



APPLICATION ACCEPTED: July 16, 2010
PLANNING COMMISSION: March 2, 2011
BOARD OF SUPERVISORS: March 8, 2011 @ 3:30P.M.

County of Fairfax, Virginia

February 23, 2011

STAFF REPORT

APPLICATIONS RZ/FDP 2010-LE-009

LEE DISTRICT

APPLICANT: MR Lewin Park Capital, LLC

PRESENT ZONING: R-1

REQUESTED ZONING: PDC

PARCEL: 91-1 ((4)) 1 – 11, 13-25, 500 and 501

ACREAGE: 13.45 acres

FLOOR AREA RATIO: 1.50

OPEN SPACE: 25%

PLAN MAP: Residential; 1-2 du/ac

PROPOSAL: To rezone 13.45 acres from the R-1 District to the PDC District for the construction of five office buildings and associated parking structures or optional four office buildings, one hotel and associated parking structures.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2010-LE-009 and the associated Conceptual Development Plan, subject to the proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2010-LE-009, subject to the Board of Supervisors approval of RZ 2010-LE-009 and the Conceptual Development Plan.

St.Clair Williams

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



Staff recommends approval of a modification of the loading space requirement for hotel and office uses.

Staff recommends approval of a waiver of the transitional screening and waiver of the barrier requirements between uses within the PDC District.

Staff recommends approval of a waiver of the maximum 600-foot private street requirement.

Staff recommends approval of a waiver of the transitional screening requirement and waiver of the barrier requirement along the southern boundary of the site in favor of that shown on the CDP/FDP.

Staff recommends approval of a waiver of the transitional screening requirement and waiver of the barrier requirement along the eastern boundary of the site in favor of that shown on the CDP/FDP.

Staff recommends approval of a waiver of the peripheral parking lot landscaping requirements for the subject site in favor of that shown on the CDP/FDP.

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.

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

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

O:\Swilli\RZ\RZ 2010-LE-009 Lewin Park\Final Staff Report.doc



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

Rezoning Application

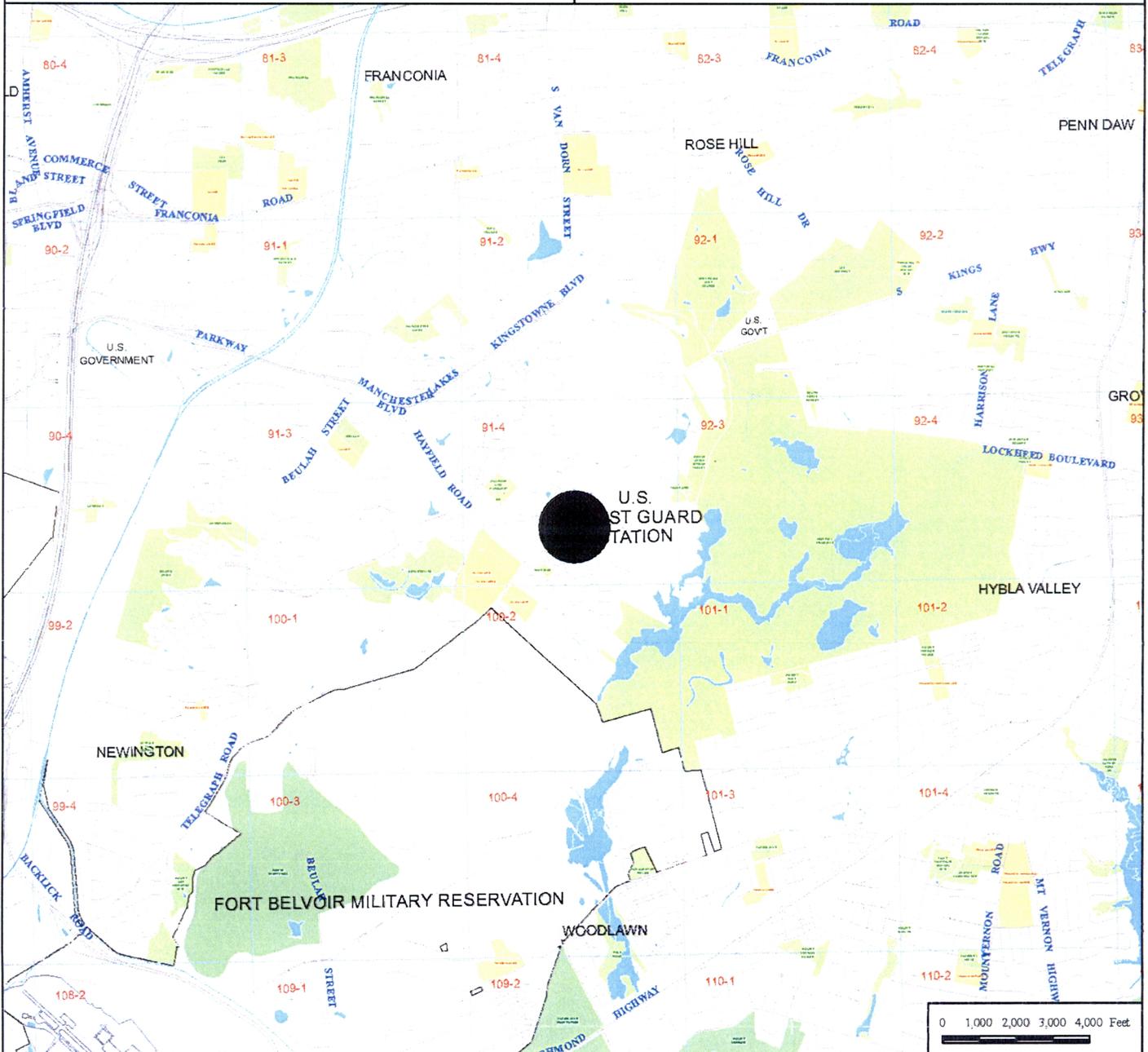
RZ 2010-LE-009

Final Development Plan

FDP 2010-LE-009

Applicant: MR LEWIN PARK CAPITAL, LLC
 Accepted: 07/16/2010
 Proposed: MIXED USE
 Area: 13.45 AC OF LAND; DISTRICT - LEE
 Located: NORTHWEST QUADRANT OF THE INTERSECTION OF FRANCONIA-SPRINGFIELD PARKWAY AND BEULAH STREET
 Zoning: FROM R- 1 TO PDC
 Map Ref Num: 091-1- /04/ /0001 /04/ /0002 /04/ /0003 /04/ /0004 /04/ /0005 /04/ /0006 /04/ /0007 /04/ /0008 /04/ /0009 /04/ /0010 /04/ /0011 /04/ /0013 /04/ /0014 /04/ /0015 /04/ /0016 /04/ /0017 /04/ /0018 /04/ /0019 /04/ /0020 /04/ /0021 /04/ /0022 /04/ /0023 /04/ /0024 /04/ /0025 /04/ /0500 /04/ /0501

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Rezoning Application

RZ 2010-LE-009

Final Development Plan

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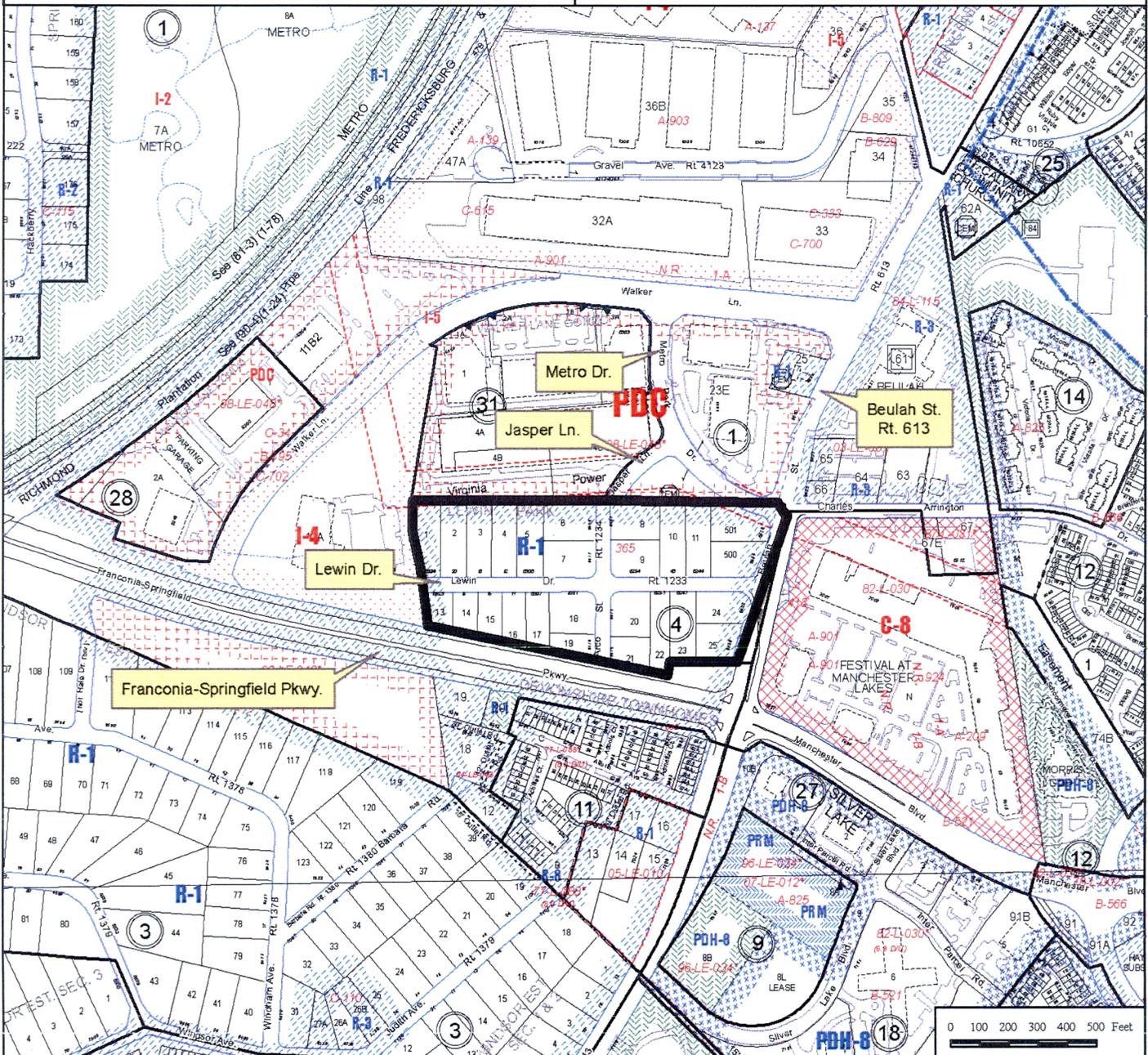
Zoning: FROM R- 1 TO PDC

Map Ref Num: 091-1- /04/ /0001 /04/ /0002 /04/ /0003 /04/ /0004 /04/ /0005 /04/ /0006 /04/ /0007 /04/ /0008 /04/ /0009 /04/ /0010 /04/ /0011 /04/ /0013 /04/ /0014 /04/ /0015 /04/ /0016 /04/ /0017 /04/ /0018 /04/ /0019 /04/ /0020 /04/ /0021 /04/ /0022 /04/ /0023 /04/ /0024 /04/ /0025 /04/ /0500 /04/ /0501

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Zoning: PDC

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LIBERTY VIEW

RZ-2010-LE-009

CONCEPTUAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

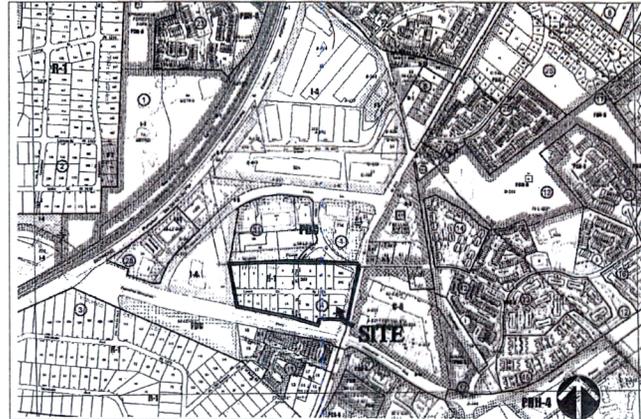
MAY 10, 2010
REVISED JUNE 23, 2010
REVISED OCTOBER 20, 2010
REVISED DECEMBER 13, 2010
REVISED JANUARY 28, 2011
REVISED FEBRUARY 8, 2011

APPLICANT
MR. LEWIN PARK CAPITAL, LLC
C/O MONUMENT REALTY
1700 K STREET NW SUITE 600
WASHINGTON, D.C. 20006
MR. RUSSELL HINES
MR. JOSH OLSEN
202-777-2000

APPLICANT'S REPRESENTATIVE:
MCGUIREWOODS, LLP
1750 TYSONS BOULEVARD, SUITE 1800
MCLEAN, VA. 22102
GREGORY A RIEGLE, ESQUIRE
703-712-5360

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2. NOTES SHEET
3. EXISTING CONDITIONS SHEET
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- 4B. CDP/FDP SHEET - OFFICE OPTION
5. SWM/BMP SHEET
6. STORM WATER COMPUTATIONS AND ADEQUATE OUTFALL SHEET
- 7A. LANDSCAPE SHEET - HOTEL OPTION
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- 7C. 10 YEAR TREE CANOPY CALCULATION SHEET
- 7D. LANDSCAPE PLAN - PLAZA DETAILS
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1" SCALE - 1" = 500'
VICINITY MAP

TAX MAP NO. 91-1 ((4))
PARCEL NO. 1, 2, 3, 4, 5, 6, 7, 8, 9,
10, 11, 13, 14, 15, 16, 17, 18,
19, 20, 21, 22, 23, 24, 25
500 AND 501

ENGINEER

VIKA INC.
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
MR. ROBERT COCHRAN
(703) 442-7800

TRANSPORTATION

PATTON, HARRIS, RUST & ASSOCIATES
14532 LEE ROAD
CHANTILLY, VA. 20151
MR. DOUG KENNEDY
703-449-6700

ARCHITECTS

DAVIS, CARTER, SCOTT
1675 INTERNATIONAL DRIVE, SUITE 500
MCLEAN, VA 22102
MR. CHRIS GARWOOD
703-556-9275



NOTES

- THE PROPERTY THAT IS THE SUBJECT OF THIS ZONING CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 91-1 (4) PARCELS 1,2,3,4,5,6,7,8,9,10,11,13, 14,15,16,17,18,19,20,21,22,23,24,25,500 AND SO. THE PROPERTY IS CURRENTLY ZONED R-1. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM R-1 TO PDC AND TO DEVELOP THE PROPERTY AS SHOWN ON THE CDP/FDP. THE PROPERTY CONSISTS OF 585,708 SF OR 13.446 AC (INCLUDING THE RIGHT-OF-WAY FOR LEWIN DRIVE AND ARCO STREET).
- THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
- THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VICA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.
- THE BOUNDARY INFORMATION WAS PREPARED BY VICA, INC.
- THE PROPERTY IS LOCATED IN LAND UNIT 5-9, SUB LAND UNIT C OF THE SPRINGFIELD PLANNING DISTRICT OF THE FAIRFAX COMPREHENSIVE PLAN AND IS SUBJECT TO APR BRAC# 08-IV-105.
- PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
- STORM WATER MANAGEMENT AND BMP FACILITIES FOR PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE AND WILL BE CONSTRUCTED AS A BELOW GROUND SYSTEM UNLESS CONSTRUCTED AS A TEMPORARY FACILITY TO ALLOW PHASED CONSTRUCTION. IN EITHER CASE AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED. THE APPLICANT THEREFORE RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, POND, INFILTRATION FACILITIES OR UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION FOR THE SPECIFIED FACILITY.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY. THERE IS AN EXISTING GRAVE SITE LOCATED ON AN ADJACENT PROPERTY. DEVELOPMENT OF THIS PROPERTY WILL NOT IMPACT THE GRAVE SITE.
- TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- THERE ARE CURRENTLY EXISTING RESIDENTIAL STRUCTURES ON THE PARCELS.
- THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE, NO FLOOD PLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
- THE EXISTING TRAIL CONSTRUCTED ADJACENT TO FRANCONIA-SPRINGFIELD PARKWAY ALONG THE FRONTAGE OF THIS PROPERTY IS AS SHOWN IN THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
- LIMITS OF CLEARING AND GRADING SHOWN ON THE CDP/FDP PLAN ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY URBAN FORESTER AT THE TIME OF FINAL SITE REVIEW.
- THE PROPERTY WILL BE ZONED PDC. THIS, ANGLES OF BULK PLANE AND YARDS ARE PER THE DIMENSIONS AND EXHIBITS PROVIDED WITH THIS APPLICATION.
- DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS.
- THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
- LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING, AS LONG AS THE AREA OF LANDSCAPED OPEN SPACE AND THE NUMBER OF PLANTS ARE IN SUBSTANTIAL CONFORMANCE.
- THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF PARKING SPACES OUTSIDE AND IN THE STRUCTURES MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION, AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
- ADDITIONAL SITE FEATURES SUCH AS WALLS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR PLAZAS NOT REPRESENTED HEREON MAY BE PROVIDED.
- DEDICATION TO THE PUBLIC RIGHT(S) OF WAY ON FRANCONIA-SPRINGFIELD PKWY. AND BELUAM ST. ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PDC ZONE PER ARTICLE 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED BASED ON THE ACTUAL AMOUNT OF GFA FOR OFFICE AND/OR OTHER SECONDARY USES (HOTEL). THE DEVELOPER RESERVES THE RIGHT TO BUILD MORE PARKING THAN REQUIRED.
- SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
- TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN Z.O. SEC. 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.
- PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH Z.O. ARTICLE 13 UNLESS WAIVED BY THE DIRECTOR OF DPW & ES.
- DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES.
- THERE ARE EXISTING UTILITY ABOVE GRADE EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE, THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
- APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF EACH BUILDING WITH THE FINAL SITE PLAN. THE FINAL TOTAL GFA FOR THE SITE SHALL NOT EXCEED 878,562 GFA.
- MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY PER SECTION 16-204 OF THE ZONING ORDINANCE.
- THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWS WITHOUT REQUIRING MODIFICATION OF THE CDP/FDP PLAN OR PRELIMINARY PLAN.
- ACCESSORY USES AS IDENTIFIED UNDER ARTICLE 2.2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OF THE CDP/FDP. THESE USES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - ACCESSORY STRUCTURES.
 - FLAG POLES
 - FENCES
 - CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES.
 - OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS.
 - ANY CONTINGENT GENERATORS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT.
 - BAY WINDOWS, ORIELS AND CHIMNEYS.
 - ACCESSORY USES INCLUDING LAY-ON PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS.
 - OUTDOOR PATIOS NOT OVER (4) FOUR FEET IN HEIGHT ABOVE THE FINISHED GRADE.
 - DECORATIVE WALLS FOR LANDSCAPING NOT OVER 3 FEET IN HEIGHT ABOVE THE FINISHED GRADE.

SITE TABULATIONS

EXISTING ZONING: R-1
 PROPOSED ZONING: PDC
 TOTAL SITE AREA: 585,708 SF. OR 13.446 ACRES
 (INCLUDING THE ROAD RIGHT-OF-WAYS FOR LEWIN DRIVE AND ARCO STREET WHICH ARE BEING REQUESTED TO BE ABANDONED AS PART OF THIS APPLICATION.)
 MINIMUM LOT AREA REQUIRED: N/A
 MINIMUM LOT WIDTH: N/A
 MAXIMUM BUILDING HEIGHT ALLOWED: UP TO 100 FT. FOR THE HOTEL AS MEASURED FROM GRADE.
 MAXIMUM BUILDING HEIGHT PROPOSED: UP TO 100 FT. FOR BUILDINGS 08-1, 08-2, 08-3, 08-4 AND 08-5 AS MEASURED FROM GRADE. UP TO 60 FT. FOR PARKING STRUCTURES AS MEASURED FROM GRADE.

YARDS REQUIRED

FRONT: N/A
 REAR: N/A
 SIDE: N/A

YARDS PROVIDED:

FRONT: PER FDP
 REAR: PER FDP
 SIDE: PER FDP

LANDSCAPED OPEN SPACE REQUIRED: 25%, 146,427 SF OR 3.36± ACRES
 LANDSCAPED OPEN SPACE PROVIDED: 25%, 146,427± SF OR 3.36± ACRES
 GROSS TRACT AREA = 13.446 ACRES OR 585,708 SF

DEVELOPMENT DATA

OFFICE AND HOTEL OPTION:
 PRINCIPAL USE - OFFICE - UP TO 784,562 GSF.
 SECONDARY USE - HOTEL - UP TO 142,600 GSF.
 TOTAL GFA PRINCIPAL AND SECONDARY USES = UP TO 878,562 GSF = 1.5 FAR.

ALL OFFICE OPTION:
 PRINCIPAL USE - OFFICE - UP TO 878,562 GSF
 TOTAL GFA PRINCIPAL USE = UP TO 878,562 GSF = 1.5 FAR.

DEVELOPMENT TABULATIONS

APPROVED FAR PER BRAC# 08-IV-105 - 1.5
 TOTAL PERMITTED F.A.R. = LOT AREA 585,708 SF. X 1.5 = 878,562 GFA

PROPOSED BUILDING AND STRUCTURES AS SHOWN ON THE CDP/FDP HOTEL OPTION			
BUILDING	BUILDING GFA PROPOSED UNDER SUBJECT APPLICATION	HEIGHT	STORIES
OFFICE BUILDING 1	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
OFFICE BUILDING 2	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
OFFICE BUILDING 3	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
OFFICE BUILDING 4	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
HOTEL (UP TO 250 ROOMS)	UP TO 142,600 GSF	UP TO 100 FT	UP TO 9
TOTAL	UP TO 878,562 GFA		

PROPOSED BUILDING AND STRUCTURES AS SHOWN ON THE CDP/FDP OFFICE OPTION			
BUILDING	BUILDING GFA PROPOSED UNDER SUBJECT APPLICATION	HEIGHT	STORIES
OFFICE BUILDING 1	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
OFFICE BUILDING 2	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
OFFICE BUILDING 3	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
OFFICE BUILDING 4	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
OFFICE BUILDING 5	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
TOTAL	UP TO 878,562 GFA		

PARKING NOTE

PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 11, EXCEPT AS MAY BE MODIFIED BY THE BOARD OF SUPERVISORS CONCURRENTLY WITH THIS APPLICATION. ALL PARKING FOR THE PROPERTY SHALL BE PROVIDED AS REPRESENTED HEREIN. ADDITIONAL PARKING ABOVE THE MINIMUM REQUIRED BY THE ZONING ORDINANCE MAY BE PROVIDED IN ACCORDANCE WITH NOTE 22 ON THIS SHEET.

PARKING COMPUTATIONS:

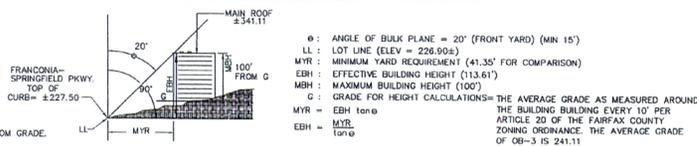
OFFICE/HOTEL OPTION:
 OFFICE PARKING REQUIRED: 125,000 SF OF GFA OR MORE - 2.6 SPACES PER 1,000 SF OF GFA = 789,562/1000 X 2.6 = 2,053 SPACES
 OFFICE PARKING PROVIDED: UP TO 3,500 SPACES IN EAST AND WEST GARAGES
 HOTEL PARKING REQUIRED: 1.84 SPACE PER ROOM, PLUS 4 SPACES PER 50 ROOMS = 250 ROOMS (250 X 1 + (250/50 X 4)) = 270 SPACES
 HOTEL PARKING PROVIDED: 68 SURFACE SPACES ON SITE AND 202 SHARED SPACES IN THE EAST GARAGE
 OFFICE ONLY OPTION:
 OFFICE PARKING REQUIRED: 125,000 SF OF GFA OR MORE - 2.6 SPACES PER 1,000 SF OF GFA = 878,562/1000 X 2.6 = 2,285 SPACES
 OFFICE PARKING PROVIDED: UP TO 3,500 SPACES IN EAST AND WEST GARAGES AND 22 SURFACE SPACES = UP TO 3,522 SPACES
 TOTAL PARKING REQUIRED OFFICE AND HOTEL OPTION = 2,323 SPACES
 TOTAL PARKING PROVIDED OFFICE AND HOTEL OPTION = UP TO 3,158 +/- SPACES (SEE NOTE 22 THIS SHEET)
 TOTAL PARKING REQUIRED OFFICE ONLY OPTION = 2,285 SPACES
 TOTAL PARKING PROVIDED OFFICE ONLY OPTION = UP TO 3,105 +/- SPACES (SEE NOTE 22 THIS SHEET)

LOADING SPACES:

REQUIRED RATIOS:
 OFFICE-1 SPACE FOR THE FIRST 10,000 SF AND ONE SPACE FOR EACH ADDITIONAL 20,000 SF OR MAJOR FRACTION THEREOF
 HOTEL-1 SPACE FOR THE FIRST 10,000 SF AND ONE SPACE FOR EACH ADDITIONAL 100,000 SF OR MAJOR FRACTION THEREOF.
 OFFICE BUILDINGS 1,2,3,4 REQUIRED LOADING SPACES:
 OFFICE BUILDINGS 1 AND 4 = 210,322 SF EACH 5 SPACES EACH BUILDING (TOTAL 10 LOADING SPACES)
 OFFICE BUILDING 2 AND 3 = 181,959 SF EACH 5 LOADING SPACES EACH (TOTAL 10 LOADING SPACES)
 TOTAL REQUIRED LOADING FOR ALL OFFICE USES 20
 HOTEL REQUIRED LOADING SPACES:
 HOTEL 95,000 2 LOADING SPACES
 TOTAL LOADING SPACES REQUIRED FOR THE SITE = 20 + 2 = 22
 TOTAL LOADING SPACES PROVIDED OFFICE/HOTEL OPTION = 8
 TOTAL LOADING SPACES PROVIDED OFFICE ONLY OPTION = 10

*PER SECTION 11-202.15 OF THE ZONING ORDINANCE, NO BUILDING OR USE SHALL BE REQUIRED TO PROVIDE MORE THAN 5 LOADING SPACES

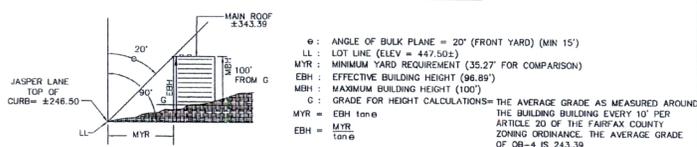
BULK PLANE - "A-A" ILLUSTRATION FOR 8 STORY BUILDING



C-8 BULK PLANE ILLUSTRATION (OFFICE BUILDING 3)

THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PDC DISTRICT. THIS GRAPHIC DEPICTION OF THE C-8 DISTRICT REQUIREMENT IS FOR REFERENCE. ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS AND BUILDING HEIGHTS ARE SHOWN ON THE CDP/FDP.

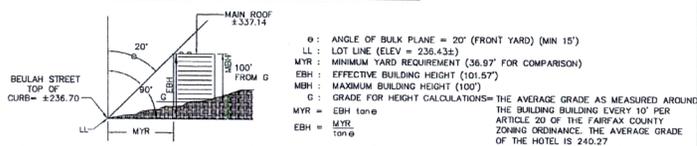
BULK PLANE - "B-B" ILLUSTRATION FOR 8 STORY BUILDING



C-8 BULK PLANE ILLUSTRATION (OFFICE BUILDING 4)

THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PDC DISTRICT. THIS GRAPHIC DEPICTION OF THE C-8 DISTRICT REQUIREMENT IS FOR REFERENCE. ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS AND BUILDING HEIGHTS ARE SHOWN ON THE CDP/FDP.

BULK PLANE ILLUSTRATION FOR 9 STORY BUILDING



C-8 BULK PLANE ILLUSTRATION (HOTEL)

THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PDC DISTRICT. THIS GRAPHIC DEPICTION OF THE C-8 DISTRICT REQUIREMENT IS FOR REFERENCE. ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS AND BUILDING HEIGHTS ARE SHOWN ON THE CDP/FDP.

PARKING TABULATION:

BUILDING GFA/ROOMS	PARKING CHART - OFFICE/HOTEL OPTION*	
	PARKING REQUIRED	PARKING PROVIDED
789,562 SF	2,053 SPACES	2,885 SPACES
250	270 SPACES	270 SPACES
TOTAL	2,323 SPACES	3,155 SPACES

*NOTE PARKING TABULATION DOES NOT INCLUDE THE HOTEL PARKING ILLUSTRATED ON LOT 1 OF THE CDP/FDP.

BUILDING GFA	PARKING CHART - OFFICE ONLY OPTION*	
	PARKING REQUIRED	PARKING PROVIDED
878,562 SF	2,285 SPACES	3,105 SPACES

*NOTE PARKING TABULATION DOES NOT INCLUDE THE HOTEL PARKING ILLUSTRATED ON LOT 1 OF THE CDP/FDP.

WAIVERS/MODIFICATIONS

- A MODIFICATION OF THE LOADING REQUIREMENTS FOR THE HOTEL AND OFFICE USES PER SECTION 11-201 & 11-203 OF THE ZONING ORDINANCE IN FAVOR OF THOSE AS SHOWN ON THE CDP/FDP.
- A WAIVER OF THE TRANSITIONAL YARD SCREEN AND WAIVER OF BARRIER REQUIREMENTS BETWEEN USES WITH THE PDC DISTRICT PER ARTICLE 13-304(3).
- A WAIVER OF THE MAXIMUM 600-FOOT PRIVATE STREET PER ARTICLE 11-302.
- A WAIVER OF THE TRANSITIONAL YARD SCREEN AND WAIVER OF BARRIER REQUIREMENTS OF SECTION 13-304(3) BETWEEN THE PDC DISTRICT AND ADJACENT R-1 DISTRICT ON THE SOUTH SIDE OF FRANCONIA-SPRINGFIELD PARKWAY IN FAVOR OF THE LANDSCAPING PROVIDED ON SHEET 7A AND 7B.
- A WAIVER OF THE TRANSITIONAL YARD SCREEN AND WAIVER OF BARRIER REQUIREMENTS OF SECTION 13-304(3) BETWEEN THE PDC DISTRICT AND ADJACENT R-1 DISTRICT ON THE EAST SIDE OF BELUAM STREET IN FAVOR OF THE LANDSCAPING PROVIDED ON SHEETS 7A AND 7B.
- A WAIVER OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS OF SECTION 13-203 AROUND THE PARKING STRUCTURES AND BETWEEN THE SURFACE PARKING LOT FOR THE HOTEL AND BELUAM STREET IN FAVOR OF THE LANDSCAPING PROVIDED ON SHEETS 7A AND 7B.

VICA
 VICA, INC.
 ARCHITECTS & PLANNERS
 10000 WILLOW WOODEN, 22102
 FALLS CHURCH, VA 22044
 TEL: 703.261.1100
 FAX: 703.261.1101
 WWW.VICA-VA.COM

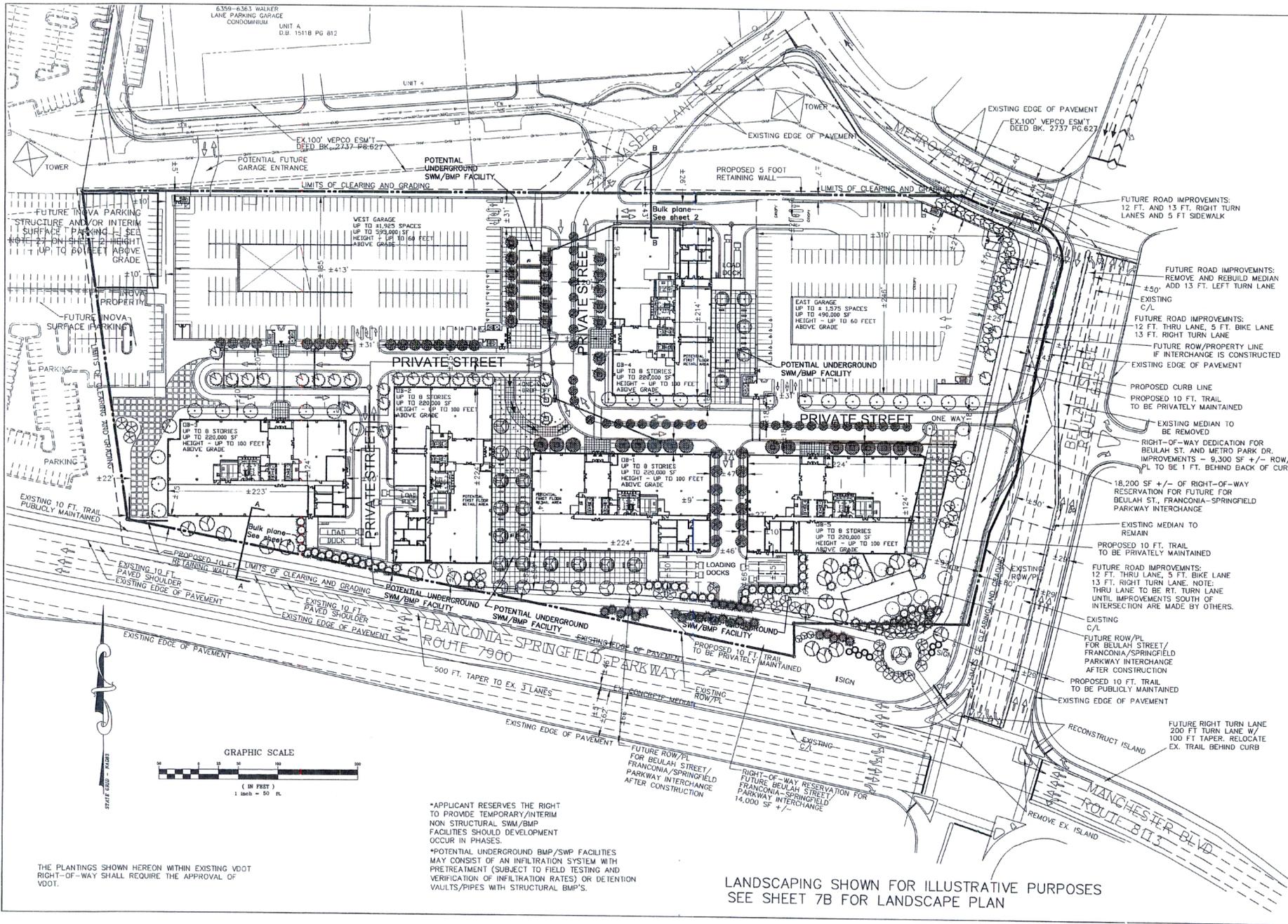
LIBERTY VIEW
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATION
 CDP/FDP

VICA REVISIONS

DATE	BY	DESCRIPTION
04/20/2020		
10/20/2020		
12/19/2020		
03/28/2021		
02/08/2021		

DATE: MAY 01, 2020
 DEB ENG DWL CADD
 SCALE: AS NOTED
 PROJECT/FIELD NO. V5284
 SHEET NO. 2



GRAPHIC SCALE
1 inch = 50 ft.

