



FAIRFAX COUNTY

DATE OF BOARD'S MOTION: 7/14/95
PLANNING COMMISSION: 10/18/95
BOARD OF SUPERVISORS: 10/30/95
@ 3:30 p.m.

V I R G I N I A

October 4, 1995
STAFF REPORT
APPLICATION PCA 86-W-001-06/PCA 86-P-089-3
Concurrent with FDPA 86-W-001-4
SULLY DISTRICT
BOARD OF SUPERVISORS' OWN MOTION

WSPOD

ZONING:	PDC and WS
PARCEL(S):	PCA 86-W-001-6: 55-2 ((1)) 15 pt. PCA 86-P-089-3: 55-2 ((1)) 15 pt.
ACREAGE:	PCA 86-W-001-6: 30.78 acres PCA 86-P-089-3: <u>3.29 acres</u> Total: 34.07 acres

PROPOSAL: Two concurrent Proffered Condition Amendment requests to amend the accepted proffers and approved Conceptual Development Plan to permit the construction of temporary athletic fields on a portion of Land Bay A of the Government Center. All previously accepted proffered commitments are carried forward, including the commitment to ultimately develop office and hotel uses on Land Bay A. No changes are being proposed to the approved CDP/FDP for the office and hotel uses.

STAFF RECOMMENDATIONS:

Staff recommends that PCA 86-W-001-6 and PCA 86-P-089-3 be approved subject to the execution of the proffers contained in Appendix 1A.

Staff recommends that FDPA 86-W-001-4 be approved subject to the proposed development conditions contained in Appendix 1B.

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.

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



Reasonable accommodation is available upon 7 days advance notice. For additional information call (703) 324-1334.



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October 4, 1995
STAFF REPORT
APPLICATION FDPA 86-W-001-4
Concurrent with PCA 86-W-001-06/PCA 86-P-089-3
SULLY DISTRICT
BOARD OF SUPERVISORS' OWN MOTION

ZONING: PDC and WS

PARCEL(S): 55-2 ((1)) 15

ACREAGE: 34.08 acres

PROPOSAL: Final Development Plan Amendment request for Land Bay A of the Government Center to allow phased development. The first phase would permit the construction of temporary athletic fields on a portion of the site and the second phase would permit the construction of office and hotel uses with an overall FAR of 0.43 as depicted on the previously approved Final Development Plan. There are no changes to the proposed FDPA for Phase 2 development.

WSPOD

STAFF RECOMMENDATIONS:

Staff recommends that FDPA 86-W-001-4 be approved subject to the proposed development conditions contained in Appendix 1B.

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.

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LK/179

PROFFERED CONDITION AMENDMENT

PCA 86-W-001-06

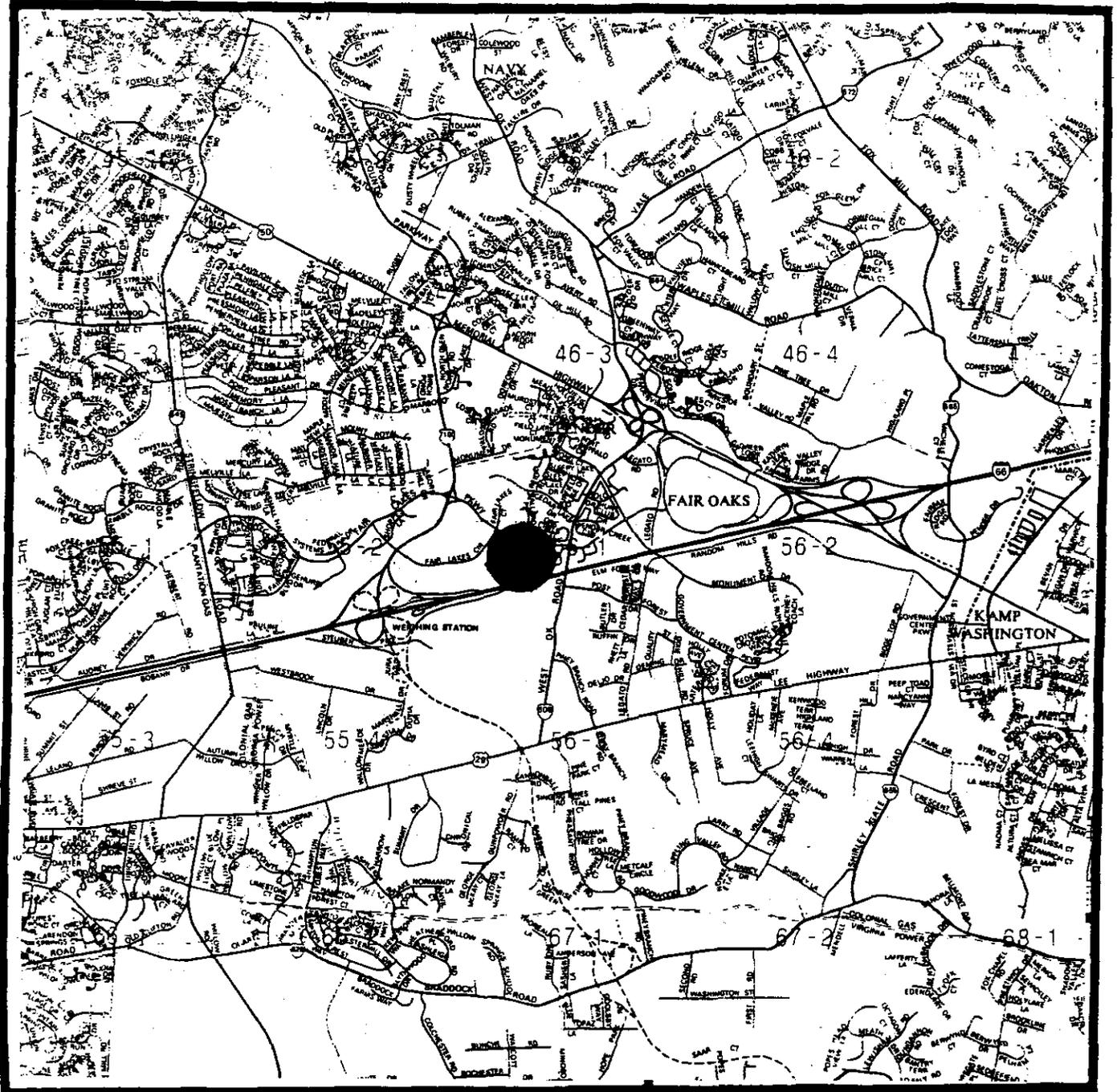
PCA 86-P-089-03

PCA 86-W-001-06
FILED 07/14/95

BOARD OF SUPERVISORS' OWM MOTION
PROFFERED CONDITION AMENDMENT
PROPOSED: OFFICE AND HOTEL USE AND TEMPORARY RECREATIONAL
FIELDS
APPROX. 30.78 ACRES OF LAND; DISTRICT - MULTIPLE
LOCATED: S. OF FAIR LAKES PKWY., E. OF FAIR LAKES
CI. AND N. OF I-66
ZONING: PDC
OVERLAY DISTRICT(S): WS
MAP REF 055-2- /01/ /0015- P

PCA 86-P-089-03
FILED 07/14/95

BOARD OF SUPERVISORS' OWM MOTION
PROFFERED CONDITION AMENDMENT
PROPOSED: OFFICE AND HOTEL USE AND TEMPORARY RECREAT
FIELDS
APPROX. 3.29 ACRES OF LAND; DISTRICT - SULLY
LOCATED: IN THE S.W. QUADRANT OF THE INTERSECTION
OF FAIR LAKES PKWY. AND WEST OX RD. AND N.
OF I-66
ZONING: PDC
OVERLAY DISTRICT(S): WS
MAP REF 055-2- /01/ /0015- P



FINAL DEVELOPMENT PLAN AMENDMENT APPLICATION

FDPA 86-W-001-04

FDPA 86-W-001 -04
FILED 07/14/95

BOARD OF SUPERVISORS' OWN MOTION
FINAL DEVELOPMENT PLAN AMENDMENT
PROPOSED: OFFICE AND HOTEL USE AND TEMPORARY RECREATIONAL
FIELDS

APPROX. 34.08 ACRES OF LAND; DISTRICT - MULTIPLE
LOCATED: S. OF FAIR LAKES PKWY., E. OF FAIR LAKES
CI. AND N. OF I-66

ZONING: PDC
OVERLAY DISTRICT(S): WS

MAP REF 055-2- /01/ /0015-



PROFFERED CONDITION AMENDMENT

PCA 86-W-001-06

PCA 86-P-089-03

PCA 86-W-001-06
FILED 07/14/95

BOARD OF SUPERVISORS' OWN MOTION
PROFFERED CONDITION AMENDMENT
PROPOSED: OFFICE AND HOTEL USE AND TEMPORARY RECREATIONAL
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LOCATED: S. OF FAIR LAKES PKWY., E. OF FAIR LAKES
CI. AND N. OF I-66

ZONING: PDC
OVERLAY DISTRICT(S): WS

MAP REF

055-2- /01/ /0015- P

PCA 86-P-089-03
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BOARD OF SUPERVISORS' OWN MOTION
PROFFERED CONDITION AMENDMENT
PROPOSED: OFFICE AND HOTEL USE AND TEMPORARY RECREATI
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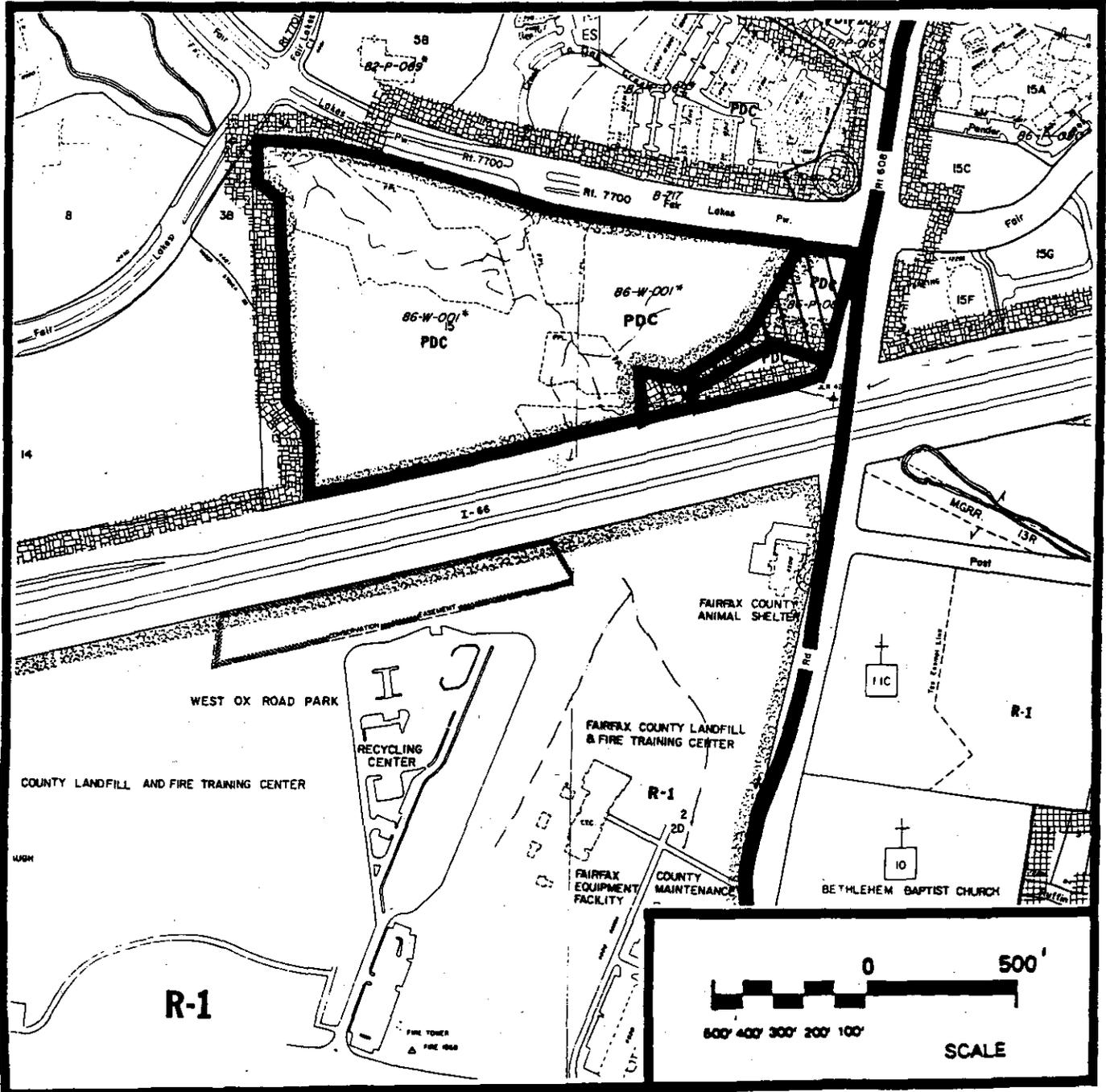
APPROX. 3.29 ACRES OF LAND; DISTRICT - SULLY
LOCATED: IN THE S.W. QUADRANT OF THE INTERSECTION
OF FAIR LAKES PKWY. AND WEST OX RD. AND N.
OF I-66

ZONING: PDC
OVERLAY DISTRICT(S): WS

MAP REF

055-2- /01/ /0015- P

PCA 86-P-089-03



FINAL DEVELOPMENT PLAN AMENDMENT APPLICATION

FDPA 86-W-001-04

FDPA 86-W-001 -04
FILED 07/14/95

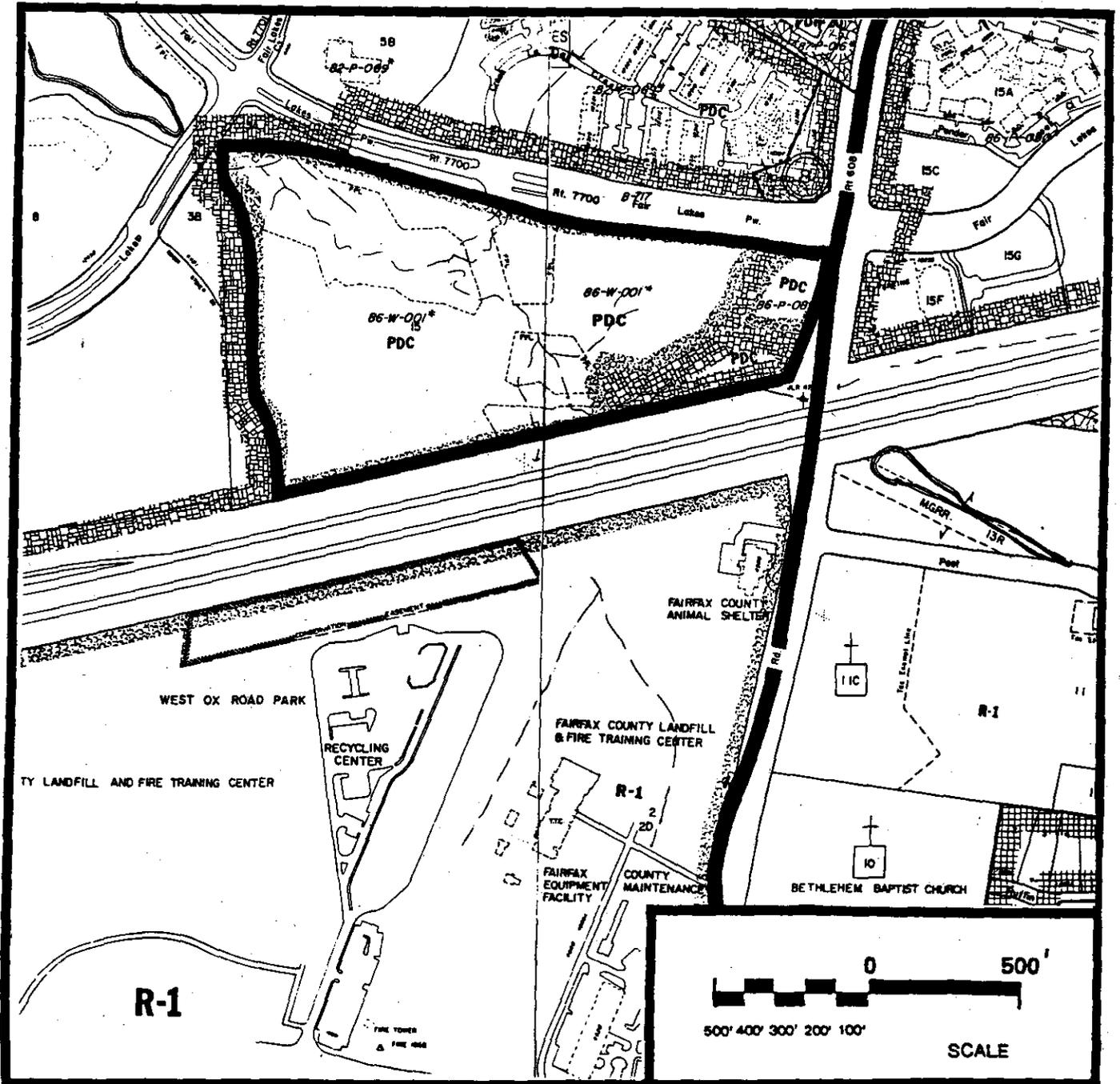
BOARD OF SUPERVISORS' OWN MOTION
FINAL DEVELOPMENT PLAN AMENDMENT
PROPOSED: OFFICE AND HOTEL USE AND TEMPORARY RECREATIONAL
FIELDS

APPROX. 34.08 ACRES OF LAND; DISTRICT - MULTIPLE
LOCATED: S. OF FAIR LAKES PKWY., E. OF FAIR LAKES
CI. AND N. OF I-66

ZONING: PDC
OVERLAY DISTRICT(S): WS

MAP REF

055-2- /01/ /0015-

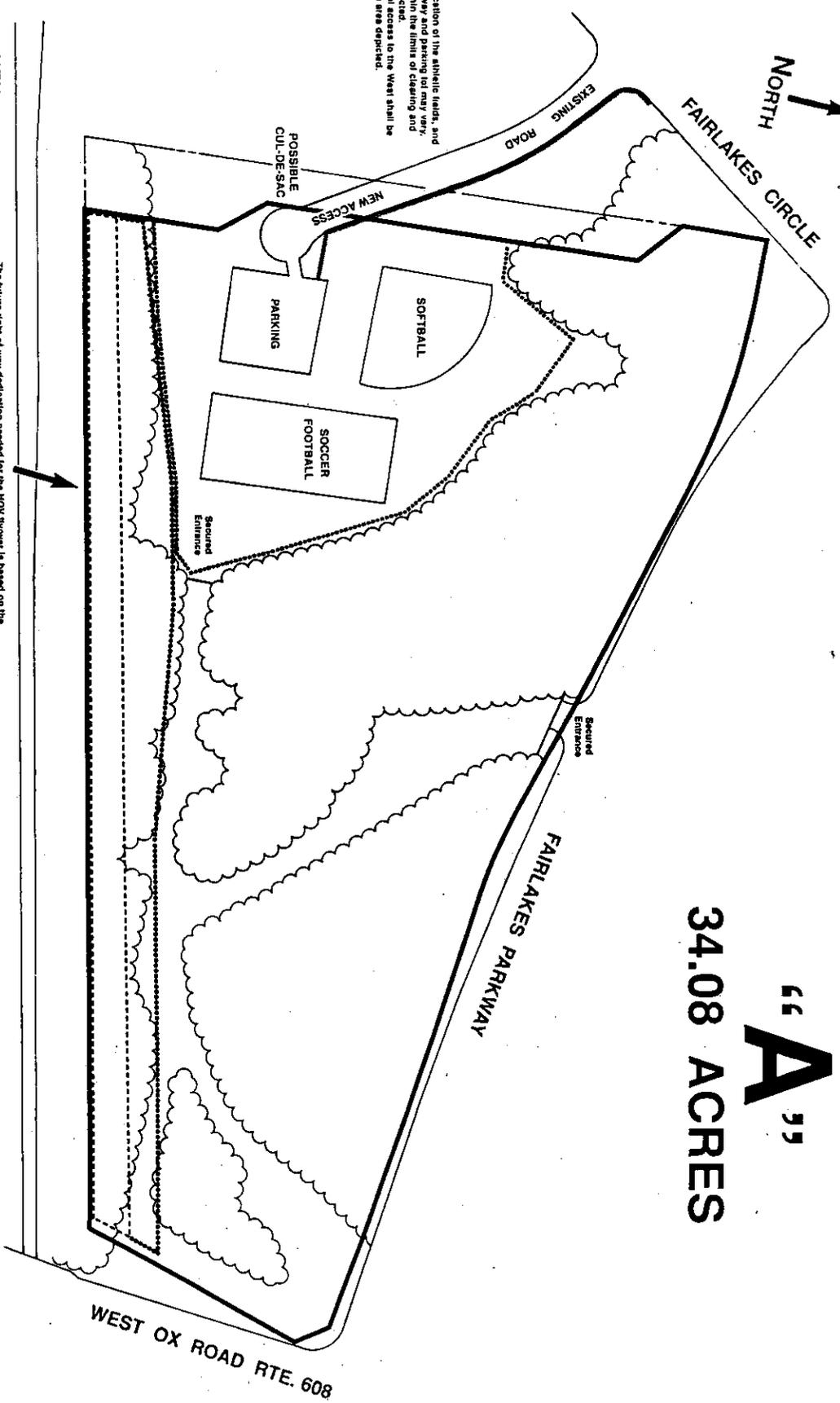


NORTH
 FAIRLAKES CIRCLE

LAND BAY

"A"

34.08 ACRES



The number, type, and location of the athletic fields, and the exact location of driveway and parking lot may vary, but all shall be located within the limits of clearing and grading in the area as depicted. The location of the Secured Entrance to the West shall be located substantially in the area depicted.

- KEY**
- LIMITS OF CLEARING AND GRADING
 - EXISTING TREE LINE
 - FUTURE ROW NEEDED FOR FLYOVER
 - FUTURE L&B ROW
 - SIDEWALK

The future right-of-way dedication needed for the HOV flyover is based on the most recent transportation planning plans for said flyover or main line additional L&B needs have been developed. As depicted for Phase 1, neither the sponsor or the main line additional L&B right-of-way needs are impacted by the proposed recreational fields. The applicant will provide the necessary right-of-way and easements at such time as design plans for the roadway are completed, or an additional phase of site development occurs, whichever occurs first.

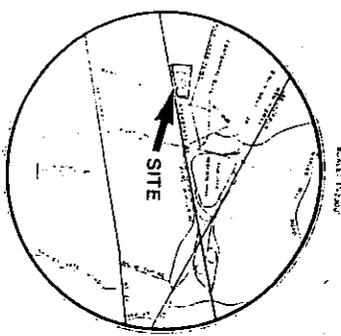
INTERSTATE ROUTE 66

PHASE 1

Scale: 1" = 100' AUGUST 1995
 REVISED SEPTEMBER 1995

FARLAKES CIRCLE
R/W VARIES

ENVIRONMENTAL
QUALITY
CORRIDOR

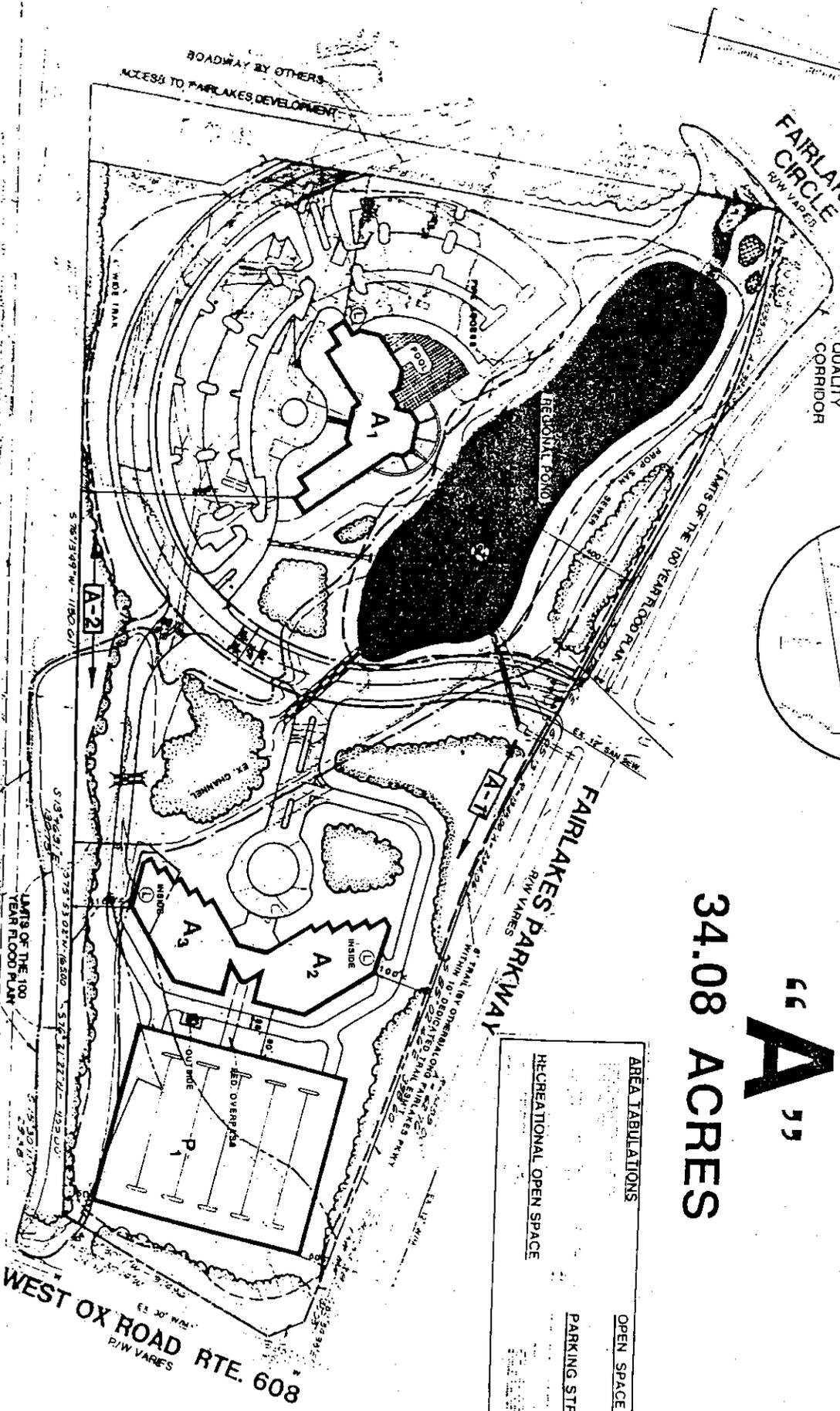


SECURITY MARK
DATE: 11-1-88

LAND BAY

“A”

34.08 ACRES



AREA TABULATIONS	OPEN SPACE TABULATIONS
RECREATIONAL OPEN SPACE	PARKING STRUCTURES

WEST OX ROAD RTE. 608
R/W VARIES

PHASE 2

Scale: 1" = 100' AUGUST 1992
REVISED SEPTEMBER 1992

LAND BAY A PART 2 OF 2

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

DESCRIPTION OF THE APPLICATION

Proposal:

The three concurrent applications are Boards' Own Motions and pertain to Land Bay A, a 34.08 acre portion of the 221 acre Government Center Complex. This proposal would result in the phased development of Land Bay A, with temporary athletic fields constituting Phase I and the previously approved office and hotel uses with an FAR of 0.43 constituting Phase II.

Land Bay A is currently owned by the Board of Supervisors and is vacant and mostly wooded. The Chantilly Youth Association has expressed a desire to utilize a cleared portion of the southwest corner of Land Bay A for athletic fields until such time as the County has plans for the permanent development of the site. The Chantilly Youth Association has agreed to design, construct and maintain the athletic fields for use by both youth and adults.

PCA 86-W-001-6 and PCA 86-P-089-3. These are two concurrent Proffered Condition Amendment requests to amend the accepted proffers and approved Conceptual Development Plan (CDP) to permit the construction of temporary athletic fields on a portion of Land Bay A of the Government Center. All previously accepted proffered commitments are carried forward, including the commitment to ultimately develop office and hotel uses on Land Bay A. No changes are being proposed to the approved CDP/FDP for the office and hotel uses.

FDPA 86-W-001-4. This is a Final Development Plan Amendment request for Land Bay A of the Government Center to allow phased development. The first phase would permit the construction of temporary athletic fields on a portion of the site and the second phase would permit the construction of office and hotel uses with an overall FAR of 0.43 as depicted on the previously approved Final Development Plan. There are no changes to the proposed FDPA for Phase 2 development.

LOCATION AND CHARACTER**Site Description:**

The subject 34.08 acre site is Land Bay A of the 221 acre mixed use Governmental Center Complex. Land Bay A is located north of I-66 and on the southwest quadrant of the West Ox/Fair Lakes Parkway intersection. Land Bay A is currently wooded and vacant. An on-site gravel road extends between Fair Lakes Parkway and the gravel road that generally runs parallel to I-66. A floodplain/EQC bisects the property in a generally northwest to southeast direction. The remaining three land bays of the Governmental Center Complex are located south of I-66 and on the east side of West Ox Road. Land Bay B will contain three office buildings (two built, one future); Land Bay C contains the existing Government Center; and Land Bay D contains existing townhouses and multi-family residences.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Multi-Family Residential*	PDC	Office/Mixed Use
South	County Landfill and Recycling Center	R-1	Public Facilities
East	Office	PDC	Office/Mixed Use
West	Office and Day Care Center*	PDC	Office/Mixed Use

* The 660 acre mixed use Fair Lakes development is located to the north and east. Fair Lakes Land Bay V is located to the west and Fair Lakes Land Bay VI is located to the north.

