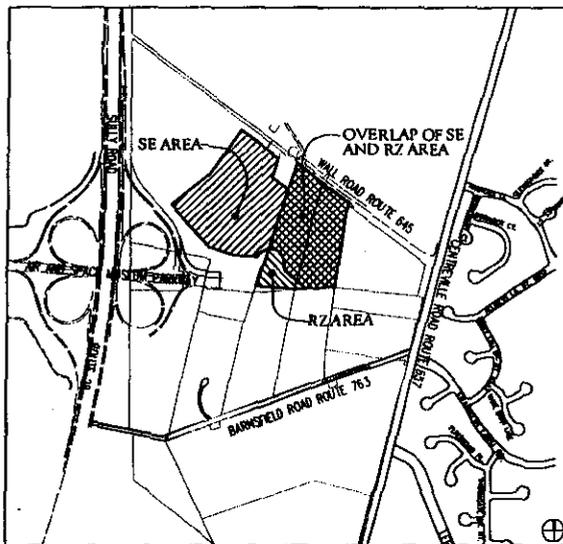
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**APPLICANT** SULLY NORTH INVESTMENTS L.C.  
c/o THE PETERSON COMPANIES  
12500 FAIR LAKES CIRCLE  
SUITE 400  
FAIRFAX, VA 22033  
TEL: 703.227.2000  
FAX: 703.631.6481

**LEGAL COUNSEL** HUNTON & WILLIAMS LLP  
1751 PINNACLE DRIVE  
SUITE 1700  
McLEAN, VA 22102  
TEL: 703.714.7422  
FAX: 703.714.7410

**LANDSCAPE ARCHITECT / CIVIL ENGINEER** URBAN ENGINEERING & ASSOCIATES  
7700 LITTLE RIVER TURNPIKE  
SUITE 503  
ANNANDALE, VA 22003  
TEL: 703.642.8080  
FAX: 703.941.8344

**ARCHITECT / PLANNER** WISNEWSKI BLAIR & ASSOCIATES  
44 CANAL CENTER PLAZA  
SUITE 100  
ALEXANDRIA, VA 22314  
TEL: 703.836.7766  
FAX: 703.836.3042



VICINITY MAP  
SCALE: 1"=500'

### SHEET INDEX

- 1 COVER SHEET
- 2 BMP PLAN
- 3 BMP DETAILS AND COMPUTATIONS
- 4 STORMWATER MANAGEMENT COMPUTATIONS
- 5 STORMWATER MANAGEMENT COMPUTATIONS
- 6 STORMWATER MANAGEMENT COMPUTATIONS
- 7 ADEQUATE OUTFALL COMPUTATIONS
- 8 ADEQUATE OUTFALL COMPUTATIONS
- 9 ADEQUATE OUTFALL COMPUTATIONS
- 10 ADEQUATE OUTFALL COMPUTATIONS

### GENERAL NOTES

1. THIS SUPPLEMENTAL SWM PACKAGE WAS PREPARED FOR TWO CONCURRENT APPLICATIONS OF 2005-04-02 AND RZ 2005-04-02.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM A BOUNDARY SURVEY PREPARED BY URBAN ENGINEERING & ASSOCIATES, INC., DATED APRIL 2005.
3. THE TOPOGRAPHY SHOWN HEREON IS AT A 200 FOOT CONTOUR INTERVAL, COMPILED FROM A SURVEY TAKEN BY URBAN ENGINEERING & ASSOCIATES, INC., WHICH IS NOT SHOWN.
4. THE PROPERTY SHOWN ON THIS APPLICATION IS LOCATED IN THE SULLY DISTRICT, THE UPPER CLERK RUN DISTRICT, SEVEN DISTRICT AND THE OLD RUN WATER DISTRICT.
5. THE INFORMATION AND COMPUTATIONS SHOWN ON THIS PLAN MAY BE MODIFIED, INCLUDING THE ELIMINATION OF UNDERGROUND VALVES, SO LONG AS THE APPROPRIATE ENGINEERING CRITERIA ARE MET AND SUBJECT TO D.P.W.E.'S APPROVAL.



URBAN ENGINEERING & ASSOCIATES, INC.  
Civil Engineers - Land Surveyors  
Professional Engineers - Planners  
17714 Little River Turnpike, Suite 500  
Annandale, Virginia 22003  
TEL: 703.642.8080 FAX: 703.941.8344

Seal



Client

Sully North Investments L.C.  
c/o The Peterson Companies  
12500 Fair Lakes Circle  
Fairfax, VA 22033  
Tel: 703.227.2000  
Fax: 703.631.6481

Revision / Issue

No. Description Date

Issue

Date	Description
05-18-05	Initial Submittal
05-23-05	App. Modification Comments
05-25-05	Final Comments / Set Plans

Project Name

DULLES  
DISCOVERY  
NORTH

Supplemental SWM

Sully District  
Fairfax County, Virginia

Drawn By: AJS  
Checked By: AJS

Project No. 05-418

Date: October 14, 2005

Drawing Title

COVER  
SHEET

Scale: As Shown

Drawing Number

1

Sheet 1 of 10 23-1649



THIS PLAN FOR BMP PURPOSES ONLY.

APPROXIMATE LOCATION OF  
BMP VMA, T.E.  
(CARTRIDGE SYSTEM OR SIMILAR)

OFF-SITE  
DEVELOPED CONTROLLED  
A=2.17 AC  
C=0.50

ON-SITE DEVELOPED  
UNCONTROLLED  
A=1.78 AC  
C=0.55

OFF-SITE  
DEVELOPED ZONED LAND  
A=0.30 AC  
C=0.60

ON-SITE DEVELOPED  
CONTROLLED (ROADWAY)  
A=2.33 AC  
C=0.80

ON-SITE DEVELOPER  
CONTROLLED  
A=0.38 AC  
C=0.50

OFF-SITE UNDEVELOPED  
CONTROLLED  
A=2.73 AC  
C=0.60



URBAN ENGINEERING  
& ASSOCIATES, INC.  
ONE WOODLAWN - 14000 WOODLAWN  
LAWSON AVENUE - SUITE 100  
1701 Oak Run Triangle, Suite 100  
Falls Church, Virginia 22045  
TEL: 703.281.2200 FAX: 703.281.2204



Client  
Sully North Investments L.C.  
c/o The Peterson Companies  
10000 Pop Lakes Circle  
Suite 400  
10700 Westpark Drive  
Falls Church, VA 22041

Revision / Issue  
No. Description Date

Issue  
Date Description  
10.10.05 Initial Submittal  
10.10.05 Add Pumping Chamber  
10.10.05 Add Stormwater Treatment  
10.10.05 Add Stormwater Treatment

Project Name  
**DULLES  
DISCOVERY  
NORTH**

Supplemental SVMA

Sully District  
Fairfax County, Virginia

Drawn By  
AJS

Checked By  
AJS

Project No. 05481

Date: October 10, 2005

Drawing Title  
**BMP  
PLAN**

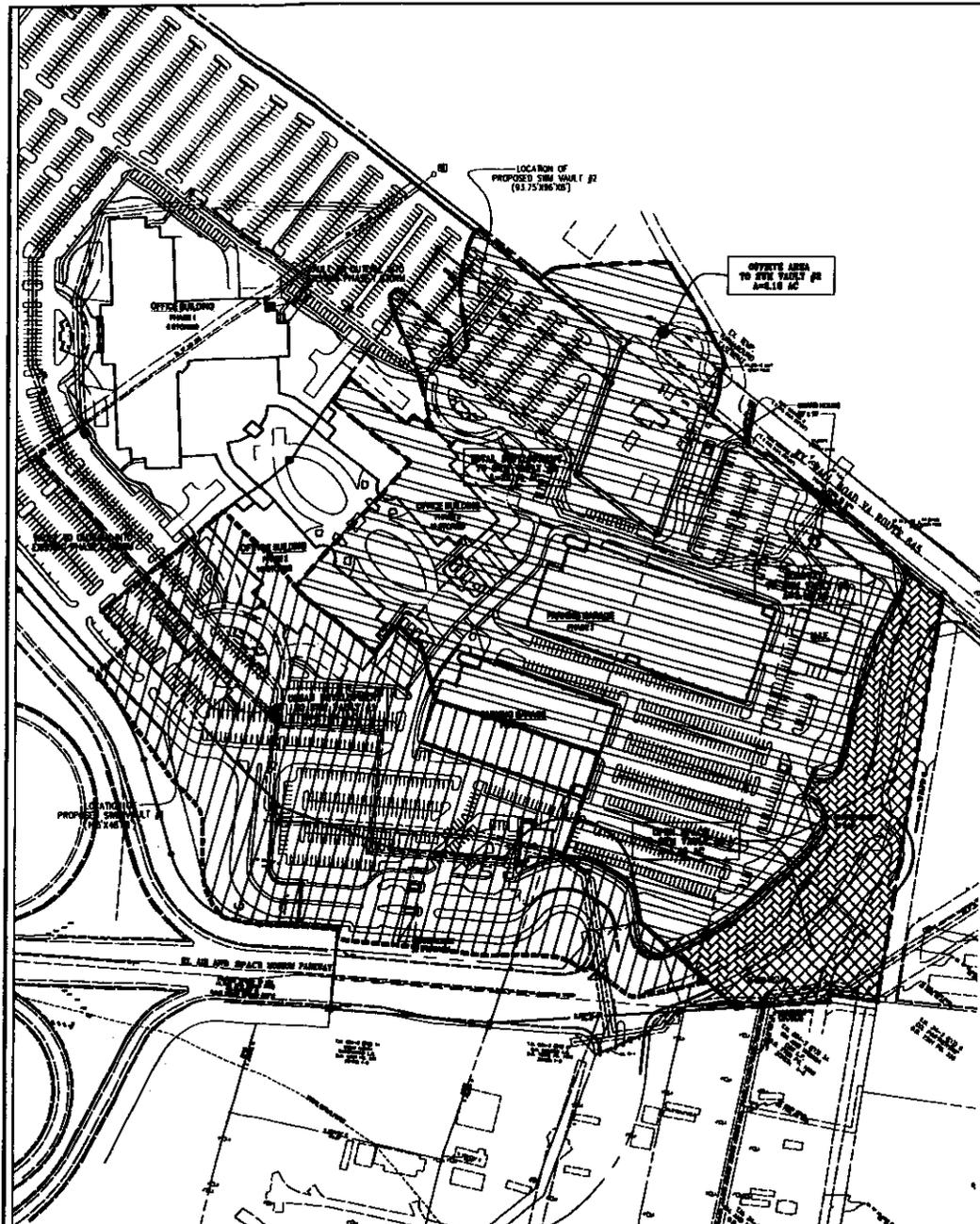
Scale: 1"=100'

Drawing Number  
**2**

Sheet 2 of 10 EP-1649

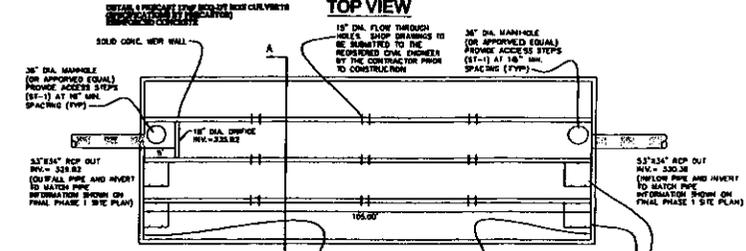






**SWM VAULT #1**

**TOP VIEW**



**NOTES:**  
 1) CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR MODIFIED BOX CULVERT TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND CONSTRUCTION. SHOP DRAWINGS SHALL PROVIDE FABRICATED WATER-TIGHT ENDS ON CULVERT.  
 2) BOX CULVERT FLOOR SHALL BE SLOPED AS NECESSARY TO PROVIDE FOR THE DRAINAGE TO OFFICE. SPOT SHOTS PROVIDED FOR REFERENCE.  
 3) CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR MODIFIED BOX CULVERT TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND CONSTRUCTION. SHOP DRAWINGS SHALL PROVIDE FABRICATED WATER-TIGHT ENDS ON CULVERT.  
 4) 1/2\"/>

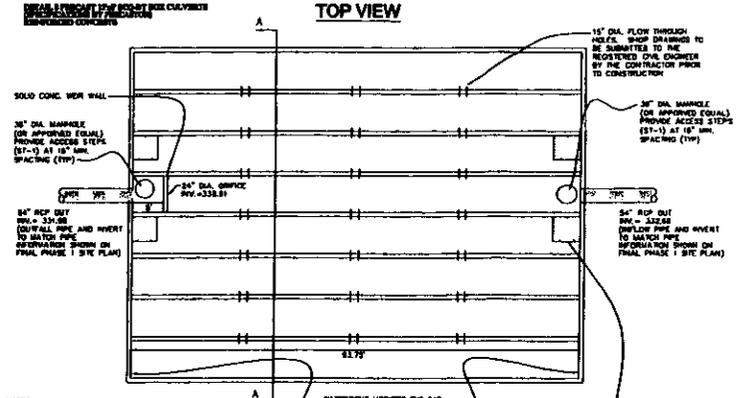
**TYPICAL CROSS-SECTION A-A**



ALL INFORMATION SUBJECT TO CHANGE PER FINAL ENGINEERING PLANS

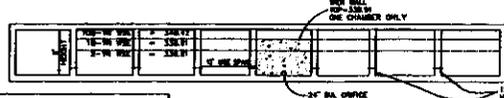
**SWM VAULT #2**

**TOP VIEW**

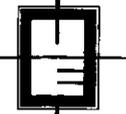


**NOTES:**  
 1) CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR MODIFIED BOX CULVERT TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND CONSTRUCTION. SHOP DRAWINGS SHALL PROVIDE FABRICATED WATER-TIGHT ENDS ON CULVERT.  
 2) BOX CULVERT FLOOR SHALL BE SLOPED AS NECESSARY TO PROVIDE FOR THE DRAINAGE TO OFFICE. SPOT SHOTS PROVIDED FOR REFERENCE.  
 3) CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR MODIFIED BOX CULVERT TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND CONSTRUCTION. SHOP DRAWINGS SHALL PROVIDE FABRICATED WATER-TIGHT ENDS ON CULVERT.  
 4) 1/2\"/>

**TYPICAL CROSS-SECTION A-A**



ALL INFORMATION SUBJECT TO CHANGE PER FINAL ENGINEERING PLANS



**URBAN ENGINEERING & ASSOCIATES, INC.**  
 CIVIL ENGINEERS - LAND DEVELOPERS  
 LANDSCAPE ARCHITECTS - PLANNERS  
 17800 New Heights Blvd. #6  
 Annandale, Virginia 22003  
 TEL: 703/448-1000 FAX: 703/448-1001



**Client:**  
 Sully North Investments L.C.  
 c/o The Petersen Companies  
 1000 Potomac Plaza  
 Suite 600  
 NE PER ASPERO  
 WASHINGTON, DC 20002-5001

**Revision / Issue:**  
 No. Description Date

**Scale:**  
 Sheet Description  
 0.50" = 1'-0" (Overall)  
 0.25" = 1'-0" (Detail)

**Project Name:**  
**DULLES DISCOVERY NORTH**

**Supplemental SWM**  
 Sully District  
 Fairfax County, Virginia

**Drawn by:** AJS **Checked by:** AJS  
**Project No.:** 05183

**Date:** October 10, 2023  
**Drawing Title:**  
**STORMWATER MANAGEMENT COMPUTATIONS**

**Scale:** P-100  
**Drawing Number:**



**VAULT 2: PRE-POST DEVELOPMENT FLOWS**

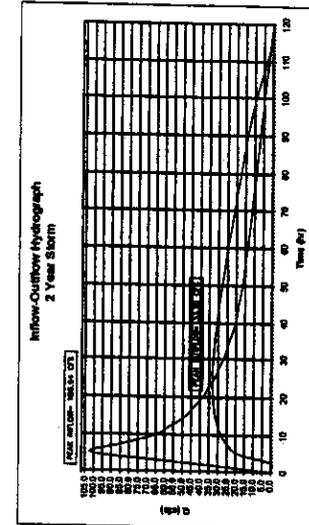
Flow Type	Pre-Development	Post-Development
Peak	1.5	1.5
15 min	0.5	0.5
1 hr	0.3	0.3
24 hr	0.1	0.1

**VAULT 2: STAGE-STORAGE DISCHARGE DATA**

Storage (cu ft)	Stage (ft)	Discharge (cfs)
0	0.0	0.0
1000	0.5	1.0
2000	1.0	2.0
3000	1.5	3.0
4000	2.0	4.0
5000	2.5	5.0
6000	3.0	6.0
7000	3.5	7.0
8000	4.0	8.0
9000	4.5	9.0
10000	5.0	10.0

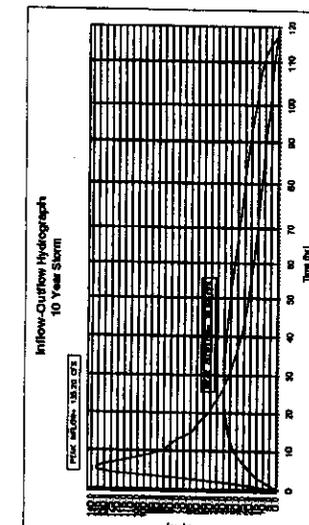
**VAULT 2: 2-YEAR STORM ROUTING INFORMATION**

Time (hr)	Inflow (cfs)	Outflow (cfs)	Storage (cu ft)
0	0.0	0.0	0.0
1	1.0	0.8	1000
2	2.0	1.5	2000
3	3.0	2.2	3000
4	4.0	3.0	4000
5	5.0	3.8	5000
6	6.0	4.5	6000
7	7.0	5.2	7000
8	8.0	6.0	8000
9	9.0	6.8	9000
10	10.0	7.5	10000



**VAULT 2: 10-YEAR STORM ROUTING INFORMATION**

Time (hr)	Inflow (cfs)	Outflow (cfs)	Storage (cu ft)
0	0.0	0.0	0.0
1	1.0	0.8	1000
2	2.0	1.5	2000
3	3.0	2.2	3000
4	4.0	3.0	4000
5	5.0	3.8	5000
6	6.0	4.5	6000
7	7.0	5.2	7000
8	8.0	6.0	8000
9	9.0	6.8	9000
10	10.0	7.5	10000



URAM ENGINEERING & ASSOCIATES, INC.  
CONSULTING ENGINEERS - ARCHITECTS  
10000 WOODBRIDGE BLVD, SUITE 100  
FARMERS BRANCH, TEXAS 75448

CITY OF DALLAS  
DEPARTMENT OF PUBLIC WORKS  
1500 MARSHALL ST., SUITE 100  
DALLAS, TEXAS 75201

Client: Study North Investments L.C.  
c/o The Petroleum Companies  
15000 WOODBRIDGE BLVD, SUITE 100  
FARMERS BRANCH, TEXAS 75448

Revision / Issue No. Description Date

Scale: 1" = 10'-0"

Project Name: DULLES DISCOVERY NORTH  
Supplemental Study  
City District: Farmers County, Virginia  
Drawn By: JAS  
Checked By: JAS  
Project No.: 05-100  
Date: October 18, 2005

Drawing Title: STORMWATER MANAGEMENT COMPUTATIONS  
Sheet: 6 of 10  
Drawing Number: 6  
Date: 10/18/05

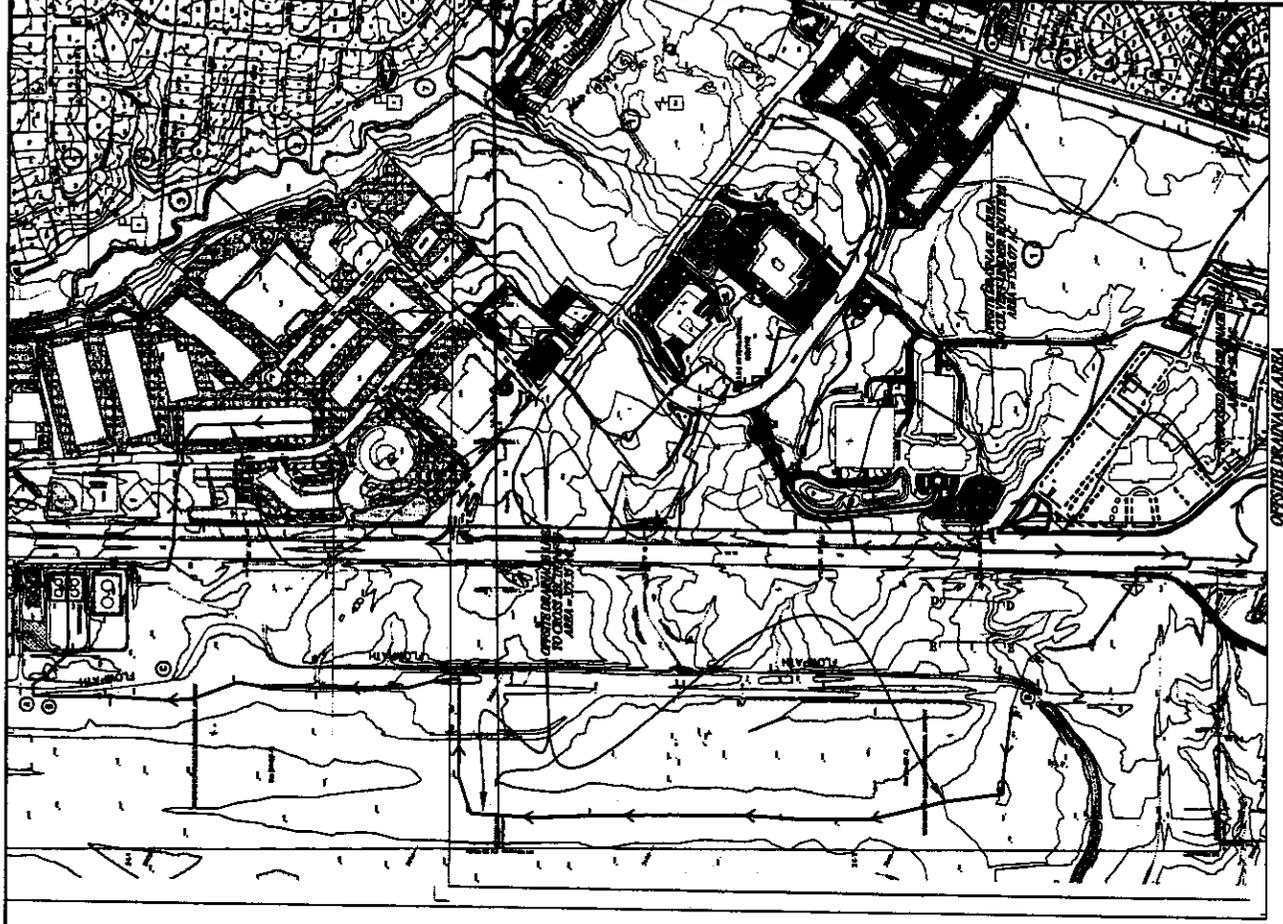
**UNBARRICAD STORMWATER INFORMATION FOR RESIDENTIAL SPECIAL APPLICATIONS**

The design information is provided to the owner as a guide only. It is not intended to be used as a basis for construction. The design information is provided to the owner as a guide only. It is not intended to be used as a basis for construction.

The design information is provided to the owner as a guide only. It is not intended to be used as a basis for construction. The design information is provided to the owner as a guide only. It is not intended to be used as a basis for construction.

The design information is provided to the owner as a guide only. It is not intended to be used as a basis for construction. The design information is provided to the owner as a guide only. It is not intended to be used as a basis for construction.





