



APPLICATION ACCEPTED: June 3, 2008
PLANNING COMMISSION: October 13, 2011
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

September 29, 2011

STAFF REPORT

APPLICATION RZ 2011-LE-008

LEE DISTRICT

APPLICANT: Loisdale 24, LLC

PRESENT ZONING: R-1

REQUESTED ZONING: C-3

PARCEL(S): 99-2 ((1)) 0007A, 0008

ACREAGE: 24.68 acres

FAR: 0.18

OPEN SPACE: 35%

PLAN MAP: Industrial

RZ PROPOSAL: The applicant seeks to rezone 24.68 acres from the R-1 District to the C-3 District to allow the development of 200,000 square feet of office uses.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2011-LE-008 and the associated general development plan, subject to execution of proffers consistent with the draft proffers contained in Appendix 1.

Staff recommends approval a waiver of the construction of road improvements associated with the Newington Road property frontage.

Erin Grayson

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



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

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

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

O:\egrays\RZ\RZ-FDP-2011-LE-008\Final Staff Report\RZ 2011-LE-008 Belvoir Corp. Park Staff Report Cover.doc



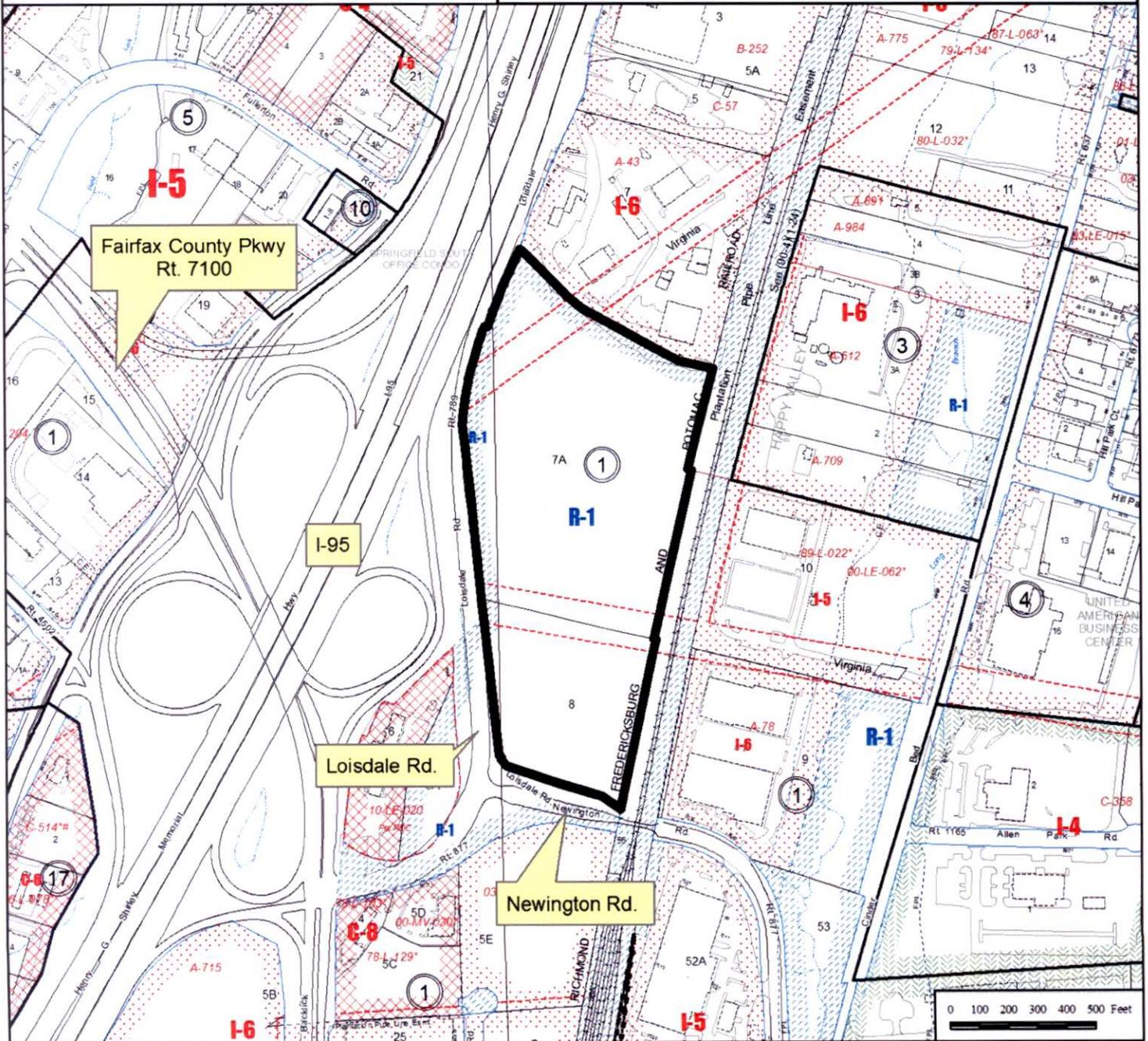
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