BACKGROUND

Application	Date	Use	Action
RZ 86-W-001	03/10/86	Government Center/ Mixed Use	BOS Approved ¹
RZ 87-W-040/ CDPA 86-W-001-1 FDP 86-W-001	08/03/87	Government Center/ Mixed Use	BOS Approved ²
RZ 86-P-089/ PCA/CDPA 86-W-001-2/ FDPA 86-W-001	08/01/88	Government Center/ Mixed Use	BOS Approved ³
PCA 86-W-001-3/ PCA 86-P-089	04/08/91	Residential	BOS Approved ⁴
PCA 86-W-001-4/ FDPA 86-W-001-2	12/07/92	Government Center/ Commuter Parking	BOS Approved ⁵
PCA 86-W-001-5/ PCA 86-P-089-2/ FDPA 86-W-001-3	01/12/95	Residential	Withdrawn ⁶

1. This action rezoned 216.58 acres from the R-1 and PDH-5 Districts to the PDC District in order to develop a mixed used development with an overall FAR of 0.33. In addition, the Board approved a Conceptual Development Plan (CDP) containing four land bays. A mix of office/commercial and residential uses are depicted on Land Bays A, B and D and the 100 acre governmental center is depicted on Land Bay C.
2. This action rezoned a 0.03 acre cemetery located in the middle of Land Bay C; exchanged land area between Land Bays B and D; revised the configuration of Land Bay C while still maintaining its 100 acre size; made alterations to the road network; and approved a Final Development Plan (FDP).
3. RZ 86-P-089 rezoned 3.29 acres from the R-1 District to the PDC District. PCA 86-W-001-2 effectuated a land swap with the Fair Lakes Partnership which resulted in the incorporation of 3.29 acres that were the subject of RZ 86-P-089 into Land Bay A of the Government Center site. Approval of the application also deleted approximately two acres on the western boundary of Land Bay A which were subsequently incorporated into the Fair Lakes Development as the subject of PCA/CDPA 82-P-069-4. Although Land Bay A contains the same 642,926 sq. ft. of development as previously approved, the land bay was redesigned to accommodate the revised land area. A summary of the approved CDPA/FDPA for Land Bay A is contained in a later section of this report. Relevant excerpts from the accepted proffers and a reduction of the approved CDPA/FDPA are contained in Appendix 4.
4. These applications amended the proffers so that the management and ownership structure of the recreation facilities in Land Bay D (the residential component of the development) were revised.
5. These applications modified Proffer #10 of the proffers accepted in conjunction with the approval of PCA 86-W-001-2 and added two development conditions in order to allow flexibility in parking and to permit the establishment of commuter parking and bus stop location(s) at the Fairfax County Government Center (Land Bay C). No change was made to the approved CDPA/FDPA.
6. These applications included three options for residential development. Option 1 proposed 222 townhouse units which included affordable dwelling units; Option 2 proposed 217 townhouse units; and Option 3 proposed 600, 4-story multi-family units. These applications were withdrawn by the applicant.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:	Area III	
Planning Sector:	Fairfax Center	Subunit H2 (western portion) Subunit I4 (eastern portion)
Plan Map:	Fairfax Center	

Land Use Summary Chart:Subunit H2

Baseline Level:	Residential	- 1 du/ac
Intermediate Level:	Office/Mix	- 0.14 FAR
Overlay Level:	Office/Mix	- 0.45 FAR

Subunit I4

Baseline Level:	Residential	- 1 du/ac
Intermediate Level:	Residential	- 10 du/ac
Overlay Level:	Office/Mix	- 0.45 FAR

ANALYSIS

Conceptual/Final Development Plan Amendment (Copy at front of staff report)

Title of CDPA/FDPA: "Land Bay A"

Date: August 1995 as revised through September 1995

The proposed CDPA/FDPA for the interim use contains two sheets. Sheet 1 depicts Phase 1 development and Sheet 2 depicts Phase 2 development. Phase 1 includes the temporary athletic fields and Phase 2 includes the previously approved office and hotel uses. The proposed CDPA/FDPA for Phase 2 is identical to that approved by the Board of Supervisors in conjunction with FDPA 86-W-001-2, PCA/CDPA 86-W-001-2 and RZ 86-P-089 for Land Bay A. The previously approved CDP/FDP for the office and hotel uses contains supporting sheets which include notes and design details. The commitments depicted on the supporting sheets are carried forward with this request and the sheets are incorporated into the proposed proffer statement as Attachments 1 - 10. Features incorporated on the proposed CDPA/FDPA include:

Phase 1

- The proposed athletic fields and associated parking are to be located on the southwestern corner of the site. No changes will be made to the remaining portions of the site.
- Access to the athletic fields will be via the extension of Roger Stover Drive, which is located to the west. An emergency entrance will be located at the existing gravel road entrance on Fair Lakes Parkway.
- A note on the CDPA indicates that the number, type and location of the athletic fields and the exact location of the driveway and parking lot may vary within the limits of clearing and grading.
- The existing sidewalk on Roger Stover Drive (located to the west) will be extended in conjunction with the extension of Roger Stover Drive. In addition, a sidewalk/trail will be extended between the terminus of Roger Stover Drive extended and the parking lot.

- The right-of-way needed to accommodate the future I-66 widening and flyover is depicted. A note states that the right-of-way delineation is based on the most recent information available from VDOT; however, this information is preliminary as no final engineering plans for the flyover or I-66 widening have been developed. The proposed limits of clearing and grading would not impact the area impacted by the future road improvements.

Phase 2 - This phase is unchanged from the previous approvals.

- A total of 642,926 gross sq. ft. of building area in three buildings with an overall FAR of 0.43.
- Building A1 is located on the western portion of the site and Buildings A2 and A3 are connected twin towers that are located on the eastern portion of the site. The following table summarizes the three buildings:

Building	Use	Building Sq. Footage	Building Height
A1	Hotel	184,926	120 ft.
A2	Office/Commercial	229,000	120 ft.
A3	Office/Commercial	229,000	20 ft.
Total		642,926	

- A total of 304 surface parking spaces are to be provided for Building A1. A six level (50 ft. tall) parking structure is to be located to the east of Buildings A2 and A3 with a pedestrian overpass connecting Buildings A2 and A3 with the parking structure. A total of 1,993 parking spaces are to be provided on-site.
- Primary access to the site is via Fair Lakes Parkway. Land Bay A is bisected by a central spine road which provides an interparcel connection (Roger Stover Drive) to the Fair Lakes development located to the west.
- A large wet pond covers almost the entire northwest corner of the site.
- A four foot wide trail encircles the pond; an eight foot wide trail runs along the site's Fair Lakes Parkway frontage; and a four foot wide trail runs along the eastern and southern boundaries.
- 40% open space with areas of tree save located near the center of the site, along Fair Lakes Parkway and along West Ox Road.

Phase 2 Supporting Documents - The notes and design details which were incorporated into the previously approved CDP/FDP that pertain to Land Bay A are carried forward with this request and are incorporated into the proffer statement contained in Appendix 1A as attachments. The following attachments are contained in the proffer statement:

- Attachment 1 - Overall Layout
- Attachment 2 - Narrative and Notes
- Attachment 3 - Parking Tabulations
- Attachment 4 - Waiver and Modification Requests/Relative Building Heights
- Attachment 5 - Tabulations
- Attachment 6 - Illustrative Landscape Plan
- Attachment 7 - Site Furniture
- Attachment 8 - Cross Section
- Attachment 9 - Cross Section and Hotel Plaza Landscaping Detail
- Attachment 10 - Office Plaza Landscaping Detail

Land Use Analysis (Appendix 5)

Issue:

Use. The proposed athletic fields would not result in the removal of existing trees or preclude the eventual development of the site into office/mixed use or residential use as recommended by the Plan. It is staff's opinion that the proposed interim athletic fields are in conformance with the Plan's goals for the provision of community recreational facilities within the Fairfax Center area. Furthermore, the interim use does not preclude the eventual development of the site in conformance with the Comprehensive Plan. Therefore, staff believes that this issue has been addressed.

Issue:

Landscaping. The proposed development of the temporary athletic fields as currently submitted does not show any landscaping around the two athletic fields or the parking lot. Staff believes that landscaping should be incorporated into the site design to soften the visual impact of the parking lot as seen from the adjacent property located to the west. In addition, staff believes that it would be highly desirable if occasional shade trees would be provided in the area of the athletic fields.

Resolution:

A proposed development condition in Appendix 1B provides for the provision of additional landscaping. With the imposition of the proposed development condition, staff believes that this issue has been addressed.

Environmental Analysis (Appendix 6)**Issue:**

Environmental Quality Corridor. An Environmental Quality Corridor (EQC) was identified and delineated during the review of the original rezoning application on the property. An earlier submission of the CDPA/FDPA for Phase 1 depicted the limits of the existing tree cover on the property and indicated that the proposed development would occur within areas that have previously been cleared. A small portion of the previously cleared area, however, is located within the EQC that was delineated on the approved CDPA/FDPA. Staff recommended that the proposed limits of clearing and grading for Phase 1 development be revised so that the entire EQC remains undisturbed.

Resolution:

The limits of clearing and grading for Phase 1 development have been revised to generally protect the previously delineated EQC. In addition, a proffered commitment in Appendix 1A requires adherence to the limits of clearing and grading depicted on the CDPA/FDPA. Therefore, staff believes that this issue has been addressed.

Issue:

Stormwater Management/Water Quality. The property is located within the Water Supply Protection Overlay District (WS) and is therefore subject to the WS best management practice (BMP) requirements. The approved CDPA/FDPA depicts a stormwater management facility within the EQC and is subject to accepted proffers governing the design of this facility. While it is likely that a stormwater management BMP facility within the EQC will eventually be constructed in this location, no such facility exists or is under construction at this time. It is possible that BMP credit could be given for the large amount of natural open space that will remain undisturbed.

Resolution:

At the time of final site plan review, DEM will determine whether the WS requirements have been satisfied. This issue will be addressed prior to site plan approval.

Transportation Analysis (Appendix 7)**Issue:**

CDPA/FDPA Clarifications. The site boundaries on an earlier submission of the CDPA/FDPA for Phase 1 development incorporated land area that is not part of Land Bay A. In addition, the earlier submission inaccurately depicted the alignment of Roger Stover Drive for Phase 1 which provides access to the proposed ball fields.

Resolution:

The proposed CDPA/FDPA has been revised to accurately depict the boundaries of Land Bay A and the alignment of Roger Stover Drive. Therefore, this issue has been addressed.

Issue:

Site Access. The proposed site access is via the extension of Roger Stover Drive. Even though Roger Stover Drive is currently a private street, it appears that the street could in the future be completed to VDOT standards for acceptance into the VDOT system. Therefore, staff believes that the site design should be modified to accommodate an on-site cul-de-sac so that Roger Stover Drive could be completed to VDOT standards in the future.

Resolution:

The proposed CDPA/FDPA has been revised to reflect a possible on-site cul-de-sac at the termination of Roger Stover Drive. Final determination of this issue will be made by DEM and/or VDOT at the time of final site plan approval.

Issue:

Pedestrian Connections. The earlier submission of the proposed CDPA/FDPA for Phase 1 development did not show any on-site pedestrian connections. Staff recommended that a sidewalk/trail connection be provided between the existing termination of Roger Stover Drive and the parking area. In addition, staff believed that it would be highly desirable if additional details, such as the location of bleachers, were provided. Furthermore, staff believed that pedestrian connections should be provided between the parking area and the athletic fields.

Resolution:

The CDPA/FDPA has been revised to depict a pedestrian connection between the existing termination of Roger Stover Drive and the parking area. A proffered commitment in Appendix 1A requires the provision of pedestrian connections between the parking area and athletic fields. Therefore, staff believes that this issue has been addressed.

Issue:

Provision of Adequate Parking. The proposed CDPA/FDPA shows the approximate area of a parking area which is 155 feet in width. The number and location of parking spaces have not been identified. In addition, adequate accessible parking spaces should be provided as required by Ordinance. It would be highly desirable if the accessible parking spaces were paved and that the accessible parking spaces were located so as to eliminate the need to cross travel aisles.

Resolution:

The number of required parking spaces and the provision of accessible parking spaces will be determined by DEM during site plan review. In addition, the design of the parking lot, including the geometrics of the individual parking spaces and travel aisles, must meet the applicable Public Facilities Manual standards. The final determination of the adequacy of the parking will be made by DEM during site plan review.

Public Facilities Analysis (Sanitary Sewer, Water Service, Fire Protection and Parks Comments - Appendices 8 to 11, respectively)

There are no significant public facilities issues identified.

ZONING ORDINANCE PROVISIONS

Because no change has been made to the approved CDPA/FDPA for Phase 2 development and the previously accepted proffers and development conditions have been reaffirmed, there are no Zoning Ordinance issues associated with Phase 2 development.

The proposed temporary athletic fields (Phase 1) must satisfy the Planned District General and Design Standards contained in Sections 16-101 and 16-102 of the Zoning Ordinance. It is staff's opinion that the proposed athletic fields provide a much needed active athletic facility in the Fairfax Center area and that the General and Design Standards have been satisfied (See Appendix 12).

No information has been provided regarding the proposed number of parking spaces. Pursuant to Sect. 11-106 of the Zoning Ordinance, the number of required parking spaces will be determined by the Director of DEM. A proffered commitment in Appendix 1A states that adequate parking will be provided and that the size and configuration of the parking area must meet the applicable Public Facilities Manual standards as determined by DEM at the time of site plan approval. Therefore, staff believes that this issue will be addressed.

CONFORMANCE WITH PROFFERS

It is staff's opinion that the proposal is in conformance with all previously accepted proffers.

CONCLUSIONS AND RECOMMENDATIONS**Staff Conclusions**

Staff believes that the proposal is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends that PCA 86-W-001-6 and PCA 86-P-089-3 be approved subject to the execution of the proffers contained in Appendix 1A.

Staff recommends that FDPA 86-W-001-4 be approved subject to the proposed development conditions contained in Appendix 1B.

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

- 1A. Proposed Proffers
- 1B. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Proffers Accepted in Conjunction with the Approval of FDPA 86-W-001, PCA/CDPA 86-W-001-2 and RZ 86-P-089 and a Reduction of the Approved CDPA/FDPA
5. Land Use Analysis
6. Environmental Analysis
7. Transportation Analysis
8. Sanitary Sewer Analysis
9. Water Service Analysis
10. Fire Protection Comments
11. Comments from the Fairfax County Park Authority
12. Excerpts from Applicable Zoning Ordinance Provisions
13. Glossary

PROFFERS/DEVELOPMENT CONDITIONS

PCA 86-W-001-6/PCA 86-P-089-4

October 4, 1995

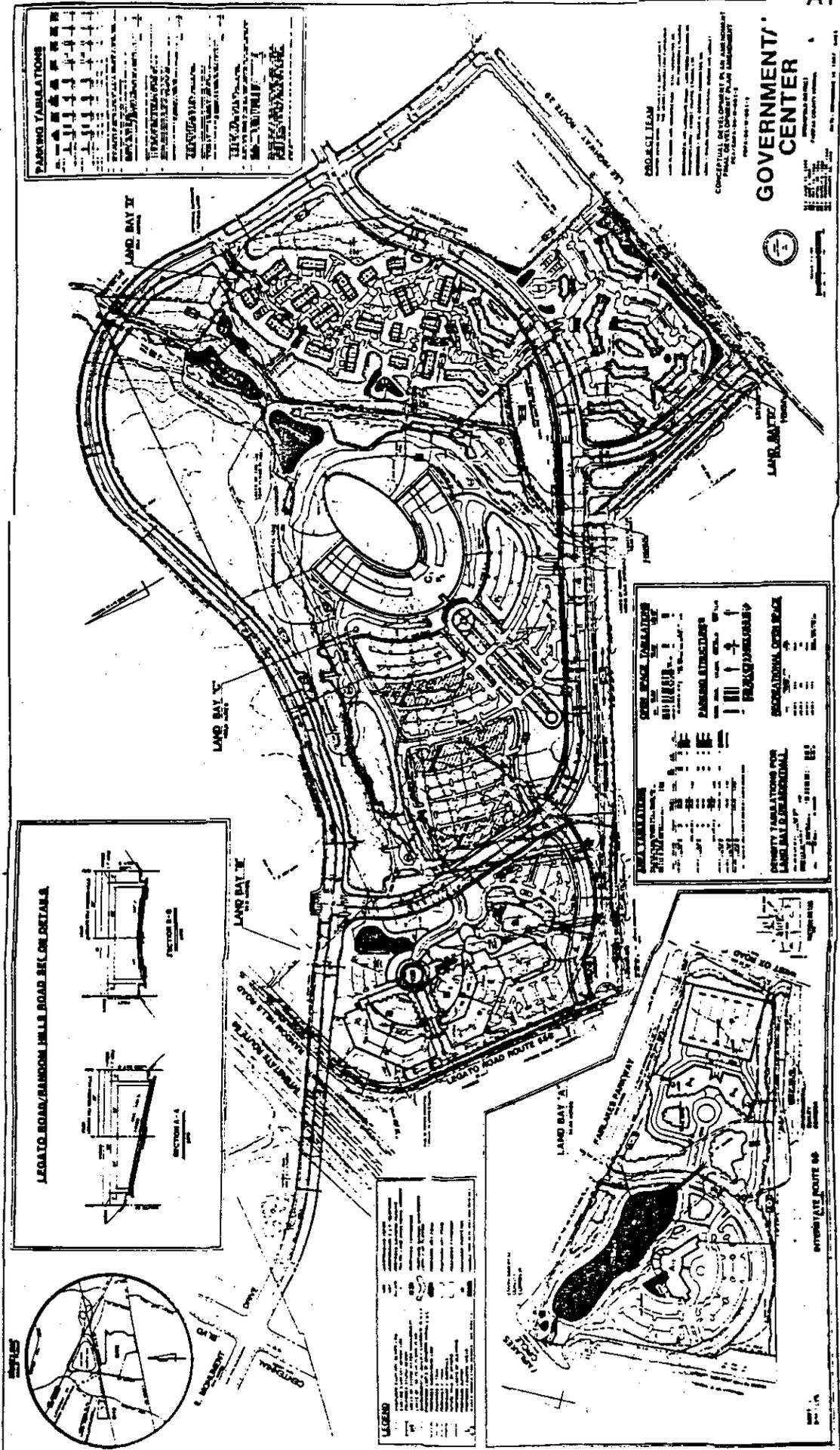
Pursuant to Section 15.1-491(a) of the Code of Virginia 1950 edition as amended, subject to the Board of Supervisors approval of the Proffered Condition Amendments, applicant proffers the following. All previous proffers/development conditions shall remain in full force and effect except the following language shall be added to the proffer statement dated July 25, 1988 and approved on August 1, 1988 by the Board of Supervisors for Tax Map 55-2 ((1)) 15 (Land Bay A).

1. Interim development of the subject property as temporary athletic fields (Phase 1) shall be in substantial conformance with Sheet 1 of the CDPA/FDPA entitled "Land Bay A", dated August 1995 and revised through September 1995.
2. Phase 2 development (office/hotel option) shall be in substantial conformance with Sheet 2 of the CDPA/FDPA entitled "Land Bay A", dated August 1995 and revised through September 1995 and Attachments 1 through 10.
3. Prior to the construction of any temporary athletic fields on Land Bay A, the following conditions shall be met:
 - a) The limits of clearing and grading shall be provided as depicted on Sheet 1 as determined by DEM. The number, type and location of athletic fields and the exact location of the driveway and parking lot may vary from that depicted on the CDPA/FDPA, but the athletic fields, driveway and parking lot shall be located within the depicted limits of clearing and grading.
 - b) Access to the athletic fields shall be via the extension of Roger Stover Drive as determined by DEM and/or VDOT.
 - c) A sidewalk/pedestrian connection shall be provided between the existing terminus of Roger Stover Drive and the parking area as determined by DEM. In addition, a pedestrian connection shall be provided between the parking area and the athletic field(s) as determined by DEM.
 - d) Adequate parking shall be provided and the size and configuration of any on-site parking area shall meet the applicable Public Facilities Manual standards as determined by DEM at the time of site plan approval.

4. The necessary right-of-way and/or easements shall be provided for the widening of I-66 and/or the construction of the flyover as depicted on Sheet 1 of the CDPA/FDPA dated September 1995 at such time as design plans for the roadway are completed, or site plan approval for Phase 2 development occurs, whichever occurs first.

BOARD OF SUPERVISORS OF
FAIRFAX COUNTY, VIRGINIA

BY: _____
William J. Leidinger
County Executive



PARKING FACILITIES

TYPE	NO. OF SPACES	NO. OF SPACES
Surface	100	100
Structure	200	200
Structure	300	300
Structure	400	400
Structure	500	500
Structure	600	600
Structure	700	700
Structure	800	800
Structure	900	900
Structure	1000	1000

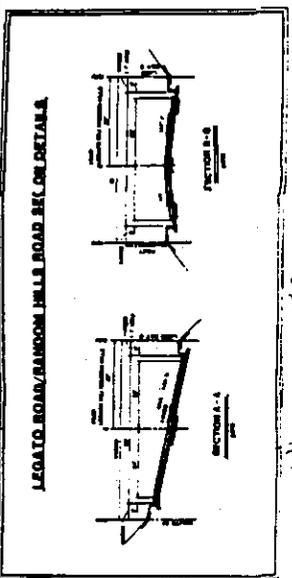
PROJECT TEAM

CONCEPTUAL DEVELOPMENT BY THE ARCHITECT

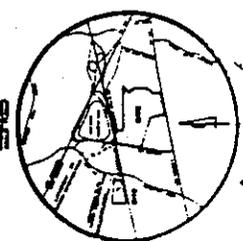
GOVERNMENT CENTER

ARCHITECT: [Firm Name]

DATE: [Date]

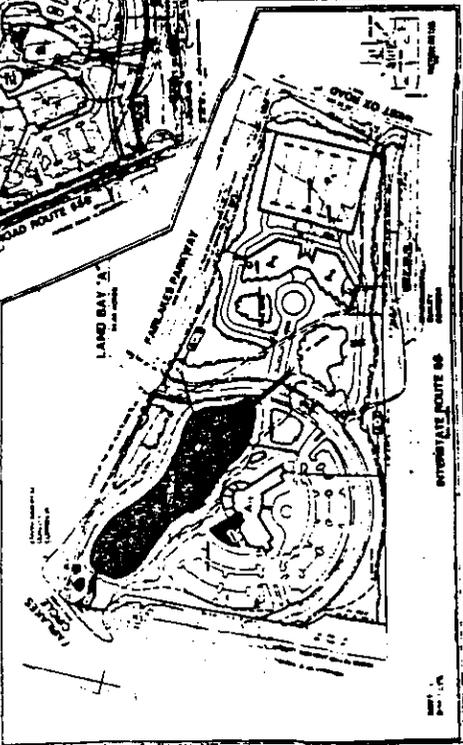


USE SPACE	NO. OF SPACES	NO. OF SPACES
Surface	100	100
Structure	200	200
Structure	300	300
Structure	400	400
Structure	500	500
Structure	600	600
Structure	700	700
Structure	800	800
Structure	900	900
Structure	1000	1000



LEGEND

Symbol	Description
[Symbol]	Building Footprint
[Symbol]	Parking Space
[Symbol]	Proposed Roadway
[Symbol]	Existing Roadway
[Symbol]	Utility Lines
[Symbol]	Water Features
[Symbol]	Topography



A. GENERAL NOTES

1. THE LAND BAYS B, C AND D DELINEATED ON THIS PLAN ARE LOCATED ON FAIRFAX COUNTY TAX MAP NUMBERS 56-1 (111), A PORTION OF PARCELS 20, 20A AND 20B AND A PORTION OF PARCEL 410. CURRENTLY, PARCELS 20 AND 210 ARE ZONED R-1 AND PARCELS 20A AND 20B ARE ZONED PDC. THE LAND BAY A DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP NUMBERS 56-1 (111) PARCELS 1, 2A, 2B AND 2C CURRENTLY PARCEL 1 IS ZONED R-1 AND PARCELS 2A, 2B AND 2C IS ZONED PDC AND TAX MAP 56-1 (181) PARCEL 1 CURRENTLY ZONED R-1.
2. THE LAND EMBRACED IN LAND BAYS B, C, AND D IS NOW IN THE NAME OF THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA ACQUIRED FROM BENJAMIN N. SMITH, JR. TRUSTEE AND JACK W. CARNEY, TRUSTEE ON SEPTEMBER 4, 1979, DEED BOOK 5284, PAGE 85. THE LAND EMBRACED IN LAND BAY A IS NOW IN THE NAME OF THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA ACQUIRED FROM BENJAMIN C. MILLAN AND OTHERS ON JUNE 5, 1962, DEED BOOK 2162, PAGE 103 AND FROM FAIRLAKES SOUTH PARTNERSHIP ON NOVEMBER 10, 1983, DEED BOOK 5862, PAGE 1709 AND FROM FAIRLAKES SOUTH PARTNERSHIP AND FAIRLAKES SOUTH PARTNERSHIP (FORMERLY MASON ASSOCIATES GENERAL PARTNERSHIP) BY LAND EXCHANGE AGREEMENT RECORDED IN DEED BOOK _____ PAGE _____ ADDITIONAL LAND IN THE NAME OF THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA ACQUIRED FROM MELBA F. WINE, HAZEL F. BEALL AND RAYMOND F. FRITTER, JR. TRUSTEES ON _____ DEED BOOK _____ PAGE _____ AND DONALD M. REMBERT, TRUSTEES ON _____ DEED BOOK _____ PAGE _____.
3. THE CONTOUR INTERVAL IS 2 FEET.
4. THIS DEVELOPMENT CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND STANDARDS, EXCEPT AS NOTED BELOW IN THE REQUEST FOR WAIVERS AND MODIFICATIONS.
5. THIS PLAN ADHERES TO THE RELATIONSHIPS AND CONCEPTS PROPOSED IN THE COMPREHENSIVE PLAN OF FAIRFAX COUNTY.
6. THE APPLICANT INTENDS TO BEGIN CONSTRUCTION OF THE PROPOSED DEVELOPMENT AS SOON AS THE REQUIRED COUNTY APPROVALS AND PERMITS ARE ISSUED.
7. BUILDING HEIGHTS FOR LAND BAYS A, B, AND C WILL NOT EXCEED 120 FEET. BUILDING HEIGHTS FOR LAND BAY D WILL NOT EXCEED 55 FEET.

B. TRANSPORTATION AND PARKING

1. THE EAST-WEST SUBCONNECTOR IS DESIGNED FROM CENTENNIAL DRIVE TO THE GOVERNMENTAL CENTER PARKWAY AND THE REMAINDER DEPICTED ON THIS PLAN IS FOR THE PURPOSE OF CONCEPT ALIGNMENT ONLY. PORTIONS OF THE EAST-WEST SUBCONNECTOR ARE TO BE BUILT BY OTHERS. FOR CLARIFICATION, SEE THE PROFFERS ACCOMPANYING THIS PLAN.
2. THE EASTERN MOST LEE HIGHWAY ACCESS FOR LAND BAY D SHALL BE CONSIDERED TEMPORARY. REFER TO THE PROFFERS FOR DETAILS.
3. AN APPLICATION TO PERMIT THE UTILIZATION OF COMPACT CAR SPACES IS BEING REQUESTED FOR LAND BAY A, B AND C AS AN INTEGRAL PART OF THIS FDPA. PARKING STRUCTURE HEIGHTS AND FOOTPRINTS SHOWN ON THE PLAN FOR LANDBAYS A AND B REFLECT MAXIMUM HEIGHT BUILDINGS SIZED FOR UNIVERSAL PARKING SPACES. IN THE EVENT THAT COMPACT CAR SPACES ARE APPROVED, HEIGHTS AND/OR FOOTPRINTS OF THE GARAGES MAY BE DECREASED TO PROVIDE FOR THE REDUCED REQUIREMENTS WITHOUT REQUIRING ADDITIONAL APPROVAL OF THE PLANNING COMMISSION OR BOARD OF SUPERVISORS OF FAIRFAX COUNTY. IN THE EVENT THAT FUTURE COUNTY ORDINANCE REVISIONS ELIMINATE THE USE OF COMPACT CAR PARKING, ADDITIONAL STRUCTURED PARKING WILL BE PERMITTED FOR LAND BAY C WITHIN THE LIMITS OF THE EXISTING SITE SURFACE PARKING AREAS WITHOUT REQUIRING ADDITIONAL APPROVAL OF THE PLANNING COMMISSION OR BOARD OF SUPERVISORS OF FAIRFAX COUNTY.
4. SUFFICIENT AREA WILL BE PROVIDED WITHIN LAND BAY B, BETWEEN THE ADJACENT PROPERTY TO THE SOUTH AND THE PROPOSED LEGATO ROAD ACCESS TO FACILITATE THE PROPOSED CUL-DE-SAC OF LEGATO ROAD (FROM THE SOUTH). THE ACTUAL CONSTRUCTION OF THE CUL-DE-SAC AS SHOWN ON THE PLAN WILL BE PERFORMED AND FUNDED BY OTHERS.
5. THE PROPOSED IMPROVEMENTS OF LEGATO ROAD/RANDOM HILLS ROAD TO A FOUR LANE, UNDIVIDED SECTION WILL BE EXTENDED THROUGH THE ENTIRE FRONTAGE OF THE PROPERTY ALONG THESE ROADS; EXCEPT THAT A THREE-LANE, UNDIVIDED SECTION WITH APPROPRIATE TRANSITIONS WILL BE PROVIDED UNDER THE PROPOSED SUBCONNECTOR BRIDGE IF AFFECTED BY FINAL BRIDGE DESIGN OR THE PLACEMENT OF BRIDGE ABUTMENTS OR HIGH OCCUPANCY VEHICLE (HOV) LANES ON ROUTE 66. THE USE OF A THREE-LANE SECTION WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL OF THE FAIRFAX COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM) AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).

C. UTILITIES

1. STORM SEWER: STORM SEWER SHOWN IS CONCEPTUAL. DETAILED STORM DESIGN WILL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING. STORM DRAINAGE OUTFALLS FLOW INTO EXISTING 100 YEAR FLOOD PLAIN PROVIDING ADEQUATE OUTFALL.
2. SANITARY SEWER: PUBLIC SANITARY SEWER WILL BE PROVIDED BY AN EXTENSION OF EXISTING FACILITIES AS SHOWN SERVING ALL LAND BAYS. DETAILED SERVICE TO INDIVIDUAL BUILDINGS SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING.
3. WATER: PUBLIC WATER SERVICE TO THE SITES SHALL BE AN EXTENSION OF EXISTING WATER MAINS PROVIDED BY THE FAIRFAX COUNTY WATER AUTHORITY (FCWA). DETAILED SERVICE TO THE INDIVIDUAL LAND BAYS AND BUILDINGS SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING.

D. STORMWATER MANAGEMENT (SWM), FLOOD PLAINS AND EOC

1. SWM WILL BE PROVIDED BY A COMBINATION OF DET AND DRY PONDS TO BE CONSTRUCTED GENERALLY AS SHOWN ON THIS PLAN. BEST MANAGEMENT PRACTICES (BMP) SHALL ALSO BE PROVIDED AS DETERMINED BY DEM.
2. THE FLOOD PLAIN DELINEATED REPRESENTS THE ACTUAL 100 YEAR WATER SURFACE IN ACCORDANCE WITH DETAILED FLOOD PLAIN STUDIES PREPARED BY WILLIAM H. GORDON ASSOCIATES, INC.
3. THE ENVIRONMENTAL QUALITY CORRIDOR (EQC) REFLECTED ON THE FDPA REPRESENTS AN ACCURATE DELINEATION BASED ON ADOPTED COUNTY CRITERIA. APPROVAL OF THE FDPA SHALL CONSTITUTE ACCEPTANCE OF THE EQC LIMITS AS SHOWN, WITH ONLY THOSE ENCRoACHMENTS AS PROVIDED IN PARAGRAPH E.2 BELOW.
4. TRAILS REQUIRING VEHICULAR ACCESS TO SWM FACILITIES FOR MAINTENANCE PURPOSES SHALL BE PROVIDED IN CONJUNCTION WITH THE CONSTRUCTION OF THE PEDESTRIAN/BIKE TRAILS WHERE INDICATED ON THE FDPA. THE MAINTENANCE TRAILS WILL BE REINFORCED TO A TYPICAL SECTION CONSISTING OF SIX INCHES OF ROOT BASE COURSE SPEC 210, (TYPE 21-A) AND TWO INCHES OF BITUMINOUS CONCRETE WEARING SURFACE (TYPE 5-5) AND WIDENED TO A TEN FOOT WIDTH IN THOSE AREAS WHERE THE TRAIL WILL FUNCTION AS ACCESS TO THE SWM FACILITIES.

