



APPLICATIONS ACCEPTED: May 12, 2011  
PLANNING COMMISSION: October 6, 2011  
BOARD OF SUPERVISORS: October 18, 2011 @ 3:30 p.m.

# County of Fairfax, Virginia

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September 21, 2011

## STAFF REPORT

**PROFFER CONDITION AMENDMENT APPLICATION PCA 2009-MA-011  
SPECIAL EXCEPTION AMENDMENT APPLICATION SEA 95-M-039-02**

### MASON DISTRICT

**APPLICANT:** Bill Page Plaza, LLC

**EXISTING ZONING:** C-6, HC

**PARCEL(S):** 50-4 ((1)) 6 and 7; 50-4 ((17)) H and H1

**ACREAGE:** 8.36 acres

**FAR:** 0.28

**OPEN SPACE:** 20%

**PLAN MAP:** Retail and Other Uses

**PROPOSAL:** The applicant proposes to amend the approved proffers and Generalized Development Plan/Special Exception Plat (GDP/SE Plat) for RZ 2009-MA-011 and SE 95-MA-039 (which was approved to add land area and permit vehicle sales, rental and ancillary service establishment, drive-in financial institution, drive-through pharmacy and an increase in building height from 40 to 50 feet) to permit a redesign of the previously approved shopping center, and to permit modifications to the associated proffers/development conditions.

Miriam Bader

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**Department of Planning and Zoning**  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703 324-1290  
FAX 703 324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



## STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2009-MA-011, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SEA 95-M-039-02, subject to development conditions consistent with those contained in Appendix 2.

Staff recommends approval of a modification of the transitional screening requirement and a waiver of the barrier requirement to the southwest along Tripps Run.

Staff recommends approval of a reaffirmation of a waiver of the service drive requirement along Route 50, in favor of that shown on the GDP/SEA Plat.

Staff recommends approval of a reaffirmation of a waiver of the on-road bike lane on Route 50.

Staff recommends approval of a reaffirmation of a waiver of the minor paved trail along Tripps Run.

Staff recommends approval of a reaffirmation of a waiver of the peripheral parking lot landscaping adjacent to Parcel 50-1 ((17)) G.

Staff recommends approval of a reaffirmation of a modification of the peripheral parking lot landscaping along Route 50.

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

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Proffered Condition Amendment

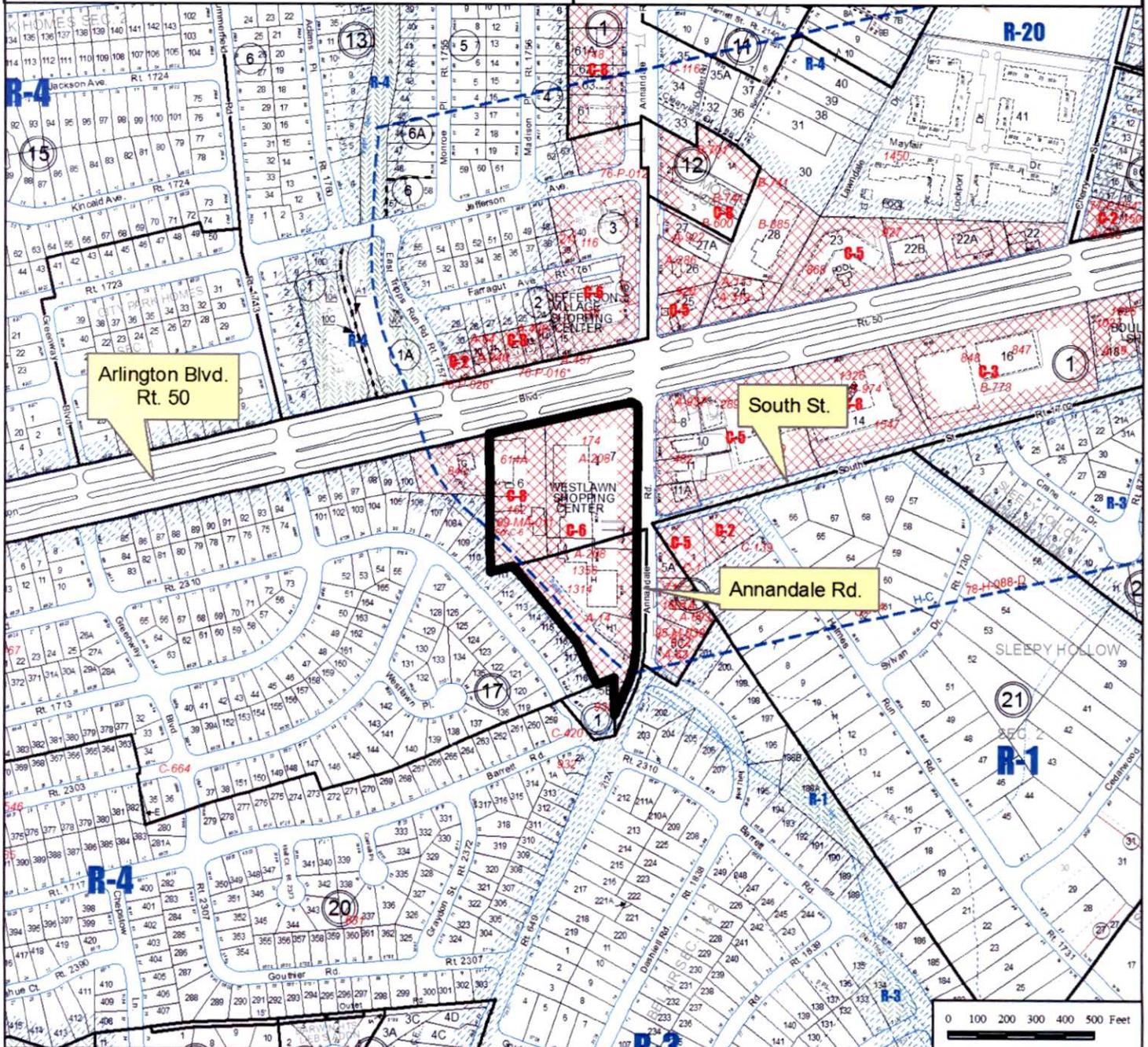
**PCA 2009-MA-011**

# Special Exception Amendment

**SEA 95-M-039-02**

Applicant: BILL PAGE PLAZA, LLC  
 Accepted: 05/12/2011  
 Proposed: AMEND RZ 2009-MA-011 PREVIOUSLY APPROVED FOR COMMERCIAL DEVELOPMENT TO PERMIT SITE MODIFICATIONS  
 Area: 8.36 AC OF LAND; DISTRICT - MASON  
 Located: SOUTHWEST QUADRANT OF THE INTERSECTION OF ARLINGTON BOULEVARD AND ANNANDALE ROAD  
 Zoning: C-6  
 Overlay Dist: HC  
 Map Ref Num: 050-4- /01/ /0006 /01/ /0007 /17/ / H /17/ / H1

Applicant: BILL PAGE PLAZA, LLC  
 Accepted: 05/12/2011  
 Proposed: AMEND SE 95-MA-039 PREVIOUSLY APPROVED FOR VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT, DRIVE THROUGH PHARMACY, DRIVE IN FINANCIAL INSTITUTION AND INCREASE IN BUILDING HEIGHT TO PERMIT SITE MODIFICATIONS  
 Area: 8.36 AC OF LAND; DISTRICT - MASON  
 Zoning Dist Sect: 07-0607, 04-0604, 04-0604, 09-0607  
 Art 9 Group and Use: 6-07 5-25 5-36 6-03  
 Located: 3008, 3080, AND 3040 ANNANDALE ROAD; 6715 ARLINGTON BOULEVARD  
 Zoning: C-6  
 Plan Area: 1  
 Overlay Dist: HC  
 Map Ref Num: 050-4- /01/ /0006 /01/ /0007 /17/ / H /17/ / H1





EXISTING VEGETATION MAP INFORMATION						
KEY	OWNER TYPE	PREVIOUS SPECIES	SEASONAL STATE	CONDITION	ADVERSE	COMMENTS
A	CONIFER MAINTAINED	SPICEBUSH	FLANK	3" DB	3" DB	REPLACEMENT VEGETATION TO BE MAINTAINED BY DEVELOPER
B	DECIDUOUS MAINTAINED	WHITE PINE BLK	FLANK	3" DB	3" DB	REPLACEMENT VEGETATION TO BE MAINTAINED BY DEVELOPER
C	DECIDUOUS MAINTAINED	DOGWOOD	FLANK	3" DB	3" DB	REPLACEMENT VEGETATION TO BE MAINTAINED BY DEVELOPER
D	DECIDUOUS MAINTAINED	DOGWOOD	FLANK	3" DB	3" DB	REPLACEMENT VEGETATION TO BE MAINTAINED BY DEVELOPER
TOTAL:				34,200 SF	34,200 SF	

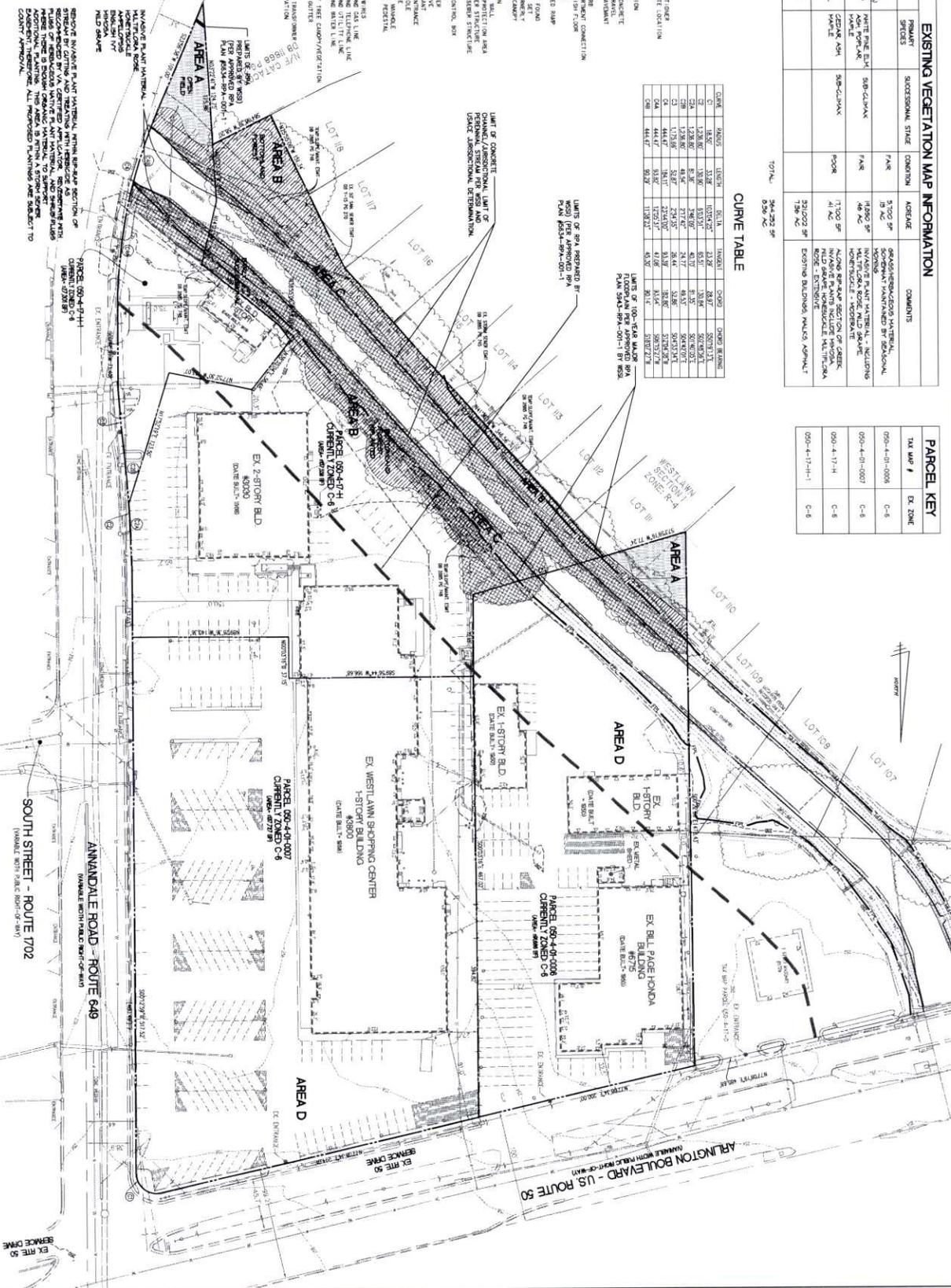
PARCEL KEY	
TAX MAP #	EX. ZONE
050-4-01-008	C-6
050-4-01-007	C-6
050-4-17-H	C-6
050-4-17-H-1	C-6

### LEGEND

1/8" DB CONIFER	1/8" DB CONIFER
1/4" DB CONIFER	1/4" DB CONIFER
1/2" DB CONIFER	1/2" DB CONIFER
3/4" DB CONIFER	3/4" DB CONIFER
1" DB CONIFER	1" DB CONIFER
1 1/2" DB CONIFER	1 1/2" DB CONIFER
2" DB CONIFER	2" DB CONIFER
3" DB CONIFER	3" DB CONIFER
4" DB CONIFER	4" DB CONIFER
5" DB CONIFER	5" DB CONIFER
6" DB CONIFER	6" DB CONIFER
8" DB CONIFER	8" DB CONIFER
10" DB CONIFER	10" DB CONIFER
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72" DB CONIFER	72" DB CONIFER
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108" DB CONIFER	108" DB CONIFER
120" DB CONIFER	120" DB CONIFER
144" DB CONIFER	144" DB CONIFER
168" DB CONIFER	168" DB CONIFER
192" DB CONIFER	192" DB CONIFER
216" DB CONIFER	216" DB CONIFER
240" DB CONIFER	240" DB CONIFER
288" DB CONIFER	288" DB CONIFER
336" DB CONIFER	336" DB CONIFER
384" DB CONIFER	384" DB CONIFER
432" DB CONIFER	432" DB CONIFER
480" DB CONIFER	480" DB CONIFER
528" DB CONIFER	528" DB CONIFER
576" DB CONIFER	576" DB CONIFER
624" DB CONIFER	624" DB CONIFER
672" DB CONIFER	672" DB CONIFER
720" DB CONIFER	720" DB CONIFER
768" DB CONIFER	768" DB CONIFER
816" DB CONIFER	816" DB CONIFER
864" DB CONIFER	864" DB CONIFER
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1008" DB CONIFER	1008" DB CONIFER
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1104" DB CONIFER	1104" DB CONIFER
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1824" DB CONIFER	1824" DB CONIFER
1872" DB CONIFER	1872" DB CONIFER
1920" DB CONIFER	1920" DB CONIFER
1968" DB CONIFER	1968" DB CONIFER
2016" DB CONIFER	2016" DB CONIFER
2064" DB CONIFER	2064" DB CONIFER
2112" DB CONIFER	2112" DB CONIFER
2160" DB CONIFER	2160" DB CONIFER
2208" DB CONIFER	2208" DB CONIFER
2256" DB CONIFER	2256" DB CONIFER
2304" DB CONIFER	2304" DB CONIFER
2352" DB CONIFER	2352" DB CONIFER
2400" DB CONIFER	2400" DB CONIFER
2448" DB CONIFER	2448" DB CONIFER
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4320" DB CONIFER	4320" DB CONIFER
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4656" DB CONIFER	4656" DB CONIFER
4704" DB CONIFER	4704" DB CONIFER
4752" DB CONIFER	4752" DB CONIFER
4800" DB CONIFER	4800" DB CONIFER
4848" DB CONIFER	4848" DB CONIFER
4896" DB CONIFER	4896" DB CONIFER
4944" DB CONIFER	4944" DB CONIFER
4992" DB CONIFER	4992" DB CONIFER
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5904" DB CONIFER	5904" DB CONIFER
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6624" DB CONIFER	6624" DB CONIFER
6672" DB CONIFER	6672" DB CONIFER
6720" DB CONIFER	6720" DB CONIFER
6768" DB CONIFER	6768" DB CONIFER
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7008" DB CONIFER	7008" DB CONIFER
7056" DB CONIFER	7056" DB CONIFER
7104" DB CONIFER	7104" DB CONIFER
7152" DB CONIFER	7152" DB CONIFER
7200" DB CONIFER	7200" DB CONIFER
7248" DB CONIFER	7248" DB CONIFER
7296" DB CONIFER	7296" DB CONIFER
7344" DB CONIFER	7344" DB CONIFER
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7824" DB CONIFER	7824" DB CONIFER
7872" DB CONIFER	7872" DB CONIFER
7920" DB CONIFER	7920" DB CONIFER
7968" DB CONIFER	7968" DB CONIFER
8016" DB CONIFER	8016" DB CONIFER
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8160" DB CONIFER	8160" DB CONIFER
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9456" DB CONIFER	9456" DB CONIFER
9504" DB CONIFER	9504" DB CONIFER
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9600" DB CONIFER	9600" DB CONIFER
9648" DB CONIFER	9648" DB CONIFER
9696" DB CONIFER	9696" DB CONIFER
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9936" DB CONIFER	9936" DB CONIFER
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10608" DB CONIFER	10608" DB CONIFER
10656" DB CONIFER	10656" DB CONIFER
10704" DB CONIFER	10704" DB CONIFER
10752" DB CONIFER	10752" DB CONIFER
10800" DB CONIFER	10800" DB CONIFER
10848" DB CONIFER	10848" DB CONIFER
10896" DB CONIFER	10896" DB CONIFER
10944" DB CONIFER	10944" DB CONIFER
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11424" DB CONIFER	11424" DB CONIFER
11472" DB CONIFER	11472" DB CONIFER
11520" DB CONIFER	11520" DB CONIFER
11568" DB CONIFER	11568" DB CONIFER
11616" DB CONIFER	11616" DB CONIFER
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11712" DB CONIFER	11712" DB CONIFER
11760" DB CONIFER	11760" DB CONIFER
11808" DB CONIFER	11808" DB CONIFER
11856" DB CONIFER	11856" DB CONIFER
11904" DB CONIFER	11904" DB CONIFER
11952" DB CONIFER	11952" DB CONIFER
12000" DB CONIFER	12000" DB CONIFER



DATE: 8/30/11  
 PROJECT: WESTLAWN SHOPPING CENTER  
 SHEET: 2 OF 21



**EXISTING CONDITIONS EXHIBIT / EXISTING VEGETATION MAP**

**BILL PAGE HONDA & WESTLAWN SHOPPING CENTER**  
 MASON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY: [Signature]  
 NO. DESCRIPTION DATE REV BY APPROVED DATE

**WALTER L. PHILLIPS**  
 INCORPORATED ESTABLISHED 1982  
 SCALE: 1" = 40'  
 DATE: 8/31/11, REV: 7/26/2011, 8/30/11

Engineers • Surveyors • Planners  
 Landscape Architects • Arborists  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 832-6163 Fax (703) 833-1301  
 www.WLPHINC.com

CHECKED: [Signature]  
 DRAWN: [Signature]







Tree Number	Species	Common Name	DBH (in)	Height (ft)	Condition	Notes
101	Red maple	Acer rubrum	12	15	02	
102	White oak	Quercus alba	14	18	01	
103	Black oak	Quercus nigra	10	12	01	
104	Red oak	Quercus rubra	11	14	01	
105	White oak	Quercus alba	13	16	01	
106	Black oak	Quercus nigra	9	11	01	
107	Red oak	Quercus rubra	12	15	01	
108	White oak	Quercus alba	15	19	01	
109	Black oak	Quercus nigra	11	14	01	
110	Red oak	Quercus rubra	13	17	01	
111	White oak	Quercus alba	16	20	01	
112	Black oak	Quercus nigra	12	15	01	
113	Red oak	Quercus rubra	14	18	01	
114	White oak	Quercus alba	17	21	01	
115	Black oak	Quercus nigra	13	16	01	
116	Red oak	Quercus rubra	15	19	01	
117	White oak	Quercus alba	18	22	01	
118	Black oak	Quercus nigra	14	17	01	
119	Red oak	Quercus rubra	16	20	01	
120	White oak	Quercus alba	19	23	01	
121	Black oak	Quercus nigra	15	18	01	
122	Red oak	Quercus rubra	17	21	01	
123	White oak	Quercus alba	20	24	01	
124	Black oak	Quercus nigra	16	19	01	
125	Red oak	Quercus rubra	18	22	01	
126	White oak	Quercus alba	21	25	01	
127	Black oak	Quercus nigra	17	20	01	
128	Red oak	Quercus rubra	19	23	01	
129	White oak	Quercus alba	22	26	01	
130	Black oak	Quercus nigra	18	21	01	
131	Red oak	Quercus rubra	20	24	01	
132	White oak	Quercus alba	23	27	01	
133	Black oak	Quercus nigra	19	22	01	
134	Red oak	Quercus rubra	21	25	01	
135	White oak	Quercus alba	24	28	01	
136	Black oak	Quercus nigra	20	23	01	
137	Red oak	Quercus rubra	22	26	01	
138	White oak	Quercus alba	25	29	01	
139	Black oak	Quercus nigra	21	24	01	
140	Red oak	Quercus rubra	23	27	01	
141	White oak	Quercus alba	26	30	01	
142	Black oak	Quercus nigra	22	25	01	
143	Red oak	Quercus rubra	24	28	01	
144	White oak	Quercus alba	27	31	01	
145	Black oak	Quercus nigra	23	26	01	
146	Red oak	Quercus rubra	25	29	01	
147	White oak	Quercus alba	28	32	01	
148	Black oak	Quercus nigra	24	27	01	
149	Red oak	Quercus rubra	26	30	01	
150	White oak	Quercus alba	29	33	01	

Tree Number	Species	Common Name	DBH (in)	Height (ft)	Condition	Notes
151	Black oak	Quercus nigra	10	12	01	
152	Red oak	Quercus rubra	11	14	01	
153	White oak	Quercus alba	12	15	01	
154	Black oak	Quercus nigra	9	11	01	
155	Red oak	Quercus rubra	10	12	01	
156	White oak	Quercus alba	11	13	01	
157	Black oak	Quercus nigra	8	10	01	
158	Red oak	Quercus rubra	9	11	01	
159	White oak	Quercus alba	10	12	01	
160	Black oak	Quercus nigra	7	9	01	
161	Red oak	Quercus rubra	8	10	01	
162	White oak	Quercus alba	9	11	01	
163	Black oak	Quercus nigra	6	8	01	
164	Red oak	Quercus rubra	7	9	01	
165	White oak	Quercus alba	8	10	01	
166	Black oak	Quercus nigra	5	7	01	
167	Red oak	Quercus rubra	6	8	01	
168	White oak	Quercus alba	7	9	01	
169	Black oak	Quercus nigra	4	6	01	
170	Red oak	Quercus rubra	5	7	01	
171	White oak	Quercus alba	6	8	01	
172	Black oak	Quercus nigra	3	5	01	
173	Red oak	Quercus rubra	4	6	01	
174	White oak	Quercus alba	5	7	01	
175	Black oak	Quercus nigra	2	4	01	
176	Red oak	Quercus rubra	3	5	01	
177	White oak	Quercus alba	4	6	01	
178	Black oak	Quercus nigra	1	3	01	
179	Red oak	Quercus rubra	2	4	01	
180	White oak	Quercus alba	3	5	01	

**TREE INVENTORY**

**BILL PAGE HONDA & WESTLAWN SHOPPING CENTER**

MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	APPROVED	DATE

**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945

Engineers • Surveyors • Planners  
Landscape Architects • Arborists

207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301  
www.WLPINC.com

DATE: 8/11/11

SCALE: AS SHOWN

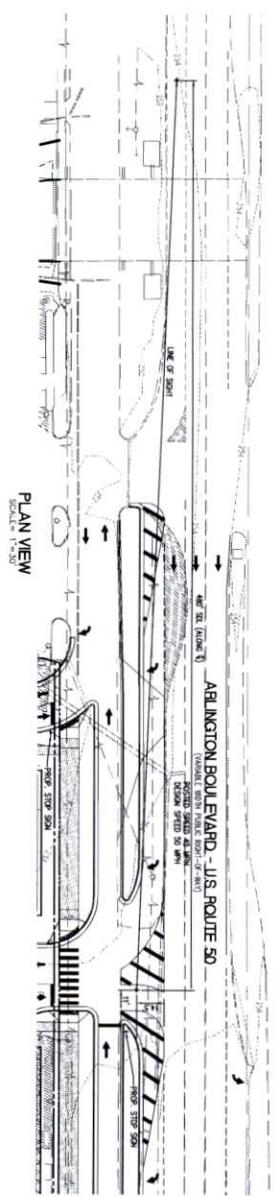
PROJECT: 10104

DRAWN: MSW

CHECKED: JH







**PRELIMINARY SIGHT DISTANCE PROFILES**

**BILL PAGE HONDA &  
 WESTLAWN SHOPPING CENTER**  
 MASON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

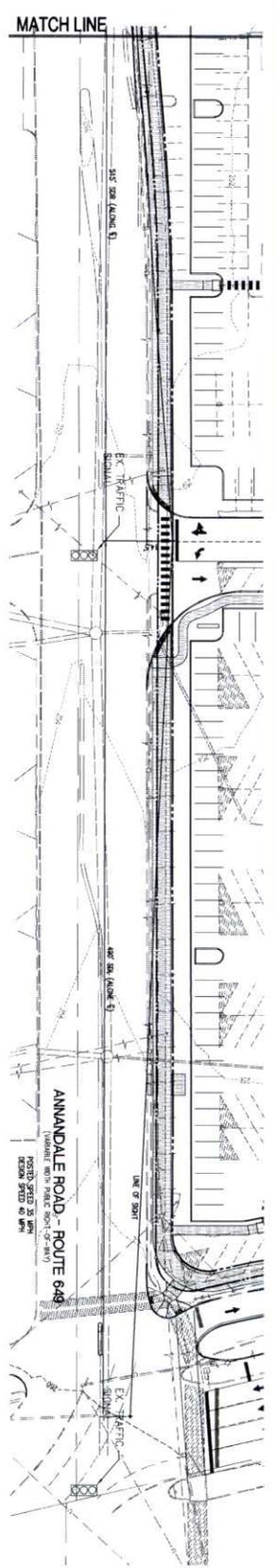
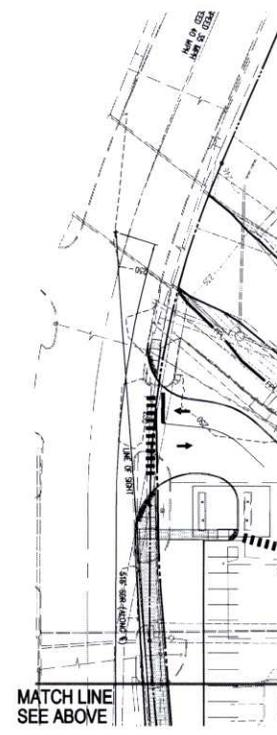
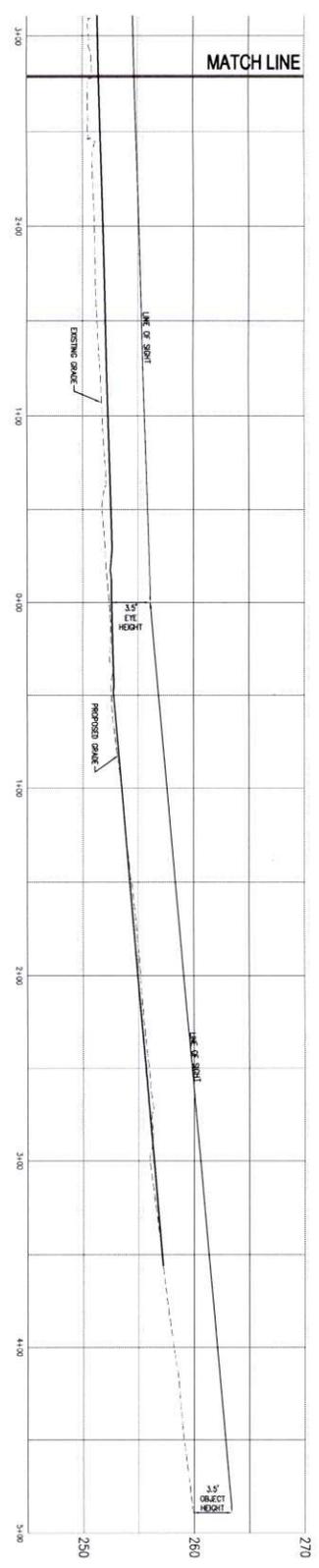
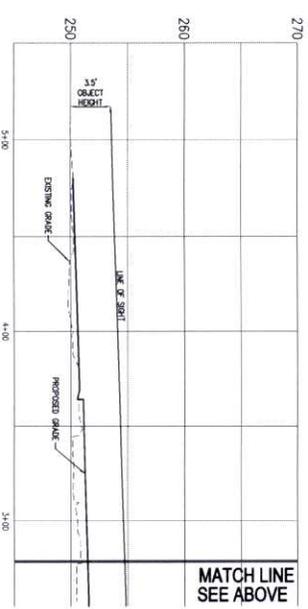
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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE



**WALTER L. PHILLIPS**  
 INCORPORATED  
 ESTABLISHED 1946  
 SCALE: AS NOTED DATE: 01/11/11 REV. 12/28/11 BY: WLS/LSB

Engineers • Surveyors • Planners  
 Landscape Architects • Arborists  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 Fax (703) 533-1301  
 www.WLPHINC.com

DRAWN: MFW  
 CHECKED: JS



**PRELIMINARY SIGHT DISTANCE PROFILES**

**BILL PAGE HONDA & WESTLAWN SHOPPING CENTER**  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

**WALTER L. PHILLIPS**  
INCORPORATED ESTABLISHED 1945  
SCALE: AS NOTED DATE: 9/11/11; REV. 7/26/2011; 8/18/2011; 9/30/11

Engineers • Surveyors • Planners  
Landscape Architects • Arborists  
207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301  
www.WLPHNC.com

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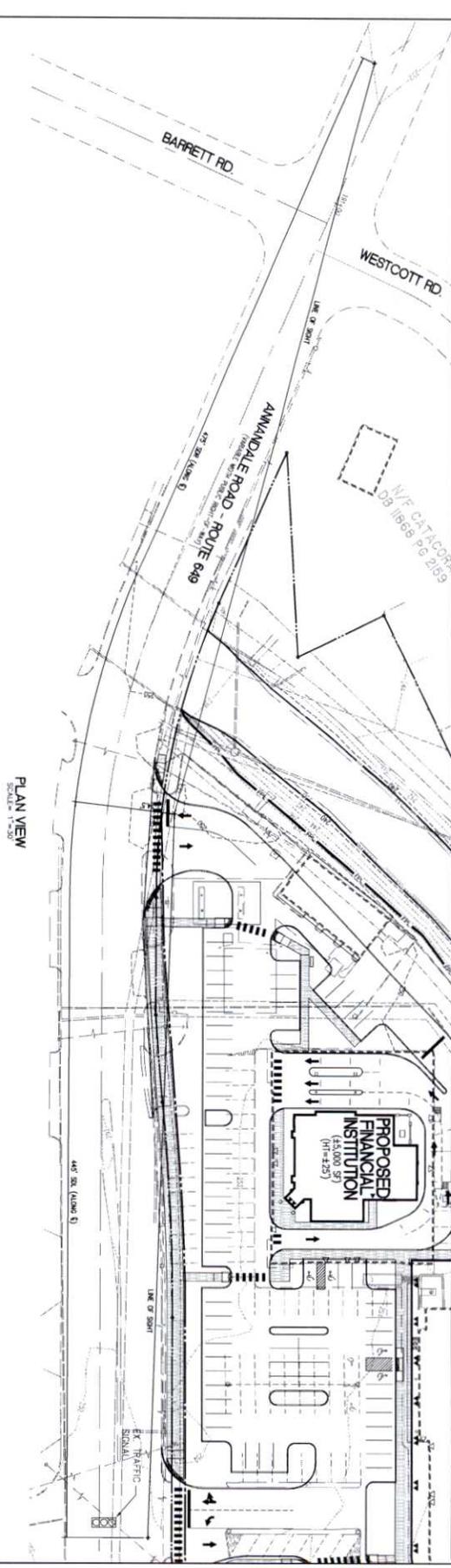
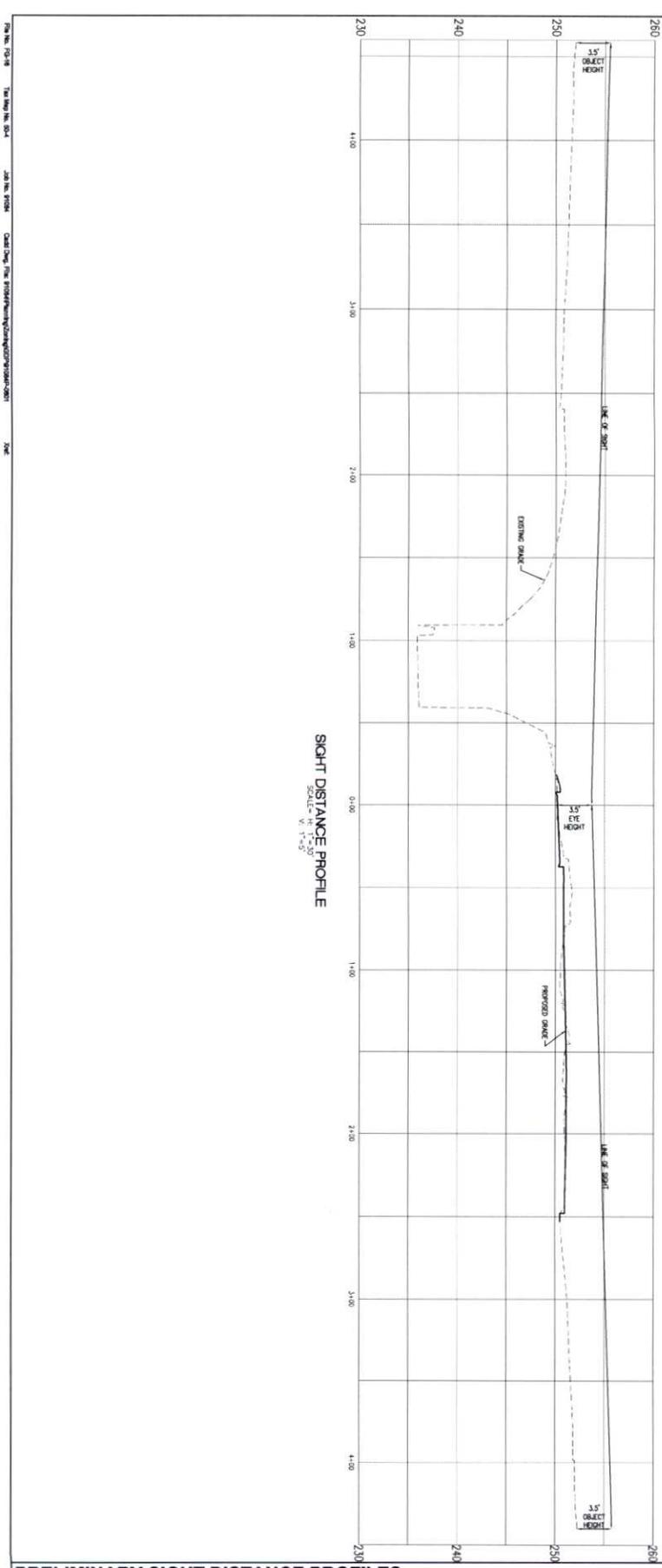
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 FAIRFAX COUNTY, VIRGINIA

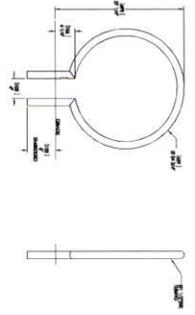
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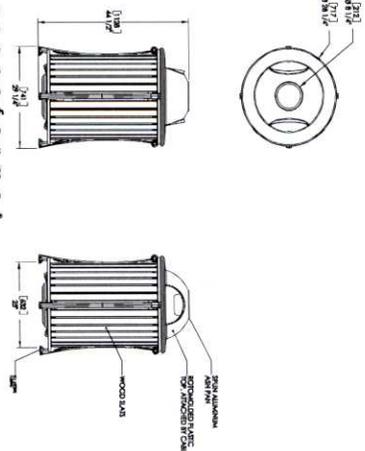


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 Engineers • Surveyors • Planners  
 Landscape Architects • Arborists  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6183 Fax (703) 533-1301  
 www.WLPHINC.com

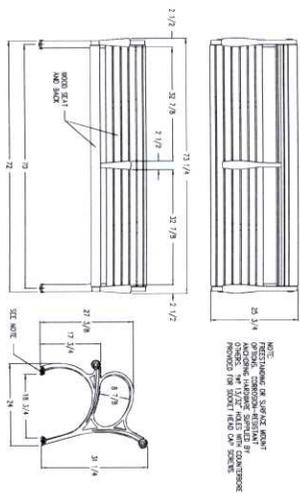




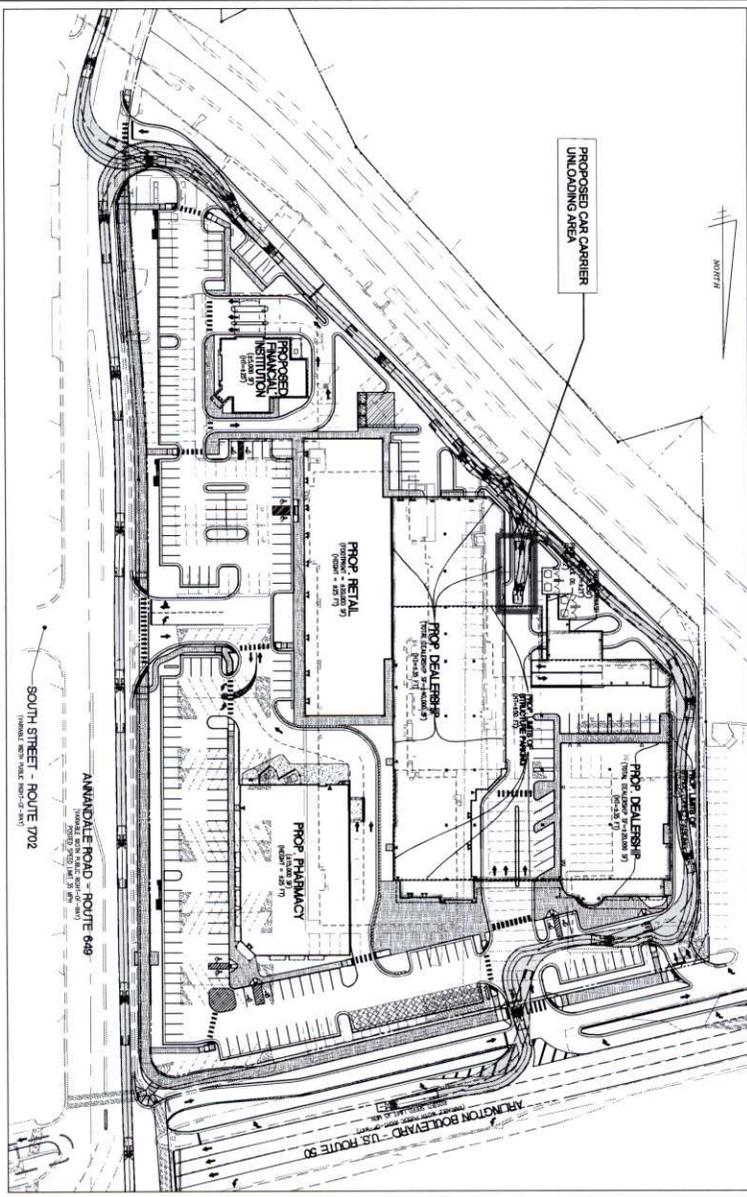
**Landscaperforms.**  
 BIKE RACK DETAIL