THE PLANTINGS SHOWN HEREON WITHIN EXISTING VDOT RIGHT-OF-WAY SHALL REQUIRE THE APPROVAL OF VDOT.

*APPLICANT RESERVES THE RIGHT TO PROVIDE TEMPORARY/INTERIM NON STRUCTURAL SWM/BMP FACILITIES SHOULD DEVELOPMENT OCCUR IN PHASES.
*POTENTIAL UNDERGROUND BMP/SWP FACILITIES MAY CONSIST OF AN INFILTRATION SYSTEM WITH PRETREATMENT (SUBJECT TO FIELD TESTING AND VERIFICATION OF INFILTRATION RATES) OR DETENTION VAULTS/PIPES WITH STRUCTURAL BMP'S.

LANDSCAPING SHOWN FOR ILLUSTRATIVE PURPOSES
SEE SHEET 7B FOR LANDSCAPE PLAN

VIVA
ENGINEERS & ARCHITECTS
1100 W. WASHINGTON BLVD.
#1000
FARMERSBURG, VA 22432
TEL: 540-345-1100
WWW.VIVAINC.COM

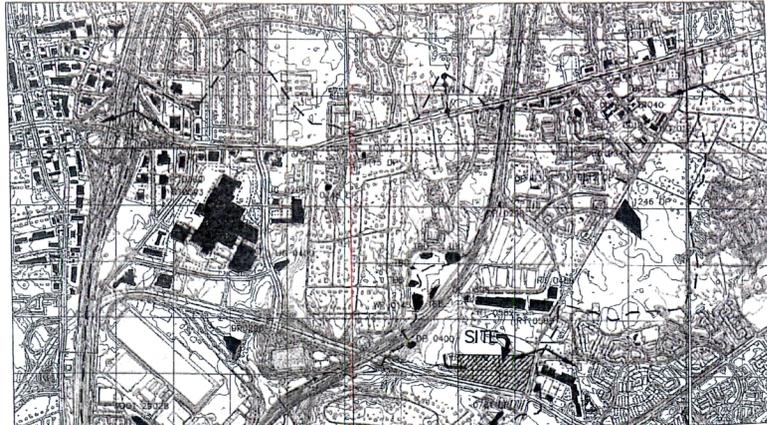
LIBERTY VIEW
COUNTY OF FAIRFAX, VIRGINIA
LEE DISTRICT

CONCEPT DEVELOPMENT
PLAN/FINAL
DEVELOPMENT PLAN
OFFICE OPTION

VIVA REVISIONS

06/23/2010
10/22/2010
12/11/2010
01/23/2011
02/08/2011

DATE:	04/30/2010
DES. ARC:	DWN. RJB
SCALE:	1"=50'
PROJECT/FILE NO.:	V7324
SHEET NO.:	48



1
6
LONG BRANCH
DRAINAGE AREA MAP
SCALE: 1" = 100'

ADEQUATE OUTFALL NARRATIVE

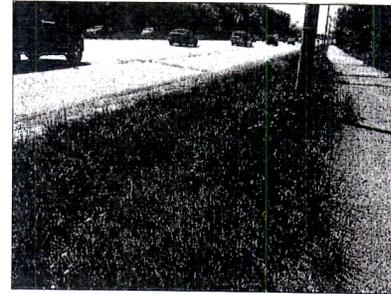
OUTFALL DESCRIPTION

THE SUBJECT SITE IS APPROXIMATELY 13.44 ACRES AND HAS TWO OUTFALLS. EACH OUTFALL DESCRIBED IN MORE DETAIL BELOW, EVENTUALLY MEETS WITH LONG BRANCH. AT THE POINT WHERE EACH OUTFALL MEETS WITH LONG BRANCH, THE OVERALL DRAINAGE AREA TO LONG BRANCH EXCEEDS 1344 ACRES AND THEREFORE THE EXTENT OF THE OUTFALL DESCRIPTION FOR THIS ENTITLEMENT PLAN SHALL BE THESE CONFLUENCE POINTS WITH LONG BRANCH. THE OUTFALL ANALYSIS PROVIDED WITH THE CONSTRUCTION DOCUMENTS WILL PROVIDE THE NECESSARY COMPUTATIONS TO DEMONSTRATE THE ADEQUACY OF THE OUTFALLS FOR THE SUBJECT SITE IN ACCORDANCE WITH SECTION 6-0203 OF THE PUBLIC FACILITIES MANUAL.

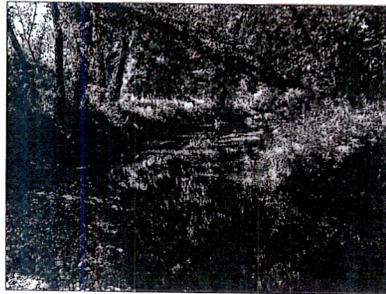
THE SUBJECT SITE IS BOUNDED TO THE EAST BY BELLAH STREET, TO THE SOUTH BY THE FRANCONIA SPRINGFIELD PARKWAY, TO THE WEST BY EXISTING METRO PARK OFFICE DEVELOPMENT, AND TO THE NORTH BY EXISTING METRO PARK OFFICE DEVELOPMENT. EACH OUTFALL FOR THE SITE WILL LEAVE THE PROPERTY IN A SOUTHERLY MANNER, ONE OF WHICH WILL CONVEY WATER SOUTH-EASTERLY AND THE OTHER WILL CONVEY FLOW SOUTH-WESTERLY.

OUTFALL #1 AS INDICATED ON THE ATTACHED MAP ON SHEET 5 WILL CONVEY FLOW IN AN EXISTING CLOSED CONDUIT SYSTEM UNDER THE FRANCONIA SPRINGFIELD PARKWAY AND INTO AN EXISTING RESIDENTIAL DEVELOPMENT. FLOW WILL REMAIN IN AN EXISTING CLOSED CONDUIT SYSTEM THROUGH THE RESIDENTIAL DEVELOPMENT, CROSS UNDER ALFORD AVENUE, AND OUTFALL INTO EXISTING FACILITY 0781 DP. THIS FACILITY WILL OUTFALL INTO A CLOSED CONDUIT SYSTEM WHICH WILL FLOW SOUTH-WESTERLY AND GENERALLY FOLLOW JUDITH AVENUE TO WINDSOR AVENUE TO HARRY ROAD WHERE IT WILL OUTFALL INTO AN EXISTING GRASS DITCH. THIS DITCH IS IN GOOD CONDITION WITH NO SIGNIFICANT VISIBLE SIGNS OF EROSION. THE GRASS DITCH WILL CONVEY FLOW INTO AN UNNAMED TRIBUTARY OF LONG BRANCH WHICH WILL VERY NEARLY REACH A POINT OF CONFLUENCE WITH LONG BRANCH - THIS TRIBUTARY IS ALSO IN GOOD STABLE CONDITION.

OUTFALL #2 AS INDICATED ON THE MAP ON SHEET 5 WILL CONVEY FLOW IN AN EXISTING ROADSIDE DITCH WESTERLY ALONG THE FRANCONIA SPRINGFIELD PARKWAY. THIS ROADSIDE DITCH WHICH IS IN GOOD STABLE CONDITION, WILL BE COLLECTED INTO AN EXISTING CLOSED CONDUIT SYSTEM THAT WILL CONTINUE TO CONVEY FLOW ALONG THE FRANCONIA SPRINGFIELD PARKWAY UNTIL OUTFALLING INTO LONG BRANCH VERY NEARLY DOWNSTREAM OF EXISTING FACILITY DP040. FUTURE IMPROVEMENTS TO THE FRANCONIA SPRINGFIELD PARKWAY MAY REPLACE THE EXISTING DITCH WITH A CLOSED CONDUIT SYSTEM THAT CONNECTS TO THE EXISTING CLOSED CONDUIT SYSTEM.



EXISTING DITCH (FRANCONIA SPRINGFIELD PARKWAY)



LONG BRANCH STREAM AT POINT 'A'



LONG BRANCH STREAM AT POINT 'A'



ENGINEERS PLANNERS LANDSCAPE ARCHITECTS & SURVEYORS & GPS SERVICES
VIKA
100 N. WASHINGTON ST.
RINO GREENBERG DRIVE SUITE 200 MILLIKEN, WISCONSIN 53102
1000 W. WASHINGTON ST. SUITE 200 WASHINGTON, ILLINOIS 62291
1000 W. WASHINGTON ST. SUITE 200 WASHINGTON, ILLINOIS 62291

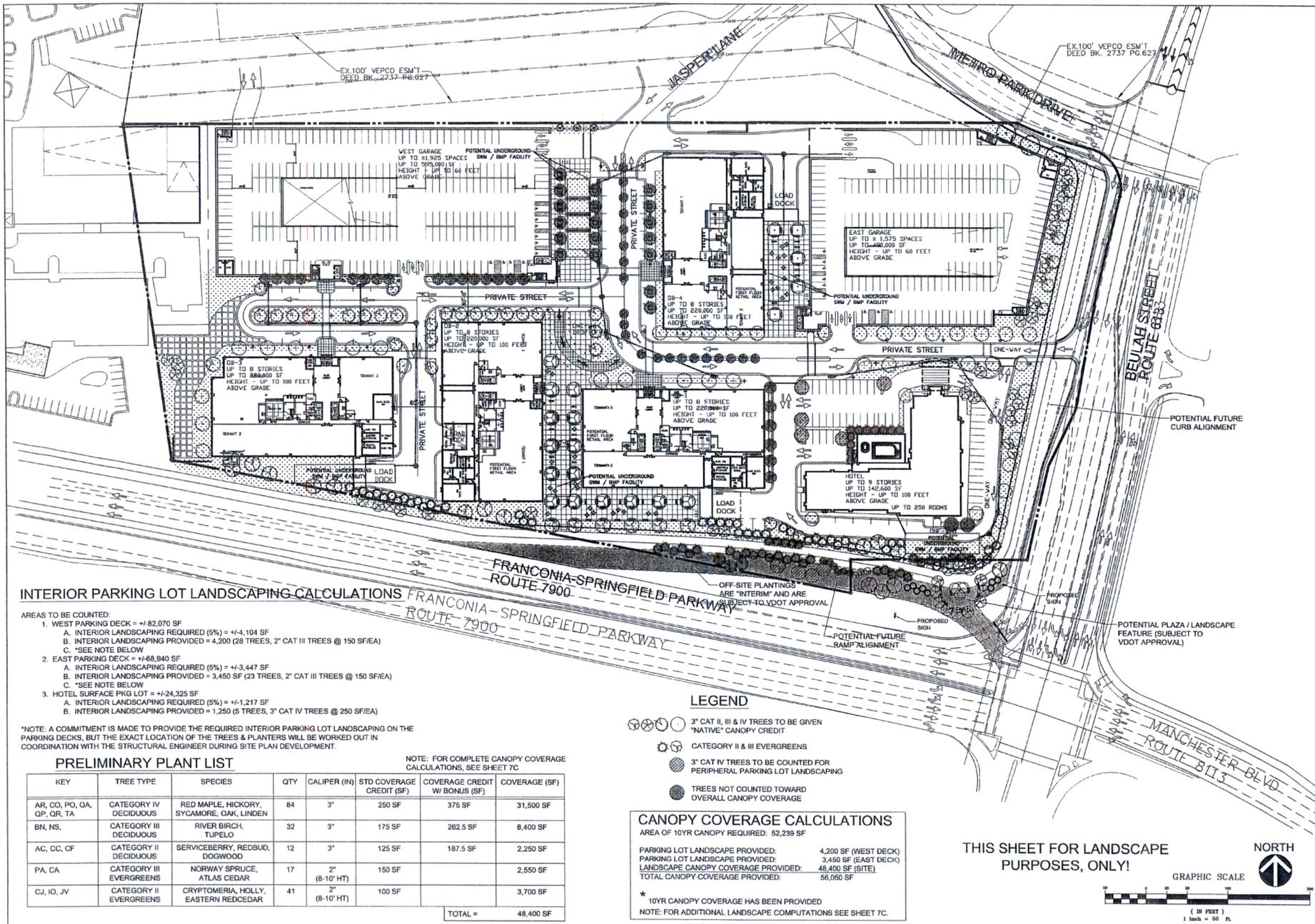
LIBERTY VIEW
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER COMPS &
ADEQUATE OUTFALL

VIKA REVISIONS

02/08/2011
01/28/2011
12/13/2010
10/20/2010
06/23/2010
1ST SUB 4/30/2010
DATE: APRIL 2010
DES: EJM DWH KY
SCALE: AS SHOWN
PROJECT/FILE NO. V7324
SHEET NO. 6

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INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

- AREAS TO BE COUNTED:
- WEST PARKING DECK = +182,070 SF
 - INTERIOR LANDSCAPING REQUIRED (5%) = +1,414 SF
 - INTERIOR LANDSCAPING PROVIDED = 4,200 (28 TREES, 2" CAT III TREES @ 150 SF/EA)
 - *SEE NOTE BELOW
 - EAST PARKING DECK = +168,940 SF
 - INTERIOR LANDSCAPING REQUIRED (5%) = +1,344 SF
 - INTERIOR LANDSCAPING PROVIDED = 3,450 SF (23 TREES, 2" CAT III TREES @ 150 SF/EA)
 - *SEE NOTE BELOW
 - HOTEL SURFACE PKG LOT = +124,325 SF
 - INTERIOR LANDSCAPING REQUIRED (5%) = +1,217 SF
 - INTERIOR LANDSCAPING PROVIDED = 1,250 (5 TREES, 3" CAT IV TREES @ 250 SF/EA)

*NOTE: A COMMITMENT IS MADE TO PROVIDE THE REQUIRED INTERIOR PARKING LOT LANDSCAPING ON THE PARKING DECKS, BUT THE EXACT LOCATION OF THE TREES & PLANTERS WILL BE WORKED OUT IN COORDINATION WITH THE STRUCTURAL ENGINEER DURING SITE PLAN DEVELOPMENT.

PRELIMINARY PLANT LIST

KEY	TREE TYPE	SPECIES	QTY	CALIPER (IN)	STD COVERAGE CREDIT (SF)	COVERAGE CREDIT W/ BONUS (SF)	COVERAGE (SF)
AR, CO, PO, OA, OP, OR, TA	CATEGORY IV DECIDUOUS	RED MAPLE, HICKORY, SYCAMORE, OAK, LINDEN	84	3"	250 SF	375 SF	31,500 SF
BN, NS,	CATEGORY III DECIDUOUS	RIVER BIRCH, TUPELO	32	3"	175 SF	282.5 SF	8,400 SF
AC, CC, CF	CATEGORY II DECIDUOUS	SERVICEBERRY, REDBUD, DOGWOOD	12	3"	125 SF	187.5 SF	2,250 SF
PA, CA	CATEGORY III EVERGREENS	NORWAY SPRUCE, ATLAS CEDAR	17	2" (8-10' HT)	150 SF		2,550 SF
CJ, IO, JV	CATEGORY II EVERGREENS	CRYPTOMERIA, HOLLY, EASTERN REDCEDAR	41	2" (8-10' HT)	100 SF		3,700 SF
TOTAL =							48,400 SF

NOTE: FOR COMPLETE CANOPY COVERAGE CALCULATIONS, SEE SHEET 7C

LEGEND

- 3" CAT II, III & IV TREES TO BE GIVEN 'NATIVE' CANOPY CREDIT
- CATEGORY II & III EVERGREENS
- 3" CAT IV TREES TO BE COUNTED FOR PERIPHERAL PARKING LOT LANDSCAPING
- TREES NOT COUNTED TOWARD OVERALL CANOPY COVERAGE

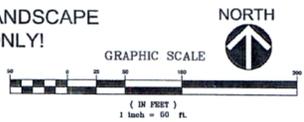
CANOPY COVERAGE CALCULATIONS

AREA OF 10YR CANOPY REQUIRED: 52,239 SF

PARKING LOT LANDSCAPE PROVIDED: 4,200 SF (WEST DECK)
 PARKING LOT LANDSCAPE PROVIDED: 3,450 SF (EAST DECK)
 LANDSCAPE CANOPY COVERAGE PROVIDED: 48,400 SF (SITE)
 TOTAL CANOPY COVERAGE PROVIDED: 56,050 SF

* 10YR CANOPY COVERAGE HAS BEEN PROVIDED
 NOTE: FOR ADDITIONAL LANDSCAPE COMPUTATIONS SEE SHEET 7C.

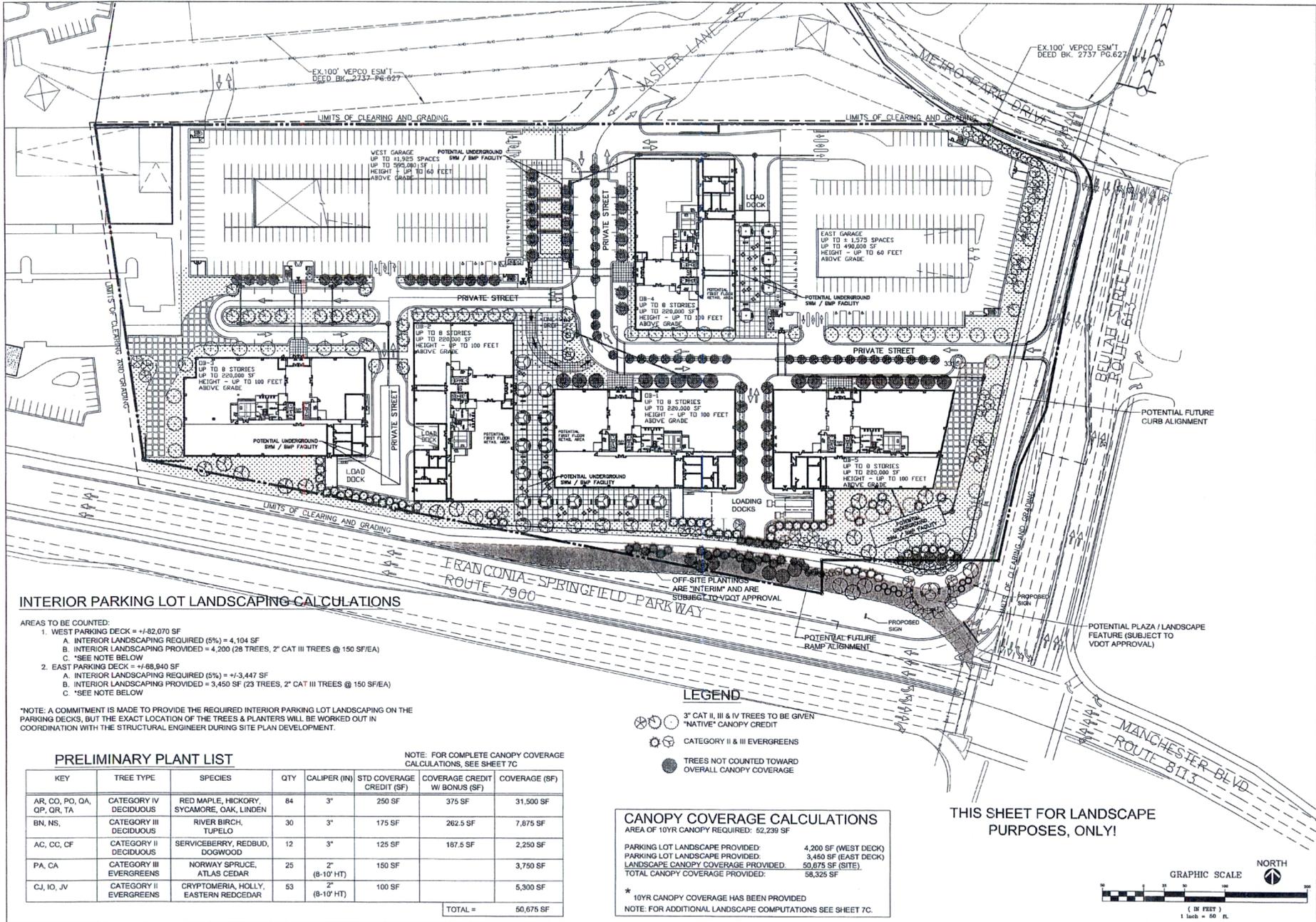
THIS SHEET FOR LANDSCAPE PURPOSES, ONLY!



VIVA REVISIONS

08/13/2010	
10/29/2010	
12/13/2010	
1/28/2011	
2/03/2011	

DATE: APRIL 30, 2010
 DES: JK/NPK DWN: JK/NPK
 SCALE: AS NOTED
 PROJECT/FILE NO. V7324A
 SHEET NO. 7A



INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

AREAS TO BE COUNTED:

1. WEST PARKING DECK = +/-82,070 SF
 - A. INTERIOR LANDSCAPING REQUIRED (5%) = 4,104 SF
 - B. INTERIOR LANDSCAPING PROVIDED = 4,200 (28 TREES, 2" CAT III TREES @ 150 SF/EA)
 - C. *SEE NOTE BELOW
2. EAST PARKING DECK = +/-88,940 SF
 - A. INTERIOR LANDSCAPING REQUIRED (5%) = +/-3,447 SF
 - B. INTERIOR LANDSCAPING PROVIDED = 3,450 SF (23 TREES, 2" CAT III TREES @ 150 SF/EA)
 - C. *SEE NOTE BELOW

*NOTE: A COMMITMENT IS MADE TO PROVIDE THE REQUIRED INTERIOR PARKING LOT LANDSCAPING ON THE PARKING DECKS, BUT THE EXACT LOCATION OF THE TREES & PLANTERS WILL BE WORKED OUT IN COORDINATION WITH THE STRUCTURAL ENGINEER DURING SITE PLAN DEVELOPMENT.

PRELIMINARY PLANT LIST

KEY	TREE TYPE	SPECIES	QTY	CALIPER (IN)	STD COVERAGE CREDIT (SF)	COVERAGE CREDIT W/ BONUS (SF)	COVERAGE (SF)
AR, CO, PO, OA, QP, QR, TA	CATEGORY IV DECIDUOUS	RED MAPLE, HICKORY, SYCAMORE, OAK, LINDEN	84	3"	250 SF	375 SF	31,500 SF
BN, NS	CATEGORY III DECIDUOUS	RIVER BIRCH, TUPELO	30	3"	175 SF	262.5 SF	7,875 SF
AC, CC, CF	CATEGORY II DECIDUOUS	SERVICEBERRY, REDBUD, DOGWOOD	12	3"	125 SF	187.5 SF	2,250 SF
PA, CA	CATEGORY III EVERGREENS	NORWAY SPRUCE, ATLAS CEDAR	25	2" (8-10' HT)	150 SF		3,750 SF
CJ, IO, JV	CATEGORY II EVERGREENS	CRYPTOMERIA, HOLLY, EASTERN REDCEDAR	53	2" (8-10' HT)	100 SF		5,300 SF
TOTAL =							50,675 SF

NOTE: FOR COMPLETE CANOPY COVERAGE CALCULATIONS, SEE SHEET 7C

LEGEND

- 3" CAT II, III & IV TREES TO BE GIVEN "NATIVE" CANOPY CREDIT
- CATEGORY II & III EVERGREENS
- TREES NOT COUNTED TOWARD OVERALL CANOPY COVERAGE

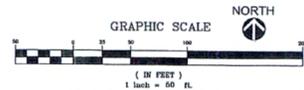
CANOPY COVERAGE CALCULATIONS

AREA OF 10YR CANOPY REQUIRED: 62,239 SF

PARKING LOT LANDSCAPE PROVIDED:	4,200 SF (WEST DECK)
PARKING LOT LANDSCAPE PROVIDED:	3,450 SF (EAST DECK)
LANDSCAPE CANOPY COVERAGE PROVIDED:	50,675 SF (SITE)
TOTAL CANOPY COVERAGE PROVIDED:	58,325 SF

* 10YR CANOPY COVERAGE HAS BEEN PROVIDED
NOTE: FOR ADDITIONAL LANDSCAPE COMPUTATIONS SEE SHEET 7C.

THIS SHEET FOR LANDSCAPE PURPOSES, ONLY!



VIKA REVISIONS

08/23/2010	
10/20/2010	
12/13/2010	
1/28/2011	
2/5/2011	

DATE:	APRIL 30, 2010
DES. JK/NPK	DRAW. JK/NPK
SCALE:	AS NOTED
PROJECT/FILE NO. V7324A	
SHEET NO.	7B

TREE PRESERVATION TARGET DEVIATION REQUEST



Mr. Todd Nelson
County of Fairfax
DPW/Urban Forest Management Division
12055 Government Center Parkway
Suite 330
Fairfax, VA 22035

RE: Liberty View
RZ/FDP 2010-LP-009
Tree Preservation Target
Deviation Request
VKA # V7324A

Dear Mr. Nelson:

The site is currently developed as a single family residential subdivision with 26 individual lots. The property is currently zoned R-1 Residential - One Dwelling Unit per 40,000 SF lot. There are currently 17 dwelling units within the subdivision. The subdivision and design were constructed and improved from the 1960's to the present day. The proposed development will demolish the existing dwelling units in order to redevelop the property as a commercial/office development in accordance with the Zoning Ordinance criteria provided under the PDC District regulations. The Zoning Ordinance regulations governing the PDC District provides for a development density of 1.5 FSI. In order to achieve this development density structured parking is required to meet the parking requirements of the Ordinance. This limits the amount of design flexibility which might exist in a development with surface parking as the parking structures do not allow for open areas within the structure area. In order to achieve the allowable development density of the PDC District many trees areas of a site with mature tree canopy which would be desirable to preserve from the previous land use can not be saved. Such attempts generally compromise the development potential of a site unless such vegetation happens to be located in an area which is not suitable for redevelopment (wetland areas or areas with steep slopes or unsuitable soils). It is therefore unfortunate that in order to achieve the density development potential allowed by the Zoning Ordinance that much of the existing vegetation must be removed. This is the case with the current property. The areas identified by the County as preferable for preservation are in areas needed to support the development of the site. Vegetation that was intended to be preserved was found to be unviable due to its poor quality of vegetation. It is to that end that the applicant in accordance with Section 12-0507.3(A) of the PFM is requesting a tree preservation deviation in accordance with PFM Section 12-0507.3(A)(1). This Section allows for deviations based upon the criteria of the Zoning Ordinance which allows development of a property at a certain range or density and that by providing for tree preservation areas that density would not or could not be achieved. The applicant therefore respectfully requests a deviation to the tree preservation recommendations of the PFM be granted due to the fact that the areas selected by the County as desirable for preservation will not allow for the property to be developed at the density permitted by the Zoning Ordinance.

VKA, INC.
8180 Greenbush Drive, Suite 220, 4 Mellon, Virginia 22102 • 703.422.7610 Fax: 703.421.2767
8644-Avenue, 4 Greenway, MD • Huntington, VA

JUSTIFICATION FOR TRANSITIONAL YARD BARRIER AND SCREENING WAIVER REQUEST

A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS-AS SET FORTH IN SECTION 13-304 SMALL PORTION OF THE PROJECT. THE VISIBLE CORNER OF THE PARKING STRUCTURE IS TO HAVE LANDSCAPING AS SHOWN ON SHEETS 7A AND 7B TO SOFTEN THIS CORNER.

BEULAH ROAD
1. THE COUNTY PREFERRED ULTIMATE RIGHT OF WAY LINE ALONG BEULAH ROAD IS VERY CLOSE TO THE LOCATION OF THE PROPOSED STRUCTURES AND PLANTS INSTALLED WOULD LIKELY NEED TO BE REMOVED WITH THE FUTURE ROADWAY IMPROVEMENTS.
2. THE NEAREST RESIDENCE ACROSS BEULAH ROAD IS ~600 FEET AWAY, AND IS DIAGONAL TO ONLY A SMALL PORTION OF THE PROJECT. THE VISIBLE CORNER OF THE PARKING STRUCTURE IS TO HAVE LANDSCAPING AS SHOWN ON SHEETS 7A AND 7B TO SOFTEN THIS CORNER.
FRANCONIA / SPRINGFIELD PARKWAY

1. THE ULTIMATE CONFIGURATION OF THE PROPOSED INTERCHANGE OF BEULAH ROAD AND THE PARKWAY SHOWS THE RIGHT OF WAY LINE SUBSTANTIALLY CLOSER TO THE PROPOSED BUILDINGS THAN THE CURRENT ROADWAY. PLANTS INSTALLED WOULD LIKELY BE REMOVED DURING THE ROADWAY IMPROVEMENTS IN ADDITION, A WIDENED MULTI-USE TRAIL IS BEING PROVIDED ALONG THE PROJECT PORTION OF THE PARKWAY FRONTAGE LEAVING EVEN LESS ROOM AVAILABLE FOR THE FULL COMPONENT OF VEGETATIVE SCREEN PLANTINGS.

2. THE NEAREST RESIDENTIAL BUILDING IS APPROXIMATELY 260 FEET AWAY FROM THE PROPOSED BUILDINGS (ACROSS APPROXIMATELY 8 LANES OF TRAFFIC) AND IS SURROUNDED BY ITS OWN PHYSICAL AND VEGETATIVE BARRIERS.

3. IN AN EFFORT TO PROVIDE VISUAL PERMEABILITY AND PHYSICAL CONNECTIVITY BETWEEN THE PROJECT AND THE MULTI-USE TRAIL, PROVIDING THE REQUIRED BUFFERS AND BARRIERS (EVEN IF IT WAS PHYSICALLY POSSIBLE) WOULD BE COUNTER TO THIS OBJECTIVE. AN ENHANCED LANDSCAPE DESIGN IS PROPOSED FOR THIS AREA-AS SHOWN ON SHEETS 7A AND 7B.