E. LANDSCAPING, BUFFERS, SCREENING AND TREE SAVE AT AREAS

1. FOR WAIVERS OF REQUIRED SCREENING AND BARRIERS, SEE THE LIST OF WAIVERS AND MODIFICATIONS PROVIDED WITH THIS FDPA.
2. THE LIMITS OF CLEARING AND GRADING SHOWN ON THE FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) SHALL BE OBSERVED. MINOR DEVIATIONS FROM THE LIMITS SHOWN ON THE FDPA MAY BE PERMITTED DURING SITE PLAN REVIEW IN ACCORDANCE WITH ARTICLE 16, PART 4, SECTION 16-403, PARAGRAPH 4 OF THE ZONING ORDINANCE.
3. CLEARED AREAS NECESSARY FOR CONSTRUCTION OF THE PROPOSED AMENITY PONDS ON LAND BAY C SHALL BE SUPPLEMENTED WITH ADDITIONAL PLANTINGS PROVIDED BY THE FAIRFAX COUNTY PARK AUTHORITY.
4. CROSS HATCHED AREAS (SEE LEGEND) INDICATE "POSSIBLE TREE SAVE AREAS". THE COUNTY ARBORIST AND DIRECTOR OF DEM SHALL HAVE APPROVAL AUTHORITY OVER THE CLEARING AND GRADING.
5. PROPOSED TRAILS THROUGH EXISTING WOODED AREAS SHALL BE FIELD LOCATED IN SUCH A MANNER AS TO MINIMIZE TREE CLEARING. THE FINAL ALIGNMENT WILL BE SUBJECT TO THE COUNTY ARBORIST'S REVIEW AND APPROVAL.

F. MISCELLANEOUS

1. ADDITIONAL INFORMATION FOR THE BLOG, B-3 PLAY AREA WHICH IS REQUIRED BY SECTION 9-011 OF THE FAIRFAX COUNTY ZONING ORDINANCE IS PROVIDED IN THE PROFFERS.
2. PROPOSED USES FOR LAND BAYS A AND B ARE AS FOLLOWS:
 LAND BAY A - ACCESSORY USES (DELI & RESTAURANT), CHILD CARE CENTERS, NURSERY SCHOOLS, ESTABLISHMENTS FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING, FINANCIAL INSTITUTIONS, OFFICES AND PUBLIC USES.
 LAND BAY B - ACCESSORY USES (DELI & RESTAURANT), FINANCIAL INSTITUTIONS, NURSERY SCHOOLS, CHILD CARE CENTERS, OFFICES, TO INCLUDE THE DISPLAY AND SALES OF SCIENTIFIC, ELECTRONIC OR MEDICAL EQUIPMENT, AND PUBLIC USES.
3. TOT LOT LOCATIONS IN LAND BAY D ARE CONCEPTUAL. FINAL LOCATIONS WILL BE CHOSEN SUBJECT TO THE APPROVAL OF REPRESENTATIVES OF THE FAIRFAX COUNTY ARBORIST'S OFFICE TO MINIMIZE TREE CLEARING. SELECTIVE CLEARING AND PRUNING OF TREES SHALL BE DONE WITHIN THE TOT LOT AREAS. TOT LOTS SHALL BE DEDICATED TO THE FUTURE HOMEOWNERS' ASSOCIATION AND SHALL NOT BE DEDICATED TO THE BOARD OF SUPERVISORS AS OPEN SPACE.
4. ALL BUILDING/LAND BAY ENTRANCES ARE SUBJECT TO VDOT APPROVAL.
5. THE UPPERMOST DECK OF ALL PARKING STRUCTURES SHALL BE LANDSCAPED IN ACCORDANCE WITH COUNTY REQUIREMENTS.

PARKING TABULATIONS

SITE	BUILDING	(4) SPACES REQUIRED	REGULAR SPACES PROVIDED	(5) COMPACT SPACES PROVIDED	TOTAL SPACES PROVIDED	LOADING SPACES REQUIRED	LOADING SPACES PROVIDED	HANDICAP SPACES REQUIRED	HANDICAP SPACES PROVIDED
LAND BAY A	A1	304 (6)	304	0	304	5	5	4	4
	A2	824 (7)	618	206	824	2.5 (13)	2.5	9	9
	A3	824 (7)	618	206	824	2.5 (13)	2.5	9	9
	ADDITIONAL	41 (8)	41	0	41	N/A	N/A	N/A	N/A
LAND BAY A TOTALS		1,993	1,581	412	1,993	10	10	22	22
LAND BAY B	B1	894 (7)	670	224	894	2.5 (13)	2.5	10	10
	B2	894 (7)	670	224	894	2.5 (13)	2.5	10	10
	B3	990 (7)	742	248	990	5	5	11	11
	ADDITIONAL	76 (9)	57	19	76	N/A	N/A	N/A	N/A
LAND BAY B TOTALS		2,854	2,139	715	2,854	10	10	31	31
LAND BAY C	C1	4,096 (7)	2,997	1,099	4,396 (10)	5	5	42	42
LAND BAY D		1,066 (11)	1,085		1,085 (12)	N/A	N/A	8	8

(4) SPACES REQUIRED BY FAIRFAX COUNTY ZONING ORDINANCE FOR OFFICE USE.

(5) COMPACT CAR SPACES ARE PROPOSED IN LAND BAYS A, B & C. TOTAL NUMBER OF COMPACT SPACES NOT TO EXCEED 25 % OF TOTAL. IN LAND BAY C, SPACES ARE COMPUTED AT 25 % OF TOTAL SPACES PROVIDED.

(6) REQUIRED PARKING FOR HOTEL BASED UPON THE FOLLOWING:

250 ROOMS @ ONE SPACE PER ROOM PLUS 4 SPACES PER 50 ROOMS = 250 + 20 = 270
 RESTAURANT = SEE NOTE (8) BELOW.
 LOUNGE = 60 SEATS @ 1 SPACE PER 4 SEATS PLUS
 10 EMPLOYEES @ 1 SPACE PER EACH 2 EMPLOYEES = 15 + 5 = 20
 CONFERENCE ROOM = 3,000 SF [NFA] @ 4.5 SPACES PER 1,000 SF [NFA] = 4.5 x 3 = 14
 TOTAL 304

(7) REQUIRED PARKING IS COMPUTED BASED UPON THE FOLLOWING:

a.) OFFICE USE PARKING REQUIREMENTS @ 4.5 SPACES PER 1,000 SF NFA IN LAND BAYS A & B.
 b.) NET FLOOR AREA [NFA] = 80 % OF GROSS FLOOR AREA [GFA].
 c.) IN LAND BAY C, OFFICE USE COMPUTED @ 5.0 SPACES PER 1,000 SF.

(8) ADDITIONAL PARKING REQUIRED FOR SPECIFIC USES IN LAND BAY A:

RETAIL = 17,000 SF [NFA] @ 5 SPACES FOR FIRST 1,000 SF PLUS
 6 SPACES FOR EACH ADDITIONAL 1,000 SF = 101
 RESTAURANT = 100 SEATS @ ONE SPACE PER 4 SEATS PLUS
 10 EMPLOYEES @ 1 SPACE PER EACH 2 EMPLOYEES = 25 + 5 = 30
 TOTAL 131

EQUIVALENT OFFICE SPACES:

17,000 PLUS 3,000 SF = 20,000 SF [NFA]
 20,000 SF NFA @ 4.5 SPACES PER 1,000 SF [NFA] = 90 SPACES
 THEREFORE, 131 SPACES LESS 90 SPACES = 41 ADDITIONAL SPACES

(9) ADDITIONAL PARKING REQUIRED FOR SPECIFIC USES IN LAND BAY B:

RESTAURANT = 467 SEATS @ ONE SPACE PER 4 SEATS PLUS
 [14,000 SF] 42 EMPLOYEES @ 1 SPACE PER EACH 2 EMPLOYEES = 117 + 21 = 138
 CHILD CARE = 7,100 SF AND 25 EMPLOYEES AT 2 SPACES PER EACH 3 EMPLOYEES PLUS
 100 CHILDREN @ 0.16 SPACES PER CHILD = 17 + 16 = 33
 TOTAL 171

EQUIVALENT OFFICE SPACES:

14,000 SF PLUS 7,100 SF = 21,100 SF [NFA]
 21,100 SF NFA @ 4.5 SPACES PER 1,000 SF [NFA] = 95 SPACES
 THEREFORE, 171 SPACES LESS 95 SPACES = 76 ADDITIONAL SPACES

(10) THE TOTAL SPACES PROVIDED FOR LAND BAY C INCLUDE ALLOCATION FOR 300 COUNTY VEHICLE SPACES. PARKING IS TO BE PROVIDED AS 2,893 SPACES UNDER PHASE I AND 1,503 SPACES UNDER PHASE II.

(11) LAND BAY D REQUIRED PARKING TABULATIONS ARE BASED ON RESIDENTIAL USE.

TOWNHOMES: 192 UNITS @ 2.3 SPACES PER UNIT = 442
 APARTMENTS: 404 UNITS @ 1.5 SPACES PER UNIT = 606
 COMMUNITY CENTER: 18 SPACES AS PER PROFFER 851 = 18
 TOTAL 1,066

(12) TOTAL SPACES PROVIDED IN LAND BAY D INCLUDE GARAGE, CARPORT, VISITOR AND RECREATIONAL VEHICLE (RV) PARKING SPACES. CARPORT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED AT TIME OF FINAL DESIGN OF SITE PLAN. A MAXIMUM OF SIXTY (60) CARPORT SPACES WILL BE PROVIDED. THE LOCATION INDICATED ON THE FDP FOR RVs WILL BE STRIPED FOR REGULAR CAR SPACES AND WILL ONLY BE RESTRIPTED IN THE FUTURE TO ACCOMMODATE RVs IF DEEMED NECESSARY BY PROPERTY MANAGEMENT.

(13) LOADING SPACES FOR BUILDINGS A2 AND A3, AND B1 AND B2 ARE BASED UPON A SINGLE USE [OFFICE] ON THE LOT.

MODIFICATION REQUESTS

LAND BAY A

- A-1 REQUEST A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE NORTHERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPHS 3 AND 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE. SEE ILLUSTRATIVE LANDSCAPE PLANS AND DETAILS PROVIDED WITH THIS APPLICATION FOR THE PRESERVATION OF EXISTING VEGETATION.
- A-2 REQUEST A WAIVER OF THE TRANSITIONAL SCREENING AND THE BARRIER REQUIREMENTS ALONG THE SOUTHERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPH 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

LAND BAY B

- B-1 REQUEST WAIVER OF BARRIER REQUIREMENT ALONG THE WESTERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPH 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE. SEE ILLUSTRATIVE LANDSCAPE PLANS AND DETAILS PROVIDED WITH THIS APPLICATION FOR PROPOSED SCREENING.
- B-2 REQUEST A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPH 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE. SEE ILLUSTRATIVE LANDSCAPE PLANS AND DETAILS PROVIDED WITH THIS APPLICATION FOR PROPOSED SCREENING AND PRESERVATION OF EXISTING VEGETATION.

LAND BAY C

- C-1 REQUEST A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPH 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE. SEE ILLUSTRATIVE LANDSCAPE PLANS AND DETAILS PROVIDED WITH THIS APPLICATION FOR PROPOSED SCREENING.
- C-2 REQUEST A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPH 5 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- C-3 REQUEST A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE EASTERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPHS 3 AND 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE. EXISTING WOODED EOC AREAS WILL REMAIN AS SHOWN ON THE FDPA.

LAND BAY D

- D-1 REQUEST A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPHS 3 AND 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE. SEE ILLUSTRATIVE LANDSCAPE PLANS AND DETAILS PROVIDED WITH THIS APPLICATION FOR PROPOSED SCREENING AND PRESERVATION OF EXISTING VEGETATION.
- D-2 REQUEST A WAIVER OF THE TRANSITIONAL SCREENING AND THE BARRIER REQUIREMENTS ALONG THE EASTERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPH 5 OF THE FAIRFAX COUNTY ZONING ORDINANCE. REQUEST FOR A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE WESTERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPH 3 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- D-3 REQUEST A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE APARTMENT - TOWNHOUSE INTERFACE BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPH 3 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- D-4 REQUEST A WAIVER TO EXCEED THE MAXIMUM PRIVATE STREET LENGTH REQUIREMENT OF 600 FEET SET FORTH IN SECTION 11-302, PARAGRAPH 2 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- D-5 REQUEST A WAIVER OF THE SERVICE DRIVE REQUIREMENT OF SECTION 17-201, PARAGRAPH 3A OF THE FAIRFAX COUNTY ZONING ORDINANCE ALONG THE ROUTE 29 FRONTAGE.
- D-6 REQUEST A WAIVER OF THE 200 SQUARE FOOT PRIVATE YARD REQUIREMENT OF SECTION 6-209, PARAGRAPH 2 OF THE FAIRFAX COUNTY ZONING ORDINANCE FOR THE SINGLE FAMILY ATTACHED DWELLINGS.
- D-7 REQUEST A WAIVER OF THE REQUIREMENT TO PROVIDE TOT LOTS A MINIMUM DISTANCE OF 100 FEET FROM BUILDINGS AS SET FORTH IN SECTION 2-0209, PARAGRAPH 1.E OF THE PUBLIC FACILITIES MANUAL. REQUEST WAIVER OF THE REQUIREMENT TO ENCLOSE BY FENCE TOT LOTS LOCATED WITHIN 100 FEET OF A ROAD, STREET OR PARKING LOT AS SET FORTH IN SECTION 2-0209, PARAGRAPH 1.J OF THE PUBLIC FACILITIES MANUAL.
- D-8 REQUEST A WAIVER OF THE REQUIREMENT THAT STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) FACILITIES BE LOCATED ON-SITE AS SET FORTH IN SECTION 6-0301, PARAGRAPH 1 AND SECTION 6-0302, PARAGRAPH 2 OF THE PUBLIC FACILITIES MANUAL. SWM AND BMP FACILITIES WILL BE PROVIDED FOR THE PROPOSED DEVELOPMENT OF LAND BAY D BY DETENTION FACILITIES LOCATED WITHIN THE BOUNDARIES OF LAND BAY C AS SHOWN ON THE FDPA.

GENERAL

A WAIVER IS HEREBY REQUESTED FOR ADDITIONAL TRAILS OR SIDEWALKS WITHIN OR ADJACENT TO EXISTING OR PROPOSED PUBLIC STREETS BEYOND THOSE DEPICTED ON THE FDPA. THE APPLICANT SHALL HAVE THE OPTION TO LOCATE SIDEWALKS INSIDE OR OUTSIDE OF ESTABLISHED AND PROPOSED ROAD RIGHTS-OF-WAY AS NECESSARY TO ACCOMPLISH GRADING, DRAINAGE, UTILITY LOCATION AND LANDSCAPING FOR THE PROPOSED DEVELOPMENT. WHERE SIDEWALKS MUST, BY NECESSITY, BE LOCATED OUTSIDE OF THE PROPOSED RIGHT-OF-WAY, A PUBLIC ACCESS EASEMENT WILL BE ESTABLISHED.

RELATIVE BUILDING HEIGHT

SUMMARY LAND BAYS A AND B

LAND BAY A

BLDG.	HIGHEST FIRST FL. ELEV.	HIGHEST ROOF ELEV.*	AVE. EX. GRADE	MAXIMUM BLDG. HGT. ABOVE AVE. EX. GRADE
A1	409	529	405	124'
A2	419	539	418	121'
A3	419	539	410	129'

PARKING STRUCTURE	HIGHEST FIRST FL. ELEV.	HIGHEST TOP DECK ELEV.**	AVE. EX. GRADE	MAXIMUM BLDG. HGT. ABOVE AVE. EX. GRADE
P1	418	458	423	35'

LAND BAY B

BLDG.	HIGHEST FIRST FL. ELEV.	HIGHEST ROOF ELEV.*	AVE. EX. GRADE	MAXIMUM BLDG. HGT. ABOVE AVE. EX. GRADE
B1	454	574	447	127'
B2	454	574	454	120'
B3	463	583	460	123'

PARKING STRUCTURE	HIGHEST FIRST FL. ELEV.	HIGHEST TOP DECK ELEV.**	AVE. EX. GRADE	MAXIMUM BLDG. HGT. ABOVE AVE. EX. GRADE
P2	456	505	455	50'
P3	456	505	465	40'
P4	456	505	461	44'

* ROOF ELEVATION DOES NOT INCLUDE PENTHOUSE (PENTHOUSE ASSUMED TO COVER LESS THAN 25% OF ROOF AREA, THEREFORE DOES NOT NEED TO BE INCLUDED IN CALCULATION OF BUILDING HEIGHT)

**TOP DECK ELEVATION DOES NOT INCLUDE PARAPET WALL HEIGHT. (PARAPET WALL IS GENERALLY 3.0' IN HEIGHT OR LESS.)

PROJECT TEAM

MASTER DEVELOPER - THE CHARLES E. SMITH COMPANIES /
THE ARTERY ORGANIZATION PARTNERSHIP
LAND PLANNING AND ARCHITECTURE - RTKL ASSOCIATES, INC.
- CH2 ARCHITECTS & PLANNERS
ENVIRONMENTAL AND LANDSCAPE DESIGN - LAND DESIGN RESEARCH, INC.
TRANSPORTATION - STREET TRAFFIC STUDIES, LTD.
ENGINEERING - WILLIAM H. GORDON ASSOCIATES, INC.
LEGAL - WALSH, COLUCCI, MALINCHAK, ENRICH AND LUBELEY

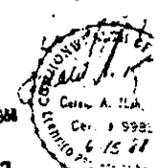
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT FINAL DEVELOPMENT PLAN AMENDMENT

PCA/CDPA-86-W-001-2
FDPA-86-W-001-1

GOVERNMENTAL CENTER

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: NONE
DATE: MAY 16, 1988
REVISED: JUNE 9, 1988
REVISED: JUNE 24, 1988



AREA TABULATIONS

TOTAL AREA OF THIS FINAL DEVELOPMENT PLAN = 217,440.54 ACRES
 DOMINANT SURVEY CONDUCTED BY WILLIAM H. GORDON ASSOCIATES, INC. IN
 HARCUI AND APRIL, OF 1987.
 TOTAL F.A.R. OF THIS FDP AMENDMENT = 0.33456
 TOTAL F.A.R. OF APPROVED FINAL DEVELOPMENT PLAN = 0.33506

SITE	SITE AREA	BUILDING (APPROX.)	F.A.R.	MAX. BLDG. HIGHT.	# OF FLOORS	USE
LAND BAY A	34,08 AC.	A1	184,926	120	10	HOTEL
	1,484,511 SF	A2	229,000	120	10	COMMERCIAL/ OFFICE
		A3	229,000	120	10	COMMERCIAL/ OFFICE
TOTAL LAND BAY A			642,926			
			0.433			
LAND BAY D	32.90 AC.	D1	248,333	120	10	COMMERCIAL/ OFFICE
	1,433,124 SF	D2	248,333	120	10	COMMERCIAL/ OFFICE
		D3	275,000	120	10	COMMERCIAL/ OFFICE
TOTAL LAND BAY D			771,666			
			0.538			
LAND BAY C	100.00 AC.	C1	1,024,014 (1)	120	5	GOVERNMENTAL CENTER/OFFICE
	4,356,000 SF					
LAND BAY D	50.66 AC.		733,180			RESIDENTIAL
	2,206,787 SF					
TOTAL SITE	217.64 AC.		3,171,786			
	9,480,422 SF					0.33456

DENSITY TABULATIONS FOR LAND BAY D (RESIDENTIAL)

TOTAL AREA OF LAND BAY D = 50.66 ACRES
 PROPOSED F.A.R. FOR LAND BAY D = 2,206,787 SF
 PROPOSED RESIDENTIAL:
 192 TOWNHOUSES @ 1,725 SF OF GRA/ UNIT = 331,200 SF
 404 GARDEN APARTMENTS @ 995 SF OF GRA/ UNIT = 401,980 SF
 TOTAL -996 UNITS = 12 UNITS/ACRE 733,180 SF

OPEN SPACE TABULATIONS

SITE	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	% OPEN SPACE WITHIN EDC
LAND BAY A	15% OF GROSS AREA OF SITE	404	65%
LAND BAY B	15% OF GROSS AREA OF SITE	351	N/A
LAND BAY C	15% OF GROSS AREA OF SITE PLUS 20 SF TIMES NO. OF COMPACT CARS (2)	601	31%
LAND BAY D	15% OF GROSS AREA OF SITE	451	7%
(2) LAND BAY C: 20 SF x 1,099 CARS = 21,980 SF			
	0.5% THEREFORE, TOTAL REQUIRED =		15.5%

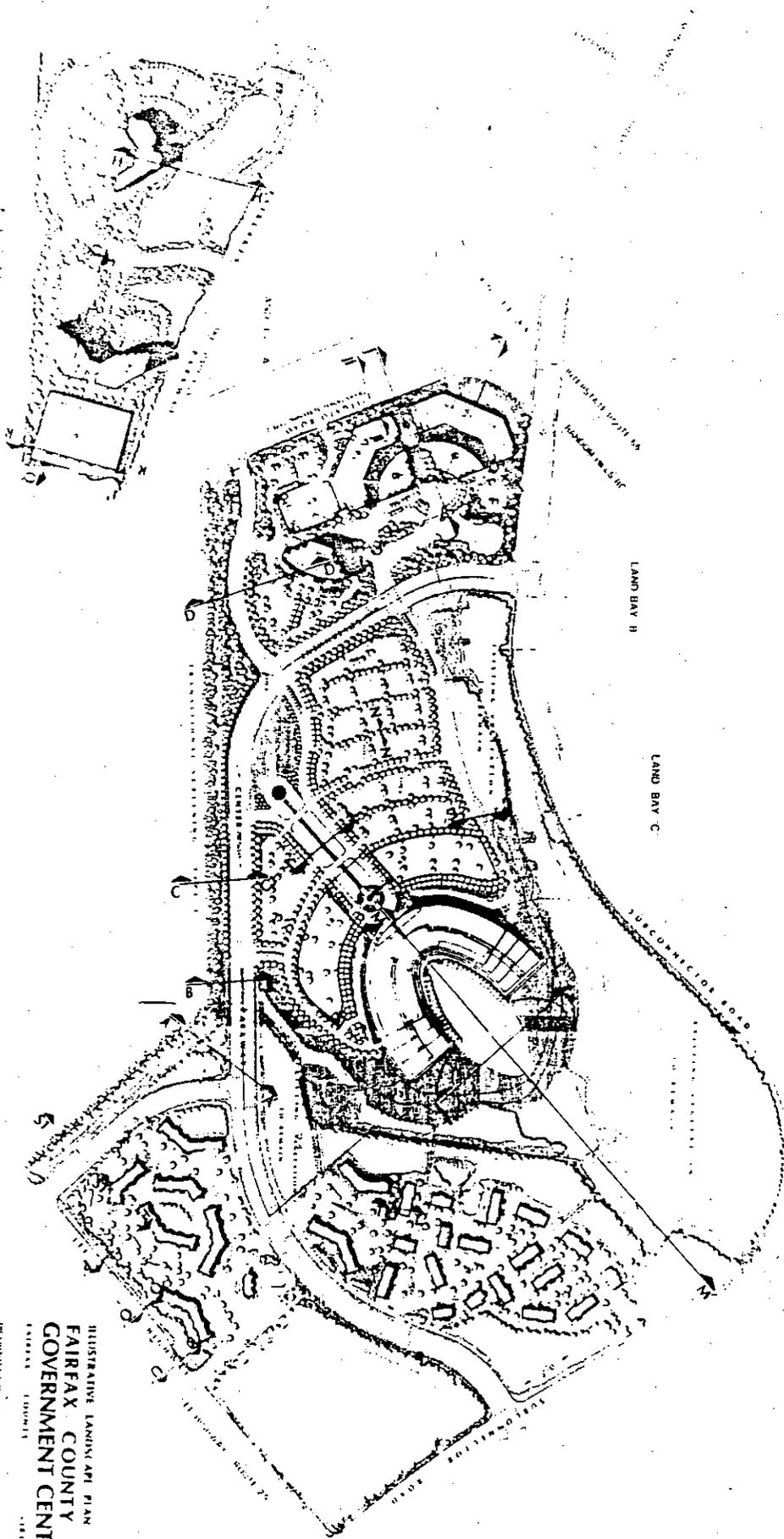
PARKING STRUCTURES

STRUCTURE	LOCATION	# OF LEVELS	STRUCTURE HEIGHT (FT.) (3)	EFFECTIVE HEIGHT (FT.) (3)
F1	LAND BAY A	5	50	40
F2	LAND BAY B	5/6	40/50	35/45
F3	LAND BAY D	5/6	40/50	30/40
F4	LAND BAY B	6	50	40
F5	LAND BAY C	2	UNDER BLDG.	N/A
F6	LAND BAY C	2	10	10
F7	LAND BAY C	2	10	10

(3) STRUCTURE HEIGHT IS DEFINED AS THE DIFFERENCE BETWEEN THE ELEVATION OF THE LOWEST PARKING DECK AND THE ELEVATION OF THE HIGHEST PARKING DECK. EFFECTIVE HEIGHT IS DEFINED AS THE DIFFERENCE BETWEEN THE ELEVATION OF THE AVERAGE FINISHED GRADE AROUND THE STRUCTURE AND THE ELEVATION OF THE UPPEMOST PARKING DECK.