**Landscaperforms.**  
 TRASH CAN DETAIL



**Landscaperforms.**  
 BENCH DETAIL



**TRUCK PATH AND SITE DETAILS**

**BILL PAGE HONDA & WESTLAWN SHOPPING CENTER**  
 MASON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE



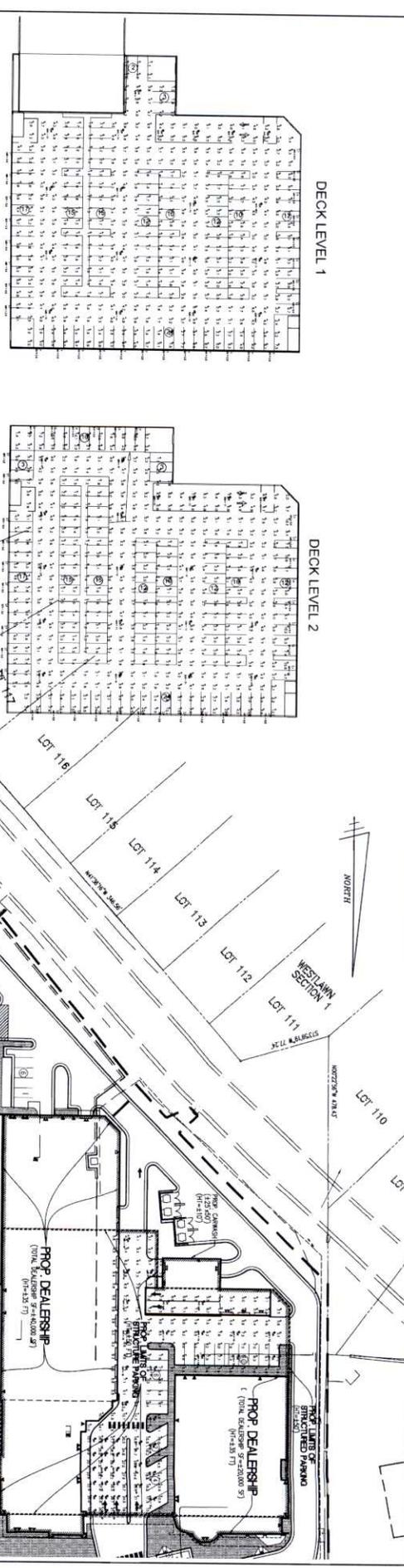
**WALTER L. PHILLIPS**  
 INCORPORATED ESTABLISHED 1948  
 SCALE: AS NOTED DATE: 5/11/11; REV. 7/26/11; 8/30/11  
 ENGINEERS • SURVEYORS • PLANNERS  
 LANDSCAPE ARCHITECTS • ARBORISTS  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 Fax (703) 533-1301  
 www.WL.PINC.com











DECK LEVEL 1

DECK LEVEL 2

Symbol	Code	Description	Material	Quantity	Notes
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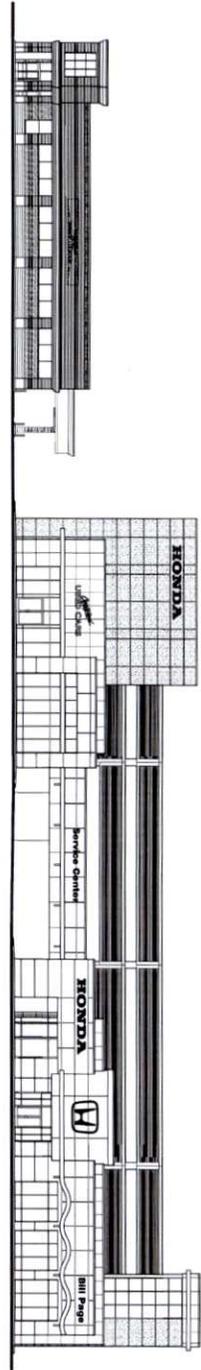
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Code	Description	Material	Quantity	Notes
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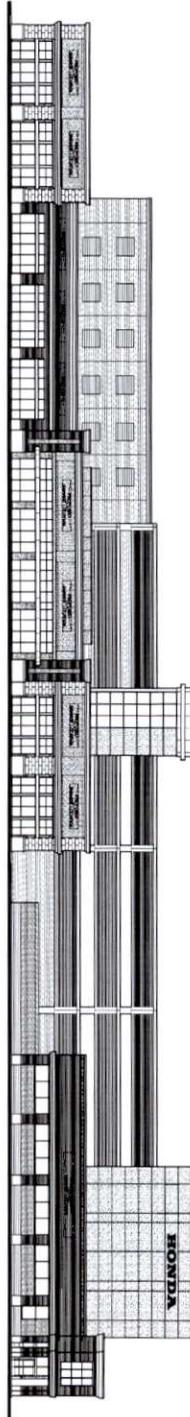


**PHOTOMETRIC PLAN**  
**BILL PAGE HONDA**

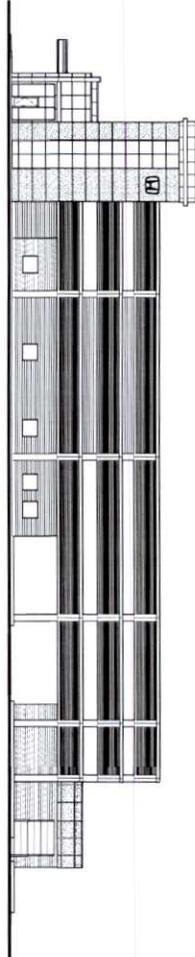
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 TIME: 2:26:09  
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 SHEET: 17 OF 21



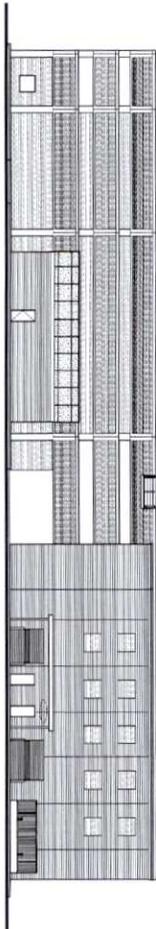
ARLINGTON BOULEVARD NORTH ELEVATION



ANNANDALE ROAD EAST ELEVATION



RIGHT SIDE (WEST) ELEVATION



REAR (SOUTH) ELEVATION



PHARMACY (SOUTH) REAR ELEVATION

FOR ILLUSTRATIVE PURPOSES ONLY

EXTERIOR ELEVATIONS

BILL PAGE HONDA at WESTLAWN CENTER  
 ARLINGTON BOULEVARD & ANNANDALE ROAD  
 FALLS CHURCH, VIRGINIA

FREEMAN  
 MORRAN  
 ARCHITECTS

A3.1

DATE: 12/15/11  
 SCALE: AS SHOWN  
 DRAWN BY: J. H. HARRIS  
 CHECKED BY: J. H. HARRIS

RESIDENCE  
LOT 117

ANNANDALE ROAD (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"

RESIDENCE  
LOT 112

LEFT SIDE (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"

FOR ILLUSTRATIVE PURPOSES ONLY

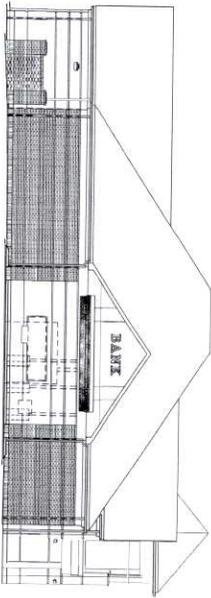
**FREEMAN  
MORGAN  
ARCHITECTS**  
7225 SOUTHWEST AVENUE  
SUITE 200  
FALLS CHURCH, VA 22033  
TEL: (703) 271-2200  
FAX: (703) 271-2201

LINE OF SIGHT

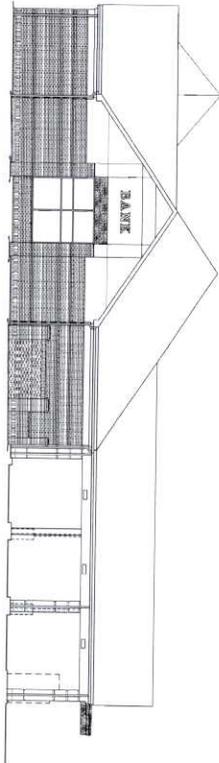
**BILL PAGE HONDA**  
ARLINGTON BOULEVARD & ANNANDALE ROAD  
FALLS CHURCH, VIRGINIA

**A3.2**

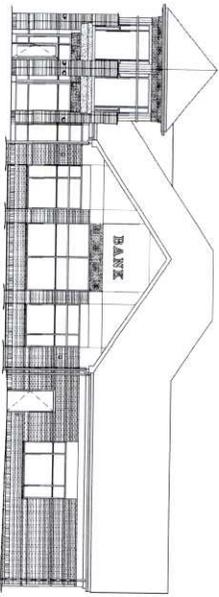
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DRAWN BY: [unintelligible]  
CHECKED BY: [unintelligible]



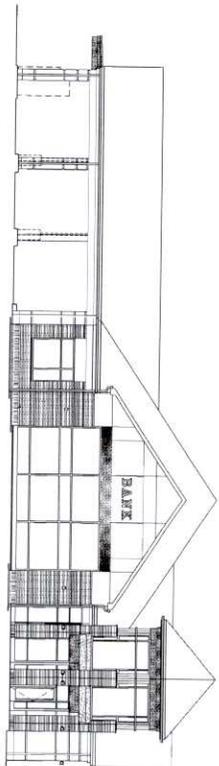
1E BUILDING ELEVATION  
1/4" = 1'-0"  
DATE: 08/11/2010



5E BUILDING ELEVATION  
1/4" = 1'-0"  
DATE: 08/11/2010

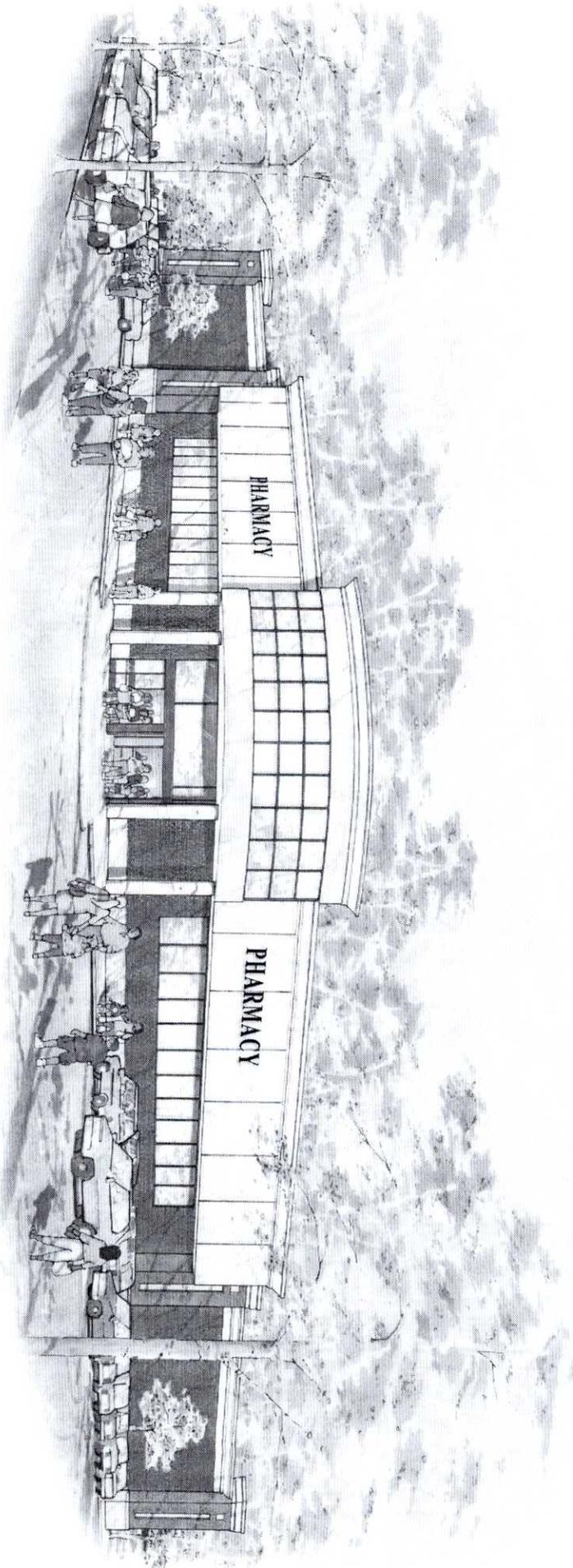


1G BUILDING ELEVATION  
1/4" = 1'-0"  
DATE: 08/11/2010



5G BUILDING ELEVATION  
1/4" = 1'-0"  
DATE: 08/11/2010

FOR ILLUSTRATIVE PURPOSES ONLY



FOR ILLUSTRATIVE PURPOSES ONLY

# WESTLAWN CENTER

ARLINGTON BOULEVARD & ANNANDALE ROAD  
FALLS CHURCH, VIRGINIA

**FREDMAN  
MORGAN  
MITCHELLS**  
ARCHITECTS  
1000 PENTAGON AVENUE, SUITE 1000  
ARLINGTON, VA 22202

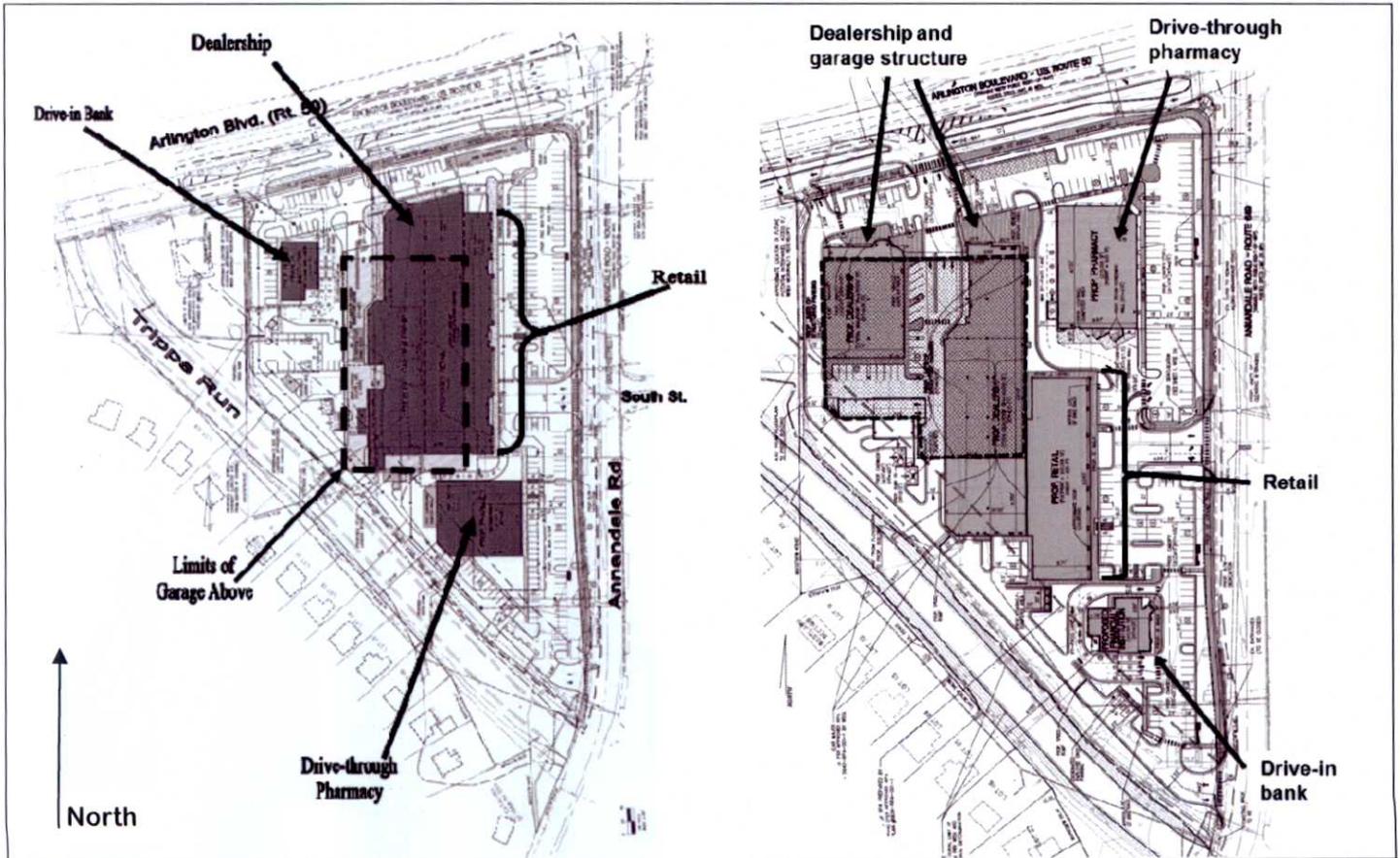
**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS CAN BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATIONS**

The applicant proposes to amend the approved proffers and Generalized Development Plan/ Special Exception Plat (GDP/SE Plat) for RZ 2009-MA-011 and SE 95-MA-039 (which was approved to add land area and permit vehicle sales, rental and ancillary service establishment, drive-in financial institution, drive-through pharmacy and an increase in building height from 40 to 50 feet) to permit a redesign of the previously approved shopping center, and to permit modifications to the associated proffers/development conditions. The applicant is now seeking to modify the previously approved GDP/SEA Plat to relocate the proposed structures on the site, as shown on the following graphic.

*Development approved for  
RZ 2009-MA-011  
SEA 95-M-039*

*Development proposed for  
PCA 2009-MA-011  
SEA 95-M-039-02*



The 60,000 square foot dealership and garage structure will be located in the northwest corner of the site, and the retail portion will remain connected to the eastern side of the dealership/garage. The drive-through pharmacy will move to the northeast corner at the intersection of Arlington Boulevard (Route 50) and Annandale Road, and the drive-in financial institution will be situated in the southeast corner, near the retail use. The dealership building will primarily face Route 50, and the proposed drive-through pharmacy will face the corner of Route 50. The retail uses and drive-in financial institution will face Annandale Road.

**REAFFIRMATIONS OF WAIVERS & MODIFICATIONS REQUESTED:**

Waiver of the service drive requirement along Route 50, in favor of that shown on the GDP/SEA Plat

Waiver of the on-road bike lane on Route 50

Waiver of the minor paved trail along Tripps Run

Waiver of the peripheral parking lot landscaping adjacent to Parcel 50-1 ((17)) G

Modification of the peripheral parking lot landscaping along Route 50

**WAIVER & MODIFICATION REQUESTED:**

Modification of the transitional screening and waiver of the barrier to the southwest, along Tripps Run

**LOCATION AND CHARACTER**

The subject property is located in the southwest quadrant of the intersection of Route 50 and Annandale Road. The site is currently developed with the Westlawn Shopping Center (facing Annandale Road), and the Bill Page Honda automobile dealership (fronting along Route 50). At the southeastern corner of the site, a former service station is currently operated as vehicle light service for the Bill Page Honda dealership. A service drive along Route 50 runs along the northern boundary of the site, with two access points in to the site; there are four access points along Annandale Road.

Tripps Run, (planned as private open space), forms the southwestern boundary of the site. There is a residential community consisting of single-family detached homes zoned R-4 on the other side of Tripps Run. A McDonald's restaurant is located immediately to the west of the site. Jefferson Village Shopping Center is located across Route 50, to the north and retail and auto-oriented uses, including a service station, are located across Annandale Road, to the east.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Retail (across Rt. 50)	C-6, HC	Retail and other (option for mixed use)
<b>South</b>	Residential	R-4	Residential
<b>East</b>	Retail	C-6, CRD	Retail and other (option for mixed use)
<b>West</b>	Retail (McDonald's) Residential	C-6, CRD R-30	Retail and other Residential, 16-20 du/ac

**BACKGROUND**

The buildings of the existing dealership on Parcel 6 date from approximately 1950. In 1967, the existing structures on Tax Map Parcel 50-4 ((17)) H1 (in the southeast corner) were constructed as a service station. The retail center on Parcels 7 and H1 dates to approximately 1968. On February 12, 1996, the Board of Supervisors approved SE 95-M-039, in the name of Westlawn Limited Partnership/Bill Page Imports, Inc., for a vehicle sales, rental and ancillary service establishment and waiver of the open space requirement for the former service station, in the southwest corner of the site.

On March 9, 2010, the Board of Supervisors approved RZ 2009-MA-011, to permit development of a shopping center subject to proffers. Concurrently, the Board of Supervisors approved SEA 95-M-039 subject to Development Conditions dated March 2, 2010, to permit an increase in land area; site modifications; modification of conditions; vehicle sales rental and ancillary service establishment; drive-in financial institutions; drive-through pharmacy; and an increase in building height from 40 feet up to a maximum of 50 feet. These are the applications which currently govern the site; a reduction of the approved GDP/SE Plat, and proffers and development conditions are contained in Appendix 5.

**COMPREHENSIVE PLAN PROVISIONS (Appendix 10)**

- Plan Area:** Area I
- Planning District:** Jefferson Planning District,  
Westlawn Community Planning Sector (J3)
- Plan Map:** Retail and other uses

**Plan Text:**

In the Area I Volume of the Comprehensive Plan, 2011 Edition, Jefferson Planning District, J3 Westlawn Community Planning Sector, as amended through March 9, 2010, Page 33, the Plan states:

“The commercial area bounded by Tripps Run, Route 50 and Annandale Road is planned for community-serving retail uses and vehicle sale, rental and service establishment uses up to .35 FAR. Redevelopment or revitalization of this area should provide effective screening and buffering to adjacent residential uses.”

**ANALYSIS**

**Combined General Development Plan (GDP)/Special Exception Amendment (SEA) Plat (Copy at front of staff report)**

Title of GDP/SEA Plat: Bill Page Honda & Westlawn Shopping Center  
Prepared By: Walter L. Phillips  
Original and Revision Dates: May 11, 2011 as revised through August 30, 2011.

The GDP/SEA Plat consists of 21 sheets; an index is included on Sheet 1.

Site Layout

The site is 8.36 acres and fronts along Route 50 to the north and Annandale Road to the east, and borders residential and commercial uses along the southwestern property line. A 60,000 square foot dealership and garage structure is proposed for the northwest portion of the site. The dealership will operate between 7:00 a.m. to 10:00 p.m., Sunday through Saturday. The various dealership operations, including the showroom and service area, will be split between two buildings on the ground floor, anchored by three levels of additional parking located above the dealership. A building with 20,000 square feet of retail uses will front along Annandale Road and will be connected to the proposed dealership building. At the northeast corner of the site, there will be a drive-through pharmacy, which will measure approximately 15,000 square feet in area. The drive-through pharmacy is proposed to operate 24 hours a day, seven days a week. One drive-through window is proposed, with a bypass lane along the western side of the pharmacy building. The proposed 5,000 square foot drive-in bank will be located at the southeast corner of the site, and will have two drive-in aisles and a bypass lane. The bank is proposed to operate between 9:00 a.m. and 9:00 p.m., Monday through Saturday.

### Access and Circulation

The site is currently served by two access points via the service drive along Route 50 and four access points along Annandale Road. The applicant proposes a consolidation of access points along Annandale Road to two, and the access points along Route 50 will be modified for two new locations; one access point will be placed at the northwest corner of the site near McDonald's, which will facilitate ingress and egress from the service drive. This access point will connect via a proposed on-site, two-way travelway along Tripps Run to an access point at the far southeast corner of the site along Annandale Road. The other proposed access point along Route 50 will align with the entrance of the dealership building, as well as a dedicated right turn lane from Route 50. The main entrance to the site along the Annandale Road at South Street will remain signalized.

Circulation around the drive-through pharmacy and drive-in bank is provided by drive-in aisles and bypass lanes. The drive-in aisle for the pharmacy is accessed between the pharmacy and dealership buildings along the Route 50 frontage. An adjoining bypass lane allows vehicular traffic to drive around the drive-through window and exit at the rear of the pharmacy near the signalized Annandale Road access point. The entrance to the drive-through lanes for the bank will be located along the Annandale Road frontage near the south end of the retail building. There will be two drive-in windows and aisles, as well as a bypass lane, which will exit directly onto the travelway along Tripps Run. The dealership has a one-way internal travel lane under the garage for car repair drop-off access. Access to the garage is also internal from the travel lane. The applicant has proposed a 10-foot asphalt trail along both site frontages, in accordance with the recommendations of the Comprehensive Plan. The applicant also proposes internal sidewalks and crosswalks to connect the trails to the different uses on site. Along Route 50, there will be two sidewalks and crosswalks from the trail to the dealership building. At the corner of the site near the intersection of Route 50 and Annandale Road, there will be a sidewalk and crosswalk from the trail to the drive-through pharmacy, and along Annandale Road, there will be pedestrian connections along the vehicular access points to the site.

### Road and Other Transportation Improvements

Two options for road improvements are provided. Along the Route 50 frontage, Option A would convert the existing service drive to a one-way westbound service drive along a portion of the site frontage. From the western edge of the site to the entrance to Route 50, the service drive would remain two-way. An additional entrance to the service drive would be constructed at the western edge of the site. Option B would remove the service drive, but maintain the entrance onto Route 50, as well as an entrance from the existing service drive into the western edge of the site (adjacent to McDonald's). Under either of these options, a right-in/right-out entrance is proposed to

Route 50. The proposed GDP/SEA Plat shows a more defined right turn-in/right turn-out entrance than the previously approved plan and minor modifications to the geometries of the plan such as the proposed limits of clearing and grading are indicated. The proffer commitments regarding the options remain the same as the previous proposal. Both Route 50 options include a third eastbound travel lane on Route 50, in accordance with the Comprehensive Plan recommendations, as well as proffer commitments to appropriate transitions back to two lanes on the east side of the intersection.

A bus pad is proposed along the Annandale Road frontage of the site, near the drive-through pharmacy. In addition, the applicant proposes to update the traffic signal at the Annandale Road and South Street access point, as well as to provide a striped crosswalk.

#### Parking and Loading

On-site parking will be provided through a combination of surface and garage parking spaces. A total of 172 parking spaces is required for the shopping center uses, including the drive-in bank and drive-through pharmacy, and 197 parking spaces are required for the dealership for a total of 369 required spaces on-site. The applicant proposes a total of 395 parking spaces: 205 surface parking and 190 parking spaces in the garage. In addition, 243 vehicle storage spaces are proposed in the garage. A vehicle display area in front of the dealership building (on both sides, split by the garage entrance) and within the parking area along Route 50 is proposed. The applicant also proposes on-site bike racks for a minimum of 20 bicycles near the drive-through pharmacy and retail building.

On Sheet 12 of the GDP/SEA Plat, the applicant has indicated that all car deliveries for the dealership will occur in a designated car carrier unloading area south of the dealership building and garage. The car carrier will use the drive aisles along the perimeter of the site to access this area. In addition, the applicant proposes to limit deliveries of vehicle inventory within travel areas on site, and to have an employee or spotter to assist with maneuvering, as well as loading and unloading of delivery trucks on site. The vehicle inventory will then be moved to a designated vehicle storage area outside the travel aisles and loading areas.

Loading for the drive-in pharmacy will be shared with the dumpster area at the southern end of the building, near the retail uses and the Annandale Road entrance. The applicant proposes to prohibit tractor-trailer deliveries to the pharmacy from 8:00 a.m. to 10:00 a.m. and 4:00 p.m. to 7:00 p.m. An eight foot tall screening wall is proposed extending south from the pharmacy building, to screen this area from Annandale Road. A shared loading and dumpster area for the retail uses will be located at the south end of the retail and dealership buildings. A dedicated retail delivery parking space is proposed in a row of parking spaces near the loading/dumpster area.

### Landscaping and Screening

The GDP/SE Plat depicts 20% open space for the application; most of the open space will be around Tripps Run, including the portion of the application site that extends across Tripps Run to the south. A buffer strip along the north site of Tripps Run ranges from 10 feet in width to 25 feet in width; typically, it is 15 to 20 feet in width. The previously approved GDP/SEA Plat depicted a buffer that ranged in width from four feet to 20 feet. While vegetation exists on the banks of the channel, the majority is located within floodplain and stormwater management easements and should not be regarded as permanent. On the portion of the application site across Tripps Run, the applicant has proposed to fill gaps in the existing vegetation, but new plantings will be limited due to the proposed preservation of the existing tree cover. The proposed buffer strip shows additional decorative plantings over those depicted on the previously approved application.

Along the Annandale Road and Route 50 frontages, the applicant has proposed a row of street trees and has proffered to underplant the Route 50 frontage with shrubs. Additional vegetation is provided as interior parking lot landscaping and with trees and decorative plantings located around the buildings. The required tree cover canopy is 30,126 square feet, and the applicant proposes 34,100 square feet of tree cover, an increase of nearly 400 square feet from the previously approved application.

### Stormwater Management

No stormwater management is required by the Public Facilities Manual for this application as the proposed redevelopment will reduce the overall impervious surface on site. The applicant has provided water quality facilities, including three filterras and a cistern to be used for landscape irrigation. The previously approved application proposed two filterras and a bioretention filter. Tripps Run is located in a Resource Protection Area (RPA), which extends from the property's southern boundary (on the far side of Tripps Run), approximately 140 feet north into the site. With the current proposal, only a corner of the dealership/garage building will extend into the RPA.

### Architecture

Conceptual elevations of the proposed structures have been provided. The proposed dealership and garage building will measure 60,000 square feet in area and 50 feet in height, and will front along Route 50. The dealership building will connect to the proposed 20,000 square feet of retail space, which will be housed in a 25-foot high structure with various storefronts facing Annandale Road. The drive-through pharmacy is 15,000 square feet in area and is proposed to be 25 feet high with a corner entrance facing the northeast corner of the site (the intersection of Route 50 and Annandale Road). The illustration of the proposed pharmacy indicates that the building material will be brick, but the exact material is not specified. At the southeast corner of the site, the single-story drive-in financial institution will be 25 feet in height at its peak. The gable roof of this structure

differs from the flat roofs of the other structures on site and incorporated architectural feature on the corner. The proposed building materials for these structures may include siding, brick, hardi-plank, masonry/stone, aluminum trim, glass, steel, split-face block or pre-cast panels, and other materials. The applicant has proffered that all buildings within the development will have at "least one common architectural theme, major building material or color scheme."

Signage

The applicant proposes two monument signs for the site: a monument sign along Route 50 will be placed near the access point to the dealership; along Annandale Road, a monument sign will be located at the main signalized access point. The applicant has proffered to provide directional signs in the vicinity of the drive-through pharmacy. The final designs for the signs have not yet been determined.

**Land Use Analysis (Appendix 6)**

The previously approved applications proposed a similar intensity of development with different building locations. Specifically, RZ 2009-MA-011 and SEA 95-M-039 were approved to rezone the property from the C-8 District to the C-6 District and to permit development of a 62,000 square foot dealership building with a garage; 32,000 square foot retail building; 15,000 square foot drive-through pharmacy; and 6,000 square foot drive-in financial institution. In addition, the garage above the dealership building was permitted a height increase from a maximum limit of 40 feet to 50 feet. The proposed dealership building/garage was previously approved for a similar location to that of the current proposal. The drive-in financial institution was previously proposed to front along Route 50 at the northwest corner of the site, and the drive-through pharmacy was previously approved at the southeast corner of the site.

Use	Previously Approved		Currently Proposed	
	Square Footage	Height	Square Footage	Height
Dealership	62,000 sq.ft.	35 ft.	60,000 sq.ft.	35 ft.
Garage*	N/A	50 ft.	N/A	50 ft.
Retail (and related uses)	32,000 sq.ft.	25 ft.	20,000 sq.ft.	25 ft.
Drive-through pharmacy	15,000 sq.ft.	25 ft.	15,000 sq.ft.	25 ft.
Drive-in financial institution	6,000 sq.ft.	25 ft.	5,000 sq.ft.	25 ft.
<b>Total Square Footage</b>	<b>115,000 sq.ft.</b>	-	<b>100,000 sq.ft.</b>	-
<b>Floor Area Ratio (FAR)</b>	<b>0.32</b>	-	<b>0.28</b>	-

*\*The Zoning Ordinance definition of gross floor area does not count parking structures below or above grade, so the square footage for the structure is based on the dealership use.*

The applicant currently proposes the dealership and garage structure at the northwest portion of the site. The building with retail uses will front along Annandale Road and will be connected to the eastern side of the proposed dealership building. At the northeast corner of the site, there will be a drive-through pharmacy with a drive-through lane. The drive-in bank will be located at the southeast corner of the site, and the use will have two drive-in aisles and a bypass lane. The overall proposed square footage and FAR are reduced with the current proposed development from 115,000 square feet of area (.32 FAR) to 100,000 square feet of area (.28 FAR).

Generally, the proposed development satisfies the Comprehensive Plan language specific to the application site. The relocation of the proposed commercial uses closer to the frontages of Route 50 and Annandale Road further reduces possible impacts of the development to the adjoining residential uses across Tripps Run. In the previously approved application, the drive-through pharmacy, which is proposed to operate 24 hours a day, was located close to the Tripps Run boundary; the pharmacy is now proposed for the far northeast corner of the site, the farthest location from the adjoining residential uses. The bank, which is proposed for the southeast corner in the latest submission, will operate with limited hours and will face Annandale Road. The dealership and garage structure has also been modified in the current proposal, which was previously approved to extend into the buffer along Tripps Run. In the latest submission, the dealership and garage building will have a more linear elevation and massing along Route 50 and will be located farther from Tripps Run. The proposed elevation along the south side of the building, (which faces Tripps Run and adjoining residential properties), will also have additional architectural treatment beyond that which was previously proposed. The applicant also proposes to provide additional decorative plantings within the buffer.

Though Staff believes that overall, the current application presents an improved plan, the lack of a cohesive design or architectural style among the different uses on site remains an issue. Staff encouraged the applicant to commit to a common design element, and the applicant has now proffered to use similar architectural materials for the shopping center. The proposed elevations with the current application are illustrative elevations at this time.

### **Transportation Analysis (Appendix 7)**

Since the initial submission, staff has expressed serious concern about the circulation conflicts posed by the design of the Annandale Road entrance in the vicinity of the drive-thru pharmacy and retail parking. As cars enter the site, they are immediately faced with a series of conflicts; if they choose to go north, towards the pharmacy or vehicle dealership: 1) there is a row of head-in parking along the front of the retail uses which will back directly into the entering and exiting traffic; 2) as the entering vehicle turn left, it encounters the service/loading area for the pharmacy, as well as traffic exiting from the drive-thru and escape lanes of the pharmacy; 3) the vehicle must then execute an extremely tight pair of turns, in immediate succession, in order to enter the travel aisle

which will allow it to circulate around the pharmacy, and on to the vehicle dealership; 4) there is a row of four parking spaces located in the middle of those two turns, which will force cars to back into the entering traffic, already distracted by the previously noted conflicts. The applicant has revised the design of this area and reduce the potential for conflict. Staff believes that these modifications, which include a better defined design of the pharmacy drive-thru/loading area; provision of delivery truck path plans and proffered commitments to manage the hours and operation deliveries throughout the site, will greatly help the site function better, especially during peak hour traffic, when these conflicts are anticipated to be most severe. However, staff remains concerned with the number and potential severity of the remaining conflicts at the Annandale entrance, and has proposed two development conditions to further reduce conflicts in this area.

In order to eliminate the potential hazard of vehicles attempting to enter and exit parking in the midst of two tight turns and other conflicting traffic, staff has recommended a development condition that would remove the four parking spaces on the north side of the Annandale entrance, allowing them to be replaced with appropriate landscaping, which will not detract from sight distance.

With the imposition of these development conditions, staff does not oppose this design.

There are dedicated loading spaces for the pharmacy, which can be accessed through the bypass lane. The other loading spaces on site are located near the retail building and under the garage. The applicant proposes to use the shared dumpster/loading area, which is located off the southern travelway near the retail building, for the retail uses. Staff is concerned that commercial vehicles may attempt to load in front of the retail uses, if no spaces are specifically identified for this purpose, further congesting this area. To help minimize possible traffic conflicts on site, Staff recommends a dedicated delivery space for the retail uses and proposes a development condition to specify a space on the site for retail delivery trucks.

#### **Park Authority Analysis (Appendix 9)**

Park Authority suggests that the applicant contribute \$90,000 to the Park Authority for use at a park or other recreational facility within the Mason District in lieu of the recommended trail connection along Tripps Run (which was waived with the previous applications). The applicant has proffered to contribute \$12,000, which is a new commitment with this application.

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

The applicant proposes to add water quality and quantity controls such as filter boxes, to improve the overall stormwater situation. The proposed controls will need to be designed and installed to the satisfaction of DPWES, (which will be addressed at the time of site plan approval), and will be privately maintained.