Table 12.12 10-Year Tree Canopy Calculation Worksheet

Step	Details	Amount	Reference
A. Tree Preservation Target Calculations and Statement			
A.1	Pre-development area of existing tree canopy (from existing vegetation map(SF))	210,263.00	see § 12-0507.2
A.2	Percentage of gross site area created by existing tree canopy =	0.36	
A.3	Percentage of 10-year tree canopy required for site =	0.10	see Table 12.4
A.4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	0.36	
A.5	Proposed percentage of canopy requirement that will be met through tree preservation =	0.00	
A.6	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
A.7	If no for A.6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	See Sheet 7C	Provide sheet number, see § 12-0507.4
A.8	If step A.7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	YES	see § 12-0507.4

B. Tree Canopy Requirement			
B.1	Monthly gross site area (SF)	565,308.00	§ 12-0510.1A
B.2	Subtotal area dedicated to parking, road frontage(SF)	60,548.00	§ 12-0510.1B
B.3	Subtract area of exempted(SF)	2,772.00	§ 12-0510.1C(1) through § 12-0510.1C(8)
B.4	Adjusted gross site area (B.1-B.2-B.3)(SF)	502,988.00	Square feet
B.5	Identify the site's zoning and/or use	PDC	
B.6	Percentage of 10-year tree canopy required =	10%	§ 12-0509.1 and Table 12.4
B.7	Area of 10-year Tree Canopy Required (A.4 x B.6)(SF)	50,298.80	Square feet
B.8	Modification of 10-year Tree Canopy Requirement(s)	NO	Yes or No
B.9	Final 10-year tree canopy requirement (B.7 + B.8)(SF)	50,298.80	Square feet
B.10	Final 10-year tree canopy requirement (B.9) is located	Sheet number	

C. Tree Preservation			
C.1	Tree Preservation Target Area(SF)	18,753.25	Square Feet
C.2	Total canopy area meeting standards of § 12-0507.3(A)	0.00	Square Feet
C.3	Total canopy area provided by existing on-site trees or wooded commonwealth(SF)	0.00	Square Feet
C.4	Total canopy area provided by proposed on-site trees or wooded commonwealth(SF)	0.00	Square Feet
C.5	Total canopy area provided by "Historical," "Memorial," "Specialty," or "Street" trees (SF)	0.00	Square Feet
C.6	Total canopy area provided by "Historical," "Memorial," "Specialty," or "Street" trees (SF)	0.00	Square Feet
C.7	Total canopy area provided by "Historical," "Memorial," "Specialty," or "Street" trees (SF)	0.00	Square Feet
C.8	Canopy area of trees within required retention areas and 100-year floodplains (SF)	0.00	Square Feet
C.9	Canopy area of trees within required retention areas and 100-year floodplains (SF)	0.00	Square Feet
C.10	Total of C.3, C.5, C.7, and C.8 =	0.00	Square Feet
C.11	Area of canopy to be met through tree planting (B.7-C.10) =	50,298.80	Square feet
C.12	Area of canopy planned for air quality benefits =	0.00	Square feet
C.13	Area of canopy planned for energy conservation =	0.00	Square feet
C.14	Area of canopy planned for water quality benefits =	0.00	Square feet
C.15	Area of canopy planned for wildlife benefits =	0.00	Square feet
C.16	Area of canopy provided by improved outdoor and wildlife =	0.00	Square feet
C.17	Area of canopy provided through tree planting (C.11-C.16) =	50,298.80	Square feet
C.18	Percentage of D.14 represented by D.15 =	Must not exceed 33% of D.14	
C.19	Area of canopy to be planted with no benefit credits =	0.00	Square feet
C.20	Total of canopy area provided through tree planting (C.17-C.19) =	50,298.80	Square feet
C.21	Canopy area required to be provided through tree planting (B.9 - C.20) =	0.00	Square feet
C.22	Amount to be deposited into the Tree Preservation and Planting Fund =	0.00	

D. Tree Planting			
D.1	Area of canopy to be met through tree planting (B.7-C.10) =	50,298.80	Square feet
D.2	Area of canopy planned for air quality benefits =	0.00	Square feet
D.3	Area of canopy planned for energy conservation =	0.00	Square feet
D.4	Area of canopy planned for water quality benefits =	0.00	Square feet
D.5	Area of canopy planned for wildlife benefits =	0.00	Square feet
D.6	Area of canopy provided by improved outdoor and wildlife =	0.00	Square feet
D.7	Area of canopy provided through tree planting (D.1-D.6) =	50,298.80	Square feet
D.8	Percentage of D.14 represented by D.15 =	Must not exceed 33% of D.14	
D.9	Area of canopy to be planted with no benefit credits =	0.00	Square feet
D.10	Total of canopy area provided through tree planting (D.7-D.9) =	50,298.80	Square feet
D.11	Canopy area required to be provided through tree planting (B.9 - D.10) =	0.00	Square feet
D.12	Amount to be deposited into the Tree Preservation and Planting Fund =	0.00	

E. Total of 10-year Tree Canopy Provided			
E.1	Total of canopy area provided through tree preservation (C.10)	0.00	Square feet
E.2	Total of canopy area provided through tree planting (D.10)	50,298.80	Square feet
E.3	Total of canopy area provided through afforestation (D.21)	0.00	Square feet
E.4	Total of 10-year Tree Canopy Provided (E.1 + E.2 + E.3)	50,298.80	Square feet

Table 12.13 Interior Parking Lot Landscaping Calculations			
Area to be landscaped (SF)	177,343.00	Square feet	Remarks
Interior Landscaping Required (5%)	8,867.15	Square feet	
Total Shade Tree Canopy Provided	7,850.00	Square feet	
(5 trees @ 150 SF ea.)	750.00	Square feet	
(7 trees @ 250 SF ea.)	1,750.00	Square feet	
Total Area Required (SF)	8,867.15	5.00%	
Total Area Provided (SF)	8,400.00	5.10%	

Table 12.12 10-Year Tree Canopy Calculation Worksheet

Step	Details	Amount	Reference
A. Tree Preservation Target Calculations and Statement			
A.1	Pre-development area of existing tree canopy (from existing vegetation map(SF))	210,263.00	see § 12-0507.2
A.2	Percentage of gross site area created by existing tree canopy =	0.36	
A.3	Percentage of 10-year tree canopy required for site =	0.10	see Table 12.4
A.4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	0.36	
A.5	Proposed percentage of canopy requirement that will be met through tree preservation =	0.00	
A.6	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
A.7	If no for A.6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	See Sheet 7C	Provide sheet number, see § 12-0507.4
A.8	If step A.7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	YES	see § 12-0507.4

B. Tree Canopy Requirement			
B.1	Monthly gross site area (SF)	565,308.00	§ 12-0510.1A
B.2	Subtotal area dedicated to parking, road frontage(SF)	60,548.00	§ 12-0510.1B
B.3	Subtract area of exempted(SF)	2,772.00	§ 12-0510.1C(1) through § 12-0510.1C(8)
B.4	Adjusted gross site area (B.1-B.2-B.3)(SF)	502,988.00	Square feet
B.5	Identify the site's zoning and/or use	PDC	
B.6	Percentage of 10-year tree canopy required =	10%	§ 12-0509.1 and Table 12.4
B.7	Area of 10-year Tree Canopy Required (A.4 x B.6)(SF)	50,298.80	Square feet
B.8	Modification of 10-year Tree Canopy Requirement(s)	NO	Yes or No
B.9	Final 10-year tree canopy requirement (B.7 + B.8)(SF)	50,298.80	Square feet
B.10	Final 10-year tree canopy requirement (B.9) is located	Sheet number	

C. Tree Preservation			
C.1	Tree Preservation Target Area(SF)	18,753.25	Square Feet
C.2	Total canopy area meeting standards of § 12-0507.3(A)	0.00	Square Feet
C.3	Total canopy area provided by existing on-site trees or wooded commonwealth(SF)	0.00	Square Feet
C.4	Total canopy area provided by proposed on-site trees or wooded commonwealth(SF)	0.00	Square Feet
C.5	Total canopy area provided by "Historical," "Memorial," "Specialty," or "Street" trees (SF)	0.00	Square Feet
C.6	Total canopy area provided by "Historical," "Memorial," "Specialty," or "Street" trees (SF)	0.00	Square Feet
C.7	Total canopy area provided by "Historical," "Memorial," "Specialty," or "Street" trees (SF)	0.00	Square Feet
C.8	Canopy area of trees within required retention areas and 100-year floodplains (SF)	0.00	Square Feet
C.9	Canopy area of trees within required retention areas and 100-year floodplains (SF)	0.00	Square Feet
C.10	Total of C.3, C.5, C.7, and C.8 =	0.00	Square Feet
C.11	Area of canopy to be met through tree planting (B.7-C.10) =	50,298.80	Square feet
C.12	Area of canopy planned for air quality benefits =	0.00	Square feet
C.13	Area of canopy planned for energy conservation =	0.00	Square feet
C.14	Area of canopy planned for water quality benefits =	0.00	Square feet
C.15	Area of canopy planned for wildlife benefits =	0.00	Square feet
C.16	Area of canopy provided by improved outdoor and wildlife =	0.00	Square feet
C.17	Area of canopy provided through tree planting (C.11-C.16) =	50,298.80	Square feet
C.18	Percentage of D.14 represented by D.15 =	Must not exceed 33% of D.14	
C.19	Area of canopy to be planted with no benefit credits =	0.00	Square feet
C.20	Total of canopy area provided through tree planting (C.17-C.19) =	50,298.80	Square feet
C.21	Canopy area required to be provided through tree planting (B.9 - C.20) =	0.00	Square feet
C.22	Amount to be deposited into the Tree Preservation and Planting Fund =	0.00	

D. Tree Planting			
D.1	Area of canopy to be met through tree planting (B.7-C.10) =	50,298.80	Square feet
D.2	Area of canopy planned for air quality benefits =	0.00	Square feet
D.3	Area of canopy planned for energy conservation =	0.00	Square feet
D.4	Area of canopy planned for water quality benefits =	0.00	Square feet
D.5	Area of canopy planned for wildlife benefits =	0.00	Square feet
D.6	Area of canopy provided by improved outdoor and wildlife =	0.00	Square feet
D.7	Area of canopy provided through tree planting (D.1-D.6) =	50,298.80	Square feet
D.8	Percentage of D.14 represented by D.15 =	Must not exceed 33% of D.14	
D.9	Area of canopy to be planted with no benefit credits =	0.00	Square feet
D.10	Total of canopy area provided through tree planting (D.7-D.9) =	50,298.80	Square feet
D.11	Canopy area required to be provided through tree planting (B.9 - D.10) =	0.00	Square feet
D.12	Amount to be deposited into the Tree Preservation and Planting Fund =	0.00	

E. Total of 10-year Tree Canopy Provided			
E.1	Total of canopy area provided through tree preservation (C.10)	0.00	Square feet
E.2	Total of canopy area provided through tree planting (D.10)	50,298.80	Square feet
E.3	Total of canopy area provided through afforestation (D.21)	0.00	Square feet
E.4	Total of 10-year Tree Canopy Provided (E.1 + E.2 + E.3)	50,298.80	Square feet

Table 12.13 Interior Parking Lot Landscaping Calculations			
Area to be landscaped (SF)	162,352.00	Square feet	Remarks
Interior Landscaping Required (5%)	8,117.60	Square feet	
Total Shade Tree Canopy Provided	7,615.00	Square feet	
(5 trees @ 150 SF ea.)	750.00	Square feet	
(3 trees @ 250 SF ea.)	1,750.00	Square feet	
Total Area Required (SF)	8,117.60	5.00%	
Total Area Provided (SF)	8,400.00	5.10%	

1 TREE COVERAGE-HOTEL OPTION
NONE

2 TREE COVERAGE-OFFICE OPTION
NONE

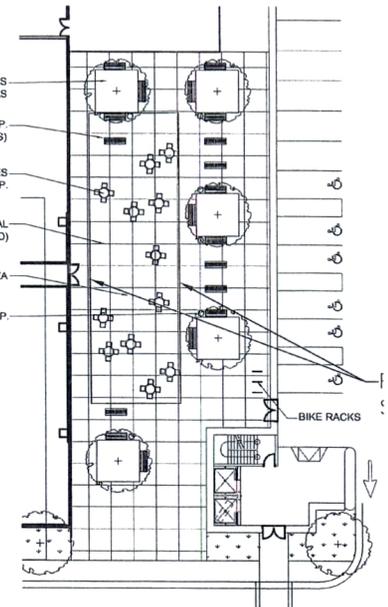
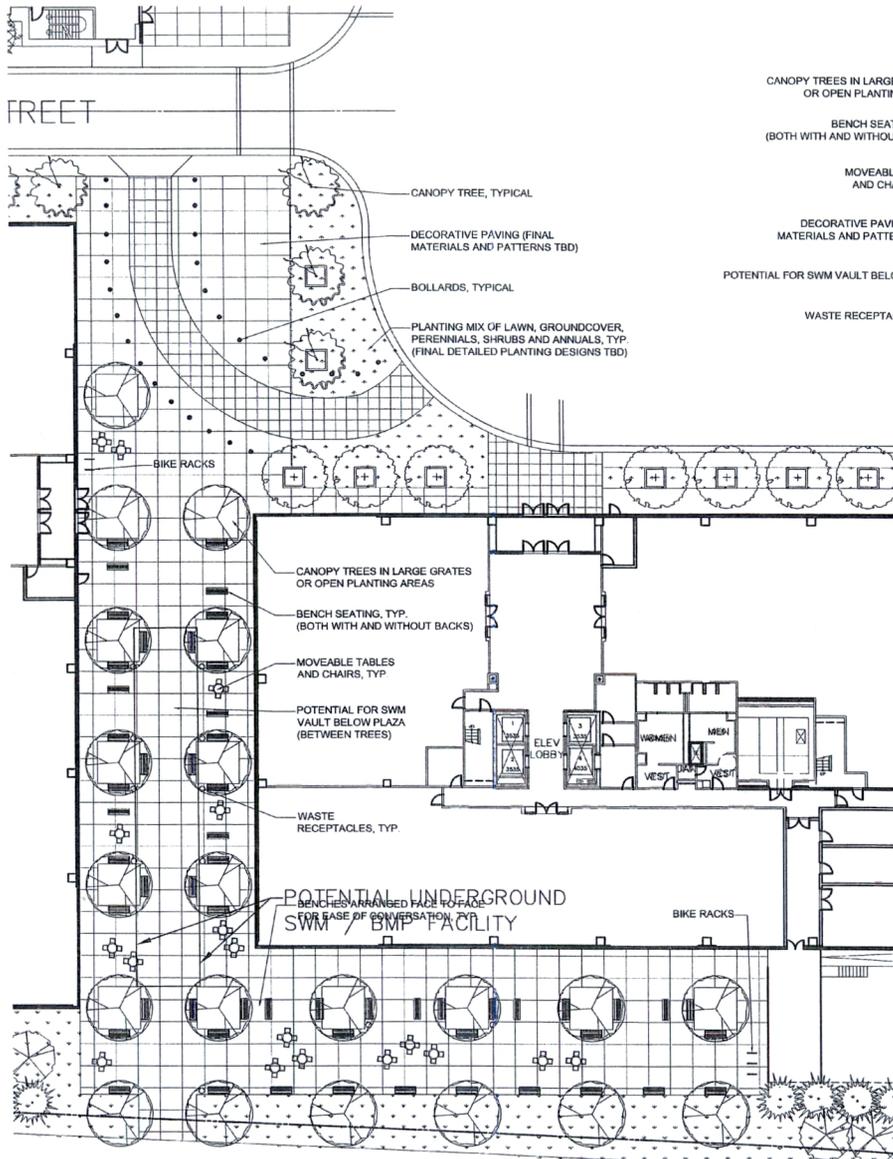
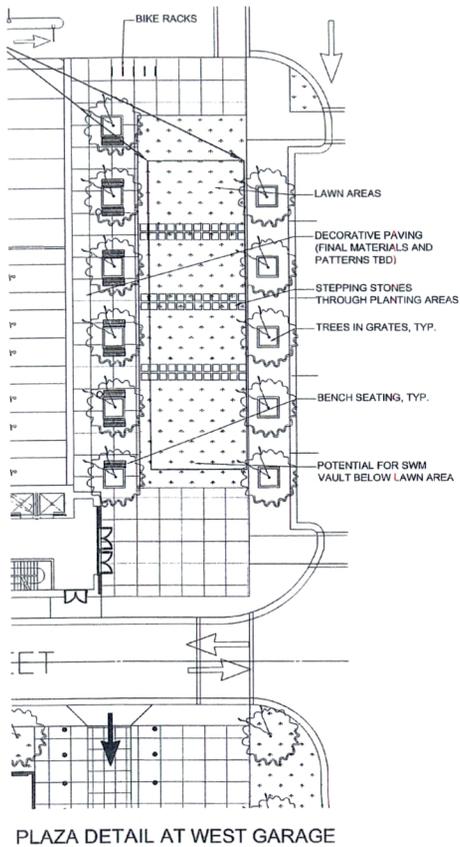


LIBERTY VIEW
COUNTY OF FAIRFAX, VIRGINIA
LEE DISTRICT

CDP / FDP CONCEPT
LANDSCAPE PLAN -
10-YR TREE COVERAGE
CALCULATIONS

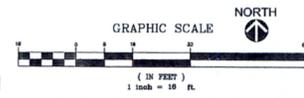
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06/25/2010
10/20/2010
12/13/2010
01/28/2011
02/08/2011

DATE: APRIL 30, 2010
DES: NPK
SCALE: AS NOTED
PROJECT/FILE NO: V7324A
SHEET NO: 7C



NOTES:
 1. REFER TO SHEET 7-E FOR SITE FURNISHINGS AND GENERAL DESIGN INTENT.
 2. FINAL LOCATIONS FOR ALL SITE FURNISHING ELEMENTS MAY VARY WITH FINAL PLAN.

THIS SHEET FOR LANDSCAPE PURPOSES, ONLY!



VIA REVISIONS

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10/20/2010	
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DATE:	APRIL 30, 2010
DES. JK/NPK	DWN. JK/NPK
SCALE:	AS NOTED
PROJECT/FILE NO.	V7324A
SHEET NO.	7D

NO.	DESCRIPTION	REVISED BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

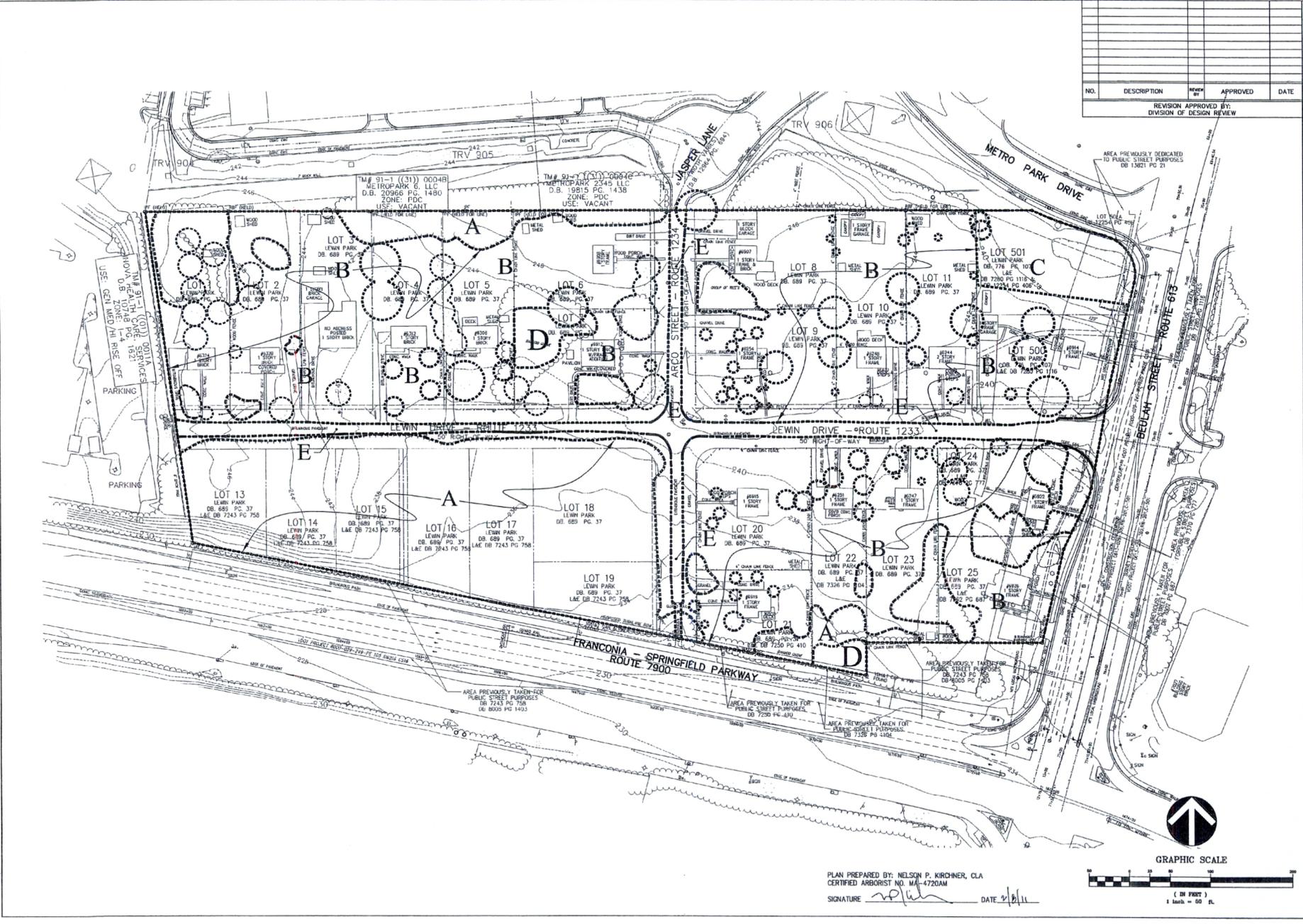
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 ENGINEERS PLANNERS ARCHITECTS SURVEYORS & DESIGN SERVICES
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LIBERTY VIEW
 COUNTY OF FAIRFAX, VIRGINIA
 SPRINGFIELD DISTRICT

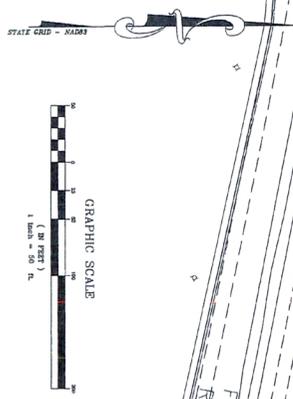
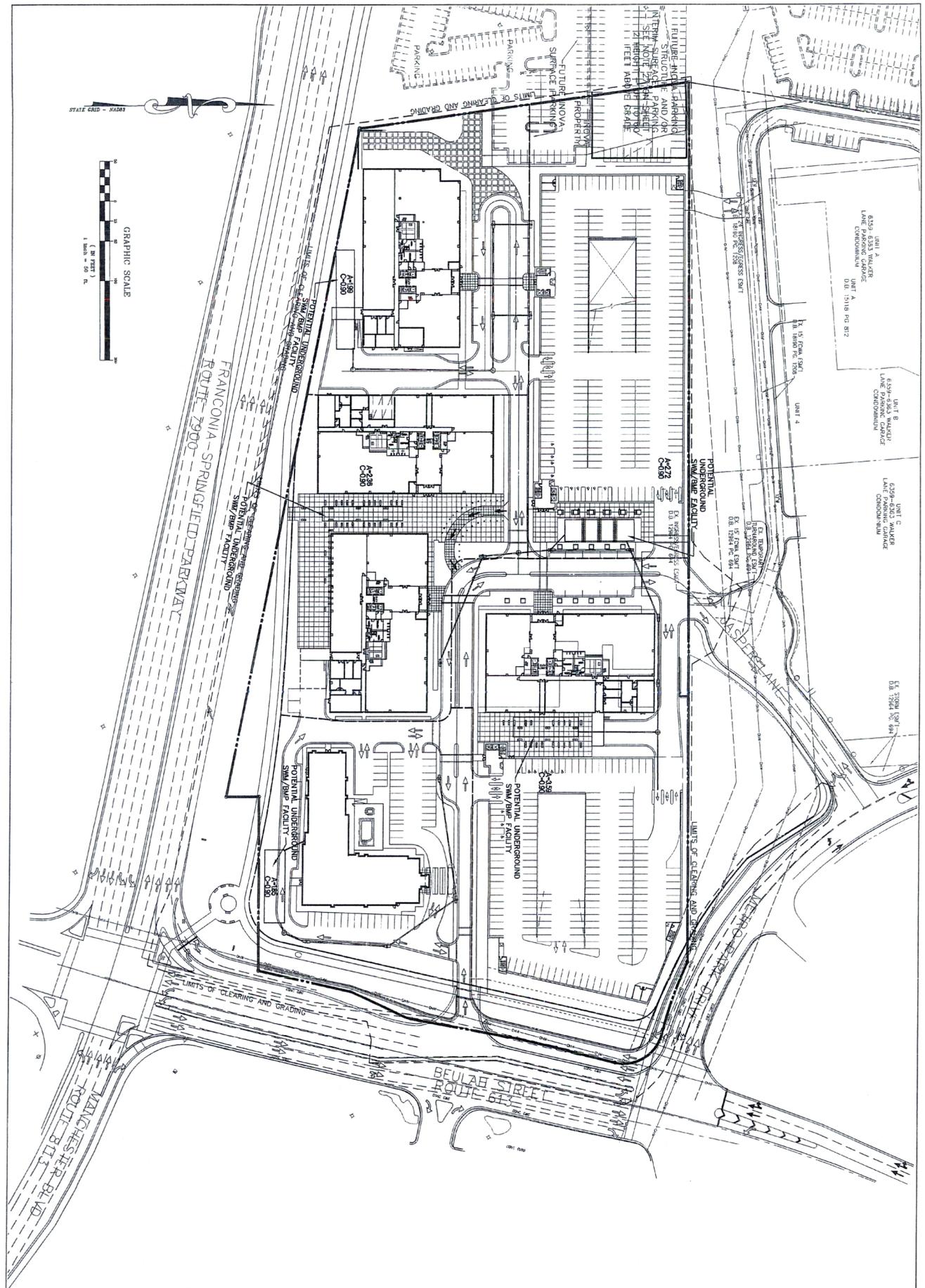
EXISTING VEGETATION
 MAP

VIVA REVISIONS

DATE:	03/24/2010
DES:	NPK DWN NPK
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SHEET NO.	9A



PLAN PREPARED BY: NELSON P. KIRCHNER, CLW
 CERTIFIED ARBORIST NO. MA-4720AM
 SIGNATURE: *NPK* DATE: 3/18/11



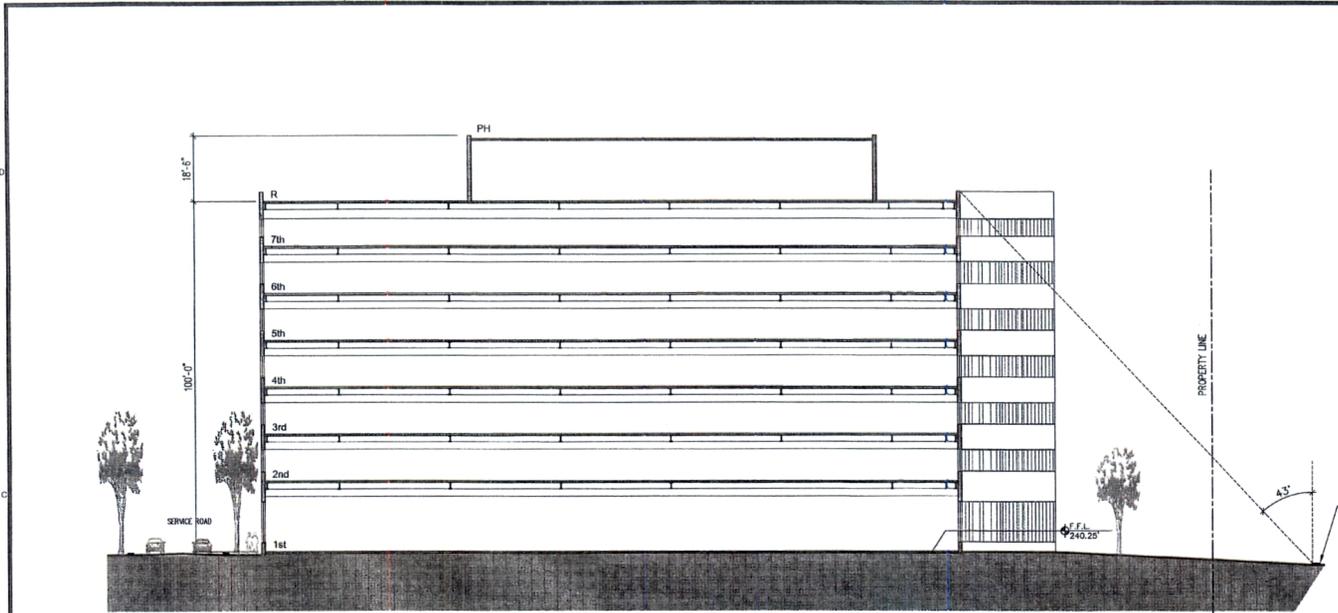
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12/13/2010	
02/08/2011	
02/08/2011	
DATE:	01/25/2010
DES: AYC	DM, RAB
SCALE:	1"=40'
PROJECT/FILE NO:	LIBV24
SHEET NO:	10A

CONCEPT DEVELOPMENT
PLAN/FINAL
DEVELOPMENT PLAN
HOTEL OPTION
DRAINAGE DIVIDES

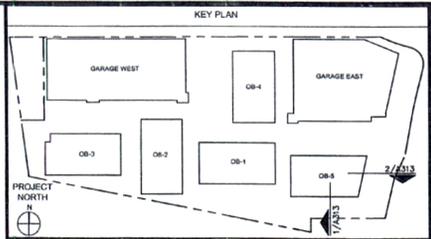
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COUNTY OF FAIRFAX, VIRGINIA
LEE DISTRICT

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2 SECTION THRU OFFICE BUILDING NO. 5
1/16"=1'-0"



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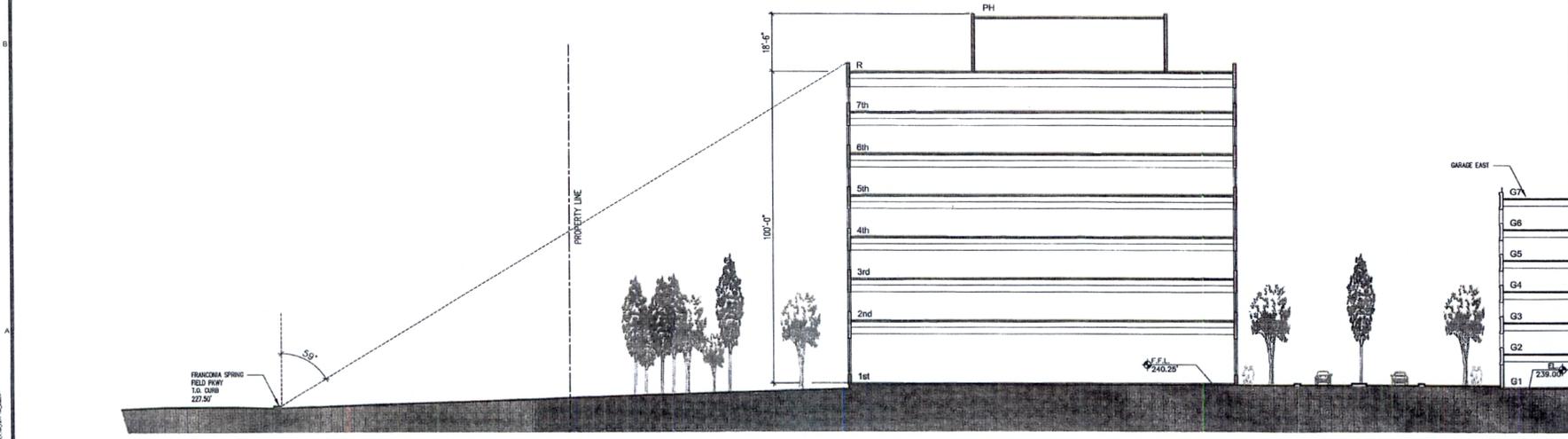
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McLean, Virginia 22102
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1 SECTION THRU OFFICE BUILDING NO. 5
1/16"=1'-0"

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Liberty View
County of
Fairfax
VA

PROJECT NO. 3-08-796.00

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BLDG. CROSS
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DATE August 9, 2010

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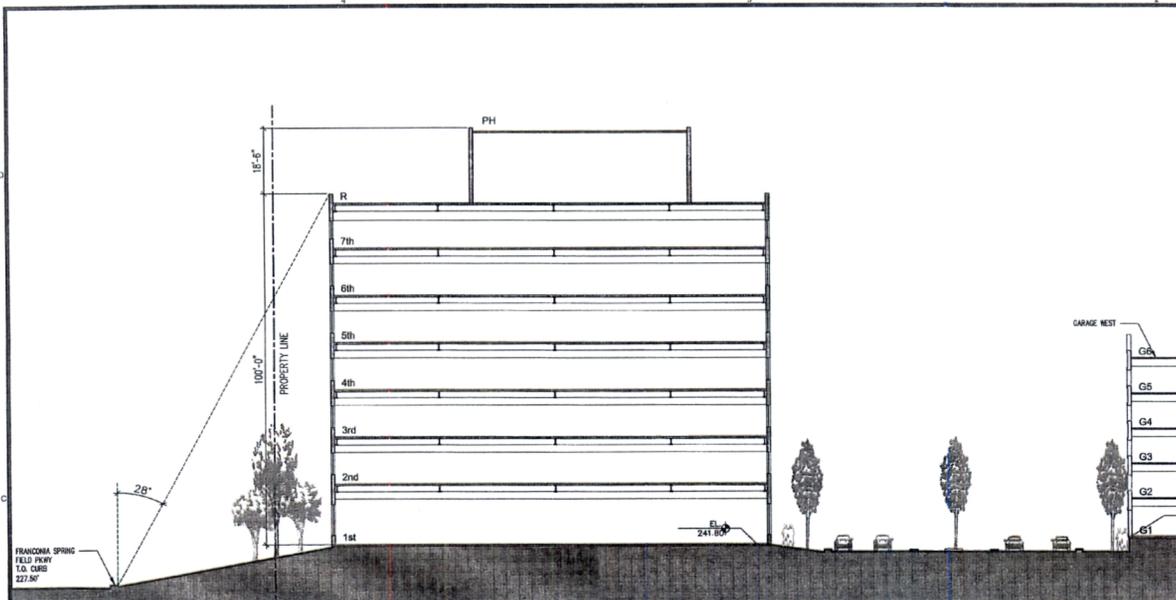
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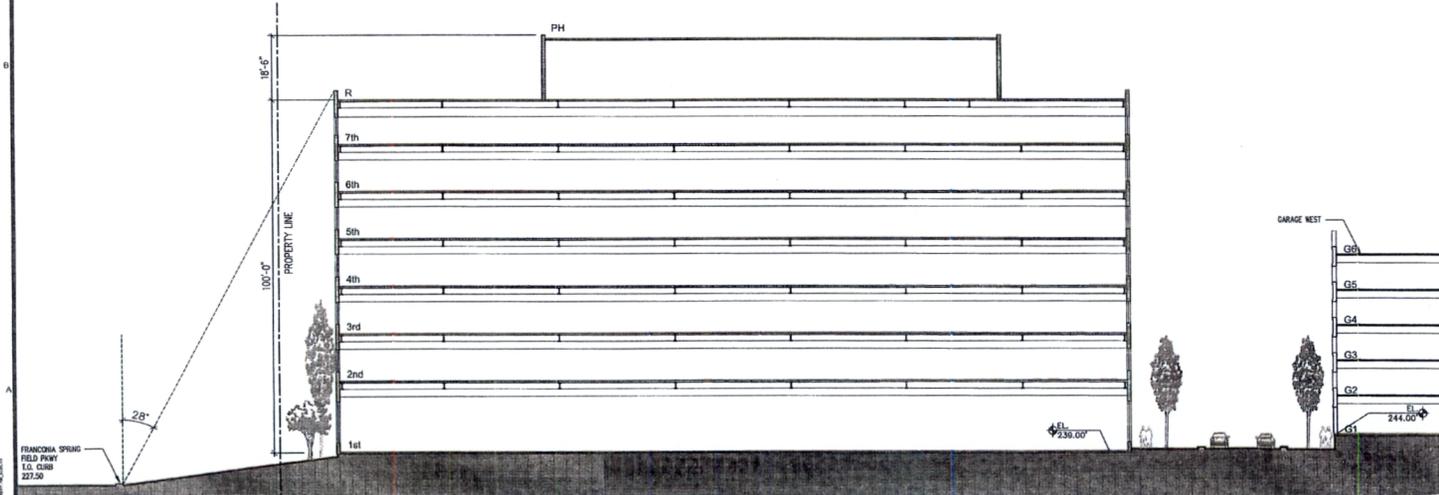
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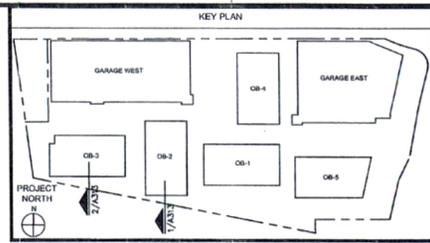
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2 SECTION THRU OFFICE BUILDING NO. 3
1/16"=1'-0"



1 SECTION THRU OFFICE BUILDING NO. 2
1/16"=1'-0"



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ELEVATIONS &
PERSPECTIVES

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Title 14, Full Size and

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4 PERSPECTIVE ALONG FRANCONIA-SPRINGFIELD PARKWAY
NTS
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2 PERSPECTIVE ALONG FRANCONIA-SPRINGFIELD PARKWAY
NTS
10-1021_SITE.dwg



3 PERSPECTIVE ALONG FRANCONIA-SPRINGFIELD PARKWAY
NTS
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1 SOUTH AND EAST ELEVATIONS
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4 PERSPECTIVE - EAST GARAGE
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2 PERSPECTIVE FROM WEST PARKING GARAGE
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3 PERSPECTIVE - OFFICE PARK
 NTS
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1 PERSPECTIVE FROM BEULAH STREET
 NTS
 10-1021_Site.rvt



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PERSPECTIVES

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, MR Lewin Park Capital, LLC, requests approval to rezone 13.45-acres from the R-1 Districts to the PDC District in order to permit the development of five office buildings, with an option for one of the buildings to develop as a 142,600 square foot (SF) hotel. The proposed development would consist of an office park, support retail, and optional hotel totaling 878,562 SF of development at an overall floor area ratio (FAR) of 1.5. Up to 15,000 SF of retail would be located within the development to take advantage of the proposed pedestrian plazas to support the office development. Such uses include dry-cleaners, banking centers and cafés. Parking is to be provided in two parking structures, as well as within a surface parking lot for the proposed hotel. Access will be provided from two points along Jasper Lane and one right-in only access point on Beulah Street.