**OFFSITE TO CROSS SECTION F-F**

Land Use	Total Area	Subarea	Soil Type	CN
Brush	277.63	0.00	A	30.00
(Wood Condition)		65.78	B	45.00
		210.85	C	53.00
		0.00	D	72.00
Impervious (Roof/Wall)	28.15	0.00	A	38.00
		6.08	B	53.00
		20.48	C	53.00
		0.00	D	84.00
Urban (Business/Commercial)	59.89	0.00	A	65.00
		21.40	B	82.00
		35.29	C	94.00
		0.00	D	85.00
Urban (Residential)	8.13	0.00	A	51.00
		2.45	B	61.00
		3.68	C	81.00
		0.00	D	81.00
Water	8.35	8.35		100.00
<b>Subtotal:</b>				<b>375.35</b>
<b>Wt. CN</b>				<b>66.78</b>

Subtotal: 375.35  
 Wt. CN: 66.78

**TIME OF CONCENTRATION**

Sheet Flow (Applicable to Tc Only)

- Surface description (table 1-1)
- Manning's roughness coeff., n (table 1-1)
- Flow Length, L (total 15-300 ft.)
- Two-year 24-hr rainfall, P<sub>2</sub>
- Land Slope, S
- $T_c = 1.483 (L^0.77) (P_2)^{0.38} (S)^{-0.4}$

Shallow Concentrated Flow

- Surface description (paved or unpaved)
- Flow Length, L
- Watercourse Slope, S
- Average Velocity, V (Figure 3-1)
- $T_c = L / 400V$  Compute T<sub>c</sub>

Channel Pipe Flow

- Cross-sectional flow area, A
- Wetted Perimeter, P<sub>w</sub> Compute r
- Hydraulic radius, r = A/P<sub>w</sub>
- Manning's roughness coeff., n Compute V
- $V = 1.487 (r^{49/10}) / (n)$
- Flow Length, L
- $T_c = L / 3600V$
- Weighted or volume T<sub>c</sub> to T<sub>c</sub> (add 6, 11, and 19)

Segment ID	AB
Circle	0.24
A	109
B	3.3
C	0.005
D	8.31

Segment ID	BC
Unpaved	840
A	0.0045
B	1.13
C	8.31

Segment ID	CD
P/2	3.68
A	160.93
B	3.16
C	0.0016
D	0.04
E	3.2
F	6.01
G	0.5
H	3.8
I	0.8

SEE SHEET FOR THE CALCULATIONS

SEE SHEET FOR THE CROSS SECTIONS

**TR-20 CALCULATIONS (TO CROSS SECTION F-F)**

Summary Report

Flow Type	Flow Rate (cfs)	Velocity (ft/s)	Channel Slope	Channel Width (ft)	Channel Depth (ft)	Channel Area (sq ft)	Channel Velocity (ft/s)	Channel Capacity (cfs)
1. Normal	10.0	1.5	0.005	10.0	2.0	20.0	1.5	30.0
2. Flood	100.0	1.5	0.005	100.0	2.0	200.0	1.5	300.0

Summary Report

Flow Type	Flow Rate (cfs)	Velocity (ft/s)	Channel Slope	Channel Width (ft)	Channel Depth (ft)	Channel Area (sq ft)	Channel Velocity (ft/s)	Channel Capacity (cfs)
1. Normal	10.0	1.5	0.005	10.0	2.0	20.0	1.5	30.0
2. Flood	100.0	1.5	0.005	100.0	2.0	200.0	1.5	300.0

Summary Report

Flow Type	Flow Rate (cfs)	Velocity (ft/s)	Channel Slope	Channel Width (ft)	Channel Depth (ft)	Channel Area (sq ft)	Channel Velocity (ft/s)	Channel Capacity (cfs)
1. Normal	10.0	1.5	0.005	10.0	2.0	20.0	1.5	30.0
2. Flood	100.0	1.5	0.005	100.0	2.0	200.0	1.5	300.0

**TR-20 CALCULATIONS (TO CULVERT)**

Summary Report

Flow Type	Flow Rate (cfs)	Velocity (ft/s)	Channel Slope	Channel Width (ft)	Channel Depth (ft)	Channel Area (sq ft)	Channel Velocity (ft/s)	Channel Capacity (cfs)
1. Normal	10.0	1.5	0.005	10.0	2.0	20.0	1.5	30.0
2. Flood	100.0	1.5	0.005	100.0	2.0	200.0	1.5	300.0

Summary Report

Flow Type	Flow Rate (cfs)	Velocity (ft/s)	Channel Slope	Channel Width (ft)	Channel Depth (ft)	Channel Area (sq ft)	Channel Velocity (ft/s)	Channel Capacity (cfs)
1. Normal	10.0	1.5	0.005	10.0	2.0	20.0	1.5	30.0
2. Flood	100.0	1.5	0.005	100.0	2.0	200.0	1.5	300.0

Summary Report

Flow Type	Flow Rate (cfs)	Velocity (ft/s)	Channel Slope	Channel Width (ft)	Channel Depth (ft)	Channel Area (sq ft)	Channel Velocity (ft/s)	Channel Capacity (cfs)
1. Normal	10.0	1.5	0.005	10.0	2.0	20.0	1.5	30.0
2. Flood	100.0	1.5	0.005	100.0	2.0	200.0	1.5	300.0



**URBAN ENGINEERING ASSOCIATES, INC.**  
 10000 W. 10th Street, Suite 100  
 Overland Park, Kansas 66211  
 Phone: (913) 666-1100  
 Fax: (913) 666-1101



**Client:**  
 Study North Investments L.C.  
 c/o The Peterson Companies  
 10000 W. 10th Street, Suite 100  
 Overland Park, Kansas 66211  
 Phone: (913) 666-1100

**Revision / Issue No. Description:**  
 1. Initial  
 2. Final

**Drawn By:** [Name]  
**Checked By:** [Name]  
**Date:** [Date]

**Project Name:**  
**DUNLES DISCOVERY NORTH**

**Supplemental SWM**  
 Falls County, Virginia

**Drawn By:** [Name]  
**Checked By:** [Name]  
**Date:** [Date]

**Project No.:** 0618  
**Date:** October 11, 2005

**ADRIAN OUTFALL COMPUTATIONS**

**Scale:** As Shown  
**Drawing Number:** 9  
**Sheet 9 of 10** 20-1699

\* NOTE: FLOW INCLUDES OUTFALL FROM ROUTE 20 CULVERT. SEE THIS SHEET FOR TR-20 CALCULATIONS.

\* NOTE: FLOW INCLUDES OUTFALL FROM POND PROPOSED WITH THIS PLAN. SEE SHEETS 01-09 FOR POND COMPUTATIONS.



**URBAN ENGINEERING & ASSOCIATES, INC.**  
 CIVIL ENGINEERING - LAND DEVELOPMENT  
 1700 N. W. 10th Ave., Suite 200  
 Ft. Lauderdale, FL 33304  
 TEL: (954) 574-1100 FAX: (954) 574-1101



Client: **Stacy North Investments L.C.**  
 10000 North Commercial  
 Suite 100  
 Fort Lauderdale, FL 33304  
 Tel: 754-574-1100

Project Name: **DULLIES DISCOVERY NORTH**

Supplemental BYAM

Drawn By: **AS**  
 Checked By: **AS**  
 Project No: **05-80**  
 Date: **October 18, 2003**

Supplemental BYAM  
 Early Design  
 Federal County, Virginia  
 Drawn By: **AS**  
 Checked By: **AS**  
 Project No: **05-80**  
 Date: **October 18, 2003**

Supplemental BYAM

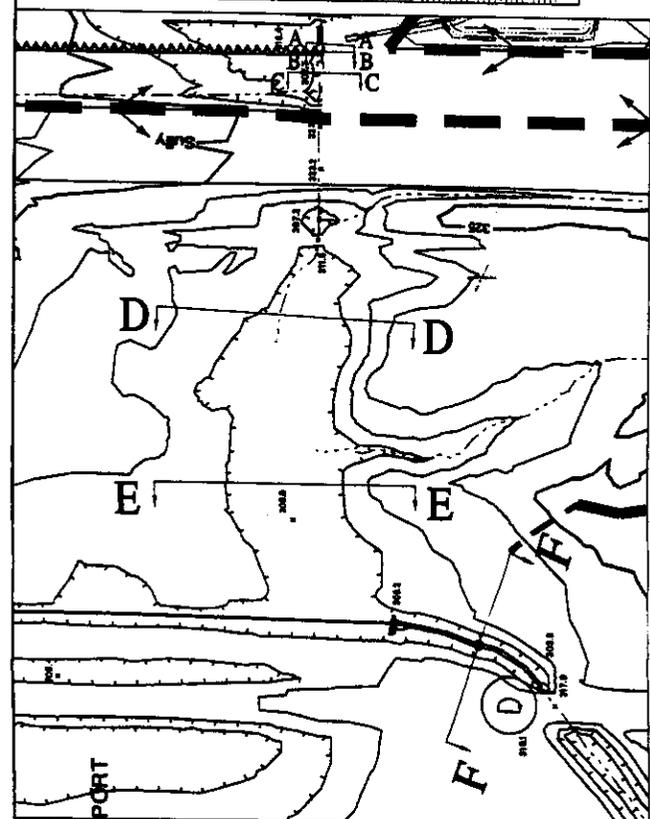
Supplemental BYAM  
 Early Design  
 Federal County, Virginia  
 Drawn By: **AS**  
 Checked By: **AS**  
 Project No: **05-80**  
 Date: **October 18, 2003**

Supplemental BYAM  
 Early Design  
 Federal County, Virginia  
 Drawn By: **AS**  
 Checked By: **AS**  
 Project No: **05-80**  
 Date: **October 18, 2003**

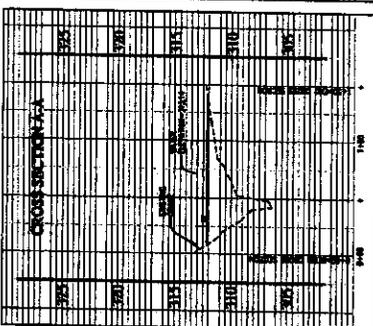
Supplemental BYAM  
 Early Design  
 Federal County, Virginia  
 Drawn By: **AS**  
 Checked By: **AS**  
 Project No: **05-80**  
 Date: **October 18, 2003**

Supplemental BYAM  
 Early Design  
 Federal County, Virginia  
 Drawn By: **AS**  
 Checked By: **AS**  
 Project No: **05-80**  
 Date: **October 18, 2003**

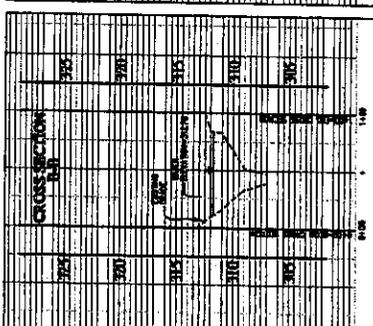
Supplemental BYAM  
 Early Design  
 Federal County, Virginia  
 Drawn By: **AS**  
 Checked By: **AS**  
 Project No: **05-80**  
 Date: **October 18, 2003**



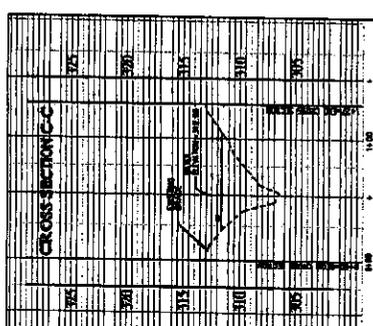
**CROSS SECTION A-A**  
 SECTION DATA:  
 MANNING'S COEFFICIENT: 0.050  
 SLOPE: 0.005 F/FT  
 10-YEAR WATER SURFACE ELEVATION: 313.14  
 10-YEAR FLOW: 507.96 CFS  
 10-YEAR DEPTH: 3.77 FT  
 2-YEAR DEPTH: 2.81 FT/S



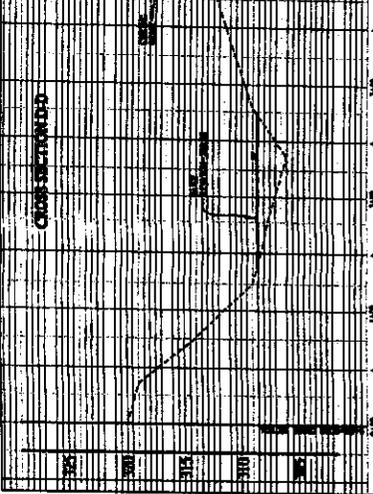
**CROSS SECTION B-B**  
 SECTION DATA:  
 MANNING'S COEFFICIENT: 0.050  
 SLOPE: 0.005 F/FT  
 10-YEAR WATER SURFACE ELEVATION: 312.78  
 10-YEAR FLOW: 507.96 CFS  
 10-YEAR DEPTH: 4.28 FT  
 2-YEAR DEPTH: 2.85 FT/S



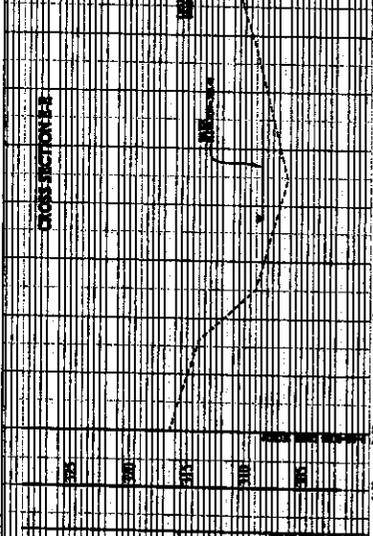
**CROSS SECTION C-C**  
 SECTION DATA:  
 MANNING'S COEFFICIENT: 0.050  
 SLOPE: 0.005 F/FT  
 10-YEAR WATER SURFACE ELEVATION: 312.66  
 10-YEAR FLOW: 507.96 CFS  
 10-YEAR DEPTH: 5.11 FT  
 2-YEAR DEPTH: 2.98 FT/S



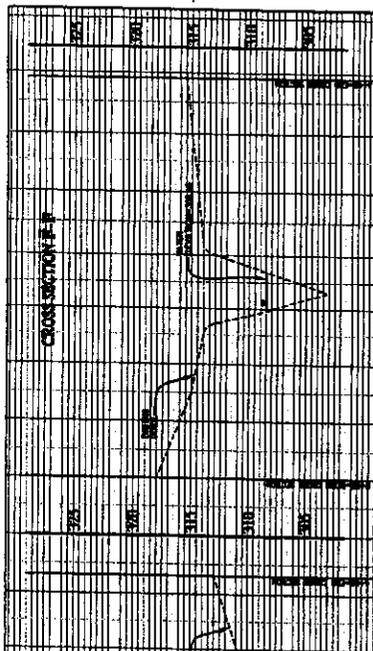
**CROSS SECTION D-D**  
 SECTION DATA:  
 MANNING'S COEFFICIENT: 0.035  
 SLOPE: 0.005 F/FT  
 10-YEAR WATER SURFACE ELEVATION: 309.18  
 10-YEAR FLOW: 722.27 CFS  
 10-YEAR DEPTH: 2.81 FT  
 2-YEAR DEPTH: 3.31 FT/S



**CROSS SECTION E-E**  
 SECTION DATA:  
 MANNING'S COEFFICIENT: 0.035  
 SLOPE: 0.005 F/FT  
 10-YEAR WATER SURFACE ELEVATION: 308.49  
 10-YEAR FLOW: 722.27 CFS  
 10-YEAR DEPTH: 2.38 FT  
 2-YEAR DEPTH: 3.00 FT/S

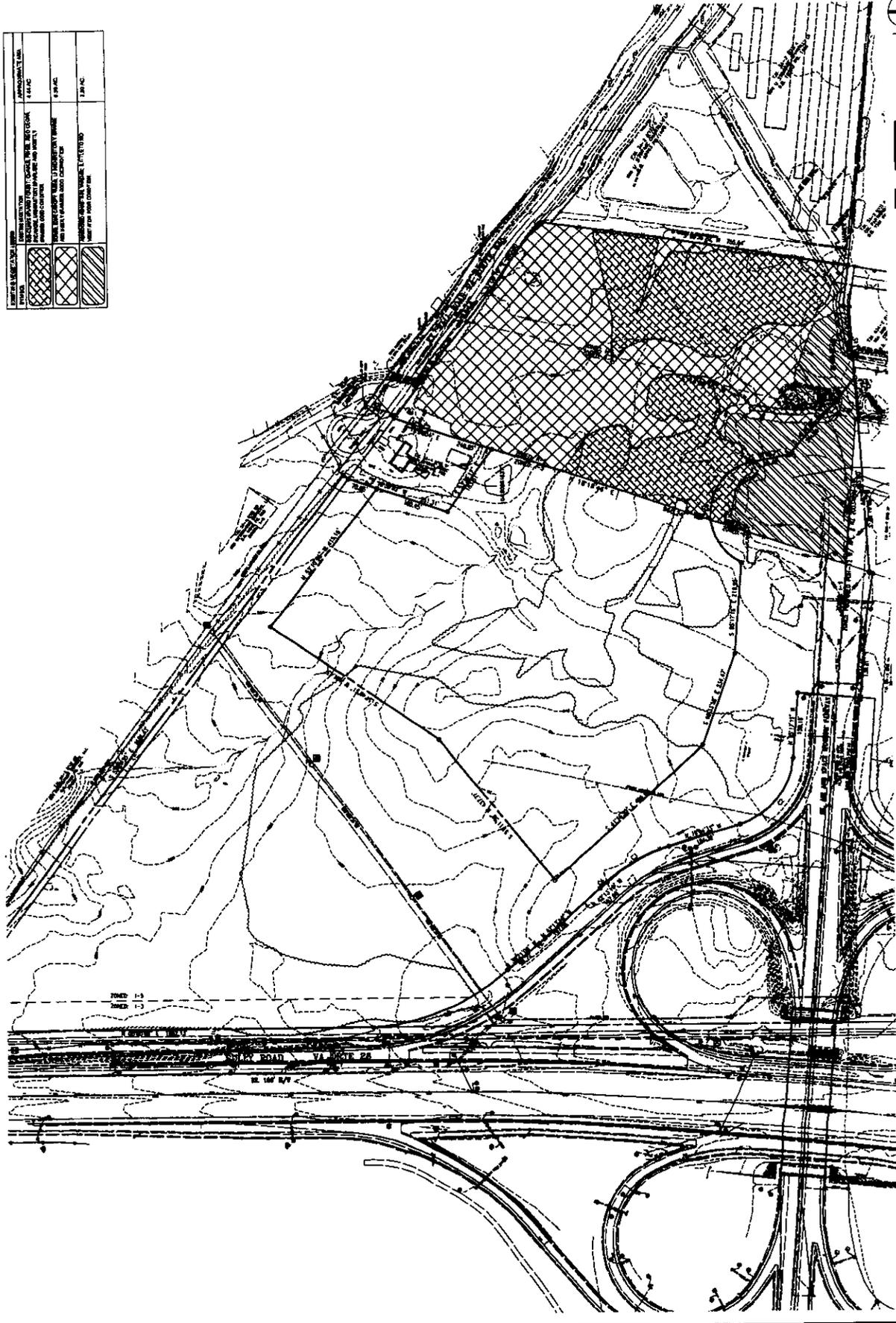


**CROSS SECTION F-F**  
 SECTION DATA:  
 MANNING'S COEFFICIENT: 0.035  
 SLOPE: 0.005 F/FT  
 10-YEAR WATER SURFACE ELEVATION: 309.48  
 10-YEAR FLOW: 722.27 CFS  
 10-YEAR DEPTH: 5.18 FT  
 2-YEAR DEPTH: 3.11 FT/S



CROSS SECTIONS  
 SCALE: 1"=100'

EXISTING ROAD CENTERLINE	EXISTING ROAD CENTERLINE	EXISTING ROAD CENTERLINE
EXISTING ROAD CENTERLINE	EXISTING ROAD CENTERLINE	EXISTING ROAD CENTERLINE
EXISTING ROAD CENTERLINE	EXISTING ROAD CENTERLINE	EXISTING ROAD CENTERLINE



**URBAN ENGINEERING & ASSOCIATES, INC.**  
 10000 WOODBURN ROAD, SUITE 100  
 WOODBURN, VIRGINIA 22191  
 PHONE: (703) 591-1100  
 FAX: (703) 591-1101



**Client:**  
 Safely Health Investments, L.C.  
 10000 Woodburn Road, Suite 100  
 Woodburn, Virginia 22191  
 Phone: (703) 591-1100  
 Fax: (703) 591-1101

**Project Name:**  
 DULLES  
 DISCOVERY  
 NORTH

**Location:**  
 Dulles, Virginia  
 Fairfax County, Virginia

**Drawn By:**  
 AUS  
**Checked By:**  
 AUS

**Project No.:** 05-183  
**Date:** August 1, 2005

**Drawing Title:**  
 EXISTING  
 CONDITIONS  
 PLAN  
 AND  
 E.V.M.

**Scale:** 1" = 100'  
**Drawing Number:**

**Sheet:** 1 of 1  
**Date:** 2/21/09

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

**DESCRIPTION OF APPLICATIONS**

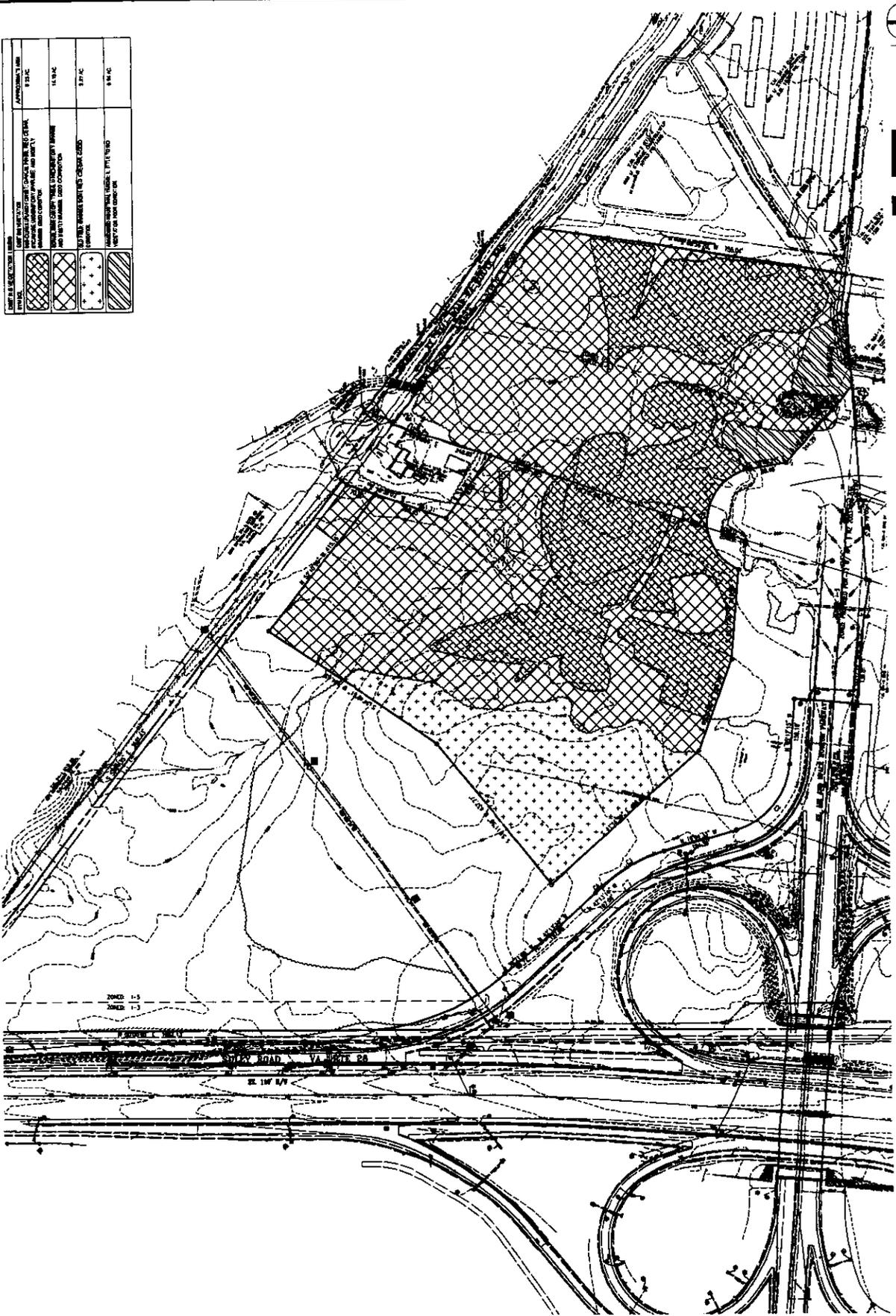
The applicant's rezoning application (RZ 2005-SU-026) requests approval of a rezoning of 13.54 acres presently zoned R-1, I-3, and WS to the I-5, and WS Districts to permit office uses. The rezoning area represents a portion of the 55.37 acre Dulles Discovery North property that is proposed to be developed as a high security office complex. As proposed, Dulles Discovery North will be developed in three phases and will be composed of three office buildings, two parking garages, a materials inspection facility, an access control center, and six guardhouses. The cumulative gross floor area (GFA) of the 55.37 acre site will be 1,282,848 square feet at a floor area ratio (FAR) of 0.532. The materials inspection facility (15,000 square feet), three guardhouses (750 square feet), a portion of the access control center (1,000 square feet), and portions of the parking garages (not calculated into the FAR) will be located within the rezoning area for a cumulative FAR of 0.03 for the rezoning application; the balance of the 0.5 FAR permitted by the I-5 District will be used for the overall Dulles Discovery North property.