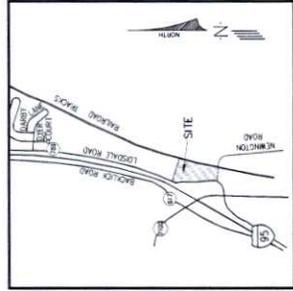
RZ 2011-LE-008



Applicant: LOISDALE 24, LLC
 Accepted: 05/11/2011
 Proposed: COMMERCIAL
 Area: 24.68 AC OF LAND; DISTRICT - LEE
 Located: NORTHEAST QUADRANT OF THE INTERSECTION OF LOISDALE ROAD AND NEWINGTON ROAD
 Zoning: FROM R- 1 TO C- 3
 Map Ref Num: 099-2- /01/ /0007A /01/ /0008
 Staff Coord.: ERIN GRAYSON
 Pre-staffing: 6/20/2011
 Staffing: 7/28/2011
 Tentative P.C. Date: 11/10/2011- PENDING TIA SUBMITTED IN 4/2011



GENERALIZED DEVELOPMENT PLAN (GDP) BELVOIR CORPORATE CAMPUS LEE DISTRICT FAIRFAX COUNTY, VIRGINIA GDP-2011-008



VICINITY MAP
SCALE: 1" = 2000'

OWNER
EDITH H RAMEIKA, TRUSTEE
P.O. BOX 232 EV HUNTER TRUST
CLIFTON, VA 20124

APPLICANT
LOISDALE 24, LLC
C/O RUBENSTEIN PROPERTIES, LP
2929 ARCH STREET, 28TH FLOOR
CIRA CENTER
PHILADELPHIA, PA 19104-2868

ATTORNEY
COOLEY LLP
11951 FREEDOM DRIVE
RESTON, VA 20190
PH. 703-456-8000

CIVIL ENGINEER
URBAN, LTD.
4200 D TECHNOLOGY COURT
CHANTILLY, VIRGINIA 20151
PH. 703-642-2306

TRAFFIC ENGINEER
WELLS & ASSOCIATES, INC.
1420 SPRING HILL ROAD SUITE 600
MCLEAN, VIRGINIA 22102
PH. 703-917-6820

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PLAN DATE	DESCRIPTION
03-14-11	
04-21-11	
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urban
 URBAN DESIGN & LANDSCAPE ARCHITECTURE
 1000 N. GLENN ROAD, SUITE 100
 ARLINGTON, VA 22201
 TEL: 703.261.1000
 FAX: 703.261.1001
 WWW.URBANDesign.com



COVER
 BELVOIR CORPORATE CAMPUS
 REZONING PLAN
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CLN/A
 SCALE N/A
 DATE: MARCH 2011