The applicant's draft proffers, affidavit, and Statement of Justification are contained in Appendices 1, 2 and 3 respectively.

WAIVERS AND MODIFICATIONS

- Modification of loading space requirement for hotel and office uses.
- Waiver of the transitional screening and waiver of the barrier requirements between uses within the PDC District.
- Waiver of the maximum 600-foot private street requirement.
- Waiver of the transitional screening requirement and waiver of the barrier requirement along the southern boundary of the site in favor of that shown on the CDP/FDP.
- Waiver of the transitional screening requirement and waiver of the barrier requirement along the eastern boundary of the site in favor of that shown on the CDP/FDP.
- Waiver of the peripheral parking lot landscaping requirements for the subject site in favor of that shown on the CDP/FDP.

LOCATION AND CHARACTER

The site is located on the north side of the Franconia-Springfield Parkway, in the northwest quadrant of the intersection of the Franconia-Springfield Parkway and Beulah Street. The site consists of 13.45 acres zoned R-1. Today, the site contains 17 single-family detached dwellings and seven vacant parcels.



SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
North	Metro Park (Office Park)	PDC	Residential; 1-2du/ac
South	Single-family Detached	R-1	Residential; 5-8 du/ac
	Single-family Attached (Devonshire Townhomes)	R-8	
East	Festival At Manchester Lakes (Shopping Center)	C-8	Retail and Other
	Beulah Baptist Church (Place of Worship)	R-3	Public Facilities, Governmental and Institutional
West	INOVA Springfield (Medical Office)	I-4	Residential; 3-4 du/ac

BACKGROUND

No previous land use applications have been filed for the subject property.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	IV
Planning District:	Springfield Planning District
Planning Sector:	Beulah Community Planning Sector
Land Unit:	Land Unit C
Plan Map:	Residential; 1-2 du/ac

In the Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Springfield Planning District, S9-Beulah Community Planning Sector, Land Unit A, as amended through July 27, 2010, pages 101 - 102, the Plan states:

LAND UNIT C

The Lewin Park community is planned for residential use at 1-2 dwelling units per acre. Land Unit A, to the west, is planned for residential use with an option for office use, while Land Unit B, to the north, is recommended for residential use with office uses as an option. If the optional uses for Land Unit B are approved through a rezoning, then office and/or hotel with support retail uses at up to 1.5 FAR may be appropriate for Land Unit C if the following conditions are satisfied:

Land Use/Design

- The parcels in the land unit are substantially and logically consolidated. If all parcels cannot be consolidated, it must demonstrated that the unconsolidated parcel(s) can be compatibly integrated into the existing development;*
- The development features a coordinated plan which provides for high quality architecture, design, and building materials to foster development that is compatible with existing and planned development in Land Units A and B;*
- The building heights are a maximum of approximately 8 stories or a maximum of 100 feet, tapering down to a maximum of 60 feet for structures set back 101-150 feet from the existing centerline of Beulah Street and a maximum of 40 feet for structures set back 100 feet or closer from the existing centerline of Beulah Street;*

- *The height for above ground parking structures is limited to a maximum of 60 feet;*
- *Shared structured parking may be appropriate if designed and located in a manner that concentrates parking to the interior of the Metro Park development. This parking may be physically connected to adjacent parking structure(s) in Land Units A and B;*
- *The development minimizes front yard setbacks and avoids surface parking along the internal roadway system, and provides a pedestrian circulation system that interconnects buildings and provides an attractive pedestrian link to the Franconia-Springfield Parkway trail;*
- *Usable open space such as a landscaped plaza, courtyard with seating, or an on-site recreational amenity for employees is provided;*
- *Structures are well landscaped with trees and shrubs in order to provide a buffer to the existing Devonshire townhouse development located across from the subject property on the south side of the Franconia-Springfield Parkway;*
- *Lighting is located, directed, and designed to reduce glare and minimize impact onto existing Devonshire townhouse development;*
- *Support retail uses located in the ground-level of office or hotel buildings is encouraged but not required in every building;*
- *Mitigation of the impact on parks and recreation per policies contained in Objective 6 of the Parks & Recreation section of the Policy Plan and Springfield District standards;*
- *Provision of environmental elements into the design, including buildings designed to meet the criteria for LEED Silver green building certification;*
- *Buildings should be designed to accommodate telecommunications antennas and equipment cabinets in a way that is compatible with the building's architecture and conceals the antennas and equipment from surrounding properties and roadways by flush mounting or screening antennas and concealing related equipment behind screen walls or building features.*

ANALYSIS

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

Title of CDP/FDP: Liberty View

Prepared By: Vika, Inc.

Original and Revision Dates: May 1, 2010, as revised through February 8, 2011

Description of the Plan: The combined CDP/FDP consists of twenty-three sheets.

LIBERTY VIEW

RZ-2010-LE-009

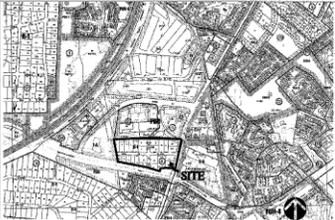
CONCEPTUAL DEVELOPMENT PLAN FINAL DEVELOPMENT PLAN

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

MAY 10, 2010
REVISED JUNE 23, 2010
REVISED OCTOBER 20, 2010
REVISED DECEMBER 13, 2010
REVISED JANUARY 28, 2011
REVISED FEBRUARY 8, 2011

SHEET INDEX

1. COVER SHEET
2. NOTES SHEET
3. EXISTING CONDITIONS SHEET
- 4A. CDP/FDP SHEET - HOTEL OPTION
- 4B. CDP/FDP SHEET - OFFICE OPTION
5. SWM/BMP SHEET
6. STORM WATER COMPUTATIONS AND ADEQUATE OUTFALL SHEET
- 7A. LANDSCAPE SHEET - HOTEL OPTION
- 7B. LANDSCAPE SHEET - OFFICE OPTION
- 10 YEAR TREE CANOPY CALCULATION SHEET
- 7C. LANDSCAPE PLAN - PLAZA DETAILS
- 7E. PRELIMINARY SITE FURNISHINGS EXHIBIT
- 8A. CIRCULATION PLAN SHEET - HOTEL OPTION
- 8B. CIRCULATION PLAN SHEET - OFFICE OPTION
- 9A. EXISTING VEGETATION MAP (EVM) SHEET
- 9B. EVM NOTES AND DETAILS SHEET
- 10A. SITE DRAINAGE DIVIDES - HOTEL OPTION
- 10B. SITE DRAINAGE DIVIDES - OFFICE OPTION
11. ILLUSTRATIVE BUILDING CROSS SECTION EXHIBITS
12. ILLUSTRATIVE BUILDING CROSS SECTION EXHIBITS
13. ILLUSTRATIVE RENDERINGS: SITE PLAN EXHIBITS
14. ILLUSTRATIVE RENDERINGS: ELEVATIONS & PERSPECTIVES
15. ILLUSTRATIVE RENDERINGS: PERSPECTIVES



1" SCALE - 1" = 500'
VICINITY MAP
TAX MAP NO. 94 (60)
PARCEL NO. 1, 2, 3, 4, 5, 6, 7, 8, 9,
10, 11, 12, 13, 14, 15, 16, 17, 18,
19, 20, 21, 22, 23, 24, 25,
50 AND 51

APPLICANT
MR. LEWIN PARK CAPITAL, LLC
C/O MONUMENT REALTY
170 K STREET NW SUITE 600
WASHINGTON, D.C. 20006
MR. RUSSELL HINES
MR. JOSH OLSEN
202-777-2000

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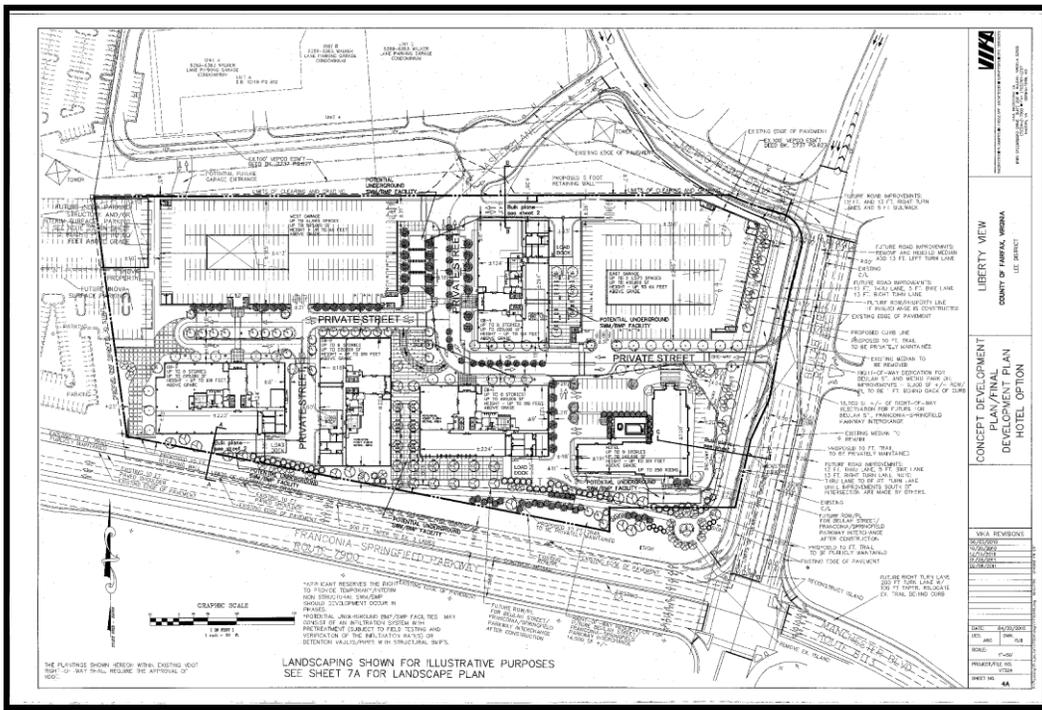
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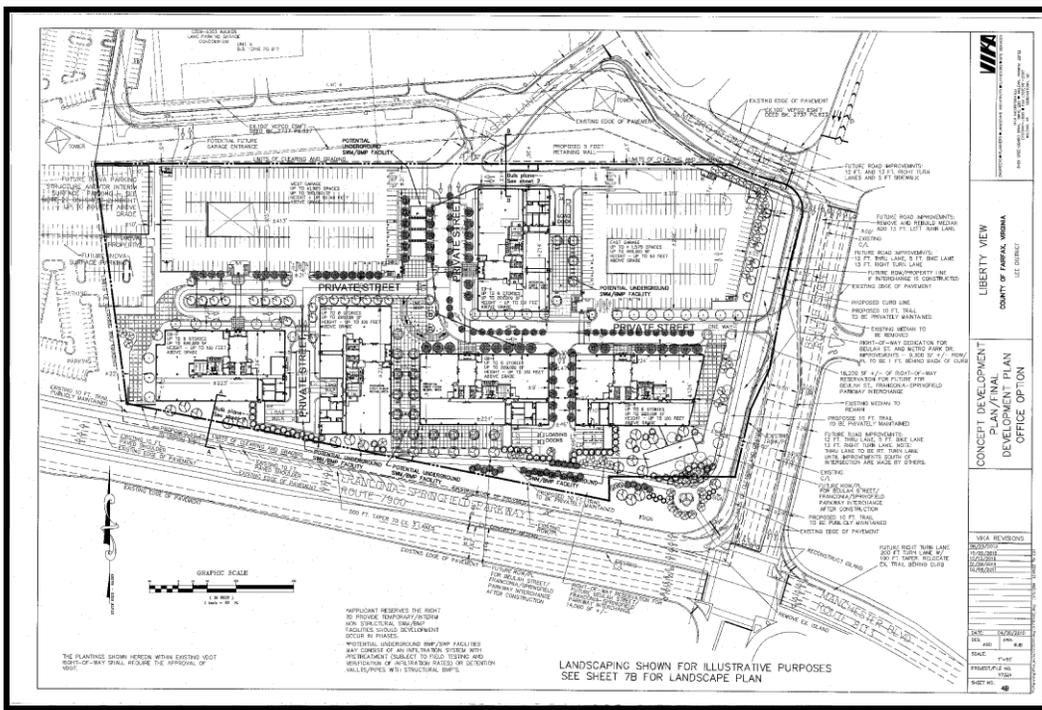
VIA FUMERA VISA
SHEET 1

The following features are depicted on the proposed combined CDP/FDP:

Site Layout: The CDP/FDP depicts two development options for the site. The layout for Option 1 depicts an office park consisting of four office buildings with support retail, and a hotel totaling 878,562 SF of development and a 1.5 FAR.



The layout for Option 2 depicts an office park consisting of five office buildings with support retail, totaling 878,562 SF of development and a 1.5 FAR.



Under both options the office buildings are shown to be a maximum of 220,000 gross square feet each and a maximum of 100 feet in height (up to ten stories). Up to 15,000 SF of first floor support retail would be provided in the office buildings OB-1, OB-2, and OB-4. Under Option 1 the proposed hotel is shown to be a maximum of 142,600 gross square feet and a maximum of 100 feet in height (up to nine stories).

Two parking garages are depicted on the site under both development options for the site. The west garage is shown in the northwestern portion of the site, north of Buildings OB-2 and OB-3, and the east garage is shown to be located east of Building OB-4 and north of the hotel or Building OB-5.

Access and Parking: The application proposes a total of three access points to the site, two along Jasper Lane along the northern boundary of the site and via one right-in only access from Beulah Street along the eastern boundary of the site. The access points would provide access to the internal road network which allows for access to the proposed buildings and the parking garages.

The parking structure along the western portion of the site would contain 1,925 parking spaces and be a maximum of 60 feet above grade. The second parking structure will contain 1,575 spaces and will be a maximum of 60 feet above grade.

Pedestrian Connections: The CDP/FDP depicts a ten-foot wide trail along the Beulah Street and Franconia-Springfield frontages of the site. The proposed trail is to be privately maintained and provide connections to the internal sidewalks proposed for the site. The internal sidewalks provide linkages to all of the proposed buildings on the site and to the proposed open space amenities.

Open Space and Landscaping: The applicant proposes 25% (146,427 SF) of open space with the proposed development. The majority of the proposed landscaped open space areas are located along the eastern and southern perimeter of the site. In addition, the CDP/FDP depicts open space areas to include pedestrian plaza area to the east of Building OB-2, south of Building OB-1 and east of Building OB-4.

Stormwater Management: The applicant proposes five locations for possible underground stormwater management/best management practices detention vaults to meet the stormwater management requirements for the site.

Land Use Analysis (See Appendix 4)

The Comprehensive Plan guidance for the subject property states that office and/or hotel with support retail uses at up to 1.5 FAR may be appropriate for the subject site. Additionally, the site-specific conditions listed in the above Comprehensive Plan text should be met for development of this use and intensity to be permitted. The application proposes two development options for the site consisting of office and hotel use totaling 878,562 SF. The additional conditions listed in the Comprehensive Plan text are discussed below.

Issue: Consolidation

The Comprehensive Plan guidance for the subject Land Unit recommends that the parcels in the land unit are substantially and logically consolidated. If all parcels cannot be consolidated, it must be demonstrated that the unconsolidated parcel(s) can be compatibly integrated into the existing development.

Resolution:

The subject application is a full consolidation of the parcels included in Land Unit C; therefore this recommendation has been satisfied.

Issue: Architecture

The Comprehensive Plan guidance recommends that any development in this Land Unit should feature a coordinated plan which provides for high quality architecture, design, and building materials to foster development that is compatible with existing and planned development in Land Units A and B.

Resolution:

The CDP/FDP includes building elevations and perspectives to depict the proposed architecture for the proposed building and parking structures. In addition the applicant has provided a proffer that states the architectural design of any building on the site will incorporate high quality materials consistent with high quality office parks in the area, including the adjacent Metro Park development, which is developed with buildings constructed of materials such as precast concrete, masonry, and brick along with architectural details including architectural metal, stone, glass, or E.I.F.S. To ensure this, the applicant has proffered that the predominant materials used on the front exterior facades of all buildings on the site will be pre-cast concrete, brick, glass, metal and/or masonry. Therefore, staff believes that this recommendation has been satisfied.

Issue: Building Heights

The Comprehensive Plan recommends that building heights be a maximum of approximately 8 stories or a maximum of 100 feet, tapering down to a maximum of 60 feet for structures set back 101-150 feet from the existing centerline of Beulah Street and a maximum of 40 feet for structures set back 100 feet or closer from the existing centerline of Beulah Street. The height for above ground parking structures is limited to a maximum of 60 feet.

Resolution:

The maximum height depicted for all of the proposed buildings is 100 feet. Additionally, the maximum height for the two proposed parking structures is shown to be 60 feet above grade. The proposed buildings are greater than 150 feet from the existing centerline of Beulah Street; therefore, these recommendations have been satisfied.

Issue: Shared structured parking

The Comprehensive Plan guidance for the site recommends that shared structured parking may be appropriate if designed and located in a manner that concentrates parking to the interior of the Metro Park development, and such parking may be physically connected to adjacent parking structure(s) in Land Units A and B.

Resolution:

The proposed development includes shared parking structures oriented to the adjacent Metro Park and INOVA Springfield developments. Therefore, this recommendation has been satisfied.

Issue: Pedestrian Connections

The Comprehensive Plan recommends that any development on the subject site should minimize front yard setbacks and avoid surface parking along the internal roadway system, and provide a pedestrian circulation system that interconnects buildings and provides attractive pedestrian links to the Franconia-Springfield Parkway trail.

Resolution:

The proposed development is oriented to the Franconia-Springfield and Beulah Street frontages of the site. The majority of the proposed parking is shown to be provided in structured parking, except for a surface parking lot for the proposed hotel. The application includes a coordinated pedestrian circulation plan which provides clearly defined linkages to all of the proposed buildings, plaza areas and pedestrian trails along Beulah Street and the Franconia-Springfield Parkway. Therefore, this recommendation has been satisfied.

Issue: Usable Open Space

The Comprehensive Plan recommends that usable open space such as a landscaped plaza, courtyard with seating, or an on-site recreational amenity for employees should be provided with any development on the site.

Resolution:

The application proposes pedestrian plaza areas to be provided under both development options for the site. The CDP/FDP also identifies locations where first floor retail uses may be provided to take advantage of the proposed pedestrian plazas. The applicant has also proffered to provide a minimum of 2,500 square feet in one or more of the office buildings for indoor recreation facilities. Therefore, this recommendation has been satisfied

Issue: Buffering

Structures are well landscaped with trees and shrubs in order to provide a buffer to the existing Devonshire townhouse development located across from the subject property on the south side of the Franconia-Springfield Parkway.

Resolution:

The application depicts proposed landscaping consisting of trees and shrubs along the southern boundary of the property to provide a buffer to the Devonshire townhouse development. Staff believes that this recommendation has been satisfied.

Issue: Lighting, Support Retail, and Telecommunications Antennas

The Comprehensive Plan further recommends that lighting be located, directed, and designed to reduce glare and minimize impact onto the existing Devonshire townhouse development. Support retail uses should be provided in the ground-level of office or hotel buildings; and buildings should be designed to accommodate telecommunications antennas and equipment cabinets that are compatible with the building's architecture and screens the antennas and equipment from surrounding properties and roadways.

Resolution:

The applicant has provided proffered commitments to ensure that:

- All outdoor lighting fixtures shall be in accordance with the Zoning Ordinance.
- Lighting internal to the proposed parking garages shall be located between beams to minimize glare.

- Lighting on the upper levels of the parking garage shall be shielded to prevent glare on to residential property in the area.
- Up to 15,000 square feet of retail uses to support the office development may be located in the areas shown on the CDP/FDP to take advantage of the proposed pedestrian plazas.
- Telecommunications and other related equipment may be placed on the proposed buildings' rooftops, and the Applicant will make efforts to minimize the visual impact of the facilities by either physically screening the facilities, including the facilities as part of the architecture of the buildings, utilizing compatible colors, or employing telecommunication screening material and flush mounted antennas to reasonably minimize the visibility of such equipment.

Based on the proposed proffers, these recommendations have been satisfied.

Staff finds that the proposed land uses, intensity and design are generally consistent with the land use recommendations of the Comprehensive Plan.

Environmental Analysis *(See Appendix 4)*

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

Issue: Green Building

The Comprehensive Plan's Policy Plan was amended in 2007 to incorporate guidance in support of the application of energy conservation, water conservation, and other green building practices in the design and construction of new development and redevelopment. Furthermore, the Comprehensive Plan guidance for the subject property includes an expectation that the proposed development will meet LEED Silver certification. As such, staff encouraged the applicant to provide a commitment to attain the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Silver certification.

The applicant previously proffered to submit documentation of LEED Silver certification within one year of issuance of Non- Residential Use Permit (Non-RUP) for each building. The proffer was a substantial deviation from standard green building commitments that the County has received for other developments. To be consistent with other green building commitments in which there is a Comprehensive Plan expectation for a minimum level of certification (in this case, the minimum expectation is LEED Silver certification), staff recommended that the proffer be revised as follows:

- Commitment to attainment of LEED Silver certification for all office and hotel buildings (not solely office buildings) under the most current version of Core and Shell or New Construction rating system prior to site plan approval (not the version that is applicable at the time of the approval of this zoning application as proposed in the current proffer).
- Posting of a green building escrow in the amount of \$2.00 per gross square foot of building prior to approval of the site plan (not within one year of the final Non-RUP if not “LEED certified” as proposed in the current proffer);
- Release of all or 50% of the green building escrow to Fairfax County (except when the LEED Silver certification has been delayed through no fault of the applicant) if the applicant fails to provide documentation that the building does not attain LEED Silver certification or falls within three points or less of LEED Silver certification within one year of the issuance of the Non-RUP (not within two years of the issuance of the final Non-RUP as proposed in the current proffer);
- Inclusion of LEED accredited professional (AP) who is also a professional engineer or architect on the design team prior to site plan submission for any building (not prior to issuance of a Non-RUP for any building); and
- Provision of a LEED checklist demonstrating the minimum number of credits necessary to attain LEED Silver certification as part of the site plan submission and building plan submission (not prior to the issuance of a building permit as currently proposed in the proffer).

One of the major concerns regarding the proffer was staff did not support the applicant's possible elimination of a green building escrow for buildings targeted for LEED Silver certification. The possible elimination of a green building escrow is generally supported by staff only when there is demonstration by the applicant such as through precertification under the Core and Shell rating system, that the building is anticipated to achieve one certification level above the minimum Comprehensive Plan expectation for the subject site. This approach provides an incentive to achieve higher levels of certification. Therefore, if the applicant were to commit to meeting the LEED Gold precertification under the Core and Shell program and provides documentation of attainment of precertification from the USGBC to the Department of Planning and Zoning prior to building plan approval for each building, the green building escrow would be waived.

Staff also noted that the applicant intended to commit to LEED Silver certification under the Core and Shell rating system for the office and hotel buildings. However, most green building certification commitments for hotels in the County have been through the New Construction rating system. The applicant was encouraged to look at the New Construction rating system to determine whether it is more suitable for the proposed hotel building.

Resolution:

The revised proffers include a commitment to demonstrate that LEED Gold precertification under the U.S. Green Building Council's Core and Shell program will be attained for each building prior to building plan approval for each building. Furthermore, the proffer states that if the applicant fails to attain LEED Gold precertification prior to building plan approval, the applicant will execute a separate agreement and post a green building escrow for each building. The green building escrow shall be in the amount of \$2.00 per gross square foot for each building. With the adoption of the proposed proffers, this issue is resolved.

Transportation Analysis (See Appendix 5)**Issue:** Transportation Improvements

Fairfax County Department of Transportation (FCDOT) staff raised the following Transportation issues related to the transportation improvements proposed with this application:

Issue: Franconia-Springfield Parkway / Beulah Street Intersection

The traffic impact analysis submitted by the applicant indicated that approximately 60% of the office and 75% of the hotel trips generated with the proposed development would access the site via the Franconia-Springfield Parkway/Beulah Street intersection. The additional site-related traffic will further compound congestion at this intersection. FCDOT staff noted applicant that at-grade road improvements at this intersection may improve delays at the intersection, but the construction of a grade-separated interchange would be the only viable way to achieve optimal operational levels in the future.

A grade separated interchange is currently included in the Fairfax County Comprehensive Plan, Transportation Plan. Therefore, the applicant should provide a monetary contribution towards design and construction of a single point urban interchange (SPUI) at this location, proportional to their impact. FCDOT staff determined that based on the traffic impact analysis, the proportion of site-related traffic traversing the intersection will be approximately 6.67% of the total traffic through the intersection in 2017. Based on an estimated \$60,000,000 cost for the SPUI, FCDOT recommended that the applicant contribute \$4,000,000 towards the construction of the interchange. However, the applicant had not offered to provide any monetary contribution specifically for the interchange.

In addition, FCDOT staff recommended that sufficient right-of-way (ROW) along Franconia-Springfield Parkway and Beulah Street be dedicated for the purpose of constructing the above referenced interchange in the future. While the applicant is offering a sufficient ROW dedication along their Beulah Street frontage, FCDOT staff did not feel that the proposed ROW dedication along the Franconia-Springfield Parkway was sufficient for the future westbound on-ramp from Beulah Street, as well as for maintaining traffic flow during construction of the interchange. FCDOT staff recommended that an additional 10-foot wide strip of ROW be dedicated along the Franconia-Springfield Parkway from the point where the proposed dedication meets the existing ROW line, westward.

Resolution:

The applicant has proffered to reserve right-of-way along the Beulah Street (18,200 SF) and Franconia-Springfield Parkway (14,000 SF) frontages of the site for future dedication to Fairfax County, for the future proposed grade separated interchange at that intersection. In addition, the applicant contends that the project's proportionate share of the cost of the off-site transportation improvements is \$2,169,133. (See *Preliminary Cost Estimate included in Appendix 3*).

Issue: Other Area Roadway Improvements

In addition to the need for a grade-separated interchange at the Franconia-Springfield Parkway and Beulah Street, there are other roadway improvements that FCDOT staff has deemed necessary to ensure acceptable levels of service within the site's impact area.

At-grade improvements were identified by the applicant in their traffic impact analysis (September 2010) and addendum (December 2010) to achieve Level of Service (LOS) D operations at each intersection in 2017, which is the projected build out date for the proposed development. At-grade improvements were identified for the intersection of the Franconia-Springfield Parkway and Beulah Street, as well, that would ensure LOS D operations. Based on the applicant's transportation analysis, a number of at-grade intersection improvements, which are specifically identified in the transportation analysis memo, were recommended to be provided by the applicant.

Resolution:

In response to the recommendations provided by FCDOT staff, the applicant has revised the application to provide the following:

- The applicant has proffered to reserve public right-of-way for the future improvements along Beulah Street and the Franconia-Springfield Parkway, until requested by Fairfax County, at no cost to the County.

- The applicant is now proffering to provide a 3rd westbound through lane and new westbound right turn lane at the intersection of Manchester Boulevard, the Franconia-Springfield Parkway and Beulah Street. In addition, the applicant is proffering to provide an escrow, not to exceed \$140,000, towards the completion of this improvement if additional right-of-way is required from other parties.
- The applicant is now proffering to provide a 3rd westbound through/right lane at the intersection of Manchester Blvd and Silver Lake Blvd.
- The applicant is now proffering the funds (\$25,000) for a new bus shelter.
- The applicant continues to proffer \$1.00 per square foot for the first three buildings constructed on the site, and \$1.50 per square foot for all remaining buildings constructed on the site (totaling about \$1,050,000), for transportation improvements within five miles of the property or within the greater Springfield area .
- The applicant is now proffering to include a crosswalk and pedestrian countdown signals with the 2nd southbound right from Beulah to Franconia-Springfield Parkway.
- The applicant has increased their commitment to providing shuttle service from two years to 10 years.

Issue: Transportation Demand Management (TDM)

The implementation of a transportation demand management (TDM) program and strategies would reduce single occupancy vehicle (SOV) trips to the site. FCDOT staff reviewed the TDM program proposed by the applicant and made the following recommendations on how the TDM program could be enhanced:

- The applicant should commit to a 25% trip reduction goal for all of the proposed buildings on the site.
- The applicant should proffer to spend \$30,000 (200 cards, \$30 each/per building) per year on the provision of Metro SmarTrip cards for employees on the site.
- The applicant should provide shuttle service or participate in a Transportation Management Association (TMA), such as TAGS, on an ongoing basis, and such shuttle service should accommodate 20 passenger buses on 10-minute headways.
- The applicant should reduce the amount of parking proposed on the site from a ratio of 4.2 spaces/1000 ft. for Option 1 and 3.5 space/100 ft. for Option 2 to a ratio of 2.6 spaces/1000 ft.

- Additional rideshare parking spaces should be provided on the site (50 additional rideshare spaces).

In response to the FCDOT recommendations, the applicant has made the following revisions.

- The applicant has proffered to attain a 20% trip reduction goal for the first two buildings constructed on the site and a 25% trip reduction for the remaining buildings on the site.
- The applicant has proffered to provide 200 SmarTrip cards, each with a value of \$30, for each building on the site prior to the issuance of the Non-RUP for each building (\$30,000 total)
- The applicant has proffered to pay to participate in a TMA and provide, operate and maintain shuttle service individually or cooperatively (TAGS) for a minimum period of ten years from the date of the first tenant Non-RUP for the property unless shuttle service is provided by a TMA in lieu of the Applicant's service.
- No changes have been made to the amount of proposed parking.
- The applicant continues to propose 15 rideshare parking spaces for the proposed development.

FCDOT staff has reviewed the revised CDP/FDP and proffers submitted by the application, and while staff notes that a number of the issues identified by staff have been addressed, there are still a number of outstanding issues, including:

- The applicant should provide a monetary contribution towards design and construction of a single point urban interchange (SPUI) at this location, proportional to their impact.
- In order to provide sufficient right-of-way (ROW), an additional 10 feet of ROW should be dedicated along the Franconia-Springfield Parkway and Beulah Street for the purpose of constructing the grade separated interchange in the future.
- The applicant should reduce the amount of parking proposed on the site to a ratio of 2.6 spaces per thousand square feet.
- Additional rideshare parking spaces should be provided on the site (50 additional rideshare spaces).