RECREATIONAL OPEN SPACE

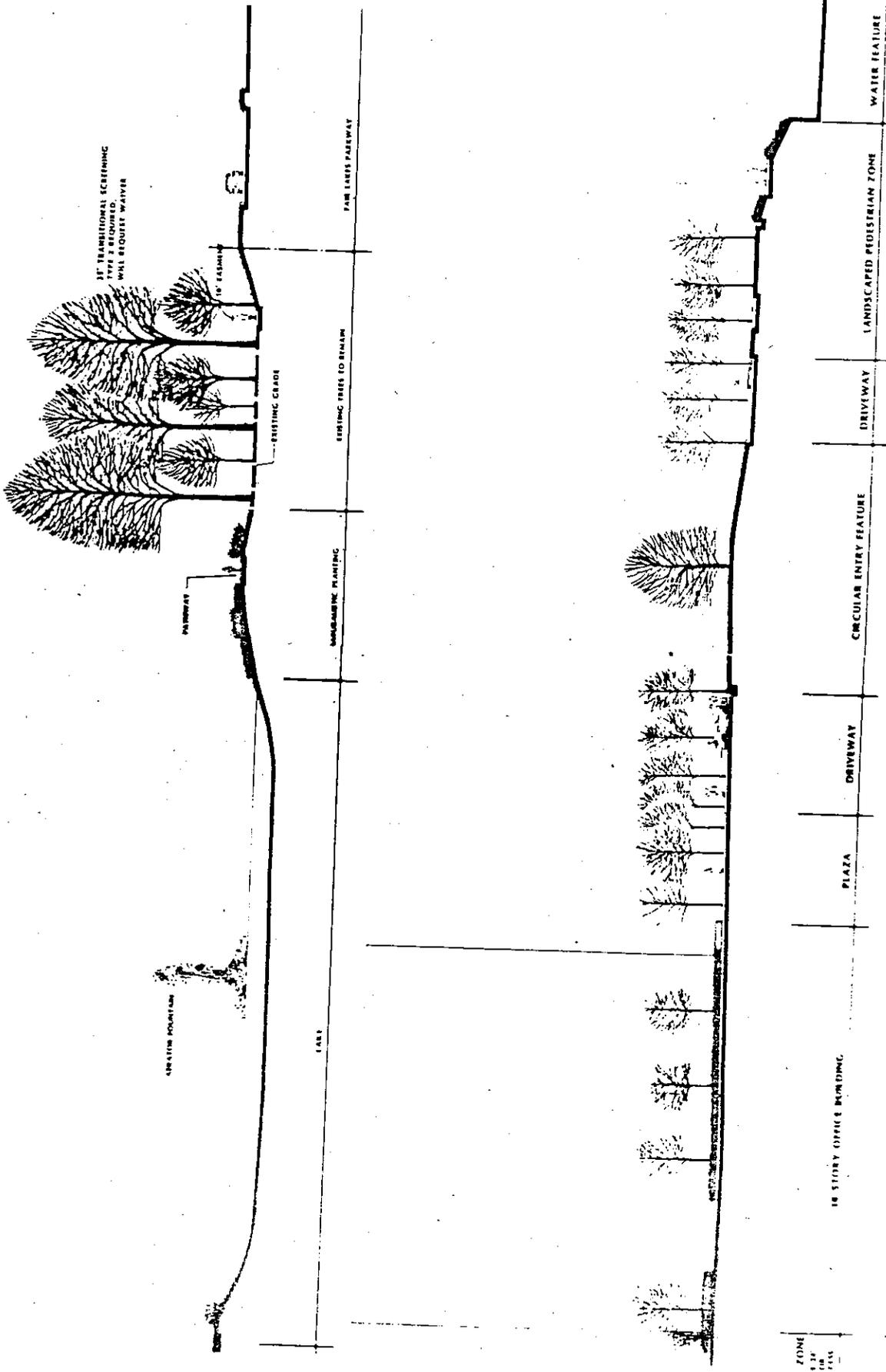
SITE	RECREATIONAL SPACE PROVIDED	ITEMS PROVIDED
LAND BAY A	0.5 %	TRAILS
LAND BAY D	N/A	N/A
LAND BAY C	5.0 %	TRAILS
LAND BAY D	2.5 %	TRAILS / TENNIS COURTS / COMMUNITY CENTER / TOT LOTS



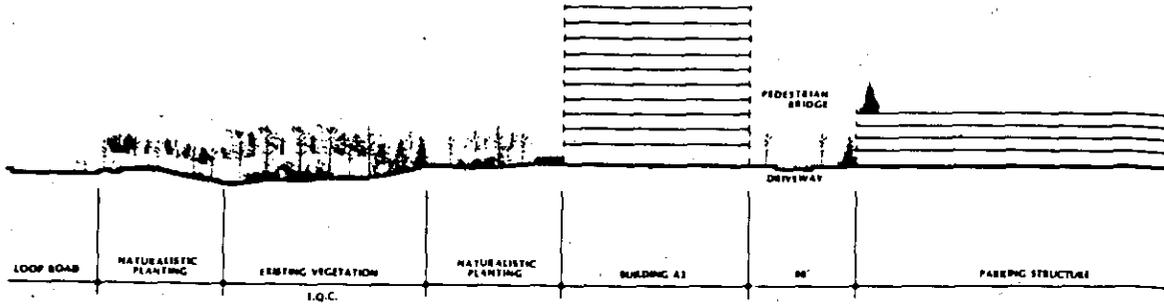
ILLUSTRATIVE LANDSCAPE PLAN
 FAIRFAX COUNTY
 GOVERNMENT CENTER
 1988

THE LANDSCAPE ARCHITECTURE FIRM
 AND ASSOCIATES, INC.
 10000 WOODBRIDGE AVENUE
 SUITE 100
 WOODBRIDGE, VIRGINIA 22191
 PHONE (703) 498-1100
 FAX (703) 498-1101
 WWW.LANDSCAPEARCHITECTUREFIRM.COM

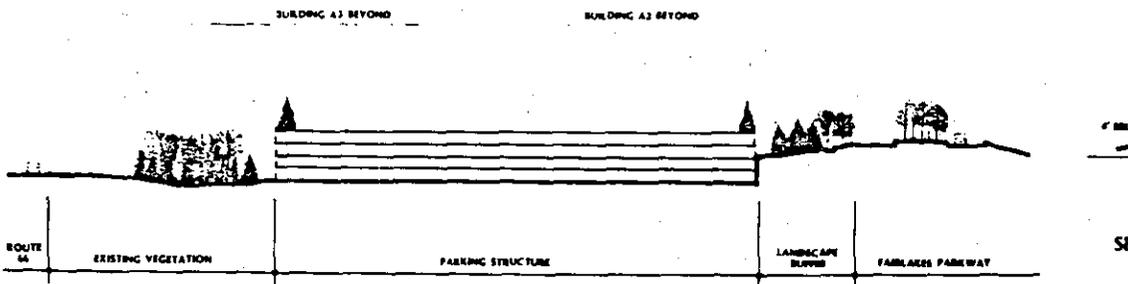




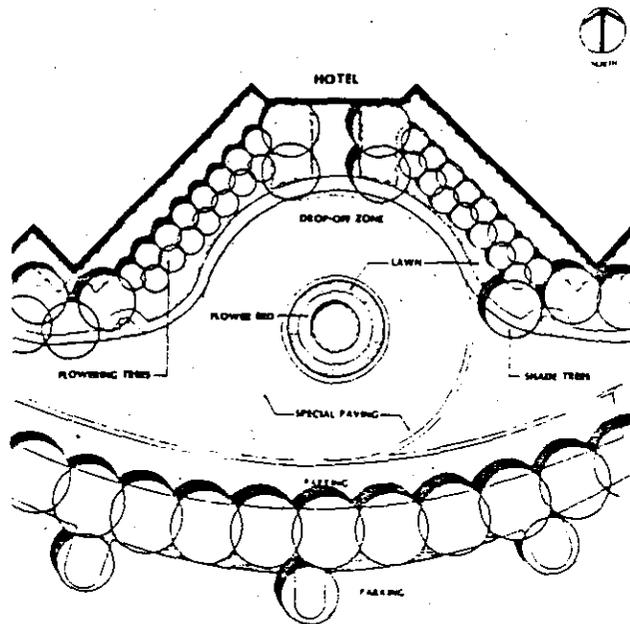
SECTIONS THROUGH LAND BAYS A AND B
FAIRFAX COUNTY
GOVERNMENT CENTER
 FAIRFAX COUNTY VIRGINIA
 MAY 26, 1988
 REVISED MAY 31, 1988



SECTION Q-Q'



SECTION R-R'



HOTEL PLAZA LAND BAY A
1" = 10'

PROPOSED DEVELOPMENT CONDITIONS

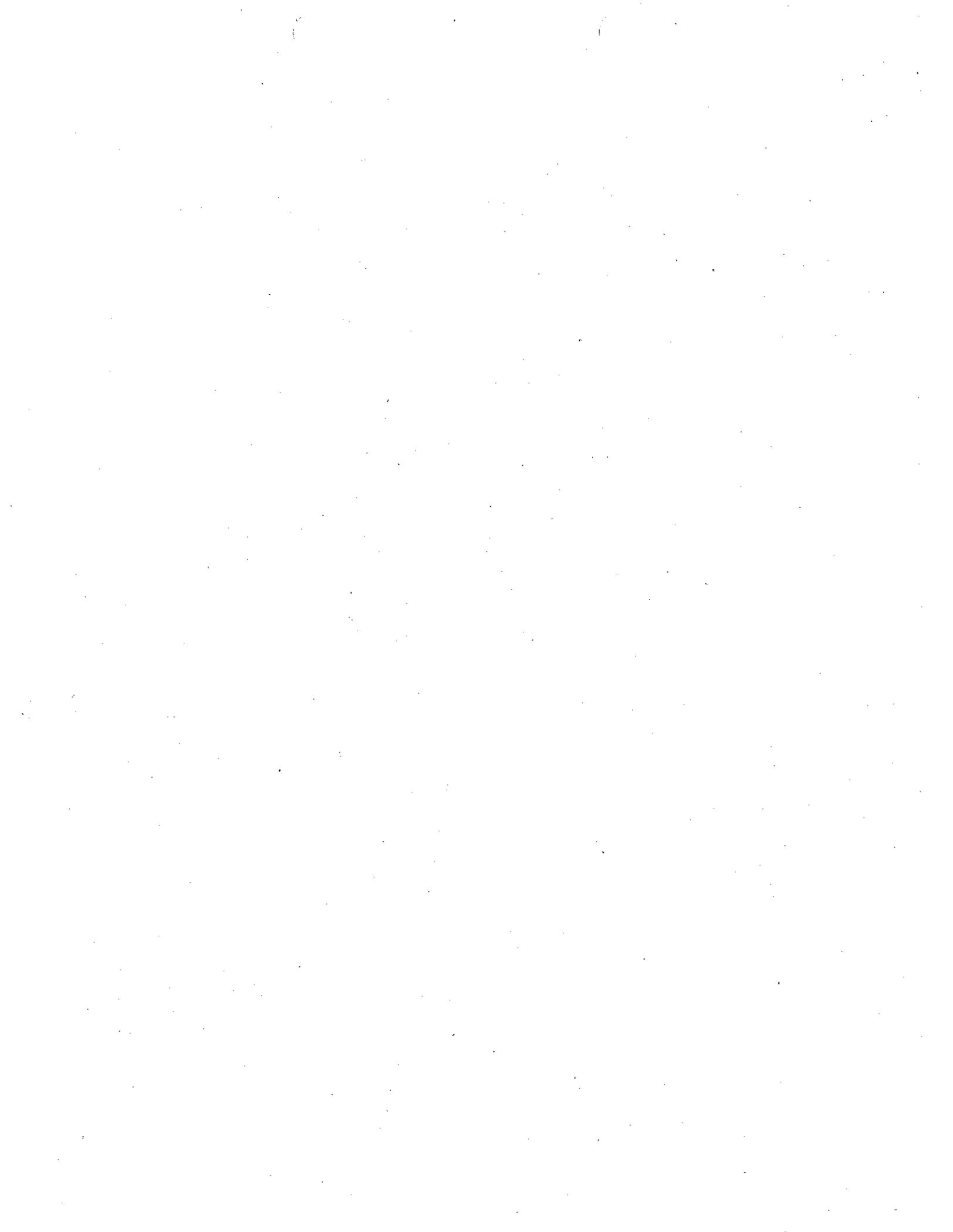
FDPA 86-W-001-4

October 4, 1995

If it is the intent of the Board of Supervisors to approve FDPA 86-W-001-4 located at Tax Map 55-2 ((1)) 15, staff recommends that the approval be subject to the following development conditions in addition to the previously approved development conditions.

1. Interim development of the subject property as temporary athletic fields (Phase 1) shall be in substantial conformance with Sheet 1 of the CDPA/FDPA entitled "Land Bay A", dated August 1995 and revised through September 1995.
2. Phase 2 development (office/hotel option) shall be in substantial conformance with Sheet 2 of the CDPA/FDPA entitled "Land Bay A", dated August 1995 and revised through September 1995.
3. Prior to the construction of the temporary athletic fields, and in order to soften the visual impact of the parking area and the athletic fields on the adjacent property to the west, landscaping shall be provided along the portion of the western boundary which is adjacent to the parking area and any athletic field which is located within 50 feet of the western boundary. The landscaping may be composed of either a staggered row of evergreen and deciduous trees or clusters of evergreen and deciduous trees as determined by the Urban Forester. At the time of planting, evergreen trees shall be a minimum of six feet in height and deciduous trees shall have a minimum caliper of 2.5 inches.

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



REZONING AFFIDAVIT

DATE: October 3, 1995
 (enter date affidavit is notarized)

APPENDIX 2

I, Fred K. Kramer, Director, Dept. of General Services 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

95-205

in Application No(s): PCA 86-P-089-3
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Board of Supervisors of Fairfax Co., VA	12000 Gov't Ctr. Pkwy. Fairfax, VA 22035	Title Owner/ Applicant by Motion
William J. Leidinger, Co. Executive		Agent for Title Owner
Dept. of General Services Fred K. Kramer, Director	12000 Gov't Ctr. Pkwy. Fairfax, VA 22035	Agent for Title Owner Agent
The Chantilly Youth Assn. Harold L. Strickland	P.O. Box 220242 Chantilly, VA 22022	Prospective Lessee Agent f/Lessee

THIS APPLICATION WAS MADE BY A MOTION OF THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA.

(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).

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

REZONING AFFIDAVIT

DATE: October 3, 1995
(enter date affidavit is notarized)

95-205

for Application No(s): PCA 86-P-089-3
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

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

Chantilly Youth Association

P.O. Box 220242

Chantilly, VA22022

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Non-Profit

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

Harold I. Strickland

President

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

DATE: October 3, 1995
(enter date affidavit is notarized)

95-005

for Application No(s): PCA 86-P-089-3
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

N/A

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

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

N/A

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

DATE: October 3, 1995
(enter date affidavit is notarized)

95-205

for Application No(s): PCA 86-P-089-3
(enter County-assigned application number(s))

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

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

None

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

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

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

None

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

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature: DEPARTMENT OF GENERAL SERVICES

BY: Fred K. Kramer

(check one) [] Applicant [X] Applicant's Authorized Agent

FRED K. KRAMER, Director (Agent)

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

Subscribed and sworn to before me this 3rd day of October, 1995, in the state of Virginia

My commission expires: December 31, 1998

[Signature]
Notary Public

REZONING AFFIDAVIT

DATE: October 3, 1995
(enter date affidavit is notarized)

I, Fred K. Kramer, Director, Dept. of General Services do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [] applicant
[X] applicant's authorized agent listed in Par. 1(a) below

95-206

in Application No(s): PCA 80-W-001-6
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include Board of Supervisors of Fairfax Co., VA; William J. Leidinder, Co. Executive; Dept. of General Services; Fred K. Kramer, Director; The Chantilly Youth Assn.; Harold L. Strickland.

THIS APPLICATION WAS MADE BY A MOTION OF THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

(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).

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

REZONING AFFIDAVIT

DATE: October 3, 1995
(enter date affidavit is notarized)

95-206

for Application No(s): PCA 86-W-001-6
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Chantilly Youth Association
P.O. Box 220242
Chantilly, VA 22022

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Non-Profit

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

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: October 3, 1995
(enter date affidavit is notarized)

95-006

for Application No(s): PCA 86-W-001-6
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

N/A

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

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

N/A

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

DATE: October 3, 1995
(enter date affidavit is notarized)

95-206

for Application No(s): PCA 86-W-001-6
(enter County-assigned application number(s))

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

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

None

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

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

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

None

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

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature: DEPARTMENT OF GENERAL SERVICES

BY: Fred K. Kramer

(check one) Applicant Applicant's Authorized Agent

FRED K. KRAMER, Director (Agent)

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

Subscribed and sworn to before me this 3rd day of October, 1995, in the state of Virginia.

My commission expires: December 31, 1995

[Signature]
Notary Public

REZONING AFFIDAVIT

DATE: October 3, 1995
(enter date affidavit is notarized)

I, Fred K. Kramer, Director, Dept. of General Services 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 95-204

in Application No(s): FOPA 80-W-001-4
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Board of Supervisors of Fairfax Co., VA	12000 Gov't Ctr. Pkwy. Fairfax, VA 22035	Title Owner/ Applicant by Motion
William J. Leidinger, Co. Executive		Agent for Title Owner
Dept. of General Services Fred K. Kramer, Director	12000 Gov't Ctr. Pkwy. Fairfax, VA 22035	Agent for Title Owner Agent
The Chantilly Youth Assn. Harold L. Strickland	P.O. Box 220242 Chantilly, VA 22022	Prospective Lessee Agent f/Lessee

THIS APPLICATION WAS MADE BY A MOTION OF THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA.

(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).

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

REZONING AFFIDAVIT

DATE: October 3, 1995
(enter date affidavit is notarized)

95-204

for Application No(s): FDPA 86-W-001-4
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Chantilly Youth Association
P.O. Box 220242
Chantilly, VA 22022

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Non-Profit

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

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

DATE: October 3, 1995
(enter date affidavit is notarized)

95-204

For Application No(s): FDPA 86-W-001-4
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

N/A

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

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

N/A

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

DATE: October 3, 1995
(enter date affidavit is notarized)

95-204

for Application No(s): FDPA 80-W-001-4
(enter County-assigned application number(s))

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

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

None

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

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

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

None

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

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature: DEPARTMENT OF GENERAL SERVICES

BY: Fred K. Kramer

(check one) Applicant Applicant's Authorized Agent

FRED K. KRAMER, Director (Agent)

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

Subscribed and sworn to before me this 3rd day of October, 1995, in the state of Virginia.

My commission expires: December 31, 1995.

Edgar Keller
Notary Public

Statement of Justification for:

PCA 86-W-001-6

PCA 86-P-089-3

FDPA 86-W-001-4

The three concurrent applications pertain to Land Bay A, a 34.08 acre portion of the 221 acre Government Center Complex. Pursuant to the Board of Supervisors' approval of RZ 86-P-089, PCA/CDPA 86-W-001-2 and FDPA 86-W-001 on August 1, 1988, the subject property was approved for a total of 642,926 sq. ft. of building area with an FAR of 0.43. Three buildings were approved on this Land Bay: a 184,926 sq. ft. hotel and two office buildings each with a total building area of 229,000 sq. ft. The maximum approved building height is 120 feet.

Land Bay A is currently owned by the Board of Supervisors and is vacant and mostly wooded. The Chantilly Youth Association has expressed a desire to utilize the cleared portion of the southwest part of Land Bay A for a multi-use ball field until such time as the County has plans for the permanent development of the site. The Chantilly Youth Association has agreed to design, construct and maintain the athletic fields for use by both youth and adults. On June 26, 1995, the Board of Supervisors adopted a resolution to initiate on Board's own Motion a Proffered Condition Amendment/Final Development Plan Amendment application to permit the temporary use of a ballfield on Land Bay A.

PROFFERS/DEVELOPMENT CONDITIONS

FDPA 86-W-001-1
CDPA 86-W-001-2
PCA 86-W-001-2
RZ 86-P-089

July 25, 1988

Pursuant to Section 15.1-491(a), Code of Virginia, 1950 edition, as amended, subject to the Board of Supervisors' approval of the rezoning Conceptual Development Plan Amendment and Final Development Plan Amendment and Proffered Condition Amendment permitting 1,024,014 gross square feet of Government Center use, 1,414,592 gross square feet of commercial/office and 733,180 gross square feet of residential uses, Applicant proffers to the following development conditions:

A. LAND USE

1. The maximum Gross Floor Area (GFA) for the entire 217.64 acre site shall be 3,171,786 gross square feet which is approximately a 0.3347 FAR, with approximate FARs of the following: (a) 0.43 in Land Bay A which is 642,926 square feet, (b) 0.54 in Land Bay B which is 771,666 square feet, (c) 0.2 in Land Bay C which is 1,024,014 square feet, and (d) 0.33 in Land Bay D which is 733,180 square feet. The subject property shall be developed in conformance with the Conceptual Development Plan Amendment and Final Development Plan Amendment (CDPA/FDPA) revised through June 24, 1988, prepared by William H. Gordon Associates, and the Illustrative Landscape Plans dated May 23, 1988 as revised through June 24, 1988, prepared by Land Design Research, Inc.

2. Rezoning and PCA/CDPA/FDPA for Land Bays A and C are contingent upon acquisition of the Ballard Place right of way. If the state does not convey said right of way, a PCA/CDPA/FDPA shall be required as determined by the Zoning Administrator.

3. In accordance with the Fairfax County Zoning Ordinance, heights of buildings shall be in conformance with the heights as shown on the CDPA/FDPA with no portion of any building exceeding approximately 120 feet. Heights shall be consistent with the table titled "Summary of Building Heights for Land Bay A & B" as shown on the FDPA for heights and Land Bays A and B.

Consistent with the Fairfax County Zoning Ordinance, mechanical penthouses shall be permitted on the 120 foot office buildings in Land Bays A and B provided they meet the following standards as determined by DEM:

o They comprise less than twenty-five percent (25%) of the roof area of the building.

o Said mechanical penthouses do not exceed 20 feet in height.

o Said mechanical penthouses are located in the middle of the building.

o Said mechanical penthouses are architecturally clad with materials of a texture and color compatible with materials of the building upon which they are situated.

3. All Final Development Plan Amendments for the site shall be the subject of public hearings before the Planning Commission and the Board of Supervisors and subject to final approval by the Board of Supervisors.

4. All FDP Amendments shall be in general accordance with the Fairfax Center Area design criteria.

5. All signage other than that required by VDOT for the subject property shall be addressed through a Comprehensive Signage Plan pursuant to Section 12-210 of the Zoning Ordinance subject to public hearing and approval by the Board of Supervisors.

6. An indoor recreation center consisting of approximately 9,550 gross square feet for County employee use shall be provided within Land Bay C, and a day care center for County employee use shall be provided in Land Bay B (Building B-3) and shall be opened prior to or concurrent with the occupancy of Phase I of the Government Center.

7. The day care center for County employee use located in building B-3 shall consist of approximately 7,100 net square feet and will be designed for up to 100 children and 22 staff members. Normal hours of operation for this center will not exceed 6:30 a.m. to 6:30 p.m. An outside play area as required by Article 9-309 of the Fairfax County Zoning Ordinance shall consist of 2,000 square feet and shall be enclosed by a fence composed of material that is architecturally compatible with the building facade. The play area will contain an interior fence, subdividing the space into two distinct play areas. No more than 20 children shall utilize the total play area at any one time.

8. Other than the child care center in B3, Board approval of a Special Exception or FDPA shall be required for establishment of any additional child care centers or nursery schools.

9. Sufficient Gross Floor Area (GFA) shall be reserved for development of a cultural center for the public sector

portion of this development, in conformance with the use limitations of the PDC District.

10. In the event that the Board of Supervisors amends the requirement for parking in the Fairfax County Zoning Ordinance, the Applicant may, as permitted by the Zoning Administrator, provide the lesser amount of parking between the approved Plan and the amended Ordinance, without the necessity of legislative approval or any further amendments to this Development Plan.

B. RESIDENTIAL

1. Energy conservation measures similar to the Virginia Power Energy Savers Program shall be provided for the residential units.

2. Garages may not be converted into living space or to any use other than for the parking of vehicles. A covenant setting forth this use restriction shall be recorded among the Fairfax County Land records prior to the sale of any lots. The covenant shall run to the benefit of the homeowners' association and to Fairfax County and shall be approved prior to recordation by the County Attorney. Each initial residential sales contract shall expressly contain this use restriction.

3. Recreational amenity facilities for Land Bay D shall consist of at least a community center, swimming pool, two tennis courts, tot lots, and trail systems as shown on the CDPA/FDPA, and shall be available for use by the issuance date for the 300th residential use permit for the residential component. All owners and residents within Land Bay D shall be provided equal access to all recreational facilities within Land Bay D.

4. Memberships to the community center including pool and tennis courts within Land Bay D shall be limited to the owners and residents of the multifamily units and single family attached units in Land Bay D. There shall be a single "umbrella" homeowners' association established for the purpose of owning and operating the community center, including the pool and tennis courts. All residents and owners within Land Bay D shall be members. The cost of operating these facilities shall be incorporated as part of the rental fee for multifamily units, and shall be incorporated as part of the homeowners' association fee for the single-family attached units. Any multifamily apartments which are converted from rental units to condominiums shall also have incorporated, as part of the condominium association fees, the pool membership fees.

5. The swimming pool as shown on the CDPA/FDPA in Land Bay D shall be subject to the following conditions:

- a) Construction in conformance with Fairfax County's "Environmental Safeguards for the Construction and Operation of Swimming Pools".
- b) The minimum enclosed area devoted to the pool shall be 4,500 square feet.
- c) Pool hours shall not exceed from 8:00 a.m. to 9:00 p.m.
- d) The maximum number of employees shall be 15.
- e) A Soil Survey shall be completed prior to pool construction and shall be submitted to DEM for review and approval. If highwater table soils or unstable soils resulting from uncompacted fill, resource removal or any other circumstance resulting in instability are found in the immediate vicinity, then the pool shall be engineered and constructed to insure pool stability as determined by DEM. Any pool having a maximum depth in excess of 3 feet is required to have a hydrostatic relief valve.

A procedure shall be established as approved by DEM to insure that pool waters are properly neutralized prior to being discharged during draining or cleaning operations. The recommended method involves adding sufficient amounts of lime or soda ash to the acid cleaning solution to achieve a pH approximately equal to that of the receiving stream. In addition, the standard for dissolved oxygen shall be attained prior to the release of pool waters. This requires a minimum concentration of 4.0 milligrams per liter. If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, the water shall be allowed to stand so that most of the solids settle out prior to discharge.

f) Eighteen parking spaces shall be provided for the community center/swimming pool, as shown on the CDPA/FDPA.

g) After hour pool parties shall be limited to weekends and holidays.

6. At least fifteen percent (15%) (90 units) of the total residential units will be offered at rental rates which are affordable by households with incomes of seventy-five percent (75%) of the Washington, D.C. SMA median household income, as published and adjusted periodically by the U.S. Department of Housing and Urban Development, for a minimum period of twelve (12) years from the date of issuance of the first residential use permit for each of these units.

Residential Use Permits shall not be issued until the said units are approved for occupancy. This obligation shall be met regardless of whether the multifamily portion is developed as rental or condominium. Garden apartment units shall be utilized to fulfill the requirements of this proffer. Applicant shall submit a written report to Fairfax County on an annual basis showing the status of compliance with this proffer. These annual reports shall cease upon full compliance with this proffer.

7. The "Interparcel Access" shown on the CDPA/FDPA between Land Bays C and D shall be deleted. Instead, a public access easement between Land Bays C and D shall be recorded in the land records of Fairfax County by the applicant no later than at the time of site plan approval of Land Bay D. This easement shall be reviewed and approved by the County Attorney prior to recordation.

C. SANITARY SEWER

1. On-site sanitary sewer easements to serve adjacent properties shall be provided by Applicant where determined appropriate by the Director of DEM.

2. The Applicant or successors in interest shall replace all sanitary sewer lines determined by DEM to be inadequate as a result of the proposed development at the time sewer availability charges for the proposed development are paid.

D. STORMWATER MANAGEMENT

1. Best Management Practices (BMPs) equivalent to WSPOD standards shall be provided for the entire 217 acre site, as determined by DEM.

2. Maintenance access to stormwater management facilities shown on the CDPA/FDPA shall be provided with 15 feet of clearing including a ten foot (10') wide asphalt paved trail subject to the necessary maintenance easement agreements.

3. As determined by DEM, the permanent pool BMP ponds in both Land Bay A and Land Bay B shall exhibit innovative techniques in stormwater management through the employment of aeration devices. Such aeration devices shall be designed and engineered so as to avoid stagnation within the ponds, and to achieve, the State Water Control Board water quality standards for dissolved oxygen, pH, and temperature for Class III non-tidal waters within the coastal and piedmont zones of Virginia.

4. The Stormwater Management Pond located in Land Bay A shall be designed as a regional facility subject to approval of DPW and DEM.

E. ENVIRONMENTAL

1. Landscaping shall be provided in conformance with the landscaping plan dated May 23, 1988, as revised through June 24, 1988 titled "Illustrative Landscape Plan" prepared by LDR, subject to the approval of the County Arborist.

2.(a) The following landscaped buffers shall be provided:

o A minimum of 110 feet wide along the southern boundary of Land Bay B,

o A minimum of 100 feet wide along the southwestern boundary of Land Bay C, between 50 to 250 feet wide along the northwestern side of Land Bay D (north of the Government Center Parkway),

o A minimum of a 80 feet wide west of the Route 29 access road,

o A minimum of 35-50 feet wide along the southern boundary of Land Bay D parallel to Route 29,

o A minimum of 25' wide along the western side of Land Bay A shall be provided.

(b) Noise attenuation berms, as shown on CDPA/FDPA sections, shall be located along southern boundary of Land Bays B and C and western and southern boundaries of Land Bay D. The said noise attenuation berms shall be designed to achieve exterior noise standard of 65 dBA Ldn as referred to in Proffer F. where deemed necessary by DEM, as shown on CDPA/FDPA sections. These buffers shall be landscaped and bermed in accordance with the Illustrative Landscape Plan dated May 23, 1988 as revised through June 24, 1988 and pertinent cross-sections prepared by LDR as approved by the County Arborist, in consultation with the Fairfax County Water Authority with regard to water easements. Street and parking lot encroachment within this buffer shall not be permitted.

3. If at the time of the final engineering of the site, utilities must be located within landscaped areas of parking lots within Land Bay C, as determined by DEM, alternate landscaped areas shall be provided within the parking lot or the utilities shall be relocated to provide a minimum of (8%) interior parking lot landscaping, subject to approval by the Director of DEM.

4. Prior to any blasting activity on the subject property, Applicant shall, at its sole expense, make well inspections and make results of the inspections available to the adjacent land owners. In the event that the County Health Department determines that off-site domestic wells

fail or are unusable due to decrease of infiltration or contamination related to the development of the application property up to a period of five years after the development is completed, as evidenced by issuance of the first non-rup for the last building in Land Bay B, the Applicant and/or successors in interest to Land Bay B shall take corrective action to resolve the off-site well problem, including repair of the affected well(s), redrilling of affected well(s), connection to a public water supply or other such remedy that is appropriate to the character and extent of the well failure(s). The Applicant and/or successors in interest to Land Bay B shall determine the most appropriate remedy or corrective action, subject to approval by the County Health Department. This condition shall apply to those neighborhoods and dwellings within the area between West Ox Road on the west, Route 29 on the south, I-66 on the north, and the Difficult Run Stream Valley on the east, including those neighborhoods known as Dixie Hills, Legato Acres, and Centennial Hills.

5. In the event that any septic system in the residential community to the south of Land Bays B and C fails as a result of the development of the application property, the Applicant and/or successors in interest to Land Bay B will either repair or replace the existing septic system if approved by the Health Department, or alternatively, connect the affected property to the public sewer system. Applicant shall request that the County Health Department provide a baseline study of the present septic system conditions, within 60 days of said request.

6. Development shall conform to the limits of clearing and grading as shown on the CDPA/FDPA dated May 16, 1988 as revised through June 24, 1988. A sewer line location and tree preservation plan shall be submitted at the time of site plan review for approval by the County Arborist for all sewer lines to be located within the Environmental Quality Corridor (EQC) and within all other tree preservation areas shown on the CDPA/FDPA. The County Arborist and Director of DEM shall have approval authority over the clearing and grading necessary for the locations of all sewer lines. Applicant shall take precautions deemed necessary by DEM and County Arborist in locating said line to minimize disturbance of existing trees.

7. All other utilities, trails, and other public improvements as required by Fairfax County located in the EQCs and within all other tree preservation areas shown on the CDPA/FDPA shall also be reviewed and approved to insure minimal disruption of EQC and tree save areas as determined by the County Arborist. Or, the owner shall provide a forest management plan developed by a consulting Arborist or urban forester that addresses these issues and is subject to the review and approval by the County Arborist. Such reviews and

approvals shall be obtained from the County Arborist and the Director of DEM prior to any land disturbing activities.

8. The EQC areas and the wooded slope open space areas on Land Bay D shown on the CDPA/FDPA dated May 16, 1988 as revised through June 24, 1988, as tree preservation areas within the stream valley, shall be dedicated in fee simple to Board of Supervisors as public open space. Said dedication shall include those facilities shown as stormwater management facilities within the same area, but shall not include tot lot areas. A dedication line shall be provided upon site plan approval on the construction plan which delineates those areas as described above. The dedication line shall comply with the limits of clearing and grading as shown on the FDPA subject to minor modifications as may be permitted in paragraph 4 of Section 16-403 of the Fairfax County Zoning Ordinance. Acreage for that dedicated portion shall be applied to computations of density for Land Bay D.

9. All open space within the single family attached unit area of Land Bay D which is not subject to Proffer E.8 shall be included within a site plan for the attached units and shall be dedicated to the future homeowners' association for Land Bay D. All such other open space within the multifamily area of Land Bay D shall be owned by a condominium unit owners' association in the event of a condominium conversion.

10. For the top deck of the parking structures in Land Bays A and B, a mix of evergreen and deciduous trees shall be provided in planters at the end of each double row. Foundation planting that provides an effective year-round screen of the entire south side of parking deck P1 from Interstate 66 shall be provided subject to County Arborist approval.

11. "Naturalized" plantings and buffers, as presented on the Illustrative Landscape Plan, shall be subject to County Arborist approval.

12. All dumpsters shall be effectively screened from view as determined by the County Arborist.

13. In Land Bay B, the applicant shall preserve stands of high quality vegetation, if grading and site distance requirements reasonably permit, as determined by the County Arborist.

F. NOISE ATTENUATION

1. For those residential areas within 200 feet from centerline of the Government Center Parkway and those areas within 375-1,180 feet from centerline of Lee Highway (Route 29) the following highway noise mitigation measures shall be implemented as determined by DEM:

a) In order to achieve a maximum interior noise level of 45 dBA Ldn in all units located within that area impacted by highway noise having levels between 65 and 70 dBA Ldn, all units within this impacted area shall have the following acoustical attributes:

- i. Exterior walls shall have a laboratory Sound Transmission Class (STC) of at least 39.
- ii. Doors and windows shall have a laboratory STC of at least 28. If "windows" function as the walls, then they shall have the STC specified for exterior walls.
- iii. Adequate measures to seal and caulk between surfaces shall be provided.

b) In order to achieve a maximum exterior noise level of 65 dBA Ldn, noise attenuation structures such as acoustical fencing, walls, earthen berms or combinations thereof, shall be provided for those outdoor recreation areas including rear yards, unshielded by topography or built structures. If acoustical fencing or walls are used, they shall be architecturally solid from ground up with no gaps or openings. The structure employed must be of sufficient height to adequately shield the impacted area from the source of the noise.