The applicant is also proposing to redevelop portions of the site within the Resource Protection Area (RPA) associated with Tripps Run. Since the applicant is proposing to decrease the amount of impervious surface located in the RPA, an exception is not required, but a Water Quality Impact Assessment will be required prior to site plan approval for any work in the RPA.

**Public Facilities Analyses (Appendices 11 – 13)**

No significant public facilities issues were identified with this application.

**ZONING ORDINANCE PROVISIONS (Appendix 14)**

<b>Bulk Standards (C-6 District)</b>			
<b>Standard</b>	<b>Required</b>	<b>Previously Approved</b>	<b>Proposed</b>
<b>Maximum FAR</b>	0.40	0.32	0.28
<b>Minimum Lot Area</b>	40,000 sq. ft.	8.36 acres	8.36 acres
<b>Minimum Lot Width</b>	200 feet	880+ feet (Annandale) 510+ feet (Rt. 50)	880+ feet (Annandale) 510+ feet (Rt. 50)
<b>Building Height</b>	40 feet	50 feet	50 feet
<b>Front Yard</b>	45° ABP, not less than 40 ft. (Rt. 50--40 ft./ Annandale Rd- -25 ft.)	78 feet (Annandale) 60 feet (Rt. 50)	62 feet (Annandale) 59 feet (Rt. 50)
<b>Rear Yard</b>	20 feet	88 feet	117 feet
<b>Open Space</b>	15%	20%	20%
<b>Parking Spaces</b>	369 spaces	440 parking spaces plus 159 vehicle storage spaces	395 parking spaces plus 243 vehicle storage spaces
<b>Loading Spaces (Dealership)</b>	1 space for the first 5,000 square feet of gross floor area plus 1 space for each additional 30,000 square feet or major fraction thereof = 3 spaces	-	At least 3 spaces
<b>Loading Spaces (Retail, Pharmacy and Bank)</b>	1 space for the first 10,000 square feet of gross floor area, plus 1 space for each additional 15,000 square feet or major fraction thereof = 3 retail spaces required	-	Approximately 3 loading spaces are proposed for shared use between the retail, pharmacy and bank
<b>Peripheral Parking Lot Landscaping (Annandale Road)*</b>	A landscaping strip 10 feet in width, which shall not include a sidewalk or trail, shall be located between the parking lot and the property line and at least 1 tree for each 40 feet shall be planted in the landscaping strip	Approximately 10 foot wide landscape strip with deciduous and ornamental trees	Approximately 10 foot wide landscape strip with deciduous and ornamental trees

<b>Peripheral Parking Lot Landscaping (Parcel G)**</b>	A landscaping strip 4 feet in width shall be located between the parking lot and the abutting property lines and at least 1 tree for each 50 feet shall be planted in the landscaping strip	At least 4 foot wide landscape strip with trees	At least 4 foot wide landscape strip
<b>Interior Parking Lot Landscaping</b>	8,805 square feet	9,600 square feet	9,400 square feet
<b>Transitional Screening Requirement</b>			
<b>South (R-4 District)</b>	Transitional Screening 3 (Unbroken 50 foot wide strip of open space with evergreen trees, deciduous trees or shrubs)	88 feet plus of concrete channel and slopes with 5 feet plus of screening on each side	No change
<b>Barrier Requirement</b>			
<b>South (R-4 District)</b>	Barrier E, F or G (6 foot wall, brick or architectural brick; 6 foot high solid wood or otherwise architecturally solid fence; or 6 foot chain link fence)	No barrier	No change

\*Reaffirmation of a modification of the peripheral parking lot landscaping along Route 50 is requested.

\*\*Reaffirmation of a waiver of the peripheral parking lot landscaping requirement adjacent to Parcel 50-1 ((17)) G is requested.

### Waivers and Modifications Requested

The applicant requests to reaffirm the following waivers and modifications which were previously approved:

- Waiver of the service drive requirement along Route 50, in favor of that shown on the GDP/SEA Plat
- Waiver of the on-road bike lane on Route 50
- Waiver of the minor paved trail along Tripps Run
- Waiver of the peripheral parking lot landscaping adjacent to Parcel 50-1 ((17)) G
- Modification of the peripheral parking lot landscaping along Route 50

A requested waiver of the interparcel access requirement along Annandale Road is not applicable to this application due to the site's proximity to residential properties. Minor changes to the site are proposed from the previously approved GDP/SEA Plat, and the applicant requests the following modification of the transitional screening requirement and waiver of the barrier requirement in response to the changes.

- Modification of the transitional screening requirements and a waiver of the barrier requirement to the southwest along Tripps Run.

The existing property line between the subject site and the Westlawn neighborhood contains a significant amount of existing vegetation along with a standard size chain-link fence. The existing fence provides a sufficient barrier between the residential and commercial uses. The applicant requests a waiver to permit the existing fence to remain as a barrier rather than disturbing the adjacent residential property owners by demolishing the existing structure only to replace it with a similar one, and risking harm to the existing vegetation. The applicant has added additional landscaping and has moved the pharmacy and parking garage farther away from the residential neighborhood. With these improvements, staff does not object to the requested modification and waiver.

### **Special Exception Analysis**

General Special Exception Standards (Sect. 9-006)

Provisions for Approving...Drive-in Financial Institutions...in a Highway Corridor Overlay District (Sect. 9-611)

Highway Corridor Overlay District Use Limitations (Sect. 7-608)

Additional Standards for Automobile-Oriented Uses, ...Drive-In Financial Institutions, Drive-Through Pharmacies... (Sect 9-505)

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

These standards were addressed and satisfied in the previous application; the proposed re-design of the shopping center does not substantively change the previous evaluation of these standards, except as discussed earlier in this report.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The applicant proposes to amend the approved proffers and Generalized Development Plan Special Exception Plat (GDP/SE Plat) for RZ 2009-MA-011 and SE 95-MA-039 {which was approved to add land area and permit vehicle sales, rental and ancillary service establishment, drive-in financial institution, drive-through pharmacy and an increase in building height from 40 to 50 feet} to permit a redesign of the previously approved shopping center, and to permit modifications to the associated proffers/development conditions.

### **Recommendations**

Staff recommends approval of PCA 2009-MA-011, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SEA 95-M-039-02, subject to development conditions consistent with those contained in Appendix 2.

Staff recommends approval of a modification of the transitional screening requirements and a waiver of the barrier requirement to the southwest along Tripps Run.

Staff recommends approval of a reaffirmation of a waiver of the service drive requirement along Route 50, in favor of that shown on the GDP/SEA Plat.

Staff recommends approval of a reaffirmation of a waiver of the on-road bike lane on Route 50.

Staff recommends approval of a reaffirmation of a waiver of the minor paved trail along Tripps Run.

Staff recommends approval of a reaffirmation of a waiver of the peripheral parking lot landscaping adjacent to Parcel 50-1 ((17)) G.

Staff recommends approval of a reaffirmation of a modification of the peripheral parking lot landscaping along Route 50.

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

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

## **APPENDICES**

1. Draft Proffers (PCA 2009-MA-011)
2. Proposed Development Conditions (SEA 95-M-039-02)
3. Affidavits (Special Exception and Rezoning)
4. Statement of Justification
5. Previously approved proffers for RZ 2009-MA-011, development conditions for SEA 95-M-039, and copy of the approved GDP/SEA Plat
6. Land Use and Environmental Analysis
7. Transportation Analysis
8. Urban Forest Management Analysis
9. Fairfax County Park Authority Analysis
10. Stormwater Management Analysis, DPWES
11. Fairfax County Water Authority
12. Sanitary Sewer Analysis
13. Fire and Rescue
14. Zoning Ordinance Provisions
15. Glossary of Terms

**PROFFER STATEMENT**

**BILL PAGE HONDA AND  
WESTLAWN SHOPPING CENTER**

**PPCA 2009-MA-011**

**March 4, 2010**

**September 15, 2011**

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and applicant, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), in this Rezoning Proffer Condition Amendment Application ("RZPCA") (the "Application") proffers that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 50-4 ((1)) Parcels 6 and 7, and Tax Map 50-4 ((17)) Parcels H and H1 (collectively, the "Property") shall be in accordance with the following conditions if, and only if, rezoning proffer condition amendment application RZPCA 2009-MA-011 and the companion application SEA-95-M-039-02 (collectively, the "Application") are granted by the Board of Supervisors. If approved, these proffers ("Proffers") supersede all previous proffers applicable to the Property. In the event that this Application is denied, these Proffers shall be immediately null and void and shall have no further force or effect on the Property.

**GENERAL**

1. Rezoning Proffer Condition Amendment Application/Special Exception Amendment. The Property shall be developed in substantial conformance with the plat entitled "Bill Page Honda & Westlawn Shopping Center ~~Generalized Development Plan/Special Exception Plat~~" dated ~~March 16, 2009,~~ dated May 11, 2011, as revised through ~~February 5, 2010,~~ August 30, 2011, prepared by Walter L. Phillips, consisting of ~~nineteen (19)~~ twenty-one (21) sheets (the "GDP/SE Plat").
2. Minor Modifications. Pursuant to the provisions of Sect. 18-204(5) of the Zoning Ordinance, minor modifications to the GDP/SE Plat that are in substantial conformance with the GDP/SE Plat may be permitted when necessitated by sound engineering or that may become necessary as part of final site plan or engineering. Building footprints may be decreased so long as the development otherwise is in substantial conformance with these Proffers and the GDP/SE Plat.
3. Proposed Development. The new development proposed with this Application shall be limited to a reconstructed vehicle sale, rental, and ancillary service establishment (the "New Dealership"), a car wash facility ancillary to the New Dealership (the "Car Wash"), a drive-in financial institution (the "Financial Institution"), a drive-through pharmacy (the "Pharmacy"), a retail shopping center (the "Shopping Center"), and/or associated facilities (collectively, the "Development"). The buildings comprising the Development shall be limited to 100,000 square feet of gross floor area. In addition, the Shopping

Center, Financial Institution, and Pharmacy may also be occupied by any by-right use permitted in the Zoning Ordinance for the C-6 district, provided that ~~the use or uses provide adequate parking~~ is provided for the use or uses in accordance with Article 11 of the Zoning Ordinance and are otherwise in substantial conformance with the GDP/SE Plat. Additional special exception and/or special permit uses may be permitted ~~in the Development~~ without a Proffer Condition Amendment, provided they are in substantial conformance with the GDP/SE Plat and there is adequate parking for such uses provide adequate parking in accordance with Article 11 of the Zoning Ordinance ~~and are otherwise in substantial conformance with the GDP/SE Plat.~~

A. Limitations on Use. The following uses shall not be allowed in the Development: adult book stores; video/DVD stores primarily dealing with the sale, rental, or exhibition of adult oriented material; psychic readers/fortune tellers; topless or nude dancing/stripping establishments; adult movie or "peep show" establishments.

4. Phasing. The Applicant's construction of the Development may occur in phases, depending on market conditions. A phasing plan (the "Phasing Plan") is attached to these Proffers as Exhibit A. ~~Modifications may be made to the Phasing Plan so long as any modifications are otherwise in substantial conformance with these Proffers and the GDP/SE Plat.~~ Any use of buildings existing as of the approval date of this Application that will be removed or replaced by the Development may continue in accordance with Article 15 of the Zoning Ordinance.

A. Continued Operation of Retail Establishments. Portions of the Development will be constructed on areas that are the subject of retail leases or agreements existing as of the approval date of this Application that the Applicant must honor until they expire or are terminated. ~~Further, as an incentive to facilitate implementation of the Development, the Applicant may have the need to relocate any or all such uses or buildings to temporary facilities, such as trailers, or to new locations on the Property until further redevelopment can proceed. Temporary facilities, if needed, shall be placed in the general locations as depicted on the attached Phasing Plan. Each temporary facility shall be permitted to operate for no longer than thirty (30) months, provided that the Zoning Administrator may agree to extend the permit for any temporary facility in the event of construction delays. All temporary facilities shall be removed from the Property prior to bond release. For each retail establishment that continues to operate during any phase of construction, the Applicant shall ensure that adequate parking is provided in accordance with the parking requirements of Article 11 of the Zoning Ordinance.~~

B. Continued Operation of the Car Dealership. ~~The Applicant may elect to construct~~ the Applicant's business is subject to certain franchise agreements requiring that the car dealership, including but not limited to sales, service and repair of new and used cars, will remain fully operational at all times. As such, the Applicant may elect to construct all or a portion of the New Dealership facility while continuing to operate all or a portion of the existing car dealership, including but not limited to sales, service and repair of new and used cars (the "Existing Dealership") in its

present location. During construction, the Applicant shall ensure that adequate parking is provided to comply with the parking requirements for the Existing Dealership. The Existing Dealership shall cease operations within thirty (30) days of the issuance of a Non-Residential Use Permit ("Non-RUP") for the New Dealership. Applicant may also elect to make arrangements for off-site storage of all or a portion of the new and used vehicle inventory for the Existing Dealership and/or the New Dealership.

- C. Interior Improvements to Existing Structures. For those buildings existing on the Property as of the approval date of this Application but that are proposed for redevelopment or removal as part of the Applicant's implementation of the Development, the Applicant may secure building permits for and make interior improvements to such buildings without triggering the requirement to reconstruct such buildings in conformance with the GDP/SE Plat.
  - D. Casualty. The Applicant may restore any building or structure existing as of the approval date of this Application that later is destroyed or damaged by casualty, subject to Article 15 of the Zoning Ordinance.
5. Parking. Parking shall be provided in a combination of garage structures and surface lots as shown on the GDP/SE Plat and shall be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by the Department of Public Works and Environmental Services ("DPWES"), for the uses within the Property. In the event more than one hundred fifteen (115) persons are employed by the New Dealership at the same time on the Property, the Applicant may elect to convert spaces within the parking garage designated for storage of vehicle inventory into formalized parking spaces to accommodate the increased number of employees, without the need for a PCA or SEA.
6. Loading and Deliveries. Loading areas shall be provided as generally shown on the GDP. In addition, the Applicant shall observe the following restrictions on loading and deliveries:
- A. Deliveries of New Vehicles. All deliveries of vehicle inventory to the New Dealership shall occur within the area designated as "Proposed Car Carrier Unloading Area" on Sheet 12 of the GDP/SE Plat. Deliveries of vehicle inventory shall not occur within the on-site vehicular travel areas, nor shall vehicle delivery trucks be permitted to wait or idle in those vehicular travel areas. For deliveries of vehicle inventory that occur during the normal operating hours of the New Dealership, an employee or other spotter shall be present to assist delivery trucks in maneuvering into the Proposed Car Carrier Unloading Area and to assist with loading and unloading vehicles. Vehicle inventory shall be moved immediately into designated inventory or display spaces on the Property and shall not be left within travel lanes or loading zones.
  - B. Deliveries to the Pharmacy. All deliveries to the pharmacy that utilize tractor-trailer style vehicles shall enter the Property from Annandale Road, and shall

maneuver as shown on Sheet 13 of the GDP/SE Plat. The Applicant shall install appropriate signage that complies with Article 12 of the Zoning Ordinance to direct these vehicles to the appropriate Annandale Road entrance. Tractor-trailer deliveries shall not be permitted at the Pharmacy between the hours of 8:00 am and 10:00 am, and between the hours of 4:00 pm and 7:00 pm.

## TRANSPORTATION

7. 6-Improvements to Arlington Boulevard and Annandale Road Intersection. Prior to the issuance of athe final Non-RUP for the New Dealership, the Applicant shall construct improvements to the intersection at Arlington Boulevard and Annandale Road, as more specifically described below:
- A. Additional Travel Lane on Arlington Boulevard. The Applicant shall construct a third eastbound lane on Arlington Boulevard along the frontage of the Property. The third eastbound lane shall continue east past the Annandale Road intersection, and shall terminate at the first entrance to the existing service drive east of Annandale Road, as depicted by the “Proposed Future Road Improvements” on Sheet ++14 of the GDP/SE Plat. Pavement markings for the improvements shall be completed as shown on Sheet ++14 of the GDP/SE Plat, or as modified by the Virginia Department of Transportation (“VDOT”).
  - B. Pavement Markings Plan. ~~At the time of~~Prior to site plan submission~~approval,~~ the Applicant shall submit to VDOT a plan containing revised pavement markings for the northbound approach to the intersection of Annandale Road and Arlington Boulevard to include a left turn bay, a shared left-through lane, and a shared through-right lane (the “Pavement Markings Plan”). ~~Prior to filing a site plan,~~The Applicant shall also pursue an alternative pavement marking option to provide a dedicated right-turn lane from northbound Annandale Road to eastbound Arlington Boulevard (the “Alternative Pavement Markings Plan”), in lieu of the Pavement Markings Plan. The Applicant shall submit the Alternative Pavement Markings Plan to VDOT and FCDOT, and shall provide copies of this Alternative Pavement Markings Plan to the Supervisor’s Office and the President of the Sleepy Hollow Citizens Association. If the Alternative Pavement Markings Plan is approved by VDOT and FCDOT, the Applicant shall construct that configuration. If the Alternative Pavement Markings Plan is not approved, the Applicant shall construct the Pavement Markings Plan.
  - C. Signal Modifications. The Applicant shall modify the existing traffic signal to accommodate the third eastbound through lane on Arlington Boulevard and the modified lane configuration on the Annandale Road northbound approach. As part of this signal modification, the Applicant shall submit proposed signal timing modifications for approval and implementation by VDOT.
8. 7-Improvements to Arlington Boulevard Southern Service Drive. Prior to the issuance of athe final Non-RUP for the New Dealership, the Applicant shall construct the on-site and off-site improvements to Arlington Boulevard as depicted in Option A on Sheet ++14 of

the GDP/SE Plat, which consists of a one-way westbound service drive with associated channelization and pavement markings as shown on the GDP/SE Plat, as approved by VDOT. ~~At the time of~~Prior to site plan submission approval, the Applicant shall consult with the Mason District Supervisor's Office (the "Supervisor's Office"), the Fairfax County Department of Transportation ("FCDOT"), and VDOT, regarding the improvements. If Option A is not approved by the Supervisor's Office, FCDOT and VDOT, the Applicant may construct the alternate improvements depicted in Option B on Sheet ~~11~~14. In the event Option B is selected, the Applicant shall still construct its the portion of the Future Interparcel Access.

9. ~~8.~~ Annandale Road and South Street/Shopping Center Entrance. Prior to the issuance of the first Non-RUP for the reconstructed Shopping Center, the Applicant shall upgrade the traffic signal at Annandale Road and South Street/Shopping Center Entrance. The upgraded signal shall include dedicated phasing for traffic turning left from South Street and from the Shopping Center Entrance, and will include pedestrian-activated countdown signal heads and a striped crosswalk, subject to VDOT approval. As part of this signal modification, the Applicant shall submit proposed signal timing modifications for approval and implementation by VDOT.
10. ~~9.~~ Annandale Road Bus Stop Pad. Subject to the approval of FCDOT and VDOT, the Applicant shall install a bus stop pad and paved pedestrian connections (excluding any bus pull out) on or near the Property (the "Bus Pad"), in a location along Annandale Road as shown on Sheet 3 ~~of the GDP/SE Plat or in~~ another location as determined in consultation with FCDOT as part of site plan approval for the Development. The design and materials of the Bus Pad shall be of similar size and quality to those of a typical bus pad installed elsewhere in Fairfax County, as determined by FCDOT. The Applicant shall provide all easements and right-of-way necessary for construction and maintenance of the pad and future shelter. A determination of these limits shall be coordinated with and approved by FCDOT prior to site plan approval for the subject development. The Bus Pad shall be installed prior to bond release by DPWES for the Development; provided, however, that if an agreement cannot be reached as to the location of the Bus Pad, then, in lieu of constructing the Bus Pad and with the approval of FCDOT, the Applicant shall provide a contribution of Fifteen Thousand and No/Dollars (\$15,000.00) to the Board of Supervisors for the installation of a bus shelter in the vicinity of the Property.
11. Annandale Road Trail. In the event it is not accepted by VDOT into the statewide public maintenance system, the ten foot wide trail shown on the Annandale Road frontage shall be maintained by the Applicant. The Applicant shall prepare and execute any required public access easements and maintenance agreements in a form agreeable to the County Attorney. Notwithstanding the language of this Proffer, the Applicant may convey or dedicate the land associated with the Annandale Road trail segment to the County of Fairfax or VDOT for the purposes of future public improvements without the need for a PCA.
12. ~~10.~~ Bicycle Facilities. As shown on the GDP/SE Plat, the Applicant shall provide bicycle parking facilities for a minimum of twenty (20) bicycles to encourage bicycling to the

retail shops instead of driving. The bicycle parking facilities shall be installed as shown on the GDP/SE Plat, prior to the issuance of the first Non-RUP for the reconstructed shopping center, or may be relocated to other locations on the Property with approval by FCDOT.

13. ~~11.~~ Signal Warrant Study. Within one year of the issuance of the final Non-RUP for the Property, but prior to bond release by DPWES, the Applicant shall submit a signal warrant study for the intersection of Arlington Boulevard and Westmoreland Road for review by VDOT.
14. ~~12.~~ Unavoidable Delay. For the purposes of Proffer ~~6,~~ Proffer 7, Proffer 8, and Proffer ~~8,9,~~ upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required dedications or improvement(s) have been delayed (such as the inability to secure necessary permission for utility relocations or VDOT approval for traffic signals) beyond the required times set forth in each proffer, the Zoning Administrator may agree to a later date for dedication/completion of the improvement(s).

#### INTERPARCELSITE ACCESS

15. ~~13.~~ Interparcel Access. Prior to bond release by DPWES, the Applicant shall construct its portion of an interparcel access along the northwest corner of the Property (the "Future Interparcel Access"), allowing access to and from Tax Map 50-4 ((17)) Parcel G (the "McDonalds Property"), as generally depicted on Sheet 3 of the GDP/SE Plat (the "Future Interparcel Access"). Should the McDonald's Property redevelop in the future, and provide its portion of the Future Interparcel Access, the Applicant shall permit vehicles and pedestrians to pass through the Future Interparcel Access, and shall close the access to the service drive along Tax Map 50-4 ((17)) Parcel G, if requested by FCDOT. Should the McDonald's Property and the Applicant agree to a different location for the Future Interparcel Access, the location may be altered subject to approval by FCDOT without the need for a PCA.

#### GREEN BUILDING PRACTICES

16. ~~14.~~ The Applicant shall utilize green building practices for the Development, including but not limited to the following features:
- A. The Development shall be designed by a design firm with at least one professional accredited by LEED (or equivalent program) on the team. Prior to building permit issuance, the accredited professional shall provide documentation to DPWES demonstrating compliance with this Proffer ~~14~~16;
- B. The Applicant shall allocate space for storage of recyclables within the Development;

- C. Smoking shall be prohibited in all indoor spaces, with smoking areas provided outside the building at least 25 feet from all doors and air intakes;
- D. The Development will incorporate Erosion and Sediment Control measures;
- E. The Applicant shall maintain bicycle parking facilities for a minimum of twenty (20) bicycles on or near the Shopping Center to encourage bicycling to the retail shops instead of driving;
- F. The main building containing the New Dealership and the Westlawn Shopping Center, including the parking deck, will use a highly reflective roof material;
- G. All privately-installed site lighting will be certified, prior to bond release, by an accredited professional to meet American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE/IESNA Standard 90.1-2004) standards to reduce nighttime pollution, avoid spillage offsite, and maintain minimum and maximum recommended levels; and Article 14, Section 9 of the Fairfax County Zoning Ordinance;
- H. The Applicant will specify non ozone-depleting refrigerants in cooling system;
- I. The Development will use low emitting materials for paints, sealants, carpeting, and formaldehyde-free composite board;
- J. The Development shall specify low flow or dual flush toilets, low flow or waterless urinals, and low flow faucets and shower heads throughout the Development to reduce potable water demand;
- K. During the construction phase, at least 50% of construction debris and reusable materials shall be diverted to a recycling facility, salvage yard, or other site for reuse;
- L. Wherever reasonably possible during construction, use salvaged, reused, or refurbished materials, materials with a high recycled content, and rapidly renewable materials;
- M. During construction, follow the guidelines of the Sheet Metal and Air Conditioning National Contractors Association Indoor Air Quality guidelines to promote better air quality after construction;
- N. Provide showering and changing facilities for employees of the New Dealership for those employees who bike, walk, or jog to work;
- O. Reduce impervious surface for the overall Development by using a parking deck for the New Dealership;
- P. The Development shall utilize Energy Star appliances and fixtures for all building systems and equipment, including, where applicable and available: heating and

air conditioning systems, appliances, photocopiers, large-screen televisions, bathroom and plumbing fixtures, and interior lighting.

#### ARCHITECTURAL DESIGN AND SITE AMENITIES

17. ~~15.~~ Building Design and Materials. The general architectural design of the Development is shown on Sheets ~~1418~~ – ~~1721~~ of the GDP/SE Plat (the “Conceptual Elevations”). The Conceptual Elevations are conceptual in nature and may be modified by the Applicant as part of final engineering, building design, and tenant prototypes, provided that such modifications are in substantial conformance with ~~the~~ the Conceptual Elevations. The Pharmacy and the Financial Institution shall each utilize consistent color, materials, and treatments on all sides of their respective buildings (these designs may, however, vary between the two buildings). Building materials for the Development, as generally reflected on the Conceptual Elevations, shall be selected from among the following: exterior insulation finishing system (“EIFS”), siding, brick, hardi-plank, masonry/stone, aluminum trim, glass, steel, split-face block and pre-cast panels, provided that final architectural details and accents may include other materials. Bay windows, balconies, awnings, storefronts, and other architectural details may be provided so long as such features do not extend more than eight (8) feet beyond the building footprints shown on the GDP/SE Plat. All buildings within the Development shall share at least one common architectural theme, major building material, or color scheme. Similar architectural materials, such as brick, pre-cast panels, or other façade materials, shall be utilized for all components of the Shopping Center. The Conceptual Elevations on Sheets ~~1621~~ (Pharmacy) and ~~1720~~ (Financial Institution) of the GDP/SE Plat may be modified by the Applicant as part of as part of final building design and tenant prototypes.
18. ~~16.~~ Shopping Center and Parking Deck Design. The reconstructed shopping center and parking deck shall incorporate architectural features or façade elements to help break up the mass and bulk of the structures, and shall be in substantial conformance with the Conceptual Elevations. The portion of the parking deck fronting the adjacent residential neighborhood shall be constructed with solid vertical perimeter walls, not less than 32 inches in height, for the purpose of blocking headlights from shining into adjacent residences. High-quality architectural treatments shall be employed for all elevations of the reconstructed shopping center and parking deck to soften the structures and provide a pedestrian sense of scale. The reconstructed shopping center and parking deck architecture shall include accents featuring colored brick or brick panels on all elevations of the structure.
19. ~~17.~~ Lighting. Parking lot or exterior lighting located on the Property shall be directed inward and/or downward and designed with shielded fixtures in order to minimize glare onto adjacent properties and in accordance with Article 14 of the Zoning Ordinance. Building mounted security lighting shall utilize full cut-off fixtures with shielding such that the lamp surface is not directly visible. ~~Lighting on the top level of the parking deck shall be comprised entirely of bollards and sconces.~~
- A. Parking Deck Lighting. Lighting on the top level of the parking deck shall be comprised entirely of bollards and sconces.

B. Outdoor Display Area Lighting. The outdoor display area of the Car Dealership, to include both the ground level and parking deck, shall not exceed a maintained lighting level of thirty (30) footcandles, as measured horizontally at grade.

20. 18. Signage. Signage for the Property and the Development shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance. Any freestanding signs shall comply with all provisions of Article 12 of the Zoning Ordinance. With the exception of any required regulatory signage, the Applicant shall not place lighted signs on the southern-facing elevation of any building within the Development. ~~The freestanding sign depicted on the GDP/SE Plat at the corner of Arlington Boulevard and Annandale Road shall be relocated a minimum of 100 feet to the west, along the Arlington Boulevard frontage. The freestanding sign depicted on the GDP/SE Plat along Annandale Road shall be a maximum of eighteen (18) feet in height, and shall have a maximum sign area of sixty five (65) square feet, as measured under Article 12 of the Zoning Ordinance.~~

A. Annandale Road Freestanding Sign. The freestanding sign depicted on the GDP/SE Plat along Annandale Road shall be a maximum of eighteen (18) feet in height, and shall have a maximum sign area of ~~eighty~~ (80) square feet, as measured under Article 12 of the Zoning Ordinance. The sign shall be constructed such that the materials and colors are consistent with the retail portion of the Development.

B. Arlington Boulevard Freestanding Sign. The freestanding sign depicted on Arlington Boulevard shall be constructed such that the materials and colors are consistent with the Car Dealership.

C. Directional Signs. Directional signs shall be posted in the vicinity of the stacking area for the drive-through window for the Pharmacy stating the limitations on the uses of the window service. Such signs shall not exceed two square feet in size. The Applicant may also place other directional or informational signs on the property that comply with Article 12 of the Zoning Ordinance.

#### STORMWATER MANAGEMENT

~~19. Stormwater Management Plan.~~ As part of site plan approval for the Development, the Applicant shall submit to DPWES a stormwater management plan (the "SWM Plan") for implementation with the Development, demonstrating that stormwater management for the Development can be provided onsite.

21. 20. Best Management Practices ("BMP"). The Applicant shall incorporate BMPs in order to improve water quality associated with stormwater runoff. Using structural and/or non-structural BMPs such as rain gardens, pervious pavement, sand filters, storm filters, tree box filter devices or a combination thereof, as approved by DPWES, the site plan shall demonstrate a minimum ~~ten~~ fifteen percent (~~10~~ 15%) reduction of the phosphorous loading from the Property, based on a comparison of the conditions of the Property as currently developed and the conditions of the Property upon completion

using the computational method for quantifying the required phosphorous removal for redevelopment projects specified by the County Public Facilities Manual.

22. Rainwater Cistern. In addition to the minimum 15% phosphorous reduction identified above, the Applicant shall collect, store in cistern(s), and reuse some building roof rainwater runoff for irrigation or other purposes to assist in stormwater runoff phosphorous reduction, reduce the rate of stormwater runoff from the site, and reduce potable water consumption.

## ENVIRONMENT

23. 24. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the GDP/SE Plat, subject to allowances for the installation of fences, utilities, and/or trails, which shall be located in the least disruptive manner necessary as determined by the Urban Forest Management Division (“UFM”) of DPWES. A replanting plan shall be developed and implemented, subject to approval by UFM, for any areas protected by the limits of clearing and grading that must be disturbed.
24. 22. Tripps Run Buffer and Easement. Prior to the issuance of a Non-RUP for the New Dealership, the vegetative buffer along Tripps Run (the “Tripps Run Buffer”), as well as the area within the Tripps Run storm drain easement (the “Tripps Run Easement”) shall be planted and maintained in accordance with Fairfax County’s Chesapeake Bay Preservation Ordinance (CBPO 118-3-3(d) and (f)), as depicted on Sheets 4 and Sheet 5 of the GDP/SE Plat.
- A. The Tripps Run Buffer shall provide effective year-round screening, and shall be populated with a mix of shrubs, deciduous trees and evergreen trees, with size, configuration and species to be determined in conjunction with UFM at the time of prior to site plan submission approval.
- B. The Where feasible, the Tripps Run Easement shall be populated with a mix of shrubs, deciduous trees, and evergreen trees, with size, configuration and species to be determined in conjunction with UFM at the time of site plan submission. Notwithstanding the detail provided on Sheets 4 and Sheet 5 of the GDP/SE Plat, the Tripps Run Easement shall be subject to the existing storm drain easements that permit the County to prune, trim, or remove trees within the Tripps Run Easement, at its expense.
- C. Prior to site plan approval, the Applicant shall coordinate an on-site visit with the President of the Westlawn Civic Association, DPZDPWES, UFM, the Mason District Planning Commissioner and the Mason District Supervisor’s office to assist in determining what vegetation should be removed from the Tripps Run Buffer and the Tripps Run Easement, and to share plans for planting additional vegetation as described in this Proffer 22.24.
25. 23. Arlington Boulevard Landscaping. The Applicant shall plant additional landscaping consisting of a linear row of shrubs approximately three hundred feet in length, planted

with evergreen shrubs a minimum container size of twenty (20) inches, installed every four (4) linear feet. These plantings shall be located between the Arlington Boulevard trail and the proposed Southern Service Drive, provided that the landscaping does not interfere with the existing gas line and is otherwise approved by VDOT.

26. Parks Contribution. Prior to the issuance of the final Non-RUP for the Development, the Applicant shall contribute the sum of Twelve Thousand Dollars (\$12,000.00) to the Fairfax County Park Authority for use in public parks and/or recreation areas within the Mason Supervisor's District.

#### RESTRICTIONS ON USE

27. Service and Maintenance. All vehicular service and maintenance shall occur indoors. If such service occurs between the hours of 10:00 pm and 7:00 am, it shall be in a fully enclosed interior space with no windows or doors open.
28. Car Wash. The Car Wash shall not be open to the public, but shall be used solely by the Car Dealership. All cleaning, to include washing, mechanical drying, vacuuming, and detailing, shall take place inside the building. Hand drying shall be permitted outside. The Car Wash shall be equipped to capture at least eighty percent (80%) of the waste water associated with a single cycle of the car wash operation. All waste water discharged from the Car Wash shall be discharged into the sanitary sewer system.
29. Outdoor Storage. There shall be no outdoor storage or sales of materials on the Property, with the exception of vehicles for sale (which may only be parked in the Parking Garage or in the areas designated on the GDP/SE as "Prop. Vehicle Display Area"). Likewise, there shall be no outdoor storage overnight of wrecked or inoperable vehicles on the Property. Wrecked or inoperable vehicles left on the Property after hours by customers or towing services shall be moved indoors when the Car Dealership reopens for business.

#### MISCELLANEOUS

30. ~~24.~~ Advance Density Credit. Advance density credit is reserved in accordance with the provisions of the Fairfax County Zoning Ordinance, for all eligible dedications described herein or as may be required by Fairfax County or VDOT pursuant to the Public Facilities Manual ("PFM"), at the time of site plan approval for the Property.
31. ~~25.~~ Aboveground and Underground Storage Tanks. At the time of construction of the Proposed Development, the Applicant shall comply with all local, state, and federal laws and regulations regarding any aboveground or underground storage tanks remaining on or proposed to be placed on the Property.
32. ~~26.~~ Severability. Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Property may be the subject of a PCA or SEA without joinder and/or consent of the

owners of the other portions of the Property, provided that such PCA and/or SEA does not adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of this PCA and/or SEA shall otherwise remain in full force and effect.

33. ~~27.~~ Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and his successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

34. ~~28.~~ Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

~~Westlawn Limited Partnership~~ Bill Page Plaza, LLC, a Virginia limited partnership, as to Tax Map Parcel Numbers: ~~50-4 ((1)) Parcel 7; 50-4 ((17)) Parcels H,~~ H liability company

By: \_\_\_\_\_  
Name: William J. Page  
Title: General Partner Manager

~~CWSS Associates, L.L.C., a Virginia limited liability company, as to Tax Map Parcel Number: 50-4 ((1)) Parcel 6~~

By: \_\_\_\_\_  
Name: William J. Page  
Title: Managing Member

## PROPOSED DEVELOPMENT CONDITIONS

SEA 95-M-039-02

September 21, 2011

If it is the intent of the Board of Supervisors to approve SEA 95-M-039-02, located at 3008, 3030 and 3040 Annandale Road and 6715 Arlington Boulevard, Tax Map 50-4 ((1)) 6 and 7, and 50-4 ((17)) H and H1, to amend SE 95-M-039 previously approved for a vehicle sales, rental and ancillary service establishment, and the addition of a drive-through pharmacy, a drive-in financial institution, and an increase in height, to permit site modifications, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Conditions carried forward from the previous special exception are marked with an asterisk. Minor modifications to previous development conditions have been underlined.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. Other by-right or special permit uses allowed by the Zoning Ordinance may be permitted on the property without a Special Exception Amendment, so long as such uses can be parked in accordance with Article 11 and are in substantial conformance with the SE Plat.\*
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Bill Page Honda & Westlawn Shopping Center," consisting of 21 sheets, prepared by Walter L. Phillips, and dated May 11, 2011 as revised through August 30, 2011, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The five (5) parking spaces located south of the bank along the travelway adjacent to Tripps Run shall be restricted to employees only.
5. Notwithstanding what is shown on the plat, the four (4) parking spaces located along the north side of the main access point along Annandale Road shall be removed before site plan review, and replaced with landscaping, subject to the approval of UFMD.
6. A dedicated delivery space or area for the retail uses shall be designated during site plan review.