Due to those outstanding issues, FCDOT staff is not supportive of the subject application.

Stormwater Management Analysis *(Appendix 6)***Issue: Stormwater Management/Best Management Practices (SWM/BMP)**

The applicant proposes to provide multiple underground stormwater management/best management practices facilities to meet the stormwater management requirements for the site. Department of Public Works and Environmental Services (DPWES) staff reviewed the application and noted that the following items from the submission requirements had not been provided:

- The proposed pipe system was not shown.
- An estimate of the detention volume was not provided.
- The drainage areas to the proposed facilities were not shown.

Resolution:

The applicant has revised the CDP/FDP to provide the items note above. While DPWES has not raised any other issues regarding the subject application, the final determination of the adequacy of any water quantity and water quality facilities will be made by DPWES at the time of site plan review.

Urban Forest Management Analysis *(Appendix 7)***Issue: Tree Preservation**

The applicant requested a deviation from the tree preservation target area for the subject site. Urban Forest Management Division (UFMD) staff noted that there are existing trees on the site which appear to be in fair to good condition and should be considered for preservation. UFMD staff recommended that the proposed configuration of the development be adjusted to provide tree save areas and accommodate preservation on the site.

Resolution:

In discussions with staff, the applicant has noted that due to the location of the trees which have been identified to be worthy of preservation, it would not be possible to propose a development in conformance with the Comprehensive Plan without impacting those trees and significantly reducing the survivability of those trees. The proposed development options meet the 10-Year tree canopy requirements, but the application does not provide any preservation of existing trees on the site. The applicant has requested a deviation from the tree preservation target for the site. Staff believes that the application proposes a development that is consistent with the Comprehensive Plan recommended uses and intensity for the site and that it would not be easily feasible to provide a development in conformance with the Plan recommendations for the site without impacting the trees identified. Therefore, this issue has been addressed.

Public Facilities Analysis *(See Appendices 8-11)***Fire and Rescue** (Appendix 8)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #405, Franconia. The requested rezoning currently meets fire protection guidelines, as determined by the Fire and Rescue Department.

Fairfax County Park Authority (FCPA) (Appendix 9)

The FCPA reviewed the application and recommended that the applicant provide the following:

- A Phase I archaeological survey be conducted on the site, and subsequent archaeological testing (if sites are found) and archaeological data recovery, if the sites were found eligible to the National Register of Historic Places.
- Active and passive recreation opportunities should be provided for use by the employees on the site.
- Provide indoor recreational amenities to all building tenants.
- Provide a pedestrian connection to Jasper Lane.
- Provide additional points of pedestrian connection between the proposed buildings and the Franconia-Springfield Parkway trail.
- Provide additional detail to clarify the completeness of the internal pedestrian connections.

Resolution:

The CDP/FDP was revised to include a circulation plan sheet for both development options for the site to demonstrate the completeness of the proposed pedestrian connections. The circulation plan depicts a pedestrian connection to the Jasper Lane frontage of the site. The applicant has proffered to conduct a Phase I archeological investigation of the site prior to any land disturbing activities, and if significant archaeological resources are discovered, conduct a Phase II survey. Additionally, the applicant has proffered to provide a minimum of 2,500 square feet in one or more of the office buildings for indoor recreation facilities, and if space is not available in each building, all such space would be made available to occupants of each of the office buildings, subject to

approval by building tenants. Finally, the applicant has proffered to contribute \$50,000 to Fairfax County to be used for improving recreational fields in the Lee District, in locations determined by the Park Authority in consultation with the Lee District Supervisor. Based on the provisions discussed, staff believes these issues have been addressed.

Sanitary Sewer Analysis *(Appendix 10)*

The proposed project is located in the Long Branch Watershed and will be sewered by the Norman M. Cole Pollution Control Plant. Based on the current and committed flow, excess capacity is available at this time. In addition, the existing 8-inch pipe line located in the street is adequate for the proposed use.

Fairfax County Water Authority *(Appendix 11)*

The subject property is located within the Fairfax County Water Authority Service Area and adequate domestic water service is available at the site from existing 24-inch, 12-inch, and 8-inch water mains located on the property. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

ZONING ORDINANCE PROVISIONS *(Appendix 12)*

The application must comply with the applicable regulations of the Zoning Ordinance found in Article 6, Planned Development District Regulations and Article 16, Development Plans, among others.

Sect. 6-201 PDC District Purpose and Intent:

Sect. 6-201 states that the PDC District was established "...to encourage the innovative and creative design of commercial development. The district regulations are designed to accommodate preferred high density land uses which could produce detrimental effects on neighboring properties if not strictly controlled as to location and design; to insure high standards in the lay out, design and construction of the commercial developments." Staff believes that the proposed development options are of a design that will be in harmony with recent commercial development of a similar type at the neighboring property to the north (Metro Park).

Par. 1 of Sect. 6-207 requires that a PDC District result in a minimum yield of 100,000 square feet of gross floor area or that the proposed development be a logical extension of an existing P District and yield a minimum of 40,000 square feet of gross floor area. The development proposes 878,562 square feet of development, which is more than the minimum of 100,000 square feet required for the PDC District.

Par. 3 of Sect. 6-208 permits a maximum FAR of 1.5, which may be increased by the Board, in its sole discretion, up to a maximum of 2.5 with the provision of additional amenities. However, the application proposes development of the site at a maximum floor area ratio of 1.50; therefore this standard has been met.

Par. 1 of Sect. 6-209 requires that a minimum open space area of 15% be adhered to in the PDC District. As discussed previously, the development provides for 25% open space and therefore exceeds the minimum requirement.

Sect. 16-101 General Standards:

All planned developments must meet the general standards specified in Sect. 16-101.

General Standard 1 requires substantial conformance with the Comprehensive Plan. As previously discussed, the Comprehensive Plan recommends that office and/or hotel with support retail uses at up to 1.5 FAR may be appropriate for the subject site, if certain conditions are satisfied. The subject applications proposed two development options for the site. One option proposes a development consisting of four office buildings and one hotel, and the second option proposes a development consisting of five office buildings. Under both options for the site, the maximum FAR proposed is 1.5. Staff believes that the proposed development is in substantial conformance with this standard.

General Standard 2 requires that the design of the proposed planned development results in a more efficient use of the land and in a higher quality site design than could be achieved in a conventional district. Staff believes that the development proposed with this application is of a high quality design that will be compatible with the recent and proposed commercial development to the north and west of the subject property. Therefore, this standard has been met.

General Standard 3 requires that the design of the proposed development protect and preserve the natural features on the site. The site currently contains single-family detached dwellings. The application proposes a development that is consistent with the Comprehensive Plan recommended uses and intensity for the site. While there are existing trees on the site that may be worthy of preservation, it would not be easily feasible to provide a development in conformance with the Comprehensive Plan recommendations for the site without impacting those trees. Therefore the applicant has requested a deviation from the tree preservation target for the site.

General Standard 4 requires that the proposed development be designed to prevent substantial injury to the use and value of existing surrounding development and not to hinder, deter, or impede development of surrounding undeveloped properties in accordance with the adopted Comprehensive Plan. There are no undeveloped properties surrounding the application property and the proposed development will not negatively affect the existing surrounding development. Therefore, this standard has been met.

General Standard 5 requires that the planned development be located in an area where transportation, police, fire protection, and other public facilities are available and adequate for the proposed use. The development is proposed in an area where transportation, police, fire protection, and other public facilities are available and adequate for the proposed use.

General Standard 6 requires that the planned development coordinate linkages among internal facilities and services as well as provide connections to major external facilities and services at a scale appropriate to the development. As discussed previously, access to the site is shown to be provided from Beulah Street and Jasper Lane. The applicant proposes to construct a 10-foot wide trail along the Beulah Street and Franconia-Springfield Parkway frontages of the site, which will be privately maintained. The CDP/FDP includes a pedestrian circulation plan identifying the pedestrian paths throughout the development and showing the pedestrian connections to the proposed trails along the boundary of the site, providing connections to off-site properties. Staff believes that this standard has been met.

All planned developments must meet the Design Standards of Section 16-102 of the Zoning Ordinance.

Sect. 16-102 Design Standards:

Design Standard 1 states that at all peripheral lot lines bulk regulations, 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.

The proposed development most closely resembles the C-3 District in terms of the proposed use and FAR; the following table depicts the bulk regulations of the C-3 District.

Bulk Standards C-3			
Standard	Required	Provided (Office Option)	Provided (Hotel Option)
Max. Bldg. Height	90 feet	100 feet	100 feet
Front Yard	Front yard: Controlled by 25° angle of bulk plane, but not less than 40 ft.	25 ft. – Beulah St. 13 ft. – Franconia-Springfield Pkwy.	25 ft. – Beulah St. 13 ft. – Franconia-Springfield Pkwy.
Rear Yard	Controlled by 20° angle of bulk plane, but not less than 25 ft.	5 feet	5 feet
Side Yard	No Requirement	10 feet	10 feet
FAR	1.00	1.50	1.50
Open Space	15%	25%	25%
Parking Spaces	Office Only: 2.6 /1000 SF/bldg. $2.6 * 878,562/1000 = \mathbf{2,285 \text{ spaces}}$ Office/Hotel: 1/room + 4/50 rooms $= 250+ (250/50) = 270$ 2.6 /1000 SF/bldg. $250 + 20 = 270$ $2.6 * 735,962/1000 = \mathbf{1914}$ 2,323 spaces	3,105 spaces	3,155 spaces
Loading Spaces	Office: 20 spaces Office/Hotel: 22 spaces	10 spaces*	8 spaces*

* Waiver of loading space requirement requested pursuant to Sect. 11-201

Design Standard 2 states that the development must provide adequate open space, parking and loading spaces as set forth in the Ordinance. The proposed development exceeds the minimum required open space, which is 15%. As previously discussed, the application proposes parking which exceeds the minimum required parking spaces for the site, and the applicant has requested modification of the loading space requirements.

Design Standard 3 states that the streets and driveways shall be designed to conform to the Zoning Ordinance, and that a network of trails and sidewalks shall provide access to recreational amenities and open space. The application proposes to provide access to the site from Beulah Street and Jasper Lane. Private streets are proposed to provide vehicular circulation within the site. The application also proposes to provide a 10-foot wide, privately maintained trail along the Beulah Street and Franconia-Springfield Parkway frontages of the site, as well as pedestrian pathways within the development to provide access to the proposed buildings and offsite properties. Based on the provisions discussed, staff believes that this standard has been met.

Waivers/Modifications:

Modification of loading space requirement for hotel and office uses:

The applicant is requesting a modification from the required loading spaces for the proposed development options for the site. Under Option 1 (four office buildings/one hotel) a total of 22 loading spaces would be required and the applicant proposes eight loading spaces. Under Option 2 (five office buildings) a total of 25 loading spaces would be required and the applicant proposes 10 loading spaces. Sect. 11-201 of the Zoning Ordinance states, in the PDH, PDC, PRC and PRM Districts, the loading space provisions of the Ordinance shall have general application as determined by the Director of DPWES. Therefore, staff has no objections to the loading space modification request.

Waiver of the transitional screening and the barrier requirements between uses within the PDC District.

Par. 1 of Sect. 13-305 of the Zoning Ordinance states that transitional screening and barrier requirements may be waived or modified between uses that are to be developed under a common development plan in the PDC District when compatibility between uses has been addressed through a combination of the location and arrangement of buildings or through architectural or landscaping treatments. The proposed office/hotel development option for the site is proposed under a common development plan; therefore staff supports these requests.

Waiver of the maximum 600-foot private street requirement.

The applicant is seeking a waiver of the 600-foot maximum length for a private street in order to permit private streets throughout the proposed development. No justification for this waiver has been provided. However, staff believes that the proposed private street network within the proposed development will provide safe and efficient vehicular circulation through the site. Therefore, staff does not object to this waiver request.

Waiver of the transitional screening requirement and waiver of the barrier requirement along the southern boundary of the site in favor of that shown on the CDP/FDP.

Per Sect. 13-303 of the Zoning Ordinance a 35-foot wide buffer is required for transitional screening purposes along the southern portion of the site, across from the Devonshire townhouse development. In addition, a barrier consisting of a 42-48 inch chain link fence or 6-foot high wall is required along that portion of the property. The applicant has requested a waiver of the transitional screening requirement and waiver of the barrier requirement along the southern boundary of the property because the nearest residential building is approximately 260 feet away from the proposed buildings across approximately 8 lanes of traffic. In addition, the widened (10-foot wide) pedestrian trail along the Franconia-Springfield Parkway frontage of the site and the right-of-way dedication required for the future proposed grade separated interchange at the intersection of Beulah Street and the Franconia-Springfield Parkway, preclude the ability to provide the required screening and barrier.

Par. 3 of Sect. 13-305 states transitional screening may be modified where the building or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. The application proposes a minimum 10-foot wide landscaped buffer along the southern boundary of the site to mitigate the impact of the proposed development on the residential development. Based on the proposed landscaping, staff is not opposed the applicant's requests.

Waiver of the transitional screening requirement and waiver of the barrier requirement along the eastern boundary of the site in favor of that shown on the CDP/FDP.

Per Sect. 13-303 of the Zoning Ordinance a 25-foot wide buffer is required for transitional screening purposes along the eastern corner of the site, across from the Beulah Baptist Church property. In addition a barrier consisting of a 42-48 inch wall or fence is required along that portion of the property. The applicant has requested a waiver of the transitional screening requirement and waiver of the barrier requirement along the eastern boundary of the property because the existing church building is approximately over 300 feet away from the proposed buildings with a parking lot between the existing church building and the buildings proposed with this application. Furthermore, the church property is diagonal to only a small portion of the proposed development. In addition, the widened (10-foot wide) pedestrian trail along the Beulah Street frontage of the site and the right-of-way dedication required for the future proposed grade separated interchange at the intersection of Beulah Street and the Franconia-Springfield Parkway, preclude the ability to provide the required screening and barrier.

Par. 3 of Sect. 13-305 states transitional screening may be modified where the building or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. The application proposes landscaping along the eastern boundary of the site and architectural treatments along the eastern façade of the proposed parking structure along Beulah Street, to mitigate the impact of the proposed development. Based on the proposed landscaping, staff is not opposed the applicant's requests.

Waiver of the peripheral parking lot landscaping requirements for the subject site in favor of that shown on the CDP/FDP.

The applicant has requested a waiver of the peripheral parking lot landscaping requirements for the subject site. Per Sect. 13-203 of the Zoning Ordinance, peripheral parking lot landscaping consisting of a landscaping strip 10 feet in width between the parking lot and the property line, not including a sidewalk or trail, is required for any parking lot that contains 20 or more spaces and transitional screening is not required. For the subject application, peripheral parking lot landscaping would be required around the two proposed parking garages and the surface parking lot proposed for the hotel.

Par. 3 of Sect. 13-203 states that the Board of Supervisors may approve a waiver or modification of the peripheral parking lot requirements where such waiver or modification would not have any deleterious effect on the existing or planned development of adjacent properties. Staff believes that based on the site design proposed with both development options for the site will effectively screen the parking areas from view through the location of the proposed buildings and the landscaping shown on the landscape plans. Therefore, staff is not opposed to this waiver request.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The subject application seeks to redevelop the property under two possible options. The first option proposes four office buildings of up to eight stories in height and a hotel of up to nine stories. The second option proposes five office buildings of up to eight stories with a height limit for both development options of no more than 100 feet above grade for all buildings. Each office building is proposed to be a maximum of 220,000 gross square feet under both options, and the hotel is proposed to be a maximum of 142,800 gross square feet. The floor area ratio (FAR) for both options is proposed to be a maximum of 1.5 or 878,562 gross square feet.

While staff notes that there are additional transportation related improvements that would enhance the subject application, staff believes the proposal is in general conformance with the Comprehensive Plan guidelines for the subject property and the applicable Zoning Ordinance standards.

Recommendations

Staff recommends approval of RZ 2010-LE-009 and the associated Conceptual Development Plan, subject to the proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2010-LE-009, subject to the Board of Supervisors approval of RZ 2010-LE-009 and the Conceptual Development Plan.

Staff recommends approval of a modification of the loading space requirement for hotel and office uses.

Staff recommends approval of a waiver of the transitional screening and waiver of the barrier requirements between uses within the PDC District.

Staff recommends approval of a waiver of the maximum 600-foot private street requirement.

Staff recommends approval of a waiver of the transitional screening requirement and waiver of the barrier requirement along the southern boundary of the site in favor of that shown on the CDP/FDP.

Staff recommends approval of a waiver of the transitional screening requirement and waiver of the barrier requirement along the eastern boundary of the site in favor of that shown on the CDP/FDP.

Staff recommends approval of a waiver of the peripheral parking lot landscaping requirements for the subject site in favor of that shown on the CDP/FDP.

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.

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

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Land Use and Environmental Analysis
5. Transportation Analysis
6. Urban Forestry Management Division Analysis
7. Stormwater Management Analysis
8. Fire and Rescue Analysis
9. Fairfax County Park Authority Analysis
10. Sanitary Sewer Analysis
11. Fairfax County Water Authority
12. Applicable Zoning Ordinance Standards
13. Glossary

PROFFERED CONDITIONS

Liberty View

RZ 2010-LE-009

October 20, 2010

December 10, 2010

January 27, 2011

February 21, 2011

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended and Chapter 112 of the 1976 Code of the County of Fairfax, Virginia, as amended (the "Zoning Ordinance"), the property owners (the "Owners") and Applicant (the "Applicant") in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County as Tax Map Reference 91-4-((4))-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 500 and 501, and the right-of-way to be vacated associated with Lewin Drive (Route 1233) and Arco Street (Route 1234) (hereinafter referred to as the "Property") will be in accordance with the following proffered conditions (the "Proffers" or "Proffered Conditions") if, and only if, said rezoning request for the PDC Zoning District is granted. In the event said application request is denied, these Proffered Conditions shall be null and void. The Owners and the Applicant, for themselves, their successors and assigns, agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, (the "Board" or "Board of Supervisors") in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

I. GENERAL

1. Substantial Conformance. Subject to these Proffers, and the provisions of Articles 16 and 18 of the Zoning Ordinance, the development shall be in substantial conformance with the Conceptual/Final Development Plan (the "CDP/FDP"), containing fourteen (14) sheets, prepared by VIKA, Inc., dated May 10, 2010 and revised through February 8, 2011, as further modified by these proffers.

2. Minor Modifications. Except as otherwise proffered herein, pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance and as otherwise permitted by the Zoning Ordinance, minor modifications from the CDP/FDP and the associated layout of the approved development, may be permitted as determined by the Zoning Administrator.

3. Partial Amendments. Portions of the Property may be the subject of a partial and separate proffered condition amendment ("PCA") without the joinder and/or consent of the other property owners, provided such request satisfies the provisions of Paragraph 6 of Section 18-204 of the Zoning Ordinance, as determined by the Zoning Administrator. Previously approved

proffered conditions applicable to the property that is not the subject of such PCA shall otherwise remain in full force and effect.

4. Final Development Plan Amendments. Notwithstanding that CDP 2010-LE-009 (“CDP”) appears on the same development plan as FDP 2010-LE-009 (“FDP”), it shall be understood that said CDP shall consist of the entire plan relative solely to the ultimate points of access at the periphery of the Property; the general location of proposed building footprints, use, and parking areas; maximum building heights; on-site vehicular circulation; and the amount and location of common open space areas. The Owners and the Applicant have the option to request a Final Development Plan Amendment (“FDPA”) from the Planning Commission in accordance with Section 16-402 of the Zoning Ordinance with respect to all remaining elements of CDP/FDP.

5. Effect of Zoning Ordinance Amendments. To the extent the Zoning Ordinance is modified or amended in the future in a manner that is inconsistent with the CDP/FDP or the Proffers, the Owners and Applicant shall be entitled, in accordance with the applicable provisions of the Zoning Ordinance and the Code of Virginia, to comply with either Zoning Ordinance in effect at the time of the approval of these Proffers, or as the Zoning Ordinance is modified in the future. Any future amendments to these approvals shall comply with the Zoning Ordinance in effect at the time of such amendment.

6. Density Credit. The Applicant reserves density credit in accordance with provisions of paragraph 4 of Section 2-308 of the Zoning Ordinance. Consistent with such provisions, density/intensity attributable to land areas dedicated to the Fairfax County Board of Supervisors (the “Board”) is hereby reserved to the residue of the Property.

7. Phasing. Build-out of the Property may proceed in phases for each of the five buildings shown on the CDP/FDP (respectively, each building shall be referred to as “Building”). The Floor Area Ratio (“FAR”) and/or Gross Floor Area (“GFA”) constructed within a respective phase of the project may exceed the maximum density limitations set forth in the Proffer below so long as such maximum density limitations are not exceeded over the entirety of the Property. The creation of landscaped open space areas and associated improvements may occur in phases, concurrent with the phasing of construction/development of the Property. As such, the total landscaped open space provided at any given phase of development shall not be required to be equivalent to the 25% overall landscaped open space; provided the total combined landscaped open space at the completion of the development shall satisfy such overall landscape open space requirement, as shown on the CDP/FDP. Notwithstanding the Transportation proffers below, internal private streets may be constructed in phases as necessary to serve each respective phase of the associated development.

8. Common Association. Prior to issuance of the first Non-Residential Use Permit (“Non-RUP”) for the Property, except for Inova Property as defined below, the Applicant shall establish a common association in accordance with Virginia law. Such common association may consist of one or more umbrella owners’ associations, as well as individual condominium owners’ associations, sub-condominium owners’ associations, or other community associations (collectively, “COAs”) formed for specific buildings or parts of buildings (the “Common

Association"). At a minimum, each COA and the owners of each building shall be members of the Common Association, however not all of the Property shall be required to be subject to a common association.

9. Inova Property. Inova Health Care Services ("Inova") is the contract purchaser of a portion of the Property as shown on the CDP/FDP ("Inova Property"). Consistent with the guidance in the Comprehensive Plan allowing for parking in adjacent land bays, Inova intends to use Inova Property for parking for its facilities located on the adjacent Tax Map Parcel 91-1-((1))-11A. As such, the Inova Property shall be subject to the Proffers contained in section I. GENERAL herein. The remaining proffers shall not apply to the Inova Property. Development of the parking (structured and/or surface) may proceed in phases independent of the remainder of the Property, including establishment of the parking prior to establishment of any uses on the remainder of the Property.

II. DENSITY, USES AND DESIGN

10. Maximum Density. The maximum FAR permitted on the Property shall be 1.5. Based on this maximum FAR, the maximum GFA that may be constructed shall be up to 878,562 square feet. The Applicant reserves the right to construct a lesser amount of GFA provided the buildings and Property remain in substantial conformance with that shown on the CDP/FDP.

11. Uses. Consistent with the CDP/FDP and PDC Zoning District, the uses listed below are permitted. Notwithstanding the uses listed below, drive-in uses shall be prohibited. Any use not set forth below and allowed in the PDC Zoning District, may be permitted with approval of a FDPA, special permit, special exception or otherwise permitted by the Zoning Ordinance as applicable.

a. Principal Uses Permitted.

- Business service and supply service establishments.
- Eating establishments.
- Establishments for scientific research, development and training.
- Financial institutions.
- Garment cleaning establishments.
- Hotels, motels.
- Offices.
- Personal service establishments.
- Public uses.
- Repair service establishments.
- Retail sales establishments.

b. Secondary Uses Permitted.

- Accessory uses, accessory service uses and home occupations as permitted by Article 10.
- Commercial and industrial uses of special impact (Category 5), limited to:
 - Fast food restaurants
 - Quick-service food stores

- Vehicle rental and ancillary service establishments, limited by the provisions of Sect. 9-518.
- Commercial recreation uses (Group 5), limited to:
 - Commercial swimming pools, tennis courts and similar courts
 - Health clubs
 - Any other similar commercial recreation use
- Community uses (Group 4).
- Parking, commercial off-street, as a principal use.
- Quasi-public uses (Category 3), limited to:
 - Child care centers and nursery schools
 - Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - Colleges, universities
 - Cultural centers, museums and similar facilities
 - Medical care facilities
 - Private clubs and public benefit associations
 - Private schools of general education
 - Private schools of special education
- Veterinary hospitals.

12. Architecture. The architectural design of any Building shall incorporate high quality materials consistent with high quality office parks in the area, including the adjacent MetroPark development and with the illustrative sheets included in the CDP/FDP. The predominant materials used on the front exterior facades shall be pre-cast concrete, brick, glass, metal and/or masonry. EIFS shall not be used, unless on penthouse enclosures. The conceptual building elevations shown in CDP/FDP are illustrative of the high quality of the design and architecture of the proposed buildings. Rooftop mechanical equipment shall be shielded from view from the ground-level of adjacent streets.

13. Pedestrian Connections/Sidewalks. The Applicant shall construct the sidewalk system as shown on the CDP/FDP. Such sidewalk network shall be constructed concurrent with the development of each building on the Property. Said network shall include a hierarchy of treatments, as shown on the CDP/FDP, in terms of sidewalk widths, materials, street trees and street furniture, subject to approval of DPWES. Such network, including the landscaping, shall be maintained by the Common Association. Sidewalk improvements within the existing or proposed public right-of-way adjacent to the Property shall be subject to design approval by VDOT but shall be maintained by the Applicant.

14. Unifying Elements. All street furniture, including garbage cans, benches and lamp posts, shall be consistent both in terms of materials and design throughout the development. Such street furniture shall also be generally consistent in quality with that established by the adjacent MetroPark development, and with the illustrative examples shown on the CDP/FDP.

15. Recreational Contribution/Amenities. A minimum of 2,500 square feet of GFA shall be allocated in one or more of the office buildings to provide indoor recreation facilities. If space is not available in each building, such space shall be made available to occupants of all office buildings, subject to approval by buildings tenants. In addition, the Applicant shall

contribute a total of \$50,000 to Fairfax County to be used for improving recreational fields in Lee Magisterial District, in locations determined by Fairfax County Park Authority in consultation with Lee Magisterial District Supervisor. Prior to the issuance of a Non-RUP for the first Building on the Property, the Applicant shall contribute \$25,000. Prior to the issuance of a Non-RUP for the third Building on the Property, the Applicant shall contribute \$25,000. The contribution amounts shall be adjusted annually for inflation as reported by the Marshall & Swift Building Cost Index from approval date of the rezoning application.

16. Retail Locations. Up to 15,000 gross square feet of retail and other similar uses permitted by these proffers to support the office development may be located in the areas shown on the CDP/FDP to take advantage of the proposed pedestrian plazas. Additional accessory services to support tenants, as permitted by the Zoning Ordinance, may be located in all buildings (e.g. dry-cleaner drop/off pick-up, banking center, café, etc.).

17. Parking Garage Façades.

- a. In addition to the landscape screening shown on the CDP/FDP, the eastern façade of the parking garage labeled “East Garage” facing Beulah Street shall include, as appropriate to the design of the companion building, one or more of the following features: horizontal and/or vertical reveals, insets of contrasting color, ornamental metal railing or similar treatment that breaks up the continuous façade of the garage in a manner that complements the architectural details of the companion building.
- b. In addition, the height of all horizontal panels on all parking garages shall be sufficient to reasonably ensure the potential glare from headlights is screened. Lighting internal to the garage shall be located between beams to minimize glare. Lighting on the upper levels of the parking garage shall be shielded to prevent glare on to residential property in the area.

III. TRANSPORTATION

18. Transportation Improvements. The Applicant shall, in accordance with the transportation impact assessment submitted for this project (the “TIA”) and as shown on the CDP/FDP, re-stripe and/or improve Beulah Street, Metro Park Drive, Jasper Lane and Franconia-Springfield Parkway, all designed and constructed in accordance with VDOT standards, as well as make modifications to the traffic signal at the intersection of Beulah Street and Franconia-Springfield Parkway and, if necessary, Beulah Street and Metro Park Drive, subject to review and approval by VDOT. Notwithstanding whether an interchange is ever constructed at Beulah Street and Franconia-Springfield Parkway, and as identified in the TIA, these proffered improvements shall be referred to as the “Ultimate Interim Improvements” Such Ultimate Interim Improvements shall include:

- a. Prior to the issuance of a Non-RUP for any Building, the Applicant shall construct a right turn lane from Metro Park Drive to the right-in only entrance at the site entrance and Beulah Street, including a crosswalk

across such site entrance, consistent with the Ultimate Interim Improvements shown on the CDP/FDP.

- b. Prior to the issuance of a building permit for a second Building, the Applicant shall construct frontage improvements on Beulah Street south of the private entrance to create dual-right turn lanes from Beulah Street onto Franconia-Springfield Parkway, including acceleration lane and crosswalk with pedestrian countdown signals, consistent with the Ultimate Interim Improvements shown on the CDP/FDP. Such improvements shall include the appropriate signal modifications, as approved by VDOT, for the Beulah Street/Franconia Springfield Parkway intersection.
- c. Prior to the issuance of a building permit for a fourth Building, the Applicant shall construct:
 - i. Dual-left hand turn lanes from northbound Beulah Street to Metro Park Drive and shall improve Metro Park Drive to Jasper Lane, including the southbound right turn from Metro Park Drive to Beulah Street consistent with the Ultimate Interim Improvements shown on the CDP/FDP.
 - ii. An additional westbound right turn lane on Manchester Parkway and restripe the pavement to create three through lanes, consistent with the Ultimate Interim Improvements shown on the CDP/FDP, provided such can be accomplished within the existing right-of-way. If such improvements cannot be accommodated within the existing right-of-way, then the Applicant shall contribute the funds necessary to complete such improvement based on the County's bond estimate for such improvements, not to exceed \$140,000. Such escrow funds shall to be used to install such improvements when the right-of-way is available. Such improvements shall include the appropriate signal modifications, as approved by VDOT for the Beulah Street/Franconia Springfield Parkway intersection. Proffer 19 below shall not apply to this Proffer 18.c.ii.
 - iii. Restripe the existing third westbound right turn lane of Manchester Boulevard at Silver Lake Boulevard to create a combined through-right turn lane. Such restriping shall include the appropriate signal modifications, as approved by VDOT, for the intersection.

19. Acquisition of Additional Right-of-Way. In the event construction of any of the Ultimate Interim Improvements requires right-of-way outside the existing public right-of-way other than as required from the Property, the Applicant shall utilize the following procedure.

- a. *Dedication.* The Applicant shall attempt to acquire, and if successful, dedicate in fee simple to the County such off-site right-of-way and easements as are necessary to complete any of the Ultimate Interim Improvements described herein and as shown on the CDP/FDP. The Applicant shall use its good faith efforts and offer fair market value for such rights-of-way and easements, including any benefit running to such off-site owner from such improvement.

- b. *Condemnation.* If the Applicant is unable to obtain the necessary dedication by others, then the Applicant shall request the Board of Supervisors to condemn the necessary land and/or easements. It is acknowledged such request to the Board of Supervisors will not be considered until it is forward in writing to the Division of Land Acquisition or other appropriate County official and is accompanied by: 1) plans, plats and profiles showing the necessary right-of-way and easements to be acquired and details of the proposed Ultimate Interim Improvements to be constructed on said area; 2) an independent, 3rd party appraisal of the value of the proposed condemnation, including all damages to the residue of the property; 3) a sixty (60) year title search certificate of the right-of-way to be acquired; and (4) a letter of credit in an amount equal to the appraised value of the property to be acquired and all damages to the residue which can be drawn upon by the County. The public improvement plans shall be submitted to FCDOT concurrent with the Applicant's submission of such plans to DPWES. It is acknowledged that in the event the award for the condemnation is more than the appraised value, the amount of the award in excess of the letter of credit amount shall be paid to the County by the Applicant with forty-five (45) days of said award. In addition, the Applicant agrees that all reasonable and documented sums expended by the County in acquiring the right-of-way and necessary easements shall be paid to the County by the Applicant within sixty (60) days of such demand.

- c. *Contribution in Lieu of Construction.* In the event the offsite right-of-way and/or easement described above cannot be acquired voluntarily, and Board of Supervisors elects not to condemn for such right-of-way, then the Applicant shall, prior to issuance of the building permit for the Building triggering the particular improvement, escrow funds with DPWES in an amount equal to the cost of constructing the improvement, including but not limited to the cost of right-of-way acquisition and utility relocation. Such funds shall be for use by the Board of Supervisors and/or VDOT to complete such improvement in the future. The Applicant shall be relieved of its obligation to complete the improvement and such funds shall be credited against the contribution proffered for area improvements discussed below.

20. Right-of-Way Reservation/Dedication. The Applicant hereby reserves the area of the Property shown on the CDP/FDP for public right-of-way for the future improvements along Beulah Street and the Franconia-Springfield Parkway, until requested by Fairfax County. Upon request of Fairfax County, the Applicant then shall dedicate such land in fee simple without encumbrances, at no cost to the County. The Applicant shall maintain all landscaping and trails within such reservation area not dedicated for street improvements, until such land is dedicated for public right-of-way. Notwithstanding the preceding, the Applicant shall, prior to site plan approval, dedicate the right-of-way necessary to accommodate the Ultimate Interim Improvements shown on the CDP/FDP.