2. For residential areas within 375 feet from centerline of Lee Highway (Route 29) the following noise mitigation measures shall be implemented as determined by DEM:

a) In order to achieve a maximum interior noise level of 45 dBA Ldn in all units located within the above area impacted by highway having levels between 70 and 75 dBA Ldn, all units within this impacted area shall have the following acoustical attributes:

- i. Exterior walls shall have a laboratory STC of at least 45.
- ii. Doors and windows shall have a laboratory STC of at least 37. If "windows" function as the walls, then they shall have the STC specified for exterior walls.

iii. Adequate measures to seal and caulk between surfaces shall be provided.

b) In order to achieve a maximum exterior noise level of 65 dBA Ldn, noise attenuation structures such as acoustical fencing, walls, earthen berms, or combinations thereof shall be provided for those outdoor recreation areas including rear yards, unshielded by topography or built structures. If acoustical fencing or walls are used, they shall be architecturally solid from ground up with no gaps or openings. The structure employed shall be of sufficient height to adequately shield the impact area from the source of the noise.

c) STC shall be interpreted to mean "as determined by an acoustical expert" acceptable to the Director of the Office of Comprehensive Planning.

3. At the applicant's option, applicant may do one of the following which will mitigate the exterior noise impacts from Lee Highway as stated above:

a) If the applicant elects to use a wall or a combination wall and berm to mitigate exterior noise impacts along the Route 29 frontage of Land Bay D, then the wall shall be of attractive and high quality brick or masonry construction in accordance with Zoning Ordinance requirements. Tree save areas and/or supplemental landscaping shall be provided between such wall and the Route 29 right of way line subject to County Arborist approval.

b) The applicant shall provide acoustically solid fencing flush to the ground without gaps as determined by DEM at the following locations:

i. Southwest corner of Garden Apartment Building I.

ii. South rear of Garden Apartment Building II.

iii. Front of Garden Apartment Building III.

iv. Southwest corner of Garden Apartment Building IV.

v. South side of Garden Apartment tennis courts unless applicant demonstrates otherwise as determined by DEM in consultation with the Office of Comprehensive Planning.

G. TRAILS

1. Trails shall be provided in accordance with both the County Wide Trails Plan and the Fairfax Center Area Non-motorized Circulation Plan. Pedestrian circulation by way of trails/sidewalks, shall be provided within land bays, between land bays, and from developed areas to the major open space areas as shown on CDPA/FDPA including:

a) An eight foot (8') wide bike trail along the subject property's northern side of the subconnector road and on the bridge over I-66.

b) An eight foot (8') wide trail along the subject property's Route 29 frontage.

c) A ten foot (10') wide easement for a trail along Land Bay A's Fair Lakes Parkway frontage.

2. Within each land bay, bicycle parking facilities equating to five percent (5%) of the total provided parking shall be provided in a safe and accessible location.

3. If permitted by VDOT and the Fairfax Office of Transportation, the Applicant shall provide a pedestrian crossing with pedestrian activated signal across the Government Center Parkway as it separates Land Bay D. The purpose of the said signal will be to provide safe access to the recreational facilities located on the south side of the Government Center Parkway.

H. TRANSPORTATION

1. Contributions to the Fairfax Center Area Road Fund shall be made in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as revised, and as may be revised in the future. Credit will be received as credits are permitted by the Adopted Procedural Guidelines.

2. The following road improvements involving Route 29 shall be provided:

a) Right of way measured approximately (52) feet and (63) feet where turn lanes are provided, from the existing physical roadway centerline of Route 29 shall be dedicated along the subject property's Route 29 frontage or as determined by VDOT.

b) The construction of an additional westbound through lane along the frontage of the property shall be completed with face of curb set 44 feet from the existing physical roadway centerline of Route 29 or as determined by VDOT.

c) The construction of right turn deceleration lane shall be completed along westbound Route 29 into the entrances of Land Bay D, generally as shown on the FDPA.

d) The construction of the westernmost access point shall be completed and located approximately 800 feet east of the existing Route 29 crossover at Holly Avenue, generally as shown on the CDPA/FDPA.

e) The construction of the intersection at the westernmost access point shall be completed with left turn lanes, generally as shown on the CDPA/FDPA, at two locations:

i. One left turn lane inbound to the site from eastbound Route 29.

ii. Two left turn lanes outbound from the site to eastbound Route 29.

f) A traffic signal shall be provided by the Applicant or its successors in interest to Land Bay B at the westernmost crossover of Route 29 at the request of and subject to the approval of VDOT.

g) The easternmost access point on Route 29 for Land Bay D is temporary only. Applicant or its successors in interest to Land Bay D shall close said access point upon completion of the following roadway improvements:

i. The subconnector road east of Land Bay D between the Government Center Parkway and Route 29.

ii. The Government Center Parkway connection to the subconnector road east of Land Bay D.

iii. The interparcel access through the adjacent property southeast of Land Bay D to the Government Center Parkway.

h) The construction of the temporary easternmost access point shall be completed with channelized entrance to provide for a right turn inbound to the site from eastbound Route 29 and a right turn outbound from the site into the site from westbound Route 29.

3. The following road improvements involving the east-west subconnector road shall be provided:

a) A four lane divided subconnector road shall be built from the southern property line of RZ 84-P-101 to north of I-66 with a transition to six lanes at I-66. The bridge across I-66 shall be six lanes traversing Land Bay B to the connection with Government Center Parkway just northeast of Land Bay B generally as shown on the FDPA.

b) A two lane section of the subconnector road with 27 feet of pavement including curb and gutter with face of curb set 35 feet from the proposed centerline shall be built from the intersection of the Government Center Parkway just northeast of Land Bay B to that point where the subconnector turns to cross the northeastern corner of Land Bay C at the EQC, as shown on the CDPA/FDPA. A four lane divided portion to the subconnector shall be built in this northeastern corner of Land Bay C, generally as show on the CDPA/FDPA. The relationship between the centerline and the face of curb, which would not change the 27 feet of pavement, may be altered to accommodate a wider than standard median to be constructed by others.

c) The subconnector bridge shall be built to accommodate six (6), eleven (11) foot wide lanes of vehicular traffic; a four (4) foot wide median and an eight (8) foot wide bicycle path. The bridge will span ten (10), twelve (12) foot wide I-66 travel lanes; three (3), twelve (12) foot wide HOV lanes; and four (4), twelve (12) foot wide lanes for an improved Random Hills

Road; except that the bridge will span three (3) twelve (12) foot wide lanes for an improved Random Hills Road if required by final bridge design or the placement of bridge supports. The use of a three (3) lane section will be subject to final approval of the Fairfax County

Department of Environmental Management (DEM) and the Virginia Department of Transportation (VDOT). The construction costs of bridging I-66 shall be seventy-five percent (75%) creditable against the Fairfax Center Area Road Fund construction.

The Interstate 66 bridge shall be designed and constructed subject to the approval of both VDOT and FWHA.

d) The construction of two (2) right turn deceleration lanes along the eastbound subconnector shall be provided at the intersection with the Government Center Parkway just northeast of Land Bay B.

e) Sufficient off-site right of way shall be acquired and dedicated to the Board of Supervisors in fee simple for the ultimate Comprehensive Plan designation of a six lane divided subconnector and its bridging of I-66 between the portion of the subconnector previously committed as part of the Centennial Development Plan and the subconnector's intersection with the Government Center Parkway just northeast of Land Bay B. In the event the applicants or successors are unable to obtain the necessary right of way, the County will be requested to acquire the right of way and grading easements by means of its condemnation powers at the applicant's expense. Right of way measuring 90 feet shall be dedicated to the Board of Supervisors in fee simple in order to accommodate the subconnector east of the Government Center Parkway, generally as shown the FDPA.

4. The following road improvements involving the Government Center Parkway as shown on the CDPA/FDPA shall be provided as shown on the CDPA/FDPA:

a) Construction shall be completed on the Government Center Parkway as follows:

i. A seven (7) lane divided roadway within 110 feet of dedicated right of way with 90 feet of pavement and a 4 foot wide median between the intersection of the subconnector road just northeast of Land Bay B and the first entrance into Land Bay B.

ii. A four to six lane divided roadway within 110 feet of dedicated right of way with 54 to 78 feet of pavement including gutter pans and a 4 to 16 foot

median shown on the CDPA/FDPA between the northernmost entrance into Land Bay B and the southernmost entrance into Land Bay C.

iii. A six lane divided roadway within 110 feet of dedicated right of way with 78 feet of pavement and a 16 foot wide median between the southernmost entrance into Land Bay C and the intersection of the Route 29 access road.

iv. A four lane divided roadway within 110 feet of dedicated right of way within 66 to 78 feet of pavement including gutter pans and a 4 foot median as shown on the FDPA between the intersection of Route 29 access road and the eastern property line of Land Bay D.

b) The construction of turn lanes on the Government Center Parkway shall be provided at all entrances on and off of the Parkway as shown on the CDPA/FDPA as approved by DEM. Deceleration lanes will be provided at median breaks to provide for U-turns where there are no left turns.

5. The following road improvements involving Legato Road/Random Hills Road shall be provided:

a) Right of way measured approximately 27 feet from existing centerline of Legato Road shall be dedicated prior to site plan approval for any portion of Land Bay B.

b) The construction of road widening improvements with 52 feet of pavement including gutter pans with face of curb set 26 feet from centerline of existing pavement shall be completed prior to issuance of non-rups of any portion of Land Bay B.

c) The necessary right of way shall be dedicated at time of site plan approval for any portion of Land Bay B for a cul-de-sac on Legato Road in the southwest corner of Land Bay B, as shown on the CDPA/FDPA. The actual construction of the cul-de-sac will be performed and funded by others. Applicant shall design Legato Road along its frontage of Land Bay "B" and Geometric Design shall meet VDOT requirements. If a 3 lane section on Legato Road is deemed necessary by VDOT due to horizontal and vertical clearance of the bridge, applicant shall only be required to only build a 3 lane section in that area.

d) The construction of road widening improvements for Legato Road/Random Hills Road to a 4 lane undivided roadway within 54 feet of right of way with 52 feet of

pavement will extend through the entire frontage of the property along these roads; except that a 3 lane undivided roadway within the existing I-66 right of way with 40 feet of pavement and appropriate transitions will be constructed under the proposed East-West Subconnector bridge if required by final bridge design or the placement of bridge supports or high occupancy vehicle (HOV) on Route I-66. The use of a three (3) lane section will be subject to final review and approval of the Fairfax County DEM and VDOT.

6. The following road improvements involving the Legato Road access road shall be provided by the Applicant:

a) Right of way measuring 80 feet shall be dedicated and the construction of 64 feet of pavement including gutter pans for the roadway connecting Legato Road and the construction of the Government Center Parkway shall be completed, as shown on the CDPA/FDPA.

7. The following final road dedications and improvements shall be provided on the Route 29 access road as shown on the CDPA/FDPA:

(a) Dedicate right of way varying between 90 to 108 feet in width from the Access roads intersection with the Government Center Parkway and the Access Roads intersection with Route 29. The applicant shall design and construct an additional third northbound lane along the Route 29 Access Road subject to VDOT approval. Construction shall be upon demand by the County and/or VDOT. The area between the Route 29 Access Road and the Glen Alden development shall be bermed and landscaped so as to provide effective year-round screening of the road from the residences as determined by the County Arborist. The width of this buffer shall not be less than 80 feet.

(b) Construct improvements varying in width between 66 and 78 feet of pavement including gutter pans and a four foot median for the roadway referenced in paragraph 7(a), as shown on the FDPA.

(c) The additional right of way referenced in Paragraph 7(a) shall be provided by expanding the right of way to the west into the buffer area. ✓

8. The construction of a right turn deceleration lane shall be completed on the Fair Lakes Parkway at the entrance to Land Bay A, as shown on the CDPA/FDPA.

9. Dedication of all rights of way shall be made to the Board of Supervisors in fee simple. All public roadway improvements shall be implemented in accordance with VDOT and Fairfax County standards.

10. In the event that bus service is provided to the site, Applicant shall work with WMATA and VDOT to determine appropriate locations for and construct bus stops and shelters as deemed necessary by Fairfax County and WMATA.

11. A sum of Four Hundred and Thirty Thousand Dollars (\$430,000.00) for traffic signal installation shall be escrowed with DEM at such time VDOT determines the signal is warranted.

12. Applicant shall escrow with Fairfax County one-third (1/3) of the cost of the design, construction and utility relocation as determined by Fairfax County for the East-West Subconnector from the subconnector crossing of the Environmental Quality Corridor (EQC), as shown on the submitted CDPA/FDPA, south to an at-grade intersection with Route 29.

13. The alignment of the access road serving the parking garage P1 in Land Bay A shall follow the existing road's alignment.

14. The necessary right-of-way within Land Bay A for West Ox Road, as determined by the Office of Transportation and VDOT, shall be dedicated at time of final site plan approval.

15. In the event that the right of way for off-site transitions shown on the CDPA/FDPA cannot be obtained by the applicant from adjacent property owners, the applicant will be required to provide only those transitions which can be constructed within the available right of way.

I. TRANSPORTATION MANAGEMENT STRATEGIES

1. An ongoing ride sharing program shall be coordinated with the Fairfax County ride sharing staff, and established at each office building, including the Governmental Center.

2. When sixty percent (60%) of the non-residential space is occupied including the Governmental Center, the Applicant or successors shall prepare a traffic analysis to the mutual satisfaction of the Applicant and the Fairfax County Office of Transportation comparing traffic generated by the then existing development within these areas with traffic projections made in the traffic analysis prepared by Street Traffic Studies for the subject rezoning RZ 86-W-001 and CDPA 86-W-001-1. In the event this analysis indicates that traffic generation from such existing development with the said areas is in excess of the projected traffic generation for comparable square footage of development as identified in the analysis for the rezoning, Applicant or successor shall take the following actions:

a) One or more of the following transportation management strategies shall be implemented subject to the approval of DEM and the Office of Transportation.

- i. Car-pool/van-pool programs established for employees occupying structures on the property and a program under the direction of a transportation coordinator provided by and at the expense of the occupants of additionally established uses within said areas.
- ii. A program for matching car-pool and van-pool service coordinated with various governmental agencies and other private employers.
- iii. Convenient parking in preferred locations designated for car-pool/van-pool use.
- iv. A pay parking policy provided incentives for ride sharing participants.
- v. Mass transit usage encouraged by construction of bus shelters and pedestrian walkways linking access to adjacent communities.

vi. In the event a direct feeder bus service between the application property, other area development, and the Vienna Metro Station is not provided by the public sector, a peak hour shuttle bus service to the Vienna Metro Station shall be implemented in cooperation with other major developments in the immediate area as determined by the Office of Transportation.

3. Non-rups for commercial/office development in excess of the amount occupied shall be approved only for that portion of the remaining non-residential development which can be supported by the trip rates found as a result of the study.

4. If the above Transportation Systems Management (TSM) strategies are not deemed effective by Fairfax County, additional TSM techniques acceptable to the developer and to the Fairfax County Office of Transportation shall be implemented to achieve the project level of trip generation. If the developer and the County Office of Transportation cannot agree upon the appropriate TSMs, then TSMs recommended by a mutually acceptable traffic consultant (employed at the cost of the Applicant or its successors) which achieve the projected level of trip generation shall be implemented and maintained.

5. The applicants shall work with and through Fairfax County to establish and participate in a Fairfax Center Transportation Management Association (TMA), on an equitable

basis as determined by the TMA, in conjunction with other development projects in the Fairfax Center Area.

J. PHASING

1. Phasing of development of Land Bays A and B shall occur as follows:

a) A minimum of thirty-three percent (33%) of the residential development (242,000 square feet within Land Bay D) must be completed, as evidenced by issuance of Residential Use Permits prior to the issuance of a building permit for commercial/office buildings which would exceed forty percent (40%) (566,000 square feet) of the approved total GFA for Land Bays A and B.

b) A minimum of fifty percent (50%) of the residential development (367,000 square feet) must be completed, as evidenced by issuance of Residential Use Permits, prior to the issuance of building permits for commercial/office buildings which would exceed seventy percent (70%) (990,000 square feet) of the approved total GFA for Land Bays A and B.

2. Before the issuance of the first Residential Use Permit within Land Bay D and non-rup's for residential recreational facility/community center, the following transportation improvements must occur:

a) The construction of Route 29 improvements is completed.

b) The construction of the Government Center Parkway improvements is completed southeast of the Legato Road access road.

c) The construction of the Legato Road access road, as shown on the CDPA/FDPA, is completed.

d) The construction of the Route 29 access road, as shown on the CDPA/FDPA, is completed.

e) The construction of the cul-de-sac of Legato Road is completed in the location, as shown on the FDPA.

3. Residential Use Permits (RUPs) for more than 298 units and any non-residential Use Permits (Non-Rups) shall not be issued in Land Bays B, C, or D until the following occurs:

a) The construction of the Route 29 improvements are completed.

b) The construction of the east-west subconnector road is completed to the north between the Government Center Parkway just northeast of Land Bay B and the southern property line of the Centennial Development (RZ 84-P-101) including the bridge over I-66.

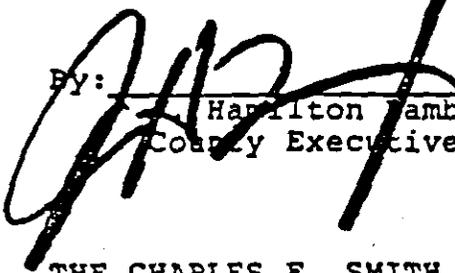
c) The construction of the east-west subconnector road is completed through the Centennial Development (RZ 84-P-101) between its southern property line and West Ox Road.

d) The construction of the Government Center Parkway in Land Bays B, C, and D, the Legato Road access road, the Route 29 access road, and the improvements to Legato Road are completed as described in paragraph two.

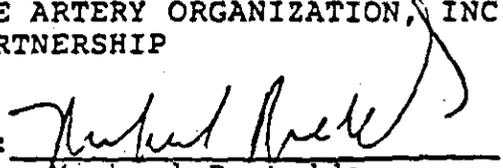
e) The construction of the cul-de-sac of Legato Road is completed in the location, as shown on the CDPA/FDPA.

4. The applicants construction of two lanes of the subconnector road (as set forth in Proffer H.3.b)), between the Government Center Parkway just northeast of Land Bay B and the northeastern corner of Land Bay C near the EQC, shall be completed no later than two years after the subconnector is completed to the east of Land Bays C and D, connecting with Route 29.

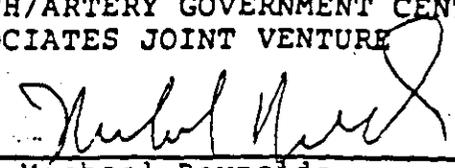
BOARD OF SUPERVISORS OF
FAIRFAX COUNTY, VIRGINIA

By: 
Hamilton Lambert
County Executive

THE CHARLES E. SMITH COMPANIES/
THE ARTERY ORGANIZATION, INC.
PARTNERSHIP

By: 
Michael Reynolds

SMITH/ARTERY GOVERNMENT CENTER
ASSOCIATES JOINT VENTURE

By: 

Michael Reynolds

MASON ASSOCIATES GENERAL
PARTNERSHIP

By: _____

John T. Hazel, Jr.
General Partner
The Perch Associates
as General Partner of
Mason Associates General
Partnership

GOVT. CTR.:DFTW01
rev. 7/25/88

SMITH/ARTERY GOVERNMENT CENTER
ASSOCIATES JOINT VENTURE

By: Michael Reynolds

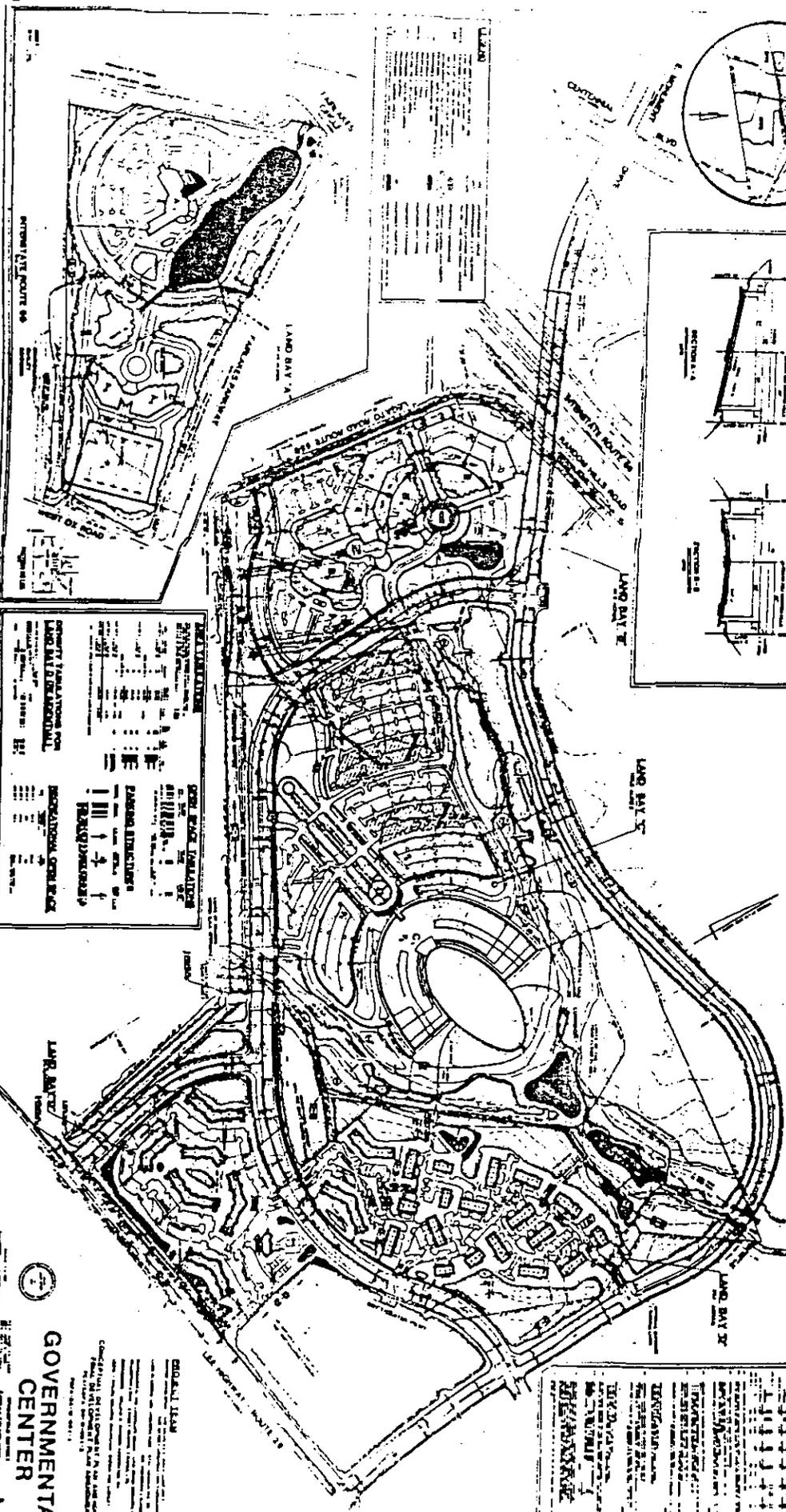
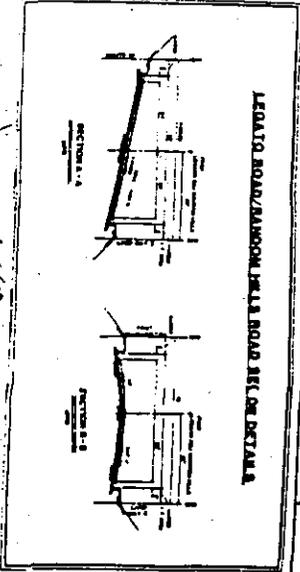
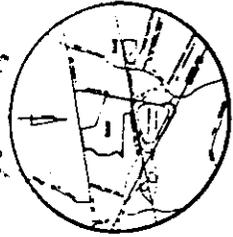
MASON ASSOCIATES GENERAL
PARTNERSHIP

By: Milton V. Peterson

Milton V. Peterson
General Partner

York Limited Partnership
as General Partner of
Mason Associates General
Partnership

GOVT. CTR.:DFTW01
rev. 7/25/88



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL PLUMBING CODE.

2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.

3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

5. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

6. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

7. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

8. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

9. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

10. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

PARKING YAMBLATIONS

LEVEL	NO. OF SPACES
LEVEL 1	100
LEVEL 2	100
LEVEL 3	100
LEVEL 4	100
LEVEL 5	100
LEVEL 6	100
LEVEL 7	100
LEVEL 8	100
LEVEL 9	100
LEVEL 10	100
LEVEL 11	100
LEVEL 12	100
LEVEL 13	100
LEVEL 14	100
LEVEL 15	100
LEVEL 16	100
LEVEL 17	100
LEVEL 18	100
LEVEL 19	100
LEVEL 20	100
LEVEL 21	100
LEVEL 22	100
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LEVEL 91	100
LEVEL 92	100
LEVEL 93	100
LEVEL 94	100
LEVEL 95	100
LEVEL 96	100
LEVEL 97	100
LEVEL 98	100
LEVEL 99	100
LEVEL 100	100

GOVERNMENTAL CENTER

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL PLUMBING CODE.

2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.

3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

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10. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

NARRATIVE AND NOTES

A. GENERAL NOTES

1. THE LAND BAYS B, C AND D DELINEATED ON THIS PLAN ARE LOCATED IN FAIRFAX COUNTY TAX MAP NUMBERS 56-1 (111), A PORTION OF PARCELS 20, 40A AND 40B AND A PORTION OF PARCEL 410. CURRENTLY, PARCELS 20 AND 410 ARE ZONED R-1 AND PARCELS 40A AND 40B ARE ZONED PDC. THE LAND BAY A DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP NUMBERS 56-1 (111) PARCELS 1, 2A, 2B AND 2C CURRENTLY PARCEL 1 IS ZONED R-1 AND PARCELS 2A, 2B AND 2C IS ZONED PDC AND TAX MAP 56-1 (1811) PARCEL 1 CURRENTLY ZONED R-1.
2. THE LAND EMBRACED IN LAND BAYS B, C, AND D IS NOW IN THE NAME OF THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA ACQUIRED FROM BENJAMIN M. SMITH, JR., TRUSTEE AND JACK W. CARNEY, TRUSTEE ON SEPTEMBER 4, 1979, DEED BOOK 5284, PAGE 85. THE LAND EMBRACED IN LAND BAY A IS NOW IN THE NAME OF THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA ACQUIRED FROM BENJAMIN C. MILLAN AND OTHERS ON JUNE 5, 1962, DEED BOOK 2162, PAGE 103 AND FROM FAIRLAKES SOUTH PARTNERSHIP ON NOVEMBER 10, 1983, DEED BOOK 5862, PAGE 1709 AND FROM FAIRLAKES SOUTH PARTNERSHIP AND FAIRLAKES SOUTH PARTNERSHIP (FORMERLY MASON ASSOCIATES GENERAL PARTNERSHIP) BY LAND EXCHANGE AGREEMENT RECORDED _____ IN DEED BOOK _____ PAGE _____ ADDITIONAL LAND IN THE NAME OF THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA ACQUIRED FROM MELBA F. WINE, HAZEL F. BEALL AND RAYMOND F. FRITZER, JR., TRUSTEES ON _____ DEED BOOK _____ PAGE _____ AND DONALD H. REMBERT, TRUSTEES ON _____ DEED BOOK _____ PAGE _____.
3. THE CONTOUR INTERVAL IS 2 FEET.
4. THIS DEVELOPMENT CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND STANDARDS, EXCEPT AS NOTED BELOW IN THE REQUEST FOR WAIVERS AND MODIFICATIONS.
5. THIS PLAN ADHERES TO THE RELATIONSHIPS AND CONCEPTS PROPOSED IN THE COMPREHENSIVE PLAN OF FAIRFAX COUNTY.
6. THE APPLICANT INTENDS TO BEGIN CONSTRUCTION OF THE PROPOSED DEVELOPMENT AS SOON AS THE REQUIRED COUNTY APPROVALS AND PERMITS ARE ISSUED.
7. BUILDING HEIGHTS FOR LAND BAYS A, B, AND C WILL NOT EXCEED 120 FEET. BUILDING HEIGHTS FOR LAND BAY D WILL NOT EXCEED 55 FEET.

B. TRANSPORTATION AND PARKING

1. THE EAST-WEST SUBCONNECTOR IS DESIGNED FROM CENTENNIAL DRIVE TO THE GOVERNMENTAL CENTER PARKWAY AND THE REMAINDER DEPICTED ON THIS PLAN IS FOR THE PURPOSE OF CONCEPT ALIGNMENT ONLY. PORTIONS OF THE EAST-WEST SUBCONNECTOR ARE TO BE BUILT BY OTHERS. FOR CLARIFICATION, SEE THE PROFFERS ACCOMPANYING THIS PLAN.
2. THE EASTERN MOST LEE HIGHWAY ACCESS FOR LAND BAY D SHALL BE CONSIDERED TEMPORARY. REFER TO THE PROFFERS FOR DETAILS.
3. AN APPLICATION TO PERMIT THE UTILIZATION OF COMPACT CAR SPACES IS BEING REQUESTED FOR LAND BAY A, B AND C AS AN INTEGRAL PART OF THIS FDPA. PARKING STRUCTURE HEIGHTS AND FOOTPRINTS SHOWN ON THE PLAN FOR LANDBAYS A AND B REFLECT MAXIMUM HEIGHT BUILDINGS SIZED FOR UNIVERSAL PARKING SPACES. IN THE EVENT THAT COMPACT CAR SPACES ARE APPROVED, HEIGHTS AND/OR FOOTPRINTS OF THE GARAGES MAY BE DECREASED TO PROVIDE FOR THE REDUCED REQUIREMENTS WITHOUT REQUIRING ADDITIONAL APPROVAL OF THE PLANNING COMMISSION OR BOARD OF SUPERVISORS OF FAIRFAX COUNTY. IN THE EVENT THAT FUTURE COUNTY ORDINANCE REVISIONS ELIMINATE THE USE OF COMPACT CAR PARKING, ADDITIONAL STRUCTURED PARKING WILL BE PERMITTED FOR LAND BAY C WITHIN THE LIMITS OF THE EXISTING SIZE SURFACE PARKING AREAS WITHOUT REQUIRING ADDITIONAL APPROVAL OF THE PLANNING COMMISSION OR BOARD OF SUPERVISORS OF FAIRFAX COUNTY.
4. SUFFICIENT AREA WILL BE PROVIDED WITHIN LAND BAY B, BETWEEN THE ADJACENT PROPERTY TO THE SOUTH AND THE PROPOSED LEGATO ROAD ACCESS TO FACILITATE THE PROPOSED CUL-DE-SAC OF LEGATO ROAD (FROM THE SOUTH). THE ACTUAL CONSTRUCTION OF THE CUL-DE-SAC AS SHOWN ON THE PLAN WILL BE PERFORMED AND FUNDED BY OTHERS.
5. THE PROPOSED IMPROVEMENTS OF LEGATO ROAD/RANDOM HILLS ROAD TO A FOUR LANE, UNDIVIDED SECTION WILL BE EXTENDED THROUGH THE ENTIRE FRONTAGE OF THE PROPERTY ALONG THESE ROADS; EXCEPT THAT A THREE-LANE, UNDIVIDED SECTION WITH APPROPRIATE TRANSITIONS WILL BE PROVIDED UNDER THE PROPOSED SUBCONNECTOR BRIDGE IF AFFECTED BY FINAL BRIDGE DESIGN OR THE PLACEMENT OF BRIDGE ABUTMENTS OR HIGH OCCUPANCY VEHICLE (HOV) LANES ON ROUTE 66. THE USE OF A THREE-LANE SECTION WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL OF THE FAIRFAX COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM) AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).