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

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

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

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: August 31, 2011  
 (enter date affidavit is notarized)

I, Shane M. Murphy, 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

111986a

in Application No.(s): SEA 95-M-039-02  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Bill Page Plaza, LLC Agents: William J. Page, General Manager Brian R. Kanyan, CFO W. Raymond Page, Manager Lawrence J. Page, Manager	6715 Arlington Boulevard Falls Church, VA 22042	Applicant/Owner
Freeman & Morgan, Architects A Professional Corporation Agent: John E. Shady, President Matthew Reese Williams	7229 Forest Avenue Suite 209 Richmond, VA 23226	Architect/Agent

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

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

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

DATE: August 31, 2011  
 (enter date affidavit is notarized)

111986a

for Application No. (s): SEA 95-M-039-02  
 (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 <b>BOLD</b> above)
Walter L. Phillips, Incorporated Agents: Jeffrey J. Stuchel William H. Prodo Charles F. Dunlap Aaron M. Vinson Monica R. Westgate Kathryn Wing von Bredow (former) Douglas L. Koeser	207 Park Avenue Falls Church, VA 22046	Engineer/Planner/Agent
Gorove/Slade Associates, Inc. Agents: Christopher M. Tacinelli, President Cheryl L. Sharp Chad A. Baird	3914 Centreville Road Suite 330 Chantilly, VA 20151	Traffic Engineer/Agent
Cooley LLP Agents: Antonio J. Calabrese, Esquire Mark C. Looney, Esquire Colleen P. Gillis Snow, Esquire Jill S. Parks, Esquire Brian J. Winterhalter, Esquire Shane M. Murphy, Esquire Jeffrey A. Nein, AICP Planner Ben I. Wales, AICP Planner Molly M. Novotny, Senior Urban Planner	One Freedom Square Reston Town Center 11951 Freedom Drive Reston, VA 20190-5656	Attorneys/Agents
Uniwest Development, LLC Agent: Michael D. Collier	8191 Strawberry Ln. Suite 3 Falls Church, VA 22042	Agent
Kerley Signs, Inc. Agent: Thomas P. Kerley	7650 Preston Dr. Landover, MD 20785	Sign Consultant/Agent

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 31, 2011
(enter date affidavit is notarized)

111986a

for Application No. (s): SEA 95-M-039-02
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) Bill Page Plaza, LLC
6715 Arlington Boulevard
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 SHAREHOLDERS: (enter first name, middle initial and last name)
WJP Route 50, LLC

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

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

Special Exception Attachment to Par. 1(b)

DATE: August 31, 2011  
(enter date affidavit is notarized)

111986a

for Application No. (s): SEA 95-M-039-02  
(enter County-assigned application number (s))

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

Freeman & Morgan, Architects A Professional Corporation  
7229 Forest Avenue  
Suite 209  
Richmond, VA 23226

**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 E. Shady  
John D. Gills  
Eugene C. Sikes (former)  
David J. Smith

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

Walter L. Phillips, Incorporated  
207 Park Avenue  
Falls Church, VA 22046

**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 J. Stuchel  
Brian G. Baillargeon  
Aaron M. Vinson

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

Special Exception Attachment to Par. 1(b)

DATE: August 31, 2011  
(enter date affidavit is notarized)

111986a

for Application No. (s): SEA 95-M-039-02  
(enter County-assigned application number (s))

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

Gorove/Slade Associates, Inc.  
3914 Centreville Road  
Suite 330  
Chantilly, VA 20151

**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)

Christopher M. Tacinelli  
Chad A. Baird  
Daniel B. VanPelt  
Erwin N. Andres

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

WJP Route 50, LLC  
6715 Arlington Blvd.  
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)

William J. Page Revocable Living Trust	Susan M. Page Trust
Christine Page Trust	Sheila M. Page Trust
William J. Page, Jr.	

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

Special Exception Attachment to Par. 1(b)

DATE: August 31, 2011  
(enter date affidavit is notarized)

111 986 a

for Application No. (s): SEA 95-M-039-02  
(enter County-assigned application number (s))

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

William J. Page Revocable Living Trust  
6715 Arlington Boulevard  
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)

Beneficiary:  
William J. Page

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

Christine Page Trust  
6715 Arlington Boulevard  
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)

Beneficiary:  
Christine Page

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

Special Exception Attachment to Par. 1(b)

DATE: August 31, 2011  
(enter date affidavit is notarized)

111986a

for Application No. (s): SEA 95-M-039-02  
(enter County-assigned application number (s))

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

Uniwest Development, LLC  
8191 Strawberry Lane, Suite 3  
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)

Norman R. Pozez  
Michael D. Collier  
Dennis M. McDonald  
Keith J. Allen

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

Kerley Signs, Inc.  
7650 Preston Dr.  
Landover, MD 20785

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

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

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

Thomas P. Kerley

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

Special Exception Attachment to Par. 1(b)

DATE: August 31, 2011  
(enter date affidavit is notarized)

111 986 a

for Application No. (s): SEA 95-M-039-02  
(enter County-assigned application number (s))

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

Susan M. Page Trust  
6715 Arlington Blvd.  
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)

Beneficiary: Susan M. Page

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

Sheila M. Page Trust  
6715 Arlington Blvd.  
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)

Beneficiary: Sheila M. Page

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 31, 2011
(enter date affidavit is notarized)

111980a

for Application No. (s): SEA 95-M-039-02
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

Cooley LLP
One Freedom Square, Reston Town Center
11951 Freedom Drive
Reston, VA 20190-5656

(check if applicable) [X] 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)

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
Thomas R. Amis
Mazda K. Antia
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Charles J. Bair
Celia Goldwag Barenholtz
Frederick D. Baron
James A. Beldner

Keith J. Berets
Connie N. Bertram
Laura Grossfield Birger
Ian B. Blumenstein
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
Matthew J. Brigham
James P. Brogan

Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne III
Matthew T. Browne
Robert T. Cahill
Antonio J. Calabrese
Christopher C. Campbell
Roel C. Campos (former)
William Lesse Castleberry
Lynda K. Chandler
Dennis (nmi) Childs

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

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

Special Exception Attachment to Par. 1(c)

DATE: August 31, 2011  
(enter date affidavit is notarized)

111986a

for Application No. (s): SEA 95-M-039-02  
(enter County-assigned application number (s))

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

Cooley LLP  
One Freedom Square  
Reston Town Center  
11951 Freedom Drive  
Reston, VA 20190

(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**)

Samuel S. Coates  
Alan S. Cohen  
Jeffrey L. Cohen  
Thomas A. Coll  
Joseph W. Conroy  
Jennifer B. Coplan  
Carolyn L. Craig  
John W. Crittenden  
Janet L. Cullum  
Nathan K. Cummings  
John A. Dado  
Craig E. Dauchy  
Wendy (nmi) Davis  
Renee R. Deming  
Darren K. DeStefano  
Jennifer Fonner DiNucci  
Michelle C. Doolin  
Christopher (nmi) Durbin  
John C. Dwyer  
Shannon (nmi) Eagan  
Erik S. Edwards (former)  
Robert L. Eisenbach, III  
Sonya F. Erickson  
Lester J. Fagen  
Brent D. Fassett  
David J. Fischer  
M. Wainwright Fishburn, Jr.  
Richard H. Frank  
Steven L. Friedlander  
Thomas J. Friel, Jr.  
Francis (nmi) Fryscak,  
Koji F. Fukumura

James F. Fulton, Jr.  
William S. Galliani  
Stephen D. Gardner  
Jon E. Gavenman  
Kathleen A. Goodhart  
Lawrence C. Gottlieb  
Shane L. Goudey  
William E. Grauer  
Jonathan G. Graves  
Eric (nmi) Grossman  
Kenneth L. Guernsey  
Patrick P. Gunn  
Jeffrey M. Gutkin  
John B. Hale  
Bernard L. Hatcher  
Matthew B. Hemington  
Cathy Rae Hershcopf  
John (nmi) Hession  
Gordon (nmi) Ho  
Suzanne Sowachka Hooper  
Mark M. Hrenya  
Christopher R. Hutter  
Jay R. Indyke  
Craig D. Jacoby  
Chrystal N. Jensen (former)  
Eric C. Jensen  
Mark L. Johnson  
Robert L. Jones  
Barclay J. Kamb  
Richard S. Kanowitz  
Kimberly J. Kaplan-Gross  
Jeffrey S. Karr  
Sally A. Kay  
Heidi M. Keefe  
Kevin F. Kelly  
Jason L. Kent  
Charles S. Kim  
Kevin M. King

James C. Kitch  
Michael J. Klisch  
Jason M. Koral  
Barbara A. Kosacz  
Kenneth J. Krisko  
John S. Kyle  
Mark F. Lambert  
Samantha M. LaPine  
John G. Lavoie  
Robin J. Lee  
Ronald S. Lemieux  
Natasha (nmi) Leskovsek  
Shira Nadich Levin  
Alan (nmi) Levine  
Michael S. Levinson  
Elizabeth L. Lewis  
Michael R. Lincoln  
James C. T. Linfield  
David A. Lipkin (former)  
Chet F. Lipton  
Cliff Z. Liu  
Samuel M. Livermore  
Douglas P. Lobel  
J. Patrick Loofbourrow  
Mark C. Looney  
Robert B. Lovett  
Andrew P. Lustig  
Lori (nmi) Mason  
Keith A. McDaniels  
John T. McKenna  
Bonnie Weiss McLeod  
Mark A. Medearis  
Laura M. Medina  
Daniel P. Meehan  
Beatriz (nmi) Mejia  
Erik B. Milch  
Robert H. Miller  
Chadwick L. Mills

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

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

DATE: August 31, 2011  
(enter date affidavit is notarized)

111986a

for Application No. (s): SEA 95-M-039-02  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP  
One Freedom Square  
Reston Town Center  
11951 Freedom Drive  
Reston, VA 20190(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**)Patrick J. Mitchell  
Ann M. Mooney  
Timothy J. Moore  
Howard (nmi) Morse  
Frederick T. Muto  
Ryan E. Naftulin  
Stephen C. Neal  
Alison (nmi) Newman (former)  
William H. O'Brien  
Thomas D. O'Connor  
Ian (nmi) O'Donnell  
Kathleen (nmi) Pakenham  
Nikesh (nmi) Patel  
Timothy G. Patterson  
Amy Elizabeth Paye  
Anne H. Peck  
D. Bradley Peck  
Susan Cooper Philpot  
Benjamin D. Pierson  
Frank V. Pietrantonio  
Mark B. Pitchford  
Michael L. Platt  
Christian E. Plaza  
Anna B. Pope  
Marya A. Postner  
Steve M. Przesmicki  
Seth A. Raffkin  
Frank F. Rahmani  
Marc (nmi) Recht  
Thomas Z. ReicherMichael G. Rhodes  
Michelle S. Rhyu  
John W. Robertson  
Ricardo (nmi) Rodriguez  
Kenneth J. Rollins  
Richard S. Rothberg  
Adam J. Ruttenberg  
Thomas R. Salley III  
Jessica Valenzuela Santamaria  
Glen Y. Sato  
Martin S. Schenker  
Joseph A. Scherer  
William J. Schwartz  
Audrey K. Scott  
John H. Sellers  
Ian R. Shapiro  
Michael N. Sheetz  
Jordan A. Silber  
Brent B. Siler  
Gregory A. Smith (former)  
Colleen Gillis Snow  
Whitty (nmi) Somvichian  
Wayne O. Stacy  
Neal J. Stephens  
Donald K. Stern  
Anthony M. Steigler  
Steven M. Strauss  
Myron G. Sugarman  
Christopher J. Sundermeier  
Ronald R. Sussman  
C. Scott Talbot  
Mark P. Tanoury  
Gregory C. Tenhoff  
Michael E. Tenta  
Timothy S. Teter  
John H. TooleMichael S. Tuscan  
Miguel J. Vega  
Erich E. Veitenheimer III  
Aaron J. Velli  
Robert R. Veith  
Lois K. Voelz  
David A. Walsh  
David M. Warren  
Mark B. Weeks  
Steven K. Weinberg  
Mark R. Weinstein  
Thomas S. Welk  
Peter H. Werner  
Christopher A. Westover  
Francis R. Wheeler  
Brett D. White  
Peter J. Willsey  
Mark Windfeld-Hansen  
Nancy H. Wojtas  
Jessica R. Wolff  
Nan (nmi) Wu  
Babak (nmi) Yaghmaie  
Kevin J. ZimmerAdditions:  
Matthew S. Bartus  
William T. Christiansen, II  
W. Andrew H. Gantt III  
Carol Denise Laherty  
Matthew E. Langer  
Thomas O. Mason  
Craig A. Menden  
William B. Morrow, III  
Tower C. Snow, Jr.  
Stephen R. Smith  
Emily Woodson Wagner(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 31, 2011  
(enter date affidavit is notarized)

111986a

for Application No. (s): SEA 95-M-039-02  
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: August 31, 2011  
(enter date affidavit is notarized)

111986a

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.)  
None.

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

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

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

WITNESS the following signature:

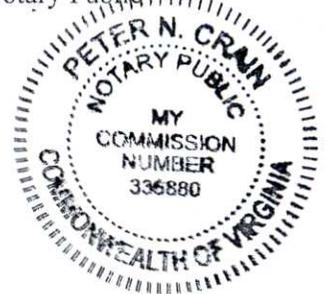
(check one) [ ] Applicant [X] Applicant's Authorized Agent

Shane M. Murphy  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 31st day of August 20 11, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 10/31/2011

Peter N. Crain  
Notary Public



# REZONING AFFIDAVIT

DATE: August 31, 2011  
(enter date affidavit is notarized)

I, Shane M. Murphy, 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      111987a

in Application No.(s): PCA 2009-MA-011  
(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:

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

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Bill Page Plaza, LLC Agents: William J. Page, General Manager Brian R. Kanyan, CFO W. Raymond Page, Manager Lawrence J. Page, Manager	6715 Arlington Boulevard Falls Church, VA 22042	Applicant/Owner
Freeman & Morgan, Architects A Professional Corporation Agent: John E. Shady, President Matthew Reese Williams	7229 Forest Avenue Suite 209 Richmond, VA 23226	Architect/Agent

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

\* 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: August 31, 2011  
(enter date affidavit is notarized)

111987a

for Application No. (s): PCA 2009-MA-011  
(enter County-assigned application number (s))

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Walter L. Phillips, Incorporated Agents: Jeffrey J. Stuchel William H. Prodo Charles F. Dunlap Aaron M. Vinson Monica R. Westgate Kathryn Wing von Bredow (former) Douglas L. Koeser	207 Park Avenue Falls Church, VA 22046	Engineer/Planner/Agent
Gorove/Slade Associates, Inc. Agents: Christopher M. Tacinelli, President Cheryl L. Sharp Chad A. Baird	3914 Centreville Road Suite 330 Chantilly, VA 20151	Traffic Engineer/Agent
Cooley LLP Agents: Antonio J. Calabrese, Esquire Mark C. Looney, Esquire Colleen P. Gillis Snow, Esquire Jill S. Parks, Esquire Brian J. Winterhalter, Esquire Shane M. Murphy, Esquire Jeffrey A. Nein, AICP Planner Ben I. Wales, AICP Planner Molly M. Novotny, Senior Urban Planner	One Freedom Square Reston Town Center 11951 Freedom Drive Reston, VA 20190-5656	Attorneys/Agents
Uniwest Development, LLC Agent: Michael D. Collier	8191 Strawberry Ln. Suite 3 Falls Church, VA 22042	Agent
Kerley Signs, Inc. Agent: Thomas P. Kerley	7650 Preston Dr. Landover, MD 20785	Sign Consultant/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 AFFIDAVIT

DATE: August 31, 2011
(enter date affidavit is notarized)

111987a

for Application No. (s): PCA 2009-MA-011
(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)

Bill Page Plaza, LLC
6715 Arlington Boulevard
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)

- [ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[X] 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)

WJP Route 50, LLC

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

William J. Page, General Manager
W. Raymond Page, Manager
Lawrence J. Page, Manager

(check if applicable) [X] 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: August 31, 2011  
(enter date affidavit is notarized)

111987a

for Application No. (s): PCA 2009-MA-011  
(enter County-assigned application number (s))

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

Freeman & Morgan, Architects A Professional Corporation  
7229 Forest Avenue  
Suite 209  
Richmond, VA 23226

**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)

John E. Shady  
John D. Gills  
Eugene C. Sikes (former)  
David J. Smith

**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)

Walter L. Phillips, Incorporated  
207 Park Avenue  
Falls Church, VA 22046

**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 J. Stuchel  
Brian G. Baillargeon  
Aaron M. Vinson

**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: August 31, 2011  
(enter date affidavit is notarized)

111987a

for Application No. (s): PCA 2009-MA-011  
(enter County-assigned application number (s))

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

Gorove/Slade Associates, Inc.  
3914 Centreville Road  
Suite 330  
Chantilly, VA 20151

**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)

Christopher M. Tacinelli  
Chad A. Baird  
Daniel B. VanPelt  
Erwin N. Andres

**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)

WJP Route 50, LLC  
6715 Arlington Blvd.  
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)

William J. Page Revocable Living Trust	Susan M. Page Trust
Christine Page Trust	Sheila M. Page Trust
William J. Page, Jr.	

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

William J. Page, Manager  
William J. Page, Jr., Manager

(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: August 31, 2011  
(enter date affidavit is notarized)

111987a

for Application No. (s): PCA 2009-MA-011  
(enter County-assigned application number (s))

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

William J. Page Revocable Living Trust  
6715 Arlington Blvd.  
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)

Beneficiary:  
William J. Page

**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)

Christine Page Trust  
6715 Arlington Blvd.  
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)

Beneficiary:  
Christine Page

**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: August 31, 2011  
(enter date affidavit is notarized)

111987a

for Application No. (s): PCA 2009-MA-011  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Uniwest Development, LLC  
8191 Strawberry Lane, Suite 3  
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)  
Norman R. Pozez  
Michael D. Collier  
Dennis M. McDonald  
Keith J. Allen

**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)  
Kerley Signs, Inc.  
7650 Preston Dr.  
Landover, MD 20785

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

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

**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: August 31, 2011  
(enter date affidavit is notarized)

111987a

for Application No. (s): PCA 2009-MA-011  
(enter County-assigned application number (s))

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

Susan M. Page Trust  
6715 Arlington Blvd.  
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)

Beneficiary: Susan M. Page

**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)

Sheila M. Page Trust  
6715 Arlington Blvd.  
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)

Beneficiary: Sheila M. Page

**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: August 31, 2011
(enter date affidavit is notarized)

111987a

for Application No. (s): PCA 2009-MA-011
(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)

Cooley LLP
11951 Freedom Drive
Suite 1500
Reston, VA 20190

(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)

- List of partner names and titles including Gian-Michele a Marca, Keith J. Berets, Nicole C. Brookshire, etc.

(check if applicable) [X] 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.

**Rezoning Attachment to Par. 1(c)**DATE: August 31, 2011  
(enter date affidavit is notarized)

111987a

for Application No. (s): PCA 2009-MA-011  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP  
Reston Town Center, One Freedom Square  
11951 Freedom Drive  
Reston, VA 20190(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)**

Samuel S. Coates	James F. Fulton, Jr.	James C. Kitch
Alan S. Cohen	William S. Galliani	Michael J. Klisch
Jeffrey L. Cohen	Stephen D. Gardner	Jason M. Koral
Thomas A. Coll	Jon E. Gavenman	Barbara A. Kosacz
Joseph W. Conroy	Kathleen A. Goodhart	Kenneth J. Krisko
Jennifer B. Coplan	Lawrence C. Gottlieb	John S. Kyle
Carolyn L. Craig	Shane L. Goudey	Mark F. Lambert
John W. Crittenden	William E. Grauer	Samantha M. LaPine
Janet L. Cullum	Jonathan G. Graves	John G. Lavoie
Nathan K. Cummings	Eric (nmi) Grossman	Robin J. Lee
John A. Dado	Kenneth L. Guernsey	Ronald S. Lemieux
Craig E. Dauchy	Patrick P. Gunn	Natasha (nmi) Leskovsek
Wendy (nmi) Davis	Jeffrey M. Gutkin	Shira Nadich Levin
Renee R. Deming	John B. Hale	Alan (nmi) Levine
Darren K. DeStefano	Bernard L. Hatcher	Michael S. Levinson
Jennifer Fonner DiNucci	Matthew B. Hemington	Elizabeth L. Lewis
Michelle C. Doolin	Cathy Rae Herschopf	Michael R. Lincoln
Christopher (nmi) Durbin	John (nmi) Hession	James C. T. Linfield
John C. Dwyer	Gordon (nmi) Ho	David A. Lipkin (former)
Shannon (nmi) Eagan	Suzanne Sowachka Hooper	Chet F. Lipton
Erik S. Edwards (former)	Mark M. Hrenya	Cliff Z. Liu
Robert L. Eisenbach, III	Christopher R. Hutter	Samuel M. Livermore
Sonya F. Erickson	Jay R. Indyke	Douglas P. Lobel
Lester J. Fagen	Craig D. Jacoby	J. Patrick Loofbourrow
Brent D. Fassett	Chrystal N. Jensen (former)	Mark C. Looney
David J. Fischer	Eric C. Jensen	Robert B. Lovett
M. Wainwright Fishburn, Jr.	Mark L. Johnson	Andrew P. Lustig
Richard H. Frank	Robert L. Jones	Lori (nmi) Mason
Steven L. Friedlander	Barclay J. Kamb	Keith A. McDaniels
Thomas J. Friel, Jr.	Richard S. Kanowitz	John T. McKenna
Francis (nmi) Fryszak,	Kimberly J. Kaplan-Gross	Bonnie Weiss McLeod
Koji F. Fukumura	Jeffrey S. Karr	Mark A. Medearis
	Sally A. Kay	Laura M. Medina
	Heidi M. Keefe	Daniel P. Meehan
	Kevin F. Kelly	Beatriz (nmi) Mejia
	Jason L. Kent	Erik B. Milch
	Charles S. Kim	Robert H. Miller
	Kevin M. King	Chadwick L. Mills

(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: August 31, 2011  
(enter date affidavit is notarized)

11987a

for Application No. (s): PCA 2009-MA-011  
(enter County-assigned application number (s))

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

Cooley LLP  
Reston Town Center, One Freedom Square  
11951 Freedom Drive  
Reston, VA 20190

(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**)

Patrick J. Mitchell  
Ann M. Mooney  
Timothy J. Moore  
Howard (nmi) Morse  
Frederick T. Muto  
Ryan E. Naftulin  
Stephen C. Neal  
Alison (nmi) Newman (former)  
William H. O'Brien  
Thomas D. O'Connor  
Ian (nmi) O'Donnell  
Kathleen (nmi) Pakenham  
Nikesh (nmi) Patel  
Timothy G. Patterson  
Amy Elizabeth Paye  
Anne H. Peck  
D. Bradley Peck  
Susan Cooper Philpot  
Benjamin D. Pierson  
Frank V. Pietrantonio  
Mark B. Pitchford  
Michael L. Platt  
Christian E. Plaza  
Anna B. Pope  
Marya A. Postner  
Steve M. Przesmicki  
Seth A. Rafkin  
Frank F. Rahmani  
Marc (nmi) Recht  
Thomas Z. Reicher

Michael G. Rhodes  
Michelle S. Rhyu  
John W. Robertson  
Ricardo (nmi) Rodriguez  
Kenneth J. Rollins  
Richard S. Rothberg  
Adam J. Ruttenberg  
Thomas R. Salley III  
Jessica Valenzuela Santamaria  
Glen Y. Sato  
Martin S. Schenker  
Joseph A. Scherer  
William J. Schwartz  
Audrey K. Scott  
John H. Sellers  
Ian R. Shapiro  
Michael N. Sheetz  
Jordan A. Silber  
Brent B. Siler  
Gregory A. Smith (former)  
Colleen Gillis Snow  
Whitty (nmi) Somvichian  
Wayne O. Stacy  
Neal J. Stephens  
Donald K. Stern  
Anthony M. Steigler  
Steven M. Strauss  
Myron G. Sugarman  
Christopher J. Sundermeier  
Ronald R. Sussman  
C. Scott Talbot  
Mark P. Tanoury  
Gregory C. Tenhoff  
Michael E. Tenta  
Timothy S. Teter  
John H. Toole

Michael S. Tuscan  
Miguel J. Vega  
Erich E. Veitenheimer III  
Aaron J. Velli  
Robert R. Veith  
Lois K. Voelz  
David A. Walsh  
David M. Warren  
Mark B. Weeks  
Steven K. Weinberg  
Mark R. Weinstein  
Thomas S. Welk  
Peter H. Werner  
Christopher A. Westover  
Francis R. Wheeler  
Brett D. White  
Peter J. Willsey  
Mark Windfeld-Hansen  
Nancy H. Wojtas  
Jessica R. Wolff  
Nan (nmi) Wu  
Babak (nmi) Yaghmaie  
Kevin J. Zimmer

Additions:  
Matthew S. Bartus  
William T. Christiansen, II  
W. Andrew H. Gantt III  
Carol Denise Laherty  
Matthew E. Langer  
Thomas O. Mason  
Craig A. Menden  
William B. Morrow, III  
Tower C. Snow, Jr.  
Stephen R. Smith  
Emily Woodson Wagner

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

REZONING AFFIDAVIT

DATE: August 31, 2011  
(enter date affidavit is notarized)

111987a

for Application No. (s): PCA 2009-MA-011  
(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: August 31, 2011
(enter date affidavit is notarized)

111 987a

for Application No. (s): PCA 2009-MA-011
(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.)
None.

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

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

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

WITNESS the following signature:

(check one)

[ ] Applicant

[x] Applicant's Authorized Agent

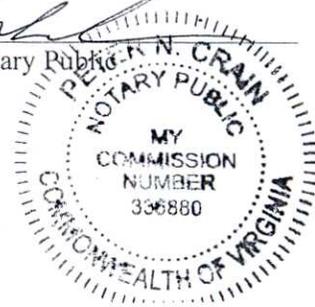
Shane M. Murphy

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

Subscribed and sworn to before me this 31st day of August 20 11, in the State/Comm. of Virginia, County/City of Fairfax

My commission expires: 10/31/2011

Notary Public



**WESTLAWN SHOPPING CENTER & BILL PAGE HONDA  
REZONING AND SPECIAL EXCEPTION APPLICATION  
AUGUST 18, 2011**

**I. INTRODUCTION AND OVERVIEW**

Bill Page Plaza, LLC (the “Applicant”) requests approval of a Proffer Condition Amendment application (“PCA”) and a Special Exception Amendment application (“SEA”) to modify the layout for the development that was previously approved by the Board of Supervisors on March 9, 2010. The application property consists of 8.36 acres of land more particularly identified as Fairfax County Tax Map 50-4 ((1)) Parcels 6, 7 and 50-4 ((17)) Parcels H, H1 (the “Property”). The Property is located in the southwest quadrant of the intersection of Arlington Boulevard (also known as “Route 50”) and Annandale Road, and is currently zoned Community Retail Commercial (“C-6”) and Highway Corridor Overlay District (“HC”).

The existing Bill Page Honda Car Dealership (the “Car Dealership”) building has been in operation since 1950. The Westlawn Shopping Center (the “Shopping Center”) was built in 1968 and currently contains the Mosby branch of the United States Post Office, several small retail shops, and several vacant storefronts. The buildings have changed little from their inception and have aged considerably. The configuration of the site remains the same as the original site plan filed on the property over 35 years ago. Minor upgrades to the site include cosmetic façade improvements and routine building repairs.

On March 9, 2010, the Board of Supervisors voted to rezone a portion of the Property from the C-8 to the C-6 district, and approved special exceptions to establish a vehicle sales, rental and ancillary service establishment, a drive-through pharmacy, a drive-in financial institution, and a minor increase in building height from forty feet to fifty feet to accommodate the parking structure for the Car Dealership (the “Approved Development”).

Although the Applicant remains committed to redeveloping the Property, the economic realities in the retail sector have created the need to re-orient the buildings and reduce the floor area of each use to both obtain financing in order to proceed with the project, as well as to ensure the long-term viability of the project. The proposed changes envision a car dealership and associated service facility of up to 60,000 square feet, a separate retail center with up to 20,000 square feet, a drive-through pharmacy of up to 15,000 square feet, a drive-in financial institution with up to 5,000 square feet, and a continuation of the approved fifty-foot height limit on the dealership parking garage (the “Proposed Development”).

The Proposed Development requests changes to the overall layout for the Property and slightly reduces the size of the uses to fit the current economic environment, but continues to envision a multi-million dollar investment and redevelopment in the Route 50 Corridor. The Comprehensive Plan calls for significant redevelopment of the existing Property and surrounding properties because of the age and state of the existing developments in the area. Consistent with that vision, the Proposed Development would demolish the existing dealership and associated strip retail shopping center, which would be reconstructed as part of a phased development program.

## II. PROPOSED USE(S)

The Proposed Development envisions a community-oriented, mixed-use design that incorporates major upgrades to the Car Dealership and the aging Westlawn Shopping Center and will provide significant tax revenues to the County. Notwithstanding the reduced scale of the Proposed Development, the Applicant remains prepared to invest tens of millions of dollars to completely overhaul and redevelop the Property, a much needed improvement for this highly visible street corner. The Proposed Development will significantly improve pedestrian and vehicular safety, the quality of services available, and the architecture and aesthetics of the intersection of Annandale Road and Arlington Boulevard. The substantial investment planned for this highly visible location within the corridor will promote additional redevelopment of and reinvestment in the neighboring commercial properties along Arlington Boulevard.

### A. Vehicle Sales, Rental, and Ancillary Service Use

The existing Car Dealership is located at 6715 Arlington Boulevard and contains four operations-related buildings. The buildings include the showroom/office, service facilities, parts storage, and new/used car preparation facilities.

The Applicant respectfully requests the approval of a Special Exception Amendment to permit changes to the layout for the approved Car Dealership. As with the Approved Development, the Proposed Development envisions a complete reconstruction, expansion, and relocation of the Car Dealership. However, the Proposed Development would permit a slightly smaller facility of 60,000 square feet.

The Proposed Development will improve the Property by consolidating the four operations associated with the Car Dealership into two buildings. The new building configuration provides an organized inventory and operational structure for the Car Dealership. The storage, service, and inventory areas will be largely shielded from public view. The Proposed Development consolidates the operational needs of the Car Dealership and conceals most of the inventory in an internal garage. The former showroom, office space, service bays, sales area, and parts storage were separated and scattered among various buildings on site. The new building configuration consolidates the showroom, office space, sales area, and parts storage uses into fewer buildings.

The Car Dealership will surround and partially conceal the proposed parking garage, which will house the dealer inventory as well as employee parking. The inventory for the dealer will be stored within the upper decks of the garage, out of public view.

### B. Retail Shopping Center

The proposed Shopping Center would include a new and more attractive streetscape along Annandale Road. The Applicant hopes to provide staple shopping and personal service options on the Property for the benefit of the surrounding neighborhoods. Shopping centers such as this one are a by-right use in the C-6 zoning district and therefore do not require a separate Special Exception approval. The Proposed Development would modify the Approved Development by reducing the size of the Shopping Center to 20,000 square feet and constructing

it in a building separate from the Car Dealership, with the orientation of the building continuing to be toward Annandale Road.

### C. Drive-In Financial Institution

The Applicant respectfully requests the approval of a Special Exception for a drive-in financial institution. Under the Zoning Ordinance, the construction of a drive-in financial institution is permitted in the Highway Corridor Overlay with approval of a Category 6 Special Exception. For the Proposed Development, the financial institution is proposed to locate along the Annandale Road frontage, on the site currently used by the vehicle preparation facility for the Car Dealership. The Approved Development, by contrast, envisioned locating the drive-in financial institution on the westernmost point of the Property, adjacent to the offsite McDonald's fast food establishment. The Applicant is currently negotiating with financial institutions to choose an acceptable tenant for this space.

The proposed drive-in financial institution would be a maximum of 5,000 square feet, and would be located on a pad site along Annandale Road. The proposed building includes a total of up to three drive through lanes with teller service, which includes an integrated by-pass lane.

The main point of ingress/egress to the bank site is provided from Annandale Road. The entrance will be upgraded to current standards. Circulation associated with the drive-in is provided via an internal circulation road. Adequate parking and stacking spaces for the proposed use are provided as shown on the Generalized Development Plan/Special Exception Plat. The Applicant does not anticipate the need for loading spaces or a loading dock for the facility since few deliveries are expected.

### D. Drive-through Pharmacy

The Approved Development would have placed the drive-through pharmacy on the portion of the Property currently occupied by the Car Dealership's vehicle preparation facility. However, in negotiating with potential tenants, it has become clear that the general state of the retail market has created a need for operators of stand-alone pharmacies to have greater visibility on multiple street frontages. As a result, the Proposed Development seeks permission to relocate the drive-through pharmacy to the corner of Arlington Boulevard and Annandale Road, where greater visibility will make the facility more attractive to the national companies that operate stand-alone pharmacy businesses.

The addition of a drive-through pharmacy would create convenience for residents of the area, providing them with a nearby outlet to obtain necessary items including food, medicine, and toiletries. The drive-through would provide a modern service for the entire community, especially for families and those with limited mobility, for whom the purchase of medications and critical pharmaceuticals without the convenience of a drive-through involves significant additional effort.

### E. Increase in Building Height

Similar to the Approved Development, the Applicant respectfully requests approval of a Special Exception Amendment under Section 9-607 of the Zoning Ordinance to permit an increase in building height for the redevelopment of the Property. The increase in building height is necessary to allow the mix of uses within the Proposed Development. This presents a unique and creative approach toward mixed-use infill development on relatively small lots.

The Proposed Development includes a parking structure that will be a maximum of 50 feet in height. Car dealerships typically store inventory on large, open, at-grade parking lots, which mar the landscape and contribute vast expanses of impervious surface. However, the Proposed Development will consolidate the Car Dealership inventory into the innovative parking structure, which will shield the inventory from public view. The parking structure will be surrounded by the Car Dealership, leaving only the top levels of the structure visible from the public right-of-way, and will be appropriately treated with components of the architectural embellishments consistent with the design of the dealership and retail buildings, and with accent treatments to create an architecturally pleasing structure for the Car Dealership's residential neighbors.

Traditional car dealerships generally incorporate their service facilities into showrooms at grade level. Adjacent neighbors are thus exposed to the acrid smells, sounds, and sight of cars being serviced. In this case, the Car Dealership proposes a service facility that is almost completely enclosed to lessen the impact on surrounding property owners. The full service facility will provide service bays for individual cars, an office area for managers, restroom facilities, and an area designated for new car preparation, all to accommodate the needs of the Car Dealership.

The Applicant respectfully requests an additional 10 feet of height beyond that permitted by-right in the C-6 zoning district in order to pursue this innovative and lower-impact design. This Special Exception Amendment will accommodate the dealership parking requirements, the dealership inventory storage needs, and the car service facility.

### **III. CONFORMANCE WITH COMPREHENSIVE PLAN**

The Property is located in the J3 Westlawn Community Planning Sector of the Jefferson Planning District in the County's Comprehensive Plan. Area-specific language states that the properties in the sector may be developed commercially with community-serving retail establishments and vehicle sales, rental, and ancillary uses up to 0.35 FAR. Such commercial development is recommended to take place on land already zoned for commercial uses. The Comprehensive Plan does not define what constitutes a community-serving retail establishment; however, the existing retail use and vehicle sales, rental, service and ancillary establishment have been located on the Property for nearly 60 years. Bill Page Honda and its family of dealerships have provided residents with convenient access to retail and car services within close proximity to their homes since at least 1950.

The Comprehensive Plan provides several transportation recommendations for Arlington Boulevard, including a widening of the roadway. The Proposed Development would widen Arlington Boulevard along the Shopping Center frontage to accommodate a third through lane.

Improving Arlington Boulevard along the Shopping Center frontage would normally permit two improvements recommended by the Comprehensive Plan. The first is the closure of the service drive at the Annandale Road and Arlington Boulevard intersection, thus providing controlled access to the Shopping Center and Car Dealership. The second is the consolidation and reduction of three private entrances along Arlington Boulevard into one entrance, which is an alternative goal set forth in Objective 9b of the Transportation Policy Plan and in the Service Drive portion of the Area I Area Plan Overview. However, a one-way service drive is preferred by local residents, who report that they rely on the existing service drive during their normal commutes to avoid dangerous intersections along Arlington Boulevard. The Proposed Development incorporates the preferred option from the Approved Plan that would continue to allow the one-way service drive to serve local residents. These improvements are shown on Sheet 12 of the Plan.

The Applicant is also sensitive to the Plan recommendations with respect to Tripps Run, which is located on the Property and currently flows through a manmade concrete channel. The Applicant proposes more than doubling the amount of pervious surface in the post-development condition, from approximately 0.74 acres before redevelopment to approximately 1.95 acres post-redevelopment. The Applicant will add over 34,100 square feet of tree canopy and is providing 20% open space, which exceeds the 15% open space requirement in the Zoning Ordinance by 5%. These factors will all have a positive impact on Tripps Run.

The Fairfax County Comprehensive Plan's Planned Trail System map requires a ten foot (10') multi-purpose trail along Arlington Boulevard and Annandale Road. The Applicant will provide a 10' trail along both frontages to accommodate the goals of the Comprehensive Plan's Planned Trail System.

#### **IV. CONFORMANCE WITH ZONING ORDINANCE REGULATIONS**

##### **A. Vehicle Sales, Rental and Ancillary Service Establishment**

The following information, as requested by Part 7 of Section 9-011 of the Zoning Ordinance, provides specific details about the proposed vehicle sales, rental and ancillary service establishment use.

1. Type of Operation: Vehicle Sales, Rental and Ancillary Service Establishment.
2. Hours of Operation: The Car Dealership is expected to be open for customer business Sunday through Saturday 7AM to 10PM. These hours may be adjusted based on client need and use.
3. Estimated number of patrons/clients/patients/pupils/etc.: Based on the regular service and customer draw, approximately 250 patrons are expected per day.
4. Proposed number of employees/attendants/teachers/etc.: The approximate maximum number of Car Dealership employees on site at any given time will be 115. This number includes service facility employees, sales staff, and managers.

5. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day: Per the Institute of Transportation Engineers 8<sup>th</sup> Edition Trip Generation Manual, the car dealership is expected to generate approximately 2,000 trips per day with 123 trips in the morning peak hour and 133 trips in the afternoon peak hour. Peak hour trips during the morning were generated from 7:45AM to 8:45AM and afternoon trips were generated from 5:15PM to 6:15PM.
6. Vicinity or general area to be served by the use: The Car Dealership expects to draw patrons from the immediate Falls Church area, Arlington County, and portions of Fairfax County such as the Annandale area.
7. Description of building façade and architecture of proposed new building or additions: The Car Dealership will be located in a building along Arlington Boulevard. Architectural elevations of the building façade are provided with the Generalized Development Plan/Special Exception plat. Generally the architectural elements of the building will blend with that of the retail and will include a light colored exterior finished insulation system or an insulated metal panel system with extruded aluminum storefront and a clear insulated glass.
8. A listing, if known, of all hazardous or toxic substances as set forth in applicable County, State and Federal Regulations: To the best of the Applicant's knowledge, there are no such materials located or stored on the property.
9. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, standards or conditions: To the best of the Applicant's knowledge, the proposed development will comply with applicable standards, ordinances and regulations.

## **B. Drive-In Financial Institution**

The following information, as requested by Part 7 of Section 9-011 of the Zoning Ordinance, provides specific details about the proposed drive-in financial institution.

1. Type of Operation: One financial institution with drive-in facilities.
2. Hours of Operation: The financial institution is expected to be open for customer business between 9 am and 9 pm Monday through Sunday. These hours may be adjusted based on client need and use.
3. Estimated number of patrons/clients/patients/pupils/etc.: Approximately 275 patrons are expected per day.
4. Proposed number of employees/attendants/teachers/etc.: The financial institution will employ approximately 10 full-time employees on-site at one time.
5. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day: Per the Institute of Transportation Engineers 8<sup>th</sup> Edition Trip Generation Manual, the financial institution is expected to generate approximately 741 trips per day with 62 trips in the morning peak hour and

130 trips in the afternoon peak hour. While the normal peak traffic flow occurs during the morning or afternoon rush hour, the peak hour for the financial institution is expected to occur in the middle of the day between 11:00 AM and 1:30 PM.