21. Right-of-Way Abandonment or Vacation. No applications, plans, plats or permits for the development of the Property shall be approved by the Board, its agents, officials, or employees, until the Board has approved the abandonment and/or vacation of Lewin Drive (Route 1233) and Arco Street (Route 1234) that is shown on the CDP/FDP as part of the Property, and no action challenging the approval has been filed within thirty (30) days of such approval in a court of competent jurisdiction. In the event the Board does not approve the abandonment and/or vacation, or in the event that the Board's approval is overturned by a court of competent jurisdiction, any development of the Property shall require a PCA and the Applicant acknowledges and accepts that such amendment may result in a loss of density. The Applicant hereby waives any right to claim or assert a taking or any other cause of action that otherwise may arise out of a Board decision to deny in whole or in part the right-of-way abandonment or vacation.

22. Franconia-Springfield Parkway Trail. The Applicant shall improve the existing trail along the Franconia-Springfield Parkway to a ten (10) foot wide asphalt trail as shown on the CDP/FDP. Installation/Improvement of the trail shall be completed prior to the issuance of a Non-RUP on the Property.

23. Bus Shelter. Prior to issuance of the final Non-RUP for the first building, the Applicant shall contribute the sum of \$25,000 to Fairfax County for the future installation of a bus pad and shelter along Beulah Street or Franconia-Springfield Parkway or within 1 mile of Property. The contribution amounts shall be adjusted annually for inflation as reported by the Marshall & Swift Building Cost Index from approval date of the rezoning application.

24. Jasper Lane/Entrance Plan. The Applicant reserves the right to pursue alternatives to the design of Jasper Lane after consultation with VDOT, FCDOT and the appropriate adjacent property owners. Such alternative may include creating traffic circle and/or making Jasper Lane a private road.

25. Construction of Street Improvements. For purposes of these transportation Proffers, "constructed" shall mean open and available for use by the public but not necessarily accepted by VDOT into the state secondary road system for maintenance. The Applicant shall not be fully released from any applicable performance bonds for the public improvements until acceptance of the public improvements by VDOT into the state secondary road system for maintenance.

26. Contribution to Area Transportation Improvements. The Applicant shall make a contribution to the Board for transportation improvements within five (5) miles of the Property or within the greater Springfield area, provided such improvements are within Lee Magisterial District. Such contribution shall be made on a building-by-building basis, prior to the issuance of the first Non-RUP for each respective building. The amount of the contribution shall be \$1.00 per square foot of GFA for the first three (3) buildings constructed on the site. For all remaining buildings, the amount of the contribution shall be \$1.50 per square foot of GFA. Such contribution shall be based on the GFA for the entire building for which the Non-RUP is issued (e.g. if Non-RUP is issued for just a portion of the first building constructed, the contribution shall be based on the entire GFA for that building). Any off-site transportation improvements otherwise proffered herein and constructed shall be creditable against this contribution. The value of such credit shall be determined in consultation with FCDOT, but shall be generally consistent with the methodology established by the Fairfax Center Road Fund. The contribution amounts shall be adjusted annually for inflation as reported by the Marshall & Swift Building Cost Index from approval date of the rezoning application.

III. TRANSPORTATION DEMAND MANAGEMENT

27. Transportation Demand Management Strategies. The Applicant shall implement the following transportation demand management (TDM) strategies to reduce peak hour vehicle trips from the Property during the AM and PM peak hour periods. The Applicant shall endeavor to achieve a twenty-five percent (25%) peak hour reduction in single-occupancy vehicle trips generated by office uses for the office Buildings, based upon the Institute of Transportation Engineers, 8th Edition Land Use, published trip generation rates for office use, Code 710 (General Office) ("Trip Reduction Goal"). The TDM strategies shall include, but not be limited to, the following:

- a. Metro maps, schedules and forms, ridesharing and other relevant transit option information shall be available to tenants and employees through either a common website or newsletter to be published at least twice a year.
- b. The Applicant shall provide at least fifteen (15) total reserved parking spaces for carpools/vanpools.
- c. Transportation coordination duties shall be assigned to an office property manager, by the Applicant in its sole discretion ("Transportation Coordinator"), who will implement the TDM strategies as follows:
 - i. Coordinate with the Fairfax County Department of Transportation (FCDOT) or any agency designated by FCDOT to promote opportunities to enhance participation in TDM programs.
 - ii. Coordinate with other TDM managers in the area to promote opportunities for enhanced participation in the respective TDM programs.

- iii. Encourage and coordinate the formation of carpools and vanpools by promoting participation in established ride-matching programs.
 - iv. Encourage and coordinate participation in established regional guaranteed ride home programs.
 - v. Encourage and coordinate participation by employers in tele-work and alternative work schedules.
 - vi. Provision of high capacity data/network connections in all buildings.
 - vii. Provision of 200 SmarTrip cards per building, each with a value of \$30.00 to the TDM Coordinator at the time of the issuance of the first tenant Non-RUP for each building. The TDM Coordinator shall distribute such cards to employees to promote the use of mass transit.
 - viii. Promote membership in the Transportation Alliance of Greater Springfield ("TAGS").
- d. At least forty (40) secure, weather protected bicycle storage spaces shall be provided in a location convenient to tenants, employees and visitors. The Applicant shall designate the locations as part of the site plan and phase construction with the appropriate development plan for each office building.
- e. *Shuttle to Joe Alexander Transit Station.* The Applicant shall, in its discretion and prior to issuance of the first tenant Non-RUP, for the benefit of all occupants, visitors and invitees to the Property, either (1) pay to participate on an equitable basis in an area Transportation Management Association ("TMA"), such as TAGS or a bus circulator system if the TMA provides shuttle bus service between the Property and the Joe Alexander Transit Center; or (2) the Applicant shall provide, operate and maintain shuttle bus services individually or cooperatively with nearby commercial property owners. The Applicant shall attempt to coordinate with MetroPark and other nearby property owners so as to allow occupants, visitors, and invitees of those property owners to utilize the Applicant's shuttle system and vice-versa. Such shuttle shall be sized to accommodate peak-hour ridership under this TDM proffer. At minimum such service shall be available during the morning peak (6:30 AM to 9:00 AM) and the evening peak (4:00 pm to 6:30 pm) excluding weekends and holidays, with approximately 15-minute headways, unless lesser hours or headways are approved by FCDOT based upon justification by the

Applicant. The shuttle shall operate at other off-peak hours as deemed appropriate by the Applicant to serve occupants, visitors and invitees.

If the shuttle is provided by the Applicant, then it must be provided for a minimum period of ten (10) years from the date of the first tenant Non-RUP for the Property unless shuttle service is provided by a TMA in lieu of the Applicant's service. If service is provided by a TMA, the Applicant shall be a member of the TMA until the management entity is responsible for service. If after ten (10) years of shuttle service and the TDM Goal has been satisfied, then the Applicant may request from FCDOT that the shuttle service be discontinued. Such service may only be discontinued upon demonstration by the Applicant that the shuttle service ridership does not significantly contribute toward the TDM Goal, as determined by FCDOT and in consultation with the Lee District Supervisor. In the event, such service discontinued, the Applicant shall continue to cooperate in good faith with the TMA, TAGS and/or other transit providers seeking to provide transit access to the Property.

The shuttle busses utilized pursuant to this proffer shall have a "body-on-chassis" or equivalent design and shall be sized to accommodate peak hour ridership under the schedule proffered herein, as determined by FCDOT. If busses are part of TAGs, then busses shall have signage indicating such.

In the event public transportation via a Connector bus service or other mode of public transportation is developed which renders shuttle service unnecessary, as determined by the Applicant and FCDOT in consultation with the Lee District Supervisor, then such shuttle may be discontinued.

28. Annual Reporting. Twelve (12) months after issuance of the tenant Non-RUPs for the first building that constitutes at least eighty-five (85%) percent of the GFA for that building and annually thereafter, the TDM Coordinator shall prepare a report quantifying the use of public transportation, carpooling, vanpooling and other rideshare programs created under the TDM program. Upon completion of each annual report, a copy shall be transmitted to FCDOT.

29. Monitoring. Within one (1) year following full occupancy of the first office building, the effectiveness of TDM strategies shall be evaluated using surveys and/or traffic counts, if deemed necessary by the Applicant. Such shall be prepared in cooperation with FCDOT ("Evaluation Survey"). The Applicant shall submit such results to FCDOT to determine the travel characteristics and whether the Trip Reduction Goal has been achieved. If the Trip Reduction Goal has not been achieved, the Applicant shall meet with FCDOT to review the strategies and identify additional strategies and programs that may be implemented to assist in achieving the Trip Reduction Goal. Surveys shall be conducted annually until full occupancy of at least four (4) office buildings. Upon achievement of the Trip Reduction Goal for two (2) consecutive years following occupancy of the fourth office building, no additional surveys shall be required.

30. Enforcement. In the event that the Trip Reduction Goal is not met following two consecutive Evaluation Surveys, the Applicant shall provide a contribution in the amount of \$5,000.00 toward transportation incentives which directly reduces vehicle trips associated with the Property. Said contribution shall be made every time the Trip Reduction Goal is not met for two consecutive Evaluation Surveys or for a period of five (5) years following the full occupancy of the fourth office building or until the Applicant and FCDOT agree to readjust the Trip Reduction Goal, whichever shall occur first. If FCDOT agrees to such a readjustment, it shall not require a PCA to adjust the Trip Reduction Goal.

IV. ENVIRONMENTAL

31. Stormwater Management Facilities and Best Management Practices. The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property, as determined by DPWES. Stormwater Management Facilities/Best Management Practices (“BMPs”) shall be provided as generally depicted and described on the CDP/FDP Plan. The Applicant reserves the right to pursue additional stormwater management measures provided the same is in substantial conformance with the CDP/FDP including a waiver to allow underground detention facilities.

32. Lighting. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.

33. Hotel Interior Noise Attenuation Measures. All guest suites shall have an interior noise level of approximately DNL 45dBA within any area impacted by noise above DNLA 65 dBA noise contours. Construction materials and techniques shall be used to achieve the following acoustical attributes: Exterior walls for guest suites should have a laboratory sound transmission class (STC) rating of at least 39; doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of Ldn 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of at least 39. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission. Notwithstanding the foregoing, the Applicant reserves the right, subject to approval by DPZ and DPWES, as appropriate, to pursue other methods of achieving the indoor noise goal, provided these methods are capable of achieving an indoor DNL no higher than 45 dBA, as evidenced by a final analysis, with a methodology approved by DPZ.

34. Phase I Archeological Study.

- a. Prior to any land disturbing activities on the Property, the Applicant shall conduct a Phase I archeological investigation of the Property to identify and evaluate archeological resources that are predicted to be present on the Property. Prior to initiation of such study, the Applicant shall meet with the Cultural Resource Management & Protection Section of the Fairfax County Park Authority (“CRMPS”) to determine the methodology to be used in the study. Such

approved methodology shall be used by the consultant. A minimum of a month prior to commencement of the field work portion of the study, the Applicant shall notify CRMPS, and CRMPS staff shall be permitted to make field visits to observe work in progress. Upon completion of field work, a field meeting shall be held with CRMPS on-site to review the finds and for CRMPS to make recommendations for future study if necessary. Once submitted, review of the findings of the Phase I by CRMPS shall in no way inhibit review and processing of any site plan, building permit or otherwise limit development of the Property.

- b. If significant archaeological resources are discovered, as determined by CRMPS, CRMPS shall notify the Applicant in writing within thirty (30) days of the on-site meeting. A research design for a Phase II study shall be prepared in consultation with CRMPS, including methodology. Upon completion of such Phase II study, an archeological technical report shall be prepared per Federal and Virginia guidelines. Any artifacts, photographs, field notes or other documentation shall be contributed to CRMPS for curation with intent that such artifacts will be available for exhibit in the Springfield area. Submission of the Phase II study to CRMPS shall not be a pre-condition of site plan approval or of demolition of the existing structures. Once submitted, review of the findings of the Phase II by CRMPS shall in no way inhibit review and processing of any site plan, building permit or otherwise limit development of the Property. If the Phase II study concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with CRMPS; however, any such Phase III work shall not be a pre-condition of site plan approval. Once submitted, review of the findings of the Phase III by CRMPS shall in no way inhibit review and processing of any site plan, building permit or otherwise limit development of the Property.

VI. GREEN BUILDING PRACTICES

35. LEED Design Professional. The Applicant shall include a U.S. Green Building Council Leadership in Energy and Environmental Design ("LEED") accredited professional, either a professional engineer or a professional architect, as a member of the design team prior to issuance of a non-RUP for any Building. The LEED accredited professional shall work with the team to incorporate LEED design elements into the project. At time of site plan submission, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional. In addition, prior to site plan approval, the Applicant shall designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) as team member in the USGBC's LEED online system. This team member will have privileges to review the project status and monitor progress of all documents submitted by the project team will not be assigned responsibility for any LEED credits and shall not have any authority to modify any aspect of the documentation or paperwork associated with the certification process described below.

36. LEED Certification.

a. Prior to building permit approval for any building to be constructed, the applicant will submit, to the Environment and Development Review Branch of DPZ, documentation from the U.S. Green Building Council demonstrating that LEED Gold precertification under the Core and Shell program has been attained for that building. Within one (1) year of the issuance of a Non-RUP for each building, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of at least LEED Silver Certification from the U.S. Green Building Council for each building on the property.

b. If the Applicant fails to attain LEED Gold precertification prior to building permit approval, the Applicant will execute a separate agreement and post, for each building, a "green building escrow," in the form of: (1) cash; (2) a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual; or (3) a promissory agreement prepared to the satisfaction of the County Attorney documenting the promise to pay specified funds as required by this Proffer. Such green building escrow shall be in the amount of \$2.00 per gross square foot of the submitted building. This escrow will be in addition to and separate from other project related bond requirements and will be released upon demonstration of attainment of at least LEED Silver certification, by the U.S. Green Building Council, under the most current version of the LEED-CS rating system or other LEED rating system determined, by the U.S. Green Building Council, to be applicable to each building. If the Applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of at least LEED Silver certification within one year of issuance of the RUP/non-RUP for the building, the escrow will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of County environmental initiatives.

c. As an alternative to a. and b. above, and in anticipation of possible United States General Services Administration (GSA) tenants, the Applicant reserves the right to design and construct individual buildings to GSA Standards for Sustainable Design (currently minimum of the U.S. Green Building Council's ("USGBC") Leadership in Energy and Environmental Design-Core and Shell (LEED®-CS) Silver certification). The Applicant will include, as part of the site plan submission, a statement certifying that a LEED®-accredited professional is a member of the design team and that the LEED-accredited professional is working with the team to incorporate sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED certification. Prior to building permit approval for each respective office building to be constructed on the Property, the Applicant shall submit documentation to Fairfax County DPZ ("DPZ") that such respective office building has been registered with the most current version of the USGBC-LEED®-CS rating system for certification and that LEED Silver precertification under such Core and Shell rating system has been attained for such building. Within twelve (12) months after issuance of a Non-RUP for any office building to be constructed on the Property, the Applicant shall submit documentation to DPZ that such building has been awarded LEED Silver certification.

Should certification in accordance with this Proffer of any such office building under the LEED rating system be unreasonably delayed by others through no fault of the Applicant, the Zoning Administrator may agree to a later date for providing documentation of such certification to DPWES. Use of this alternative (c) shall be subject to a demonstration that the applicable building is the subject of a lease to a GSA tenant for any portion of the building.

d. All references to the U.S. Green Building Council shall apply to similar certifying agencies that are created subsequent to approval of this rezoning application, provided that the alternative certifying agency is acceptable to Fairfax County and the Applicant.

e. If the Applicant fails to provide evidence of at least LEED Silver Certification, within one (1) year of the issuance of a Non-RUP for any building, then the Applicant shall contribute \$2.00 per gross square foot of the Submitted Building (the "LEED Assurance Contribution") to the County. This LEED Assurance Contribution shall be in addition to and separate from other bond or escrow or other proffer requirements contained herein and shall be posted to a fund within the County budget supporting environmental initiatives

VIII. MISCELLANEOUS

37. Signs. The signage used throughout the plan including the entrance sign shall conform to Article 12 of the Zoning Ordinance. No neon signs shall be permitted.

38. Telecommunications Equipment. Telecommunications and other related equipment may be placed on the proposed Buildings' rooftops. Any such facilities must comply with the applicable requirements of the Zoning Ordinance. The Applicant shall make efforts to minimize the visual impact of the facilities by either physically screening the facilities, including the facilities as part of the architecture of the buildings, utilizing compatible colors, or employing telecommunication screening material and flush mounted antennas to reasonably minimize the visibility of such equipment.

39. Successors and Assigns: These proffers shall bind and insure to the benefit of the Applicant and its successors and assigns. Each reference to the "Applicant" in these proffers shall include and be binding upon the Applicant's successor(s) in interest and/or developer(s) of any portion of the Property.

40. Counterparts: These proffers may be executed in one or more counterparts, each of which when so executed shall be deemed an original document and all when taken together shall constitute but one and the same instrument.

MR LEWIN PARK CAPITAL LLC
Applicant/Contract Purchaser of Tax Map
No. 91-1-((4))-3, 4, 5, 6, 7, 8, 9, 10, 11, 13,
14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25,
500, 501

By: _____
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Effie M. Green, Title
Owner of Tax Map No. 91-1-((4))-1

By: _____
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Ali Riza Kilinc and
Laura Robertson Kilinc Trust, Title Owner
of Tax Map No. 91-1-((4))-2

By: _____
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Robert J. Hartman and
Judith A. Hartman, Title Owners of Tax
Map No. 91-1-((4))-3

By: _____
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Brenda K. Scherzer,
Gina M. Shipp, Jacqueline L. Riley, and Jill
M. Scherzer, Title Owners of Tax Map No.
91-1-((4))-4

By: _____
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Diane L. Beachy and
Donald C. Beachy, Title Owners of Tax
Map No. 91-1-((4))-5

By: _____
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Harvest Enterprises
LLC, Title Owner of Tax Map No. 91-1-
((4))-6

By: _____
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Metro Park LLC, Title
Owner of Tax Map No. 91-1-((4))-7

By: _____
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Shazack Ali and
Maureen Ali, Title Owners of Tax Map No.
91-1-((4))-8

By: _____
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for William J.
Shuttleworth, Title Owner of Tax Map No.
91-1-((4))-9

By: _____
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Meredith Park, L.L.C.,
Title Owner of Tax Map No. 91-1-((4))-10

By: _____
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC

Attorney-in-Fact for Reginald M. Roberts,
Rhonda L. Roberts, and Nathan G. Roberts,
Title Owners of Tax Map No. 91-1-((4))-11

By: _____

Name: Francis Russell Hines

Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Maurice Melvin
Meredith Foundation d/b/a The Meredith
Foundation, Title Owner of Tax Map No.
91-1-((4))-13, 14, 15, 16, 17, 18, 19

By: _____
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for David F. Nichols,
Linda A. Nichols, Elem A. Nichols, Michael
K. White and Debra J. White, Title Owners
of Tax Map No. 91-1-((4))-20

By: _____
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Lewin Park, L.C.C.,
Title Owner of Tax Map No. 91-1-((4))-21

By: _____

Name: Francis Russell Hines

Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Ronald S. Fecso, Title
Owner of Tax Map No. 91-1-((4))-22

By: _____
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for James D. Bruffy and
Ronald L. Bruffy, Title Owners of Tax Map
No. 91-1-((4))-23

By: _____
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Robert W. Jones, Jr.,
Alice S. Jones, and Frances E. Albergo,
Title Owners of Tax Map No. 91-1-((4))-24

By: _____
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Lois J. Watkins, Title
Owner of Tax Map No. 91-1-((4))-25

By: _____
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC

Attorney-in-Fact for the Estate of James
Owen Shepard, Wayne M. Shepard, Judith
F. Woods, Wanda S. Novak, and Carol B.
Natoli, Title Owners of Tax Map No. 91-1-
((4))-500, 501

By: _____

Name: Francis Russell Hines

Title: Authorized Signatory

**BOARD OF SUPERVISORS OF
FAIRFAX COUNTY, VIRGINIA**
Title Owner of Lewin Drive/Arco Street
Right-of-Way

By: _____

\19081345.17

REZONING AFFIDAVIT

DATE: FEB 18 2011
 (enter date affidavit is notarized)

I, Scott E. Adams, 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 1092174

in Application No.(s): RZ/FDP 2010-LE-009
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
MR Lewin Park Capital LLC Agent: Francis Russell Hines Joshua A. Olsen Michael J. Darby	1700 K Street, NW, Suite 600 Washington, DC 20006	Applicant/Contract Purchaser of Tax Map Nos. 91-1 ((4)) 3-11, 13-25, 500-501 Attorney-in-Fact for Title Owners of Tax Map Nos. 91-1 ((4)) 1-11, 13-25, 500-501
James E. Green, agent/attorney-in-fact for Effie M. Green	6324 Lewin Drive Alexandria, VA 22310	Title Owner of Tax Map No. 91-1 ((4)) 1
Ali Riza Kilinc, Trustee, Laura Robertson Kilinc, Trustee, for Ali Riza Kilinc and Laura Robertson Kilinc Trust f/b/o Mehmet Esat Kilinc	7801 Blackacre Road Clifton, VA 20124	Title Owner of Tax Map No. 91-1 ((4)) 2

(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.

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

Rezoning Attachment to Par. 1(a)

DATE: FEB 18 2011
 (enter date affidavit is notarized)

1092176

for Application No. (s): RZ/FDP 2010-LE-009
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Robert J. Hartman Judith A. Hartman	6316 Lewin Drive Alexandria, VA 22310	Title Owner of Tax Map No. 91-1 ((4)) 3
Brenda K. Scherzer Gina M. Shipp Jacqueline L. Riley Jill M. Scherzer	6312 Lewin Drive Alexandria, VA 22310	Title Owner of Tax Map No. 91-1 ((4)) 4
Diane L. Beachy Donald C. Beachy	6308 Lewin Drive Alexandria, VA 22310	Title Owner of Tax Map No. 91-1 ((4)) 5
Harvest Enterprises LLC Agent: Fred W. Herbst	58 Greenleaf Terrace Stafford, VA 22556	Title Owner of Tax Map No. 91-1 ((4)) 6
Metro Park LLC Agent: Barbara J. Fried	5924 Fried Farm Road Crozet, VA 22932	Title Owner of Tax Map No. 91-1 ((4)) 7
Shazack Ali Maureen Ali	6907 Arco Street Alexandria, VA 22310	Title Owner of Tax Map No. 91-1 ((4)) 8
William J. Shuttleworth	6254 Lewin Drive Alexandria, VA 22310	Title Owner/Sole Heir and Administrator of the Estate of Jennifer C. Shuttleworth of Tax Map No. 91-1 ((4)) 9
Meredith Park, L.L.C. Agent: Loren W. Hershey Robert E. McLaughlin Paul (nmi) Yarrington	1725 I Street, NW, Suite 300 Washington, DC 20006	Title Owner of Tax Map No. 91-1 ((4)) 10
Reginald M. Roberts Rhonda L. Roberts Nathan G. Roberts	319 Westview Court Vienna, VA 22180	Title Owner of Tax Map No. 91-1 ((4)) 11

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

Rezoning Attachment to Par. 1(a)

FEB 18 2011

DATE: _____
 (enter date affidavit is notarized)

1092176

for Application No. (s): RZ/FDP 2010-LE-009
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Maurice Melvin Meredith Foundation d/b/a The Meredith Foundation Agent: Loren W. Hershey, Co-Trustee Robert E. McLaughlin, Co-Trustee Paul (nmi) Yarrington, Co-Trustee	1725 I Street, NW, Suite 300 Washington, DC 20006	Title Owner of Tax Map No. 91-1 ((4)) 13-19
David F. Nichols Linda A. Nichols Elem A. Nichols Deborah F. Nichols Michael K. White Debra J. White	6416 Rose Hill Drive Alexandria, VA 22310-2848	Title Owner of Tax Map No. 91-1 ((4)) 20
Lewin Park, L.L.C. Agent: Loren W. Hershey	1725 I Street, NW, Suite 330 Washington, DC 20006	Title Owner of Tax Map No. 91-1 ((4)) 21
Ronald S. Fecso	1838 N. Herndon Street Arlington, VA 22201	Title Owner of Tax Map No. 91-1 ((4)) 22
James D. Bruffy Ronald L. Bruffy	1212 Golf Meadow Boulevard Valrico, FL 33594	Title Owner of Tax Map No. 91-1 ((4)) 23
Robert W. Jones, Jr. Alice S. Jones Frances E. Albergo	10010 Rough Run Court Fairfax Station, VA 22039	Title Owner of Tax Map No. 91-1 ((4)) 24
Lois J. Watkins	6926 Beulah Street Alexandria, VA 22310	Title Owner of Tax Map No. 91-1 ((4)) 25

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

Rezoning Attachment to Par. 1(a)

DATE: FEB 18 2011
 (enter date affidavit is notarized)

109 2176

for Application No. (s): RZ/FDP 2010-LE-009
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Wayne M. Shepard Judith F. Woods Wanda S. Novak Carol B. Natoli	3136 Parkside Lane Williamsburg, VA 23185	Title Owner of Tax Map No. 91-1 ((4)) 500, 501
Judith F. Woods, Executor for the Estate of James Owen Shepard		
Judith F. Woods, Agent/Attorney-in-Fact for Wayne M. Shepard, Wanda S. Novak, Carol B. Natoli		
Patton Harris Rust & Associates, Inc., A Pennoni Company Agent: Douglas R. Kennedy Harshit K. Thaker	14532 Lee Road Chantilly, VA 20151-1649	Traffic Engineer/Agent for Applicant
Davis Carter Scott Ltd. Agent: Douglas N. Carter	1676 International Drive, Suite 500 McLean, VA 22102	Architect/Agent for Applicant
McGuireWoods LLP Agent: Scott E. Adams Carson Lee Fifer, Jr. David R. Gill Jonathan P. Rak Gregory A. Riegle Mark M. Viani Kenneth W. Wire Sheri L. Akin, formerly Sheri L. Hoy Lisa M. Chiblow Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 McLean, VA 22102	Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

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

Rezoning Attachment to Par. 1(a)

DATE: FEB 18 2011
 (enter date affidavit is notarized)

1092176

for Application No. (s): RZ/FDP 2010-LE-009
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
VIKA, Incorporated Agent: John F. Amatetti Jeffrey A. Kreps J. Thomas Harding Robert R. Cochran Nelson P. Kirchner Kyle U. Oliver Robert J. Bosco Shawn T. Frost Philip C. Champagne Stephen E. Crowell Jason M. Sereno	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent for Applicant/Agent for Contract Purchaser of Tax Map No. 91-1 ((4)) 1
Inova Health Care Services Agents: Richard C. Magenheimer H. Patrick Walters James K. Kim James M. Scott Todd A. Stottliemyer (former)	8110 Gatehouse Road Suite 200, East Tower Falls Church, VA 22042	Contract Purchaser of Tax Map No. 91-1 ((4)) 1
Dewberry & Davis LLC Agent: Philip G. Yates Timothy C. Culleiton, P.E.	8401 Arlington Boulevard Fairfax, VA 22031	Engineers/Planners/Agents for Contract Purchaser of Tax Map No. 91-1 ((4)) 1
Blankingship & Keith P.C. Agent: Sarah E. Hall Jeremy B. Root	4020 University Drive Suite 300 Fairfax, VA 22030	Attorneys/Agents for Contract Purchaser of Tax Map No. 91-1 ((4)) 1
Sittler Development Associates LLC Agent: J. David Sittler	1856 Old Reston Avenue Reston, VA 20190	Development Consultant/Agent for Contract Purchaser of Tax Map No. 91-1 ((4)) 1

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

Special Exception Attachment to Par. 1(a)

DATE: FEB 18 2011
(enter date affidavit is notarized)

1092170

for Application No. (s): RZ/FDP 2010-LE-009
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Francis Cauffman, Inc. Agent: Richard A. Beck J. Thomas Hyde Harry H. Hummel Deborah H. Smith	2120 Arch Street Philadelphia, PA 19103	Architects/Agents for Contract Purchaser of Tax Map No. 91-1 ((4)) 1
M.I. Wells & Associates, Inc. Agent: Robin L. Antonucci William F. Johnson	1420 Spring Hill Road McLean, VA 22102	Transportation Engineers/Agents for Contract Purchaser of Tax Map No. 91-1 ((4)) 1
Fairfax County Board of Supervisors, a body corporate and politic Agent: Anthony E. Griffin	12000 Government Center Parkway Fairfax, VA 22035	Title Owner Right-of-Way Lewin Drive/Arco Street

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

REZONING AFFIDAVIT

DATE: FEB 18 2011
(enter date affidavit is notarized)

1092176

for Application No. (s): RZ/FDP 2010-LE-009
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
MR Lewin Park Capital LLC
1700 K Street, NW, Suite 600
Washington, DC 20006

DESCRIPTION OF CORPORATION: (check one statement)

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

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

- Monument Atlas Capital LLC, sole member
Michael J. Darby (former)

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

Michael J. Darby, Managing Member (former)

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

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

Rezoning Attachment to Par. 1(b)

DATE: FEB 18 2011
(enter date affidavit is notarized)

1092176

for Application No. (s): RZ/FDP 2010-LE-009
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Harvest Enterprises LLC
58 Greenleaf Terrace
Stafford, VA 22556

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Fred W. Herbst, Member

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Metro Park LLC
5924 Fried Farm Road
Crozet, VA 22932

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Estate of B. Mark Fried
Barbara J. Fried, Member/Manager
LRF Holdings, LLC

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

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

Rezoning Attachment to Par. 1(b)

DATE: FEB 18 2011
(enter date affidavit is notarized)

1092178

for Application No. (s): RZ/FDP 2010-LE-009
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LRF Holdings, LLC
5924 Fried Farm Road
Crozet, VA 22932

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Leah Fried Sedwick

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Meredith Park, L.L.C.
1725 I Street, NW, Suite 300
Washington, DC 20006

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Loren W. Hershey, Member/Manager
Robert E. McLaughlin, Member/Manager
Paul (nmi) Yarrington, Member/Manager

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

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

Rezoning Attachment to Par. 1(b)

DATE: FEB 18 2011
(enter date affidavit is notarized)

1092175

for Application No. (s): RZ/FDP 2010-LE-009
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Lewin Park, L.L.C.
1725 I Street, NW, Suite 300
Washington, DC 20006

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Loren W. Hershey, Member/Manager

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Patton Harris Rust & Associates, Inc., A Pennoni Company
14532 Lee Road
Chantilly, VA 20151-1679

DESCRIPTION OF CORPORATION: (check one statement)

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

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

- Pennoni Associates Inc.
Thomas Davis Rust (former)

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

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

Rezoning Attachment to Par. 1(b)

FEB 18 2011

DATE: _____

1092176

(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2010-LE-009

(enter County-assigned application number (s))

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

Davis Carter Scott Ltd.
1676 International Drive, Suite 500
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Douglas N. Carter	Marcia K. Calhoun
Lena I. Scott	Christine C. Garrity
Patricia A. Appleton	Christopher L. Garwood
Claude Robert Atkinson	Alan K. Houde

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

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

VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John F. Amatetti	Mark G. Morelock
Charles A. Irish, Jr.	Jeffrey B. Amateau
Harry L. Jenkins	Kyle U. Oliver
Robert R. Cochran	Philip C. Champagne

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

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

Rezoning Attachment to Par. 1(b)

DATE: FEB 18 2011
(enter date affidavit is notarized)

1092176

for Application No. (s): RZ/FDP 2010-LE-009
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Inova Health Care Services
8110 Gatehouse Road
Suite 200, East Tower
Falls Church, VA 22042

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Inova Health Care Services (IHCS), formerly Inova Health System Hospitals, formerly Inova Hospitals, formerly Fairfax Hospital System, Inc., formerly Fairfax Hospital Systems, Inc., formerly Fairfax Hospital Association, is a non-stock, non-profit corporation, the sole member of which is Inova Health System Foundation (IHSF). The Board of Trustees of IHCS is appointed by IHSF.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Charles H. Smith, III Chairman, J. Knox Singleton, President, Lori Morris, Vice Chair, Charles Mann, Secretary, Richard C. Magenheimer, Treasurer, John F. Gaul, Assistant Secretary, Gregory S. Shields, Assistant Secretary

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Inova Health Care Services
8110 Gatehouse Road, Suite 200, East Tower
Falls Church, VA 22042

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

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Trustees: Mary Agee, Robert Ahmed, Charles E. Beard, Martha Calihan, Christopher Chiantella, Margaret Colon, Paula Darling, Jack C. Ebeler, Michael R. Frey, Maria V. Hopper, Betty Hudson, Gerald W. Hyland, Hooks Johnston, Al Khoury, Charles Mann, James McNeil, Dean Morehouse, Lori M. Morris, Carolyn Moss, John Moynihan, Philip O. Nolan, Jon Peterson, Eric Reines, Arnold Rosenblatt, J. Knox Singleton, Charles H. Smith, III, Will Soza, Jill Stelfox, Shirley Travis, Robert Tsien

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

Rezoning Attachment to Par. 1(b)

DATE: FEB 18 2011

1092176

(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2010-LE-009
(enter County-assigned application number (s))

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

Inova Health System Foundation
8110 Gatehouse Road
Suite 200, East Tower
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Inova Health System Foundation, formerly Inova Health Systems Foundation, which was formerly Inova Health Systems, Inc., which was formerly Fairfax Hospital Association Foundation, which was formerly The Fairfax Hospital Association Foundation, is a non-stock, non-profit corporation.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)
Stephen M. Cumbie, Chairman, Mark S. Stauder, President, J. Knox Singleton, CEO and former President, Nicholas Carosi, III, Vice Chair, Carl L. Biggs, Secretary, John F. Gaul, Assistant Secretary, Gregory S. Shields, Assistant Secretary, Richard C. Magenheimer, Assistant Treasurer and CFO, Lydia Thomas, Treasurer

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

Inova Health System Foundation
8110 Gatehouse Road
Suite 200, East Tower

DESCRIPTION OF CORPORATION: (check one statement)

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

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)
Trustees: Carl L. Biggs, Nicholas Carosi, III, Margaret Colon, Stephen M. Cumbie, Jack C. Ebeler, Penelope A. Gross, Katherine K. Hanley, Paul Harbolick, Jr., Al Khoury, D. Mark Lowers, Alan Merten, Tony Nader, J. Knox Singleton, Charles H. Smith, III, Mark Stavish, Maura Sughrue, Lydia Thomas, Winston Ueno

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

Rezoning Attachment to Par. 1(b)

DATE: FEB 18 2011
(enter date affidavit is notarized)

1092176

for Application No. (s): RZ/FDP 2010-LE-009
(enter County-assigned application number (s))

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

Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

The Dewberry Companies LC, Member
James L. Beight, Member
Dennis M. Couture, Member

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

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

The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Sidney O. Dewberry The Michael S. Dewberry Credit Shelter Trust u/a/d 11/23/05
Barry K. Dewberry (f/b/o Michael S. Dewberry II and 3 other minor children of Michael S. Dewberry)
Thomas L. Dewberry
Karen S. Grand Pre

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

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

Rezoning Attachment to Par. 1(b)

DATE: FEB 18 2011
(enter date affidavit is notarized)

109 2178

for Application No. (s): RZ/FDP 2010-LE-009
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Blankingship & Keith P.C.
4020 University Drive, Suite 300
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

A. Hugo Blankingship, Jr. (former)	Sarah E. Hall	David J. Gogal	John F. Cafferky
John A. C. Keith	Paul B. Terpak	Elizabeth C. Morrogh	William B. Porter
William H. Casterline, Jr.	Peter S. Everett	Robert J. Stoney	Gifford R. Hampshire
Mary (nmi) McGowan	David R. Clarke	Wm. Quinton Robinson	William L. Carey

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Sittler Development Associates LLC
1856 Old Reston Avenue
Reston, VA 20190

DESCRIPTION OF CORPORATION: (check one statement)

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

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

J. David Sittler

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

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

Rezoning Attachment to Par. 1(b)

DATE: FEB 18 2011
(enter date affidavit is notarized)

1092176

for Application No. (s): RZ/FDP 2010-LE-009
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Francis Cauffman, Inc.
2120 Arch Street
Philadelphia, PA 19103

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
James T. Crispino
James M. Daley
Harry H. Hummel
Kenneth S. Kramer

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road
Suite 600

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

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

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: FEB 18 2011
(enter date affidavit is notarized)

1092178

for Application No. (s): RZ/FDP 2010-LE-009
(enter County-assigned application number (s))

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

- Pennoni Associates Inc.
3001 Market Street, 2nd Floor
Philadelphia, PA 19104

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Celestino R. Pennoni
E.S.O.P. Employee Stock Ownership Partnership. All employees are eligible plan participants; however, no one employee owns more than 10% of any class of stock.