The applicant's special exception application (SE 2005-SU-023) requests approval to permit an increase in building height of two office buildings from a maximum of 75 feet as permitted in the I-5 District to a maximum of 150 feet for each building. The special exception area represents 27.27 acres of the Dulles Discovery North property, which includes the rezoning area on the assumption that the rezoning request of 13.54 acres to the I-5, WS and AN Districts is approved. Two office buildings (427,192 square feet each), two parking garages, the materials inspection facility (15,000 square feet), three guardhouses (750 square feet), a portion of the access control center (1,000 square feet), and a portion of the connector link (1,942 square feet) will be located within the special exception area for a cumulative FAR of 0.735 for the special exception application. The Zoning Ordinance currently permits a maximum FAR of 0.5 in the I-5 District. The entire property is located within the Route 28 Tax District area; the I-5 portion of the property is grandfathered at its pre-Route 28 Tax District FAR limitation of 1.0, while the area subject to the rezoning will allow up to a 0.5 FAR, thereby permitting a maximum FAR of 0.785 for the 27.27 acre special exception area.

**MODIFICATIONS AND WAIVERS**

- Modification of the transitional screening and barrier requirements along portions of the northern, southern, eastern, and western property boundaries
- Waiver of the Comprehensive Plan trail requirement along Sully Road and portions of Wall Road

1/4"	1/2"	3/4"	1"	1 1/4"	1 1/2"	1 3/4"	2"	2 1/4"	2 1/2"	2 3/4"	3"	3 1/4"	3 1/2"	3 3/4"	4"	4 1/4"	4 1/2"	4 3/4"	5"	5 1/4"	5 1/2"	5 3/4"	6"	6 1/4"	6 1/2"	6 3/4"	7"	7 1/4"	7 1/2"	7 3/4"	8"	8 1/4"	8 1/2"	8 3/4"	9"	9 1/4"	9 1/2"	9 3/4"	10"



	<b>URBAN ENGINEERING &amp; ASSOCIATES, INC.</b> CIVIL ENGINEERS - LAND SURVEYORS 10000 WOODBRIDGE DRIVE, SUITE 100 FORT MYERS, FLORIDA 33907 PHONE: (813) 938-1100 FAX: (813) 938-1101		<b>Client:</b> City of North Investments, L.C. 10000 WOODBRIDGE DRIVE, SUITE 100 FORT MYERS, FLORIDA 33907 PHONE: (813) 938-1100 FAX: (813) 938-1101	<b>Scale:</b> 1" = 100' 1/4" = 25' 1/8" = 12.5' 1/16" = 6.25'	<b>Project Name:</b> BUILDES DISCOVERY NORTH	<b>Special Exception File:</b> Burg District Fairfax County, Virginia Churchhill Pt. A15 A15	<b>Date:</b> August 1, 2009	<b>Drawing Title:</b> EXISTING CONDITIONS PLAN AND EV.M.	<b>Scale:</b> 1"=100' <b>Drawing Number:</b> 1	<b>Sheet:</b> 1 of 1 22/1697
	<b>State of Florida</b> James J. Sullivan No. 1271 Professional Engineer		<b>Issue:</b> 08/01/09 08/01/09 08/01/09 08/01/09	<b>Project No.:</b> 05-183	<b>Drawn By:</b> August 1, 2009	<b>Scale:</b> 1"=100' <b>Drawing Number:</b> 1	<b>Sheet:</b> 1 of 1 22/1697			

## LOCATION AND CHARACTER

### Site Description

The 13.54 acre rezoning area is a component of the 27.27 acre special exception area, which is a portion of the 55.37 acre Dulles Discovery North property. The site is located on the south side of Wall Road, east of Sully Road (Route 28), and approximately 800 feet west of Centreville Road. Existing vegetation on the site consists of a mixture of fields, successional growth and mature trees. A large portion of the site has been cleared and will soon be under construction with Phase I of the Dulles Discovery North development.

### Surrounding Area Description

Direction	Use	Zoning	Plan
North	Office, Vacant & SFD	I-5 & R-1	Mixed Use & Office
South	Industrial & Vacant	I-5	Mixed Use
East	Warehousing	I-5	Mixed Use
West	Dulles International Airport	R-1	Public Facilities

## BACKGROUND

- On May 19, 1971, the Board of Supervisors approved RZ C-267 to rezone 48.34 acres (Tax Map 34-2 ((1)) 33) from the RE-1 (currently R-1 District) to the I-L (currently I-5) District for 41.74 acres and a 100 foot wide buffer consisting of 6.6 acres along the western and southern portion of the site that was rezoned to the I-P (currently I-3) District. The site is grandfathered at 1.0 FAR for the I-5 portion and 0.5 for the I-3 portion of the site. The file is available for review in the Zoning Evaluation Division of the Department of Planning and Zoning.
- On June 6, 1988, the Board of Supervisors approved RZ 87-C-030 to rezone 6.07 acres (Tax Map 34-2 ((1)) 34) from the R-1 District to the I-3 District. The applicant submitted an unproffered GDP for an office building and proffered to submit a Generalized Development Plan to the Planning Commission and Board of Supervisors for review and approval prior to site plan approval; however, no plans have been provided to date. The site is grandfathered at 0.5 FAR. Copies of the proffers are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.
- On January 18, 2005, the Board of Supervisors approved SE 2004-SU-028 (Tax Map 34-2 ((1)) 34) to permit a commercial entrance in a residential district to serve an adjacent proposed office use. This driveway will provide the primary access to the Dulles Discovery office complex. A copy of the approved Special Exception Plat is included as Appendix 5.

- RZ/FDP 2003-SU-035 is a request to rezone 68.94 acres to the PDH-12 District to permit the development of single family attached and multi-family dwellings. Both of the subject properties (Tax Map 34-2 ((1)) 33 and 34) are included in this request that has been indefinitely deferred. Once the case is reactivated (pending the outcome of a proposed Out of Turn Plan Amendment), RZ/FDP 2003-SU-023 will need to be amended to remove the subject properties from the application area.

A rough grading plan has been approved to permit development activities for Phase I of the Dulles Discovery North office complex that will consist of a 75 foot tall 373,204 square foot office building and associated surface parking and stormwater management facilities. The subject rezoning and special exception applications are associated with Phases II and III of the Dulles Discovery North office complex.

## **COMPREHENSIVE PLAN PROVISIONS**

Beginning on page 79 of the Fairfax County Comprehensive Plan, Area III, 2003 Edition, Dulles Suburban Center, as amended through June 20, 2005, under the heading Dulles Suburban Center Land Unit Recommendations, Land Unit D-4, the Plan states:

"Land Unit D-4 consists of 157 acres and is bounded on the north by Wall Road, on the west by Route 28, on the southwest and south by the Sully Historic Site Park and on the east by Centreville Road (Figure 19). This land unit contains a portion of the Sully Historic Overlay District, a few scattered warehousing and industrial uses and a large outdoor storage operation north of Barnsfield Road. In addition, about two-thirds of the land unit remains vacant. Cain Branch of Cub Run crosses the southeastern portion of this land unit.

As an alternative, Parcel 24-4((1)) 7A and Parcels 34-2((1)) 1, 1A, 3, 3B and 10A are planned for a mix of non-residential uses up to .50 FAR that may include office, hotel, retail, cultural, recreation and/or entertainment uses. A visitors center providing information about the attractions in the area, including Sully Plantation and the Air and Space Museum Annex, may also be appropriate on this site. Development proposals should be designed to achieve the following:

- Retail and other uses that will serve tourists, such as hotel, cultural facilities, restaurants and entertainment uses, should be of high visual and architectural quality and oriented to Route 28;
- Retail development will not constitute a regional, community or neighborhood shopping center, a regional mall, or a power center;
- Development should occur in a manner that will minimize impacts on existing residential neighborhoods on the east side of Centreville Road. Mitigation measures will include reducing development intensity and scale along Centreville Road and the use of landscaping and screening to enhance the appearance of the development from Centreville Road. No freestanding retail sales or service uses will be located within 600 feet of Centreville Road;

- The existing cemeteries located on the subject properties should be preserved;
- Development of the site will conform with the provisions of the Sully Historic Overlay District. It is noted that implementation of this recommendation may involve a request to revise the Sully Historic Overlay District; and
- Traffic generated by this alternative should be mitigated.

Development of this land unit should incorporate recreation areas to serve employees and nearby residents. Such recreational uses would greatly enhance the attractiveness of this area for private industry and nearby residents as well as complement the Sully Historic Site and district.

## ANALYSIS

### Generalized Development Plat (Copy at the front of staff report)

**Title of GDP:** Dulles Discovery North

**Prepared By:** Urban Engineering & Associates, Inc.

**Original and Revision Dates:** June 29, 2005, as revised through December 9, 2005

<b>GDP SHEET INDEX</b>	
<b>Sheet #</b>	<b>Contents</b>
1	Cover Sheet
2	Site Tabulations and Notes
3	GDP Layout
4	Landscape Plan
5	Pedestrian Circulation Plan

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

**Title of SE Plat:** Dulles Discovery North

**Prepared By:** Urban Engineering & Associates, Inc.

**Original and Revision Dates:** June 29, 2005, with revisions through December 9, 2005

<b>SE PLAT SHEET INDEX</b>	
<b>Sheet #</b>	<b>Contents</b>
1	Cover Sheet
2	Site Tabulations and Notes
3	SE Plat Layout
4	Landscape Plan
5	Pedestrian Circulation Plan
6	Illustrative Site/Building Perspectives

Separate Existing Vegetation Maps (EVMs) for the rezoning and special exception are contained in the front of the staff report. A supplemental stormwater management package is also contained in the front of the staff report and discussed in greater detail later in the staff report.

The Dulles Discovery North office complex is a 55.37 acre development that is currently zoned R-1, I-3, I-5, WS, and AN. The rezoning application requests to rezone the R-1 and I-3 portions (13.54 acres) of the property to the I-5 District to permit office use. The special exception application (27.27 acres) seeks to permit an increase in building height of two office buildings from 75 feet to a maximum of 150 feet. A portion of the site (28.1 acres) is currently being developed with Phase I of the Dulles Discovery office complex. As proposed, the Dulles Discovery North office complex will be developed as follows:

<b>DULLES DISCOVERY NORTH Building Tabulations</b>		
<b>Building</b>	<b>Size (square feet)</b>	<b>Height (feet)</b>
Office Building (Phase I) <sup>1</sup>	373,204	75 (5 stories)
Office Building (Phase II) <sup>2</sup>	427,192	150 (10 stories)
Office Building (Phase III) <sup>2</sup>	427,192	150 (10 stories)
Materials Inspection Facility	15,000	30
Access Control Center	5,000	30
6 Guardhouses	1,500 (250 each)	15
Connector Link <sup>3</sup>	33,760	
2 Parking Garages	1,050 spaces (Phase II) 1,330 spaces (Phase III)	50
<b>Gross Floor Area</b>	<b>1,282,848</b>	
<b>Floor Area Ratio</b>	<b>0.532</b>	
<b>Parking</b>	<b>5,145 spaces</b>	

1. Phase I is currently under development
2. Special Exception request to permit an increase in building height in the I-5 District from 75 feet to 150 feet
3. Proposed Connector Link will consist of an enclosed walkway connecting the three office buildings

The layout of the Dulles Discovery North office complex is as follows:

Layout

- The layout of the Dulles Discovery North office complex has been designed in compliance with federal security guidelines that mandate secure areas between buildings on-site and uncontrolled areas off-site.
- Distances between the property boundaries and the office buildings will be:
  - Phase I building, 304 feet from the western property boundary
  - Phase II building, 316 feet from the southwestern property boundary
  - Phase III building, 353 feet from the northeastern property boundary and 173 feet from the southwest corner of the shared property line with Tax Map 24-4 ((1)) 8
- For security purposes, a nine foot tall chain link security fence will be located a minimum of sixteen feet from the perimeter of Tax Map 24-4 ((1)) 8 and ten feet from the northern property boundary adjacent to the vacated portion of Wall Road west of the cul-de-sac. The security fence will be located between 20 and 50 feet from all other property boundaries adjacent to Sully Road, Air and Space Museum Parkway, and Wall Road.
- 2,765 surface parking spaces will surround the buildings with an additional 2,380 parking spaces contained within the Phase II and III parking garages, for a cumulative total of 5,145 parking spaces.
- To control the flow of materials into the site and to provide security for the Dulles Discovery North office complex, a materials inspection facility (MIF) will be located in the northeast corner of the property, an access control center (ACC) will be located at the primary entrance to the site, and six guardhouses will be located at the entrances.

Transportation

- The Air and Space Museum Parkway will be extended as a four lane divided road to Wall Road from its current terminus at its intersection with Sully Road. This roadway will have two through lanes with dedicated turn lanes into the site entrance opposite from Historic Sully Way and onto Wall Road .
- Access to the site will be provided through two entrances from Wall Road and two entrances from Air and Space Parkway Museum.
- Access to the site will be controlled and segregated based upon the nature of the access.
- An optional truck entrance is depicted on the SE Plat that would permit an additional entrance from the cul-de-sac on Wall Road.
- Sidewalk improvements will be made to the northwest side of the Air and Space Museum Parkway and the south side of Wall Road west of the Air and Space Museum Parkway which will connect to the interior sidewalk network through the main entrance to the site. An eight foot wide major paved trail will be provided along the south and east sides of Air and Space Museum Parkway.

### Landscaping

- Peripheral parking lot and interior parking lot landscaping will be provided throughout the Dulles Discovery North office complex in conformance with Article 13 of the Zoning Ordinance.
- The applicant requests a modification of the transitional screening and barrier requirements along the southern boundary and around Tax Map 24-4 ((1)) 8 to permit that shown on the GDP and SE Plat. This modification request is discussed in greater detail in the Waivers and Modifications section of the staff report.

### Stormwater Management

- A stormwater management dry pond will be constructed in the northwest corner of the property that was approved in conjunction with the site plan for Phase I of the Dulles Discovery North office complex.
- Stormwater management for Phases II and III of the Dulles Discovery North office complex will be provided for by two underground stormwater detention vaults.
- Best Management Practice (BMP) measures for Phases II and III will be provided through two underground stormfilters.

### **Land Use Analysis (Appendix 6)**

The subject property is located within Land Unit D-4 of the Dulles Suburban Center, which consists of 157 acres and is planned for a mix of non-residential uses up to a 0.50 FAR. The Dulles Discovery North office complex comprises 55.37 acres of Land Unit D-4 and is proposed to be developed with office uses at a maximum FAR of 0.532. Staff believes that the applicant's proposal to rezone 13.54 acres of the Dulles Discovery North office complex to the I-5 District to permit office development in conjunction with the currently existing I-5 use to the west that is grandfathered at a 1.0 FAR and the special exception request for an increase in building height are in conformance with the Comprehensive Plan pertaining to the proposed use and FAR.

### **Environmental Analysis (Appendix 7)**

No Environmental Quality Corridors (EQCs) or Resource Protection Areas (RPAs) are located on the property. The property is located within the Cub Run watershed and is subject to the provisions of the Water Supply Protection Overlay District (WSPOD). The applicant proposes to meet the water quality and quantity control requirements on-site through underground vaults, stormfilters, and a stormwater management dry pond. Staff has not identified any outstanding environmental issues with these applications.

### **Urban Forest Analysis (Appendix 8)**

The entire site will be cleared of all existing vegetation, which has not been deemed of a quality worthy of preservation efforts. A landscape plan is included

in the GDP and SE Plat. Urban Forest Management has requested that all parking lot landscape islands be a minimum ten feet in width as shown on the GDP and SE Plat, which is addressed in the proposed development conditions.

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

The applicant has committed to improving Air and Space Museum Parkway from the Sully Road interchange to Wall Road as a four lane divided roadway with dedicated turn lanes into the site and onto Wall Road. An access road will be provided through Tax Map 34-2 ((1)) 4 so as to provide access for this property and Tax Map 34-2 ((1)) 6 to the Air and Space Museum Parkway. Traffic warrant analyses will be submitted by the applicant and if the warrants are met, the applicant will install a traffic signal at the Air and Space Museum Parkway/Historic Sully Way intersection and at the Wall Road/Centreville Road intersection. A TDM proffer has been provided by the applicant that will commit the future tenant to engage in programs to reduce vehicle trips. Staff does not believe that there are any outstanding transportation related issues with these applications.

### **Public Facilities Analyses**

#### *Stormwater Management Analysis (Appendix 10)*

Two underground vaults to meet the water quantity requirements and two stormfilters to meet the water quality requirements will be constructed in conjunction with Phases II and III of the Dulles Discovery North office complex. Details regarding these facilities are contained within the supplemental stormwater management submission. The Department of Public Works and Environmental Services (DPWES) has reviewed the stormwater management submission and has concluded that there are no outstanding stormwater management issues.

#### *Sanitary Sewer Analysis (Appendix 11)*

The subject property is located in the Cub Run (T1) watershed and would be sewered into the Upper Occoquan Sewer Authority (UOSA) Treatment Plant. Based upon current and committed flow, there is excess capacity and an existing twelve inch line located in an easement approximately 100 feet from the property that is adequate for the proposed use. The applicant has proffered to submit a public improvement plan for any inadequate component of the sanitary sewer system that may exist, and has committed to construct such improvements with reimbursement provided to the applicant on a pro rata basis by subsequent users of the improved sanitary sewer system.

#### *Fairfax County Water Authority (Appendix 12)*

The property is located within the Fairfax Water service area and adequate domestic water service is available to the site from an existing eight inch water main located at the property.

*Fire and Rescue (Appendix 13)*

The site is serviced by the Chantilly Station # 415 of the Fairfax County Fire and Rescue Department and currently meets fire protection guidelines.

*Parks Analysis (Appendix 14)*

The Fairfax County Park Authority recommends that a Phase I archaeological survey be performed and followed up by Phase II and/or Phase III studies if deemed necessary. A Phase I archaeological investigation was performed on the property in September of 2004 for the entire 67 acre Dulles Discovery property. The study concluded that no further action was necessary for the portion of the site that is subject to these applications. Furthermore, since the time of this study, clearing and grading activities have commenced on the site in conjunction with Phase I of the proposed 55.37 acre Dulles Discovery North office complex.

**ZONING ORDINANCE PROVISIONS**

<b>Bulk Standards (I-5 Zoning)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	20,000 square feet	13.54 acres (RZ 2005-SU-026) 27.27 acres (SE 2005-SU-023)
Lot Width	100 feet	755 feet
Building Height	75 feet	150 max (SE request)
Front Yard	45° ABP, not less than 40 feet	49 feet
Side Yard	No requirement	
Rear Yard	No requirement	
FAR	0.50	0.03 (RZ 2005-SU-026) 0.735 (SE 2005-SU-023) 0.532 (Dulles Discovery North)
Open Space	15%	20.8% (RZ 2005-SU-026) 16.2% (SE 2005-SU-023) 31.8% (Dulles Discovery North)
Parking Spaces	3,335 spaces	5,145 spaces
Loading Spaces	5 spaces	15 spaces
<b>Transitional Screening &amp; Barrier</b>		
North	TS 2 <sup>1</sup> ; Barrier D, F or E <sup>2</sup>	Modification Requested
East	TS 2; Barrier D, F or E	Modification Requested
South	TS 2; Barrier E, F or E	Modification Requested
West	TS 2; Barrier D, F or E	Modification Requested

1. Transitional Screening 2 shall consist of an unbroken strip of open space a minimum of 35 feet wide and planted with: (1) One large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, plus one deciduous tree with an ultimate height of 50 feet or greater for each 30 linear feet OR (2) With approval of the Director, one large deciduous tree with an ultimate height of 50 feet or greater for every 15 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, plus one small deciduous tree with an ultimate height of 20 feet or less for each 12 linear feet.
2. Barrier D shall consist of a 42-48 inch high chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs. Barrier E shall consist of a 6 foot wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director. Barrier F shall consist of a 6 foot high solid wood or otherwise architecturally solid fence.

#### Watershed Protection Overlay District (Sect. 7-800)

The provisions of Sect. 7-808, Use Limitations, apply additional standards for uses in the WSPOD. Any use requiring a site plan must provide water quality control measures designed to reduce by one-half the projected phosphorus runoff pollution for the proposed use. Such water quality control measures or Best Management Practices (BMPs) shall be reviewed, modified, waived and/or approved by the Director in accordance with the Public Facilities Manual (PFM). The applicant's supplemental stormwater management submission indicates that the water quality control requirements will be met through the use of two stormfilters while the water quantity control requirements will be met through the use of two underground detention vaults. Staff from DPWES has reviewed the stormwater management proposal and has found no deficiencies with the proposal at this time.

#### Airport Noise Impact Overlay District (Sect. 7-400)

The boundaries of the Airport Noise Impact Overlay District encompass a portion of Tax Map 34-2 ((1)) 34 that is not the subject of these applications; therefore, the provisions of Sect. 7-408 are not applicable.

#### **Special Exception Standards**

General Standard 1 states that the proposed used shall be in harmony with the adopted Comprehensive Plan. The special exception requests an increase in building height for two office buildings from 75 feet to a maximum height of 150 feet. The Comprehensive Plan recommends that Land Unit D-4 of the Dulles Suburban Center be developed with a mix of uses at a FAR not to exceed 0.5. The entire 55.37 acre Dulles Discovery North office complex will be developed with office uses at an ultimate FAR of 0.532, assuming the successful rezoning of 13.54 acres of the site from the R-1 and I-3 Districts to the I-5 District. Staff believes that the special exception request is in harmony with the Comprehensive Plan because the increase in height will not pose an adverse

impact upon surrounding properties and the proposed height meets FAA standards; therefore, this standard has been satisfied.

General Standard 2 states that the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations. Assuming the successful rezoning of 13.54 acres from the R-1 and I-3 Districts, the entire 55.37 acre Dulles Discovery North office complex will be zoned I-5 for office development, which meets the intent of the Plan. All of the bulk regulations of the I-5 District have been met as depicted in the table above. The FAR of the special exception area will be 0.735 and the FAR of the entire Dulles Discovery North office complex will be 0.532. The I-5 District permits a maximum FAR of 0.5. The property is located within the Route 28 Tax District; the I-5 portions of the site outside of the rezoning area are grandfathered at their pre-Route 28 Tax District maximum FAR limitation of 1.0. Staff believes that this standard has been satisfied and that the FAR of the special exception area and the overall Dulles Discovery North office complex are permissible according to the Route 28 Tax District grandfather provisions.

General Standard 3 states that 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. With the exception of Tax Map 24-4 ((1)) 8 which is zoned R-1, the surrounding properties are industrially zoned and developed with industrial and office uses. The Comprehensive Plan recommends mixed-use for the entirety of Land Unit D-4 and office use for the properties north of Wall Road. The property to the north is the subject of an Area Plan Review (APR) item and a rezoning application that has been filed to permit a mixed-use development. The properties to the south are the subject of a rezoning application to permit the development of an age restricted housing development. Tax Map 24-4 ((1)) 8 contains a single family detached dwelling and sheds, and is of such a small size (one acre) that its redevelopment potential according to the recommendations of the Comprehensive Plan are severely limited because it is not of a large enough size to redevelop in accordance with the recommendations of the Plan without consolidation. Staff believes that the proposed road improvements and perimeter screening associated with this application will create a development that will not adversely impact surrounding properties. Therefore, staff believes that this standard has been satisfied.