6. Vicinity or general area to be served by the use: The drive-in financial institution expects to draw patrons from the immediate Falls Church area.
7. Description of building façade and architecture of proposed new building or additions: The financial institution will be a rectangular building with an attached drive-through canopy. Architectural elevations of the building façade are provided with the Generalized Development Plan/Special Exception plat. The financial institution will have up to three drive-in lanes.
8. A listing, if known, of all hazardous or toxic substances as set forth in applicable County, State and Federal Regulations: To the best of the Applicant's knowledge, there are no such materials located or stored on the property.
9. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, standards or conditions: To the best of the Applicant's knowledge, the proposed development will comply with all applicable standards, ordinances and regulations.

### **C. Drive-through Pharmacy**

Because the pharmacy is proposed to be located adjacent to residentially-zoned property, a Special Exception is required under Article 9 of the Zoning Ordinance to operate the drive-through portion of the pharmacy.

1. Type of Operation: Drive-through pharmacy.
2. Hours of Operation: The pharmacy expects to be open 24 hours per day, 7 days per week. These hours may be adjusted based on client need and use.
3. Estimated number of patrons/clients/patients/pupils/etc.: Approximately 400 patrons are expected per day.
4. Proposed number of employees/attendants/teachers/etc.: The drive-through pharmacy will employ approximately 10 full-time employees on-site at one time.
5. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day: Per the Institute of Transportation Engineers 8<sup>th</sup> Edition Trip Generation Manual, the drive-through pharmacy is expected to generate approximately 1,322 trips per day with 40 trips in the morning peak hour and 155 trips in the afternoon peak hour. While the normal peak traffic flow occurs during the morning or afternoon rush hour, the peak hour for the drive-through pharmacy is expected to occur midday.
6. Vicinity or general area to be served by the use: The drive-through pharmacy expects to draw patrons from the immediate Falls Church area.

7. Description of building façade and architecture of proposed new building or additions: The drive-through pharmacy will be a rectangular building with an attached drive-through canopy. Architectural elevations of the building façade are provided with the Generalized Development Plan/Special Exception plat.

8. A listing, if known, of all hazardous or toxic substances as set forth in applicable County, State and Federal Regulations: To the best of the Applicant's knowledge, there are no such materials located or stored on the property.

9. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, standards or conditions: To the best of the Applicant's knowledge, the proposed development will comply with all applicable standards, ordinances and regulations.

#### V. CONFORMANCE WITH GENERAL STANDARDS (SECTION 9-006)

1. The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan. The proposed site layout conforms to the guidelines of the Comprehensive Plan. The uses will complement the planned retail development.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations. The C-6 Zoning District is appropriate for retail and commercial service uses and permits drive-in banks, drive-through pharmacies, and vehicle sales, rental, and ancillary service facilities as Special Exception uses. Uses permitted in the C-6 District are expected to locate in compact centers.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The proposed uses will not adversely affect the future development of neighboring properties, as they will be located amidst the commercial area planned for retail and service commercial uses. The properties adjacent to and abutting the Property are zoned commercial and residential. The Shopping Center and the Car Dealership are existing uses and are currently developed commercially.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. The uses are proposed to locate along Arlington Boulevard and Annandale Road in an area planned and designed for retail and commercial uses. The Applicant will provide appropriate pedestrian and vehicular circulation around the Property and will not adversely affect the existing circulation around that portion of the Property. The Applicant is also reducing the number of entrances serving the Property and providing options for modifying the service drive across its portion of Arlington Boulevard, both important safety improvements for the neighboring communities.

5. In addition to the standards which may be set forth in this Article for a particular use, the Board shall require landscaping and screening in accordance with the provisions of Article 13, Landscaping and Screening, in the Zoning Ordinance. Landscaping in accordance with Article 13 of the Zoning Ordinance is provided onsite.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. The current C-6 District regulations require 15% open space. The overall open space provides approximately 20% open space, which includes landscaping, streetscaping and parking lot landscaping.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11. Since the site is already developed, utilities, drainage, parking, loading and other infrastructure serve the site. The proposed redevelopment reduces the impervious area to the site by over 1 acre. Because the existing site contains adequate stormwater management facilities the Applicant does not propose additional on-site detention facilities. Although BMPs are not required, the Applicant is proposing three tree box filter systems to control additional nutrient runoff.

8. Signs shall be regulated by the provisions of Article 12, Signs, in the Zoning Ordinance; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance. The Applicant intends to comply with the limitations on signage in the Zoning Ordinance.

#### **VI. CONFORMANCE WITH HIGHWAY CORRIDOR OVERLAY DISTRICT (7-608)**

The Highway Corridor Overlay District provides specific guidance for the placement of drive-in financial institutions in order to reduce traffic congestion in automobile-oriented corridors. The following criteria in the Ordinance apply to the drive-in financial institution in the Proposed Development:

**1A.** Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties. The Proposed Development links the pedestrian and vehicular circulation with the adjacent properties by providing upgrades to the sidewalks along Arlington Boulevard and Annandale Road. The vehicular circulation has also been successfully improved through the consolidation of access points to the site. The Proposed Development will provide safe access points for both pedestrians and vehicles alike. In addition, the Applicant proposes to construct its portion of a temporary interparcel access to the adjacent McDonald's property, and will provide permanent interparcel access should that property redevelop in the future.

**1B.** Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration: (1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or (2) Access to the site is provided via the internal circulation of a shopping center, which center contains at least six (6) other commercial uses, or an office complex having a limited number of well-designed access points to the public street system and no additional direct access is provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping center, and/or (3) Access to the site is provided by a functional service drive, which provides controlled access to the site. The Proposed Development will reduce the number of access points from seven to four. This reduction will provide the site with well-designed and better controlled access points, which will promote safe ingress, egress, and circulation for vehicles and pedestrians.

## **VII. CONFORMANCE WITH CATEGORY 5 USES (SECTION 9-503)**

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located. Of the current C-6 District regulations, all the requirements are met.
2. All uses shall comply with the performance standards specified for the zoning district in which located. The proposed development will meet the performance standards of the C-6 Zoning District.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans. The Applicant will pursue a Site Plan per the regulations of Article 17 of the Zoning Ordinance.

## **VIII. ADDITIONAL STANDARDS FOR DRIVE-IN BANKS AND PHARMACIES WITH DRIVE-THROUGHS (SECTION 9-505)**

- 1A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated. The proposed drive-in financial institution and drive-through pharmacy will complement the surrounding retail building with painted or colored masonry, painted or colored concrete masonry units, exterior insulated finish system or a metal panel system. The buildings will use a complementary color palate to the surrounding redevelopment.
- 1B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties. The proposed site layout will include the construction of a ten foot (10') asphalt trail along Arlington Boulevard and a five foot (5') sidewalk along Annandale Road. These facilities will allow for pedestrian access to the pharmacy and financial institution between the redevelopment site and the neighboring properties and will connect the redevelopment to the neighboring Westlawn and Bel Air Communities.
- 1C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site. The proposed circulation around the drive-in financial institution and the pharmacy building allows for effective vehicular and pedestrian circulation around the proposed building.
- 1D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors. The proposed financial institution and pharmacy uses are located amid a number of commercially zoned and developed properties that will not be adversely affected by the proposed development.

**IX. ADDITIONAL STANDARDS FOR VEHICLES SALES, RENTAL, ANCILLARY, AND SERVICE ESTABLISHMENTS. (SECTION 9-518)**

1. Outdoor storage, parking and display areas shall be permitted only on the same lot with and ancillary to a sales room, rental office or service facility, which shall be entirely enclosed on all sides. The storage, parking, and display areas for the Car Dealership will be located on the same property as the showroom, rental office and service facility. The sale vehicles will be stored in the proposed parking deck and displayed in the designated locations on the GDP/Special Exception Plat. The sales and rental uses will be located in the building of the Car Dealership.
2. The outdoor area devoted to storage, loading, parking and display of goods shall be limited to that area so designated on an approved special exception plat. Such areas shall not be used for the storage or display of vehicles that are not in operating condition. The outdoor area devoted to storage, loading, parking and display of goods is limited and designated on the GDP/Special Exception Plat. The designated areas will be used for fully-functional vehicles.
3. Notwithstanding the bulk regulations of the zoning district in which located, any such outdoor area that is located on the ground and is open to the sky may be located in any required yard but not nearer to any front lot line than ten (10) feet, except as may be qualified by the provisions of Article 13. All structures shall be subject to the bulk regulations of the zoning district in which located, except structures which are completely underground may be located in any required yard, but not closer than one (1) foot to any lot line. The Proposed Development will be within the bulk regulations of the C-6 zoning district and the outdoor areas are limited to a surface level parking lot which is not closer than 10 feet from the front lot line. All above and underground structures are within the bulk regulations and front yard restrictions of the C-6 zoning district.
4. All such uses shall be provided with safe and convenient access to a street. If any outdoor area is located contiguous to a street, the street side thereof shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the Director in accordance with the Public Facilities Manual. The Proposed Development has convenient and safe access directly to Arlington Boulevard and Annandale Road. The number of access points has been significantly reduced from seven (7) access points on the existing site to four (4) on the Property. The location of the access point onto Arlington Boulevard has been relocated west of the right turn lane, well beyond the queue, providing travelers with a safe and convenient access to and from the Proposed Development.
5. All outdoor areas, including aisles and driveways, shall be constructed and maintained with an approved surface in accordance with Par. 11 of Sect. 11-102, and shall be improved in accordance with construction standards presented in the Public Facilities Manual. All outdoor area improvements will be constructed and maintained with a surface material approved by DPWES and in accordance with the standards presented in the Public Facilities Manual.
6. All lighting fixtures used to illuminate such outdoor areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14. All light fixtures

proposed with the redevelopment plan will be in conformance with the performance standards for outdoor lighting set forth by Part 9 of Article 14 of the zoning ordinance.

7. The Applicant is proposing a vehicle, sales, rental and ancillary service establishment in the C-6 zoning district, therefore the additional regulations set forth by this provision are not applicable.

#### **X. PROVISIONS FOR APPROVING AN INCREASE IN BUILDING HEIGHT (SECTION 9-607)**

1. An increase in height may be approved only where such will be in harmony with the policies embodied in the adopted comprehensive plan. The adopted Comprehensive Plan makes no mention of any specific height limitations for the parcels subject to the application.

2. An increase in height may be approved only in those locations where the resultant height will not be detrimental to the character and development of adjacent lands. The proposed increase in building height will not be detrimental to the character and development of adjacent parcels. The proposed height will consolidate the multi-faceted uses associated with the Car Dealership and accommodate the parking needs for the retail and dealership. The parking deck will include space for inventory, employees and service facilities of the Car Dealership. As an added benefit of the proposed increase in height, adjacent residential properties will not be exposed to the cars held within the deck, which will maintain the existing vegetative growth and will be supplemented with additional plantings.

3. An increase in height may be approved in only those instances where the remaining regulations for the zoning district can be satisfied. The Proposed Development will satisfy all requirements of the C-6 Zoning District with the exception of the height requirements. The Applicant has requested the additional 10' of building height to accommodate the inventory and service facility needs of the Car Dealership and the customer and employee parking needs of the Car Dealership and the Shopping Center.

#### **XI. GUIDELINES FOR CLUSTERING OF AUTOMOBILE-ORIENTED COMMERCIAL USES**

Appendix 7 of the Policy Plan, 2007 Edition, contains the following design guidelines for clustering of automobile-oriented uses:

1. Clustered commercial uses should be developed as an integrated complex of buildings and supporting structures. There should be overall compatibility in terms of architectural character, design detail, materials, and color within a cluster. The Proposed Development integrates the proposed Car Dealership with the Shopping Center. The architectural character, design, and details will be highly integrated and harmonious.

2. Vehicular access should be consolidated in order to improve vehicular safety and traffic flow. A maximum of two ingress/egress points should be allowed where there is frontage on only one street. Where there is frontage on more than one street, a maximum of three access points may be considered. Vehicular access to physically separate structures within the complex shall be by means of interparcel connections and/or service drives. The Proposed Development has access on two major thoroughfares and proposes four access points – two on Annandale

Road, one from Arlington Boulevard, and one from the one-way service drive. All structures within the complex are accessible, and the Applicant has planned for interparcel access to the McDonald's parcel adjacent to the Property.

3. To allow for a more efficient clustering of uses, shared buildings or structures should be encouraged. The proposed Car Dealership and parking structure will be consolidated within the same structure. In addition, the drive-in financial institution is positioned on a corner of the Property in order to allow adequate traffic circulation.

4. A reduction in minimum lot size should be considered in conjunction with cluster design for automobile-oriented commercial uses. A reduction in minimum lot size is not applicable in the case of the Proposed Development.

5. Sharing of parking between uses should be encouraged through the consideration of reductions in the required number of spaces per use. The Applicant proposes shared parking areas between the drive-in financial institution, the pharmacy, and the Shopping Center. However, no reduction in the required number of parking spaces is sought.

6. To eliminate visual clutter along street frontages, all street-oriented pole signs should be consolidated onto one pole sign per street frontage which can identify all uses within the cluster. The Applicant proposes one monument sign per street frontage, as permitted under Article 12 of the Zoning Ordinance.

7. The identification of uses within each structure should be limited to one sign per use on the exterior of the structure. The Applicant will provide coordinated storefront signage for the entire Proposed Development.

8. On-site service signs indicating entrances, deliveries, parking, etc. should be alike in size, material, color, and finish. The Applicant plans to provide complementary signage for the entire Proposed Development.

9. To reduce the visual impact of service areas and trash collection areas, they should be consolidated where possible. These areas should be visually screened from public roads, shared access drives, parking, and adjacent parcels. Such screening can be achieved using plant materials, walls or fencing which is compatible with the architectural style and materials used in the cluster, and by the use of berms. The Applicant has consolidated trash collection areas to the greatest extent possible. All trash collection areas will be in the rear of the Property, fully enclosed to screen them from adjacent property owners.

10. Drive-through windows should be discouraged in these clusters, unless the windows can be consolidated. The Applicant has consolidated the drive-through windows on the Property to the greatest extent possible. The drive-in financial institution and the drive-through pharmacy, although they will be in different locations on the property, are in locations that allow proper traffic flow for all uses on the Property. Additionally, the drive-through pharmacy will only dispense medication. Because it will not be a full-service drive-through window, the traffic impact is expected to be minimal.

## **XII. WAIVERS/MODIFICATIONS**

### **A. MODIFICATION REQUEST OF THE TRANSITIONAL SCREENING YARD ADJACENT TO THE SINGLE FAMILY ADJACENT TO TRIPPS RUN.**

#### **1. PROVISIONS TO BE MODIFIED**

SECTION 13-303(3)(C) Transitional Screening Requirements.

#### **2. PROPOSED MODIFICATION**

The Applicant proposes a modification of the transitional screening yard planting requirement adjacent to the single family dwelling units.

#### **3. JUSTIFICATION**

The existing transitional screening yard between the Shopping Center and the Car Dealership and the adjacent Westlawn homes contains a significant amount of old growth vegetation. The Applicant proposes to maintain this existing transitional screening yard and supplement the vegetation in consultation with the Urban Forestry Management Division, and as shown on Sheet 5 of the Generalized Development Plan.

### **B. WAIVER OF BARRIER REQUIREMENTS – TO ALLOW EXISTING FENCE TO REMAIN ALONG SINGLE FAMILY DWELLING PROPERTY LINE.**

#### **1. PROVISIONS TO BE WAIVED**

SECTION 13-304(4)

#### **2. PROPOSED WAIVER**

The Applicant proposes a waiver of the barrier requirement adjacent to the single family homes to allow the existing fences to remain.

#### **3. JUSTIFICATION**

The existing property line between the Property and the adjacent Westlawn neighborhood contains a significant amount of existing vegetation along with a standard size chain-link fence. The existing fence provides a sufficient barrier between the residential and commercial uses. The Applicant requests a waiver to permit the existing fence to remain as a barrier rather than disturbing the adjacent residential property owners by demolishing the existing structure only to replace it with a similar one, and risking harm to the existing vegetation.

### **C. WAIVER OF INTERPARCEL ACCESS ALONG ANNANDALE ROAD**

#### **1. PROVISIONS TO BE WAIVED**

SECTION 17-201(3)

## **2. PROPOSED WAIVER**

The Applicant proposes a waiver of the interparcel access requirement between the Property and the residential development along Tripps Run.

## **3. JUSTIFICATION**

Interparcel access is not desirable due to the presence of Tripps Run and the Westlawn residential neighborhood along the border of the Property.

## **D. WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ARLINGTON BOULEVARD**

### **1. PROVISIONS TO BE WAIVED**

SECTION 17-201(3)

### **2. PROPOSED WAIVER**

The Applicant proposes providing a one-way service drive along Arlington Boulevard, as requested by FCDOT. If those improvements are not approved by all agencies, the Applicant proposes removing the service drive entirely in accordance with the recommendations of the Fairfax County Comprehensive Plan.

### **3. JUSTIFICATION**

The Fairfax County Comprehensive Plan and the Virginia Department of Transportation have stated a preference for removing the service drives along Arlington Boulevard. Acting upon a recommendation from FCDOT, the Applicant has reserved the right to leave the service drive open with a modified traffic pattern, if approved by FCDOT and VDOT.

## **E. WAIVER OF THE ON-ROAD BICYCLE ROUTE ON ARLINGTON BOULEVARD**

### **1. PROVISIONS TO BE WAIVED**

SECTION 17-201(2)

### **2. PROPOSED WAIVER**

To permit a 10' multi-purpose trail along Arlington Boulevard in place of the on-road bicycle lane.

### **3. JUSTIFICATION**

The Applicant proposes placing a 10' wide multi-purpose trail along Arlington Boulevard in place of the required on-road bicycle lane.

**F. WAIVER OF THE MINOR PAVED TRAIL REQUIREMENT ALONG TRIPPS RUN**

**1. PROVISIONS TO BE WAIVED**

SECTION 17-201(2)

**2. PROPOSED WAIVER**

To permit a waiver of the minor paved trail shown in the Fairfax County Comprehensive Plan along Tripps Run.

**3. JUSTIFICATION**

There are no connecting segments on either side of the trail, and engineering the trail would be challenging given the amount of mature growth along the embankment.

**G. WAIVER OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT ADJACENT TO PARCEL 50-1 ((17)) G**

**1. PROVISIONS TO BE WAIVED.**

SECTION 13-203(1)

**2. PROPOSED WAIVER**

Waiver of peripheral parking requirement adjacent to the parcel identified as Tax Map 50-1 ((17)) G.

**3. JUSTIFICATION**

There is an existing County storm sewer pipe in that location.

**H. WAIVER OF THE PERIPHERAL PARKING LOT LANDSCAPING ALONG ARLINGTON BOULEVARD**

**1. PROVISIONS TO BE WAIVED.**

SECTION 13-203(2)(A)

**2. PROPOSED WAIVER**

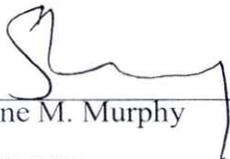
Modify peripheral parking lot landscaping as shown on Sheet 3 of the Plan to permit construction of a modified service drive layout.

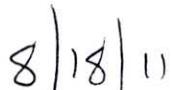
### 3. JUSTIFICATION

FCDOT has stated a preference for constructing a one-way service drive along Arlington Boulevard, an improvement that is favored by the adjacent Westlawn Civic Association. Constructing these improvements constricts the available space on the site and requires a modification of the peripheral parking lot landscaping in the vicinity of the improvements.

### XIII. CONCLUSION

Applicant seeks to invest tens of millions of dollars into an aged, nonconforming site in need of redevelopment. The Proposed Development will update the Westlawn Shopping Center and Bill Page Honda dealership, and serve as a potential catalyst for additional redevelopment in adjacent and nearby commercial properties in the Arlington Boulevard corridor. The Proposed Development will not only improve the Property, but will also provide safety and operational improvements to the roadways, expand the pedestrian network, and reduce the total amount of impervious surface onsite. The Proposed Development will also consolidate the dealership and parking uses and visually screen them from public view. Once improved, the site will be a vibrant property and a cornerstone of the Arlington Boulevard corridor. The Applicant respectfully requests the approval of both the rezoning and special exceptions associated with the Proposed Development.

  
Shane M. Murphy

  
Date

471369 v3/RE



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

March 10, 2009

Antonio J. Calabrese  
Cooley Godward Kronish LLP  
One Freedom Square  
Reston Town Center  
11951 Freedom Drive  
Reston, VA 20190-5656

RE: Rezoning Application RZ 2009-MA-011  
(Concurrent with Special Exception Amendment Application SEA 95-M-039)

Dear Mr. Calabrese:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 9, 2010, granting Rezoning Application RZ 2009-MA-011 in the name of Westlawn Limited Partnership. The Board's action rezones certain property in the Mason District from the C-6 and C-8 and HC to C-6 and HC and permits commercial development with an overall Floor Area Ratio (FAR) of 0.32. The subject property is located in the southwest quadrant of the intersection of Arlington Boulevard and Annandale Road on approximately 8.36 acres of land [Tax Map 50-4 ((1)) 6 and 7; 50-4 ((17)) H and H1], and is subject to the proffers dated March 4, 2010.

Office of the Clerk to the Board of Supervisors  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

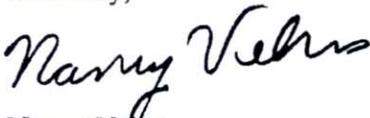
RZ 2009-MA-011  
March 10, 2010

-2-

The Board also:

- Modified the transitional screening and waived the barrier to the southwest along Tripps Run, in favor of that shown on the Generalized Development Plan/Special Exception Plat (GDP/SE Plat) and as proffered.
- Waived the interparcel access to the south, along Annandale Road.
- Waived the service drive requirement along Route 50, in favor of that shown on the GDP/SE Plat.
- Waived the on-road bike lane on Route 50.
- Waived the minor paved trail along Tripps Run.
- Waived the peripheral parking lot landscaping adjacent to Tax Map Parcel 50-1 ((17)) G.
- Modified the peripheral parking lot landscaping along Route 50.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/ph  
Enclosure

Cc: Chairman Sharon Bulova  
Supervisor Penelope Gross, Mason District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Regina Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division  
Eric Tietelman, Capital Projects and Operations Div., Dept. of Transportation  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Denise James, Office of Capital Facilities/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 9<sup>th</sup> day of March, 2010, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2009-MA-011  
(Concurrent with Special Exception Amendment Application SEA 95-M-039)**

**WHEREAS**, Westlawn Limited Partnership, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-6 and C-8 and HC to C-6 and HC, and

**WHEREAS**, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Mason District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the C-6 and HC Districts, and said property is subject to the use regulations of said C-6 and Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

**BE IT FURTHER ENACTED**, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 9<sup>th</sup> day of March, 2010.



\_\_\_\_\_  
Nancy Velts  
Clerk to the Board of Supervisors

## PROFFER STATEMENT

### BILL PAGE HONDA AND WESTLAWN SHOPPING CENTER

RZ 2009-MA-011

March 4, 2010

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and applicant, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), in this Rezoning Application ("RZ") (the "Application") proffers that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 50-4 ((1)) Parcels 6 and 7, and Tax Map 50-4 ((17)) Parcels H and H1 (collectively, the "Property") shall be in accordance with the following conditions if, and only if, rezoning application RZ 2009-MA-011 and the companion application SEA-95-M-039 (collectively, the "Application") are granted by the Board of Supervisors. If approved, these proffers ("Proffers") supersede all previous proffers applicable to the Property. In the event that this Application is denied, these Proffers shall be immediately null and void and shall have no further force or effect on the Property.

#### GENERAL

1. Rezoning Application/Special Exception Amendment. The Property shall be developed in substantial conformance with the plat entitled "Bill Page Honda & Westlawn Shopping Center Generalized Development Plan/Special Exception Plat" dated March 16, 2009, as revised through February 5, 2010, prepared by Walter L. Phillips, consisting of nineteen (19) sheets (the "GDP/SE Plat").
2. Minor Modifications. Pursuant to the provisions of Sect. 18-204(5) of the Zoning Ordinance, minor modifications to the GDP/SE Plat that are in substantial conformance with the GDP/SE Plat may be permitted when necessitated by sound engineering or that may become necessary as part of final site plan or engineering. Building footprints may be decreased so long as the development otherwise is in substantial conformance with these Proffers and the GDP/SE Plat.
3. Proposed Development. The new development proposed with this Application shall be limited to a reconstructed vehicle sale, rental, and ancillary service establishment (the "New Dealership"), a car wash facility ancillary to the New Dealership (the "Car Wash"), a drive-in financial institution (the "Financial Institution"), a drive-through pharmacy (the "Pharmacy"), a retail shopping center (the "Shopping Center"), and/or associated facilities (collectively, the "Development"). In addition, the Shopping Center, Financial Institution, and Pharmacy may also be occupied by any by-right use permitted in the Zoning Ordinance for the C-6 district, provided that the use or uses provide adequate parking in accordance with Article 11 of the Zoning Ordinance and are otherwise in substantial conformance with the GDP/SE Plat. Additional special exception and/or

special permit uses may be permitted in the Development without a Proffer Condition Amendment, provided such uses provide adequate parking in accordance with Article 11 of the Zoning Ordinance and are otherwise in substantial conformance with the GDP/SE Plat.

- A. Limitations on Use. The following uses shall not be allowed in the Development: adult book stores; video/DVD stores primarily dealing with the sale, rental, or exhibition of adult oriented material; psychic readers/fortune tellers; topless or nude dancing/stripping establishments; adult movie or "peep show" establishments.
4. Phasing. The Applicant's construction of the Development may occur in phases, depending on market conditions. A phasing plan (the "Phasing Plan") is attached to these Proffers as Exhibit A. Modifications may be made to the Phasing Plan so long as any modifications are otherwise in substantial conformance with these Proffers and the GDP/SE Plat. Any use of buildings existing as of the approval date of this Application that will be removed or replaced by the Development may continue in accordance with Article 15 of the Zoning Ordinance.
    - A. Continued Operation of Retail Establishments. Portions of the Development will be constructed on areas that are the subject of retail leases or agreements existing as of the approval date of this Application that the Applicant must honor until they expire or are terminated. Further, as an incentive to facilitate implementation of the Development, the Applicant may have the need to relocate any or all such uses or buildings to temporary facilities, such as trailers, or to new locations on the Property until further redevelopment can proceed. Temporary facilities, if needed, shall be placed in the general locations as depicted on the attached Phasing Plan. Each temporary facility shall be permitted to operate for no longer than thirty (30) months, provided that the Zoning Administrator may agree to extend the permit for any temporary facility in the event of construction delays. All temporary facilities shall be removed from the Property prior to bond release. For each retail establishment that continues to operate during construction, the Applicant shall ensure that adequate parking is provided in accordance with the parking requirements of Article 11 of the Zoning Ordinance.
    - B. Continued Operation of the Car Dealership. The Applicant may elect to construct the New Dealership facility while continuing to operate the existing car dealership (the "Existing Dealership") in its present location. During construction, the Applicant shall ensure that adequate parking is provided to comply with the parking requirements for the Existing Dealership. The Existing Dealership shall cease operations within thirty (30) days of the issuance of a Non-Residential Use Permit ("Non-RUP") for the New Dealership.
    - C. Interior Improvements to Existing Structures. For those buildings existing on the Property as of the approval date of this Application but that are proposed for redevelopment or removal as part of the Applicant's implementation of the Development, the Applicant may secure building permits for and make interior

improvements to such buildings without triggering the requirement to reconstruct such buildings in conformance with the GDP/SE Plat.

D. Casualty. The Applicant may restore any building or structure existing as of the approval date of this Application that later is destroyed or damaged by casualty, subject to Article 15 of the Zoning Ordinance.

5. Parking. Parking shall be provided in a combination of garage structures and surface lots as shown on the GDP/SE Plat and shall be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by the Department of Public Works and Environmental Services ("DPWES"), for the uses within the Property.

### TRANSPORTATION

6. Improvements to Arlington Boulevard and Annandale Road Intersection. Prior to the issuance of a Non-RUP for the New Dealership, the Applicant shall construct improvements to the intersection at Arlington Boulevard and Annandale Road, as more specifically described below:

- A. Additional Travel Lane on Arlington Boulevard. The Applicant shall construct a third eastbound lane on Arlington Boulevard along the frontage of the Property. The third eastbound lane shall continue east past the Annandale Road intersection, and shall terminate at the first entrance to the existing service drive east of Annandale Road, as depicted by the "Proposed Future Road Improvements" on Sheet 11 of the GDP/SE Plat. Pavement markings for the improvements shall be completed as shown on Sheet 11 of the GDP/SE Plat, or as modified by the Virginia Department of Transportation ("VDOT").
- B. Pavement Markings Plan. At the time of site plan submission, the Applicant shall submit to VDOT a plan containing revised pavement markings for the northbound approach to the intersection of Annandale Road and Arlington Boulevard to include a left turn bay, a shared left-through lane, and a shared through-right lane (the "Pavement Markings Plan"). Prior to filing a site plan, the Applicant shall pursue an alternative pavement marking option to provide a dedicated right-turn lane from northbound Annandale Road to eastbound Arlington Boulevard (the "Alternative Pavement Markings Plan"), in lieu of the Pavement Markings Plan. The Applicant shall submit the Alternative Pavement Markings Plan to VDOT and FCDOT, and shall provide copies of this Alternative Pavement Markings Plan to the Supervisor's Office and the President of the Sleepy Hollow Citizens Association. If the Alternative Pavement Markings Plan is approved by VDOT and FCDOT, the Applicant shall construct that configuration. If the Alternative Pavement Markings Plan is not approved, the Applicant shall construct the Pavement Markings Plan.
- C. Signal Modifications. The Applicant shall modify the existing traffic signal to accommodate the third eastbound through lane on Arlington Boulevard and the

modified lane configuration on the Annandale Road northbound approach. As part of this signal modification, the Applicant shall submit proposed signal timing modifications for approval and implementation by VDOT.

7. Improvements to Arlington Boulevard Southern Service Drive. Prior to the issuance of a Non-RUP for the New Dealership, the Applicant shall construct the on-site and off-site improvements to Arlington Boulevard as depicted in Option A on Sheet 11 of the GDP/SE Plat, which consists of a one-way westbound service drive with associated channelization and pavement markings as shown on the GDP/SE Plat, as approved by VDOT. At the time of site plan submission, the Applicant shall consult with the Mason District Supervisor's Office (the "Supervisor's Office"), the Fairfax County Department of Transportation ("FCDOT"), and VDOT, regarding the improvements. If Option A is not approved by the Supervisor's Office, FCDOT and VDOT, the Applicant may construct the alternate improvements depicted in Option B on Sheet 11.
8. Annandale Road and South Street/Shopping Center Entrance. Prior to the issuance of the first Non-RUP for the reconstructed Shopping Center, the Applicant shall upgrade the traffic signal at Annandale Road and South Street/Shopping Center Entrance. The upgraded signal shall include dedicated phasing for traffic turning left from South Street and from the Shopping Center Entrance, and will include pedestrian-activated countdown signal heads. As part of this signal modification, the Applicant shall submit proposed signal timing modifications for approval and implementation by VDOT.
9. Annandale Road Bus Stop Pad. Subject to the approval of FCDOT and VDOT, the Applicant shall install a bus stop pad and paved pedestrian connections (excluding any bus pull out) on or near the Property (the "Bus Pad"), in a location along Annandale Road as shown on Sheet 3 or another location as determined in consultation with FCDOT as part of site plan approval for the Development. The design and materials of the Bus Pad shall be of similar size and quality to those of a typical bus pad installed elsewhere in Fairfax County, as determined by FCDOT. The Applicant shall provide all easements and right-of-way necessary for construction and maintenance of the pad and future shelter. A determination of these limits shall be coordinated with and approved by FCDOT prior to site plan approval for the subject development. The Bus Pad shall be installed prior to bond release by DPWES for the Development; provided, however, that if an agreement cannot be reached as to the location of the Bus Pad, then, in lieu of constructing the Bus Pad and with the approval of FCDOT, the Applicant shall provide a contribution of Fifteen Thousand and No/Dollars (\$15,000.00) to the Board of Supervisors for the installation of a bus shelter in the vicinity of the Property.
10. Bicycle Facilities. As shown on the GDP/SE Plat, the Applicant shall provide bicycle parking facilities for a minimum of twenty (20) bicycles to encourage bicycling to the retail shops instead of driving. The bicycle parking facilities shall be installed as shown on the GDP/SE Plat, prior to the issuance of the first Non-RUP for the reconstructed shopping center, or may be relocated to other locations on the Property with approval by FCDOT.

11. Signal Warrant Study. Within one year of the issuance of the final Non-RUP for the Property, but prior to bond release by DPWES, the Applicant shall submit a signal warrant study for the intersection of Arlington Boulevard and Westmoreland Road for review by VDOT.
12. Unavoidable Delay. For the purposes of Proffer 6, Proffer 7, and Proffer 8, upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required dedications or improvement(s) have been delayed (such as the inability to secure necessary permission for utility relocations or VDOT approval for traffic signals) beyond the required times set forth in each proffer, the Zoning Administrator may agree to a later date for dedication/completion of the improvement(s).

#### INTERPARCEL ACCESS

13. Interparcel Access. Prior to bond release by DPWES, the Applicant shall construct its portion of an interparcel access along the northwest corner of the Property (the "Future Interparcel Access"), allowing access to and from Tax Map 50-4 ((17)) Parcel G (the "McDonalds Property"), as generally depicted on Sheet 3 of the GDP/SE Plat (the "Future Interparcel Access"). Should the McDonald's Property redevelop in the future, and provide its portion of the Future Interparcel Access, the Applicant shall permit vehicles and pedestrians to pass through the Future Interparcel Access, and shall close the access to the service drive along Tax Map 50-4 ((17)) Parcel G, if requested by FCDOT. Should the McDonald's Property and the Applicant agree to a different location for the Future Interparcel Access, the location may be altered subject to approval by FCDOT.

#### GREEN BUILDING PRACTICES

14. The Applicant shall utilize green building practices for the Development, including but not limited to the following features:
  - A. The Development shall be designed by a design firm with at least one professional accredited by LEED (or equivalent program) on the team. Prior to building permit issuance, the accredited professional shall provide documentation to DPWES demonstrating compliance with this Proffer 14;
  - B. The Applicant shall allocate space for storage of recyclables within the Development;
  - C. Smoking shall be prohibited in all indoor spaces, with smoking areas provided outside the building at least 25 feet from all doors and air intakes;
  - D. The Development will incorporate Erosion and Sediment Control measures;
  - E. The Applicant shall maintain bicycle parking facilities for a minimum of twenty (20) bicycles on or near the Shopping Center to encourage bicycling to the retail shops instead of driving;

- F. The main building containing the New Dealership and the Westlawn Shopping Center, including the parking deck, will use a highly reflective roof material;
- G. All privately-installed site lighting will be certified, prior to bond release, by an accredited professional to meet American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE/IESNA Standard 90.1-2004) standards to reduce nighttime pollution, avoid spillage offsite, and maintain minimum and maximum recommended levels; and Article 14, Section 9 of the Fairfax County Zoning Ordinance;
- H. The Applicant will specify non ozone-depleting refrigerants in cooling system;
- I. The Development will use low emitting materials for paints, sealants, carpeting, and formaldehyde-free composite board;
- J. The Development shall specify low flow or dual flush toilets, low flow or waterless urinals, and low flow faucets and shower heads throughout the Development to reduce potable water demand;
- K. During the construction phase, at least 50% of construction debris and reusable materials shall be diverted to a recycling facility, salvage yard, or other site for reuse;
- L. Wherever possible during construction, use salvaged, reused, or refurbished materials, materials with a high recycled content, and rapidly renewable materials;
- M. During construction, follow the guidelines of the Sheet Metal and Air Conditioning National Contractors Association Indoor Air Quality guidelines to promote better air quality after construction;
- N. Provide showering and changing facilities for employees of the New Dealership for those employees who bike, walk, or jog to work;
- O. Reduce impervious surface for the overall Development by using a parking deck for the New Dealership;
- P. The Development shall utilize Energy Star appliances and fixtures for all building systems and equipment, including, where applicable and available: heating and air conditioning systems, appliances, photocopiers, large-screen televisions, bathroom and plumbing fixtures, and interior lighting.

#### ARCHITECTURAL DESIGN AND SITE AMENITIES

15. Building Design and Materials. The general architectural design of the Development is shown on Sheets 14 – 17 of the GDP/SE Plat (the “Conceptual Elevations”). The Conceptual Elevations are conceptual in nature and may be modified by the Applicant as part of final engineering, building design, and tenant prototypes, provided that such modifications are in substantial conformance with the the Conceptual Elevations. The

Pharmacy and the Financial Institution shall each utilize consistent color, materials, and treatments on all sides of their respective buildings (these designs may, however, vary between the two buildings). Building materials for the Development, as generally reflected on the Conceptual Elevations, shall be selected from among the following: exterior insulation finishing system ("EIFS"), siding, brick, hardi-plank, masonry/stone, aluminum trim, glass, steel, split-face block and pre-cast panels, provided that final architectural details and accents may include other materials. Bay windows, balconies, awnings, storefronts, and other architectural details may be provided so long as such features do not extend more than eight (8) feet beyond the building footprints shown on the GDP/SE Plat. All buildings within the Development shall share at least one common architectural theme, major building material, or color scheme. The Conceptual Elevations on Sheets 16 (Pharmacy) and 17 (Financial Institution) of the GDP/SE Plat may be modified by the Applicant as part of as part of final building design and tenant prototypes.