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

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

- Monument Atlas Capital LLC
1700 K Street, Suite 600
Washington, DC 20006

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Monument Investment Fund I LLC
Atlas DC, LLC

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

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

Rezoning Attachment to Par. 1(b)

DATE: FEB 18 2011
(enter date affidavit is notarized)

1092176

for Application No. (s): RZ/FDP 2010-LE-009
(enter County-assigned application number (s))

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

- Monument Investment Fund I LLC
1700 K Street, Suite 600
Washington, DC 20006

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Michael J. Darby

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

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

- ATLAS DC, LLC
1700 K Street, Suite 600
Washington, DC 20006

DESCRIPTION OF CORPORATION: (check one statement)

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

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

ATLAS US Holdco I, LLC

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

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

Rezoning Attachment to Par. 1(b)

DATE: FEB 18 2011
(enter date affidavit is notarized)

1092176

for Application No. (s): RZ/FDP 2010-LE-009
(enter County-assigned application number (s))

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

- ATLAS US Holdco I, LLC
1700 K Street, Suite 600
Washington, DC 20006

DESCRIPTION OF CORPORATION: (check one statement)

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

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

ATLAS Capital Investors I, LLC

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

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

- ATLAS Capital Investors I, LLC
1700 K Street, Suite 600
Washington, DC 20006

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Jeffrey A. Goldberger
Andrew B. Cohen

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

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

REZONING AFFIDAVIT

DATE: FEB 18 2011
(enter date affidavit is notarized)

1092175

for Application No. (s): RZ/FDP 2010-LE-009
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

Equity Partners of McGuireWoods LLP

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

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

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

Rezoning Attachment to Par. 1(c)

DATE: FEB 18 2011
(enter date affidavit is notarized)

1092176

for Application No. (s): RZ/FDP 2010-LE-009
(enter County-assigned application number (s))

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

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

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

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

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

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

Rezoning Attachment to Par. 1(c)

DATE: FEB 18 2011
(enter date affidavit is notarized)

1092176

for Application No. (s): RZ/FDP 2010-LE-009
(enter County-assigned application number (s))

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

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

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

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

- | | | |
|----------------------------|-------------------------|---------------------------|
| McFarland, Robert W. | Reid, Joseph K., III | Stein, Marta A. |
| McIntyre, Charles W. | Richardson, David L. | Stone, Jacquelyn E. |
| McLean, J. D. | Riegle, Gregory A. | Swan, David I. |
| McRill, Emery B. | Riley, James B., Jr. | Tackley, Michael O. |
| Muckenfuss, Robert A. | Riopelle, Brian C. | Tarry, Samuel L., Jr. |
| Muir, Arthur B. | Roberts, Manley W. | Thornhill, James A. |
| Murphy, Sean F. | Robinson, Stephen W. | Van der Mersch, Xavier G. |
| Natarajan, Rajsekhar (nmi) | Rogers, Marvin L. | Vaughn, Scott P. |
| Neale, James F. | Rohman, Thomas P. | Vick, Howard C., Jr. |
| Nesbit, Christopher S. | Rosen, Gregg M. | Viola, Richard W. |
| Nickens, Jacks C. | Rust, Dana L. | Wade, H. L., Jr. |
| O'Grady, Clive R. | Satterwhite, Rodney A. | Walker, John T., IV |
| O'Grady, John B. | Scheurer, P. C. | Walsh, James H. |
| O'Hare, James P. | Schewel, Michael J. | Watts, Stephen H., II |
| Oakey, David N. | Schill, Gilbert E., Jr. | Werlin, Leslie M. |
| Oostdyk, Scott C. | Schmidt, Gordon W. | Westwood, Scott E. |
| Padgett, John D. | Sellers, Jane W. | Whelpley, David B., Jr. |
| Pankey, David H. | Shelley, Patrick M. | White, H. R., III |
| Parker, Brian K. | Simmons, L. D., II | White, Walter H., Jr. |
| Phears, H. W. | Simmons, Robert W. | Wilburn, John D. |
| Plotkin, Robert S. | Skinner, Halcyon E. | Williams, Steven R. |
| Potts, William F., Jr. | Slone, Daniel K. | Wilson, James M. |
| Pryor, Robert H. | Spahn, Thomas E. | Wren, Elizabeth G. |
| Pusateri, David P. | Spitz, Joel H. | Young, Kevin J. |
| Rak, Jonathan P. | Stallings, Thomas J. | Younger, W. C. |
| Rakison, Robert B. | Steen, Bruce M. | |

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

REZONING AFFIDAVIT

FEB 18 2011

DATE: _____
(enter date affidavit is notarized)

1092176

for Application No. (s): RZ/FDP 2010-LE-009
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

REZONING AFFIDAVIT

DATE: FEB 1 8 2011
(enter date affidavit is notarized)

1092176

for Application No. (s): RZ/FDP 2010-LE-009
(enter County-assigned application number(s))

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

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

Supervisors Michael R. Frey and Gerald W. Hyland are both trustees on the Inova Health Care Services Board.

Supervisor Penelope A. Gross is a trustee on the Inova Health System Foundation Board.

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

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

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

WITNESS the following signature:

(check one)

Scott E. Adams

Applicant

Applicant's Authorized Agent

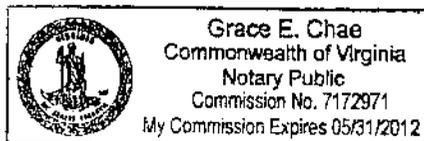
Scott E. Adams, Esquire

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

Subscribed and sworn to before me this 18th day of February, 20 11, in the State/Comm. of Virginia, County/City of Fairfax.

Grace E. Chae
Notary Public

My commission expires: 5/31/2012



Rezoning Attachment to Par. 3

DATE: FEB 18 2011
(enter date affidavit is notarized)

1092170

for Application No. (s): RZ/FDP 2010-LE-009
(enter County-assigned application number (s))

Chairman Sharon Bulova and Supervisors Penelope Gross, Patrick Herrity, Catherine Hudgins, and Jeff Mckay and their spouses attended the Inova Health System Foundation's 2010 Annual Gala with complimentary tickets having a face value in excess of \$100 each.

Stephen M. Cumbie, Chairman and trustee of Inova Health System Foundation, donated in excess of \$100 to Sharon Bulova.

Michael R. Frey, a member of the Fairfax County Board of Supervisors and a trustee on the Inova Health Care Services Board, donated in excess of \$100 to Supervisor Pat Herrity for Congress.

Gerald W. Hyland, a member of the Fairfax County Board of Supervisors and a trustee on the Inova Health Care Services Board, donated in excess of \$100 to Chairman Bulova.

Dean Morehouse, a trustee on the Inova Health Care Services Board, donated in excess of \$100 to Supervisor Patrick Herrity.

James M. Scott, an agent of Inova Health Care Services, made a gift to Supervisor Michael Frey of baseball tickets with a value in excess of \$100.

Carson Lee Fifer, Jr. of McGuireWoods LLP donated in excess of \$100 to Sharon Bulova.

Jonathan P. Rak of McGuireWoods LLP donated in excess of \$100 to Sharon Bulova.

Gregory A. Riegler of McGuireWoods LLP donated in excess of \$100 to Sharon Bulova.

Stephen W. Robinson of McGuireWoods LLP donated in excess of \$100 to John Cook.

- Barbara J. Fried of Metro Park LLC donated in excess of \$100 to Pat Herrity.
- Leah Fried Sedwick of LRF Holdings, LLC donated in excess of \$100 to Jeff McKay.

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

Statement of Justification for Liberty View Business Park
May 11, 2010
Tax Maps 91-1-((4)) 1-11, 13-25, 500, 501 and Routes 1233 and 1234

MR Lewin Park Capital LLC, Applicant

RECEIVED
Department of Planning & Zoning
MAY 13 2010
Zoning Evaluation Division

I. Introduction

This rezoning application seeks to implement the vision in the Comprehensive Plan endorsed by the Board of Supervisors in the adoption of the BRAC APR #08-IV-10S by creating a high-quality "Class-A" office park within walking distance of the Joe Alexander Transit Center. This office park will provide critical space for BRAC contractors and support the overall revitalization of the Springfield area. The rezoning application itself also consolidates the entire Lewin Park subdivision, which consists of 26 separate single-family residential parcels and two internal streets, Lewin Drive (Route 1233) and Arco Street (Route 1234), into a single 13.5-acre assemblage. This assemblage corrects a long-standing land use inequity because the property surrounding the existing neighborhood has redeveloped with high-density commercial and retail over the past decade. Thus, this rezoning application represents a unique opportunity to complete the demonstrated success of Metro Park by creating a "Class A", transit-accessible, office environment while correcting existing inappropriate lane use.

II. Background/Context

The site's strategic and practical link to both BRAC and central Springfield is directly related to its proximity to the Franconia-Springfield Metro station. The site is only a 10-minute walk (approximately ½ mile) from the station and represents a significant opportunity to accomplish meaningful and substantial TDM measures. That Metro accessibility will also make the site attractive to potential tenants looking to relocate due to BRAC.

The existing land use pattern also enhances the viability of the site. The adjacent properties to the north and west have developed as a high-density office park known as Metro Park. These existing uses and intensities effectively mirror that proposed by this application. Further, directly across Beulah Street from the site is significant retail in the form of the Festival at Manchester Lakes Shopping Center.

The site also directly benefits from a number of substantial other public infrastructure investments including the Franconia-Springfield Parkway and the multi-modal Joe Alexander Transportation Center. As a result, there are a wide range of options for creative transportation planning that allow the site to meet the goal identified in the Comprehensive Plan, as discussed below.

III. Overview of Proposed Development

Simply stated, this application, consistent with guidance in the Comprehensive Plan, seeks to rezone the site to Planned Development Commercial (PDC) at 1.5 FAR to allow office and hotel uses at heights not to exceed 100'. As shown in the Conceptual Development Plan/Final Development Plan

(CDP/FDP) the proposed lay-out is a total of five office buildings with a hotel at the corner of Beulah Street and the Franconia Springfield Parkway.

These buildings will be served by two shared parking garages internal to the site. This lay-out was deliberate as its site mirrors the lay-out of Metro Park by utilizing parking structures internal to the site. It also creates a design that is scaleable and will be able to be phased to respond quickly to the demand of potential BRAC tenants. As an option, the proposed hotel use could be replaced by a similar sized office building. That said, the hotel use is a very complementary use to proposed office and existing Metro Park development and is important to the success of this area moving forward.

A. Access and Transportation

Given that the site will have direct pedestrian access to the Franconia-Springfield Metro Station, the applicant is confident that a significant portion of workers will use the Metro to commute to the site. The proposed design not only enhances that connection by providing additional landscaping and better street presence along the Franconia-Springfield Parkway, but the design also provides a meaningful public pedestrian connection to the larger office park. This pedestrian access, coupled with a commitment to a comprehensive Transportation Demand Management (TDM) Program, and participation in area shuttle service will only increase multi-modal options for the site.

While multi-modal access is important, auto-access will still likely be the way a majority of users will access the site. The site's primary access will be by Jasper Lane to link to Walker Lane and Metro Park Drive. This primary access will be complemented by a right-in/right-out directly on to Beulah Street, mirroring the existing access point for Lewin Park. Consistent with the Metro Park proffers, an additional secondary connection on the northeast corner of the site is shown that could provide interparcel access to Metro Park and ultimately to Walker Lane. Besides these connections, the applicant is also willing to dedicate a significant portion of land along Beulah Street and a minor portion along the Franconia-Springfield Parkway to accommodate the potential interchange at Beulah and the Franconia-Springfield Parkway. Lastly, the success of the Inova facility to the west of the site has created the opportunity to address an existing parking shortage for that facility by providing additional parking options on a small portion on the west end of this site. This is consistent with intent of the Comprehensive Plan to provide linkages between the various land units.

B. Sustainable Building Practices

Because of the proximity to transit and in recognition of the demands of the likely tenants, the applicant will commit that the proposed buildings will meet the points necessary for LEED Silver or equivalent rating. This sustainable approach will be replicated by providing modern stormwater management techniques and the commitment to providing a high-quality, pedestrian friendly environment.

C. Quality of Design

As reflected in the proposed lay-out and the commitment to the sustainable building practices, these buildings will be linked by a series of well-landscaped urban pedestrian plazas and sidewalks. Critical to the success of development is the commitment of the applicant to high-quality architecture that will allow the site to compete against other locations which will lack the amenities of this site. Also the design creates pockets of tree save opportunities, which will only enhance the pedestrian

connection to the Metro Station and provide even more of a buffer to the Devonshire Townhomes on the south side of the Franconia-Springfield Parkway.

IV. Conformance with the Comprehensive Plan

As discussed above, this rezoning is intended to implement the Comprehensive Plan vision endorsed by BRAC APR #08-IV-10S and has been deliberately crafted to reflect the careful balancing of issues that the APR represented. Obviously, additional details will be provided as the application continues to evolve to ensure this vision is maintained.

V. Waivers/Modifications

As shown on sheet 2 of the CDP/FDP, there are number of minor waivers requested to allow development consistent with that shown on the CDP/FDP. These waivers are similar to those necessary to allow Metro Park to move forward and merely reflect the realities of a phased development in this location.

VI. Conclusion

This site will contribute significantly to the continuing revitalization of Springfield by enhancing the established success of Metro Park and providing transit accessible "Class A" office space. Completing this vision will also finally correct the inappropriate existing land use incompatibility. For these reasons and as discussed above, we respectfully request support of this rezoning application.



David Gill, McGuireWoods LLP
Agent on behalf of the Applicant

PRELIMINARY COST ESTIMATE

PROJECT NAME: Liberty View
 PROJECT ADDRESS:
 SHEET:
 DATED: 1/18/2011
 REVISED: 1/19/11

VIKA PROJECT #: V7324A



Priced by: TED
 Checked by: EJI

FIRST QTR 2011

Trade/Spec Division or Category of Work: Site Work (Labor & Material)

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST
1	Selective Site Demolition (Asphalt)	978	SY	\$ 6.00	\$ 5,868.00
2	Demolition C&G	2725	LF	\$ 14.00	\$ 38,150.00
3	Demolition Manhole/Structures (San. And Storm)	10	EA	\$ 390.00	\$ 3,900.00
4	Abandon Pipes	12	EA	\$ 170.00	\$ 2,040.00
5	Phase I Erosion & Sediment Control	2.5	AC	\$ 6,000.00	\$ 15,000.00
6	Dewatering (Trench)	2381	LF	\$ 2.50	\$ 5,952.50
7	Crushed Stone Subbase 8"	3,939	SY	\$ 12.00	\$ 47,268.00
8	Prime Coat	14,150	SY	\$ 1.10	\$ 15,565.00
9	Concrete Curb and Gutter (with 6" Stone)	2,860	LF	\$ 20.00	\$ 57,200.00
10	Mill & Overlay (1 1/2")	10,211	SY	\$ 13.00	\$ 132,743.00
11	Bituminous Base Course (VDOT BM-25.A) 6"	3,939	SY	\$ 28.50	\$ 112,261.50
12	Intermediate Course (VDOT IM) 3" (# 80 / ton)	3,939	SY	\$ 14.50	\$ 57,115.50
13	Bituminous Surface Course (VDOT SM 9.5A) 1.5"	3,939	SY	\$ 7.10	\$ 27,966.90
14	Median Construction	140	SY	\$ 55.00	\$ 7,700.00
15	Traffic Signal	1	EA	\$ 150,000.00	\$ 150,000.00
16	Bus Shelter	1	EA	\$ 23,000.00	\$ 23,000.00
17	Erosion & Sediment Control Phase II	2.5	AC	\$ 10,000.00	\$ 25,000.00
18	E&S Maintenance	2.5	AC	\$ 2,500.00	\$ 6,250.00
19	Storm Drainage Lines 15" to 21" (RCP) +\$10/CIII	3,000	LF	\$ 60.00	\$ 180,000.00
20	Drop Inlet/ Manhole Structures	20	EA	\$ 5,500.00	\$ 110,000.00
21	End Section ES-1 (18")	1	EA	\$ 650.00	\$ 650.00
22	Sediment Control Removal	1	LS	\$ 10,000.00	\$ 10,000.00
23	Stakeout	1	LS	\$ 10,000.00	\$ 10,000.00
24	Testing (Soil, etc.)	1	LS	\$ 10,000.00	\$ 10,000.00
25	Maintenance of Traffic	1	LS	\$ 20,000.00	\$ 20,000.00
26	Duct Bank Electric (6 Way) Without Cable	950	LF	\$ 250.00	\$ 237,500.00
27	Miscellaneous Relocations	1	LS	\$ 15,000.00	\$ 15,000.00
28	Cobra Head (High Level)	6	EA	\$ 13,000.00	\$ 78,000.00
29	Relocate Light Pole (High Level)	4	EA	\$ 10,400.00	\$ 41,600.00
30	Relocate Existing Sign	1	LS	\$ 35,000.00	\$ 35,000.00
31	Guardrail Weak Post	100	LF	\$ 30.00	\$ 3,000.00
31	Civil Engineering PI Plan Design	1	LS	\$ 125,000.00	\$ 125,000.00
	Sub-Total				\$ 1,608,730.40
	2% Mobilization				\$ 1,640,905.01
	7% General Conditions				\$ 1,755,768.36
	15% Design Contingency				\$ 2,019,133.61
	Sub Total *				\$ 2,019,133.61
	Additional Soft Cost By Others				
	Utility Relocation Design and Coordination				\$ 45,000.00
	Landscape Design				\$ 20,000.00
	Traffic Signal Design and Traffic Engineering				\$ 35,000.00
	Legal and Insurance				\$ 50,000.00
	Sub-Total				\$ 150,000.00
	TOTAL*				\$ 2,169,133.61

* Does Not include tap fees, connection fees, permit fees, proffers costs, building construction costs.

- (1) Includes demolition of existing 10' paved shoulder along Franconia-Springfield Parkway.
- (2) Includes demolition of C&G along Manchester, Beulah, Metro Park, and Jasper.
- (3, 4) Includes demolition of storm inlets and abandoning of pipe along Manchester, Beulah, and Metro Park.
- (6, 19, 20, 21) Construction of storm structures and pipes along Manchester, Franconia-Springfield, Beulah, and Metro Park. (Additional storm drain may be necessary if required to connect to nearest existing structure on Franconia-Springfield.)
- (7, 11, 12, 13) Includes full section pavement construction along Franconia-Springfield, Manchester, Beulah, and Metro Park.
- (8) Prime coat all new surface pavement to include new full sections and mill and overlay sections.
- (9) Includes new curb and gutter along Franconia Springfield, Manchester, Beulah, Metro Park, and Jasper.
- (10) Includes areas along Manchester, Beulah, Metro Park, and Jasper.
- (14) Includes new 4' wide concrete median along Beulah to accommodate a left turn lane onto Metro Park.
- (15) Includes changes to existing signal at Franconia-Springfield and Beulah per PHRA estimate. For new signal at Metro Park assume an additional \$250,000 per PHRA estimate. For modification of signal by others for new pole assume an additional \$100,000 per PHRA estimate.
- (16) Proposed Bus Shelter on Franconia Springfield.
- (30, 31) Existing Highway sign on Franconia-Springfield Parkway. Reconstruct guardrail.



County of Fairfax, Virginia

MEMORANDUM

DATE January 21, 2010

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis and Environmental Assessment:** RZ/FDP 2010-LE-009
Liberty View (aka Lewin Park)

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan as revised through December 13, 2010. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The approximately 13.45-acre subject property is located at the northwest corner of the intersection of Beulah Street and the Franconia-Springfield Parkway. The current application seeks to redevelop the property under two possible options. The first option (hotel option) includes four office buildings of up to 8 stories in height and a hotel of up to nine stories. The second option (office option) includes five office buildings of up to 8 stories with a height limit for both options for all buildings of no more than 100 feet above grade. Each office building is proposed to be limited to 220,000 gross square feet under both options; the hotel is proposed to be limited to 142,800 gross square feet. Structured parking would provide the majority of parking under both options. The floor area ratio (FAR) for both options is proposed to be limited to 1.5 or 878,562 gross square feet. The office option would provide up to 3,105 parking spaces, while the hotel option would provide up to 3,155 parking spaces. According to the development plan, 2,285 parking spaces and 2,322 parking spaces are required for the office option and hotel option, respectively. Twenty-five percent open space is provided and required under both options.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in Land Unit C, Beulah Community Planning Sector, Springfield Planning District. The site is bounded the Franconia-Springfield Parkway (Route 7900) to the

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south with existing townhome development on the south side of this roadway, Beulah Street and existing strip commercial development to the east and southeast and commercial office development to the immediate north and west of the subject property.

COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, Area IV, 2007 edition, Springfield Planning District as amended through July 27, 2010, S9 Beulah Community Planning Sector, Land Unit C, Recommendations, Land Use, pages 101-102:

“LAND UNIT C

The Lewin Park community is planned for residential use at 1-2 dwelling units per acre. Land Unit A, to the west, is planned for residential use with an option for office use, while Land Unit B, to the north, is recommended for residential use with office uses as an option. If the optional uses for Land Unit B are approved through a rezoning, then office and/or hotel with support retail uses at up to 1.5 FAR may be appropriate for Land Unit C if the following conditions are satisfied:

Land Use/Design

- The parcels in the land unit are substantially and logically consolidated. If all parcels cannot be consolidated, it must be demonstrated that the unconsolidated parcel(s) can be compatibly integrated into the existing development;
- The development features a coordinated plan which provides for high quality architecture, design, and building materials to foster development that is compatible with existing and planned development in Land Units A and B;
- The building heights are a maximum of approximately 8 stories or a maximum of 100 feet, tapering down to a maximum of 60 feet for structures set back 101-150 feet from the existing centerline of Beulah Street and a maximum of 40 feet for structures set back 100 feet or closer from the existing centerline of Beulah Street;
- The height for above ground parking structures is limited to a maximum of 60 feet;
- Shared structured parking may be appropriate if designed and located in a manner that concentrates parking to the interior of the Metro Park development. This parking may be physically connected to adjacent parking structure(s) in Land Units A and B;
- The development minimizes front yard setbacks and avoids surface parking along the internal roadway system, and provides a pedestrian circulation system that interconnects buildings and provides an attractive pedestrian link to the Franconia-Springfield Parkway trail;

- Usable open space such as a landscaped plaza, courtyard with seating, or an on-site recreational amenity for employees is provided;
- Structures are well landscaped with trees and shrubs in order to provide a buffer to the existing Devonshire townhouse development located across from the subject property on the south side of the Franconia-Springfield Parkway;
- Lighting is located, directed, and designed to reduce glare and minimize impact onto existing Devonshire townhouse development;
- Support retail uses located in the ground-level of office or hotel buildings is encouraged but not required in every building;
- Mitigation of the impact on parks and recreation per policies contained in Objective 6 of the Parks & Recreation section of the Policy Plan and Springfield District standards;
- Provision of environmental elements into the design, including buildings designed to meet the criteria for LEED Silver green building certification;
- Buildings should be designed to accommodate telecommunications antennas and equipment cabinets in a way that is compatible with the building's architecture and conceals the antennas and equipment from surrounding properties and roadways by flush mounting or screening antennas and concealing related equipment behind screen walls or building features.

Environment

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through July 27, 2010, on page 7 through 9, the Plan states:

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

..

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

- Minimize the amount of impervious surface created. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

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

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

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 19:

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

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

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.

- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

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

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

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

COMPREHENSIVE PLAN MAP: Residential use at 1-2 dwelling units per acre (du/ac)

LAND USE ANALYSIS

The applicant is proposing to develop the subject property under the Comprehensive Plan's option for office and/or hotel with support retail uses at up to 1.5 FAR subject to conditions regarding parcel consolidation, coordinated and high quality design, building and garage heights, shared structured parking, front yard setbacks, avoidance of surface parking, pedestrian circulation, usable open space, landscaping and buffering, lighting, ground-level support retail, parks and recreation, LEED Silver green building certification, and accommodation of telecommunications antennas and equipment cabinets. The extent to which these Comprehensive Plan conditions have been addressed are discussed as follows. Consolidation of all parcels for the given land area has been achieved as recommended by the Comprehensive Plan. The design of the proposed development has been sufficiently coordinated with the surrounding development through appropriate provision of architecture, design and building materials of the proposed development. In accordance with the Comprehensive Plan the proposed development will rely largely on the use of shared parking structures in order to meet parking requirements and the height of parking structures will be limited to no more than 60 feet. Open space, landscaping and lighting are provided in a manner which is generally consistent with the Comprehensive Plan vision. The buildings are also designed to accommodate on-site retail uses on a limited basis. The applicant has provided a commitment to design the buildings in a manner which will permit the future addition of telecommunications equipment as recommended in the Plan. Any final determination regarding both the design and proffered commitments regarding transportation related issues will be subject to review and approval by the Fairfax County Department of Transportation. In addition, mitigation of the impact on parks and recreation will be subject to review and comment by the Fairfax County Park Authority staff. The Planning Division staff finds that the land use mix, intensity and design are generally consistent with the land use recommendations of the Comprehensive Plan; however, the proposed proffer regarding the attainment of LEED Silver certification for each of the buildings raises concerns as discussed in the Environmental Analysis section.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Green Building

The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects to attain green building certification under U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program or equivalent third party certification program. Furthermore, for consideration of the option for

office and/or hotel use up to 1.5 FAR (as is proposed by this applicant), the Comprehensive Plan text for the subject property includes an expectation that the proposed development will meet LEED Silver certification.

The applicant is currently proffering to submit documentation of LEED Silver certification within one year of issuance of Non- Residential Use Permit (Non-RUP) for each building. To date, the County has received many green building commitments. The proffer offered by the applicant for this case substantially deviates from standard green building commitments that the County has received for other developments. To be consistent with other green building commitments in which there is a Comprehensive Plan expectation for a minimum level of certification (in this case, the minimum expectation is LEED Silver certification), the proffer should be revised as follows:

- Commitment to attainment of LEED Silver certification for all office and hotel buildings (not solely office buildings) under the most current version of Core and Shell or New Construction rating system prior to site plan approval (not the version that is applicable at the time of the approval of this zoning application as proposed in the current proffer).
- Posting of a green building escrow in the amount of \$2.00 per gross square foot of building prior to approval of the site plan (not within one year of the final Non-RUP if not "LEED certified" as proposed in the current proffer);
- Release of all or 50% of the green building escrow to Fairfax County (except when the LEED Silver certification has been delayed through no fault of the applicant) if the applicant fails to provide documentation that the building does not attain LEED Silver certification or falls within three points or less of LEED Silver certification within one year of the issuance of the Non-RUP (not within two years of the issuance of the final Non-RUP as proposed in the current proffer);
- Inclusion of LEED accredited professional (AP) who is also a professional engineer or architect on the design team prior to site plan submission for any building (not prior to issuance of a Non-RUP for any building); and
- Provision of a LEED checklist demonstrating the minimum number of credits necessary to attain LEED Silver certification as part of the site plan submission and building plan submission (not prior to the issuance of a building permit as currently proposed in the proffer).

The proffer as currently proposed commits to the use of LEED Silver certification under Core and Shell version that is applicable at the time of the approval of this zoning application. USGBC continuously reviews and updates its rating systems to be current with green building practices. The version that is applicable at the time of zoning approval may not be current at the time of site plan for each building.

The current proffer sometimes refers to “LEED certification” and “LEED certified.” To avoid possible confusion with basic LEED certification level, the proffer should specify “LEED Silver certification.”

Staff is concerned about the timing of the possible posting of a green escrow. It is standard practice for an applicant to post a green building escrow prior to the approval of the site plan for a building targeted for a minimum LEED certification level. Contrary to this practice, the applicant is proposing that, if LEED Silver certification (the minimum expectation) has not been obtained, that the escrow be posted within one year of the issuance of the final non-RUP. The proposed posting of the escrow is not tied to a specific approval and therefore may not be an incentive for the applicant to execute or execute in a timely manner. Staff also does not support the posting of the escrow at this late stage of the development process.

Staff does not support the applicant’s possible elimination of green building escrow for buildings targeted for LEED Silver certification. The possible elimination of a green building escrow is generally supported by staff only when there is demonstration by the applicant such as through precertification under the Core and Shell rating system that the building is anticipated to achieve one certification level above the minimum Comprehensive Plan expectation. This approach provides an incentive to achieve higher levels of certification. Therefore, if the applicant commits to meeting the LEED Gold precertification under the Core and Shell program and provides documentation of attainment of precertification from the USGBC to the Department of Planning and Zoning prior to building plan approval for each building, the green building escrow will be waived. Under this approach, prior to site plan approval, the applicant should designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC’s LEED Online system. (This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.)

Staff prefers that the applicant provides documentation regarding the outcome of green building certification by USGBC within one year of issuance of the non-RUP. According to USGBC, completion of the LEED certification process within this timeframe is achievable and reasonable. Also, the proffer, as currently proposed, would allow additional time if the delay is not the fault of the applicant. A longer deadline (e.g., two years within issuance of the non-RUP as currently proposed by the applicant) may have unintended consequences – documentation by the applicant to support green building certification may be lost or more difficult to replicate over time.

Staff suggests that the LEED AP on the design team as currently proffered by the applicant also be a professional engineer or architect. In staff’s view, professional engineers and architects who are LEED APs are better qualified to support the design team in its pursuit of LEED Silver certification. Consistent with other green building commitments, staff also recommends that the LEED AP submits the LEED checklist demonstrating the minimum number of credits necessary to attain LEED Silver certification as part of the site plan submission and building plan submission (rather than prior to the issuance of the building permit). Green building measures

should be planned, designed, and documented early in the development process. An issue that arises immediately prior to the issuance building permit may be more difficult to correct after site plan and building plan submissions.

It is staff's understanding that the applicant intends to commit to LEED Silver certification under the Core and Shell rating system for office and hotel buildings. It is staff's impression that most green building certification commitments for hotels in the County are through the New Construction rating system. The applicant is encouraged to look at the New Construction rating system to determine whether it is more suitable for the proposed hotel building.

Water Quality

The applicant has proposed a number of on-site measures to address water quality and quantity control standards. These controls will be subject to review and approval by the Department of Public Works and Environmental Services.

PGN: JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: February 16, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 2010-LE-009)

SUBJECT: Transportation Impact

REFERENCE: RZ 2010-LE-009; FDP 2010-LE-009; MR Lewin Park Capital, LLC
Traffic Zone: 1487
Land Identification Map: 091-1((04)) all parcels

Transmitted, herewith, are comments from the Fairfax County Department of Transportation (DOT) with respect to the Liberty View rezoning application. Comments are based on the development plan, last revised January 28, 2010, draft proffers, last dated February 7, 2011, and a traffic impact analysis and addendum, dated September 28, 2010 and December 13, 2010, respectively.