General Standard 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 proposes to extend Air and Space Museum Parkway as a four lane divided roadway to Wall Road. The cul-de-sac in Wall Road will be improved and the portion of Wall Road west of the cul-de-sac has already been abandoned. Trail connections will be provided on the south and east sides of Air and Space Museum Parkway and sidewalk improvements will be provided on the north and west sides of Air and Space Museum Parkway. Staff believes that the applicant's transportation improvements will greatly improve vehicular and

pedestrian circulation. Therefore, staff believes that this standard has been satisfied.

General Standard 5 states that landscaping and screening shall be in accordance with the provisions of Article 13 of the Zoning Ordinance. Satisfactory interior and peripheral parking lot landscaping will be provided as shown on the GDP and SE Plat. The applicant has requested a modification of the transitional screening and barrier requirements along portions of the northern, southern, eastern and western property boundaries, which staff supports, as discussed below. Therefore, staff believes that this standard will have been satisfied with the approval of the requested modification.

General Standard 6 states that open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. The I-5 District requires that 15% of the site remain as open space. The special exception area will provide 16.2% of the site as open space and the overall Dulles Discovery North office complex will provide 31.8% of the site as open space. Therefore, staff believes that this standard has been satisfied.

General Standard 7 states that adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Excess parking and loading spaces will be provided and adequate utilities are available for the proposed use. The applicant has proffered to submit a public improvement plan for any components of the sanitary sewer system that may become inadequate with the development of the Dulles Discovery North office complex. Therefore, this standard has been satisfied.

General Standard 8 states that signs shall be regulated by the provisions of Article 12. The applicant has not provided any signage details of the Dulles Discovery North office complex. A development condition has been proposed that addresses this issue. Therefore, staff believes that this standard will be satisfied with adoption of the proposed development conditions.

#### Provisions for Approving an Increase in Building Heights (Sect. 9-607)

Additional Standard 1 states that an increase in height may be approved only where such will be in harmony with the policies embodied in the adopted Comprehensive Plan. The Comprehensive Plan does not recommend a maximum height for buildings within Land Unit D-4 of the Dulles Suburban Center. Staff believes that an increase in height as proposed is in harmony with the recommendations of the Comprehensive Plan and that this additional standard has been satisfied.

Additional Standard 2 states that an increase in height may be approved only in those locations where the resultant height will not be detrimental to the character and development of adjacent lands. The Dulles Discovery North office complex has been designed as a secure compound such that all buildings will be located near the center of the site to provide a secure buffer. The requested increase in height raises some concerns pertaining to the property's proximity to Dulles

International Airport. However, the applicant has submitted a study assessing the proposed development's conformance with Federal Aviation Administration (FAA) standards. The study concludes that the proposed building heights will not violate FAA standards, which would permit a maximum building height of 178 feet above ground level. The applicant proposes a maximum building height of 150 feet above ground level. Therefore, with adoption of the proposed development conditions that require the applicant to obtain FAA approval, this additional standard will have been satisfied.

Additional Standard 3 states that an increase in height may be approved in only those instances where the remaining regulations for the zoning district can be satisfied. Aside from the 75 foot maximum building height of the I-5 District, all zoning ordinance provisions have been met. Therefore, this additional standard has been met.

Additional Standard 4 pertains to properties located within the Sully Historic Overlay District or those properties located within 500 feet of the Sully Historic Overlay District perimeter boundary. The provisions of this additional standard are not applicable.

## **Waivers and Modifications**

### **Modification of the transitional screening and barrier requirements**

The applicant requests a modification of the transitional screening (TS 2) and barrier (D, E or F) requirements along portions of the northern, southern, eastern and western property boundaries. The subject properties surround Tax Map 24-4 ((1)) 8, which is a one acre property zoned R-1 that is occupied by a single family detached dwelling and multiple sheds. The properties to the south across Air and Space Museum Parkway are currently zoned for industrial use, and are the subject of RZ 2003-SU-035 which requests to rezone the property to the PDH-12 District to permit an age restricted housing development. The Landscape Plan depicts a buffer yard around Tax Map 24-4 ((1)) 8, that beginning from the shared property boundary, will consist of a six to eight foot wide strip of evergreen trees, a ten foot wide clear zone, and then a nine foot tall chain link fence. The southern property boundary along Air and Space Museum Parkway will have a thirty foot landscaped buffer yard adjacent to the right-of-way and then a nine foot tall chain link fence. The applicant requests these modifications of the transitional screening and barrier requirements as essential components of the secure nature of the Dulles Discovery office complex. Staff supports the requested transitional screening and barrier modifications around Tax Map 24-4 ((1)) 8, because that property will be surrounded by a dense buffer yard with a chain link fence that will sufficiently separate the proposed use from the existing single family detached house located on that property. Staff supports the requested modification of the transitional screening and barrier requirements along a portion of the southern property boundary because the proposed buffer yard will provide sufficient screening of the Dulles Discovery North office complex from the properties across Air and Space Museum Parkway.

### Waiver of the Comprehensive Plan Trail requirement

The applicant requests a waiver of the Comprehensive Plan recommended major paved trail along Sully Road and a portion of Wall Road. The portion of the Dulles Discovery North office complex that lies adjacent to Sully Road is not part of the rezoning or special exception application areas; therefore, staff will not make a recommendation on this waiver request which will need to be addressed by the applicant during site plan review of Phase I of development. Staff recommends approval of the waiver of the trail requirement along a portion of Wall Road because Wall Road has already been abandoned west of the cul-de-sac. The applicant has committed to construct an eight foot wide major paved trail along the south side of Air and Space Museum Parkway up to Wall Road. This trail will eventually provide a connection to Centreville Road as others construct the portion of the trail along Wall Road east of the subject properties.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff believes that the applicant's request to rezone 13.54 acres from the R-1 and I-3 Districts to the I-5 District to permit office use and the special exception request to permit an increase in building height from 75 feet to a maximum of 150 are in harmony with the Comprehensive Plan and applicable Zoning Ordinance provisions.

### **Recommendations**

Staff recommends approval of RZ 2005-SU-026, subject to proffers consistent with those contained in Appendix 1.

Staff recommends approval of SE 2005-SU-023, subject to the development conditions contained in Appendix 2.

Staff recommends approval of a modification of the transitional screening and barrier requirements along portions of the northern, southern, eastern and western property boundaries in favor of that depicted of the special exception.

Staff recommends approval of a waiver of the Comprehensive Plan trail requirement along a portion of Wall Road.

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

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

**APPENDICES**

1. Draft Proffers
2. Proposed Development Conditions
3. Affidavit
4. Statement of Justification
5. SE 2004-SU-028 SE Plat
6. Land Use Analysis
7. Environmental Analysis
8. Urban Forest Management Analysis
9. Transportation Analysis
10. Stormwater Management Analysis
11. Sanitary Sewer Analysis
12. Fairfax County Water Authority Analysis
13. Fire and Rescue Analysis
14. Fairfax County Park Authority Analysis
15. Zoning Ordinance Provisions
16. Glossary

**RZ 2005-SU-026**  
**SULLY NORTH INVESTMENTS L.C.**  
**PROFFER STATEMENT**

October 18, 2005  
December 9, 2005  
December 16, 2005  
January 3, 2006  
January 25, 2006  
January 27, 2006  
February 7, 2006

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of rezoning application RZ 2005-SU-026, as proposed, from the R-1, I-3, WS and AN Districts, to the I-5, WS and AN Districts, the owners and Sully North Investments L.C. (the "Applicant"), for themselves and their successors and assigns, hereby proffer that development of Tax Map Parcels 34-2 ((1)) 33 (part) and 34 (part) (the "Property"), containing approximately 13.54 acres, shall be in accordance with the following proffered conditions which shall replace any and all existing proffered conditions and special exception conditions, including SE 2004-SU-028 which shall be null and void, pertaining to the Property:

1. **Substantial Conformance.** Subject to the provisions of Section 18-204 of the Zoning Ordinance, the Property shall be developed in substantial conformance with the Generalized Development Plan (the "GDP") dated June 29, 2005, as revised through December 9, 2005 and prepared by Urban Engineering & Associates, Inc., as further modified by these proffered conditions.
2. **Minor Modifications.** Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, the Applicant may make minor modifications to the GDP which may be required as a result of final engineering and design. The Applicant shall have the flexibility to modify the layout shown on the GDP, provided such changes are in substantial conformance with the GDP and proffers, and do not decrease below the minimum amount of open space or less than the peripheral setbacks shown to be provided on the Property.
3. **Permitted Uses.** The following uses, and other related uses including but not limited to a materials inspection facility and guardhouses, as listed in Section 5-502 of the Zoning Ordinance shall be permitted: accessory uses and accessory services uses; child care centers; financial institutions; mobile land-based telecommunications facilities; offices; and public uses.
4. **Maximum Floor Area Ratio (FAR).** The maximum floor area ratio ("FAR") built upon the Property which is the subject of this rezoning shall not exceed 0.03 FAR; any remaining density attributable to the Property over and above said 0.03 FAR up to .50 FAR shall be reserved for and attributed to development on the remainder of the

55.37074 acre assemblage/project area (Tax Map Parcels 34-2 ((1)) 33 and 34). Parking garages depicted on the GDP shall not be included in gross floor area calculations.

5. Right-of-Way Dedication. The Applicant shall dedicate all right-of-way ("ROW") referenced below subject to review and approval by VDOT and DPWES. All road ROW dedicated in conjunction with these proffers and/or as depicted on the GDP shall be conveyed to the Board of Supervisors in fee simple at the time of recordation of the final record plat for the contiguous development area, or upon demand by Fairfax County, whichever occurs first. All ROW dedication shall be subject to the "Density Credit" proffer in Paragraph 19, below, regarding reservation of development intensity to the residue of the Property.
6. Road Improvements. The following ROW dedication and/or road improvements shall be provided by the Applicant, as approved by VDOT and DPWES, on Air and Space Museum Parkway and Wall Road. All entrances into the development depicted on the GDP shall have restricted access for private use only. However, upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of the respective improvements has been unreasonably delayed by others, the Zoning Administrator may agree to a later date for the completion of the improvements:
  - A. Air and Space Museum Parkway. In accordance with that shown on the GDP, the Applicant shall dedicate and convey in fee simple to the Board up to 112 feet of ROW sufficient for construction of and shall construct a four-lane, divided roadway on the Property, plus northbound left and right turn lanes at its Wall Road intersection and at the Property's main entrance and secondary entrance median breaks, as depicted on the GDP, beyond that portion of Air and Space Museum Parkway already funded for construction by the "Route 28 PPTA", prior to issuance of the first Non-Residential Use Permit ("Non-RUP") for the Phase 2 office building.
  - B. Wall Road Frontage Improvements. In accordance with that shown on the GDP, along the frontage of the subject Property the Applicant shall dedicate and convey in fee simple to the Board 35 feet of ROW from the existing centerline and construct one-half of a four-lane undivided roadway prior to issuance of the first Non-RUP for the Phase 2 office building.
  - C. Wall Road Left Turn Lane. The Applicant shall restripe Wall Road to accommodate an off-site separate left turn lane from westbound Wall Road to southbound Air and Space Museum Parkway prior to issuance of the first Non-RUP for the Phase 2 office building.
  - D. Cul-de-Sac. Subject to provision of ROW from adjacent property owners, the Applicant shall dedicate and construct to VDOT standards a permanent cul-de-sac at the terminus of Wall Road prior to issuance of the first Non-RUP for the Phase 2 office building.
7. Traffic signals.

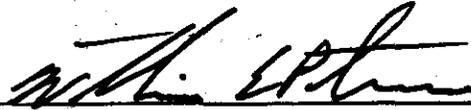
- A. A warrant study for a traffic signal at the Air and Space Museum Parkway/Historic Sully Way intersection shall be submitted to VDOT for review prior to site plan submission for any buildings on Tax Map Parcel 34-2 ((1)) 34. The traffic signal shall be designed and installed by the Applicant, when warranted.
  - B. A warrant study for a traffic signal at the Wall Road/Centreville Road intersection shall be submitted prior to issuance of Non-RUPs for 600,000 square feet of development on Tax Map Parcel 34-2 ((1)) 33 and/or 34. The warrant study shall project traffic for the site build out. The Applicant shall pay the cost for design and installation of said traffic signal, when warranted. In the event that the traffic signal is not warranted prior to final bond release, an escrow shall be provided by the Applicant for the cost of the traffic signal in an amount to be determined by FCDOT.
8. Office Transportation Demand Management. Transportation Demand Management ("TDM") strategies shall be utilized to attempt to reduce vehicle trips during peak periods. Tenants shall be advised of this TDM strategy. Transportation coordination duties shall be carried out by a designated property manager(s) or transportation management coordinator(s) (collectively "TDM Coordinator"). The TDM Coordinator position may be a part of other duties assigned to the individual(s). The TDM strategies shall be implemented upon 75% occupancy of the first office building. Strategies implemented shall include but not be limited to the following:
- A. TDM materials describing available transit options, car/van pooling formation, and alternative work schedules shall be distributed to building occupants;
  - B. Voluntary car pool/van pool programs shall be established for employees with the program under the direction of the TDM Coordinator;
  - C. A program for matching car pool and van pool services shall be coordinated with FCDOT;
  - D. Convenient parking in preferred locations of office parking structures shall be designated for car pool/van pool use;
  - E. Mass transit usage shall be encouraged and promoted by the TDM Coordinator; and
  - F. Conveniently located bicycle storage, locker and shower facilities shall be provided for the use of office employees.
9. Private Streets. All private streets will be constructed with materials and depth of pavement consistent with public street standards in accordance with the Fairfax County Public Facilities Manual ("PFM"), as determined by DPWES. The above standard shall not apply to parking lots.

10. Roads in Use. All public streets shall be constructed in accordance with the PFM and/or VDOT standards, as determined by DPWES. Acceptance of public roads by VDOT into its roadway system shall be diligently pursued by the Applicant, and shall be accomplished prior to final bond release.
11. Interparcel Access. The Applicant shall record, in a form approved by the County Attorney, an inter-parcel access easement from Air and Space Museum Parkway to Tax Map Parcel 34-2 ((1)) 6 to the south and east in the general width and location shown on the GDP.
12. Bus Shelters. Upon initiation of bus service on Air and Space Museum Parkway, bus shelters shall be installed on Air and Space Museum Parkway in locations determined by FCDOT. The number of bus shelters shall be determined by FCDOT in coordination with the Washington Metropolitan Area Transit Authority ("WMATA") as appropriate, but shall not exceed two bus shelters. If bus service is not available at issuance of the Non-RUP for 1.25 million square feet of development on Tax Map Parcel 34-2 ((1)) 34, an escrow shall be provided for the provision of bus shelters in an amount determined by FCDOT and based upon the number (not to exceed two) of shelters determined appropriate by FCDOT.
13. Pedestrian Circulation System. As depicted on GDP Sheet 5, an eight (8)-foot wide, "Type I" asphalt trail shall be constructed by the Applicant on the subject Property along the south side of Air and Space Museum Parkway. Said trail shall be subject to a public access easement, in standard County format, if located outside of the public ROW or public ownership. Final trail locations shall be subject to the review and approval of DPWES. Sidewalks shall be provided generally as depicted on the GDP and shall be a minimum of five feet in width. Notwithstanding all of the aforesaid, the Applicant shall have no obligation to construct off-site sidewalks or trails, except that shown on the GDP along Air and Space Museum Parkway westward to the Route 28 exit ramp.
14. Security. Guard houses, and security fencing up to the maximum height permitted by the Zoning Ordinance, shall be provided around the perimeter of the site, generally as depicted on the GDP.
15. Lighting. All lighting, including of signage, shall be provided in accordance with the requirements of Section 14-900 of the Zoning Ordinance. Full cut-off lighting shall be used wherever possible, as determined by the Applicant.
16. Stormwater Management. In accordance with County engineering requirements and subject to approval by the DPWES, an underground stormwater management/Best Management Practice ("SWM/BMP") detention vault facility shall be provided on-site, and/or an above ground SWM facility on-site or off-site generally as depicted on the GDP in accordance with PFM requirements.
17. Open Space. A minimum of twenty (20) percent of the Property shall be retained in open space.

18. Landscaping. Landscaping shall be generally consistent with the quality, quantity and the locations shown on GDP Sheet 4 "Landscape Plan." Actual types, quantities and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of the first and all subsequent submissions of site plans for each respective section, for review and approval by Urban Forest Management. Such landscape plans shall provide tree coverage and species diversity consistent with the PFM criteria, as determined by Urban Forest Management.
19. Construction Vehicles. Construction vehicles traveling to or from the Property shall be prohibited from using Franklin Farm Road.
20. Density Credit. All intensity of use attributable to land areas dedicated and/or conveyed to the Board or any other public entity at Applicant's expense pursuant to these proffers (including, without limitation, the dedications referenced above) shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the Property.
21. Sanitary Sewer. Prior to final site plan approval for construction of any building on the Property for which adequate sanitary sewer collection capacity does not exist in the downstream collector, sub-main, or trunk components serving the Property, the Applicant shall (i) submit a public improvement plan, for review and approval by DPWES, for any such inadequate component; and (ii) construct each such component as approved by DPWES provided said construction has been made the subject of a Pro Rata Reimbursement Agreement pursuant to which Applicant shall be reimbursed, on a pro rata basis by each subsequent user of such replacement component, Applicant's cost of constructing such facilities over and above its own pro rata share of such cost.
22. Successors and Assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

[SIGNATURE ON FOLLOWING PAGE]

SULLY NORTH INVESTMENTS L.C.  
*Applicant and Title Owner of Parcel*  
34-2-((1))-33

By:   
Name: William E. Peterson  
Title: Manager

DD NORTH PHASE II L.C.  
*Title Owner of Parcel 34-2-((1))-34*

BY: MVP Management, LLC, *Its Manager*

By:   
Name: William E. Peterson  
Title: Manager

**RZ 2005-SU-026**  
**SULLY NORTH INVESTMENTS, L.C.**  
**DRAFT PROFFER STATEMENT**

October 18, 2005  
December 9, 2005  
December 16, 2005  
January 3, 2006

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of rezoning application RZ 2005-SU-026, as proposed, from the R-1, I-3, WS and AN Districts, to the I-5, WS and AN Districts, Sully North Investments, L.C. (the "Applicant"), for themselves and their successors and assigns, hereby proffer that development of Tax Map Parcels 34-2-((1))-33 (part) and 34 (part) (the "Property"), containing approximately 13.53 acres, shall be in accordance with the following proffered conditions which shall replace any and all existing proffered conditions and special exception conditions pertaining to the Property:

1. Substantial Conformance. Subject to the provisions of Section 18-204 of the Zoning Ordinance, the Property shall be developed in substantial conformance with the Generalized Development Plan (the "GDP") dated June 29, 2005, as revised through December 9, 2005 and prepared by Urban Engineering & Associates, Inc., as further modified by these proffered conditions.
2. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, the Applicant may make minor modifications to the GDP which may be required as a result of final engineering and design. The Applicant shall have the flexibility to modify the layout shown on the GDP, provided such changes are in substantial conformance with the GDP and proffers, and do not decrease below the minimum amount of open space or less than the peripheral setbacks shown to be provided on the Property.
3. Permitted Uses. The following uses, and other related uses including but not limited to a materials inspection facility and guardhouses, as listed in Section 5-502 of the Zoning Ordinance shall be permitted: accessory uses and accessory services uses; child care centers; financial institutions; mobile land-based telecommunications facilities; offices; and public uses.
4. Maximum Floor Area Ratio (FAR). The maximum floor area ratio ("FAR") built upon the Property which is the subject of this rezoning shall not exceed 0.03 FAR; any remaining density attributable to the Property over and above said 0.03 FAR up to .50 FAR shall be reserved for and attributed to development on the remainder of the 55.37074 acre assemblage/project area (Tax Map Parcels 34-2-((1))-33 and -34). Parking garages depicted on the GDP shall not be included in gross floor area calculations.
5. Right-of-Way Dedication. The Applicant shall dedicate all right-of-way ("ROW") referenced below subject to review and approval by VDOT and DPWES. All road ROW

dedicated in conjunction with these proffers and/or as depicted on the GDP shall be conveyed to the Board of Supervisors in fee simple at the time of recordation of the final record plat for the contiguous development area, or upon demand by Fairfax County, whichever occurs first. All ROW dedication shall be subject to the "Density Credit" proffer in Paragraph 19, below, regarding reservation of development intensity to the residue of the Property.

6. Road Improvements. The following ROW dedication and/or road improvements shall be provided by the Applicant, as approved by VDOT and DPWES, on Air and Space Museum Parkway and Wall Road. All entrances into the development depicted on the GDP shall have restricted access for private use only. However, upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of the respective improvements has been unreasonably delayed by others, the Zoning Administrator may agree to a later date for the completion of the improvements:
  - A. Air and Space Museum Parkway. In accordance with that shown on the GDP, the Applicant shall dedicate and convey in fee simple to the Board up to 112 feet of ROW sufficient for construction of and shall construct a four-lane, divided roadway on the Property, plus northbound left and right turn lanes at its Wall Road intersection and at the Property's main entrance and secondary entrance median breaks, as depicted on the GDP, beyond that portion of Air and Space Parkway already funded for construction by the "Route 28 PPTA", prior to issuance of the first Non-Residential Use Permit ("Non-RUP") for the Phase 2 office building.
  - B. Wall Road Frontage Improvements. In accordance with that shown on the GDP, along the frontage of the subject Property the Applicant shall dedicate and convey in fee simple to the Board 35 feet of ROW from the existing centerline and construct one-half of a four-lane undivided roadway prior to issuance of the first Non-RUP for the Phase 2 office building.
  - C. Wall Road Left Turn Lane. The Applicant shall restripe Wall Road to accommodate an off-site separate left turn lane from westbound Wall Road to southbound Air and Space Museum Parkway prior to issuance of the first Non-RUP for the Phase 2 office building.
  - D. Cul-de-Sac. Subject to provision of ROW from adjacent property owners, the Applicant shall dedicate and construct to VDOT standards a permanent cul-de-sac at the terminus of Wall Road prior to issuance of the first Non-RUP for the Phase 2 office building.
7. Traffic signals.
  - A. A warrant study for a traffic signal at the Air and Space Museum Parkway/Historic Sully Way intersection shall be submitted to VDOT for review prior to site plan submission for any buildings on Tax Map 34-2-((1))-34. The traffic signal shall be designed and installed by the Applicant, when warranted.

- B. A warrant study for a traffic signal at the Wall Road/Centreville Road intersection shall be submitted prior to issuance of Non-RUPs for 600,000 square feet of development on Tax Map 34-2-((1))-33 and/or 34. The warrant study shall project traffic for the site build out. The Applicant shall pay the cost for design and installation of said traffic signal, when warranted. In the event that the traffic signal is not warranted prior to final bond release, an escrow shall be provided by the Applicant for the cost of the traffic signal in an amount to be determined by FCDOT.
8. Office Transportation Demand Management. Transportation Demand Management ("TDM") strategies shall be utilized to attempt to reduce vehicle trips during peak periods. Tenants shall be advised of this TDM strategy. Transportation coordination duties shall be carried out by a designated property manager(s) or transportation management coordinator(s) (collectively "TDM Coordinator"). The TDM Coordinator position may be a part of other duties assigned to the individual(s). The TDM strategies shall be implemented upon 75% occupancy of the first office building. Strategies implemented shall include but not be limited to the following:
- A. TDM materials describing available transit options, car/van pooling formation, and alternative work schedules shall be distributed to building occupants.
  - B. Voluntary car pool/van pool programs shall be established for employees with the program under the direction of the TDM Coordinator;
  - C. A program for matching car pool and van pool services shall be coordinated with FCDOT;
  - D. Convenient parking in preferred locations of office parking structures shall be designated for car pool/van pool use;
  - E. Mass transit usage shall be encouraged and promoted by the TDM Coordinator; and
  - F. Conveniently located bicycle storage, locker and shower facilities shall be provided for the use of office employees.
9. Private Streets. All private streets will be constructed with materials and depth of pavement consistent with public street standards in accordance with the Fairfax County Public Facilities Manual ("PFM"), as determined by DPWES. The above standard shall not apply to parking lots.
10. Roads in Use. All public streets shall be constructed in accordance with the PFM and/or VDOT standards, as determined by DPWES. Acceptance of public roads by VDOT into its roadway system shall be diligently pursued by the Applicant, and shall be accomplished prior to final bond release.
11. Interparcel Access. The Applicant shall record, in a form approved by the County Attorney, an inter-parcel access easement from Air and Space Museum Parkway to Tax

Map Parcel 34-2 ((1)) 6 to the south and east in the general width and location shown on the GDP.