C. UTILITIES

1. **STORM SEWER** - STORM SEWER SHOWN IS CONCEPTUAL. DETAILED STORM DESIGN SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING. STORM DRAINAGE CATCHBASINS SHALL BE LOCATED AT EXISTING 100 YEAR FLOOD PLAIN PROVIDING ADEQUATE DETENTION.
2. **SANITARY SEWER** - PUBLIC SANITARY SEWER WILL BE PROVIDED BY AN EXISTING OPERATING FACILITIES AS SHOWN SERVING ALL LAND BAYS. DETAILED SERVICE TO INDIVIDUAL BUILDINGS SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING.
3. **WATER** - PUBLIC WATER SERVICE TO THE SITES SHALL BE AN EXTENSION OF EXISTING WATER MAINS PROVIDED BY THE FAIRFAX COUNTY WATER AUTHORITY (FCWA). DETAILED SERVICE TO THE INDIVIDUAL LAND BAYS AND BUILDINGS SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING.

D. STORMWATER MANAGEMENT (SWM), FLOOD PLAINS AND EQC

1. SWM WILL BE PROVIDED BY A COMBINATION OF WET AND DRY POND TO BE CONSTRUCTED GENERALLY AS SHOWN ON THIS PLAN. BEST MANAGEMENT PRACTICES (BMP) SHALL ALSO BE PROVIDED AS DETERMINED BY DEM.
2. THE FLOOD PLAIN DELINEATED REPRESENTS THE ACTUAL 100 YEAR WATER SURFACE IN ACCORDANCE WITH DETAILED FLOOD PLAIN STUDIES PREPARED BY WILLIAM M. GORDON ASSOCIATES, INC.
3. THE ENVIRONMENTAL QUALITY CORRIDOR (EQC) REFLECTED ON THE FDPA REPRESENTS AN ACCURATE DELINEATION BASED ON ADOPTED COUNTY CRITERIA. APPROVAL OF THE FDPA SHALL CONSTITUTE ACCEPTANCE OF THE EQC LIMITS AS SHOWN, WITH ONLY THOSE ENCROACHMENTS AS PROVIDED IN PARAGRAPH E.2 BELOW.
4. TRAILS REQUIRING VEHICULAR ACCESS TO SWM FACILITIES FOR MAINTENANCE PURPOSES SHALL BE PROVIDED IN CONJUNCTION WITH THE CONSTRUCTION OF THE PEDESTRIAN/BIKE TRAILS WHERE INDICATED ON THE FDPA. THE MAINTENANCE TRAILS WILL BE REINFORCED TO A TYPICAL SECTION CONSISTING OF SIX INCHES OF VDOT BASE COURSE SPEC 210, (TYPE 21-A) AND TWO INCHES OF BITUMINOUS CONCRETE WEARING SURFACE (TYPE 5-51) AND WIDENED TO A TEN FOOT WIDTH IN THOSE AREAS WHERE THE TRAIL WILL FUNCTION AS ACCESS TO THE SWM FACILITIES.

E. LANDSCAPING, BUFFERS, SCREENING AND TREE SAVE AT AREAS

1. FOR WAIVERS OF REQUIRED SCREENING AND BARRIERS, SEE THE LIST OF WAIVERS AND MODIFICATIONS PROVIDED WITH THIS FDPA.
2. THE LIMITS OF CLEARING AND GRADING SHOWN ON THE FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) SHALL BE OBSERVED. MINOR DEVIATIONS FROM THE LIMITS SHOWN ON THE FDPA MAY BE PERMITTED DURING SITE PLAN REVIEW IN ACCORDANCE WITH ARTICLE 16, PART 4, SECTION 16-403, PARAGRAPH 4 OF THE ZONING ORDINANCE.
3. CLEARED AREAS NECESSARY FOR CONSTRUCTION OF THE PROPOSED AMENITY PONDS ON LAND BAY C SHALL BE SUPPLEMENTED WITH ADDITIONAL PLANTINGS PROVIDED BY THE FAIRFAX COUNTY PARK AUTHORITY.
4. CROSS HATCHED AREAS (SEE LEGEND) INDICATE "POSSIBLE TREE SAVE AREAS". THE COUNTY ARBORIST AND DIRECTOR OF DEM SHALL HAVE APPROVAL AUTHORITY OVER THE CLEARING AND GRADING.
5. PROPOSED TRAILS THROUGH EXISTING WOODED AREAS SHALL BE FIELD LOCATED IN SUCH A MANNER AS TO MINIMIZE TREE CLEARING. THE FINAL ALIGNMENT WILL BE SUBJECT TO THE COUNTY ARBORIST'S REVIEW AND APPROVAL.

F. MISCELLANEOUS

1. ADDITIONAL INFORMATION FOR THE BLDG. B-3 PLAY AREA WHICH IS REQUIRED BY SECTION 9-011 OF THE FAIRFAX COUNTY ZONING ORDINANCE IS PROVIDED IN THE PROFFERS.
2. PROPOSED USES FOR LAND BAYS A AND B ARE AS FOLLOWS:

LAND BAY A - ACCESSORY USES (DELI & RESTAURANT), CHILD CARE CENTERS, NURSERY SCHOOLS, ESTABLISHMENTS FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING, FINANCIAL INSTITUTIONS, OFFICES AND PUBLIC USES.

LAND BAY B - ACCESSORY USES (DELI & RESTAURANT), FINANCIAL INSTITUTIONS, NURSERY SCHOOLS, CHILD CARE CENTERS, OFFICES, TO INCLUDE THE DISPLAY AND SALES OF SCIENTIFIC, ELECTRONIC OR MEDICAL EQUIPMENT, AND PUBLIC USES.
3. TOT LOT LOCATIONS IN LAND BAY D ARE CONCEPTUAL. FINAL LOCATIONS WILL BE CHOSEN SUBJECT TO THE APPROVAL OF REPRESENTATIVES OF THE FAIRFAX COUNTY ARBORIST'S OFFICE TO MINIMIZE TREE CLEARING. SELECTIVE CLEARING AND PRUNING OF TREES SHALL BE DONE WITHIN THE TOT LOT AREAS. TOT LOTS SHALL BE DEDICATED TO THE FUTURE HOMEOWNERS' ASSOCIATION AND SHALL NOT BE DEDICATED TO THE BOARD OF SUPERVISORS AS OPEN SPACE.
4. ALL BUILDING/LAND BAY ENTRANCES ARE SUBJECT TO VDOT APPROVAL.
5. THE UPPERMOST DECK OF ALL PARKING STRUCTURES SHALL BE LANDSCAPED IN ACCORDANCE WITH COUNTY REQUIREMENTS.

PARKING TABULATIONS

SITE	BUILDING	(4) SPACES REQUIRED	REGULAR SPACES PROVIDED	(5) COMPACT SPACES PROVIDED	TOTAL SPACES PROVIDED	LOADING SPACES REQUIRED	LOADING SPACES PROVIDED	HANDICAP SPACES REQUIRED	HANDICAP SPACES PROVIDED
LAND BAY A	A1	304 (6)	304	0	304	5	5	4	4
	A2	824 (7)	618	206	824	2.5 (13)	2.5	9	9
	A3	824 (7)	618	206	824	2.5 (13)	2.5	9	9
	ADDITIONAL	41 (8)	41	0	41	N/A	N/A	N/A	N/A
LAND BAY A TOTALS		1,993	1,581	412	1,993	10	10	22	22
LAND BAY B	B1	894 (7)	670	224	894	2.5 (13)	2.5	10	10
	B2	894 (7)	670	224	894	2.5 (13)	2.5	10	10
	B3	990 (7)	742	248	990	5	5	11	11
	ADDITIONAL	76 (9)	57	19	76	N/A	N/A	N/A	N/A
LAND BAY B TOTALS		2,854	2,139	715	2,854	10	10	31	31
LAND BAY C	C1	4,096 (7)	2,997	1,099	4,396 (10)	5	5	42	42
LAND BAY D		1,066 (11)	1,085		1,085 (12)	N/A	N/A	8	8

(4) SPACES REQUIRED BY FAIRFAX COUNTY ZONING ORDINANCE FOR OFFICE USE.

(5) COMPACT CAR SPACES ARE PROPOSED IN LAND BAYS A, B & C. TOTAL NUMBER OF COMPACT SPACES NOT TO EXCEED 25 % OF TOTAL. IN LAND BAY C, SPACES ARE COMPUTED AT 25 % OF TOTAL SPACES PROVIDED.

(6) REQUIRED PARKING FOR HOTEL BASED UPON THE FOLLOWING:

250 ROOMS @ ONE SPACE PER ROOM PLUS 4 SPACES PER 50 ROOMS = $250 + 20 =$ 270
 RESTAURANT = SEE NOTE (8) BELOW.
 LOUNGE = 60 SEATS @ 1 SPACE PER 4 SEATS PLUS
 10 EMPLOYEES @ 1 SPACE PER EACH 2 EMPLOYEES = $15 + 5 =$ 20
 CONFERENCE ROOM = 3,000 SF (NFA) @ 4.5 SPACES PER 1,000 SF (NFA) = $4.5 \times 3 =$ 14
 TOTAL 304

(7) REQUIRED PARKING IS COMPUTED BASED UPON THE FOLLOWING:

a.) OFFICE USE PARKING REQUIREMENTS @ 4.5 SPACES PER 1,000 SF NFA IN LAND BAYS A & B.
 b.) NET FLOOR AREA (NFA) = 80 % OF GROSS FLOOR AREA (GFA).
 c.) IN LAND BAY C, OFFICE USE COMPUTED @ 5.0 SPACES PER 1,000 SF.

(8) ADDITIONAL PARKING REQUIRED FOR SPECIFIC USES IN LAND BAY A:

RETAIL = 17,000 SF (NFA) @ 5 SPACES FOR FIRST 1,000 SF PLUS
 6 SPACES FOR EACH ADDITIONAL 1,000 SF = 101
 RESTAURANT = 100 SEATS @ ONE SPACE PER 4 SEATS PLUS
 10 EMPLOYEES @ 1 SPACE PER EACH 2 EMPLOYEES = $25 + 5 =$ 30
 TOTAL 131

EQUIVALENT OFFICE SPACES:

17,000 PLUS 3,000 SF = 20,000 SF (NFA)
 20,000 SF NFA @ 4.5 SPACES PER 1,000 SF (NFA) = 90 SPACES
 THEREFORE, 131 SPACES LESS 90 SPACES = 41 ADDITIONAL SPACES

(9) ADDITIONAL PARKING REQUIRED FOR SPECIFIC USES IN LAND BAY B:

RESTAURANT = 467 SEATS @ ONE SPACE PER 4 SEATS PLUS
 [14,000 SF] 42 EMPLOYEES @ 1 SPACE PER EACH 2 EMPLOYEES = $117 + 21 =$ 138
 CHILD CARE = 7,100 SF AND 25 EMPLOYEES AT 2 SPACES PER EACH 3 EMPLOYEES PLUS
 100 CHILDREN @ 0.16 SPACES PER CHILD = $17 + 16 =$ 33
 TOTAL 171

EQUIVALENT OFFICE SPACES:

14,000 SF PLUS 7,100 SF = 21,100 SF (NFA)
 21,100 SF NFA @ 4.5 SPACES PER 1,000 SF (NFA) = 95 SPACES
 THEREFORE, 171 SPACES LESS 95 SPACES = 76 ADDITIONAL SPACES

(10) THE TOTAL SPACES PROVIDED FOR LAND BAY C INCLUDE ALLOCATION FOR 300 COUNTY VEHICLE SPACES. PARKING IS TO BE PROVIDED AS 2,893 SPACES UNDER PHASE I AND 1,503 SPACES UNDER PHASE II.

(11) LAND BAY D REQUIRED PARKING TABULATIONS ARE BASED ON RESIDENTIAL USE.

TOWNHOMES: 192 UNITS @ 2.3 SPACES PER UNIT = 442
 APARTMENTS: 404 UNITS @ 1.5 SPACES PER UNIT = 606
 COMMUNITY CENTER: 18 SPACES AS PER PROFFER B5I = 18
 TOTAL 1,066

(12) TOTAL SPACES PROVIDED IN LAND BAY D INCLUDE GARAGE, CARPORT, VISITOR AND RECREATIONAL VEHICLE (RV) PARKING SPACES. CARPORT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED AT TIME OF FINAL DESIGN OF SITE PLAN. A MAXIMUM OF SIXTY (60) CARPORT SPACES WILL BE PROVIDED. THE LOCATION INDICATED ON THE FDPA FOR RVs WILL BE STRIPED FOR REGULAR CAR SPACES AND WILL ONLY BE RESTRIPTED IN THE FUTURE TO ACCOMMODATE RVs IF DEEMED NECESSARY BY PROPERTY MANAGEMENT.

(13) LOADING SPACES FOR BUILDINGS A2 AND A3, AND B1 AND B2 ARE BASED UPON A SINGLE USE (OFFICE) ON THE LOT.

LAND BAY A

- 10-1** REQUEST A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE NORTHERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPHS 3 AND 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE. SEE ILLUSTRATIVE LANDSCAPE PLANS AND DETAILS PROVIDED WITH THIS APPLICATION FOR THE PRESERVATION OF EXISTING VEGETATION.
- 10-2** REQUEST A WAIVER OF THE TRANSITIONAL SCREENING AND THE BARRIER REQUIREMENTS ALONG THE SOUTHERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPH 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

LAND BAY B

- 10-1** REQUEST WAIVER OF BARRIER REQUIREMENT ALONG THE WESTERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPH 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE. SEE ILLUSTRATIVE LANDSCAPE PLANS AND DETAILS PROVIDED WITH THIS APPLICATION FOR PROPOSED SCREENING.
- 10-2** REQUEST A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPH 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE. SEE ILLUSTRATIVE LANDSCAPE PLANS AND DETAILS PROVIDED WITH THIS APPLICATION FOR PROPOSED SCREENING AND PRESERVATION OF EXISTING VEGETATION.

LAND BAY C

- 10-1** REQUEST A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPH 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE. SEE ILLUSTRATIVE LANDSCAPE PLANS AND DETAILS PROVIDED WITH THIS APPLICATION FOR PROPOSED SCREENING.
- 10-2** REQUEST A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPH 5 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- 10-3** REQUEST A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE EASTERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPHS 3 AND 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE. EXISTING WOODED EOC AREAS WILL REMAIN AS SHOWN ON THE FOPA.

LAND BAY D

- 10-1** REQUEST A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPHS 3 AND 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE. SEE ILLUSTRATIVE LANDSCAPE PLANS AND DETAILS PROVIDED WITH THIS APPLICATION FOR PROPOSED SCREENING AND PRESERVATION OF EXISTING VEGETATION.
- 10-2** REQUEST A WAIVER OF THE TRANSITIONAL SCREENING AND THE BARRIER REQUIREMENTS ALONG THE EASTERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPH 3 OF THE FAIRFAX COUNTY ZONING ORDINANCE. REQUEST FOR A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE WESTERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPH 3 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- 10-3** REQUEST A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE APARTMENT - TOWNHOUSE INTERFACE BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPH 3 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- 10-4** REQUEST A WAIVER TO EXCEED THE MAXIMUM PRIVATE STREET LENGTH REQUIREMENT OF 600 FEET SET FORTH IN SECTION 13-302, PARAGRAPH 2 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- 10-5** REQUEST A WAIVER OF THE SERVICE DRIVE REQUIREMENT OF SECTION 17-201, PARAGRAPH 1A OF THE FAIRFAX COUNTY ZONING ORDINANCE ALONG THE ROUTE 28 FRONTAGE.
- 10-6** REQUEST A WAIVER OF THE 200 SQUARE FOOT PRIVACY YARD REQUIREMENT OF SECTION 6-207, PARAGRAPH 2 OF THE FAIRFAX COUNTY ZONING ORDINANCE FOR THE SINGLE FAMILY ATTACHED DWELLINGS.
- 10-7** REQUEST A WAIVER OF THE REQUIREMENT TO PROVIDE 10' LOTS A MINIMUM DISTANCE OF 100 FEET FROM BUILDINGS AS SET FORTH IN SECTION 2-029, PARAGRAPH 1.E OF THE PUBLIC FACILITIES MANUAL. REQUEST WAIVER OF THE REQUIREMENT TO ENCLOSE BY FENCE 10' LOTS LOCATED WITHIN 100 FEET OF A ROAD, STREET OR PARKING LOT AS SET FORTH IN SECTION 2-029, PARAGRAPH 1.J OF THE PUBLIC FACILITIES MANUAL.
- 10-8** REQUEST A WAIVER OF THE REQUIREMENT THAT STOPWATCH MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) FACILITIES BE LOCATED ON-SITE AS SET FORTH IN SECTION 6-001, PARAGRAPH 1 AND SECTION 6-002, PARAGRAPH 2 OF THE PUBLIC FACILITIES MANUAL. SWM AND BMP FACILITIES WILL BE PROVIDED FOR THE PROPOSED DEVELOPMENT OF LAND BAY D BY DETENTION FACILITIES LOCATED WITHIN THE BOUNDARIES OF LAND BAY C AS SHOWN ON THE FOPA.

GENERAL

A WAIVER IS HEREBY REQUESTED FOR ADDITIONAL TRAILS OR SIDEWALKS WITHIN OR ADJACENT TO EXISTING OR PROPOSED PUBLIC STREETS BEYOND THOSE DEPICTED ON THE FOPA. THE APPLICANT SHALL HAVE THE OPTION TO LOCATE SIDEWALKS INSIDE OR OUTSIDE OF ESTABLISHED AND PROPOSED ROAD RIGHTS-OF-WAY AS NECESSARY TO ACCOMPLISH GRADING, DRAINAGE, UTILITY LOCATION AND LANDSCAPING FOR THE PROPOSED DEVELOPMENT. WHERE SIDEWALKS MUST, BY NECESSITY, BE LOCATED OUTSIDE OF THE PROPOSED RIGHT-OF-WAY, A PUBLIC ACCESS EASEMENT WILL BE ESTABLISHED.

**SUMMARY
LAND BAYS A AND B**

LAND BAY A

BLOC.	HIGHEST FIRST FL. ELEV.	HIGHEST ROOF ELEV.*	AVE. EX. GRADE	MAXIMUM BLDG. HGT. ABOVE AVE. EX. GRADE
A1	409	529	405	124'
A2	419	539	418	121'
A3	419	539	410	129'

PARKING STRUCTURE	HIGHEST FIRST FL. ELEV.	HIGHEST TOP DECK ELEV.**	AVE. EX. GRADE	MAXIMUM BLDG. HGT. ABOVE AVE. EX. GRADE
P1	418	458	423	35'

LAND BAY B

BLOC.	HIGHEST FIRST FL. ELEV.	HIGHEST ROOF ELEV.*	AVE. EX. GRADE	MAXIMUM BLDG. HGT. ABOVE AVE. EX. GRADE
B1	454	574	447	127
B2	454	574	454	120
B3	463	583	460	123

PARKING STRUCTURE	HIGHEST FIRST FL. ELEV.	HIGHEST TOP DECK ELEV.**	AVE. EX. GRADE	MAXIMUM BLDG. HGT. ABOVE AVE. EX. GRADE
P2	456	505	455	50
P3	456	505	465	40
P4	456	505	461	44

* ROOF ELEVATION DOES NOT INCLUDE PENTHOUSE (PENTHOUSE ASSUMED TO COVER LESS THAN 25% OF ROOF AREA, THEREFORE DOES NOT NEED TO BE INCLUDED IN CALCULATION OF BUILDING HEIGHT)

**TOP DECK ELEVATION DOES NOT INCLUDE PARAPET WALL HEIGHT. (PARAPET WALL IS GENERALLY 3.0' IN HEIGHT OR LESS.)

PROJECT TEAM

- MASTER DEVELOPER - THE CHARLES E. SMITH COMPANIES / THE ARTERY ORGANIZATION PARTNERSHIP
- LAND PLANNING AND ARCHITECTURE - RTKL ASSOCIATES, INC. - CRK ARCHITECTS & PLANNERS
- ENVIRONMENTAL AND LANDSCAPE DESIGN - LAND DESIGN RESEARCH, INC.
- TRANSPORTATION - STREET TRAFFIC STUDIES, LTD.
- ENGINEERING - WILLIAM H. GORDON ASSOCIATES, INC.
- LEGAL - WALSH, COLUCCI, MALINCHAK, ENRICH AND LUBELEY

**CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
FINAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA-86-W-001-2
FDPA-86-W-001-1**

**GOVERNMENTAL
CENTER**

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: NONE

DATE: MAY 18, 1988
REVISED: JUNE 9, 1988
REVISED: JUNE 24, 1988



AREA TABULATIONS

TOTAL AREA OF THIS FINAL DEVELOPMENT PLAN = 217,640.56 ACRES
 BOUNDARY SURVEY CONDUCTED BY WILLIAM H. GORDON ASSOCIATES, INC. IN
 MARCH AND APRIL OF 1987.
 TOTAL F.A.R. OF THIS FOR AMENDMENT = 0.33456
 TOTAL F.A.R. OF APPROVED FINAL DEVELOPMENT PLAN = 0.33506

SITE	SITE AREA	BUILDING	GFAI (SF) (APPROX.)	F.A.R.	MAT. BLDG. HIGHT.	# OF FLOORS	USE
LAND BAY A	34.08 AC.	A1	184,926		120	10	HOTEL
	1,484,511 SF	A2	229,000		120	10	COMMERCIAL/
		A3	229,000		120	10	OFFICE
			642,926	0.433			COMMERCIAL/
							OFFICE
TOTAL LAND BAY A							
LAND BAY D	32.90 AC.	D1	248,333		120	10	COMMERCIAL/
	1,433,124 SF	D2	248,333		120	10	OFFICE
		D3	275,000		120	10	COMMERCIAL/
			771,666	0.538			OFFICE
TOTAL LAND BAY D							
LAND BAY C	100.00 AC.	C1	1,024,014 (11)	0.235	120	5	GOVERNMENTAL CENTER/OFFICE
	4,356,000 SF						RESIDENTIAL
LAND BAY D	50.66 AC.		733,180	0.332			
	2,206,787 SF						
TOTAL SITE	217.64 AC.		3,171,786	0.33456			
	9,480,422 SF						

(11) 958,000 SF (FDP) + 52,074 SF (LAND BAY A) + 13,960 SF (BALLARD PLACES)

DENSITY TABULATIONS FOR LAND BAY D (RESIDENTIAL)

TOTAL AREA OF LAND BAY D = 50.66 ACRES
 PROPOSED F.A.R. FOR LAND BAY D = 2,206,787 SF
 PROPOSED RESIDENTIAL: 0.332

192 TOWNHOUSES @ 1,725 SF OF GFA/ UNIT = 331,200 SF
 104 GARDEN APARTMENTS @ 995 SF OF GFA/ UNIT = 401,980 SF
 TOTAL 596 UNITS = 12 UNITS/ACRE 733,180 SF

OPEN SPACE TABULATIONS

SITE	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	% OPEN SPACE WITHIN EDC
LAND BAY A	15% OF GROSS AREA OF SITE	40%	55%
LAND BAY B	15% OF GROSS AREA OF SITE	35%	N/A
LAND BAY C	15% OF GROSS AREA OF SITE PLUS 20 SF TIMES NO. OF COMPACT CARS (2)	60%	31%
LAND BAY D	15% OF GROSS AREA OF SITE	45%	7%
(2) LAND BAY C	20 SF x 1,099 CARS = 21,980 SF 0.5% THEREFORE, TOTAL REQUIRED =		15.5%

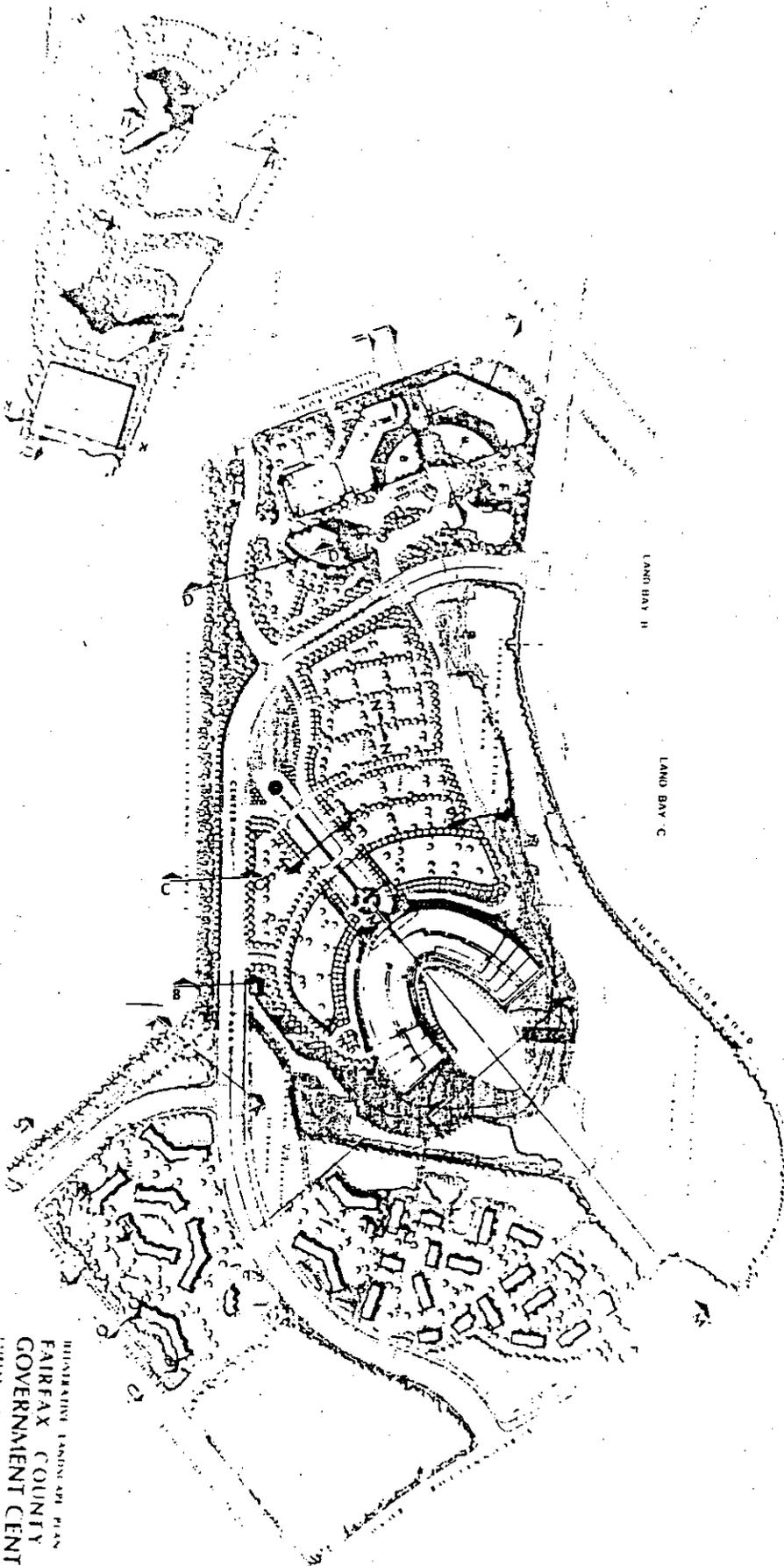
PARKING STRUCTURES

STRUCTURE	LOCATION	# OF LEVELS	STRUCTURE HEIGHT (FT.) (3)	EFFECTIVE HEIGHT (FT.) (3)
P1	LAND BAY A	6	50	40
P2	LAND BAY B	5/6	40/50	35/45
P3	LAND BAY C	6	50	30/40
P4	LAND BAY D	2	50	40
P5	LAND BAY C	2	UNDER BLDG.	N/A
P6	LAND BAY C	2	10	10
P7	LAND BAY C	2	10	10

(3) STRUCTURE HEIGHT IS DEFINED AS THE DIFFERENCE BETWEEN THE ELEVATION OF THE LOWEST PARKING DECK AND THE ELEVATION OF THE HIGHEST PARKING DECK. EFFECTIVE HEIGHT IS DEFINED AS THE DIFFERENCE BETWEEN THE ELEVATION OF THE AVERAGE FINISHED GRADE AROUND THE STRUCTURE AND THE ELEVATION OF THE UPERMOST PARKING DECK.