16. Shopping Center and Parking Deck Design. The reconstructed shopping center and parking deck shall incorporate architectural features or façade elements to help break up the mass and bulk of the structures, and shall be in substantial conformance with the Conceptual Elevations. The portion of the parking deck fronting the adjacent residential neighborhood shall be constructed with solid vertical perimeter walls, not less than 32 inches in height, for the purpose of blocking headlights from shining into adjacent residences. High-quality architectural treatments shall be employed for all elevations of the reconstructed shopping center and parking deck to soften the structures and provide a pedestrian sense of scale. The reconstructed shopping center and parking deck architecture shall include accents featuring colored brick or brick panels on all elevations of the structure.
17. Lighting. Parking lot or exterior lighting located on the Property shall be directed inward and/or downward and designed with shielded fixtures in order to minimize glare onto adjacent properties and in accordance with Article 14 of the Zoning Ordinance. Building mounted security lighting shall utilize full cut-off fixtures with shielding such that the lamp surface is not directly visible. Lighting on the top level of the parking deck shall be comprised entirely of bollards and sconces.
18. Signage. Signage for the Property and the Development shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance. Any freestanding signs shall comply with all provisions of Article 12 of the Zoning Ordinance. With the exception of any required regulatory signage, the Applicant shall not place lighted signs on the southern-facing elevation of any building within the Development. The freestanding sign depicted on the GDP/SE Plat at the corner of Arlington Boulevard and Annandale Road shall be relocated a minimum of 100 feet to the west, along the Arlington Boulevard frontage. The freestanding sign depicted on the GDP/SE Plat along Annandale Road shall be a maximum of eighteen (18) feet in height, and shall have a maximum sign area of sixty-five (65) square feet, as measured under Article 12 of the Zoning Ordinance.

#### STORMWATER MANAGEMENT

19. Stormwater Management Plan. As part of site plan approval for the Development, the Applicant shall submit to DPWES a stormwater management plan (the "SWM Plan") for implementation with the Development, demonstrating that stormwater management for the Development can be provided onsite.
20. Best Management Practices ("BMP"). The Applicant shall incorporate BMPs in order to improve water quality associated with stormwater runoff. Using structural and/or non-structural BMPs such as rain gardens, sand filters, storm filters, tree box filter devices or a combination thereof, as approved by DPWES, the site plan shall demonstrate a minimum ten percent (10%) reduction of the phosphorous loading from the Property, based on a comparison of the conditions of the Property as currently developed and the conditions of the Property upon completion.

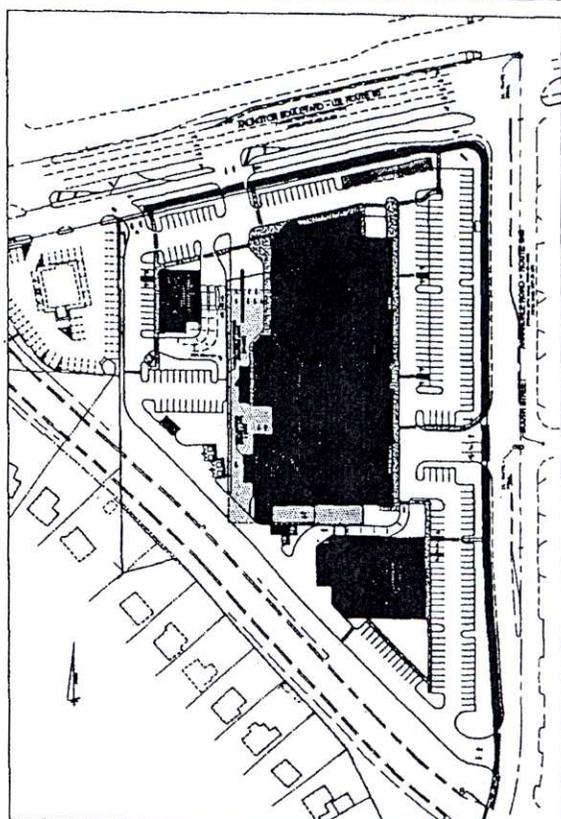
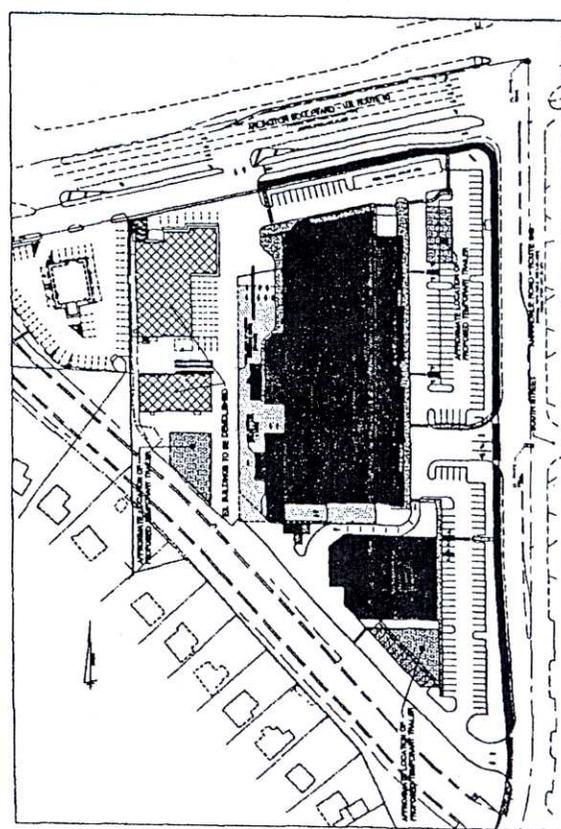
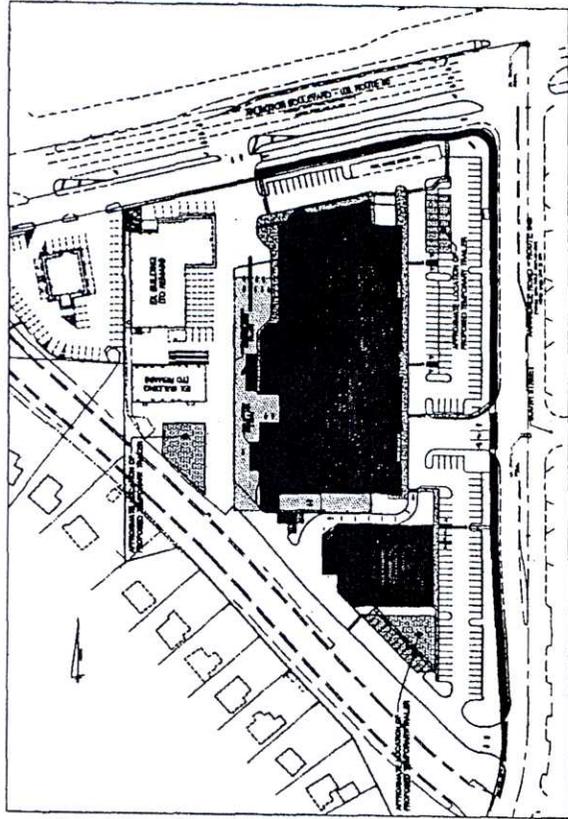
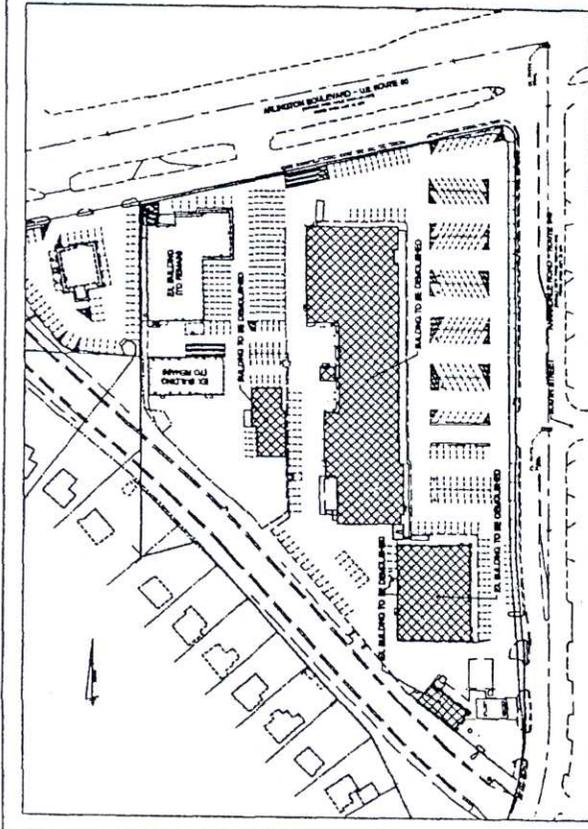
#### ENVIRONMENT

21. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the GDP/SE Plat, subject to allowances for the installation of fences, utilities, and/or trails, which shall be located in the least disruptive manner necessary as determined by the Urban Forest Management Division ("UFM") of DPWES. A replanting plan shall be developed and implemented, subject to approval by UFM, for any areas protected by the limits of clearing and grading that must be disturbed.
22. Tripps Run Buffer and Easement. Prior to the issuance of a Non-RUP for the New Dealership, the vegetative buffer along Tripps Run (the "Tripps Run Buffer"), as well as the area within the Tripps Run storm drain easement (the "Tripps Run Easement") shall be planted and maintained as depicted on Sheets 4 and 5 of the GDP/SE Plat.
  - A. The Tripps Run Buffer shall provide effective year-round screening, and shall be populated with a mix of shrubs, deciduous trees and evergreen trees, with size, configuration and species to be determined in conjunction with UFM at the time of site plan submission.
  - B. The Tripps Run Easement shall be populated with a mix of shrubs, deciduous trees, and evergreen trees, with size, configuration and species to be determined in conjunction with UFM at the time of site plan submission. Notwithstanding the detail provided on Sheets 4 and 5 of the GDP/SE Plat, the Tripps Run Easement shall be subject to the existing storm drain easements that permit the County to prune, trim, or remove trees within the Tripps Run Easement, at its expense.
  - C. Prior to site plan approval, the Applicant shall coordinate an on-site visit with the President of the Westlawn Civic Association, DPZ, UFM, the Mason District Planning Commissioner and the Mason District Supervisor's office to assist in determining what vegetation should be removed from the Tripps Run Buffer and the Tripps Run Easement, and to share plans for planting additional vegetation as described in this Proffer 22.

23. Arlington Boulevard Landscaping. The Applicant shall plant additional landscaping consisting of a linear row of shrubs approximately three hundred feet in length, planted with evergreen shrubs a minimum container size of twenty (20) inches, installed every four (4) linear feet. These plantings shall be located between the Arlington Boulevard trail and the proposed Southern Service Drive, provided that the landscaping does not interfere with the existing gas line and is otherwise approved by VDOT.

#### MISCELLANEOUS

24. Advance Density Credit. Advance density credit is reserved in accordance with the provisions of the Fairfax County Zoning Ordinance, for all eligible dedications described herein or as may be required by Fairfax County or VDOT pursuant to the Public Facilities Manual ("PFM"), at the time of site plan approval for the Property.
25. Underground Storage Tanks. At the time of construction of the Proposed Development, the Applicant shall comply with all local, state, and federal laws and regulations regarding any underground storage tanks remaining on the Property.
26. Severability. Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Property may be the subject of a PCA or SEA without joinder and/or consent of the owners of the other portions of the Property, provided that such PCA and/or SEA does not adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of this PCA and/or SEA shall otherwise remain in full force and effect.
27. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and his successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.
28. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.



**CONCEPTUAL BUILDING PHASING EXHIBIT**

**WESTLAWN SHOPPING CENTER AND BILL PAGE HONDA**

MARION DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

NO.	REVISION	DATE	BY

REVISION APPROVED BY \_\_\_\_\_

SCALE: 1/4" = 1'-0"

DATE: 11/17/84

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

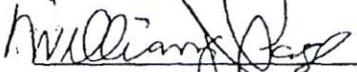
DESIGNED BY: \_\_\_\_\_

PROJECT: 877 PARK AVENUE FALLS CHURCH, VIRGINIA 22034  
 (703) 322-1800 FAX: (703) 322-1801  
 WWW.PHILLIPS.COM

**WALTER L. PHILLIPS**  
 INCORPORATED  
 ONE ENGINEER LANE BALESTON PLAINVALE ARCHITECTS

Westlawn Limited Partnership, a Virginia limited partnership, as to Tax Map Parcel Numbers: 50-4 ((1)) Parcel 7; 50-4 ((17)) Parcels H, HI

By:

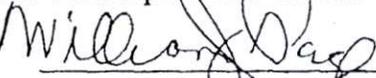


Name: William J. Page

Title: General Partner

CWSS Associates, L.L.C., a Virginia limited liability company, as to Tax Map Parcel Number: 50-4 ((1)) Parcel 6

By:



Name: William J. Page

Title: Managing Member



## County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

March 10, 2010

Shane M. Murphy  
Cooley Godward Kronish LLP  
One Freedom Square  
Reston Town Center  
11951 Freedom Drive  
Reston, VA 20190-5656

Re: Special Exception Amendment Application SEA 95-M-039  
(Concurrent with Rezoning Application RZ 2009-MA-011)

Dear Mr. Murphy:

At a regular meeting of the Board of Supervisors held on March 9, 2010, the Board approved Special Exception Amendment Application SEA 95-M-011 in the name of Westlawn Limited Partnership. The subject property is located at 3008, 3030 and 3040 Annandale Road and 6715 Arlington Boulevard on approximately 8.36 acres of land zoned C-6 and HC in the Mason District [Tax Map 50-4 ((1)) 6 and 7; 50-4 ((17)) H and H1]. The Board's action amends Special Exception Application SE 95-S-039, previously approved for a vehicle sales, rental and ancillary service establishment to permit an increase in land area, site modifications, modification of conditions, and vehicle sales rental and ancillary service establishment, drive-in financial institutions, drive-through pharmacy and an increase in building height from 40 ft. up to a maximum of 50 feet pursuant to Sections 4-604, 7-607 and 9-607 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. Other by-right or special permit uses allowed by the Zoning Ordinance may be permitted on the property without a Special Exception Amendment, so long as such uses can be parked in accordance with Article 11 and are in substantial conformance with the SE Plat.

Office of the Clerk to the Board of Supervisors  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Bill Page Honda & Westlawn Shopping Center," consisting of 17 sheets, prepared by Walter L. Phillips, and dated March 16, 2009 as revised through February 5, 2010, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. All vehicular service and maintenance shall occur indoors. If such service occurs between the hours of 10 pm and 8 am, it shall be in a fully enclosed interior space with no windows or doors open.
5. The car wash shown on the SE Plat shall not be open to the public, but shall be used solely by the vehicle sales, rental and ancillary service establishment. All cleaning (including washing, mechanical drying, vacuuming and detailing) shall take place inside the building. Hand drying shall be permitted outside.
6. The car wash shall be equipped to capture at least 80% of the waste water associated with a single cycle of the car wash operation. All waste water discharged from the car wash shall be discharged to the sanitary sewer system.
7. There shall be no outdoor, overnight storage of wrecked or inoperable vehicles on the site.
8. There shall be no outdoor storage or sales of materials on the site, with the exception of vehicles for sale (which may be parked in that area designated on the GDP/SE Plat as "Prop. Vehicle Display Area," or in the garage).
9. The free standing sign on the Annandale Road frontage shall be constructed such that the materials and colors are coordinated with the retail portion of the development. The free standing sign on the Arlington Boulevard frontage shall be constructed such that the materials and colors are coordinated with the vehicle sale, rental, and ancillary service establishment.
10. Signs shall be posted in the vicinity of the stacking area for the drive-through window for the pharmacy, stating the limitations on the uses of the window service. Such signs shall not exceed two square feet in size.
11. Prior to site plan approval, a public access easement which specifically allows pedestrian and bicycle access along the rear travel aisle (along Tripps Run) from Arlington Boulevard (Route 50) to Annandale Road

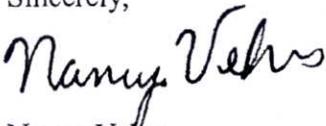
shall be recorded in the land records of Fairfax County in a form acceptable to DPWES and the County Attorney.

12. Prior to site plan approval, a Water Quality Impact Assessment shall be requested and approved. Any modifications to the site that are not in substantial conformance with the GDP/SE Plat shall require a Proffer Condition Amendment and a Special Exception Amendment.
13. The outdoor display area lighting for the vehicle sale, rental and ancillary service establishment, including both ground level and parking deck areas, shall not exceed a maintained lighting level of thirty (30) footcandles as measured horizontally at grade.

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

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

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/ph

SEA 95-M-039  
March 10, 2010

-4-

Cc: Chairman Sharon Bulova  
Supervisor Penelope Gross, Mason District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Regina Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division  
Eric Teitelman, Capital Projects and Operations Div., Dept. of Transportation  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



# County of Fairfax, Virginia

## MEMORANDUM

DATE: August 29, 2011

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

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

FILE: 3-4 (RZ 2009-MA-011)  
3-5 (SE 95-M-039)

SUBJECT: Transportation Impact

REFERENCE: PCA 2009-MA-011  
SEA 95-M-039-2  
Bill Page Honda  
Traffic Zone: 1410  
Land Identification Map: 50-4 ((1)) 6, 7; 50-4 ((17)) H, H1

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated May 11, 2011, and revised through August 18, 2011. The applicant wishes to amend RZ 2009-MA-011 and SE 95-M-039 to permit site modifications.

- Keep the service road as determined previously; one-way westbound and then one way eastbound on the east side of Annandale Rd as previously shown **with no option** to retain as existing or to do away with entirely. Remove options from proffers.
- The 10' trail on Annandale Rd frontage while within right-of-way is not to VDOT standards (6 feet from back of curb to trail and 3 feet from back of trail to right-of-way line) and, therefore, should be maintained by the applicant.
- There should be sidewalk connections from the Annandale Rd sidewalk/trail into the site at the south side of the entrance as well as the north side as there are crosswalks on both sides at the existing signal there.
- The sidewalk connection to the pharmacy at the corner of Route 50 and Annandale Road should connect to the corner itself where the crosswalks come to the corner. Also, a curb ramp should be provided where the sidewalk enters the parking lot to make it accessible.
- Parking for bank backs into the travel lanes along Tripps Run which creates conflicts. This parking should be restricted to employees only.

Barbara Berlin  
August 29, 2011

Page 2 of 2

- The truck paths have been redone as shown on Sheets 12 and 13 and do address the pharmacy deliveries and the delivery truck circulation for the dealership. There is now a better proposed car carrier unloading area which is not in the travelway as it was before. The circulation for the large delivery trucks is still very “tight” but better than previously shown. A delivery area for the retail space, however, is not shown.
- There is still an immense amount of pavement shown – 48’ in width at the rear of the pharmacy which is at the front of the retail block. The loading/dumpster area must be passed by vehicles exiting the drive-thru lane and trucks going to the loading/dumpster area must enter and exit by way of the parking lot in front of the retail stores. This pharmacy proposes being open 24 hours/day. The truck movements should be separated from the customer movements as much as possible by limiting delivery times to hours when the retail and dealership are not open.

AKR/LAH/lah

# BILL PAGE HONDA & WESTLAWN SHOPPING CENTER

## GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT

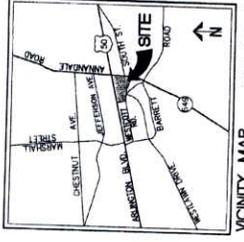
### FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS  
INCORPORATED  
CIVIL ENGINEERS, LAND SURVEYORS, PLANNERS, ARCHITECTS  
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046  
(703) 522-6193 FAX (703) 533-9011  
WWW.WLPHILLIPS.COM



NO.	DESCRIPTION	DATE
1	REVISION APPROVED BY	

**COVER SHEET**  
WESTLAWN SHOPPING CENTER  
AND BILL PAGE HONDA  
FAIRFAX COUNTY, VIRGINIA  
MASON DISTRICT



VICINITY MAP SCALE: 1"=2000'

**AREA TABULATION**

TOTAL SITE AREA: 434,252 SF / 9.83 AC  
 PROP. L&L ZONATION AREA = 348,660 SF / 7.92 AC  
 PROP. BUILDING AREA = 150,000 SF  
 PROP. RETAIL = 115,000 SF  
 PROP. FINANCIAL INSTITUTION = 15,000 SF  
 TOTAL PROP. BUILDING AREA = 415,000 SF  
 PROP. P.A.R. = 43,322  
 (\* P.A.R. BASED ON PRE-ZONATION AREA)

**ZONING TABULATION**

PROP. ZONE: C-4, COMMUNITY RETAIL, COMMERCIAL DISTRICT

MIN. LOT AREA	REQUIRED	PROPOSED
MIN. LOT WIDTH	200 FT	150 FT
MIN. BLD. HT.	40 FT	35 FT
MIN. YARD REQUIREMENTS	45' 40'-0" FT	45' 40'-0" FT
MAX. FAR*	0-40	15.00
SPCL. SPACE	15%	15%

\* A SPECIAL EXCEPTION FOR AN INCREASE IN THE MAX. BLDG. HEIGHT IS REQUESTED WITH THIS PLAT.  
 \*\* FAR BASED ON THE DEDICATION AREA

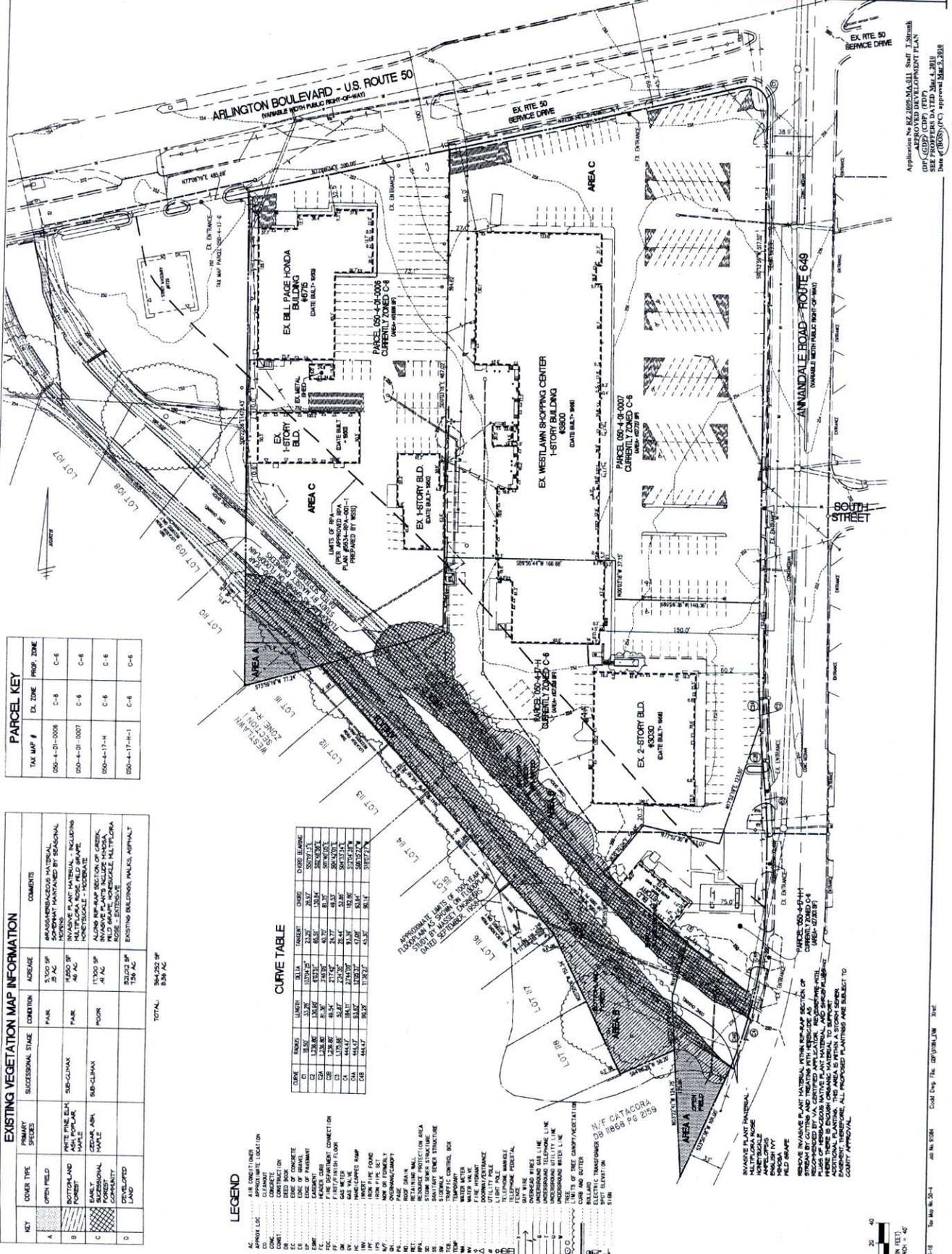
**PARKING TABULATION**

USE: WHOLESALE, RENTAL, AND ANCILLARY SERVICE ESTABLISHMENT  
 1. SPACE PER 300 SF OF ENCLOSED SALES/RENTAL SALES/RENTAL DISPLAY LOT AREA: 200 SF OF OPEN PER SERVICE BAY AND 1.5 SPACE PER 100 SQ. FT. OF RETAIL LESS THAN 3 SPACES  
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NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

EXISTING CONDITIONS PLAN/EXISTING VEGETATION MAP



**PARCEL KEY**

TAX MAP #	EX. ZONE	PROP. ZONE
500-4-01-0006	C-4	C-6
500-4-01-0007	C-6	C-6
500-4-17-1-H	C-4	C-6
500-4-17-1-H-1	C-4	C-6

**EXISTING VEGETATION MAP INFORMATION**

KEY	ORDER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A	OPEN FIELD			PARK	5,700 SF 0.13 AC	BRASSICA/CARDOUS MATERIALS SOMEWHAT MAINTAINED BY SEASONAL MOWING
B	BOTTOMLAND FOREST	WHITE PINE BLK Loblolly Shortleaf Pine Sour Gum	SUB-CLIMAX	PARK	14,850 SF 0.34 AC	INVASIVE PLANT MATERIAL - INCLUDING MULTIFLORA ROSE, FELD SPRAPE, SWEET GUM
C	EARLY SUCCESSIONAL FOREST	CEDEAR, ASH, POPCORN, HEMLOCK	SUB-CLIMAX	POOR	17,700 SF 0.41 AC	ALONG WITH SOME RESIDUAL INVASIVE PLANTS INCLUDING PHACELIA, MULLEIN, AND MULTIFLORA ROSE - EXTENSIVE MOWING REQUIRED
D	DEVELOPED LAND				20,212 SF 0.47 AC	EXISTING BUILDINGS, PAVILION, ASPHALT
TOTAL:					50,472 SF 1.15 AC	

**CURVE TABLE**

CURVE	BEARS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
CD	13.28	13.28	90.00	9.42	18.84	S092°13.1'
CE	13.28	13.28	90.00	9.42	18.84	S007°46.9'
CF	13.28	13.28	90.00	9.42	18.84	S000°00.0'
CG	13.28	13.28	90.00	9.42	18.84	S087°43.1'
CH	13.28	13.28	90.00	9.42	18.84	S080°16.9'
CI	13.28	13.28	90.00	9.42	18.84	S072°50.1'
CJ	13.28	13.28	90.00	9.42	18.84	S065°23.1'
CK	13.28	13.28	90.00	9.42	18.84	S057°56.1'
CL	13.28	13.28	90.00	9.42	18.84	S050°29.1'
CM	13.28	13.28	90.00	9.42	18.84	S043°02.1'
CN	13.28	13.28	90.00	9.42	18.84	S035°35.1'
CO	13.28	13.28	90.00	9.42	18.84	S028°08.1'
CP	13.28	13.28	90.00	9.42	18.84	S020°41.1'
CQ	13.28	13.28	90.00	9.42	18.84	S013°14.1'
CR	13.28	13.28	90.00	9.42	18.84	S005°47.1'
CS	13.28	13.28	90.00	9.42	18.84	S000°00.0'
CT	13.28	13.28	90.00	9.42	18.84	S007°46.9'
CU	13.28	13.28	90.00	9.42	18.84	S015°14.1'
CV	13.28	13.28	90.00	9.42	18.84	S022°41.1'
CW	13.28	13.28	90.00	9.42	18.84	S030°08.1'
CX	13.28	13.28	90.00	9.42	18.84	S037°35.1'
CY	13.28	13.28	90.00	9.42	18.84	S045°02.1'
CZ	13.28	13.28	90.00	9.42	18.84	S052°29.1'
CA	13.28	13.28	90.00	9.42	18.84	S060°00.0'
CB	13.28	13.28	90.00	9.42	18.84	S067°27.1'
CC	13.28	13.28	90.00	9.42	18.84	S074°54.1'
CD	13.28	13.28	90.00	9.42	18.84	S082°21.1'
CE	13.28	13.28	90.00	9.42	18.84	S089°48.1'
CF	13.28	13.28	90.00	9.42	18.84	S097°15.1'
CG	13.28	13.28	90.00	9.42	18.84	S104°42.1'
CH	13.28	13.28	90.00	9.42	18.84	S112°09.1'
CI	13.28	13.28	90.00	9.42	18.84	S119°36.1'
CJ	13.28	13.28	90.00	9.42	18.84	S127°03.1'
CK	13.28	13.28	90.00	9.42	18.84	S134°30.1'
CL	13.28	13.28	90.00	9.42	18.84	S141°57.1'
CM	13.28	13.28	90.00	9.42	18.84	S149°24.1'
CN	13.28	13.28	90.00	9.42	18.84	S156°51.1'
CO	13.28	13.28	90.00	9.42	18.84	S164°18.1'
CP	13.28	13.28	90.00	9.42	18.84	S171°45.1'
CQ	13.28	13.28	90.00	9.42	18.84	S179°12.1'
CR	13.28	13.28	90.00	9.42	18.84	S186°39.1'
CS	13.28	13.28	90.00	9.42	18.84	S194°06.1'
CT	13.28	13.28	90.00	9.42	18.84	S201°33.1'
CU	13.28	13.28	90.00	9.42	18.84	S209°00.0'
CV	13.28	13.28	90.00	9.42	18.84	S216°27.1'
CW	13.28	13.28	90.00	9.42	18.84	S223°54.1'
CX	13.28	13.28	90.00	9.42	18.84	S231°21.1'
CY	13.28	13.28	90.00	9.42	18.84	S238°48.1'
CZ	13.28	13.28	90.00	9.42	18.84	S246°15.1'
CA	13.28	13.28	90.00	9.42	18.84	S253°42.1'
CB	13.28	13.28	90.00	9.42	18.84	S261°09.1'
CC	13.28	13.28	90.00	9.42	18.84	S268°36.1'
CD	13.28	13.28	90.00	9.42	18.84	S276°03.1'
CE	13.28	13.28	90.00	9.42	18.84	S283°30.1'
CF	13.28	13.28	90.00	9.42	18.84	S290°57.1'
CG	13.28	13.28	90.00	9.42	18.84	S298°24.1'
CH	13.28	13.28	90.00	9.42	18.84	S305°51.1'
CI	13.28	13.28	90.00	9.42	18.84	S313°18.1'
CJ	13.28	13.28	90.00	9.42	18.84	S320°45.1'
CK	13.28	13.28	90.00	9.42	18.84	S328°12.1'
CL	13.28	13.28	90.00	9.42	18.84	S335°39.1'
CM	13.28	13.28	90.00	9.42	18.84	S343°06.1'
CN	13.28	13.28	90.00	9.42	18.84	S350°33.1'
CO	13.28	13.28	90.00	9.42	18.84	S358°00.0'
CP	13.28	13.28	90.00	9.42	18.84	S365°27.1'
CQ	13.28	13.28	90.00	9.42	18.84	S372°54.1'
CR	13.28	13.28	90.00	9.42	18.84	S380°21.1'
CS	13.28	13.28	90.00	9.42	18.84	S387°48.1'
CT	13.28	13.28	90.00	9.42	18.84	S395°15.1'
CU	13.28	13.28	90.00	9.42	18.84	S402°42.1'
CV	13.28	13.28	90.00	9.42	18.84	S410°09.1'
CW	13.28	13.28	90.00	9.42	18.84	S417°36.1'
CX	13.28	13.28	90.00	9.42	18.84	S425°03.1'
CY	13.28	13.28	90.00	9.42	18.84	S432°30.1'
CZ	13.28	13.28	90.00	9.42	18.84	S440°57.1'
CA	13.28	13.28	90.00	9.42	18.84	S448°24.1'
CB	13.28	13.28	90.00	9.42	18.84	S455°51.1'
CC	13.28	13.28	90.00	9.42	18.84	S463°18.1'
CD	13.28	13.28	90.00	9.42	18.84	S470°45.1'
CE	13.28	13.28	90.00	9.42	18.84	S478°12.1'
CF	13.28	13.28	90.00	9.42	18.84	S485°39.1'
CG	13.28	13.28	90.00	9.42	18.84	S493°06.1'
CH	13.28	13.28	90.00	9.42	18.84	S500°33.1'
CI	13.28	13.28	90.00	9.42	18.84	S508°00.0'
CJ	13.28	13.28	90.00	9.42	18.84	S515°27.1'
CK	13.28	13.28	90.00	9.42	18.84	S522°54.1'
CL	13.28	13.28	90.00	9.42	18.84	S530°21.1'
CM	13.28	13.28	90.00	9.42	18.84	S537°48.1'
CN	13.28	13.28	90.00	9.42	18.84	S545°15.1'
CO	13.28	13.28	90.00	9.42	18.84	S552°42.1'
CP	13.28	13.28	90.00	9.42	18.84	S560°09.1'
CQ	13.28	13.28	90.00	9.42	18.84	S567°36.1'
CR	13.28	13.28	90.00	9.42	18.84	S575°03.1'
CS	13.28	13.28	90.00	9.42	18.84	S582°30.1'
CT	13.28	13.28	90.00	9.42	18.84	S590°57.1'
CU	13.28	13.28	90.00	9.42	18.84	S598°24.1'
CV	13.28	13.28	90.00	9.42	18.84	S605°51.1'
CW	13.28	13.28	90.00	9.42	18.84	S613°18.1'
CX	13.28	13.28	90.00	9.42	18.84	S620°45.1'
CY	13.28	13.28	90.00	9.42	18.84	S628°12.1'
CZ	13.28	13.28	90.00	9.42	18.84	S635°39.1'
CA	13.28	13.28	90.00	9.42	18.84	S643°06.1'
CB	13.28	13.28	90.00	9.42	18.84	S650°33.1'
CC	13.28	13.28	90.00	9.42	18.84	S658°00.0'
CD	13.28	13.28	90.00	9.42	18.84	S665°27.1'
CE	13.28	13.28	90.00	9.42	18.84	S672°54.1'
CF	13.28	13.28	90.00	9.42	18.84	S680°21.1'
CG	13.28	13.28	90.00	9.42	18.84	S687°48.1'
CH	13.28	13.28	90.00	9.42	18.84	S695°15.1'
CI	13.28	13.28	90.00	9.42	18.84	S702°42.1'
CJ	13.28	13.28	90.00	9.42	18.84	S710°09.1'
CK	13.28	13.28	90.00	9.42	18.84	S717°36.1'
CL	13.28	13.28	90.00	9.42	18.84	S725°03.1'
CM	13.28	13.28	90.00	9.42	18.84	S732°30.1'
CN	13.28	13.28	90.00	9.42	18.84	S740°57.1'
CO	13.28	13.28	90.00	9.42	18.84	S748°24.1'
CP	13.28	13.28	90.00	9.42	18.84	S755°51.1'
CQ	13.28	13.28	90.00	9.42	18.84	S763°18.1'
CR	13.28	13.28	90.00	9.42	18.84	S770°45.1'
CS	13.28	13.28	90.00	9.42	18.84	S778°12.1'
CT	13.28	13.28	90.00	9.42	18.84	S785°39.1'
CU	13.28	13.28	90.00	9.42	18.84	S793°06.1'
CV	13.28	13.28	90.00	9.42	18.84	S800°33.1'
CW	13.28	13.28	90.00	9.42	18.84	S808°00.0'
CX	13.28	13.28	90.00	9.42	18.84	S815°27.1'
CY	13.28	13.28	90.00	9.42	18.84	S822°54.1'
CZ	13.28	13.28	90.00	9.42	18.84	S830°21.1'
CA	13.28	13.28	90.00	9.42	18.84	S837°48.1'
CB	13.28	13.28	90.00	9.42	18.84	S845°15.1'
CC	13.28	13.28				





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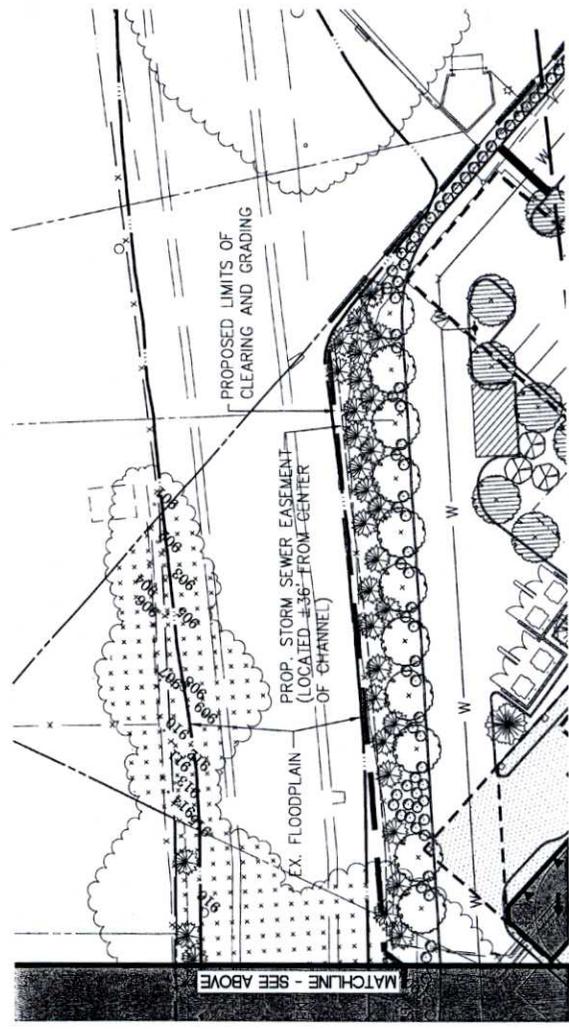
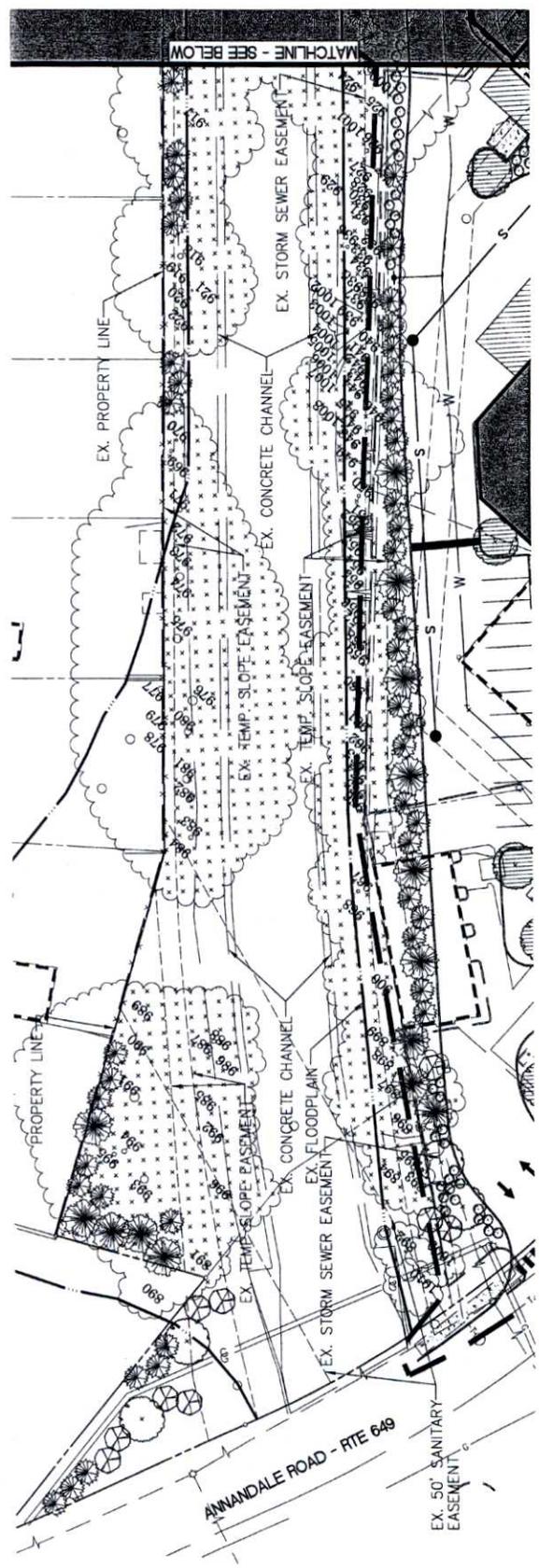


NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

**WESTLAWN SHOPPING CENTER  
 AND BILL PAGE HONDA**  
 MASON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

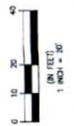
DETAIL AND PROPOSED LANDSCAPING OF TRIPPS RUN

SCALE: 1" = 20'



**LANDSCAPE LEGEND**

- PROPOSED DECIDUOUS TREES
  - PROPOSED DECIDUOUS TREES (PLANTED IMMEDIATELY AFTER FINISHING LOT LANDSCAPING)
  - PROPOSED DECIDUOUS TREES (PLANTED TOWARD PERIPHERAL FINISHING LOT LANDSCAPING)
  - PROPOSED MEDIUM DECIDUOUS/GRANDIFLORA TREES/PLUMS
  - PROPOSED EVERGREEN TREES
  - PROPOSED DECORATIVE PLANTINGS
- EXISTING TREES TO REMAIN  
 EXISTING TREES TO BE MAINTAINED WITHIN A STORM SEWER EASEMENT. THEREFORE, CREDIT HAS NOT BEEN TAKEN.