12. Bus Shelters. Upon initiation of bus service on Air and Space Museum Parkway, bus shelters shall be installed on Air and Space Museum Parkway in locations determined by FCDOT. The number of bus shelters shall be determined by FCDOT in coordination with the Washington Metropolitan Area Transit Authority ("WMATA") as appropriate, but shall not exceed two bus shelters. If bus service is not available at issuance of the Non-RUP for 1.25 million square feet of development on Tax Map 34-2-((1)) 34, an escrow shall be provided for the provision of bus shelters in an amount determined by FCDOT and based upon the number (not to exceed two) of shelters determined appropriate by FCDOT.
13. Pedestrian Circulation System. As depicted on GDP Sheet 5, an eight (8)-foot wide, "Type I" asphalt trail shall be constructed by the Applicant on the subject Property along the south side of Air and Space Museum Parkway. Said trail shall be subject to a public access easement, in standard County format, if located outside of the public ROW or public ownership. Final trail locations shall be subject to the review and approval of DPWES. Sidewalks shall be provided generally as depicted on the GDP and shall be a minimum of five feet in width. Notwithstanding all of the aforesaid, the Applicant shall have no obligation to construct off-site sidewalks or trails, except that shown on the GDP along Air and Space Museum Parkway westward to the Route 28 exit ramp.
14. Security. Guard Houses, and security fencing up to twelve (12) feet in height, shall be provided around the perimeter of the site, generally as depicted on the GDP.
15. Lighting. All lighting, including of signage, shall be provided in accordance with the requirements of Section 14-900 of the Zoning Ordinance. Full cut-off lighting shall be used wherever possible, as determined by the Applicant.
16. Stormwater Management. In accordance with County engineering requirements and subject to approval by the DPWES, an underground stormwater management/Best Management Practice ("SWM/BMP") detention vault facility shall be provided on-site, and/or an above ground SWM facility on-site or off-site generally as depicted on the GDP in accordance with PFM requirements.
17. Open Space. A minimum of twenty (20) percent of the Property shall be retained in open space.
18. Landscaping. Landscaping shall be generally consistent with the quality, quantity and the locations shown on GDP Sheet 4 "Landscape Plan." Actual types, quantities and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of the first and all subsequent submissions of site plans for each respective section, for review and approval by Urban Forest Management. Such landscape plans shall provide tree coverage and species diversity consistent with the PFM criteria, as determined by Urban Forest Management.

19. Density Credit. All intensity of use attributable to land areas dedicated and/or conveyed to the Board or any other public entity at Applicant's expense pursuant to these proffers (including, without limitation, the dedications referenced above) shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the Property.
  
20. Sanitary Sewer. Prior to final site plan approval for construction of any building on the Property for which adequate sanitary sewer collection capacity does not exist in the downstream collector, sub-main, or trunk components serving the Property, the Applicant shall (i) submit a public improvement plan, for review and approval by DPWES, for any such inadequate component; and (ii) construct each such component as approved by DPWES provided said construction has been made the subject of a Pro Rata Reimbursement Agreement pursuant to which Applicant shall be reimbursed, on a pro rata basis by each subsequent user of such replacement component, Applicant's cost of constructing such facilities over and above its own pro rata share of such cost.
  
21. Successors and Assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

[SIGNATURE ON FOLLOWING PAGE]

Sully North Investments L.C.  
Applicant and Title Owner

By: \_\_\_\_\_  
Title: \_\_\_\_\_

**PROPOSED DEVELOPMENT CONDITIONS**

**SE 2005-SU-023**

**January 4, 2006**

If it is the intent of the Board of Supervisors to approve a special exception for an increase in building height requested by Sully North Investment L.C. located at Tax Map 34-2 ((1)) 34 in accordance with Sect. 9-607 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. 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 "Dulles Discovery North" consisting of six sheets prepared by Urban Engineering & Associates, Inc. dated June 29, 2005 as revised through December 9, 2005. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The maximum building height for the Phase II and Phase III office buildings shall be limited to 150 feet above grade as shown on the SE Plat; however, prior to site plan approval, the applicant shall obtain approval from the Federal Aviation Administration (FAA) for the building heights depicted on the SE Plat; if the FAA does not approve the height as shown on the SE plat, the maximum building height will be either the maximum height permitted by the Zoning Ordinance or a lesser increase in height as permitted by the FAA.
5. No site plan for the Dulles Discovery North office complex (Tax Map 34-2 ((1)) 34) shall be approved unless the site plan also includes the adjacent parcel (Tax Map 34-2 ((1)) 33).
6. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
7. All signage shall comply with the provisions of Article 12 of the Zoning Ordinance.

8. All parking lot landscape islands shall be a minimum of 10 feet in width as shown on the SE Plat.
9. Architectural elevations shall be in substantial conformance with those shown on the SE Plat.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use or Residential Use Permits 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 or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**REZONING AFFIDAVIT**

DATE: December 14, 2005  
 (enter date affidavit is notarized)

I, Jeffrey H. Saxe, 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

88814a

in Application No.(s): RZ 2005-SU-026  
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Sully North Investments L.C.(1) Agents: Milton V. Peterson James W. Todd William E. Peterson Jon M. Peterson Jeffrey H. Saxe Peter Dunn William Smith	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	<b>Applicant, Title Owner of Parcels 34-2-((1))-33 and 34</b>
United States of America (Federal Government - No Shareholders)	Government Services Administration Washington, DC	<b>Lessee</b>
Hunton & Williams LLP(4)	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	<b>Attorneys/Agents for Applicant</b>

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

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

**Rezoning Attachment to Par. 1(a)**DATE: December 14, 2005  
(enter date affidavit is notarized)

88814 a

for Application No. (s): RZ 2005-SU-026  
(enter County-assigned application number (s))

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Francis A. McDermott John C. McGranahan, Jr. Michael E. Kinney	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	<b>Attorneys/Agents for Applicant</b>
Elaine O'Flaherty Cox	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	<b>Planner/Agent for Applicant</b>
Jeannie A. Mathews	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	<b>Paralegal/Agent for Applicant</b>
Urban Engineering & Assoc., Inc.(5) Agents: David T. McElhaney Adam J. Steiner James Bischoff Christopher W. Myers	7712 Little River Turnpike Annandale, VA 22003	<b>Engineers/Agents for Applicant</b>
Patton, Harris, Rust & Associates, pc(6) Agents: Douglas R. Kennedy	14352 Lee Road Chantilly, VA 20151-1679	<b>Traffic Consultants/Agents for Applicant</b>

(check if applicable)

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

REZONING AFFIDAVIT

DATE: December 14, 2005  
(enter date affidavit is notarized)

88814 a

for Application No. (s): RZ 2005-SU-026  
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
(1) Sully North Investments L.C.  
12500 Fair Lakes Circle, Suite 400  
Fairfax, VA 22033

**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)

<b>MANAGERS:</b> Milton V. Peterson	<b>MEMBERS:</b> MVP Master Limited Partnership(2)	Jon M. Peterson
James W. Todd	Lauren P. Fellows	Steven B. Peterson
William E. Peterson	William E. Peterson	

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

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: December 14, 2005  
(enter date affidavit is notarized)

88814a

for Application No. (s): RZ 2005-SU-026  
(enter County-assigned application number (s))

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

(3)MVP Management, LLC  
12500 Fair Lakes Circle, Suite 400  
Fairfax, VA 22033

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

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

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

<b>MANAGERS:</b>	<b>MEMBERS:</b>	
Milton V. Peterson	Milton V. Peterson	Steven B. Peterson
William E. Peterson	Carolyn S. Peterson	Jon M. Peterson
Steven B. Peterson	William E. Peterson	Lauren P. Fellows

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

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

(5)Urban Engineering & Assoc., Inc.  
7712 Little River Turnpike  
Annandale, VA 22003

**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)

Barry B. Smith  
J. Edgar Sears, Jr.  
Brian A. Sears

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: December 14, 2005  
(enter date affidavit is notarized)

88814a

for Application No. (s): RZ 2005-SU-026  
(enter County-assigned application number (s))

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

(6)Patton, Harris, Rust & Associates, pc  
14532 Lee Road  
Chantilly, VA. 20151-1679

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

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

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

Thomas D. Rust  
Jeffrey E. Frank

---

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

---

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

**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)

---

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

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

REZONING AFFIDAVIT

DATE: December 14, 2005  
(enter date affidavit is notarized)

88814a

for Application No. (s): RZ 2005-SU-026  
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

(2)MVP Master Limited Partnership  
12500 Fair Lakes Circle, Suite 400  
Fairfax, VA 22033

(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)

MVP Management, LLC(3) -- General Partner  
Milton V. Peterson -- Limited Partner

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

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

**Rezoning Attachment to Par. 1(c)**DATE: December 14, 2005  
(enter date affidavit is notarized)

88814a

for Application No. (s): RZ 2005-SU-026  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)**(4)Hunton & Williams LLP  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102(check if applicable)  The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)**

Benjamin C. Ackerly	Emerson V. Briggs	Douglas W. Davis
Robert A. Acosta-Lewis	Craig A. Bromby	Joe A. Davis (former)
Richard L. Adams	A. Todd Brown	John Deacon
Stanislaus Aksman	Tyler P. Brown	Stephen P. Demm
Jennifer A. Albert	F. William Brownell	Brian Dethrow (former)
Virginia S. Albrecht	Kevin J. Buckley	Patrick A. Doody
Kenneth J. Alcott	Kristy A. Niehaus Bulleit	Edward L. Douma
Joseph B. Alexander, Jr.	Joseph B. Buonanno	Kevin T. Duncan
Fernando C. Alonso	Brian M. Buroker	Mark S. Dray
Thomas E. Anderson	Ferdinand Calice	L. Traywick Duffie
W. Tinley Anderson, III (former)	Matthew J. Calvert	Frederick R. Eames
Walter J. Andrews	Christopher C. Campbell	Maya M. Eckstein
W. Christopher Arbery	Daniel M. Campbell	Robert H. Edwards, Jr.
Charles G. Ashton	Curtis G. Carlson	W. Jeffery Edwards
L. S. Austin	Grady K. Carlson	L. Neal Ellis, Jr.
Gerald L. Baliles	David M. Carter	Frank E. Emory, Jr.
Ian Phillip Band	Jean Gordon Carter	Juan C. Enjamio
Jeffery R. Banish	Charles D. Case	John D. Epps
A. Neal Barkus	Thomas J. Cawley	Patricia K. Epps
Haywood A. Barnes	James N. Christman	Kelly L. Faglioni
Jeffrey P. Bast	Whittington W. Clement	Susan S. Failla
Philip M. Battles, III	R. Noel Clinard	James E. Farnham
R. Mason Bayler, Jr.	W. S. Cockerham	Kevin L. Fast
John J. Beardsworth, Jr.	Herve' Cogels	James W. Featherstone, III (former)
Stephen Bennett	Myron D. Cohen	Norman W. Fichthorn
Lucas Bergkamp	Cassandra C. Collins	Andrea Bear Field
Lon A. Berk	Stacy M. Colvin	Robert M. Fillmore
Mark B. Bierbower	Joseph P. Congleton	Edward S. Finley, Jr.
Jo Ann Biggs	William S. Cooper, III	Kevin J. Finto
Stephen R. Blacklocks	Cameron N. Cosby	William M. Flynn
Jerry B. Blackstock	T. Thomas Cottingham, III	Lauren E. Freeman
Russel S. Bogue, III	Ted C. Craig	Ira L. Freilicher
William S. Boyd	Cyane B. Crump	David R. Fricke
Lawrence J. Bracken, II	Sean B. Cunningham	Edward J. Fuhr
James P. Bradley	Maria T. Currier	Douglas M. Garrou
William S. Bradley	William D. Dannelly	Richard D. Gary
David F. Brandley, Jr.	Samuel A. Danon	Manning Gasch, Jr.
Arthur D. Brannan	Barry R. Davidson	David F. Geneson

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

**Rezoning Attachment to Par. 1(c)**DATE: December 14, 2005  
(enter date affidavit is notarized)

88814a

for Application No. (s): RZ 2005-SU-026  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)**(4)Hunton & Williams LLP (Continued)  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102(check if applicable)  The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,  
General Partner, Limited Partner, or General and Limited Partner)**

Andrew A. Gerber	Charles F. Hollis, III (former)	Ronald J. Lieberman
Shahid Ghauri	John E. Holloway	Thomas F. Lillard
Neil K. Gilman	John M. Holloway, III	Catherine D. Little
C. Christopher Giragosian	George C. Howell, III	Gregory G. Little
Timothy S. Goettel	Robert H. Huey	Michael J. Lockerby
Peter G. Golden	Thomas M. Hughes	David C. Lonergan
Allen C. Goolsby	Donald P. Irwin	Nash E. Long, III
L. Raul Grable	Judith H. Itkin	Audrey C. Louison
Douglas S. Granger	Makram B. Jaber	Carlos E. Loumiet
Mark E. Grantham	Paul E. Janaskie	David S. Lowman, Jr.
Patti L. Grant-Wilkinson	Lori M. Jarvis	John A. Lucas
Edward J. Grass	Matthew D. Jenkins	Martin T. Lutz
J. William Gray, Jr.	Harry M. Johnson, III	Timothy A. Mack
Robert J. Grey, Jr.	Derek C. Johnston (former)	Tyler Maddry
Greta T. Griffith	James A. Jones, III	C. King Mallory, III
Jeffrey W. Gutches	Dan J. Jordanger	M. Kelly Malone (former)
John Owen Gwathmey	Leslie O. Juan	Thomas J. Manley
Miles B. Haberer	Thomas R. Julin	Fernando Margarit
Virginia H. Hackney	E. Peter Kane	Michael F. Marino, III
Robert J. Hahn	Thomas F. Kaufman	Jonathan R. Marsh
Ronald M. Hanson	Peter Kavanagh	Enrique J. Martin
Richard L. Harden	Joseph C. Kearfott	Jeffrey N. Martin
Ray V. Hartwell, III	Daniel O. Kennedy	John S. Martin
Robert W. Hawkins	Douglas W. Kenyon	J. Michael Martinez de Andino
Timothy G. Hayes	Michael C. Kerrigan	Christopher M. Mason
Mark S. Hedberg	Marie Kidwell	Michael P. Massad, Jr.
Douglas J. Heffner	Sylvia K. Kochler	Scott H. Matheson
Matthew C. Henry	Edward B. Koehler	Richard E. May
Alberto M. Hernandez	John T. Konther	John Gary Maynard, III
Scott Hershman	Dana S. Kull	William H. McBride
George H. Hettrick	Christopher Kuner	Gerald P. McCartin
Louanna O. Heuhsen	Elizabeth A. Lalik	Jack E. McClard
David A. Higbee	David Craig Landin	Patrick J. McCormick, III
Thomas Y. Hiner	Christine E. Larkin	Francis A. McDermott
Scott M. Hobby (former)	Andrew W. Lawrence	Alexander G. McGeoch
D. Bruce Hoffman	Wood W. Lay	John C. McGranahan, Jr.
Stuart K. Hoffman	Daniel M. LeBey	Gary C. Messplay
Robert E. Hogfoss	David O. Ledbetter	David I. Meyers

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

**Rezoning Attachment to Par. 1(c)**DATE: December 14, 2005  
(enter date affidavit is notarized)

88814a

for Application No. (s): RZ 2005-SU-026  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(4)Hunton & Williams LLP (Continued)  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102(check if applicable)  The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)John Miles  
James Forrest Miller  
John B. Miller, Jr. (former)  
Thomas McN. Millhiser  
John E. Moeller  
Jack A. Molenkamp  
Charles R. Monroe, Jr.  
Royce W. Montgomery  
T. Justin Moore, III  
Thurston R. Moore  
Bruce W. Moorhead, Jr.  
Elizabeth Ann Morgan  
Robert J. Morrow  
Robert J. Muething  
Eric J. Murdock  
Edmond P. Murphy  
Frank J. Murphy, Jr.  
J. Andrew Murphy  
Ted J. Murphy  
Thomas P. Murphy  
David A. Mustone  
James P. Naughton  
Michael Nedzbala  
Jerry C. Newsome  
Henry V. Nickel  
Lonnie D. Nunley, III  
E. A. Nye, Jr.  
John D. O'Neill, Jr.  
Brian V. Otero  
Randall S. Parks  
Peter S. Partee  
R. Hewitt Pate  
Swati Patel  
William S. Patterson  
Humberto R. Peña  
B. Donovan Picard  
R. Dean Pope  
Laurence H. PosorskeThomas W. Pounds  
Kurtis A. Powell  
Lewis F. Powell, III  
Wesley R. Powell  
Donna M. Praiss  
J. Waverly Pulley, III  
Roberto R. Pupo  
Robert T. Quackenboss  
Arnold H. Quint  
William M. Ragland, Jr.  
Gordon F. Rainey, Jr.  
John Jay Range  
Stuart A. Raphael  
Craig V. Rasile  
John M. Ratino  
Robert S. Rausch  
Keila D. Ravelo  
Baker R. Rector  
Shawn P. Regan  
Thomas A. Rice  
William M. Richardson  
James M. Rinaca  
Jennings G. Ritter, II  
Kathy E. B. Robb  
Gregory B. Robertson  
Scott L. Robertson  
Kevin J. Rogan (former)  
Robert M. Rolfe  
William L. S. Rowe  
Marguerite R. Ruby  
D. Alan Rudlin  
Mary Nash Rusher  
Vance E. Salter  
Stephen M. Sayers  
Arthur E. Schmalz  
John R. Schneider  
Pauline A. Schneider  
Stephen T. SchreinerRobert M. Schulman  
Melvin S. Schulze  
Patricia M. Schwarzschild  
Thomas J. Scott, Jr.  
P. Watson Seaman  
James S. SeEVERS, Jr.  
Douglass P. Selby  
James W. Shea  
Michael R. Shebelskie  
Rita A. Sheffey  
Carolyn E. Shellman (former)  
James E. Shepherd  
William P. Silverman  
Jo Anne E. Sirgado  
Thomas G. Slater, Jr.  
B. Darrell Smelcer  
Brooks M. Smith  
Caryl Greenberg Smith  
Turner T. Smith, Jr.  
Steven P. Solow  
Lisa J. Sotto  
Joseph C. Stanko, Jr.  
Marty Steinberg  
Catherine B. Stevens  
Gregory N. Stillman  
Franklin H. Stone  
C. Randolph Sullivan  
Chanmanu Sumawong  
R. Michael Sweeney  
Madeleine M. Tan  
Andrew J. Tapscott  
Robert M. Tata  
Rodger L. Tate  
David H. Taylor  
Michael L. Teague  
Paul Fedow  
John Charles Thomas  
Martin Thomas(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: December 14, 2005  
(enter date affidavit is notarized)

88814a

for Application No. (s): RZ 2005-SU-026  
(enter County-assigned application number (s))

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

(4)Hunton & Williams LLP (Continued)  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102

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

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

- Gary E. Thompson
- Paul M. Thompson
- B. Cary Tolley, III
- Randolph F. Totten
- Thomas B. Trimble
- Estelle J. Tsevdos
- Melvin E. Tull, III
- Julie I. Ungerman
- Surasak Vajasit
- Travis E. Vanderpool
- C. Porter Vaughan, III
- Enid L. Veron
- Linda L. Walsh
- William A. Walsh, Jr.
- Mark R. Wasem
- Abigail C. Watts-FitzGerald
- David B. Weisblat
- Mark G. Weisshaar
- Hill B. Wellford, Jr.
- David E. Wells
- G. Thomas West, Jr.
- Milby A. West
- Stephen F. White
- Jerry E. Whitson
- Paul O. Wickes
- Amy McDaniel Williams
- Matthew Williams
- Robert K. Wise
- John W. Woods, Jr.
- David C. Wright
- David M. Young
- William F. Young
- Dennis L. Zakas
- Andrew D. Zaron
- Lee B. Zeugin

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

REZONING AFFIDAVIT

DATE: December 14, 2005  
(enter date affidavit is notarized)

88814a

for Application No. (s): RZ 2005-SU-026  
(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 "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: December 14, 2005  
(enter date affidavit is notarized)

88814w

for Application No. (s): RZ 2005-SU-026  
(enter County-assigned application number(s))

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.)

Francis A. McDermott has contributed in excess of \$100.00 to Supervisor McConnell.  
Jeffrey H. Saxe has contributed in excess of \$100.00 to Supervisor McConnell.

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

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

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

WITNESS the following signature:

(check one)

[ ] Applicant

[x] Applicant's Authorized Agent

Jeffrey H. Saxe, Agent for Applicant

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

Subscribed and sworn to before me this 14<sup>TH</sup> day of DECEMBER 2005, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

[Signature]  
Notary Public

My commission expires: 7/31/2007

# SPECIAL EXCEPTION AFFIDAVIT

DATE: December 14, 2005  
 (enter date affidavit is notarized)

I, Jeffrey H. Saxe, 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

88813a

in Application No.(s): SE 2005-SU-023  
 (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 <b>BOLD</b> above)
Sully North Investments L.C.(1) Agents: Milton V. Peterson James W. Todd William E. Peterson Jon M. Peterson Jeffrey H. Saxe Peter Dunn William Smith	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	Applicant/Title Owner of Parcel 34-2-((1))-34
United States of America (Federal Government - No Shareholders)	General Services Administration Washington, DC	Lessee
Hunton & Williams LLP(4)	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Francis A. McDermott John C. McGranahan, Jr. Michael E. Kinney	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant

(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.