RECREATIONAL OPEN SPACE

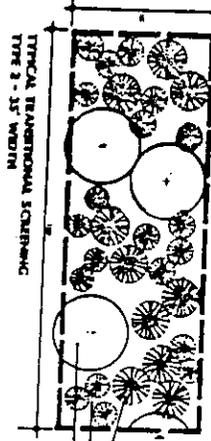
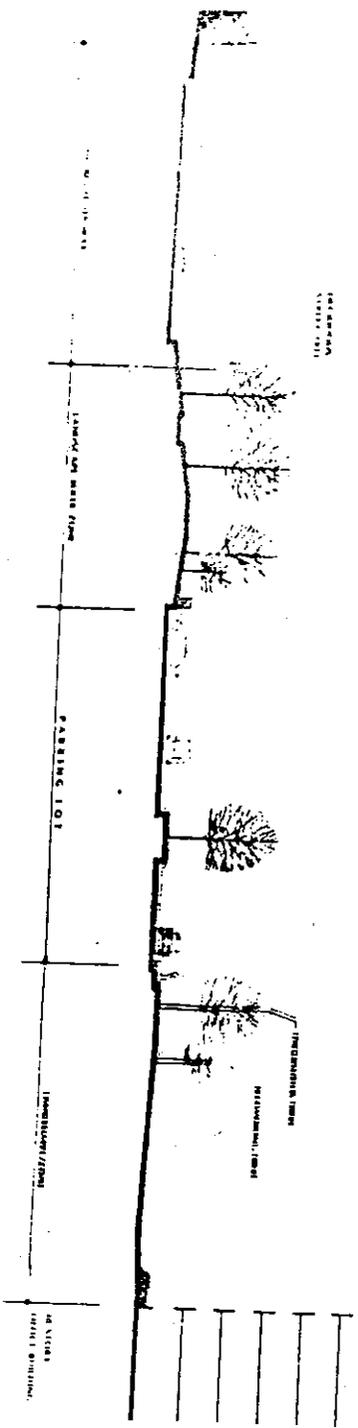
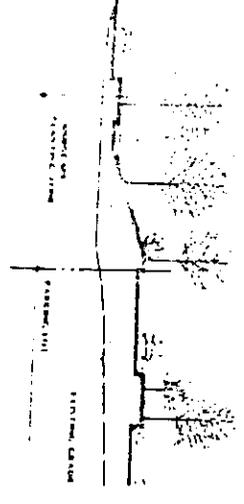
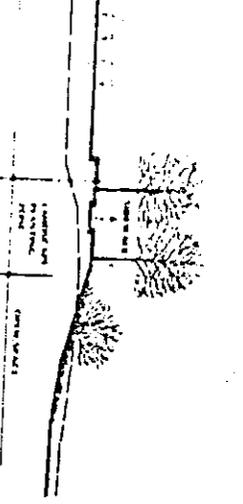
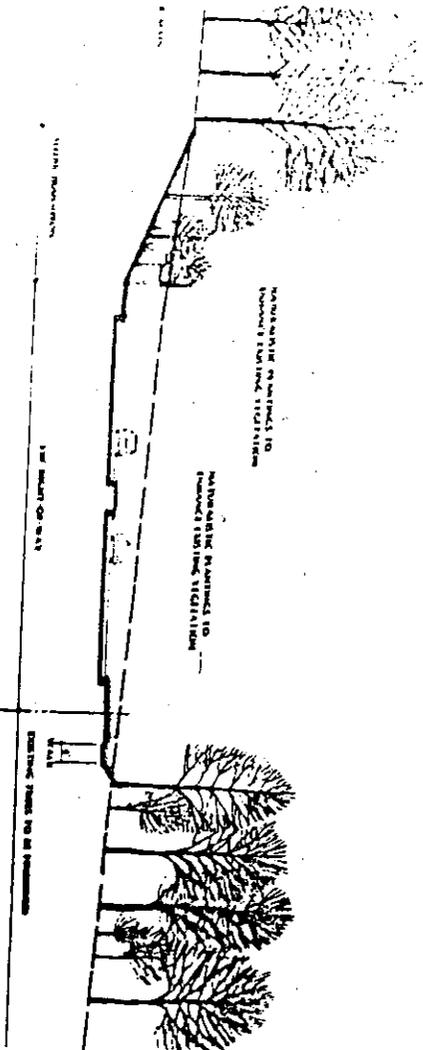
SITE	RECREATIONAL SPACE PROVIDED	ITEMS PROVIDED
LAND BAY A	0.5 %	TRAILS
LAND BAY D	N/A	N/A
LAND BAY C	5.0 %	TRAILS
LAND BAY D	2.5 %	TRAILS / TENNIS COURTS / COMMUNITY CENTER / TOT LOTS



PRELIMINARY LAYOUT AND PLAN
 FAIRFAX COUNTY
 GOVERNMENT CENTER
 PREPARED BY THE ARCHITECT

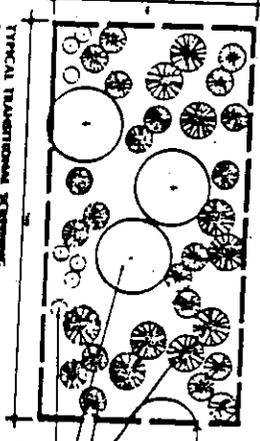
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 CHECKED BY: [illegible]
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FOR USE FOR THE FOLLOWING SCREENING TYPES:

- TYPE 1 - 25' WIDTH
- TYPE 2 - 35' WIDTH
- TYPE 3 - 50' WIDTH



FOR USE FOR THE FOLLOWING SCREENING TYPES:

- TYPE 1 - 25' WIDTH
- TYPE 2 - 35' WIDTH
- TYPE 3 - 50' WIDTH



TYPE 4 - TRANSITIONAL SCREEN, SOLID ALONG 50' WIDTH

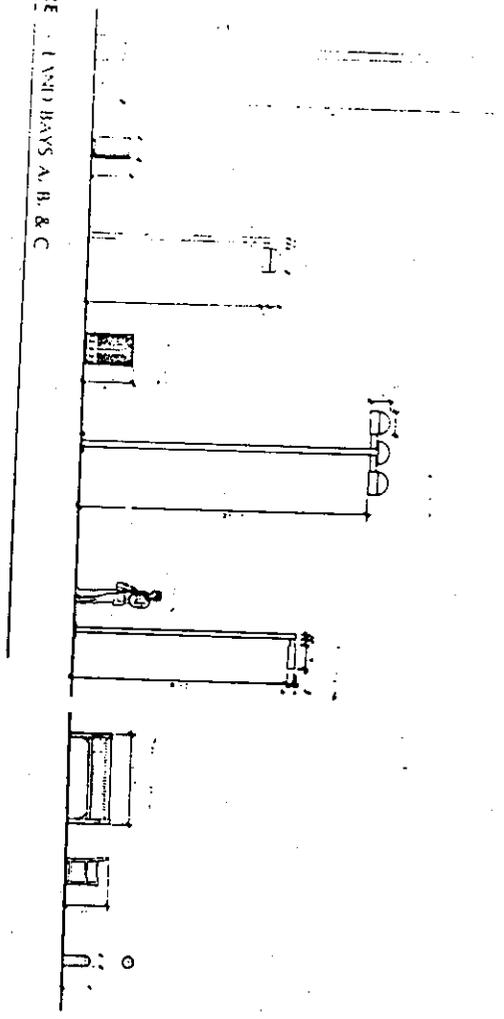


TYPE 5 - TRANSITIONAL SCREEN, SOLID ALONG 25' WIDTH

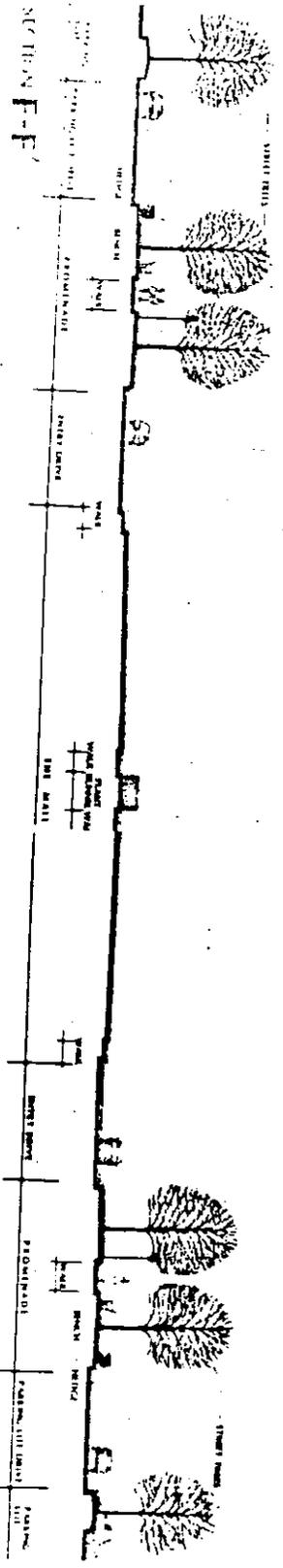


TYPE 6 - TRANSITIONAL SCREEN, SOLID ALONG 25' WIDTH

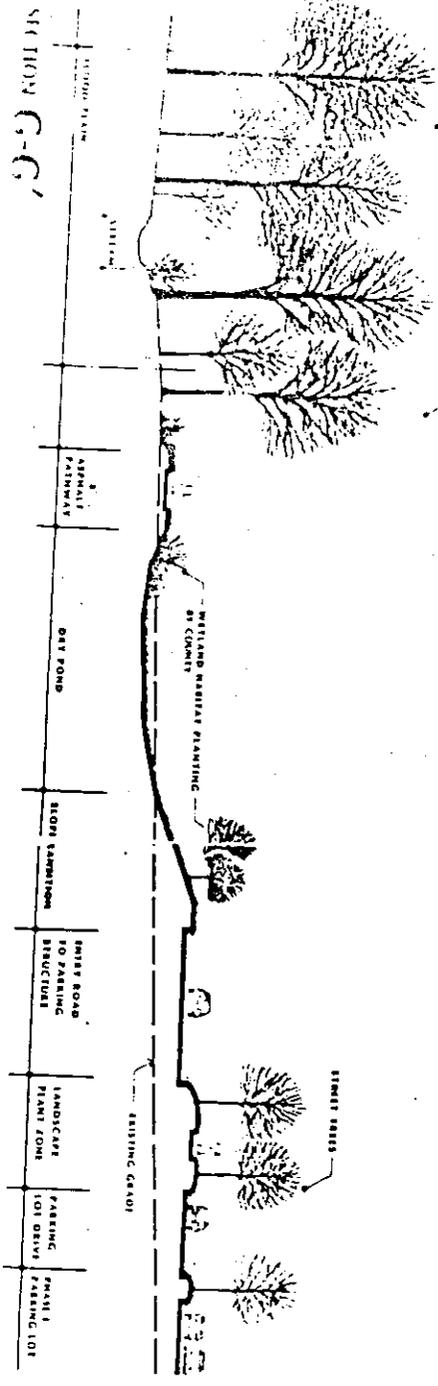
SITE FURNITURE - L AND BAYS A, B, & C



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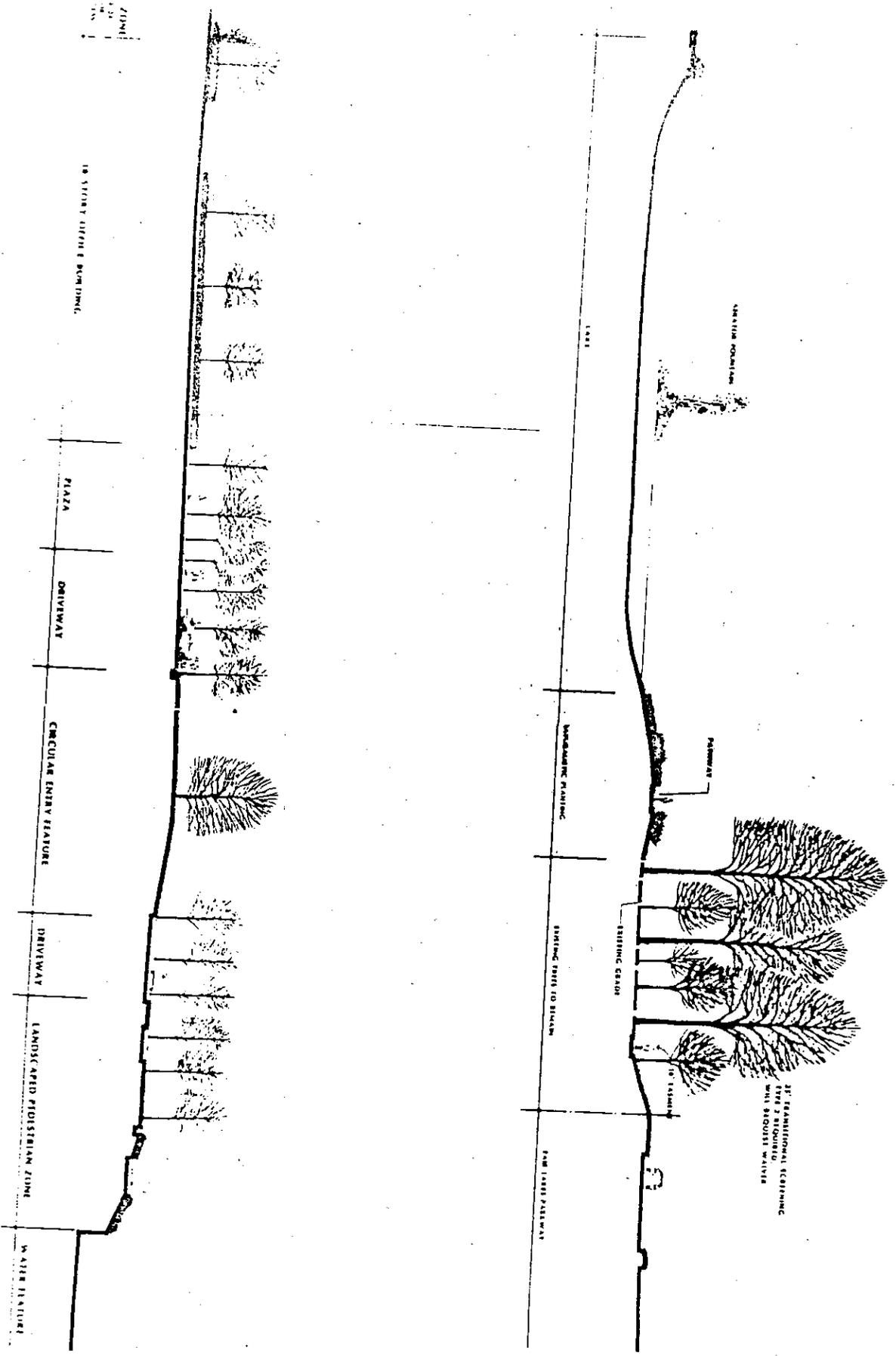


EXISTING TREES TO BE PRESERVED



SECTION G-G'

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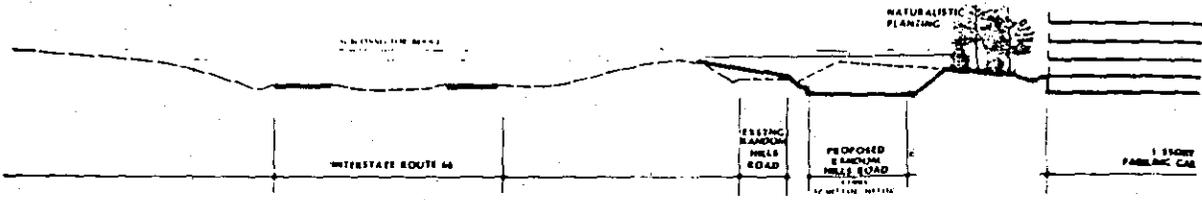


IF EXISTENTIAL (CRIMING TYPE 2 REQUIRED) MUST REQUEST WAIVER

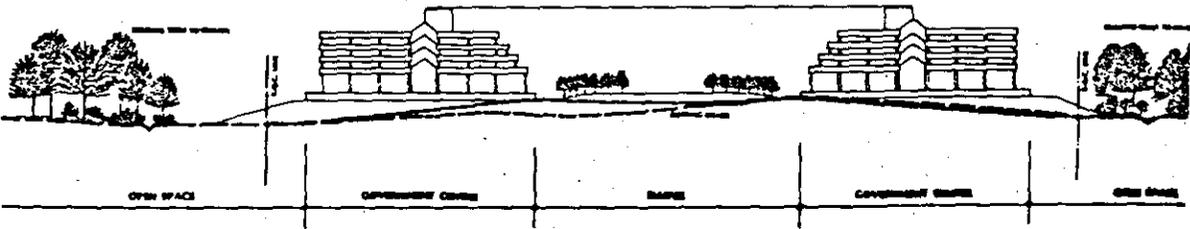
SECTION THROUGH LAND BAYS A AND B

**FAIRFAX COUNTY
GOVERNMENT CENTER**

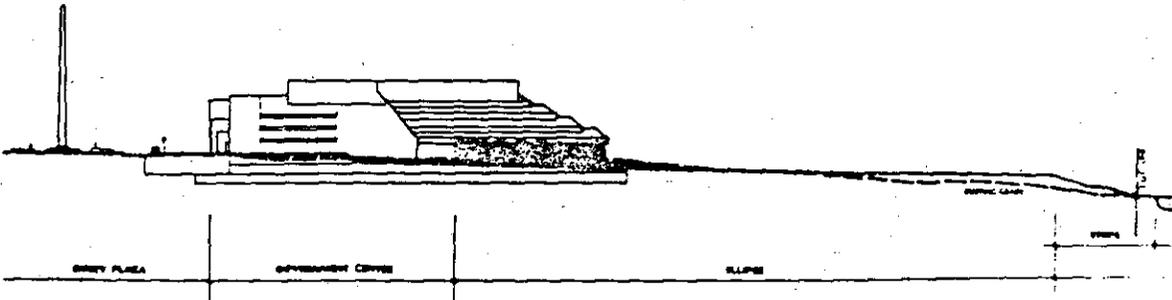
FAIRFAX COUNTY
MAY 16, 2002
REVISED MAY 21, 2002
VERLINDA



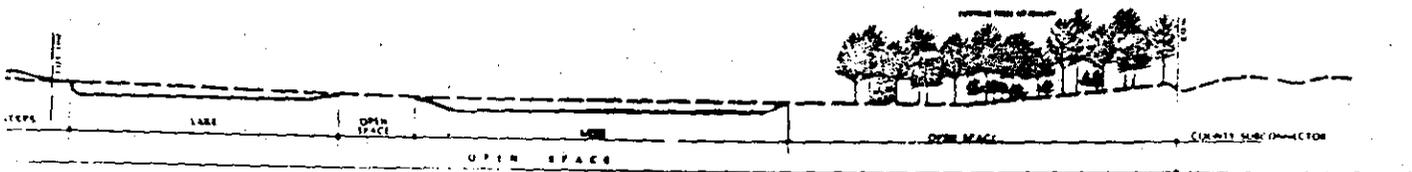
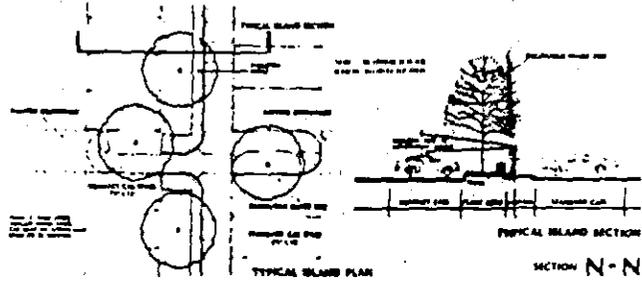
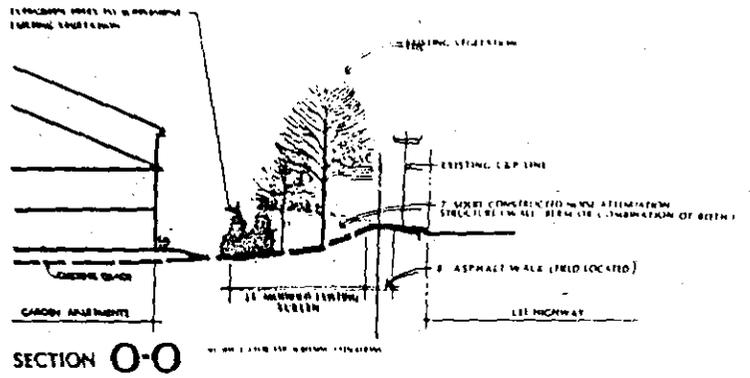
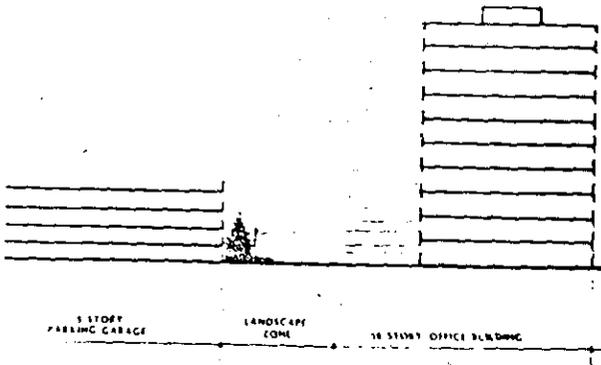
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SECTION L-L
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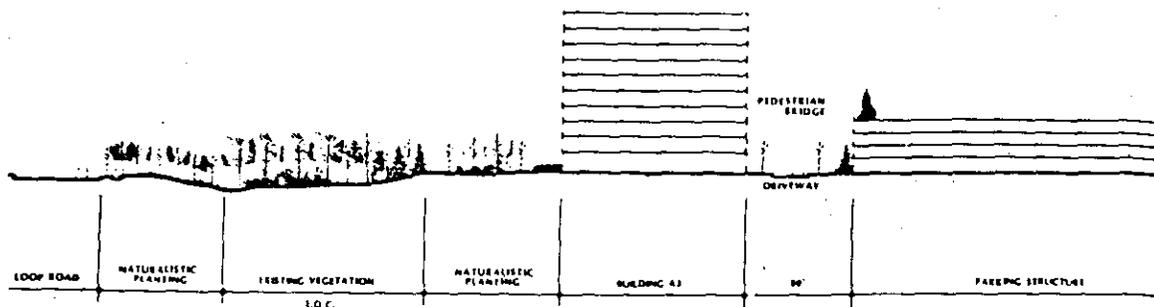


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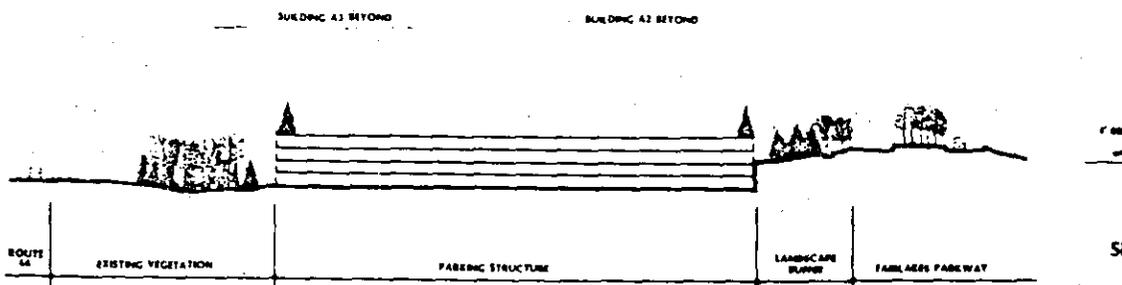


BLUES AND ROADWAY SECTIONS
**FAIRFAX COUNTY
 GOVERNMENT CENTER**

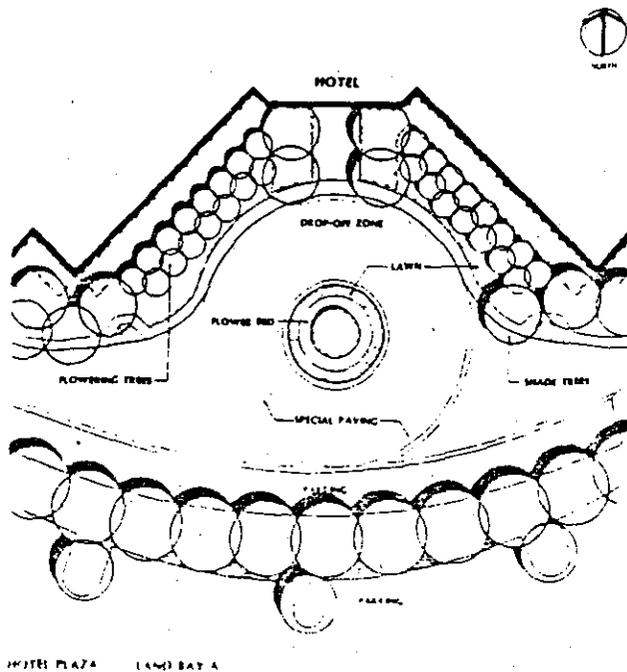
FAIRFAX COUNTY, VIRGINIA
 DATE: 11/15/88