The site, totaling 11.55 acres, is currently zoned Residential – One Dwelling Unit (R-1) and contains 26 single family residential dwelling units. A recent Base Relocation and Closure (BRAC) Area Plans Review (APR) nomination (08-IV-10S), approved by the Fairfax County Board of Supervisors (BOS) on August 3, 2009, increased the site's non-residential development potential from a 0.55 floor area ratio (FAR) to a 1.50 FAR. Based on this increased development potential, the applicant now proposes rezoning the site to Planned Development Commercial (PDC), with up to 878,562 square feet of general office space and hotel (250-room hotel option).

Transportation Overview

The proposed 878,562 square feet of office/hotel space would create a significant impact on what is already a congested area of the Lee Magisterial District. The applicant's traffic impact analysis indicates that the additional uses will generate over 8,700 net new trips per day, this after a 10% office/hotel reduction for internal synergy and a 25% reduction associated with implementing a transportation demand management (TDM) program and strategies.

Trip generation figures for daily, a.m. peak hour and p.m. peak hour conditions, as summarized in Tables 1 and 2 below, are based on trip generation data and rates from the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 8th Edition.

TABLE 1: Trip Generation for Office (735,962 SF) with Hotel (142,600 SF, 250 Rooms)

	AM Peak Hour			PM Peak Hour			Daily
	Enter	Exit	Total	Enter	Exit	Total	
Gross Trips	1,157	202	1,359	272	1,015	1,287	10,563
Reductions ¹	-301	-41	-342	-50	-265	-315	-1839
Net New Trips	856	161	1,017	222	750	972	8,724

TABLE 2: Trip Generation for Office (878,562 SF) with No Hotel

	AM Peak Hour			PM Peak Hour			Daily
	Enter	Exit	Total	Enter	Exit	Total	
Gross Trips	1,291	177	1,468	235	1,143	1,378	10,273
Reductions ¹	-322	-26	-348	-35	-285	-320	-1540
Net New Trips	969	151	1,120	200	858	1,058	8,733

Franconia-Springfield Parkway / Beulah Street Intersection

The intersection of Franconia-Springfield Parkway and Beulah Street fails today with over 100 seconds of delay per vehicle in the P.M. peak hour. Delays are anticipated to nearly double by 2017, without the proposed development. The applicant's traffic impact analysis indicates that approximately 60% of the office and 75% of the hotel trips generated with the proposed development plan will access the site via this intersection. This additional site-related traffic would further compound congestion, resulting in delays of well over 200 seconds (3+ minutes) per vehicle during the a.m. and p.m. peak hours.

It is acknowledged by the applicant that at-grade improvements at this intersection may improve delay, but they cannot be relied upon to reduce delay to the point of obtaining Level of Service (LOS) D operations. Construction of a grade-separated interchange is the only viable solution to achieve these operational levels in the future. Grade separation at this intersection is currently included in the Fairfax County Comprehensive Plan (Transportation Plan Map).

Because of the significant site-related impacts anticipated at this intersection, the applicant should be required to provide a monetary contribution towards design and construction of a single point urban interchange (SPUI) as a condition of approval. Site-related traffic is anticipated to be approximately 6.67% of the total traffic through the intersection in 2017. Based on an estimated \$60,000,000 cost for the SPUI at this location, the applicant should be responsible for a proportionate contribution of \$4,000,000. The applicant, to this point, has not offered to provide any monetary contribution specifically towards the interchange.

¹ Office/Hotel Internal Synergy and Transportation Demand Management (TDM) Reductions

In order to provide grade separation at this location, sufficient right-of-way (ROW) along Franconia-Springfield Parkway and Beulah Street is required. While the applicant is currently offering a sufficient ROW dedication along their Beulah Street frontage, DOT staff does not feel that their proposed ROW dedication along Franconia-Springfield Parkway is sufficient. Additional ROW is required for the future WB on-ramp from Beulah Street, as well as for potential maintenance of traffic uses during construction. DOT staff recommends that an additional 10' strip of ROW be dedicated along the Parkway from the point where the proposed dedication meets the existing ROW line, westward.

Area Roadway Improvements

In addition to the grade-separated interchange at Franconia-Springfield Parkway and Beulah Street, other at-grade intersection improvements have been identified as necessary to ensure acceptable levels of service within the site's impact area. These improvements should be mitigated and included within the proffers for the proposed development to ensure that LOS D operations are achieved and maintained through project buildout. The applicant has included some of these at-grade improvements in their proffers, but not all.

In addition to the proffered improvements, the applicant is offering \$1.00 per square foot for Buildings 1-3 and \$1.50 per square foot for Buildings 4-5 towards transportation improvements, totaling approximately \$1,050,000. The applicant, however, proposes that the at-grade proffers be considered "off-site" and, thus, creditable towards the monetary contribution. DOT recommends that access and/or frontage improvements be deemed ineligible for credit against this monetary contribution (see notes below).

The following is a summary of the at-grade improvements previously identified, what the applicant is currently willing to proffer at these locations, and any additional notes or recommendations:

- **Franconia-Springfield Parkway at Beulah Street**

Mitigation Identified:

- 3rd SB Through Lane (Add Drop Lanes), Lewin Drive to Alforth Avenue
- 2nd SB Right Turn Lane
- 3rd WB Through Lane (Restripe WBR to WBTR)
- Signal Modification
- Island Reconstruction

Current Proffers:

- 2nd SB Right Turn Lane, WB Departing Acceleration Lane, Crosswalk and Pedestrian Countdown Signals (*Prior to building permit for Building #2*)
- 3rd WB Through (Restripe) and New WB Right Turn Lanes, or \$140,000 (escrow) if unable to accommodate within existing ROW (*Prior to building permit Building #4*)
- Signal Modification (*Concurrent with individual lane improvements*)
- Reconstruct Islands (*Concurrent with individual lane improvements*)

Notes and Recommendations:

DOT staff feels that \$140,000 is a low estimate for the 3rd WB through and new WB right turn lanes. The applicant has not provided a cost estimate in support of this figure. Regardless of existing ROW or cost, the applicant should proffer to providing the improvement. The County may assist in ROW acquisition and/or with trail relocation issues, should the need arise.

The 3rd SB through lane, previously identified, is no longer considered feasible. Each of the add and drop lanes must be 800' in length, at least, in order to realize a true increase in capacity. Alforth Avenue and Lewin Drive are significantly less distance from the Parkway. Extending the add and drop lanes beyond these cross streets would introduce safety issues (including weaving). While a 3rd SB through lane would aid in improving operations at this intersection, its implementation would be problematic.

- **Beulah Street at Lewin Drive**

Mitigation Identified:

- SB Right Turn Lane (Exclusive)
- Restrict/Prohibit EB Egress

Current Proffers:

- SB Right Turn Lane (Exclusive) *(prior to non-residential use permit for any building)*
- Restrict/Prohibit EB Egress *(prior to non-residential use permit for any building)*
- Cross Walk *(prior to non-residential use permit for any building)*

Notes and Recommendations:

These improvements are necessary due to site-related traffic and provide direct site access from the external roadway network. This improvement should be considered for access purposes and, thus, not creditable against the monetary contribution for transportation improvements.

- **Beulah Street at Metro Park Drive**

Mitigation Identified:

- 2nd NB Left Turn Lane
- 2 EB Right Turn Lanes
- Signal Modification

Current Proffers:

- 2nd NB Left Turn Lane *(prior to building permit for Building #4)*
- 2 EB Right Turn Lanes *(prior to building permit for Building #4)*
- Signal Modification *(concurrent with individual lane improvements)*

Notes and Recommendations:

The existing SB Right Turn Lane was removed as a result of the planned improvements at this intersection. With the roadway shifting to the west, the exclusive SB right turn lane became a shared SB through/right. The exclusive SB right turn lane should be re-inserted into the plan. The County may assist in ROW acquisition, should the need arise.

A crosswalk should be provided at Metro Park Drive.

These improvements are necessary due to site-related traffic and provide direct site access from the external roadway network. This improvement should be considered for access purposes and, thus, not creditable against the monetary contribution for transportation improvements.

- **Beulah Street at Walker Lane**

Mitigation Identified:

- SB Right Turn Lane (Exclusive)
- Signal Modification

Current Proffers:

- None

Notes and Recommendations:

While the SB right turn lane would be helpful in reducing delay at this intersection, ROW acquisition would be prohibitive (proximity of existing land use and structures).

- **Manchester Boulevard at Silver Lake Boulevard**

Mitigation Identified:

- 3rd WB Through Lane (Restripe WB Right to WB Through-Right)
- Signal Modification

Current Proffers:

- 3rd WB Through (Restripe WBR to WBTR) (*prior to building permit for Building #4*)
- Signal Modification (*concurrent with individual lane improvements*)

Notes and Recommendations:

None.

- **Jasper Lane (Entrance)**

Current Proffers:

- No specific direction provided. Proffer language provides maximum flexibility to applicant
- Options may include privatization of street, traffic circle, etc.

Notes and Recommendation:

Current proffers offer no clear direction on plans for the Jasper Lane entrance. Plans for Jasper Lane should be provided by the applicant for review and approval by VDOT and the County prior to implementation/construction.

These improvements are necessary due to site-related traffic and provide direct site access from the external roadway network. This improvement should be considered for access purposes and, thus, not creditable against the monetary contribution for transportation improvements.

Transportation Demand Management (TDM)

The trip generation presented in Tables 1 and 2 represent person-trips, not vehicle trips. Not all person trips will be made via a single-occupant vehicle (SOV). The implementation of a transportation demand management (TDM) program and strategies will result in reduction of those SOV trips. The applicant has set an aggressive TDM goal of 25% for its office development. 25% of the office-related trips, therefore, should travel/commute to the site via some mode other than SOV, such as transit, ridesharing, bicycling or walking. Teleworking, alternative work schedules, and staggered shifts can also be part of the TDM program.

The effectiveness of the TDM strategies implemented at this site will go a long way towards achieving the 25% TDM goal. These strategies may include, but are not limited to, provision of shuttle service to/from Franconia-Springfield Metrorail Station, attractive TDM incentives, strict parking management measures, rideshare opportunities, bicycle/pedestrian access, etc. The following is a summary of TDM proffers:

• **TDM Incentives**

Current Proffers:

- 200 SmarTrip Cards, \$30 each, per Bldg, \$30,000 total (*prior to 1st non-RUP for each Bldg*)

Notes and Recommendations:

Consistent with proffers from recent, comparable rezoning cases (Patriot Ridge), the applicant should provide \$30,000 per year in incentives while Buildings 1 and 2 are occupied. This may result in multiple annual contributions, depending on pace of development/occupation.

• **Shuttle Service to/from Franconia-Springfield Metrorail Station**

Current Proffers:

- Pay to participate on equitable basis in Transportation Management Assoc. (e.g., TAGS), or
- Provide, operate and maintain shuttle service individually or cooperatively (up to 10 years) (*prior to 1st non-RUP*)

Notes and Recommendations:

Provision of shuttle service between the site and the Franconia-Springfield Metrorail Station will be the single largest impetus to aid in shifting commuters from SOVs. Whether participating in a TMA, or providing shuttle service independently, the commitment should be on a continuous basis, in perpetuity. Any discontinuation of shuttle service must be approved by DOT.

- **Parking Management**

Current Proffers:

- None

Notes and Recommendations:

The applicant is currently proposing up to 4.0 parking spaces per thousand square feet of development. Assuming one office employee per 300 square feet, this equates to 1.2 parking spaces per employee. Offering more than one parking space per employee would not provide sufficient motivation for use of alternative modes. Limiting parking to 2.6 spaces per thousand square feet (consistent with County code), or about 0.8 parking spaces per employee, would provide more motivation.

- **Bus Shelter**

Current Proffer:

- \$25,000 towards a bus shelter in the area (*prior to final non-RUP for 1st building*)

Notes and Recommendations:

None.

- **Rideshare Parking Spaces**

Current Proffers:

- 15 rideshare parking spaces

Notes and Recommendations:

A minimum of fifty (50) designated rideshare parking spaces should be provided on-site in order to support the 25% TDM goal.

Trail and Bike, Pedestrian Amenities

- **Sidewalk Network**

Current Proffers:

- An internal sidewalk network (*concurrent with development of each building*)

Notes and Recommendations:

The internal sidewalk network should provide adequate access to/from external bicycle/pedestrian facilities and bus stops. Current plans do not show these connections in some areas, particularly at the Lewin Drive access.

- **Franconia-Springfield Trail**

Current Proffers:

- Improve to 10' trail along Parkway and Beulah Street frontages (*prior to first non-RUP*)

Notes and Recommendations:

In addition to the provision of a 10' trail on-site, improvements should be proffered for off-site trail improvements, between the site and the Franconia-Springfield Metrorail Station. Lighting for the trail (e.g., pee-wee lights) should be provided and/or enhanced.

- **Bicycle Storage**

Current Proffers:

- A minimum of forty (40) secure, weather-protected bicycle spaces

Notes and Recommendations:

None.

VDOT Comments

The Virginia Department of Transportation (VDOT) submitted comments on the applicant's initial traffic impact study (dated April 29, 2010) on September 17, 2010. They later submitted a letter accepting the revised traffic impact study (dated September 28, 2010). With acceptance, VDOT provided the following clarifying and/or conditional comments:

- **Beulah Street / Lewin Drive**

VDOT Comment:

The intersection of Beulah Street and Lewin Drive must be reconfigured to allow SB right-in access into the site, only. EB egress from the site must be prohibited.

Notes and Recommendations:

The latest plans and proffers reflect SB right-in access only at Beulah Street and Lewin Drive.

- **Franconia-Springfield Parkway / Beulah Street**

VDOT Comment:

The recommended improvement at Franconia-Springfield Parkway and Beulah Street (2nd southbound right-turn lane, 3rd southbound through lane, 3rd westbound through lane) involves properties on the northeast and southwest corners of the intersection, not owned or controlled by the developer. Since the transportation improvement is included in the study (September 2010), however, it is assumed to be the responsibility of the developer.

A separate pavement marking and signal modification plan for the Beulah Street/Franconia Springfield Parkway intersection needs to be submitted for VDOT review.

Notes and Recommendations:

In order to gain SB mainline capacity, the add and drop lanes on Beulah Street would need to be at least 800' on either side of the Franconia-Springfield Parkway. The close proximity of Alforth Avenue, to the south, and Lewin Drive, to the north, would make implementation of add and drop lanes problematic. The 3rd SB through lane, therefore, has been removed from the proposed mitigation package.

Signal modification plans should be provided by the applicant prior to implementation of individual intersection improvements.

- **Beulah Street**

VDOT Comment:

A typical section for Beulah Street (Rt. 613) along the property frontage should be provided and should reflect all future improvements.

Notes and Recommendations:

The applicant should provided typical cross-sections for Beulah Street, reflecting all proffered improvements, with the plans for the site. The applicant has provided cross sections at some locations along Beulah Street, but on unofficial documents.

- **Jasper Lane Entrance**

VDOT Comment:

The entrance at Jasper Lane should be redesigned to provide a safer means of entry. The cul-de-sac should be eliminated. Sight distance (horizontal and vertical) should be verified and shown on the plan view and landscaping plan. The line of sight at the entrance should be clear and unobstructed by trees, its future canopies, shrubs, signs and other fixed objects.

Notes and Recommendations:

Current proffers offer no clear direction on plans for the Jasper Lane entrance. Plans for Jasper Lane should be provided by the applicant for review and approval by VDOT and the County prior to implementation/construction.

- **10' Trail**

VDOT Comment:

The proposed 10' trail should be located completely within the right-of-way to qualify for VDOT maintenance. A typical cross-section for the trail should be provided, and included, in the site plan submittal and should be in accordance with the *Road Design Manual*.

Notes and Recommendations:

The applicant has proffered to provide a 10' trail located entirely within existing ROW or within the ROW to be dedicated. A typical cross section for the trail, in accordance with the *Road Design Manual*, should be provided with the plans for this site.

- **VDOT Turn Lane and Taper Requirements**

VDOT Comment:

VDOT turn lane length and taper requirements should be followed for all proposed turn lane improvements.

Notes and Recommendations:

Plans for the site should be in accordance with the VDOT standards. If not, a design waiver application is required.

- **Traffic Signal Operation Changes**

VDOT Comment:

Any improvements where overlaps or other traffic signal operation changes are proposed will require signal modification plans.

Notes and Recommendations:

Signal modification plans should be provided by the applicant prior to implementation of individual intersection improvements.

- **Design Waiver Application**

VDOT Comment:

A design waiver application should be considered for all substandard elements such as turn lanes and needs to be submitted for review and approval.

Notes and Recommendations:

Design waiver applications should be submitted where necessary.

- **Geometric and Drainage Review**

VDOT Comment:

Complete geometric and drainage review will be performed at the time of the final plan submittal.

Notes and Recommendations:

None.

- **Garage Entrances**

VDOT Comment:

Potential future garage entrances need to be designed and constructed in accordance with current VDOT standards.

Notes and Recommendations:

None.

- **VDOT Access Management Standards**

VDOT Comment:

New driveways and traffic signal installations will need to meet VDOT access management standards.

Notes and Recommendations:

None.

Note that VDOT has not reviewed the traffic study addendum (dated December 13, 2010).

AKR/twb

cc: Michele Brickner, Director, Design Review, DPW & ES



County of Fairfax, Virginia

MEMORANDUM

January 10, 2011

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES 

SUBJECT: Liberty View; RZ/FDP 2010-LE-009

RE: Request for assistance dated December 16, 2010

This review is based upon the Conceptual/Final Development Plan RZ 2010-LE-009 stamped "Received, Department of Planning and Zoning, December 13, 2010." A site visit was conducted on August 10, 2010, as part of a review of the CDP/FDP stamped "Received, Department of Planning and Zoning, June 30, 2010."

General Comment: Comments on the previously submitted CDP/FDP were provided to DPZ in my memos dated August 17, 2010, and October 20, 2010. Several comments contained in that memo were not adequately addressed. Additional comments are provided to address the proposed landscaping and 10-year tree canopy requirements.

- 1. Comment:** A deviation from the tree preservation target has been requested on the CDP/FDP that states one or more of the justifications listed in Chapter 122-2-3(b) of the County Code, along with a narrative that provides a site-specific explanation of why the Tree Preservation Target can not be met. The Urban Forest Management Division has reviewed the request and justification and does not object to the proposed deviation.

Recommendation: Proffer language containing a directive from the Board of Supervisors to the Urban Forest Management Division, DPWES, or Director of DPWES to permit a deviation from the tree preservation target percentage should be provided.

- 2. Comment:** The proposed limits of clearing and grading at the northern portion of the site will provide minimal preservation for the existing off-site white oak, Virginia pine, sweetgum, and cherry trees located to the north of the site.

Recommendation: A 15-foot wide undisturbed buffer should be provided along the entire length of the northern property line to protect the existing off-site trees from construction damage.



3. **Comment:** : It appears the Applicant is requesting a modification to the transitional screening and barrier requirements for the portions of the site adjacent to the single family attached dwellings, as stated in the justification on sheet 7C. However, the modification request with a justification sites prior Zoning Ordinance requirements and does not appear to be in conformance with ZO 13-305. In addition, transitional screening calculations have not been provided and it is unclear if the proposed landscaping along the southern portion of the site meets the intent of the transitional screening yard and barrier requirements.

Recommendation: Transitional screening calculations in accordance with ZO 13-303.3B and a modification request with a detailed justification in conformance with ZO 13-305 should be provided as part of the CDP/FDP.

4. **Comment:** : It appears the Applicant is requesting a waiver of the peripheral parking lot landscaping requirements for the site as stated in the various notes on sheet 2, however, a justification for this waiver has not been provided and it is unclear why the waiver is being requested. In addition, peripheral parking lot landscaping calculations have not been provided and it is unclear if the proposed landscaping meets the intent of the peripheral parking lot landscaping requirements.

Recommendation: Peripheral parking lot landscaping calculations should be provided for all property lines in accordance with ZO 13-203 and if necessary, a justification to waive the peripheral parking lot landscaping requirements should be provided as part of the CDP/FDP.

5. **Comment:** The note stating the locations of trees on the proposed parking decks to meet the interior parking landscaping requirements will be provided at site plan development is unclear as proposed locations are not identified. As a result, UFMD is unable to determine if the interior parking lot landscaping and overall canopy coverage calculations are being met.

Recommendation: All trees used to meet interior parking lot landscaping requirements, including those proposed on parking decks, for the entire property should be provided on the CDP/FDP to demonstrate that interior parking lot landscaping and overall canopy coverage requirements are being met.

6. **Comment:** Several proposed landscape trees, located throughout approximately 1/3 of the entire property, appear to be planted in areas that are less than 8' wide and the CDP/FDP states these trees are not counted toward meeting the overall canopy coverage. Long term survival of trees located in restricted planting areas is significantly reduced which could negatively impact the future character and environmental benefits of this development.

Recommendation: In order to increase long term survival and to reduce potentially negative impacts to the development, the minimum width of any planting area should be 8', measured from the interior sides of the restrictive barrier and trees should be planted no closer than 4' from any restrictive barrier.

7. **Comment:** The draft proffers dated December 10, 2010 do not include language to ensure effective tree preservation. Given the nature of the tree cover on and adjacent to this site, and depending upon the ultimate development configuration provided, several proffers will be instrumental in assuring adequate tree preservation and protection throughout the development process.

Recommendation: Recommend the following proffer language to ensure effective tree preservation:

Tree Preservation: “The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP/FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.”

Tree Preservation Walk-Through. “The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant’s certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.”

Limits of Clearing and Grading. “The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to

install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.”

Tree Preservation Fencing: “All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” development condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.”

Root Pruning. “The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”

Site Monitoring. “During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffer, development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed

Liberty View
RZ/FDP 2010-LE-009
January 10, 2011
Page 5 of 5

in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD,
DPWES.”

Please contact me at 703-324-1770 if you have any questions.

TLN/
UFMID #: 152700

cc: RA File
DPZ File



County of Fairfax, Virginia

MEMORANDUM

DATE: August 13, 2010

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Rezoning/Final Development Plan Application #RZ/FDP 2010-LE-009, Liberty View, CDP/FDP dated June 23, 2010, LDS Project #25377-ZONA-001-1, Tax Map #91-1-04-0001-0011, -0013-0025, -0500 and -0501, Lee District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

Water quality controls are required for this development (PFM 6-0401.2A). Each alternative shows 4 locations for underground infiltration facilities. The county soils map indicates the soils in this area are poor for infiltration. It is suggested that the applicant provide infiltration test results per Technical Memorandum 10-4 or show an alternative water quality control scheme.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no recent downstream drainage complaints on file.

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). Each alternative shows 4 locations for underground infiltration facilities. The construction of infiltration facilities below pavement is discouraged since the cost of repair and replacement is high (TM 10-4). Pretreatment of the flow is required if the flow will be piped into the facilities (TM 10-4). Trenches are usually designed to accept overland flow only (PFM 6-1303.5A, Plate 41A-6).

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



The following items from the submission requirements have not been provided:

- the proposed pipe system is not shown (ZO 18-202.10.F(1)(c)),
- an estimate of the detention volume is not provided (ZO 18-202.10.F.(2)(b)), and
- there are no drainage areas to the facilities shown (ZO 18-202.10.F(1)(b)).

The county soils map indicates the soils in this area are poor for infiltration. It is suggested that the applicant provide infiltration test results per TM 10-4 or show an alternative detention scheme.

Site Outfall

An outfall narrative has been provided.

Stormwater Planning Comments

The Accotink Creek Watershed plan is under development.

The applicant should be aware that the EPA has issued a Draft Benthic TMDL Development Report. Should the recommendations in this report be adopted, detention requirements more stringent than those currently in the PFM may be applied to this project.

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

BF/

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



County of Fairfax, Virginia

MEMORANDUM

DATE: July 27, 2010

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

FROM: Eric Fisher, GIS Analyst III
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning and Final Development Plan Application RZ/FDP 2010-LE-009

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #405, Franconia
2. After construction programmed _____ this property will be serviced by the fire station _____
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is _____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.





FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M



TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

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

DATE: January 11, 2011

SUBJECT: RZ/FDP 2010-LE-009, Liberty View - REVISED
Tax Map Number(s): 91-4 ((1)) 1-11, 13-25, 500, 501

BACKGROUND

This memo replaces the previous Park Authority memo dated October 27, 2010. The Park Authority staff has reviewed the proposed Development Plan for the above referenced application, dated April 30, 2010 and revised through October 20, 2010. The Development Plan reflects the development of 878,562 square feet of gross floor area over the 13.45 acre site with two options for development. Option 1 reflects office and hotel uses while Option 2 reflects only office development. The site is currently zoned R-1 and is developed with 18 single family homes and associated structures. The application proposes rezoning the property to the PDC zoning district. The subject property is identified as Land Unit C within the Springfield Planning District, S9-Beulah Community Planning Sector and was the subject of BRAC#08-IV-10S Area Plans Review Plan Amendment.

COMPREHENSIVE PLAN CITATIONS

1. **Park Services and New Development** (The Policy Plan, Parks and Recreation Objective 6, p. 8)
 “Objective 6: Ensure the mitigation of adverse impacts to park and recreation facilities and service levels caused by growth and land development through the provision of proffers, conditions, contributions, commitments, and land dedication.”

 “Policy c: Non-residential development should offset significant impacts of work force growth on the parks and recreation system.”
2. **Heritage Resources** (The Policy Plan, Heritage Resources, Objective 1, p. 3)
 “Objective 1: Identify heritage resources representing all time periods and in all areas of the County.”

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

3. **Heritage Resources** (Comprehensive Policy Plan, Heritage Resources Objective 3, page 4)
“Objective 3: Protect significant historical resources from degradation or damage and destruction by public or private action.”
4. **Park and Recreation Needs** (Comprehensive Plan, Area IV, S-9 Beulah Community Planning Sector, Land Unit C, Land Use/Design, pp. 101-103)

“The development minimizes front yard setbacks and avoids surface parking along the internal roadway system, and provides a pedestrian circulation system that interconnects buildings and provides an attractive pedestrian link to the Franconia-Springfield Parkway trail;”

“Usable open space such as a landscaped plaza, courtyard with seating, or an on-site recreational amenity for employees is provided;”

“Mitigation of the impact on parks and recreation per policies contained in Objective 6 of the Parks & Recreation section of the Policy Plan and Springfield District standards;”

ANALYSIS AND RECOMMENDATIONS

Recreational Impact of Commercial Development:

Comprehensive Plan text for Land Unit C indicates that proposed development should provide an interconnected pedestrian system between the buildings as well as an “attractive” pedestrian connection to the Franconia-Springfield Parkway trail. The location of the proposed connection to the Franconia-Springfield Parkway trail has been improved, conceptually, with the current plan revision. The Park Authority requests that preliminary grading be provided to help evaluate the viability of the proposed pedestrian connection. Additionally, the Park Authority recommends that the applicant provide additional points of pedestrian access to the Franconia-Springfield Parkway trail to include links to the westernmost and easternmost buildings, enhancing pedestrian connectivity to the Springfield Metro Station. A pedestrian connection should also be provided to Jasper Lane to the north. Portions of internal pedestrian connections remain incomplete or unclear, particularly adjacent to the hotel. Crosswalks near the entry of the hotel lead directly to landscaped beds rather than providing a continual line of access to the building.

Another component of development identified in the Comprehensive Plan is the provision of “usable open space such as a landscaped plaza, courtyard with seating, or an on-site recreational amenity for employees.” Draft Proffer 15 provides a commitment to indoor recreational facilities. These facilities should be available to all building tenants regardless of tenant approval. If a tenant cannot allow access to all building tenants, then multiple facilities should be provided so that all tenants may have access to the indoor recreational facilities. Therefore, the Park Authority recommends that Proffer 15 be revised to strike the last phase, as noted below:

15. Recreational Contribution/Amenities. A minimum of 2,500 square feet of GFA shall be allocated in one or more of the office buildings to provide indoor recreation facilities.

If space is not available in each building, such space shall be made available to occupants of all office buildings, ~~subject to approval by building tenants.~~

The Park Authority had previously requested that the applicant provide supplemental detail to help evaluate the quality of the spaces indicated as plazas on the development plan. The applicant has provided additional detail of the plaza areas that satisfy the guidance of the Comprehensive Plan.

The Park Authority suggests that the applicant consider inclusion of some outdoor element of active recreation such as a tennis practice wall and/or half basketball court. Similar commercial developments in the area have included such facilities which have been widely utilized by site workforce. Such an addition might be of similar benefit to the future employees and hotel patrons of the Liberty View development.

Cultural Resources Impact:

Previous review by the Park Authority indicated the existence of three architectural sites as well as the extremely high potential of a Free African American site. The Park Authority had previously recommended that a tight Phase I archaeological survey be provided, with subsequent archaeological testing, if sites are found.

The Park Authority acknowledges the applicant's draft proffer commitment to provide the requested Phase I archaeological survey, and subsequent efforts as indicated, in coordination with the office of Cultural Resource Management and Protection.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- Provide preliminary grading to assist evaluation of potential trail connections;
- Provide additional points of pedestrian connection between proposed buildings and the Franconia-Springfield Parkway trail;
- Provide pedestrian connection to Jasper Lane;
- Provide additional detail to clarify completeness of internal pedestrian connections;
- Modify Proffer 15 to commit to the availability of indoor recreational amenities to all building tenants;
- Consider inclusion of outdoor active recreational facility such as tennis practice wall and/or half basketball court.

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: St. Clair Williams

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Chron Binder
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: August 4, 2010

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

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ2010-LE-009
Tax Map No. 091-1-/04/0001-0025, 0500-0501

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

1. The application property is located in the Long Branch (M-6) watershed. It would be sewerred into the Noman M. Cole Pollution Control Plant (NMCCPCP).
2. Based upon current and committed flow, there is excess capacity in the NMCCPCP at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8" inch line located in the street is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments:



Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

August 2, 2010

Ms. Regina Coyle, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: RZ 2010-LE-009
FDP 2010-LE-009
Tax Map: 91-1
Liberty View

Dear Ms. Coyle:

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

1. The property is currently served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 24-inch, 12-inch and 8-inch diameter water mains. See the enclosed water system map.
3. Depending upon the final site and water main configurations, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,



Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosures

cc: Robert R. Cochran, P.E., VIKA
David R. Gill, McGuire Woods LLP

6-207 Lot Size Requirements

1. Minimum district size: No land shall be classified in the PDC District unless the Board finds that the proposed development meets at least one (1) of the following conditions:

A. The proposed development will yield a minimum of 100,000 square feet of gross floor area.

B. The proposed development will be a logical extension of an existing P District, in which case it must yield a minimum of 40,000 square feet of gross floor area.

C. The proposed development is located within an area designated as a Community Business Center in the adopted comprehensive plan or is in a Commercial Revitalization District and a final development plan is submitted and approved concurrently with the conceptual development plan for the proposed development. The conceptual and final development plan shall specify the uses and gross floor area for the proposed development and shall provide site and building designs that will complement existing and planned development by incorporating high standards of urban design, to include provision for any specific urban design plans for the area and for pedestrian movement and access.

2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.

3. Minimum lot width: No requirement for each use or building.

6-208 Bulk Regulations

1. Maximum building height: Controlled by the standards set forth in Part 1 of Article 16.

2. Minimum yard requirements: Controlled by the standards set forth in Part 1 of Article 16.

3. Maximum floor area ratio: 1.5, which may be increased by the Board, in its sole discretion, up to a maximum of 2.5 in accordance with and when the conceptual and final development plans include one or more of the following:

A. More open space than the minimum required by Sect. 209 below - Not more than 2% for each additional 1% of the gross area provided in open space.

B. Unique design features and amenities within the planned development which require unusually high development costs and which achieve an especially

attractive and desirable development, such as, but not limited to, terraces, sculpture, reflecting pools and fountains - As determined by the Board in each instance, but not to exceed 35%.

C. Below-surface off-street parking facilities - Not more than 5% for each 20% of the required number of parking spaces to be provided.

D. Above-surface off-street parking facilities within an enclosed building or structure - Not more than 3% for each 20% of the required number of parking spaces to be provided.

The maximum floor area ratio permitted by this Part shall exclude the floor area for affordable and bonus market rate dwelling units provided in accordance with Part 8 of Article 2 and the floor area for proffered bonus market rate units and/or bonus floor area, any of which is associated with the provision of workforce dwelling units, as applicable.

6-209 Open Space

1. 15% of the gross area shall be open space.

2. In a PDC development where dwelling units are proposed as a secondary use, as part of the open space to be provided in accordance with the provisions of Par. 1 above, there shall be a requirement to provide recreational facilities for the enjoyment of the residents of the dwelling units. The provision of such facilities shall be subject to the provisions of Sect. 16-404 and such requirement shall be based on a minimum expenditure of \$1500 per dwelling unit for such facilities and either:

A. The facilities shall be provided on-site by the developer in substantial conformance with the approved final development plan. In the administration of this provision, credit shall be considered where there is a plan to provide common recreational facilities for the residents of the dwelling units and the occupants of the principal uses, and/or

B. The Board may approve the provision of the facilities located on property which is not part of the subject PDC District.

Notwithstanding the above, in affordable dwelling unit developments, the requirement for a per dwelling unit expenditure shall not apply to affordable dwelling units.

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if 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, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent 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.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

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 design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, 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. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, 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 by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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