\* 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: December 14, 2005  
(enter date affidavit is notarized)

88813a

for Application No. (s): SE 2005-SU-023  
(enter County-assigned application number (s))

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Elaine O'Flaherty Cox	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Planner/Agent for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
Urban Engineering & Assoc., Inc.(5) Agents: David T. McElhanev Adam J. Steiner James Bischoff Christopher W. Myers	7712 Little River Turnpike Annandale, VA 22003	Engineers/Agents for Applicant
Patton, Harris, Rust & Associates, pc(6) Agents: Douglas R. Kennedy	14532 Lee Road Chantilly, VA 20151-1679	Traffic Consultants/Agents for Applicant

(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: December 14, 2005
(enter date affidavit is notarized)

88813a

for Application No. (s): SE 2005-SU-023
(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)

(1)Sully North Investments L.C.
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

- [x] 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)

MANAGERS
Milton V. Peterson
James W. Todd
William E. Peterson

MEMBERS:
MVP Master Limited Partnership(2)
Lauren P. Fellows
William E. Peterson
Jon M. Peterson
Steven B. Peterson

(check if applicable) [x] 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: December 14, 2005  
(enter date affidavit is notarized)

88813a

for Application No. (s): SE 2005-SU-023  
(enter County-assigned application number (s))

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

(3)MVP Management, LLC  
12500 Fair Lakes Circle, Suite 400  
Fairfax, VA 22033

**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)

**MANAGERS/MEMBERS:**

Milton V. Peterson  
William E. Peterson  
Steven B. Peterson

**MEMBERS:**

Carolyn S. Peterson  
Jon M. Peterson  
Lauren P. Fellows

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

(5)Urban Engineering & Assoc., Inc.  
7712 Little River Turnpike  
Annandale, VA 22003

**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)

Barry Smith  
J. Edgar Sears  
Brian Sears

(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: December 14, 2005  
(enter date affidavit is notarized)

88813a

for Application No. (s): SE 2005-SU-023  
(enter County-assigned application number (s))

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

(6)Patton, Harris, Rust & Associates, pc  
14532 Lee Road  
Chantilly, VA 20151-1679

**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)

Thomas D. Rust  
Jeffrey E. Frank

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

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 14, 2005
(enter date affidavit is notarized)

88813a

for Application No. (s): SE 2005-SU-023
(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)

(2)MVP Master Limited Partnership
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

(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)

GENERAL PARTNER:

MVP Management, LLC(3)

LIMITED PARTNER:

Milton V. Peterson

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

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

**Special Exception Attachment to Par. 1(c)**DATE: December 14, 2005  
(enter date affidavit is notarized)

88813a

for Application No. (s): SE 2005-SU-023  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(4)Hunton & Williams LLP  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102(check if applicable)  The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)Benjamin C. Ackerly  
Robert A. Acosta-Lewis  
Richard L. Adams  
Stanislaus Aksman  
Jennifer A. Albert  
Virginia S. Albrecht  
Kenneth J. Alcott  
Joseph B. Alexander, Jr.  
Fernando C. Alonso  
Thomas E. Anderson  
W. Tinley Anderson, III (former)  
Walter J. Andrews  
W. Christopher Arbery  
Charles G. Ashton  
L. S. Austin  
Gerald L. Baliles  
Ian Phillip Band  
Jeffery R. Banish  
A. Neal Barkus  
Haywood A. Barnes  
Jeffrey P. Bast  
Philip M. Battles, III  
R. Mason Bayler, Jr.  
John J. Beardsworth, Jr.  
Stephen Bennett  
Lucas Bergkamp  
Lon A. Berk  
Mark B. Bierbower  
Jo Ann Biggs  
Stephen R. Blacklocks  
Jerry B. Blackstock  
Russel S. Bogue, III  
William S. Boyd  
Lawrence J. Bracken, II  
James P. Bradley  
William S. Bradley  
David F. Brandley, Jr.  
Arthur D. Brannan  
Emerson V. Briggs  
Craig A. BrombyA. Todd Brown  
Tyler P. Brown  
F. William Brownell  
Kevin J. Buckley  
Kristy A. Niehaus Bulleit  
Joseph B. Buonanno  
Brian M. Buroker  
Ferdinand Calice  
Matthew J. Calvert  
Christopher C. Campbell  
Daniel M. Campbell  
Curtis G. Carlson  
Grady K. Carlson  
David M. Carter  
Jean Gordon Carter  
Charles D. Case  
Thomas J. Cawley  
James N. Christman  
Whittington W. Clement  
R. Noel Clinard  
W. S. Cockerham  
Herve' Cogels  
Myron D. Cohen  
Cassandra C. Collins  
Stacy M. Colvin  
Joseph P. Congleton  
William S. Cooper, III  
Cameron N. Cosby  
T. Thomas Cottingham, III  
Ted C. Craig  
Cyane B. Crump  
Sean B. Cunningham  
Maria T. Currier  
William D. Dannelly  
Samuel A. Danon  
Barry R. Davidson  
Douglas W. Davis  
Joe A. Davis (former)  
John Deacon  
Stephen P. DemmBrian Dethrow (former)  
Patrick A. Doody  
Edward L. Douma  
Kevin T. Duncan  
Mark S. Dray  
L. Traywick Duffie  
Frederick R. Eames  
Maya M. Eckstein  
Robert H. Edwards, Jr.  
W. Jeffery Edwards  
L. Neal Ellis, Jr.  
Frank E. Emory, Jr.  
Juan C. Enjamio  
John D. Epps  
Patricia K. Epps  
Kelly L. Faglioni  
Susan S. Failla  
James E. Farnham  
Kevin L. Fast  
James W. Featherstone, III (former)  
Norman W. Fichthorn  
Andrea Bear Field  
Robert M. Fillmore  
Edward S. Finley, Jr.  
Kevin J. Finto  
William M. Flynn  
Lauren E. Freeman  
Ira L. Freilicher  
David R. Fricke  
Edward J. Fuhr  
Douglas M. Garrou  
Richard D. Gary  
Manning Gasch, Jr.  
David F. Geneson  
Andrew A. Gerber  
Shahid Ghauri  
Neil K. Gilman  
C. Christopher Giragosian  
Timothy S. Goettl  
Peter G. Golden(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Special Exception Attachment to Par. 1(c)" form.

**Special Exception Attachment to Par. 1(c)**DATE: December 14, 2005  
(enter date affidavit is notarized)

88813a

for Application No. (s): SE 2005-SU-023  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)**(4)Hunton & Williams LLP (Continued)  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102(check if applicable)  The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)**

Allen C. Goolsby  
L. Raul Grable  
Douglas S. Granger  
Mark E. Grantham  
Patti L. Grant-Wilkinson  
Edward J. Grass  
J. William Gray, Jr.  
Robert J. Grey, Jr.  
Greta T. Griffith  
Jeffrey W. Gutches  
John Owen Gwathmey  
Miles B. Haberer  
Virginia H. Hackney  
Robert J. Hahn  
Ronald M. Hanson  
Richard L. Harden  
Ray V. Hartwell, III  
Robert W. Hawkins  
Timothy G. Hayes  
Mark S. Hedberg  
Douglas J. Heffner  
Matthew C. Henry  
Alberto M. Hernandez  
Scott Hershman  
George H. Hettrick  
Louanna O. Heuhsen  
David A. Higbee  
Thomas Y. Hiner  
Scott M. Hobby (former)  
D. Bruce Hoffman  
Stuart K. Hoffman  
Robert E. Hogfoss  
Charles F. Hollis, III (former)  
John E. Holloway  
John M. Holloway, III  
George C. Howell, III  
Robert H. Huey  
Thomas M. Hughes  
Donald P. Irwin  
Judith H. Itkin

Makram B. Jaber  
Paul E. Janaskie  
Lori M. Jarvis  
Matthew D. Jenkins  
Harry M. Johnson, III  
Derek C. Johnston (former)  
James A. Jones, III  
Dan J. Jordanger  
Leslie O. Juan  
Thomas R. Julin  
E. Peter Kane  
Thomas F. Kaufman  
Peter Kavanagh  
Joseph C. Kearfott  
Daniel O. Kennedy  
Douglas W. Kenyon  
Michael C. Kerrigan  
Marie Kidwell  
Sylvia K. Kochler  
Edward B. Koehler  
John T. Konther  
Dana S. Kull  
Christopher Kuner  
Elizabeth A. Lalik  
David Craig Landin  
Christine E. Larkin  
Andrew W. Lawrence  
Wood W. Lay  
Daniel M. LeBey  
David O. Ledbetter  
Ronald J. Lieberman  
Thomas F. Lillard  
Catherine D. Little  
Gregory G. Little  
Michael J. Lockerby  
David C. Lonergan  
Nash E. Long, III  
Audrey C. Louison  
Carlos E. Louniet  
David S. Lowman, Jr.

John A. Lucas  
Martin T. Lutz  
Timothy A. Mack  
Tyler Maddry  
C. King Mallory, III  
M. Kelly Malone (former)  
Thomas J. Manley  
Fernando Margarit  
Michael F. Marino, III  
Jonathan R. Marsh  
Enrique J. Martin  
Jeffrey N. Martin  
John S. Martin  
J. Michael Martinez de Andino  
Christopher M. Mason  
Michael P. Massad, Jr.  
Scott H. Matheson  
Richard E. May  
John Gary Maynard, III  
William H. McBride  
Gerald P. McCartin  
Jack E. McClard  
Patrick J. McCormick, III  
Francis A. McDermott  
Alexander G. McGeoch  
John C. McGranahan, Jr.  
Gary C. Messplay  
David I. Meyers  
John Miles  
James Forrest Miller  
John B. Miller, Jr. (former)  
Thomas McN. Millhiser  
John E. Moeller  
Jack A. Molenkamp  
Charles R. Monroe, Jr.  
Royce W. Montgomery  
T. Justin Moore, III  
Thurston R. Moore  
Bruce W. Moorhead, Jr.  
Elizabeth Ann Morgan

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

**Special Exception Attachment to Par. 1(c)**DATE: December 14, 2005  
(enter date affidavit is notarized)

88813a

for Application No. (s): SE 2005-SU-023  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)**(4)Hunton & Williams LLP (Continued)  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102(check if applicable)  The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)**Robert J. Morrow  
Robert J. Muething  
Eric J. Murdock  
Edmond P. Murphy  
Frank J. Murphy, Jr.  
J. Andrew Murphy  
Ted J. Murphy  
Thomas P. Murphy  
David A. Mustone  
James P. Naughton  
Michael Nedzbala  
Jerry C. Newsome  
Henry V. Nickel  
Lonnie D. Nunley, III  
E. A. Nye, Jr.  
John D. O'Neill, Jr.  
Brian V. Otero  
Randall S. Parks  
Peter S. Partee  
R. Hewitt Pate  
Swati Patel  
William S. Patterson  
Humberto R. Peña  
B. Donovan Picard  
R. Dean Pope  
Laurence H. Posorske  
Thomas W. Pounds  
Kurtis A. Powell  
Lewis F. Powell, III  
Wesley R. Powell  
Donna M. Praiss  
J. Waverly Pulley, III  
Roberto R. Pupo  
Robert T. Quackenboss  
Arnold H. Quint  
William M. Ragland, Jr.  
Gordon F. Rainey, Jr.  
John Jay Range  
Stuart A. Raphael  
Craig V. RasileJohn M. Ratino  
Robert S. Rausch  
Keila D. Ravelo  
Baker R. Rector  
Shawn P. Regan  
Thomas A. Rice  
William M. Richardson  
James M. Rinaca  
Jennings G. Ritter, II  
Kathy E. B. Robb  
Gregory B. Robertson  
Scott L. Robertson  
Kevin J. Rogan (former)  
Robert M. Rolfe  
William L. S. Rowe  
Marguerite R. Ruby  
D. Alan Rudlin  
Mary Nash Rusher  
Vance E. Salter  
Stephen M. Sayers  
Arthur E. Schmalz  
John R. Schneider  
Pauline A. Schneider  
Stephen T. Schreiner  
Robert M. Schulman  
Melvin S. Schulze  
Patricia M. Schwarzschild  
Thomas J. Scott, Jr.  
P. Watson Seaman  
James S. SeEVERS, Jr.  
Douglass P. Selby  
James W. Shea  
Michael R. Shebelskie  
Rita A. Sheffey  
Carolyn E. Shellman (former)  
James E. Shepherd  
William P. Silverman  
Jo Anne E. Sirgado  
Thomas G. Slater, Jr.  
B. Darrell SmelcerBrooks M. Smith  
Caryl Greenberg Smith  
Turner T. Smith, Jr.  
Steven P. Solow  
Lisa J. Sotto  
Joseph C. Stanko, Jr.  
Marty Steinberg  
Catherine B. Stevens  
Gregory N. Stillman  
Franklin H. Stone  
C. Randolph Sullivan  
Chanmanu Sumawong  
R. Michael Sweeney  
Madeleine M. Tan  
Andrew J. Tapscott  
Robert M. Tata  
Rodger L. Tate  
David H. Taylor  
Michael L. Teague  
Paul Tetlow  
John Charles Thomas  
Martin Thomas  
Gary E. Thompson  
Paul M. Thompson  
B. Cary Tolley, III  
Randolph F. Totten  
Thomas B. Trimble  
Estelle J. Tsevdos  
Melvin E. Tull, III  
Julie I. Ungerman  
Surasak Vajasit  
Travis E. Vanderpool  
C. Porter Vaughan, III  
Enid L. Veron  
Linda L. Walsh  
William A. Walsh, Jr.  
Mark R. Wasem  
Abigail C. Watts-FitzGerald  
David B. Weisblat  
Mark G. Weisshaar(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

**Special Exception Attachment to Par. 1(c)**

DATE: December 14, 2005  
(enter date affidavit is notarized)

88813a

for Application No. (s): SE 2005-SU-023  
(enter County-assigned application number (s))

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

(4)Hunton & Williams LLP (Continued)  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102

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

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

- Hill B. Wellford, Jr.
- David E. Wells
- G. Thomas West, Jr.
- Milby A. West
- Stephen F. White
- Jerry E. Whitson
- Paul O. Wickes
- Amy McDaniel Williams
- Matthew Williams
- Robert K. Wise
- John W. Woods, Jr.
- David C. Wright
- David M. Young
- William F. Young
- Dennis L. Zakas
- Andrew D. Zaron
- Lee B. Zeugin

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 14, 2005  
(enter date affidavit is notarized)

888 13 a

for Application No. (s): SE 2005-SU-023  
(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.

Application No.(s): SE 2005-SU-023  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: December 14, 2005  
(enter date affidavit is notarized)

88813a

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 \$200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)**

Francis A. McDermott has contributed in excess of \$100.00 to Supervisor McConnell.  
Jeffrey H. Saxe has contributed in excess of \$100.00 to Supervisor McConnell.

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

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

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

WITNESS the following signature:

(check one)  Applicant  Applicant's Authorized Agent

Jeffrey H. Saxe, Agent for Applicant  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 14<sup>TH</sup> day of DECEMBER 2005, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

[Signature]  
Notary Public

My commission expires: 1/31/2007

June 24, 2005

**SULLY NORTH INVESTMENTS L.C.**  
**"DULLES DISCOVERY NORTH" REZONING APPLICATION**  
**STATEMENT OF JUSTIFICATION**

Sully North Investments L.C. (the "Applicant"), requests approval to rezone a total of approximately 13.5 acres (the "Property") consisting of Tax Map Parcels 34-2-((1))-33 (part) and 34 (part) from the I-3, R-1, WS and AN Districts, to the I-5, WS and AN Districts. The purpose of this application is to consolidate the subject Property with I-5 land located immediately to the west into a 56-acre office campus. A concurrent Special Exception application has been filed by this Applicant on the entirety of Parcel 34 to permit an increase in height of two office buildings proposed to be constructed "by-right" on the I-5 zoned land.

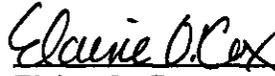
The Property is located in the northeast quadrant of the Route 28/Air and Space Museum Parkway interchange, between Route 28 and Centreville Road. The Property is surrounded by I-5 zoned land. Adjacent to the north is the "EDS" office campus. The Air and Space Museum Parkway will connect Route 28 and Wall Road, and, as such, will provide a separation between parcels to the east and south. Adjacent to the east are an existing stormwater management pond and self-storage facility on land zoned I-5. Land located south of the Property is the subject of a pending zoning application (RZ 2003-SU-035) for the PDH-12 District, which has been filed by this same Applicant and its affiliates for an active adult multi-family and attached residential use planned community.

This Property falls within the Route 28 Tax District, which was created on December 21, 1987 and, as such, the I-5 portion of the planned office park is "grand-fathered" at a maximum 1.0 FAR. On June 6, 1988, the eastern portion of the subject Property was rezoned from the R-1 District to the I-3 District, subject to proffers dated May 17, 1988 which permit up to a 0.50 FAR. On December 6, 2004, the Board of Supervisors granted Special Exception SE 2004-SU-028, subject to conditions, permitting construction of a driveway across the existing R-1 land (now identified as a part of Parcel 33 and a part of Parcel 34) to enable access to planned, by-right I-5 uses to the west. Currently, a site plan is pending on this adjacent I-5 land for construction of the "Phase 1" office building, which is planned to be the first of three office buildings constructed within this campus.

This site is located within "Land Unit D-4" of the Dulles Suburban Center Plan, which permits office use as one of several development options, subject to certain Plan criteria. The Generalized Development Plan ("GDP") filed with this application, dated June 24, 2005, proposes only 12,000 gross square feet on this site because the major office buildings have been oriented west, closer to the interchange, on the existing I-5 land. Proposed development on the Property, as depicted on the GDP, would consist of the following: one entrance and small guard house along Wall Road, two entrance points from future Air and Space Museum Parkway, surface parking, a portion of the Phase 3 parking garage, and an accessory building, which is proposed for the purpose of examining delivery vehicles.

The proposed development of the Property conforms to all current applicable land development ordinances, regulations and adopted standards, except in specific instances where modifications or waivers have been identified on the GDP and for the pending Special Exception application requesting an increase in height for buildings sited to the west.

Respectfully submitted,



---

Elaine O. Cox  
Planner Agent for Applicant

Revised December 9, 2005

**DULLES DISCOVERY NORTH  
APPLICANT'S STATEMENT  
SE 2005-SU-023  
SPECIAL EXCEPTION FOR INCREASE IN HEIGHT**

Pursuant to Section 9-607 of the Zoning Ordinance, the Applicant, Sully North Investments L.C., requests Board of Supervisors' approval of a Special Exception ("SE") to increase the height of two proposed, "by-right" office buildings from 75 feet up to a maximum of ten stories, or 150 feet. These two buildings would comprise Phases 2 and 3 of the "Dulles Discovery" office campus, as depicted on the SE Plat dated December 9, 2005. The approximately 27-acre SE application area is identified as all of Fairfax County Tax Map Parcel 34-2 ((1)) 34 and generally is located between Route 28 and Centreville Road, south of the EDS office campus and north of the future alignment of Air and Space Museum Parkway (the "Property"). Concurrent rezoning application RZ 2005-SU-026 for I-5 and deferred RZ 2003-SU-035 for PDH-12 are pending on land located adjacent to the east and south, respectively.

The Property currently is zoned I-5, R-1, I-3 (proffered), AN and WS. It is important to note that this site falls within the Route 28 Tax District and, as such, the industrial parcels are governed by the Zoning Ordinance text and regulations for the I-5 and I-3 Districts in effect on December 21, 1987, the date the Route 28 Tax District was created (see attached). Consequently, the I-5 portion of the Property has a maximum permitted floor area ratio (FAR) of 1.0 and the I-3 portion a maximum permitted 0.5 FAR, resulting in an overall maximum permitted FAR for the SE application site of 0.8. RZ 2005-SU-026 has been filed concurrently on the R-1- and I-3-zoned portions of this SE application area to request rezoning to the I-5 District. The combined 56-acre "Dulles Discovery" office campus would have an overall 0.53 FAR.

The Property is located within "Land Unit D-4" of the "Dulles Suburban Center Plan" and is planned for "a mix of non-residential uses up to .50 FAR that may include office, hotel, retail, cultural, recreation and/or entertainment uses," subject to certain Plan criteria. The two, ten-story buildings which are the subject of this application are sited on the eastern side of Land Unit D-4, east of a proposed five story office building closer to the Route 28/Air and Space Museum Parkway Interchange. Illustrative building perspectives are presented on Sheet 6 of the SE Plat dated December 9, 2005 and show the three office buildings' central orientation around a large, landscaped courtyard.

This Special Exception is necessitated by the tenant's mandate of a minimum 350-foot separation between buildings on-site to all uncontrolled areas off-site. Provision of this 350-foot setback, which is an essential security requirement, constrains building locations on site, creates the need for an increase in building height beyond that permitted "by-right" under the Zoning Ordinance, but results in less expansive building footprints than what otherwise would result by-right. Consequently, the Applicant proposes up to a 150-foot height for the Phase 2 and Phase 3 office buildings, as depicted graphically on SE Plat Sheet 2.

Information below is filed in accordance with the submission requirements of Paragraph 7 of Section 9-011 of the Zoning Ordinance. Given that this application is solely for an increase in

height in a development that is otherwise by-right, several of these elements are not relevant. Additional information assessing the application relative to the standards for increases in building height set forth in Section 9-607 is provided in the final paragraph.

A. Type of Operation.

This request pertains solely to the two office buildings designated as "Phase 2" and "Phase 3" on the SE plat, which are proposed for up to ten stories, or 150 feet, in height. The Property is part of the 56-acre "Dulles Discovery North" office campus, which is planned for a total of three office buildings, two small accessory buildings, and guard houses, all to be constructed in three phases on the existing and proposed I-5 land. A site plan has been filed for the Phase I building, which will not exceed the 75-foot height limitation.

B. Hours of Operation.

The offices will generally be most fully occupied Monday through Friday, 8:00 a.m. to 6:00 p.m. A small percentage of the space may be occupied after those hours and on weekends.

C. Estimated Number of Patrons/Clients.

Given security considerations and the nature of the office use, it is anticipated that visitors to these two buildings will be limited and less than typically associated with an office use in Fairfax County.

D. Proposed Number of Employees.

It is anticipated that the two buildings that are the subject of this SE would house approximately 3,400 employees. The employees anticipated from the full three-building complex is estimated at 5,000.

E. Estimate of Traffic Impact of the Proposed Use.

The maximum expected trip generation and the general distribution of trips by mode and time of day for the three building complex are estimated as follows:

A.M. Peak Hour:	1,705 Trips
P.M. Peak Hour:	1,581 Trips
Average Daily Trips:	11,630 Trips
Mode Split:	95% Car, 4% Bus, 1% Other

F. Vicinity or General Area to be Served.

These buildings will serve the Washington, D.C. region. It is anticipated that most employees generally will reside in Fairfax County and nearby jurisdictions.

G. Description of Building Façade and Architecture.

Illustrative architectural drawings will be submitted during review of the application.

H. Listing, If Known, of All Hazardous or Toxic Substances.

None known at this time.

I. Statement of Conformance with Applicable Ordinances, Regulations and Standards, Including Section 9-607 "Provisions for Approving an Increase in Building Heights"

In accordance with Paragraph 1 of Section 9-607, this Special Exception proposal is in harmony with the policies of the adopted Comprehensive Plan, which lists "high-quality, campus-style office" as a recommended use on this Property and encourages uses which support the Route 28 Tax District requirements. The Plan calls for consolidation of parcels and coordinated access on unified site plans and recommends that the County "support development that emphasizes local, national and international business and commercial endeavors." The Dulles Suburban Center Land Unit D-4 text calls for orientation of such uses toward Route 28, primary access from the Air and Space Museum Parkway Interchange, and secondary access provided from Centreville and Wall Roads "by indirect routing through the land unit." The increase in height has enabled the Applicant to concentrate the office buildings near the center of the assemblage and orient them around a centralized pedestrian plaza. The increase in height from 75 feet to 150 feet also will enable this office complex to meet the required 350-foot building setback from uncontrolled areas, which is mandated by user security requirements.

The Countywide trail is being provided by the Applicant along the south side of Air and Space Museum Parkway from the Route 28 interchange to Wall Road. Development intensity has been reduced on the eastern half of the office campus in order to minimize impacts on existing residential neighborhoods east of Centreville Road, as called for by the adopted Plan. These neighborhoods are separated by the eastern portion of subject assemblage, by large, industrially-zoned parcels, and by a future six lane, divided highway and, thus, will be far removed from these two office buildings.

The proposed height increase will not be detrimental to the character and development of adjacent lands, which are predominantly office and industrial in character. Given the buildings' orientation toward the Route 28/Air and Space Museum Parkway interchange and their proximity to Dulles Airport and the EDS office campus, the proposed height is compatible with surrounding uses. The two buildings have been sited internally to the "Dulles Discovery" development and are compatible with surrounding I-5 zoned land. The proposed ten-story office buildings would be far removed from the single-family residential neighborhoods east of Centreville Road. The rezoning application for an age restricted multi-family/attached residential planned community pending on land adjacent to the south has been filed by this Applicant and its affiliates, who own that land. Retail, office, restaurant, hotel and uses are also proposed on this abutting land to the south.

In accordance with Paragraph 3 of Section 9-607, all remaining regulations of the I-5 zoning district (as grand-fathered and under the current Ordinance subject to approval of the concurrent rezoning application) will be satisfied in this SE application. The proposal for a height increase conforms to the provisions of all applicable ordinances, regulations, adopted standards and applicable conditions, with one exception. The Applicant is requesting a modification of the transitional screening and barrier requirement to adjacent Parcel 8 to that shown on the SE Plat,

pursuant to Paragraph 5 of Section 13-304 because that parcel is designated in the adopted Comprehensive Plan for a use similar to that proposed on the subject Property.