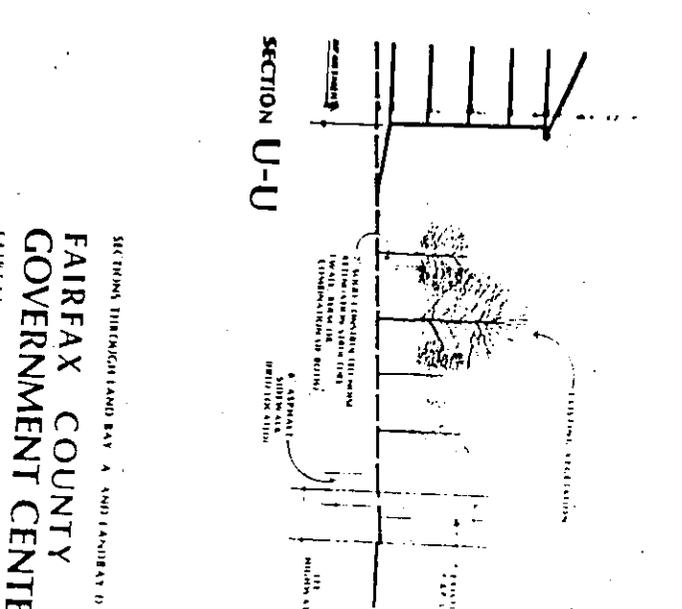
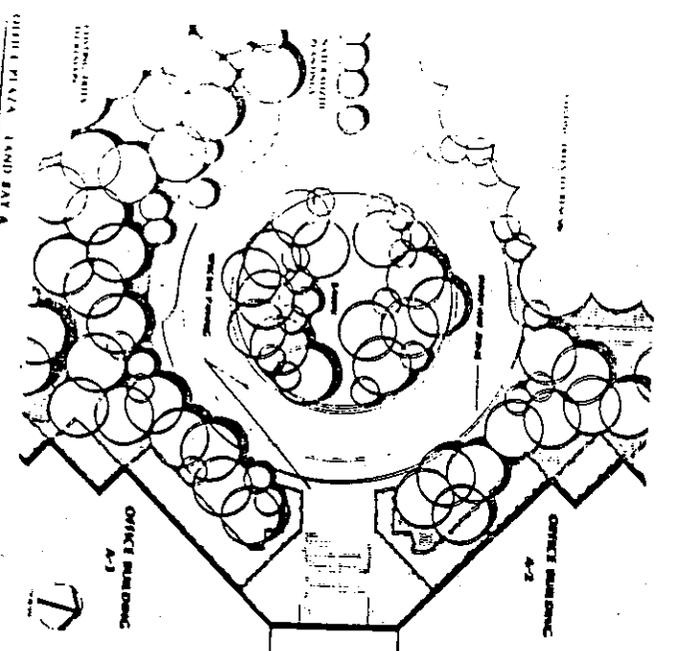
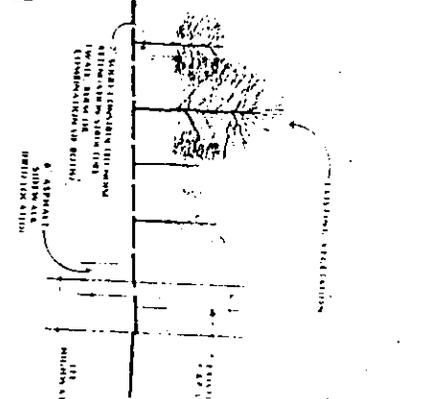
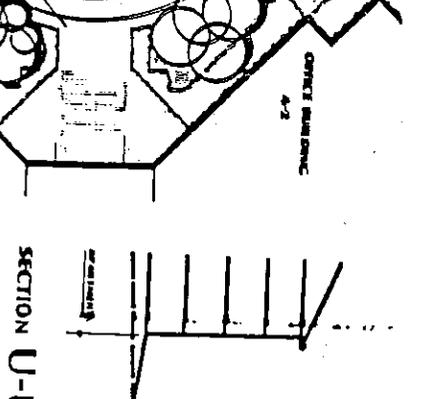
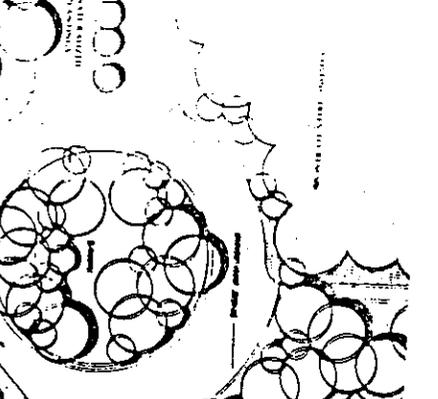
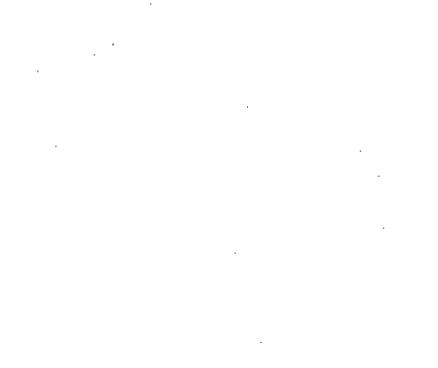
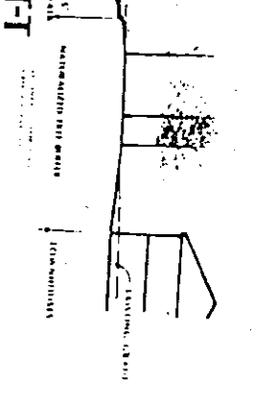
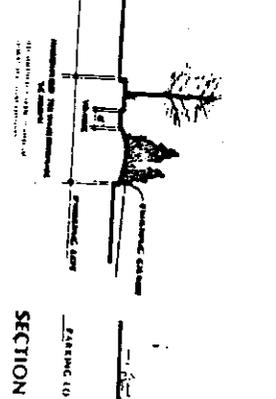
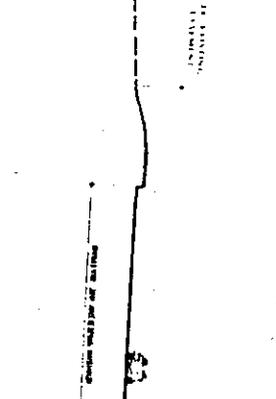
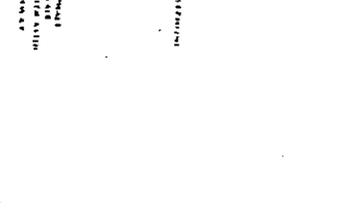
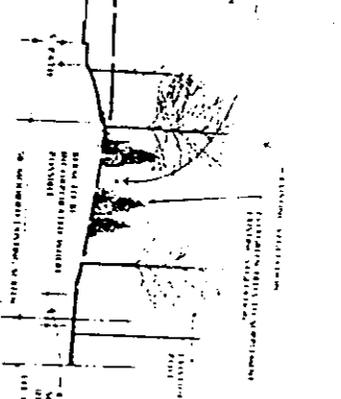
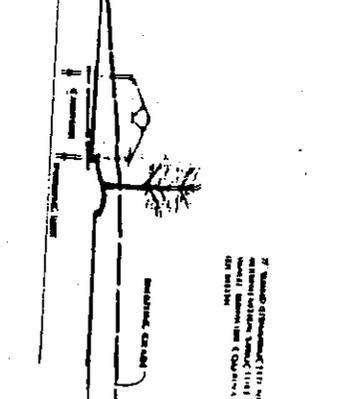
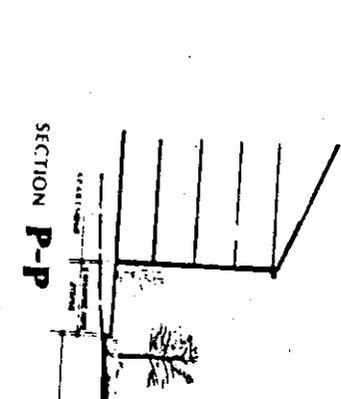
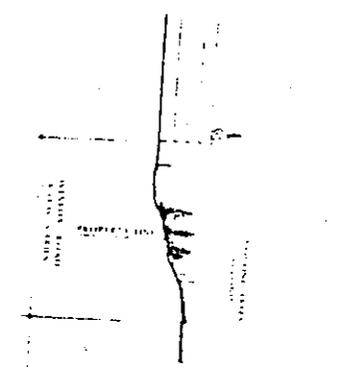
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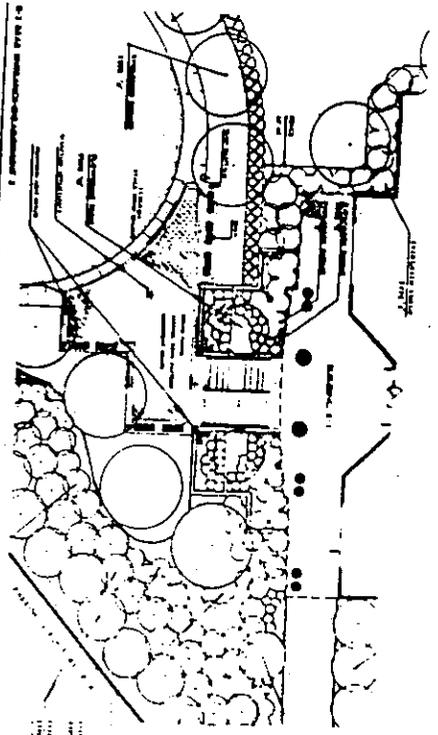
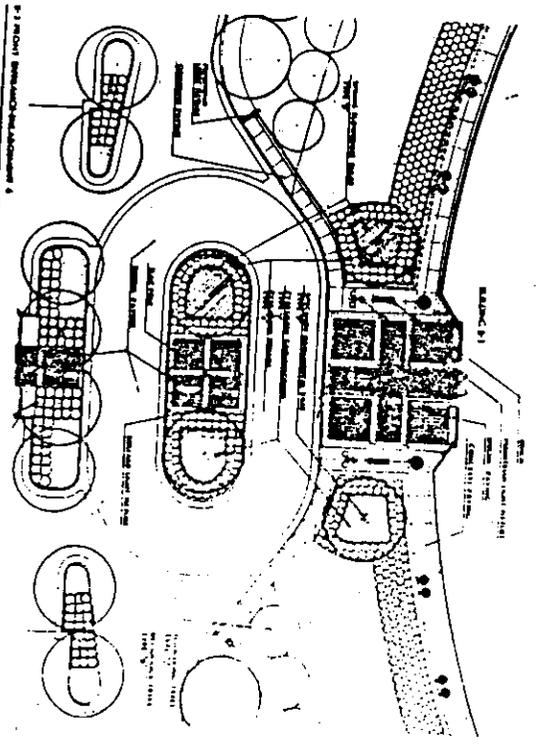
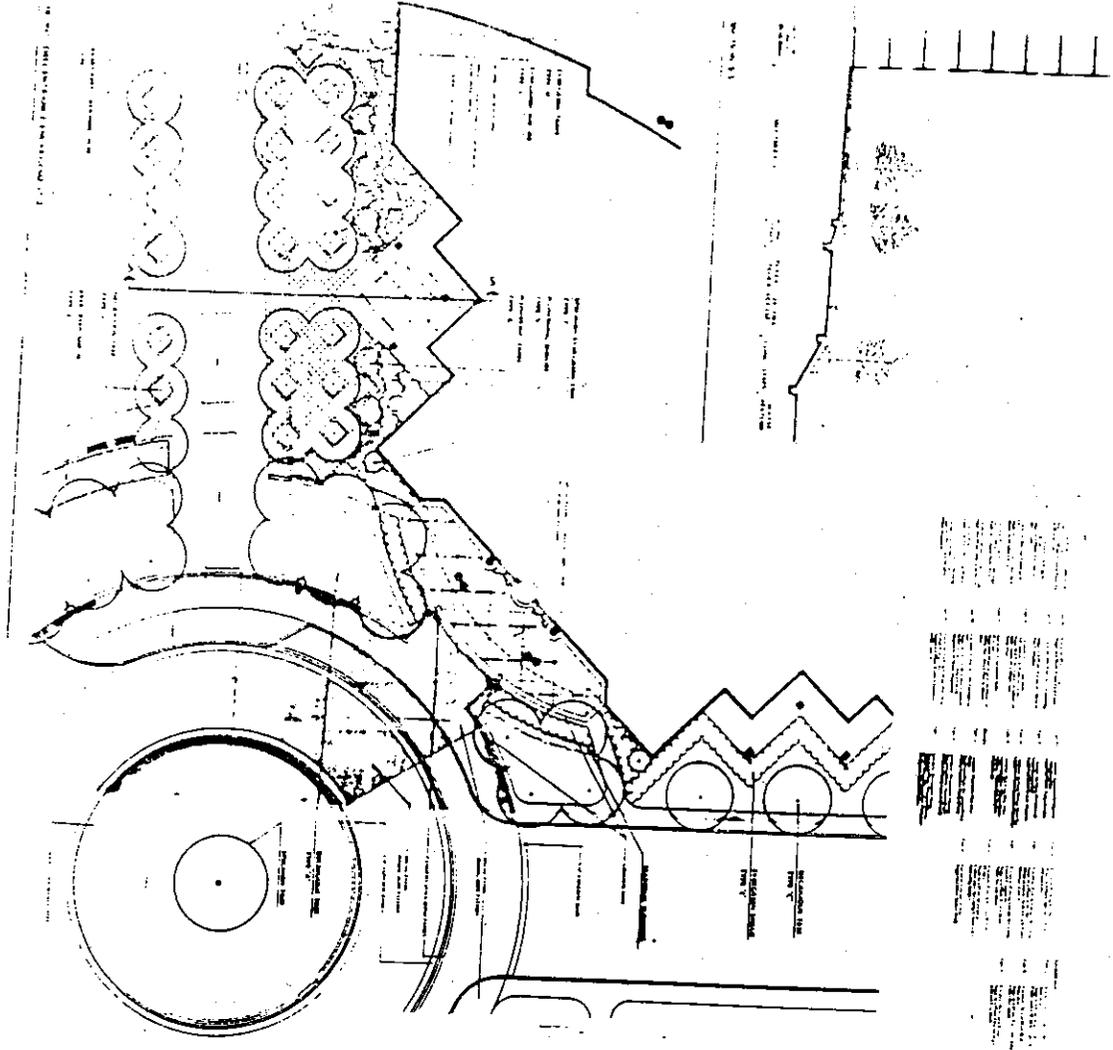
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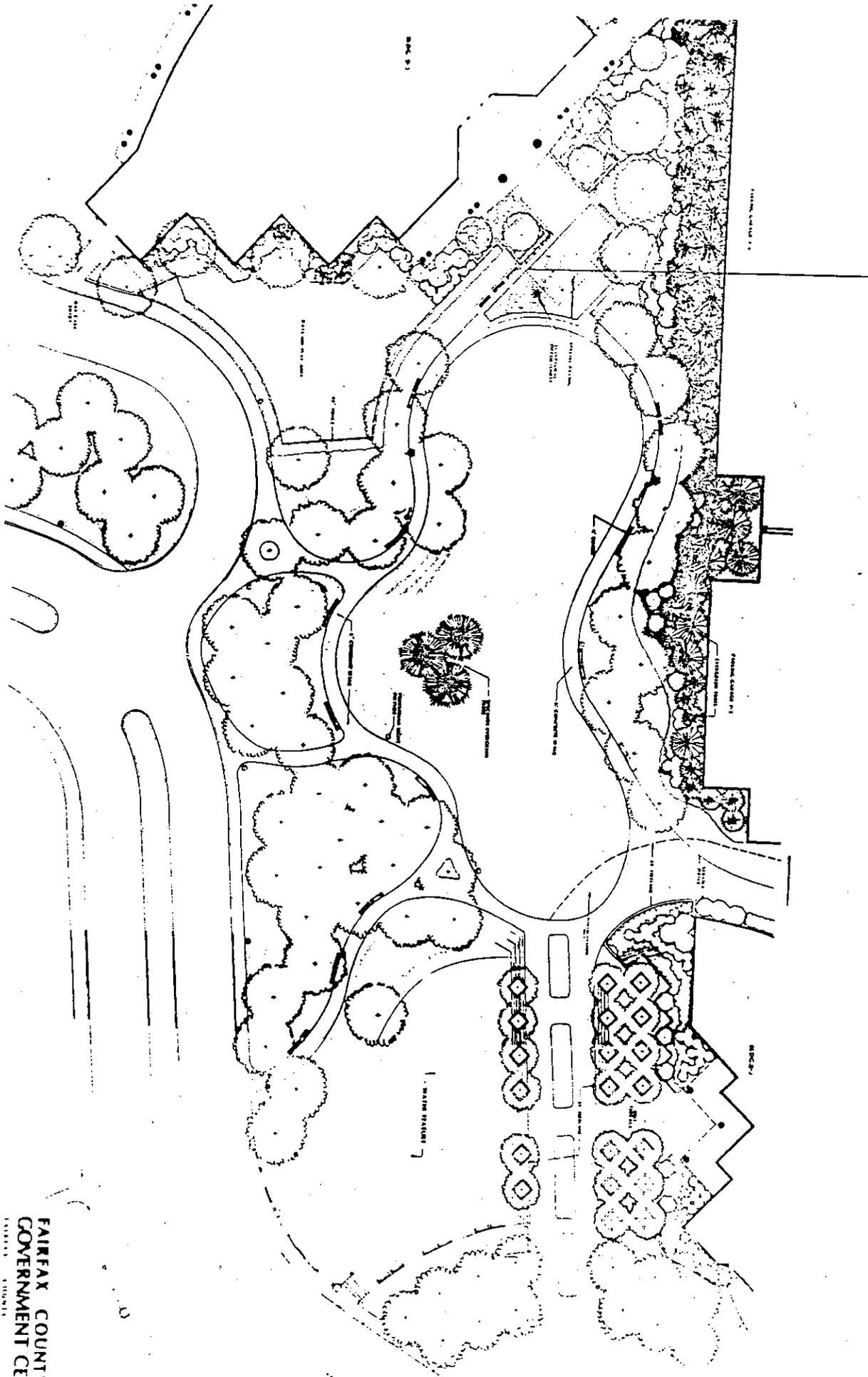
HOTEL PLAZA (LAND) BAY A



SECTION THROUGH LAND BAY A AND LAND BAY D
FAIRFAX COUNTY
GOVERNMENT CENTER
 FAIRFAX COUNTY
 MADE IN U.S.A.
 VIRGINIA



FAIRFAX COUNTY
 GOVERNMENT CENTER
 ARCHITECTS
 1000 N. GLEBE ROAD
 ARLINGTON, VA 22202



FAIRFAX COUNTY
 GOVERNMENT CENTER
 LANDSCAPE ARCHITECTURE
 11111
 11111

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE NO.: 2303 (ZONING)

SUBJECT: Comprehensive Plan Land Use Analysis for:
PCA 86-W-001-6
PCA 86-P-089-3
FDPA 86-W-001-4
Land Bay A

DATE: 18 September 1995

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated August, 1995. The application requests authorization to construct active recreation facilities on a portion of the land area previously approved for office and hotel use. The extent to which the proposed use, intensity, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

Land Bay A is encompassed on three sides by major roadways. Fair Lakes Parkway makes up the northern edge of the site, across which are multi-family residential and office uses. West Ox Road constitutes the land bay's eastern border; the Kaiser Permanente office building is across from it. I-66 forms the southern edge of the site. The land which abuts the site to the west is under construction with high-rise office uses which are part of the Fair Lakes development.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 34-acre property is located in Sub-units H2 and I4 of the Fairfax Center Area if Area III. Because the site was part of the overall Government Center land project, it is addressed in the recommendations for Sub-units H2, I-4, and P1 (the latter being the actual location of the Government Center), all of which recommend the same use and intensity for the property. The following Comprehensive Plan text provides guidance on the long-term land use and intensity for the property:

On page 154 of the 1991 edition of the Area III Plan as amended through March 9, 1992, under the heading "Recommendations, Land Use," the Plan states:

"Sub-units H1, H2

These sub-units are planned for office mixed-use. . . .

The eastern portion of Sub-unit H2 is planned for office mixed-use at a maximum intensity of .45 FAR. It should be part of a unified development with the entire Government Center tract. . . . As an option, residential use not to exceed .45 FAR may be considered for this portion of the sub-unit. . . ."

The Comprehensive Plan map shows that the property is located in the Fairfax Center Area.

Analysis:

Consistent with the Plan recommendations for the site, two office buildings, a parking structure and a hotel were approved for Land Bay A in 1988. That development has not been constructed and the land is now owned by the County. The current application requests approval of active recreation facilities as an interim use on a portion of the property. Located in the southwestern quadrant of the site, the facilities would consist of a soccer/football field, a softball field and a parking lot. Because of its location, the proposal does not involve significant destruction of existing trees. The physical improvements being requested are relatively unsubstantial and therefore will not interfere with eventual development of the site into office/mixed use or residential use as recommended by the Plan.

The Comprehensive Plan also provides the following text that establishes guidelines for evaluating the quality of the development proposal:

On page 136 of the 1991 edition of the Area III Plan as amended through March 9, 1992, under the heading "Parks and Recreation", the Comprehensive Plan states:

"The Fairfax Center Area represents both an opportunity and a challenge to create a new model for the provision of park and recreation facilities in an urban environment. The opportunity is to enhance the quality of life by locating these facilities in proximity to the workplace as well as residences with a Suburban Center. The challenge is to institute cooperative public and private sector efforts to protect significant ecological and heritage resources and to

Barbara A. Byron

PCA 86-W-001-6 / PCA 86-P-089-3 / FDPA 86-W-001-4

Page Three

provide a full range of facilities to accommodate the active and passive recreational needs of the community. Planning for places to plan should therefore be a major priority in the development of the Fairfax Center Area."

Analysis:

Provision of the active recreational facilities requested in this application is consistent with the above Plan recommendations for Fairfax Center.

On page 114 of the 1991 edition of the Area III Plan as amended through March 9, 1992, under the heading "Fairfax Center Area Area-Wide Recommendations, Land Use, Planting and Landscaping", the Comprehensive Plan states:

"In addition to preserving natural vegetation through EQC implementation and enforcement of the Tree Preservation and Planting requirements of the Erosion and Sedimentation Control and Conservation Ordinance, the Fairfax Center Area should use planting guidelines that will enhance the quality of development and make this area unique. . . ."

Analysis:

The development plan as submitted shows no landscaping around the two ball fields or the parking lot. At a minimum, landscaping to soften the visual impact of the parking lot should be incorporated into the site design. Occasional trees in the area of the ball fields would also provide shade for users of the facility.

Conclusion:

The application is consistent with the use and density/intensity guidance of the Comprehensive Plan.

BGD:SHL

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE NO.: 2297 (ZONING)

SUBJECT: ENVIRONMENTAL ASSESSMENT for: PCA 86-W-001-6
Board of Supervisors' Motion PCA 86-P-089-3
FDPA 86-W-001-4

DATE: 20 September 1995

This memorandum, prepared by Noel Kaplan, 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 August, 1995. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

On pages 91 through 93 of the 1990 Policy Plan under the heading "Environmental Resources", the Comprehensive Plan states:

"It is desirable to conserve a portion of the County's land in a condition that is as close to a predevelopment state as is practical. A conserved network of different habitats can accommodate the needs of many scarce or sensitive plant and animal species. Natural open space also provides scenic variety within the County, and an attractive setting for and buffer between urban land uses. In addition, natural vegetation and stream valleys have some capacity to reduce air, water and noise pollution.

Objective 10: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). . . . Lands may be included within the EQC system if they can achieve any of the following purposes:

- **Habitat Quality:** The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.
- **"Connectedness":** This segment of open space could become a part of a corridor to facilitate the movement of wildlife.
- **Aesthetics:** This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.
- **Pollution Reduction Capabilities:** Preservation of this land would result in significant reductions to nonpoint source water pollution, and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements:

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and

- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction as described above. In addition, some intrusions that serve a public purpose such as unavoidable public infrastructure easements and rights of way are appropriate. Such intrusions should be minimized and occur perpendicular to the corridor's alignment, if practical.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation."

On page 86 of the 1990 Policy Plan under the heading "Water Quality", the Comprehensive Plan states:

"Objective 2: Prevent and reduce pollution of surface waters.

Policy a. Implement a best management practices (BMP) program for Fairfax County. . . ."

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed 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.

Environmental Quality Corridor

Concern:

An Environmental Quality Corridor (EQC) was identified and delineated during the review of the original rezoning application on the property. The development plan displays the limits of the existing tree cover on the property and indicates that the proposed development will occur within areas that have already been subject to clearing. A small portion of this cleared area is; however, located within the EQC as shown on the approved development plan.

Suggested Solution:

The proposed development should be designed such that no land disturbance within the EQC will be necessary. Limits of clearing and grading which serve to protect the entirety of the EQC as shown on the approved development plan should be provided.

Stormwater Management/Water Quality

Concern:

The property is located within the Water Supply Protection Overlay District (WSPOD) of the Zoning Ordinance and is therefore subject to the WSPOD best management practice (BMP) requirement. The approved development plan displayed the location of a stormwater management facility within the EQC and is subject to proffers governing the design of this facility. While it is likely that a stormwater management BMP facility will eventually be constructed in this location (with a design that may be revised to be more sensitive to the tree cover and wetlands within the EQC), no such facility exists or is under construction at this time. As such, it is not clear how the WSPOD BMP requirement will be addressed for the proposed temporary use. It is possible that BMP credit could be given for the large amount of natural open space that will remain undisturbed. However, it is not clear that easements which are typically needed for such credit, as determined by the Department of Environmental Management (DEM), can be established in conjunction with a temporary use.

Suggested Solution:

Coordination with DEM is suggested. At the time of site plan review, DEM will determine whether the WSPOD BMP requirement has been addressed.

TRAILS PLAN:

The Trails Plan indicates that trails are required parallel to West Ox Road and along the stream that bisects the property. The Director, Department of Environmental Management will determine the specific type and right of way requirements for any required trails at the time of plan review.

BGD:NHK

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 86-W-001), (RZ 86-P-089)

SUBJECT: Transportation Impact

REFERENCE: PCA 86-W-001-6; PCA 86-P-089-3; FDPA 86-W-001-4;
Board of Supervisors
Traffic Zone: 1178
Land Identification Map:
PCA 86-W-001-6 and PCA 86-P-089-3: 55-2 ((1)) part of 15
FDPA 86-W-001-4: 55-2 ((1)) 15

DATE: September 20, 1995

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
SEP 21 1995
ZONING EVALUATION DIVISION

The following comments reflect the analyses of the Office of Transportation. These comments are based on plans made available to this Office dated August, 1995. Because this review is based in part on the submitted development plans, development of the site in accordance with these plans should be proffered/made of condition of approval with modifications as noted herein. Note that revised proffers for the proffered condition amendment have not been received by this Office. Previous transportation commitments should be carried forward with the proposed application.

The applicant is seeking approval to construct ball fields and a parking lot on a portion of the subject site. Transportation issues associated with the application are as follows.

1. The development plan as submitted does not correctly identify the site boundaries, and should be revised to correctly delineate the boundaries of the site.
2. The development plan does not delineate the correct alignment of the approved stub street which will serve the site. The plan should be revised to correctly identify the alignment and point of intersection of the stub street.
3. Site access is shown to be from the end of the proposed stub street into the site. Even though the stub street is proposed to be a private street, it appears that the street could be completed to VDOT street standards for acceptance into the VDOT system. The applicant

should modify the site design to accommodate a cul-de-sac so that the street could be completed to VDOT standards in the future, and commit to provide a cul-de-sac if required to do so at time of site plan review.

4. No sidewalks are delineated on the existing development plan. A sidewalk presently exists along a portion of the street stubbing into the site. The applicant should commit to extend this sidewalk into the site. In addition, the applicant should provide greater site development detail such as the location of bleachers, and commit to provide paved on-site walkways between the parking lot and the proposed facilities.
5. Adequate handicap parking should be provided as required by Ordinance. Note that it would be desirable for these spaces to be located so as to eliminate the need to cross travel aisles, and paved in order to improve the ease of access.
6. The size and operation of the parking lot should be clarified. The layout of the existing lot is not delineated but the lot measures approximately 155 feet in width. Since most parking aisles are approximately 20 feet wide with 18-foot deep spaces plus landscape islands, parking lot widths typically total in multiples of approximately 60 feet. These design parameters would suggest an overall size of approximately 60 or 120 feet - not the 155 feet shown on the development plan.
7. Although the proposed quantity of on-site parking will likely be adequate for individual games, insufficient parking may result if players and parents for a second game arrive prior to the completion of the previously scheduled game. The applicant should commit to schedule sufficient time between games to allow for traffic from the first game to clear prior to the arrival of traffic for the second game, or provide excess parking.

Since the intensity of use of the proposed fields is seasonable and will depend on the number of games scheduled during the season, trip generation data for the proposed use is not available.

AKR/CAA

cc: John Winfield, Deputy Director, Design Review Division, Department of Environmental Management

FAIRFAX COUNTY WATER AUTHORITY

8560 Arlington Boulevard - P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 698-5600

MEMORANDUM

August 15, 1995

TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, VA 22035-5505

FROM: Planning Branch (Tel. 698-5600 ext. 384)
Engineering and Construction Division

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

AUG 23 1995

ZONING EVALUATION DIVISION

SUBJECT: Water Service Analysis, Rezoning Application FDPA 86-W-001-04

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate water service is available at the site from existing 12&30-inch mains located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to accommodate water quality concerns.

Attachment

FINAL DEVELOPMENT PLAN AMENDMENT APPLICATION

FDPA 86-W-001-04

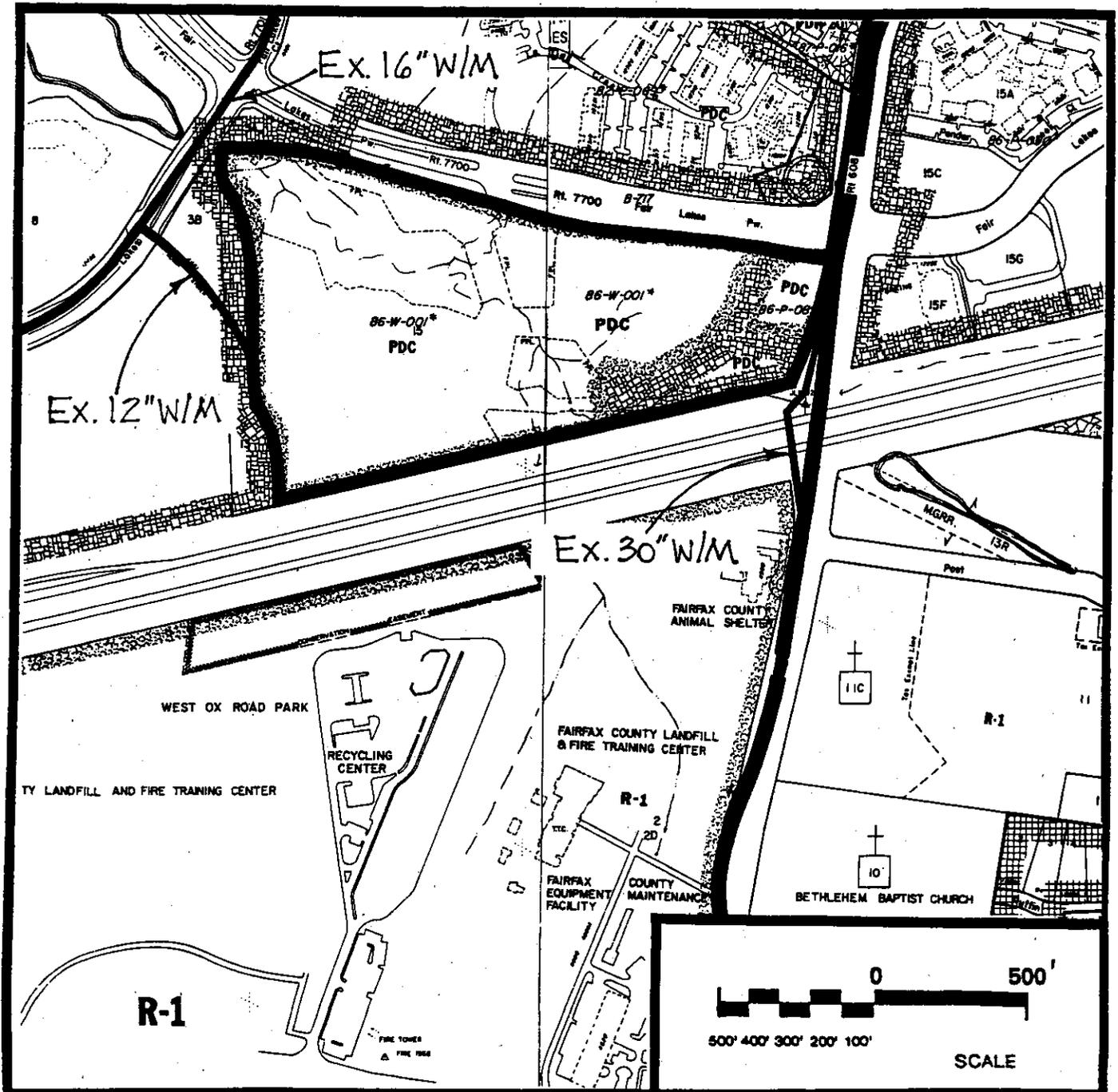
FDPA 86-W-001 -04
FILED 07/14/95

BOARD OF SUPERVISORS' OWN MOTION
FINAL DEVELOPMENT PLAN AMENDMENT
PROPOSED: OFFICE/INTERIM BALLFIELD
APPROX. 34.08 ACRES OF LAND; DISTRICT - MULTIPLE
LOCATED: N.W. QUADRANT OF I-66 AND WEST OX ROAD

ZONING: PDC
OVERLAY DISTRICT(S): WS

MAP REF

055-2- /01/ /0015-



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

August 2, 1995

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

AUG 8 1995

ZONING EVALUATION DIVISION

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

FROM: Christine Anderson (246-3868) *ICA*
Emergency Response Planner
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis
Proffered Condition Amendment PCA 86-W-001-06 & PCA
86-P-089-03

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #21 Fair Oaks.
2. After construction programmed for FY 1995, this property will be serviced by the fire station planned for the _____ area.
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; however, a station location study is currently underway, which may impact this rezoning positively.

Fairfax
County
Park
Authority



MEMORANDUM

APPENDIX 11
OFFICE ()
PLANNING
AUG 31 1995
ZONING EVALUATION DIVISION

TO: Barbara Byron, Director
Zoning Evaluation Division - OCP

FROM: Lynn Tadlock, Director
Planning and Development Division

SUBJECT: PCA 86-W-001-6
PCA 86-P-089-03
FDPA 86-W-001-04
Loc: 55-2((1))15

DATE: August 24, 1995

The Fairfax County Park Authority (FCPA) staff reviewed the above referenced application and provides the following comment:

Chantilly Youth Association is requesting approval to develop temporary athletic fields at the Government Center Landbay A site. The Park Authority supports such requests for development on a temporary use basis.

cc: Harold Strickland, Chairman - FCPA
Richard Hecht, Long Range Planning - FCPA
Gilman Aldridge, Land Management - FCPA
Dorothea Stefen, Plan Review - FCPA

ARTICLE 16

DEVELOPMENT PLANS

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

No application shall be approved for a planned development under the provisions of Article 6 unless the planned development satisfies the following general standards:

- ✓ 1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character and intensity of use and public facilities. Residential planned developments shall not exceed the density permitted by the adopted comprehensive plan, except as expressly permitted under applicable density bonus provisions.
- ✓ 2. The planned development shall be of such design that it will result in a development achieving the stated purposes of the planned development district more than would development under a conventional zoning district.
- ✓ 3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
- ✓ 4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
- ✓ 5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish standards by which to evaluate good design. To satisfy this necessity, the following design standards are set forth for general application in all planned developments.

- ✓ 1. In order to complement development on adjacent properties, at all peripheral lot lines the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
- ✓ 2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
- ✓ 3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities.

FAIRFAX COUNTY ZONING ORDINANCE

4. Within planned developments, particular emphasis shall be placed on the provision of recreational amenities and a comprehensive system of pedestrian, bicycle and/or bridle paths which shall be carefully coordinated with the provision of open spaces, public facilities, vehicular access routes and mass transportation facilities.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

COUNTY 456 REVIEW PROCESS: A public hearing process pursuant to 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 plan. 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. 15.1-491 of the Code of Virginia.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDC	Planned Development Commercial
ADU	Affordable Dwelling Unit	PDH	Planned Development Housing
ARB	Architectural Review Board	PFM	Public Facilities Manual
BMP	Best Management Practices	PPRB	Permit, Plan Review Branch
BOS	Board of Supervisors	PRC	Planned Residential Community
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Central Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
DEM	Department of Environmental Management	SE	Special Exception
DDR	Division of Design Review, DEM	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPW	Department of Public Works	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, DPW
FDP	Final Development Plan	UMTA	Urban Mass Transit Association
GDP	Generalized Development Plan	VC	Variance
GFA	Gross Floor Area	VDOT	Virginia Dept. of Transportation
HCD	Housing and Community Development	VPD	Vehicles Per Day
LOS	Level of Service	VPH	Vehicles per Hour
Non-RUP	Non-Residential Use Permit	WMATA	Washington Metropolitan Area Transit Authority
OCP	Office of Comprehensive Planning	ZAD	Zoning Administration Division, OCP
OT	Office of Transportation	ZED	Zoning Evaluation Division, OCP
PD	Planning Division		