Application No. 82-2025-M-011, Staff: J. S. Srinivas  
 (PC) APPROVED DEVELOPMENT PLAN  
 DATE OF APPROVAL: 12/10/10  
 SEE PROPOSERS DATED MAR 4, 2018  
 DATE OF (GDD) (PC) APPROVAL: MAR 2, 2018

URBAN FOREST MANAGEMENT POLICY ON LANDSCAPE IMPLEMENTATION

This compilation of selected portions of the Public Facilities Manual is intended to summarize and clarify requirements pertaining to the implementation of landscape plans on development sites subject to review and approval by the Planning Commission. The information is intended to be used as a reference and does not constitute a contract. The Planning Commission reserves the right to modify the information at any time without notice. A summary of the policy regarding seasonal landscape definition.

Tree Species and Size

1. Trees and shrubs that are planted shall be of the species and size specified on the approved plans. The species and size shall be in accordance with the approved plan. The species and size shall be in accordance with the approved plan. The species and size shall be in accordance with the approved plan.

Species Substitution

1. Any tree substitution shall be in accordance with the following: (FPM 12-0705.1C) Any tree substitution shall be in accordance with the following: (FPM 12-0705.1C) Any tree substitution shall be in accordance with the following: (FPM 12-0705.1C)

Planting Locations

1. Planting locations of all trees on the site shall be in accordance with the approved plan. The species and size shall be in accordance with the approved plan. The species and size shall be in accordance with the approved plan.

Planting Schedule

1. Planting shall be completed within the time frame specified on the approved plan. The species and size shall be in accordance with the approved plan. The species and size shall be in accordance with the approved plan.

Watering and Maintenance

1. The applicant shall be responsible for the watering and maintenance of all trees planted on the site. The species and size shall be in accordance with the approved plan. The species and size shall be in accordance with the approved plan.

Removal and Replacement

1. Any tree that is removed from the site shall be replaced with a tree of the same or greater size and species. The species and size shall be in accordance with the approved plan. The species and size shall be in accordance with the approved plan.

Final Inspection

1. The applicant shall schedule a final inspection with the Planning Commission to verify that all trees have been planted and maintained in accordance with the approved plan. The species and size shall be in accordance with the approved plan. The species and size shall be in accordance with the approved plan.

Other Requirements

1. The applicant shall comply with all other requirements of the Planning Commission. The species and size shall be in accordance with the approved plan. The species and size shall be in accordance with the approved plan.

Notes

1. The applicant shall be responsible for the watering and maintenance of all trees planted on the site. The species and size shall be in accordance with the approved plan. The species and size shall be in accordance with the approved plan.

Appendix A

Tree Species	Zone	Size (DBH)	Quantity	Notes
...	...	...	...	...

Tree Survey Information

Completed by Walter L. Phillips  
Arboret: Kathy van Bredow, ISAPMA-4729A

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
801	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
802	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
803	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
804	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
805	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
806	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
807	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
808	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
809	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
810	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
811	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
812	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
813	...	...	...	...	...	...

Tree Survey Information

Completed by Walter L. Phillips  
Arboret: Kathy van Bredow, ISAPMA-4729A

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
814	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
815	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
816	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
817	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
818	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
819	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
820	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
821	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
822	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
823	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
824	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
825	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
826	...	...	...	...	...	...

Tree Survey Information

Completed by Walter L. Phillips  
Arboret: Kathy van Bredow, ISAPMA-4729A

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
827	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
828	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
829	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
830	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
831	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
832	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
833	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
834	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
835	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
836	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
837	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
838	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
839	...	...	...	...	...	...

Tree Survey Information

Completed by Walter L. Phillips  
Arboret: Kathy van Bredow, ISAPMA-4729A

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
840	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
841	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
842	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
843	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
844	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
845	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
846	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
847	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
848	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
849	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
850	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
851	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
852	...	...	...	...	...	...

Tree Survey Information

Completed by Walter L. Phillips  
Arboret: Kathy van Bredow, ISAPMA-4729A

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
853	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
854	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
855	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
856	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
857	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
858	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
859	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
860	...	...	...	...	...	...

Tree	Botanical Name	Common Name	Size (DBH)	Zone	Species	Condition
861	...	...	...	...	...	...



**WESTLAWN SHOPPING CENTER  
AND BILL PAGE HONDA**  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

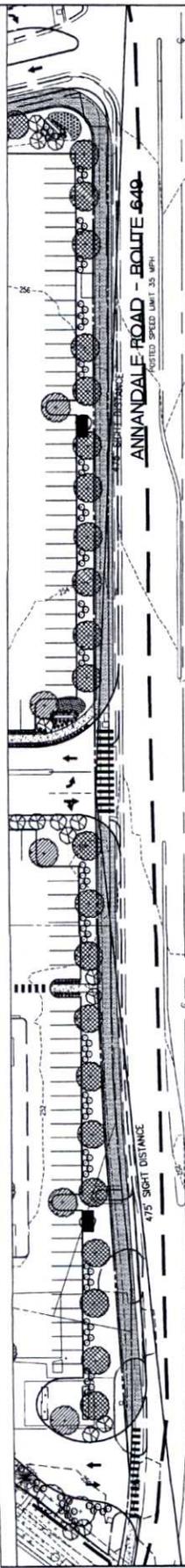
**PRELIMINARY SIGHT DISTANCE PROFILES**

NO.	REVISION	DATE	BY	APPROVED	DATE

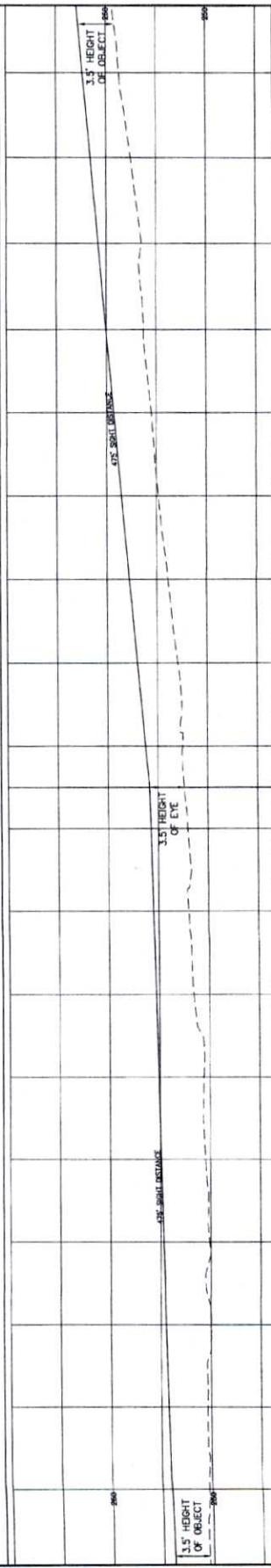


SCALE AS SHOWN  
 DATE: 10/18/06 BY: WLP/ML/2/2/06  
 DRAWN BY: WLP/ML/2/2/06  
 INCORPORATED  
**WALTER L. PHILLIPS**  
 CIVIL ENGINEERS, LAND SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
 2007 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046  
 (703) 832-6963 FAX (703) 832-8211  
 WWW.WLPINC.COM

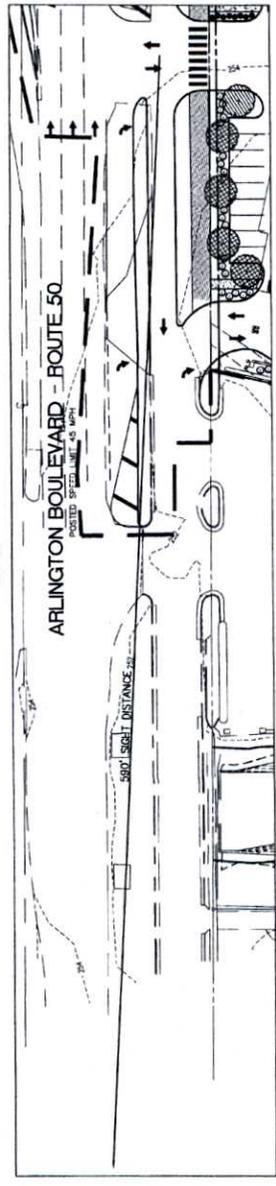
Application No. RZ-2002-004811 Staff: J. S. BROWN  
 DPW-CDDP-CDDP DEVELOPMENT PLAN  
 SEE PROFILES DATED MAY 5, 2003  
 Date of (RCS) (P/C) approval: March 5, 2011  
 Sheet 8 of 10  
 Center: WSEA 95-M-039 for const. dated 3-2-2010



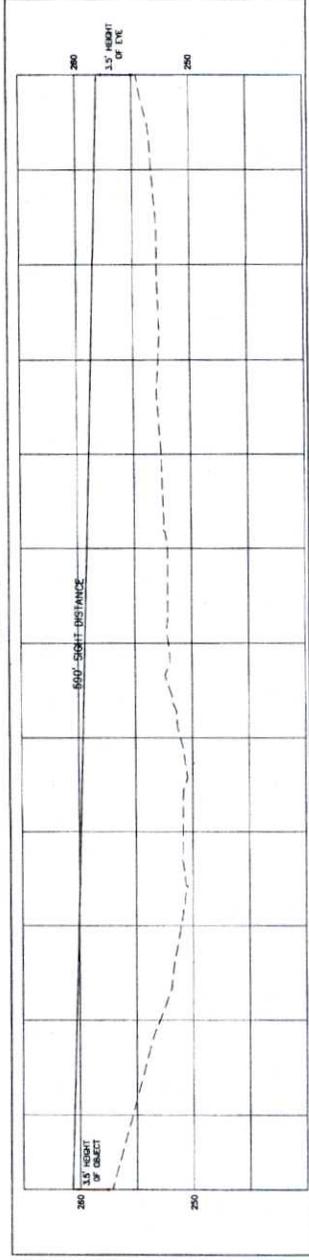
PLAN VIEW  
 SCALE: 1"=30'



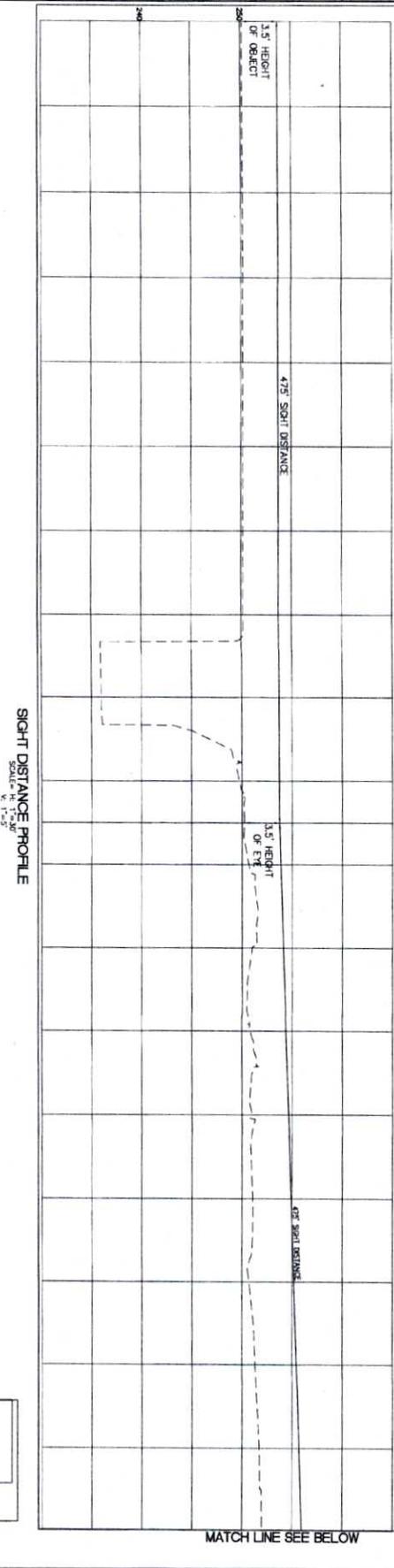
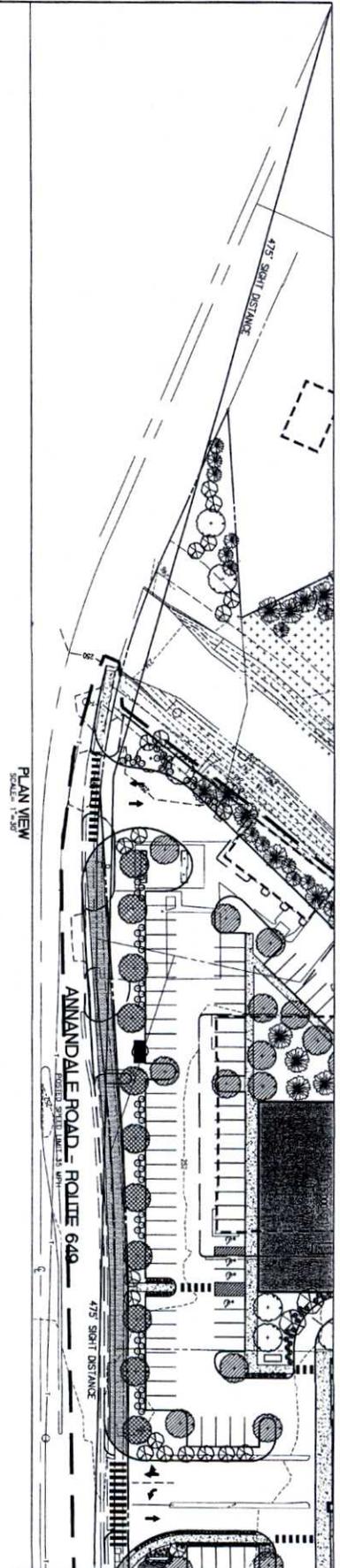
SIGHT DISTANCE PROFILE  
 SCALE: H: 1"=30' V: 1"=30'



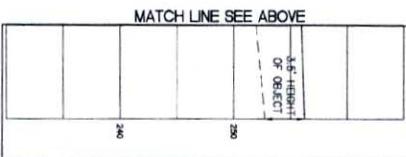
PLAN VIEW  
 SCALE: 1"=30'



SIGHT DISTANCE PROFILE  
 SCALE: H: 1"=30' V: 1"=30'



Approved by: **REGINA MARI, Scott Tishmak**  
 OPA APPROVED DEVELOPMENT PLAN  
 SEE PROPOSAL FOR SHEET 4.3.11E  
 SEE PROPOSAL FOR SHEET 4.3.11E  
 DATE: 10/11/18  
 SHEET: 4.3.11E of 4  
 DRAWN BY: SEA (WLF/BJ) DATE: 10/11/18



**PRELIMINARY SIGHT DISTANCE PROFILES**

**WESTLAWN SHOPPING CENTER  
 AND BILL PAGE HONDA**  
 MASON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	REV BY	APPROVED	DATE

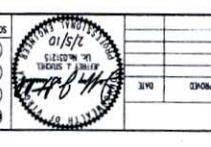


**WALTER L. PHILLIPS**  
 INCORPORATED  
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6183 FAX (703) 533-1301 WWW.WLPINC.COM

SCALE: AS NOTED  
 DATE: 10/11/18 REV: 4/23/18, 8/16/18, 10/11/18, 1/11/19, 2/25/19  
 DRAWN BY: JAC

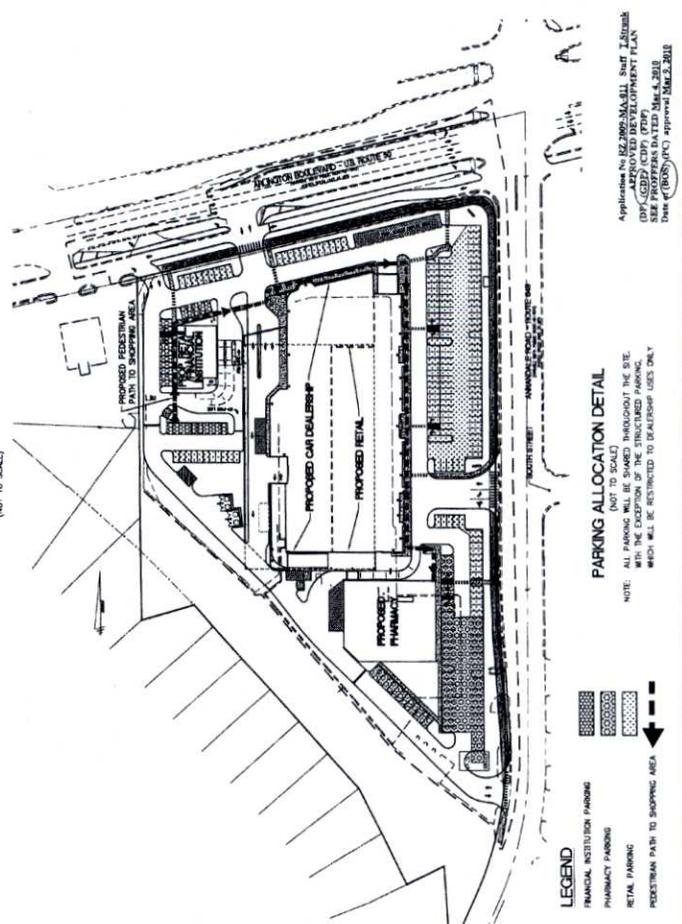
WESTLAWN SHOPPING CENTER  
 AND BILL PAGE HONDA  
 MASON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	BY	APPROVED



WALTER L. PHILLIPS  
 INCORPORATED  
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
 (703) 533-0483 FAX (703) 533-8081  
 WWW.WLPH.COM  
 SCALE AS SHOWN  
 DATE: 04/14/2010  
 BY: JCC

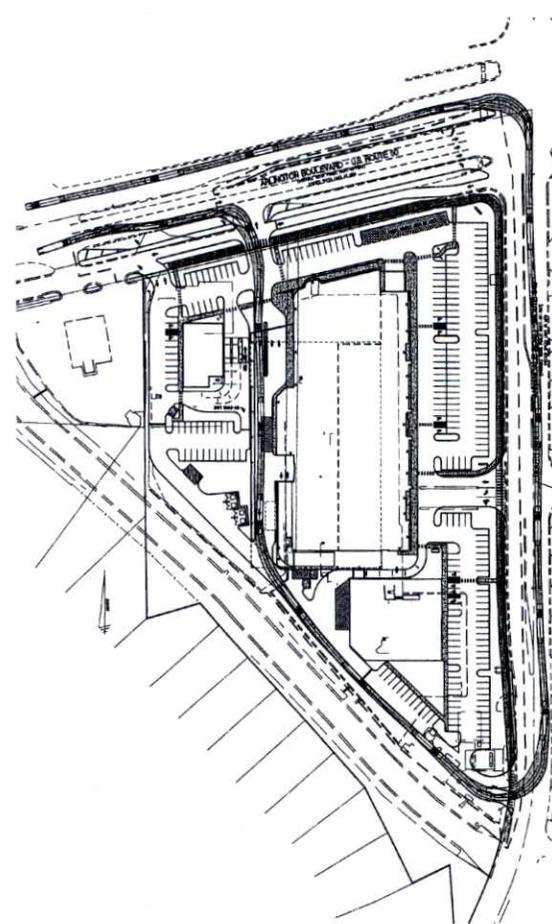
TRUCK PATH AND PARKING ALLOCATION DETAILS



PARKING ALLOCATION DETAIL  
 (NOT TO SCALE)  
 NOTE: ALL PARKING WILL BE SHARED THROUGHOUT THE SITE.  
 ALL PARKING WILL BE RESTRICTED TO DEALERSHIP USES ONLY.

- LEGEND
- FINANCIAL INSTITUTION PARKING
  - PHARMACY PARKING
  - RETAIL PARKING
  - PEDESTRIAN PATH TO SHOPPING AREA

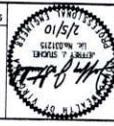
DELIVERY TRUCK CIRCULATION DETAIL  
 (NOT TO SCALE)



# WESTLAWN SHOPPING CENTER AND BILL PAGE HONDA

MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

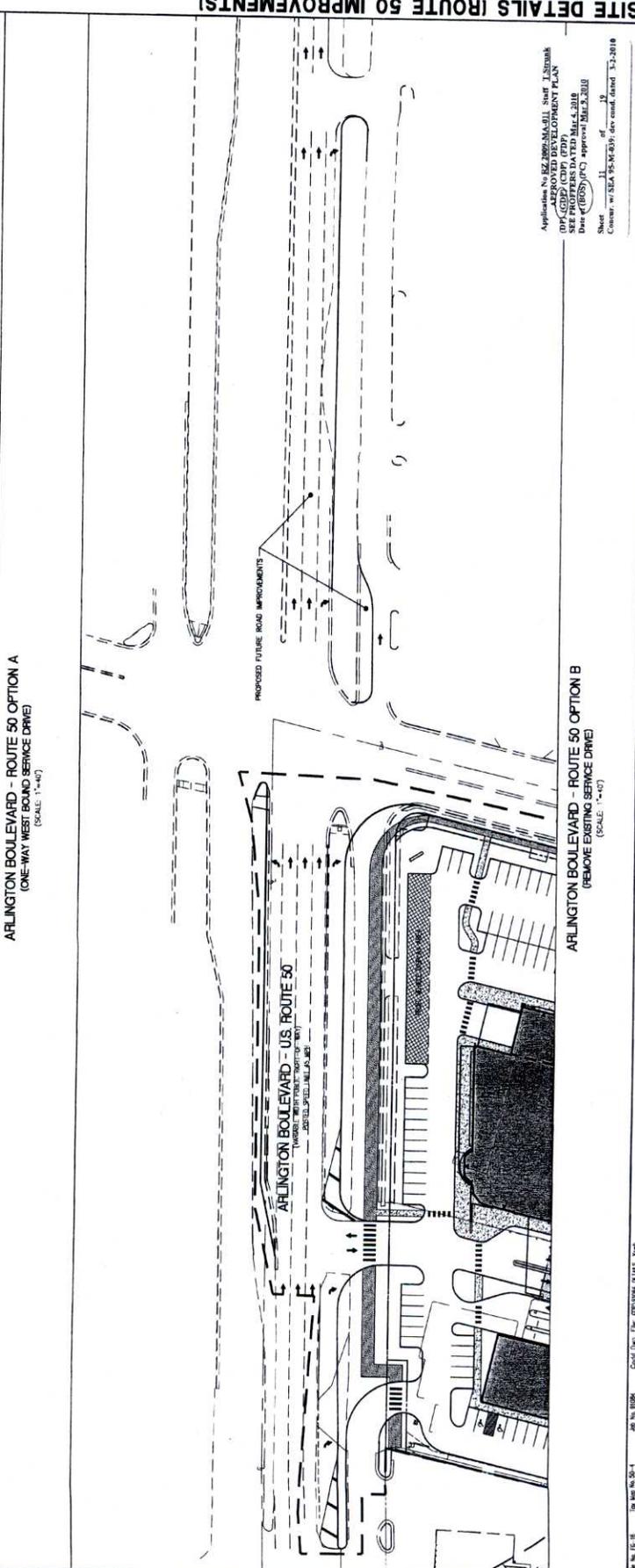
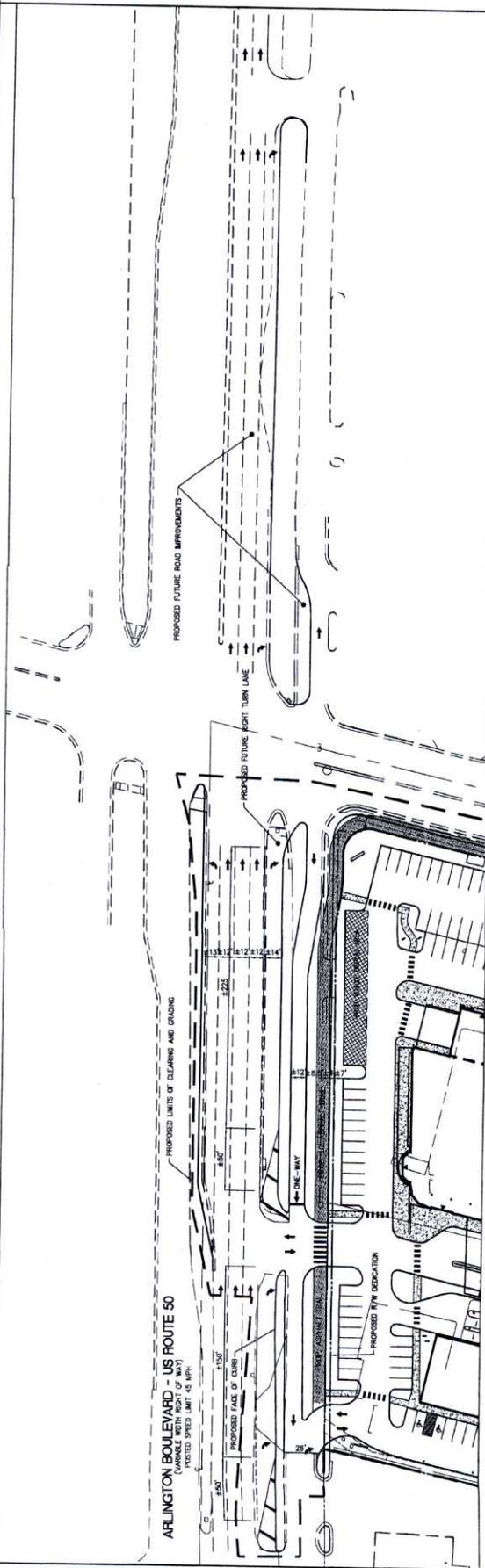
NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

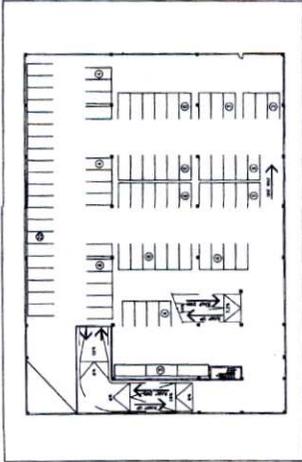


SCALE: 1"=20'  
 DATE: 3/16/06 REV: 4/29/06 8/12/06  
 REV: 10/26/06 11/29/06 1/23/07 2/2/07  
 WWW.WLPH.COM  
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
 OML ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
**WALTER L. PHILLIPS**  
 INCORPORATED

## SITE DETAILS (ROUTE 50 IMPROVEMENTS)

Applications No. 02-2005-000111, Sheet 11 of 11  
 (DP) (GDP) (CD) (PDP)  
 SEE PROFFERS DATED 04.14.06  
 Date of (DP) (GDP) (CD) (PDP) Approval: 04/28/06  
 Sheet 11 of 19  
 Center: 02-2005-000111; div. and dated: 3-1-2010

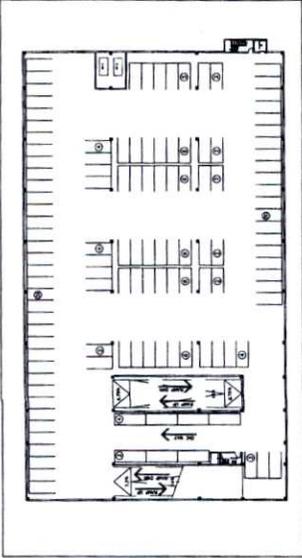




**PARKING GARAGE LEVEL ONE**  
(±87 PARKING SPACES)

NOT TO SCALE

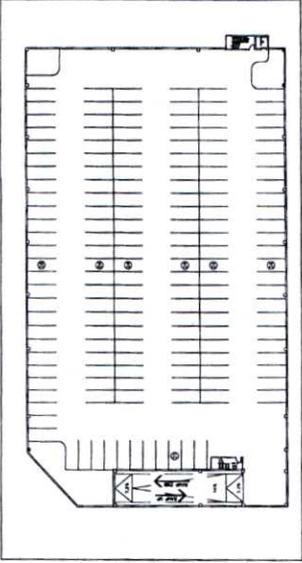
(PROVIDED BY ARCHITECT)



**PARKING GARAGE LEVEL TWO**  
(±125 PARKING SPACES)

NOT TO SCALE

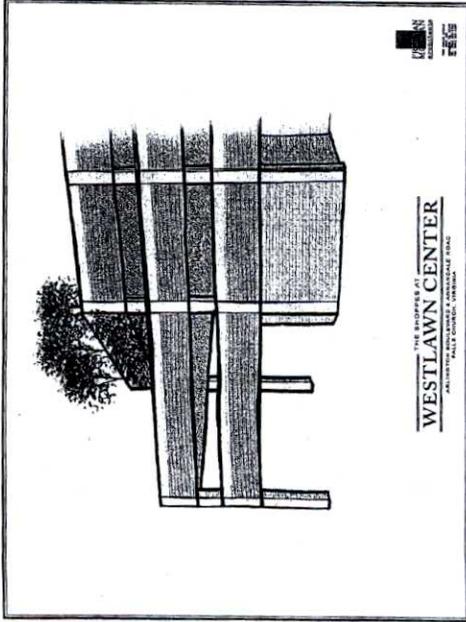
(PROVIDED BY ARCHITECT)



**PARKING GARAGE LEVEL THREE**  
(VEHICLE STORAGE ONLY)

NOT TO SCALE

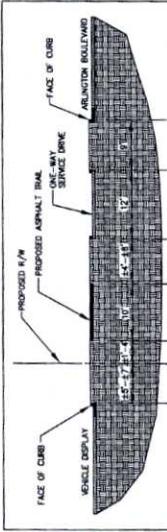
(PROVIDED BY ARCHITECT)



**PARKING GARAGE STEPBACK DETAIL**  
FOR ILLUSTRATIVE PURPOSES ONLY

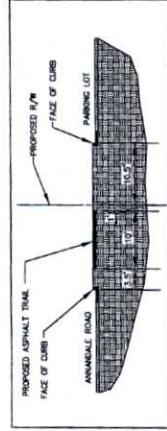
NOT TO SCALE

THE SHOPPER AT  
**WESTLAWN CENTER**  
AN AFFORDABLE, MODERN & ACCESSIBLE PLACE  
FOR SHOPPING, DINING & ENTERTAINMENT



**TYPICAL STREETSCAPE CROSS-SECTION**  
ARLINGTON BOULEVARD

SCALE: 1"=10'



**TYPICAL STREETSCAPE CROSS-SECTION**  
ANNANDALE ROAD - NORTH OF SOUTH STREET

SCALE: 1"=10'

Application No. BE 2020-M-011, Staff: T. Shamba  
APPROVED DEVELOPMENT PLAN  
CDP/CDP-C/CP (PDP)  
DATE APPROVED: 07/21/2020  
DATE OF THIS APPROVAL: 08/23/2020

Sheet: 11  
Project: WESTLAWN CENTER  
Date: 08/23/2020

Scale: 1/8"=1'-0" (3/4"=1'-0" for detail dated 3-2-2018)

**PARKING GARAGE AND STREETSCAPE DETAILS**

**WESTLAWN SHOPPING CENTER**  
**AND BILL PAGE HONDA**  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

REVISION APPROVED BY



**WALTER L. PHILLIPS**  
INCORPORATED  
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
207 PARK AVENUE FALLS CHURCH VIRGINIA 22046  
WWW.WLPHINC.COM  
SCALE AS NOTED  
DATE: 1/4/20 BY: 4/2/20 1/2/20  
DATE: 1/4/20 BY: 4/2/20 1/2/20  
SCALE: 1/8"=1'-0"



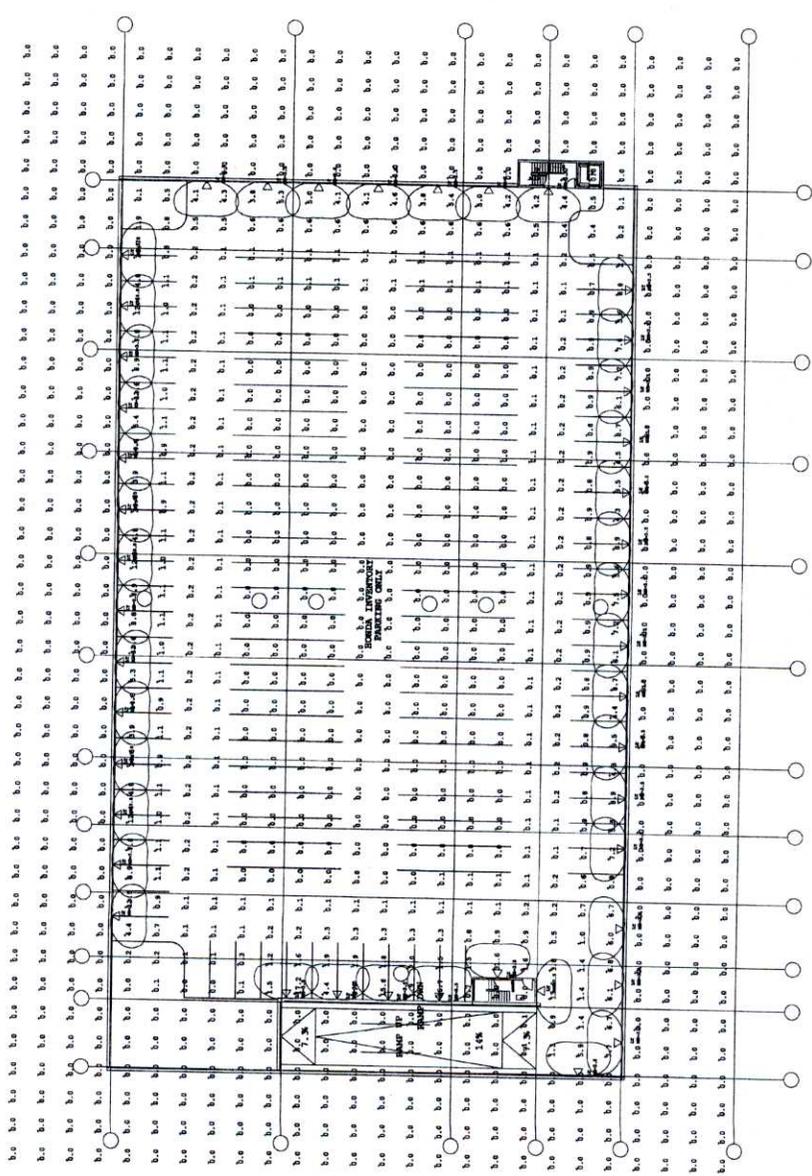


Joiner Schedule

Symbol	Qty	Label	Arrangement	Length	Description
1	43	10	SINGLE	8000	100% 100% 100% 100%

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcType	ILLUMINANCE	FC	1.28	46.7	0.0	N.A.	N.A.
SPILL	ILLUMINANCE	FC	0.00	0.0	0.0	N.A.	N.A.