---

Francis A. McDermott  
Attorney/Agent for Applicant

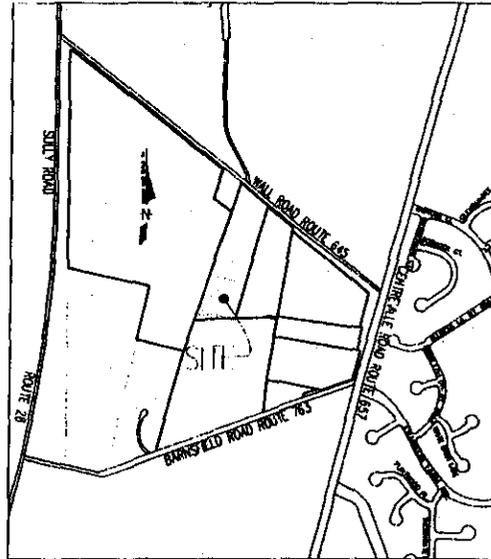
# DULLES DISCOVERY

## SPECIAL EXCEPTION PLAT

(SE-2004-SU-028)

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA



### APPLICANT

SULLY NORTH INVESTMENTS L.C.  
 C/O THE PETERSON COMPANIES  
 12500 FAIR LAKES CIRCLE  
 SUITE 400  
 FAIRFAX, VA 22033  
 TELEPHONE: (703)-631-7518  
 FAX: (703)-631-6481

### LEGAL COUNSEL

HUNTON & WILLIAMS LLP  
 1751 PINNACLE DRIVE  
 SUITE 1700  
 MCLEAN, VA 22102  
 TELEPHONE: (703)-714-7422  
 FAX: (703)-714-7410

### ENGINEER

URBAN ENGINEERING & ASSOC.  
 7712 LITTLE RIVER TURNPIKE  
 ANNANDALE, VA 22003  
 TELEPHONE: (703) 642-8080  
 FAX: (703) 642-8251

### SHEET INDEX

1. COVER SHEET
2. SITE TABULATIONS & NOTES
3. CERTIFIED PLAT
4. EXISTING CONDITIONS AND E.V.E.
5. SPECIAL EXCEPTION PLAT
6. LANDSCAPE PLAN
7. CONTEXTUAL PLAN



 <p><b>URBAN ENGINEERING &amp; ASSOC., INC.</b></p> <p>CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS                  7712 LITTLE RIVER TURNPIKE                  ANNANDALE, VIRGINIA 22003 (703) 642-8080</p>	<p>PLAN DATE</p> <p>08-27-04                  08-28-04                  08-01-04</p>	<p>COVER SHEET</p> <p><b>DULLES DISCOVERY</b></p> <p>SULLY DISTRICT                  FAIRFAX COUNTY, VIRGINIA</p>	<p>SHEET</p> <p>1                  UP                  7</p>
	<p>SCALE: AS NOTED</p>	<p>C.I. N/A</p>	<p>DATE: SEPT. 2004</p>



**NOTES**

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON FAIRFAX COUNTY TAX MAP 34-2-(11) PARCEL 3 (PART) AND IS CURRENTLY ZONED R-1.
2. PROPERTY LINE INFORMATION IS BASED ON RECORD ALTA/ACSM SURVEY BY URBAN-ENGINEERS, INC. ASSOCIATES DATED JANUARY, 2000.

**DESCRIPTION OF PORTION OF THE PROPERTY OF SULLY NORTH INVESTMENTS L.C.**

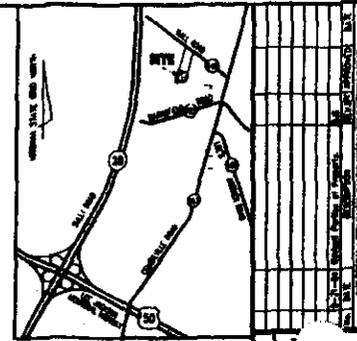
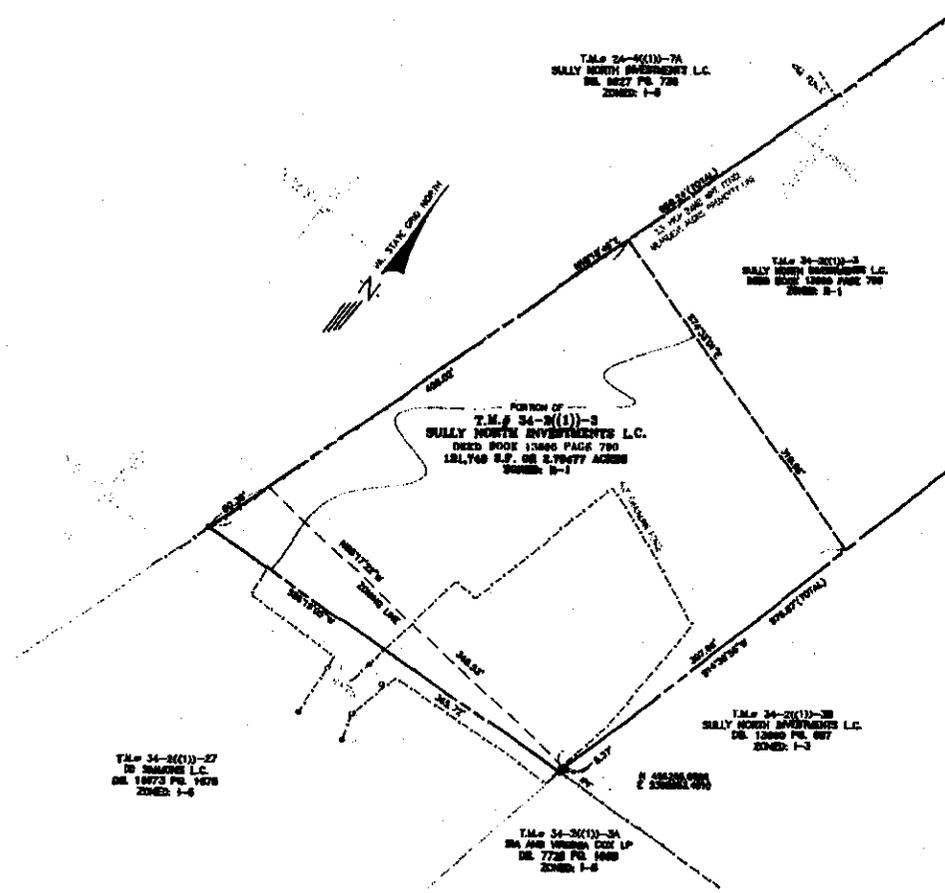
Beginning of a point being a common corner to Sully North Investments L.C. as acquired in Deed Book 13600 of Page 667, to and Virginia Co., LP, as acquired in Deed Book 7728 of Page 1088 and DD Simmons L.C. as acquired in Deed Book 15073 of Page 1875 among the land records of Fairfax County, Virginia; thence departing said point and running with the northerly line of said DD Simmons L.C.

South 06° 19' 00" West, 385.72 feet to a point being the northwest corner of said Simmons, said point also being an easterly line of Sully North Investments, as acquired in Deed Book 9927 of Page 136, thence running with the westerly line of said Sully North Investments L.C.

North 18° 17' 45" East, 428.02 feet to a point; thence running through the property of Sully North Investments L.C., as acquired in Deed Book 13600 of Page 790

South 74° 33' 01" East, 319.88 feet to a point on the westerly line of aforementioned Sully North Investments L.C.; thence running with said Sully North Investments L.C.

South 14° 30' 55" West, 307.66 feet to the point of beginning containing 121,740 square feet or 2.79477 acres more or less.



**VICINITY MAP**  
1" = 5000'

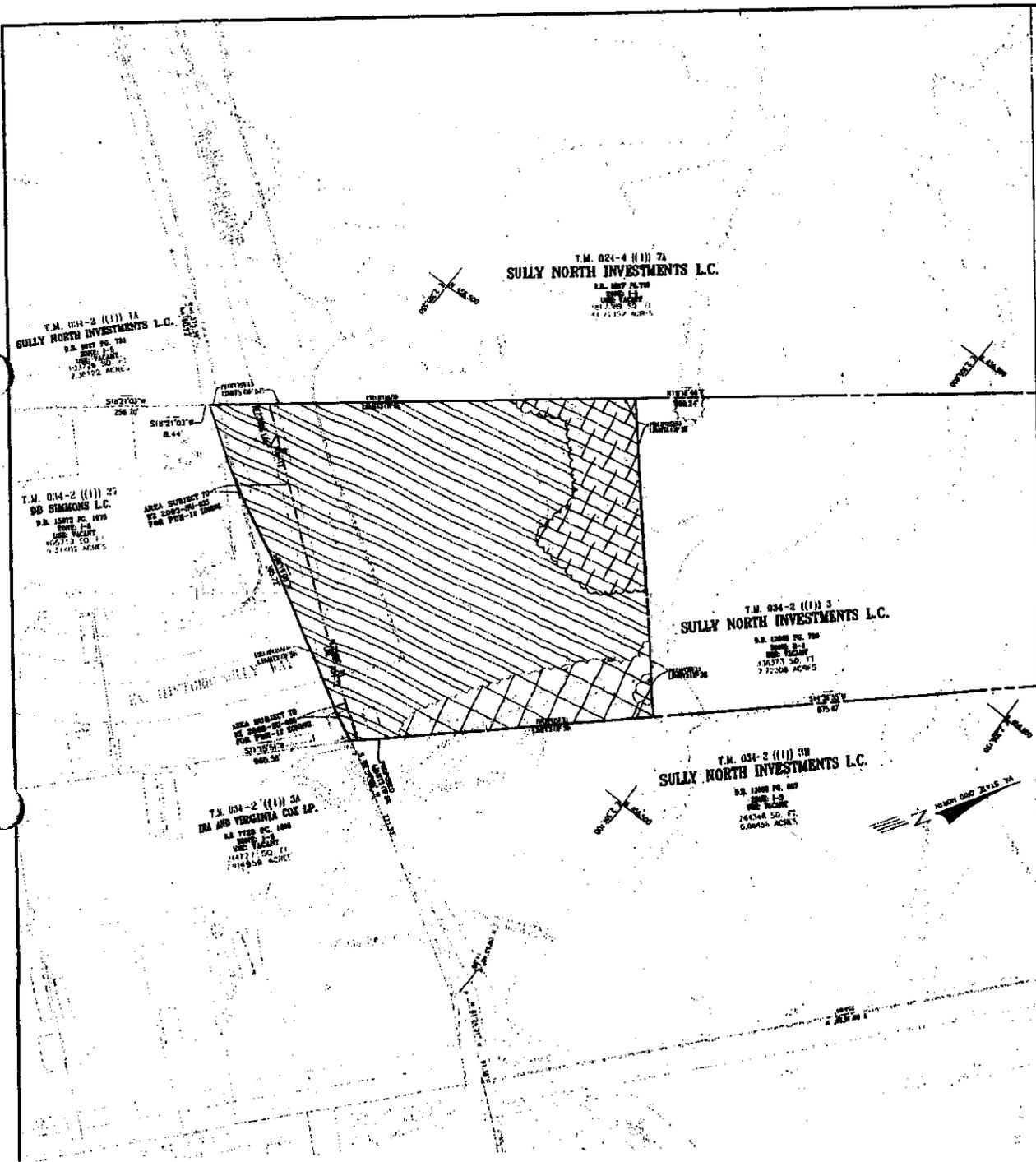
**URBAN ENGINEERING & ASSOC., INC.**  
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS  
1715 LITTLE BLVD., SUITE 200, VIRGINIA BEACH, VIRGINIA 23462 (757) 481-0000

**CERTIFIED PLAT**  
**DULLES DISCOVERY**  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50'



D:\Projects\2000\01\11\2000\1111\1111.dwg



T.M. 034-2 (11) 2A  
**SULLY NORTH INVESTMENTS L.C.**  
 A.B. 1007 ACRES  
 101,500 SQ. FT.  
 2.33 ACRES

T.M. 034-2 (11) 1A  
**SULLY NORTH INVESTMENTS L.C.**  
 A.B. 1007 ACRES  
 101,500 SQ. FT.  
 2.33 ACRES

T.M. 034-2 (11) 27  
**DD SIMMONS L.C.**  
 P.A. 1207 AC. 1075  
 100,000 SQ. FT.  
 2.28 ACRES

T.M. 034-2 (11) 3  
**SULLY NORTH INVESTMENTS L.C.**  
 A.B. 1000 AC. 700  
 100,000 SQ. FT.  
 2.28 ACRES

T.M. 034-2 (11) 3A  
**SULLY NORTH INVESTMENTS L.C.**  
 A.B. 1000 AC. 600  
 100,000 SQ. FT.  
 2.28 ACRES

T.M. 034-2 (11) 3A  
**DA AND VIRGINIA COE LP.**  
 A.B. 1000 AC. 1000  
 100,000 SQ. FT.  
 2.28 ACRES

**EXISTING VEGETATION:**

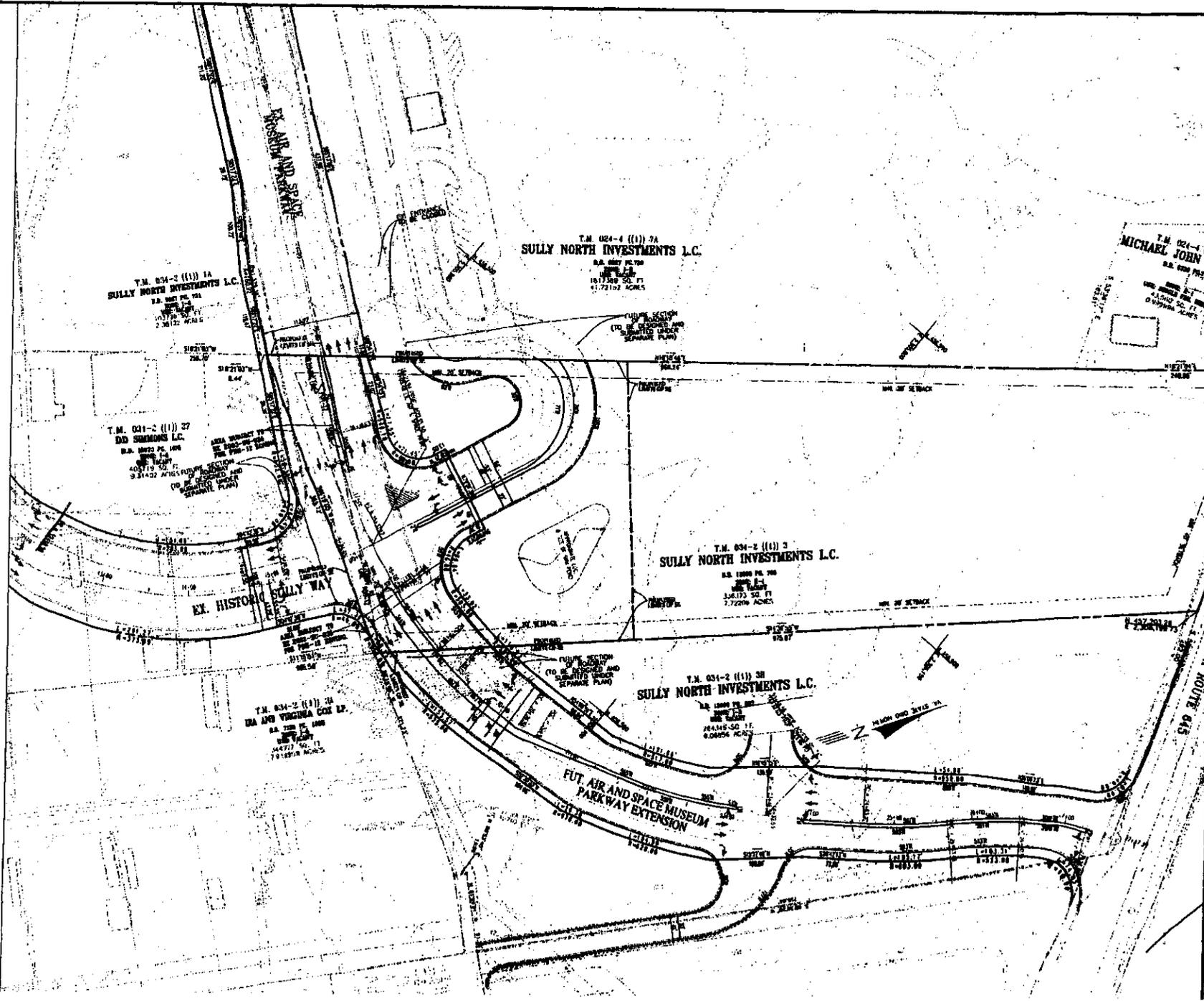
	SUB-CULMEX UPLAND FOREST: OAKS, PINES, RED CEDAR, SYCAMORE UNDERSTORY SPARSE AND MOSTLY GRASSES. GOOD CONDITION.
	SCRUB: SOME CANOPY TREES, UNDERSTORY SPARSE AND MOSTLY GRASSES. GOOD CONDITION.
	ABANDONED INDUSTRIAL YARDS. LITTLE TO NO VEGETATION. POOR CONDITION.

URBAN ENGINEERING & ASSOC., INC.  
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS  
 7712 LITTLE AVENUE, FALLS CHURCH, VIRGINIA 22044  
 PHONE: (703) 444-1000

EXISTING CONDITIONS AND E.V.E.  
**DULLES DISCOVERY**  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1"=40'  
 DATE: SEPT. 2004  
 SHEET 4 OF 7  
 P.R. 2/10

APPROVED BY: [Signature]  
 DATE: [Date]

User: D:\Projects\034\034-2 (11) 3A\1075-1-3\1075-1-3.dwg, 10/20/04, 11:28:04 AM



URBAN ENGINEERING & ASSOC., INC.  
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS  
 1115 LITTLE ROCK TOWNSHIP

SPECIAL EXCEPTION PLAN  
**DULLES DISCOVERY**  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SHEET  
 1-5  
 OF  
 1-5







# County of Fairfax, Virginia

## MEMORANDUM

DATE: December 29, 2005

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

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

**SUBJECT:** Comprehensive Plan Land Use Analysis: **RZ 2005-SU-026**  
**SE 2005-SU-023**  
Dulles Discovery North

The memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced application Generalized Development Plan (GDP) and Special Exception Plat (SE) dated August 1, 2005, as revised through November 10, 2005 and October 10, 2005, respectively. The extent to which the proposed use, intensity and development plan are consistent with the land use guidance contained in the Comprehensive Plan, is noted.

### DESCRIPTION OF THE APPLICATION

The application property consists of approximately 55.8 acres located immediately east of Sully Road (Route 28) at its intersection with the Air and Space Parkway, south of Wall Road (Route 645) and west of Centreville Road (Route 657). The property consists of two parcels. Parcel 34 is currently zoned I-5 with parcel 33 split zoned R-1 and I-3. Both parcels are located within the Water Supply Protection Overlay District (WS) with a small portion of parcel 34 located within the Airport Noise Impact Overlay District (AN). The application seeks a special exception for an increase in building height for proposed office uses on the existing I-5 portion of the proposed development with the remaining land area subject to a request to rezone from the R-1 and I-3 Zoning Districts to the I-5 Zoning District for parking facilities and other structures associated with the proposed office use. The applications propose an overall FAR of 0.525 for the combined land area of parcels 33 and 34. The Special Exception seeks an increase in building height for Phases 2 and 3 on parcel 34. Both of these proposed structures would have an effective height of one hundred fifty (150) feet. Phase 1 is being constructed by-right on the western portion of parcel 34. A total of 3,400 employees are noted with 5,145 parking spaces will be provided with an additional 15 loading spaces noted for the proposed development. The development plan notes that 15.8 acres of open space will be provided as part of the proposed development.

Department of Planning and Zoning  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5509  
Phone 703-324-1380  
Fax 703-324-3056  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)

## LOCATION AND CHARACTER

The subject property is located within a portion of Land Unit D-4 of the Dulles Suburban Center. Existing land uses around the subject property vary somewhat, but consist primarily of industrial or office uses. There is an existing R-1, residential property located within the northern perimeter of the subject property. A much larger property to the north of Wall Road is the site of the EDS office complex zoned I-5. To the east of the subject property, at the corner of Wall Road and Centreville Road, is an existing self storage facility, which is zoned I-5. To the south of the subject property, between Centreville Road, Barnsfield Road and Sully Road (Route 28) is a grouping of eight parcels all zoned I-5 and I-3. A portion of this area to the south is also located in the Sully Historic Overlay District. To the west of the subject property is Sully Road (Route 28) and the Washington-Dulles International Airport. It should be noted that a large portion of the EDS property to the north is the subject of a Plan Amendment request to facilitate mixed use development with an age-restricted community. Properties to the south are the subject of a separate Plan Amendment request to consider mixed use development with an age-restricted, active adult community as well. At the present time, both of these proposed Plan amendments are under review by staff. The subject property is generally flat with a mixture of mature hardwoods, successional vegetation and overgrown fields. There are no Environmental Quality Corridors (EQC's) or Resource Protection Areas (RPA's) on the subject property. The proposed heights of the two structures, which are the subject of the special exception, raise concerns regarding Federal Aviation Administration (FAA) height restriction for buildings in close proximity to the airport. A more detailed discussion of this issue is contained within the analysis portion of this report.

## COMPREHENSIVE PLAN CITATIONS

**Plan Map:** Alternative Uses and Mixed Use

**Plan Text:** In the Fairfax County Comprehensive Plan, Area III Volume, 2003 Edition, Dulles Suburban Center, as amended through June 20, 2005, under the heading, Land Unit D-4, Recommendations, Land Use, beginning on page 79, the Plan states:

“Land Unit D-4 consists of 157 acres and is bounded on the north by Wall Road, on the west by Route 28, on the southwest and south by the Sully Historic Site Park and on the east by Centreville Road (Figure 19). This land unit contains a portion of the Sully Historic Overlay District, a few scattered warehousing and industrial uses and a large outdoor storage operation north of Barnsfield Road. In addition, about two-thirds of the land unit remains vacant. Cain Branch of Cub Run crosses the southeastern portion of this land unit. . . .

this land unit is planned for high-quality, campus-style office and high-quality industrial/flex uses up to .35 FAR. Retail uses and support services may be appropriate only as secondary or ancillary uses to the office and industrial/flex primary uses. These ancillary service uses should not exceed 20 percent of the primary uses and should be

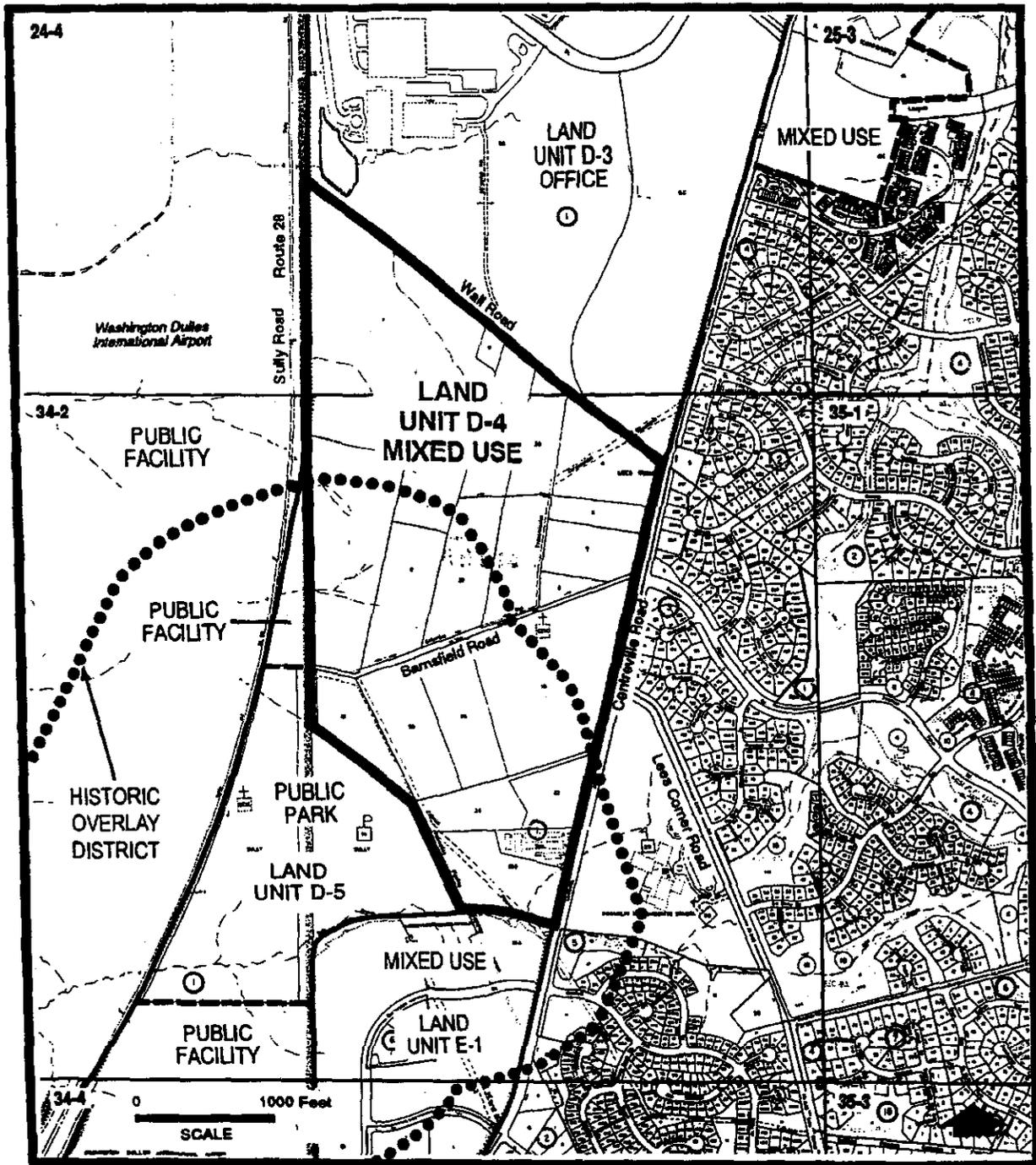
designed to serve the employees and residents of Land Unit D-4. These ancillary and retail uses should not constitute a retail shopping center.

3. As an alternative, Parcel 24-4((1)) 7A and Parcels 34-2((1)) 1, 1A, 3, 3B and 10A are planned for a mix of non-residential uses up to .50 FAR that may include office, hotel, retail, cultural, recreation and/or entertainment uses. A visitors center providing information about the attractions in the area, including Sully Plantation and the Air and Space Museum Annex, may also be appropriate on this site. Development proposals should be designed to achieve the following:
  - Retail and other uses that will serve tourists, such as hotel, cultural facilities, restaurants and entertainment uses, should be of high visual and architectural quality and oriented to Route 28;
  - Retail development will not constitute a regional, community or neighborhood shopping center, a regional mall, or a power center;
  - Development should occur in a manner that will minimize impacts on existing residential neighborhoods on the east side of Centreville Road. Mitigation measures will include reducing development intensity and scale along Centreville Road and the use of landscaping and screening to enhance the appearance of the development from Centreville Road. No freestanding retail sales or service uses will be located within 600 feet of Centreville Road;
  - The existing cemeteries located on the subject properties should be preserved;
  - Development of the site will conform with the provisions of the Sully Historic Overlay District. It is noted that implementation of this recommendation may involve a request to revise the Sully Historic Overlay District; and
  - Traffic generated by this alternative should be mitigated.
4. Development of this land unit should incorporate recreation areas to serve employees and nearby residents. Such recreational uses would greatly enhance the attractiveness of this area for private industry and nearby residents as well as complement the Sully Historic Site and district.
5. As an option, hotel uses may be appropriate in the land unit. These uses should be compatible with planned high-quality office and industrial development and should permit adjacent land to develop in conformance with the recommendations of the Comprehensive Plan.
6. As an option, a mixed-use development including a golf course or a hotel may be appropriate. Such development should incorporate the conditions of recommendations 3, 4, and 5. If feasible, redevelopment of the existing uses within the Sully Historic Overlay District to become part of a golf course should be encouraged.
7. Land uses which support southern Dulles Airport Sector development such as the future Smithsonian Air and Space Museum or similar institutions and a future southern terminal should be encouraged. However, access to Dulles Airport and the proposed Air and

Space Museum or other facilities should not be allowed to adversely affect and disrupt stable residential neighborhoods.

Development of this land unit should incorporate recreation areas to serve employees and nearby residents. Such recreational uses would greatly enhance the attractiveness of this area for private industry and nearby residents as well as complement the Sully Historic Site and district.”

*Note: Additional Plan text related to Urban Design Guidelines is attached at the back of this report.*



**LAND UNIT D-4  
LOCATION AND COMPREHENSIVE PLAN MAP DESIGNATION**

**FIGURE 19**

## ANALYSIS

Comprehensive Plan recommendations for Land Unit D-4 of the Dulles Suburban Center provide for a number of potential non-residential mixed use options with an overall FAR of 0.50. The proposed office uses are permitted under the existing I-5 Zoning District; the proposed special exception is requested to allow an increase in building height to meet design requirements of the applicant's federal government client. Otherwise, it would appear that the development could be designed in a manner which would not require a special exception for an increase in building height. A portion of the site is currently in site plan review for approval of an office on the western portion of parcel 34 as a by-right use. The office towers proposed as Phases 2 and 3 would constitute the office complex on the existing I-5 zoned land area. The special exception application applies only to this parcel and the increase in building height for the office towers noted as Phase 2 and 3 of the proposed development. The applicant also seeks to rezone parcel 33 from the R-1 and I-3 Districts to the I-5 District to provide additional surface parking, structured parking and accessory facilities. The overall FAR of the proposed development is 0.525.

The Dulles Suburban Center Area-Wide recommendations in the Comprehensive Plan provide extensive guidance for new development. The Plan discusses a number of principles of urban design, which are noted in terms of function, order, identity and appeal. The Plan also notes urban design objectives. Providing high-quality development that is functionally integrated, orderly, identifiable and attractive is specified within the design objectives. The design objectives also note standards for establishing a sense of place, pedestrian access, circulations systems that minimize conflicts between varying modes of transportation, creating and maintaining buffers, minimizing noise glare and traffic intrusions on adjacent properties. Transportation infrastructure is also a significant element within the design objectives. The design should demonstrate sensitivity to environmentally sensitive areas and historic sites. Trail connections and parks should also be part of the proposed development.

Staff recognizes that the development proposal presents a set of unusual requirements for the applicant, which ultimately result in many of these elements either not being provided or information not being provided due to security constraints imposed by the design standards set forth by the Department of Homeland Security. As such, staff is left to consider the basic elements presented with the application. As previously noted, the majority of the application is, in effect, a by-right development subject to the Route 28 Tax District limitations on FAR. While the Plan recommends non-residential mixed uses as an option up to 0.50 FAR for this land unit, the existing zoning would permit an overall FAR of 0.80-0.85. The applicants are proposing an overall FAR of 0.525 including the portion which is currently being developed by-right. The special exception for an increase in building height is being driven by the tenants space needs coupled with Homeland Security design standards regarding building set backs from the property boundaries. No information has been provided regarding the architecture of the proposed structures. Information regarding landscaping is also limited, however, it does appear that the amount of landscaping has been increased overall from the original plans for the proposed development. Information regarding transportation is limited and is subject to

further review and analysis by the Department of Transportation. The proximity of two structures over 150-feet in height in close proximity to the Washington-Dulles International Airport raises concerns regarding air safety and Federal Aviation Administration (FAA) guidelines for building heights. With the exception of the limit for building heights noted for the I-5 Zoning District, the County has no other restrictions on building height for structures in close proximity to the airport. While the applicants have submitted a consultants study which concludes that the proposed building heights for Phases 2 and 3 of the proposed development are within FAA limits, staff feels that the development of these two structures should be subject to a development condition restricting their ultimate height based on the final findings from the FAA.

### **Summary**

While the Comprehensive Plan for the subject property recommends as an option a mix of non-residential uses, including office, hotel, retail, cultural, recreation and/or entertainment uses up to .50 FAR, staff recognizes that the majority of this development proposal is, in effect, a by-right office development. The special exception request for an increase in building height is in harmony with the Comprehensive Plan and the request to rezone a portion of the land area from the R-1 and I-3 Districts for parking facilities and other uses associated with the office uses is in general conformance with the land use recommendations of the Comprehensive Plan. However, staff feels that the special exception application should be subject to a development condition noting that the ultimate heights for the buildings in phases 2 and 3 will be subject to review and approval by the FAA. While staff recognizes that there may be design limitations for the development due to Department of Homeland Security standards, staff strongly encourages the applicant to provide to the extent possible additional design information and/or commit to high design elements as envisioned in the Comprehensive Plan for the Dulles Suburban Center.

PGN:JRB

## **ADDITIONAL COMPREHENSIVE PLAN CITATIONS**

The following Plan citations should also be considered in evaluating the development proposal:

In the Fairfax County Comprehensive Plan, Area III Volume, 2003 Edition, Upper Potomac Planning District, Dulles Suburban Center, as amended through June 20, 2005, under the heading, Design Guidelines for Dulles Suburban Center, beginning on page 127:

**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

DATE: December 15, 2005

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

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

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: RZ 2005-SU-026  
SE 2005-SU-023  
Dulles Discovery North

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the development plan dated November 10, 2005. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

### COMPREHENSIVE PLAN CITATIONS:

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

In the Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Environment section as amended through November 15, 2004, on page 4 through 15, the Plan states:

“The core of Fairfax County’s Environmental Quality Corridor (EQC) system is its stream valleys. Streams provide habitat for aquatic species and are an integral component of stream valley habitat systems. Streams also serve to replenish water sources that may ultimately provide drinking water and are places of natural beauty, that provide recreational and aesthetic opportunities, contributing to the quality of life in Fairfax County. Much of the County’s parkland consists of stream valley parks, and much of the County’s existing and planned trail system is located near streams. Land use and development activities have the potential to degrade the ecological quality of streams through the direct transport of pathogens and pollutants, as well as through hydrologic changes that can alter the character of flow in

Department of Planning and Zoning  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5509  
Phone 703-324-1380  
Fax 703-324-3056  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)

streams, resulting in alterations to stream morphology (e.g., stream bank erosion). The protection and restoration of the ecological quality of streams is important to the conservation of ecological resources in Fairfax County. Therefore, efforts to minimize adverse impacts of land use and development on the County's streams should be pursued.

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

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed."

In the Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Environment section as amended through November 15, 2004, on page 16, the Plan states:

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

Objective 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.”

## **ENVIRONMENTAL ANALYSIS:**

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

### **Water Quality**

#### **Issue:**

The subject property is within the Cub Run watershed, which is part of the Water Supply Protection Overlay District (WSPOD). No Environmental Quality Corridors (EQCs) or Resource Protection Areas (RPAs) are located within the site. New development within the WSPOD is required to provide a 50% phosphorous reduction for runoff generated from the site as well as meeting the required runoff reduction through stormwater management. The subject property currently consists of a mixture of forested areas and overgrown fields. The current development proposal for the subject property would effectively eliminate all of the existing vegetation with clearing and grading. The overwhelming majority of the property would consist of impervious surface areas with limited landscaping. Staff feels that the applicants should be prepared to clearly demonstrate that the proposed stormwater management (SWM) and best management practice (BMP) measures will meet or exceed the current Public Facilities Manual (PFM) requirement for water quantity and quality control.

#### **Resolution:**

The applicants are proposing to meet their water quality and quantity control measures through underground detention and BMP structures. At this time it would appear that the measures proposed will meet the regulatory requirements set forth in the PFM. Any final determination regarding stormwater management and BMPs for the proposed development will be made by staff in the Department of Public Works and Environmental Services (DPWES).

## **Tree Cover**

### **Issue:**

The subject property contains a mixture of fields, successional vegetation and mature trees. The development plan indicates that the entire site will be cleared and graded to accommodate the proposed development. It appears that there may be additional opportunities to provide enhanced landscaping to offset the loss of existing vegetation and provide some measure of additional water quality benefit for the proposed development.

### **Resolution:**

While staff feels that the applicants have made a reasonable effort to preserve existing tree cover for the proposed development there may be opportunities to provide additional landscaping. Staff encourages the applicants to pursue these opportunities to the greatest extent possible. Any final determination regarding landscaping will be made by staff within the Urban Forestry Management Branch, Department of Public Works and Environmental Services at the time of subdivision plan review.

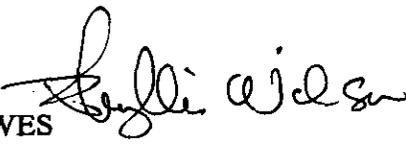
PGN:JRB

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Aaron Shriber, Staff Coordinator  
Zoning Evaluation Division, DPZ

**DATE:** September 8, 2005

**FROM:** Phyllis Wilson, Urban Forester II   
Forest Conservation Section, DPWES

**SUBJECT:** Dulles Discovery North, RZ 2005-SU-026

**RE:** Assessment of existing trees on the subject site

The forest types found on the subject site consists of a mixture of Old Field and Early Successional. The predominate tree species is eastern redcedar, which dominate landscape in with densely forested areas. Other areas contain primarily young native deciduous trees, which are low land species. These trees are located generally in the locations adjacent to perennial streams and standing water areas located on the site. The tree species in this area include, among others, persimmon, hickory and red maple.

There are no significant individual trees on this site worthy of preservation efforts. If preservation is to be considered for this site, the deciduous trees located on the site should be preserved in large contiguous communities, and the existing hydrology and elevations should remain as intact as possible to assure continued viability.

The landscape plan proposed on the GDP appears to be acceptable. The parking lot islands are shown scaled to be 10 feet in width. The Public Facilities Manual requires a minimum of eight (8) feet planting island to assure a reasonable expectation of the tree surviving to 10 years of age. Given the extensive parking lot area, and the increased pressure of trees located in this parking lot to mitigate heat island affect, and to function fully in making a meaningful contribution to natural air and water quality, it is recommended that proffer language specifically require that all parking lot tree planting islands measure a minimum of ten (10) feet in width.

If you have questions, please call me at 703-324-1723.

PW/  
UFMID #: 105102

cc: RA File  
DPZ File

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

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

**FILE:** 3-4 (RZ 2005-SU-026)  
3-5 (SE 2005-SU-023)

**SUBJECT:** RZ 2005-SU-026/SE 2005-SU-023; Sully North Investments LC  
Land Identification Map: 34-2 ((1)) 33, 34

**DATE:** December 5, 2005

This department has reviewed the subject request, including proffers dated October 18, 2005 and the development plan dated November 28, 2005, and we have the following comments.

- The applicant was provided with a copy of proposed revisions to the proffers, including transportation proffers. The applicant has not submitted a revision to address these comments.
- In addition to the revisions provided to the applicant, a commitment to active participation in a Transportation Demand Management (TDM) program should be proffered.

AKR/MAD

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



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY  
ACTING COMMISSIONER

14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)

October 25, 2005

Ms. Barbara A. Byron  
Director of Zoning Evaluation  
Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5511

Re: Dulles Discovery North  
SE 2005-SU-023  
Tax Map No.: 34-2((1)) - 34

Dear Ms. Byron:

We have reviewed the special exception plan as requested and offer the following comment:

- All transportation improvements should be coordinated with RZ 2005-SU-023 & 026.

If you have any questions, please call me at (703) 383-2059.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter K. Gerner".

Peter K. Gerner, P.E.  
Transportation Engineer

cc: Ms. Angela Rodeheaver

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Aaron Shriber  
Senior Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**DATE:** DEC 7 2005

**FROM:** Yosif A. Ibrahim, Chief Stormwater Engineer  
Site Review West, Environmental and Site Review Division  
Land Development Services  
Department of Public Works and Environmental Services

**SUBJECT:** Rezoning Application Review, RZ 2005-SP-026 Concurrent with Special Exception SE 2005-SU-023, Dulles Discovery North, Supplemental Stormwater Management Package dated October 10, 2005, Tax Map #034-2-01-0034 (Property), Sully District

We have reviewed the referenced submission and offer the following comments:

1. The applicant proposes two underground vaults to meet the detention requirements for the subject project. Detailed routing and design computation is provided with this package and it seems that the proposed two underground facilities are adequate to meet the detention requirements.
2. Best Management Practice (BMP) requirements for the subject site are met by two underground BMP filters and on-site stormwater dry pond that was designed with Dulles Discovery Office Phase I, Site Plan #9751-SP-003-1.
3. The outfall from the subject projects was also analyzed under the Phase I site plan and seems to be adequate.
4. In general all the stormwater management concerns for the subject application are adequately addressed and there are no further comments.

If you have any questions, me at 703-324-1720.

YI/dah

cc: Carl Bouchard, Director, Stormwater Planning Division, DPWES  
Assad Ayoubi, Director, Site Review West, ESRD, DPWES  
Qayyum Khan, Stormwater Engineer, Site Review West, ESRD, DPWES  
Zoning Application File

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Staff Coordinator  
Zoning Evaluation Division, OCP

**DATE:** December 14, 2005

**FROM:** Gilbert Osei-Kwadwo (Tel: 324-5025)  
System Engineering & Monitoring Division  
Office of Waste Management, DPW

**SUBJECT:** Sanitary Sewer Analysis Report

**REFERENCE:** Application No. RZ 2005-SU-026 AND SE 2005-SU-023  
Tax Map No. 034-2 ((01)0-0034

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

1. The application property is located in the CUB RUN (T1) Watershed. It would be sewerred into the UOSA Treatment Plant.
2. Based upon current and committed flow, excess capacity is available in the Upper Occoquan Sewer Authority Treatment Plant at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 12 inch line located in AN EASEMENT and APPROX. 100 FEET FROM the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments: APPLICANT SHOULD PROFFER TO RAPLACE ANY SEWER LINE THAT BECOMES INADEQUATE DUE TO THIS DEVELOPMENT AND A PUBLIC IMPROVEMENT PLAN WILL BE SUBMITTED CONCURRENT WITH THE SITE PLAN FOR THE PROPOSED DEVELOPMENT.

# Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY

8560 Arlington Boulevard  
Fairfax, Virginia 22031PLANNING AND ENGINEERING DIVISION  
C. DAVID BINNING, P.E., DIRECTOR

August 29, 2005

TELEPHONE (703) 289-6325

FACSIMILE (703) 289-6382

Ms. Barbara A. Byron, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway  
Suite 801  
Fairfax, Virginia 22035-5505

Re: RZ 05-SU-026  
SE 05-SU-023  
Water Service Analysis

Dear Ms. Byron:

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

1. The property is located within the Fairfax Water service area.
2. Adequate domestic water service is available at the site from an existing 8-inch water main located at the property. See the enclosed water system map. The Generalized Development Plan has been forwarded to Plan Control for distribution to the Engineering Firm.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact me at (703) 289-6302.

Sincerely,



Jamie Bain Hedges, P.E.  
Manager, Planning Department

Enclosures (as noted)

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

August 24, 2005

**TO:** Barbara Byron, Director  
Zoning Evaluation Division  
Office of Comprehensive Planning

**FROM:** Ralph Dulaney (246-3868)  
Information Technology Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2005-SU-026 and Special Exception Application SE 2005-SU-023

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

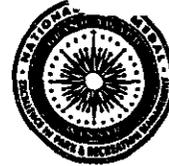
1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #415, Chantilly
2. After construction programmed for \_\_\_\_\_ this property will be serviced by the fire station \_\_\_\_\_.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
  - a. currently meets fire protection guidelines.
  - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
  - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
  - d. does not meet current fire protection guidelines without an additional facility. The application property is \_\_\_\_\_ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.



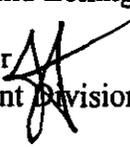
# FAIRFAX COUNTY PARK AUTHORITY

---

## MEMORANDUM



**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Lynn S. Tadlock, Director   
Planning and Development Division

**DATE:** September 19, 2005

**SUBJECT:** RZ 2005 SU-026 / SE 2005-SU-023, Dulles Discovery North  
Tax Map Number: 34-2 ((1)) 33 (part) and 34 (part)

The Park Authority staff has reviewed the proposed Generalized Development Plan for the above referenced application and offers the following comments.

### BACKGROUND

The applicant is requesting rezoning of 13.5 acres to I-5 zoning as part of consolidating this parcel with the adjacent I-5 lands to the west to create a unified 56-acre office campus. The applicant also requests a special exception to increase the height of two office buildings proposed to be constructed "by-right" on the existing I-5 zoned Parcel 34. Proposed development on the subject property consists of: one entrance and small guard house along Wall Road, two entrance points from future Air and Space Museum Parkway, surface parking, a portion of the Phase 3 parking garage, and an accessory building, which is proposed for the purpose of examining delivery vehicles.

### COMPREHENSIVE PLAN CITATIONS

1. Resource Protection (The Policy Plan, Parks and Recreation Objective 3, p. 5)

Policy a: "Protect park resources from the adverse impacts of development on nearby properties."

2. Heritage Resources (The Policy Plan, Heritage Resources Objective 3, page 4)

"Protect significant historical resources from degradation or damage and destruction by public or private action."

3. **Heritage Resources (The Policy Plan, Heritage Resources, p. 3)**

Objective 1: Identify heritage resources representing all time periods and in all areas of the County.

Policy a: "Identify heritage resources well in advance of potential damage or destruction."

**ANALYSIS AND RECOMMENDATIONS**

**Natural Resources**

The Landscape Plan submitted with this application shows the use of two non-native plant species, *Euonymus alatus* (burning bush) and *Thuja occidentalis* (northern white cedar). Burning Bush is considered moderately invasive by the Virginia Natural Heritage Program and the Virginia Native Plant Society. We suggest that the applicant look for an alternative, native non-invasive species. Although native to North America, northern white cedar is found only in high altitudes in Virginia and is not native to Fairfax County. Perhaps the applicant could use eastern red cedar, *Juniperus virginiana*, our native cedar as an alternative plant.

**Cultural Resources**

The site is located to the north of Sully Historic Site. The landforms within the property have a moderate potential for historic and prehistoric archaeological sites. The Park Authority recommends the property be subject to an intensive Phase I archaeological survey, in consultation with and using a Scope of Work approved by the Cultural Resource Management and Protection Section of the Park Authority. If any archaeological resources are found and determined to be potentially significant then a Phase II assessment and, if necessary, Phase III data recovery should be performed in accordance with a Scope approved by the Cultural Resource Management and Protection Section. All archaeological reports produced as a result of Phase I, II or III studies should be submitted for approval to the Cultural Resource Management & Protection Section of the Park Authority within thirty days of report completion. The applicant should contact Liz Crowell at 703-324-8675 at the Cultural Resource Protection Section to coordinate this activity.

cc: Sandra Stallman, Acting Manager, Planning Branch  
Cindy Messinger, Director, Resource Protection Group  
Chronological Binder  
File Copy

**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.

**Provisions for Approving an Increase in Building Heights**

As set forth in the C-3, C-4, C-6, C-7, C-8, C-9, I-1, I-2, I-3, I-4, I-5, I-6 and Sully Historic Overlay Districts, and as applicable to all Group 3, Institutional Uses and Category 3, Quasi-Public Uses, the Board may approve a special exception for an increase in height above the maximum building height regulations specified for the zoning district or a given use, but only in accordance with the following provisions:

1. An increase in height may be approved only where such will be in harmony with the policies embodied in the adopted comprehensive plan.
2. An increase in height may be approved only in those locations where the resultant height will not be detrimental to the character and development of adjacent lands.
3. An increase in height may be approved in only those instances where the remaining regulations for the zoning district can be satisfied.
4. An increase in height up to 60 feet may be approved in the Sully Historic Overlay District when located within the historic district and within 500 feet of the Sully Historic Overlay District perimeter boundary and when it can be demonstrated by the applicant that the proposed structures, including all rooftop structures excluded from the maximum height regulations pursuant to Sect. 2-506 and those portions of the roof excluded from the building height calculations in accordance with the definition, are compatible with and do not have detrimental impacts on the Sully property in terms of mass, scale, color and visual impact and when such increase in height is in compliance with Federal Aviation Administration standards. Other factors to be considered when determining the impact of an increase in height may include, but not be limited to, changes to existing topography, presence of existing vegetation and the building lighting and signage. The actual building height as measured from the grade to the top of any roof or rooftop structure shall not exceed 65 feet.

## 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		