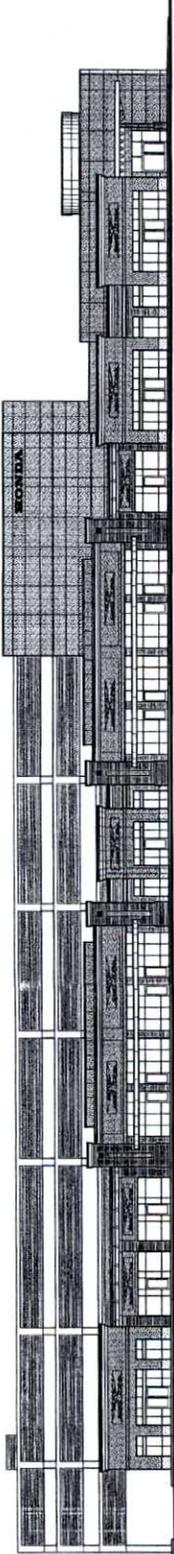
150 WAXING SPACES

Application No. RZ-2008-Ma-011, Staff J. Smith  
 (PP-CDD) (DDP)  
 APPROVED DEVELOPMENT PLAN  
 Date of (PDR) (PC) approval 04/12/2018  
 Sheet 15 of 15  
 Contour w/ SEA-M-409; der. cont. dated 11-2-2010

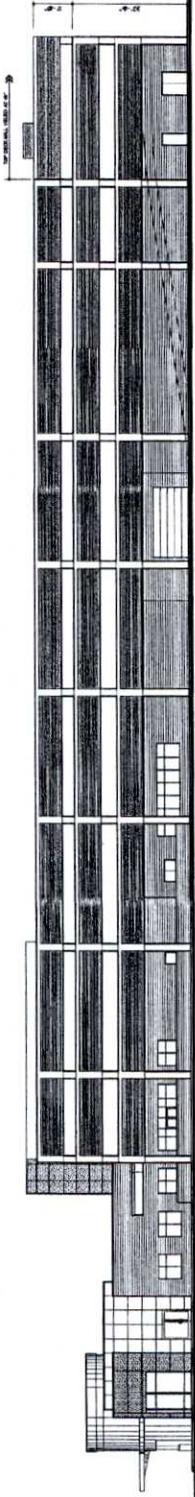
SHEET 13A OF 17

HOBBS & ASSOCIATES, INC.  
 225 W. WASHINGTON ST., SUITE 200  
 CHARLOTTE, NC 28202  
 TEL: 704.375.1100  
 FAX: 704.375.1101  
 WWW.HOBBS-AND-ASSOCIATES.COM

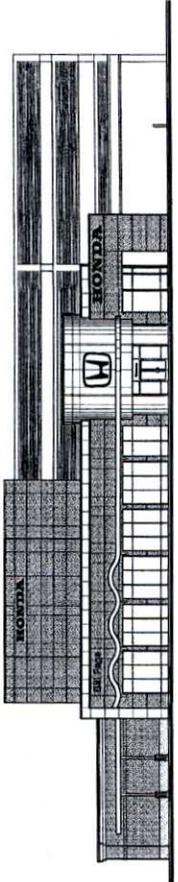
BILL PAGE HONDA  
 TOP DECK  
 0947005



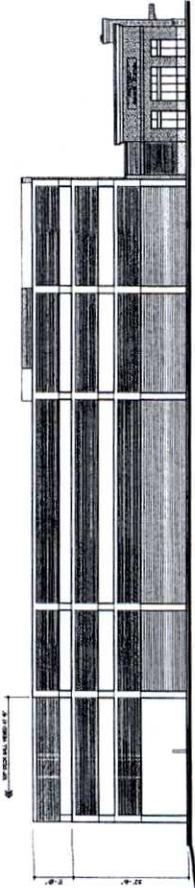
**REAR (WEST) ELEVATION**  
SCALE: 1/8" = 1'-0"



**REAR (WEST) ELEVATION**  
SCALE: 1/8" = 1'-0"



**LEFT SIDE (SOUTH) ELEVATION**  
SCALE: 1/8" = 1'-0"



**LEFT SIDE (SOUTH) ELEVATION**  
SCALE: 1/8" = 1'-0"



**PREEMAN  
MORGAN**  
architects  
7289 FORREST AVENUE  
ARLINGTON, VA 22204  
TEL: (703) 281-4000  
FAX: (703) 281-4007

Notes:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**EXTERIOR ELEVATIONS**  
**BILL PAGE HONDA**  
ARLINGTON BOULEVARD & ANNANDALE ROAD  
FALLS CHURCH, VIRGINIA

Application No. BZ-2009-000111 Sheet 1 of 17  
APPROVED DEVELOPMENT PLAN  
DATE OF APPROVAL: 11/11/09  
BY: STAFF  
DATE OF PROPOSAL: 10/14/09  
DATE OF (BOS) (PC) APPROVAL: MAR 2, 2010  
Sheet No. 14 of 17  
Contract w/ SEA US-M-034, date issued 3-2-2010

**A3.1**

14 OF 17



7229 HUNTER AVENUE  
 SUITE 200  
 FALLS CHURCH, VA 22034  
 TEL: (703) 281-3100  
 FAX: (703) 281-0577

Residence

BILL PAGE HONDA  
 ARLINGTON BOULEVARD & ANNANDALE ROAD  
 FALLS CHURCH, VIRGINIA

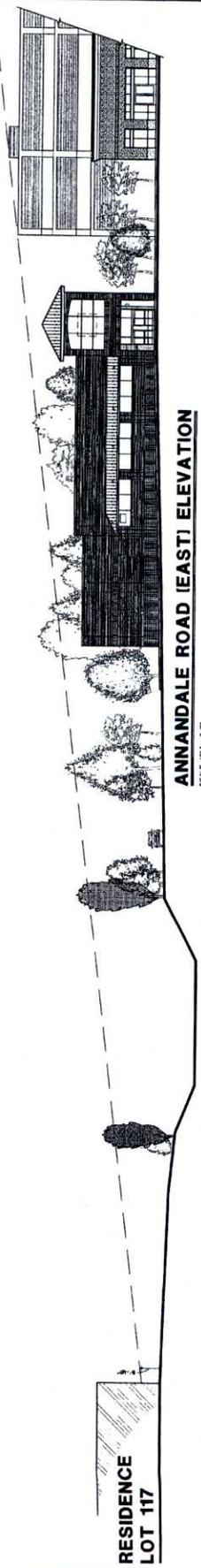
LINE OF SIGHT

Job: 0707  
 Date: 1-05-06  
 Sheet No.

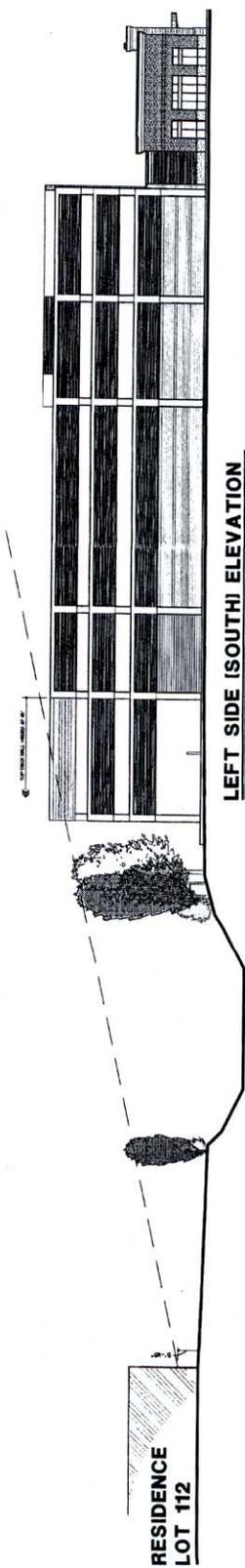
A3.2

15 OF 17

Application No. B2-2005-0011, Staff T. Strunk  
 APPROVED DEVELOPMENT PLAN  
 (DP-CDD) (CDD) (DDP)  
 Date of (BOS) (PC) Approval: 08/12/2011  
 Sheet 19  
 Consent: w/SEA 05-01-2016, for const. dated 12-2010



ANNANDALE ROAD (EAST) ELEVATION  
 SCALE: 1/8" = 1'-0"

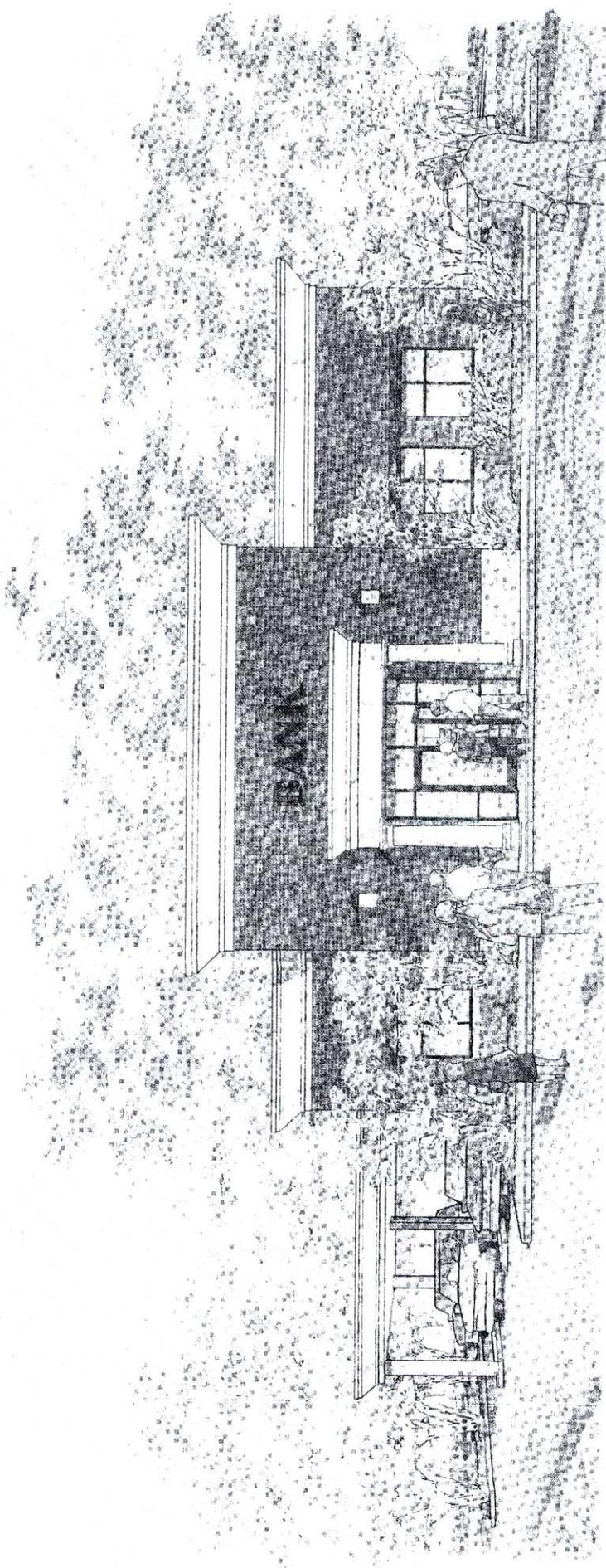


LEFT SIDE (SOUTH) ELEVATION  
 SCALE: 1/8" = 1'-0"

RESIDENCE  
 LOT 117

RESIDENCE  
 LOT 112





# WESTLAWN CENTER

ARLINGTON BOULEVARD & ANNANDALE ROAD  
FALLS CHURCH, VIRGINIA

FREEMAN  
MORGAN  
architects

Application No. BZ-2009-2A-011, Staff 1-15-09  
Date of Review: 1/22/09  
DP-CDD/CDU/CDP  
SEE PROGRESS DATED MAR. 4, 2010  
Date of (RCS)/PCO approval: Mar. 3, 2010  
Sheet 12 of 18  
Center - WSEA 95-M-039; drs. conf. dated 3-3-2010



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 16, 2011

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *J.R.B. For*  
Environment and Development Review Branch, DPZ

**SUBJECT:** Land Use Analysis and Environmental Assessment: PCA 2009-MA-011  
SEA 95-M-039-02  
Bill Page Honda & Westlawn Shopping Center

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning (RZ) and Special Exception Amendment (SEA) application dated May 11, 2011 as revised through July 28, 2011. 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.

### DESCRIPTION OF THE APPLICATION

The applicant, Bill Page Plaza, LLC, proposes to amend the previously approved special exception and rezoning for the approximately 8.36 acre subject property and demolish the existing four-building car dealership and Westlawn Shopping Center, a retail strip mall, to construct an approximately 100,000 square foot commercial development at maximum 0.28 floor area ratio (FAR) in a phased development program. The site will be rezoned to C-6 and Highway Corridor Overlay (HC) districts from C-6, C-8 and HC. Redevelopment of the site will consist of three structures, including a maximum 50 foot tall structure which integrates a 60,000 square foot car dealership and associated service area and car wash facility, 20,000 square feet of community-serving retail, and an above-grade parking structure; a separate maximum 5,000 square foot bank with three drive-through lanes; and a maximum 15,000 square foot pharmacy with one drive-through lane. The community-serving retail may include a U.S. Post Office facility to replace the existing facility located in the shopping center. The parking garage will be a maximum height of 50 feet and rise two levels, or approximately 25 feet above the car dealership and retail. The SEA will permit modifications for the two proposed drive-through uses and an increase in building height, 10 feet over that permitted by the Zoning Ordinance. The number of entrances serving the subject property will be reduced from seven to four, two from Arlington Boulevard and two from Annandale Road.

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



The applicant has also proposed to provide temporary interparcel access to the adjacent McDonald's property, and will proffer to provide permanent interparcel access should that property redevelop in the future. A portion of the existing development is located in a resource protection area (RPA) and most of this developed area will remain developed under this proposal.

## **LOCATION AND CHARACTER OF THE AREA**

The subject property is located in the southeast quadrant of the intersection of Arlington Boulevard (Route 50) and Annandale Road. The site is located in a commercial corridor along Arlington Boulevard and backs up to a residential neighborhood composed of single family detached homes. Tripps Run, planned as private open space, crosses the southwestern boundary of the site. On the other side of Tripps Run is the residential community which consists of single-family detached homes and is zoned R-4 and planned at 3 – 4 dwelling units per acre. A McDonald's fast food restaurant with drive-through, zoned C-8 and planned for Retail and Other, exists to the west and beyond that are Tripps Run and the residential neighborhood. Across Arlington Boulevard to the north is the Jefferson Village Shopping Center, zoned C-6 and planned for Retail and Other, and commercial uses located in converted residential structures, zoned C-2 and C-3 and planned for alternative uses. Across Annandale Road to the east are retail uses and vacant land, zoned C-2 and C-5 and planned for Retail and Other and Office uses.

## **COMPREHENSIVE PLAN CITATIONS:**

### **Land Use**

In the Fairfax County Comprehensive Plan, 2007 Edition, Area I, Jefferson Planning District, J3 Westlawn Community Planning Sector, as amended through January 26, 2009, on page 33, the Plan states:

“The commercial area bounded by Tripps Run, Route 50 and Annandale Road is planned for community-serving retail uses and vehicle sale, rental and service establishment uses up to .35 FAR. Redevelopment or revitalization of this area should provide effective screening and buffering to adjacent residential areas.”

### **Environment**

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, pages 7 to 18, the Plan states:

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

- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques. . . .

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. . . .

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

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

**Objective 5: Minimize light emissions to those necessary and consistent with general safety.**

Policy a. Recognize the nuisance aspects of unfocused light emissions. . . .

**Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

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

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.

Policy c: Use open space/conservation easements as appropriate to preserve woodlands, monarch trees, and/or rare or otherwise significant stands of trees, as identified by the County. . . .

**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 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<sup>®</sup>) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR<sup>®</sup> 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: Retail and Other and Private Open Space**

## LAND USE ANALYSIS

**Screening and Buffering** The Comprehensive Plan recognizes the long term use of the subject property for community-serving retail and car dealership and service establishment and recommends improvements to the site with redevelopment to address longstanding negative impacts to the adjacent stable residential community. Specifically, the Plan recommends that the subject property should provide effective screening and buffering to the residential uses located to the southwest of Tripps Run. The applicant has proposed to provide a combination of deciduous and evergreen trees and shrubs along the northwest side of Tripps Run to both supplement existing trees and provide trees where none currently exist. Additionally, the Generalized Development Plan (GDP)/SEA Plat shows some tree plantings on the southwest side of Tripps Run to supplement existing trees and replace dead trees. The proposed plantings along the portions closest to Annandale Road and the McDonalds property will provide adequate screening and buffering of the site, however, the central area shown with only supplemental shrubs and a few scattered evergreen trees will not be enough to provide effective screening or buffering to the adjacent residential area. In addition, the southern portion of 50 foot tall parking structure is located too close to the residential area.

To minimize the impact on the adjacent residential use the applicant should be encourage to incorporate one or more modifications into the design of the proposed parking structure. These changes could include expanding the landscaped screening area along Tripps Run adjacent to the parking structure, reducing the height of the rear portion of the parking structure to thirty or forty feet, increasing the height of the parapet walls for the end of the parking structure or providing an architectural treatment of the rear portion of the garage structure. Staff feels that one or more of these proposed concepts could be employed in the design of the proposed parking structure in order to reduce the visual impacts to adjoining residential development.

**Land Uses and Site Design** The Comprehensive Plan encourages development with compatible architecture, design, materials and color. The applicant has provided illustrative architectural elevations on GDP/SEA Plat of the combined car dealership/retail/parking structure building and illustrations of the pharmacy and bank as separate exhibits which may change depending on the branding of these two uses. It is unclear from the elevations provided whether the proposed garage façade will be compatible in color, materials and style with the car dealership, retail, pharmacy and bank. It is recommended that the applicant commit to a consistent design, materials and colors for all structures on the site.

The applicant has proffered to construct an interparcel access along the northwest corner of the property to allow access to and from the McDonalds property. Additionally, if the McDonalds property redevelops in the future, the applicant has agreed to communicate and coordinate with the property owners to create a new vehicular and pedestrian connection between the two properties. It should be noted that staff has some concerns regarding the current design of the proposed development and potential conflicts with regard to internal vehicle circulation. The main entrance from Annandale Road may create a choke point causing traffic to back-up onto Annandale Road. The circulation around the proposed pharmacy drive-through and loading dock area is another area of concern for the proposed development. It is also not clear how

trucks might circulate onto the property and then exit given the location of loading areas and turning space.

## **ENVIRONMENTAL ANALYSIS**

**Green Building** The applicant has been encouraged to seek U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) certification for the proposed commercial uses. The applicant has proffered to several green building practices, such as installing highly reflective roof material on the parking deck, recycling or reusing at least 50% of construction debris and reusable materials and using Energy Star appliances and fixtures where applicable and available.

To ensure that the site's energy performance will be optimized, it is recommended that the applicant improve the current proffer and commit to providing appliances, fixtures, systems and building components that are ENERGY STAR qualified. These items are to include heating and cooling systems, vending machines, ceiling fans, ventilation fans, light fixtures, exit signs, programmable thermostats, windows and doors, skylights, computers, monitors, printers, laptops, fax machines, copiers, mailing machines, scanners, kitchen appliances, and televisions and other home electronic equipment that may be part of the proposed development.

**Vegetation** The existing site is fully developed and contains minimal vegetation. The applicant has proposed streetscaping and parking lot landscaping, and to supplement the southwestern boundary adjacent to Tripps Run with deciduous and evergreen trees and shrubs to meet the County requirements. Dead trees and invasive species in this area will be removed. It is recommended that the applicant provide additional tree plantings along the southwestern boundary and along the portions of the parking structure adjacent to the residential neighborhood. A reduction in building footprints has resulted in additional opportunities for on-site landscaping. While the applicant has indicated a number of new planting areas some of the proposed interior parking lot islands note trees which may not have adequate root space given some of the small landscape islands which are proposed. The applicant should ensure that proposed plantings are consistent with the recommendations from Urban Forestry Management (UFM).

## **COUNTYWIDE TRAILS PLAN**

The Countywide Trails Plan Map depicts a minimum 8 foot wide asphalt major paved trails along the site's two frontages on Arlington Boulevard (Route 50) and Annandale Road. On the Generalized Development Plan (GDP)/SEA Plat, the applicant has shown a 10 foot wide asphalt trail along Arlington Boulevard and a ten foot wide trail along Annandale Road. In addition, the applicant is requesting a waiver of the Tripps Run trail because there are no connecting segments on either side of the trail and the applicant has stated that engineering the trail would be a challenge given the amount of material growth along the embankment.

PGN: JRB



# County of Fairfax, Virginia

## MEMORANDUM

DATE: August 29, 2011

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

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

FILE: 3-4 (RZ 2009-MA-011)  
3-5 (SE 95-M-039)

SUBJECT: Transportation Impact

REFERENCE: PCA 2009-MA-011  
SEA 95-M-039-2  
Bill Page Honda  
Traffic Zone: 1410  
Land Identification Map: 50-4 ((1)) 6, 7; 50-4 ((17)) H, H1

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated May 11, 2011, and revised through August 18, 2011. The applicant wishes to amend RZ 2009-MA-011 and SE 95-M-039 to permit site modifications.

- Keep the service road as determined previously; one-way westbound and then one way eastbound on the east side of Annandale Rd as previously shown **with no option to retain** as existing or to do away with entirely. Remove options from proffers.
- The 10' trail on Annandale Rd frontage while within right-of-way is not to VDOT standards (6 feet from back of curb to trail and 3 feet from back of trail to right-of-way line) and, therefore, should be maintained by the applicant.
- There should be sidewalk connections from the Annandale Rd sidewalk/trail into the site at the south side of the entrance as well as the north side as there are crosswalks on both sides at the existing signal there.
- The sidewalk connection to the pharmacy at the corner of Route 50 and Annandale Road should connect to the corner itself where the crosswalks come to the corner. Also, a curb ramp should be provided where the sidewalk enters the parking lot to make it accessible.
- Parking for bank backs into the travel lanes along Tripps Run which creates conflicts. This parking should be restricted to employees only.

Barbara Berlin  
August 29, 2011

Page 2 of 2

- The truck paths have been redone as shown on Sheets 12 and 13 and do address the pharmacy deliveries and the delivery truck circulation for the dealership. There is now a better proposed car carrier unloading area which is not in the travelway as it was before. The circulation for the large delivery trucks is still very "tight" but better than previously shown. A delivery area for the retail space, however, is not shown.
- There is still an immense amount of pavement shown – 48' in width at the rear of the pharmacy which is at the front of the retail block. The loading/dumpster area must be passed by vehicles exiting the drive-thru lane and trucks going to the loading/dumpster area must enter and exit by way of the parking lot in front of the retail stores. This pharmacy proposes being open 24 hours/day. The truck movements should be separated from the customer movements as much as possible by limiting delivery times to hours when the retail and dealership are not open.

AKR/LAH/lah



# County of Fairfax, Virginia

## MEMORANDUM

August 25, 2011

**TO:** Miriam H. Bader AICP, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Nicholas J. Drunasky, Urban Forester II NJD  
Forest Conservation Branch, DPWES

**SUBJECT:** Bill Page Honda - Westlawn Shopping Center, RZ 2009-MA-011

**RE:** Request for assistance dated August 18, 2011

The following comments are based on a review of the latest submission of the above referenced GDP/SE, stamped as received by the Department of Planning and Zoning, Zoning Evaluation Division, August 18, 2011.

- 1. Comment:** With this submission some of the landscape islands were reconfigured and now there is one that does not meet the minimum width requirement. This tree cannot be counted towards meeting the 10-year Canopy Requirement for the overall site. I only count 44 trees (not counting the one in the narrow island) that are being provided as interior parking lot landscaping.

**Recommendation:** Either increase the planting island width to eight feet (measured from the interior of the sides of the restrictive barrier such as curb or sidewalk) or add additional islands with trees that meet the minimum width requirement. If this island is not being counted towards the interior parking lot requirement, a note should be added to the plan so this is obvious. (PFM 12-0510.4E(5))

- Adjust the tabulations for interior parking lot landscaping to reflect the actual number of trees proposed that meet the interior parking lot landscaping requirements.

- 2. Comment:** With this submission six evergreens and one medium deciduous/ornamental tree are proposed to be planted within the existing storm sewer easement near the ingress/egress at Annandale Road.

**Recommendation:** Applicant should either relocate these evergreens and deciduous tree so they exist outside of the existing storm sewer easement or leave the trees as shown, but remove from the 10-year canopy cover calculation. If trees are going to remain as shown, it would require permission from the easement holder to plant within the easement, which should be added to the plan.

Department of Public Works and Environmental Services  
Land Development Services, Urban Forest Management Division  
12055 Government Center Parkway, Suite 518  
Fairfax, Virginia 22035-5503  
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769  
www.fairfaxcounty.gov/dpwes



Bill Page Honda and Westlawn Shopping Center, RZ 2009-MA-011  
August 25, 2011  
Page 2 of 2

If you have any questions, please feel free to contact me at 703-324-1770.

NJD/  
UFMID #: 145920

cc: RA File  
DPZ File





# 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

**DATE:** August 30, 2011

**SUBJECT:** PCA 2009-MA-011 and SEA 95-M-039-02, Bill Page Honda – Westlawn Shopping Center, Revised  
Tax Map Number(s): 50-4 ((1)) 6 & 7, 50-4 ((17)) H & H1

### BACKGROUND

The Park Authority staff has reviewed the revised Development Plan dated August 18, 2011, for the above referenced application. The PCA/SEA Plan shows a car dealership, retail, pharmacy, and drive-through bank uses on 8.36 acres in the Mason Supervisory District. Up to 100,000 square feet of pad-style development is proposed. The site is located within the Jefferson Planning District, within the Westlawn Community Planning Sector (J3).

### COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

The Westlawn Community Planning Sector park recommendations describe ensuring protection of the Tripps Run EQC through donation of open space easements on privately owned land where feasible (Area I, Jefferson Planning District, J3-Westlawn Community Planning Sector, pg.35). The Countywide Trails Plan Map shows major regional trails along Arlington Boulevard (Rt. 50) and Annandale Road; the map also shows a minor paved trail along Tripps Run, the southwestern boundary of the site.

Finally, text from the Jefferson District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan,

referencing the need to protect and improve existing corridors, linkages, and natural areas. The Great Parks Plan also recommends supporting construction of neighborhood connections to park resources in the district.

## ANALYSIS AND RECOMMENDATIONS

### Park Needs:

Jefferson Village Park, owned and operated by the Park Authority, is located to the northeast of the site across Arlington Boulevard. There continues to be a need for all types of parkland and recreational facilities in this area. In addition, the most used recreational facilities in the County are trails. For this and many other areas of the County, accessible trails that provide safe connections are particularly important.

### Trails:

The Countywide Trails Plan Map shows three trails near the subject site – one each along the northern, eastern, and southwestern boundaries of the site. The applicant proposes ten-foot wide asphalt trails along the northern (Arlington Boulevard) and eastern (Annandale Road) boundaries of the site, which is consistent with the trails map. The Countywide Trails Plan Map also shows a minor paved trail along Tripps Run, on the southwestern boundary of the site. This segment is part of a longer stretch of stream valley trail shown on the Trails Plan Map starting at Arlington Boulevard, winding through the Sleepy Hollow neighborhood past Lake Barcroft, and eventually connecting to the Holmes Run Stream Valley trail system. The applicant is requesting a waiver of this Tripps Run segment trail requirement.

Whether or not the current appearance of the area seems conducive to a trail, trails policy and Countywide Trails Plan Map guidance indicates that provision of a recreational trail in this specific area is a long-term goal. Neighbor and Park Authority Board member input received by staff suggests that a trail connection in this area is also a near-term goal. The redevelopment of the applicant's site represents an opportunity to take a step toward achieving both long- and near-term goals.

In this specific case, however, there are some significant constraints affecting the utility of a Tripps Run connection along the southwest boundary of the applicant's site. First and foremost is the safety of trail users. Should the Tripps Run connection be constructed as drawn on the trails plan, the northern end would terminate at a point on Arlington Boulevard where there is no marked pedestrian crossing. Arlington Boulevard is a heavily used roadway and a trail connection terminating there would have to be accompanied by a pedestrian crossing. In addition, the subject section of Tripps Run is in a concrete trapezoidal ditch with steep, concreted rip-rap banks. At the top of the bank on the northern side there is a narrow two-foot wide border of trees and established vegetation. A trail in this location would be sandwiched between a rear service drive and a steep-banked, concrete channel.

Quality trails and pathways are currently absent from the subject area. The applicant's provision of ten-foot wide multi-use trails along Arlington Boulevard (part of initial proposal) and Annandale Road (in response to Park Authority comments) will help correct that absence. These proposed trail improvements could better meet recreational trail needs in the near-term and offer an alternative solution to an already constrained long-term goal. Pedestrian circulation and the

use of safe roadway crossings would be supported. The addition of supplemental landscaping and pedestrian amenities would further improve these connections.

Staff does not recommend construction of the Tripps Run trail segment adjacent to the applicant's site at this time. Furthermore, given constraints unrelated to the current application and described above, staff does not seek an easement for future construction of this segment along the southwestern boundary of the subject site. Staff believes that proposed ten-foot wide multi-use trails along Annandale Road and Arlington Boulevard will better satisfy the recreational trail needs intended to be met by the Tripps Run segment as drawn on the trails plan map. Staff does not object to the applicant's trail waiver request at this time.

However, there remains an established need for improvements to recreational facilities in the subject area, including improvements to nearby Jefferson Village Park – to the northeast of the subject site. In recognition of this need, staff suggests that instead of building the Tripps Run trail, the applicant contribute \$90,000 to the Park Authority for use at a park or other recreational facility within the Mason Supervisory District. The suggested amount represents the average cost per linear foot of trail used by the Park Authority (\$130/foot) and the approximate length of the Tripps Run trail segment (700 feet).

### **SUMMARY OF RECOMMENDATIONS**

This section summarizes the recommendations included in the preceding analysis section. The analysis identified the following issues:

- Contribute \$90,000 to the Park Authority for use at a park or other recreational facility within the Mason Supervisory District

Please note the Park Authority would like to review and comment on proffers related to park and recreation issues. We request that draft and final proffers be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Anna Bentley  
DPZ Coordinator: Miriam Bader

Copy: Cindy Walsh, Director, Resource Management Division  
Elizabeth Cronauer, Trail Coordinator, Special Projects Branch  
Chron Binder  
File Copy



# County of Fairfax, Virginia

## MEMORANDU

**DATE:** July 18, 2011

**TO:** Miriam Bader, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

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

**SUBJECT:** Special Exception Amendment Applications #SEA 95-M-039-02 Concurrent with Proffered Condition Amendment #PCA 2009-MA-011, Bill Page Plaza, Special Exception Amendment Plat & Generalized Development Plan dated May 11, 2011, LDS Project #5934-ZONAV-001-B-1, Tax Map #50-4-01-006 & -0007 and #50-4-17H & -14H1, Mason District

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

### Chesapeake Bay Preservation Ordinance (CBPO)

The Resource Protection Area (RPA) on these parcels was delineated under #5934-RPA-001-1, approved on May 14, 2007.

Redevelopment of both the RPA and the Resource Management Area is proposed. An approved Water Quality Impact Assessment is required for the work within the RPA before site plan approval (CBPO 118-4). Revegetation within the RPA should meet the CBPO's buffer area establishment (CBPO 118-3-3(f)).

Water quality controls will not required since there is a significant decrease in imperviousness. Nevertheless, the applicant has proposed 3 Filterra units. The phosphorous removal efficiency rating of Filterra units is currently 55%, not 40% (LTI 09-04).

### Floodplain

There are regulated floodplains on the property. No land disturbance within the floodplain limits has been proposed. A Letter of Map Revision (LOMR) from FEMA (Federal Emergency Management Agency) will be required as part of the site approval process.

### Downstream Drainage Complaints

There are a number of downstream drainage complaints on file outside the normal scope of review for adequate outfall.



Miriam Bader, Staff Coordinator  
Special Exception Amendment #SEA 95-M-039-02, Bill Page Plaza  
July 18, 2011  
Page 2 of 2

Stormwater Detention

No water quantity controls are shown on the plat. Since a decrease in impervious area is proposed, detention requirements can be met if adequate outfall can be demonstrated (LTI 21-88, PFM 6-0203).

Site Outfall

A narrative and calculations describing the site's outfall to Tripp Run have been provided.

Stormwater Planning Division (SWPD) Comments

The Cameron Run Watershed Plan was adopted in 2007. There are no potential project sites in the vicinity of the subject property.

SWPD suggest that as a condition of the Special Exception Amendment that the applicant reduce the post development runoff from the site to a "pre-settlement good forested condition," approximately a 70 to 80% reduction in runoff. Volume reduction techniques used on-site provide considerable benefit to the downstream environment especially when added with all the properties in the county that are reducing runoff, and they can be an enhancement to the site.

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

BF/

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



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

May 25, 2011

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

Re: PCA 2009-MA-011  
SEA 95-M-039-02  
West Lawn Shopping Center  
Tax Map: 50-4

Dear Ms. Berlin:

Fairfax Water has reviewed the above noted Generalized Development Plan and has no comments.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

A handwritten signature in cursive script that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.  
Manager, Planning Department

Enclosure



## County of Fairfax, Virginia

## MEMORANDUM

**DATE:** June 2, 2011

**TO:** Barbara Berlin, Director  
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. PCA2009-MA-011

Tax Map No. 050-4/01/ /0006, 0007; 050-4/17/ H, H1

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

- The application property is located in the Cameron Run (I-1) watershed. It would be sewer into the Alexandria Treatment Plant (ASA).
- Based upon current and committed flow, there is excess capacity in the ASA. 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.
- An existing 8" inch line located on the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

- Other pertinent information or comments:





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** May 23, 2011

**TO:** Barbara C. Berlin, 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 Proffered Condition  
Amendment Application PCA 2009-MA-011 concurrent with Special Exception  
Amendment Application SEA 95-M-039-02

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 #418, **Jefferson**
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.



**ZONING ORDINANCE PROVISIONS****7-608 Use Limitations**

All uses shall be subject to the use limitations set forth in the underlying zoning district(s), and, in addition, drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts shall be subject to the following use limitations:

1. In any Highway Corridor Overlay District:
  - A. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.
  - B. Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration:
    - (1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or
    - (2) Access to the site is provided via the internal circulation of a shopping center, which center contains at least six (6) other commercial uses, or an office complex having a limited number of well-designed access points to the public street system and no additional direct access is provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping center, and/or
    - (3) Access to the site is provided by a functional service drive, which provides controlled access to the site.
  - C. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.
2. Where the underlying district is C-2, C-3 or C-4, in addition to Par. 1 above:
  - A. Service stations shall not include any uses such as vehicle or tool rental.
  - B. Service stations shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than two (2) such vehicles on site at any one time.
3. Where the underlying district is C-5 or C-6, in addition to Par. 1 above:

## ZONING ORDINANCE PROVISIONS

A. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than two (2) such vehicles on site at any one time.

### 9-006 General Standards

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

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

## ZONING ORDINANCE PROVISIONS

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

### **9-505 Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Financial Institutions, Drive-Through Pharmacies, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Stations/Mini-Marts**

1. In all districts where permitted by special exception:

A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.

B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.

D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.

E. For a drive-through pharmacy, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.

2. In the C-3 and C-4 Districts, in addition to Par. 1 above:

A. All such uses, except drive-in financial institutions, shall be an integral design element of a site plan for an office building or office building complex containing not less than 35,000 square feet of gross floor area.

B. Such a use shall have no separate and exclusive curb cut access to the abutting highway.

C. There shall be no outside storage or display of goods offered for sale.

## ZONING ORDINANCE PROVISIONS

D. Service stations shall not include any ancillary use such as vehicle or tool rental, and shall be limited to the servicing and retail sales of products used primarily by passenger vehicles.

E. Service stations shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than (2) such vehicles on site at any one time.

3. In the C-5 and C-6 Districts, in addition to Par. 1 above:

A. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.

B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than two (2) such vehicles on site at any one time.

### **9-607 Provisions for Approving an Increase in Building Heights**

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

1. An increase in height may be approved only where such will be in harmony with the policies embodied in the adopted comprehensive plan.
2. An increase in height may be approved only in those locations where the resultant height will not be detrimental to the character and development of adjacent lands.
3. An increase in height may be approved in only those instances where the remaining regulations for the zoning district can be satisfied.

## ZONING ORDINANCE PROVISIONS

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

### **9-518 Additional Standards for Vehicle Sale, Rental and Ancillary Service Establishments**

1. Outdoor storage, parking and display areas shall be permitted only on the same lot with and ancillary to a sales room, rental office or service facility, which shall be entirely enclosed on all sides.

2. The outdoor area devoted to storage, loading, parking and display of goods shall be limited to that area so designated on an approved special exception plat. Such areas shall not be used for the storage or display of vehicles that are not in operating condition.

3. Notwithstanding the bulk regulations of the zoning district in which located, any such outdoor area that is located on the ground and is open to the sky may be located in any required yard but not nearer to any front lot line than ten (10) feet, except as may be qualified by the provisions of Article 13.

All structures shall be subject to the bulk regulations of the zoning district in which located, except structures which are completely underground may be located in any required yard, but not closer than one (1) foot to any lot line.

4. All such uses shall be provided with safe and convenient access to a street. If any outdoor area is located contiguous to a street, the street side thereof shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the Director in accordance with the Public Facilities Manual.

5. All outdoor areas, including aisles and driveways, shall be constructed and maintained with an approved surface in accordance with Par. 11 of Sect. 11-102, and shall be improved in accordance with construction standards presented in the Public Facilities Manual.

## ZONING ORDINANCE PROVISIONS

6. All lighting fixtures used to illuminate such outdoor areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14.

7. In the C-3, C-4, I-3, I-4, I-5, PDC, PRC and PRM Districts, only vehicle rental establishments may be allowed and such use shall be subject to Paragraphs 1 through 6 above and the following:

A. Vehicle rental establishments shall be limited to the rental of automobiles and passenger vans and the rental of trucks or other vehicles shall not be permitted.

B. There may be a maximum of twenty-five (25) rental vehicles stored on site and such vehicles shall be stored in a portion of the parking lot designated on the special exception plat for the storage of rental vehicles.

C. There shall be no maintenance or refueling of the rental vehicles on-site.

### **9-611 Provisions for Approving Drive-In Financial Institutions, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Station/Mini-Marts in a Highway Corridor Overlay District**

The Board may approve a special exception for the establishment or for the enlargement, extension, relocation or increase in intensity of a drive-in financial institution, fast food restaurant, quick-service food store, service station or service station/mini-mart in a Highway Corridor Overlay District, but only in accordance with the provisions of Part 6 of Article 7.

## 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 be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### Abbreviations Commonly Used in Staff Reports

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