SHEET
 OF
 26
 SP-126602

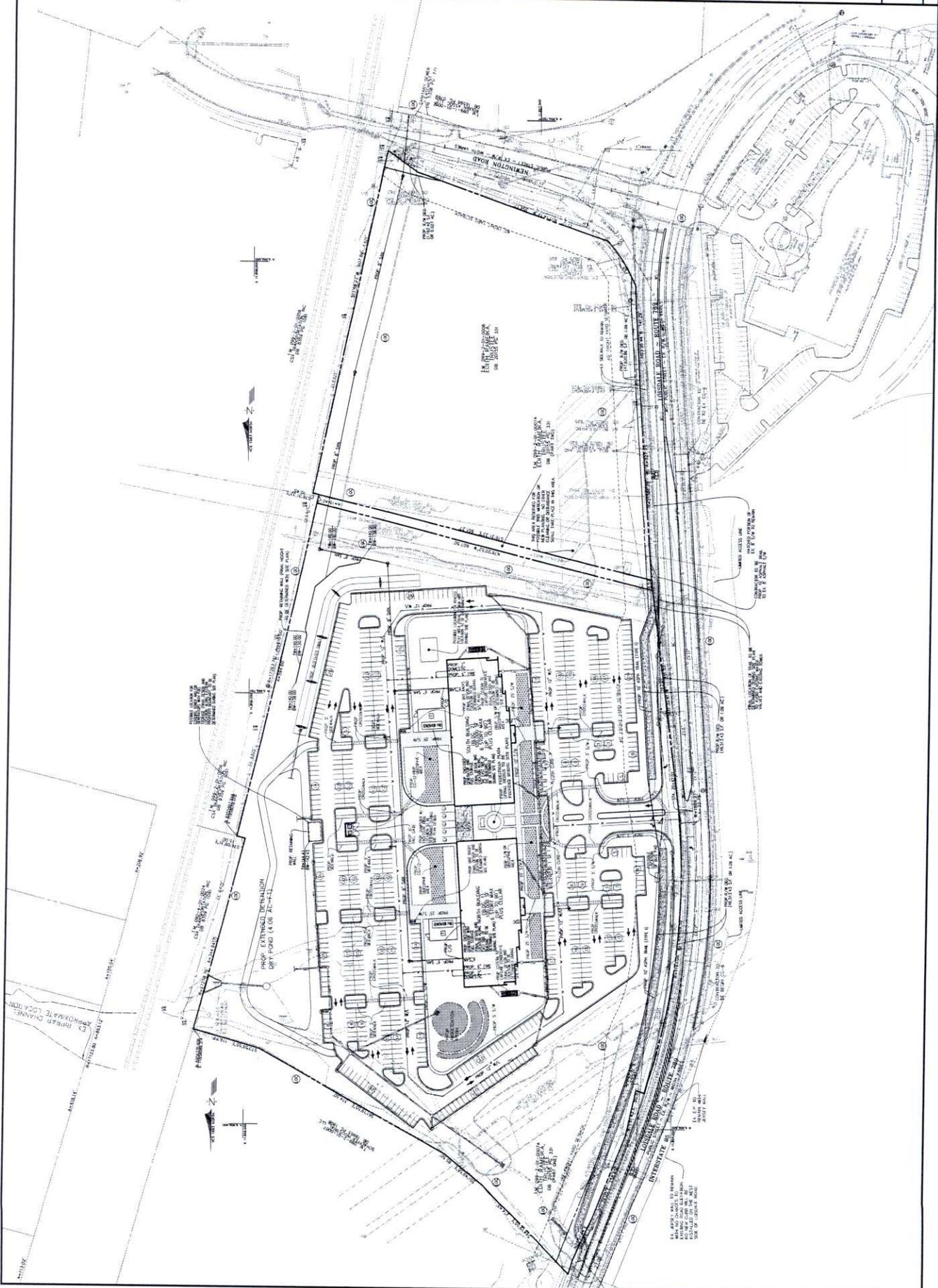
OVERVIEW
BELVOIR CORPORATE CAMPUS
REZONING PLAN
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
CL N/A
DATE: MARCH 2011



Urban Planning and Design

PLAN DATE	DESCRIPTION
08-23-11	
07-21-11	
04-21-11	
03-14-11	

NO.	DATE	DESCRIPTION

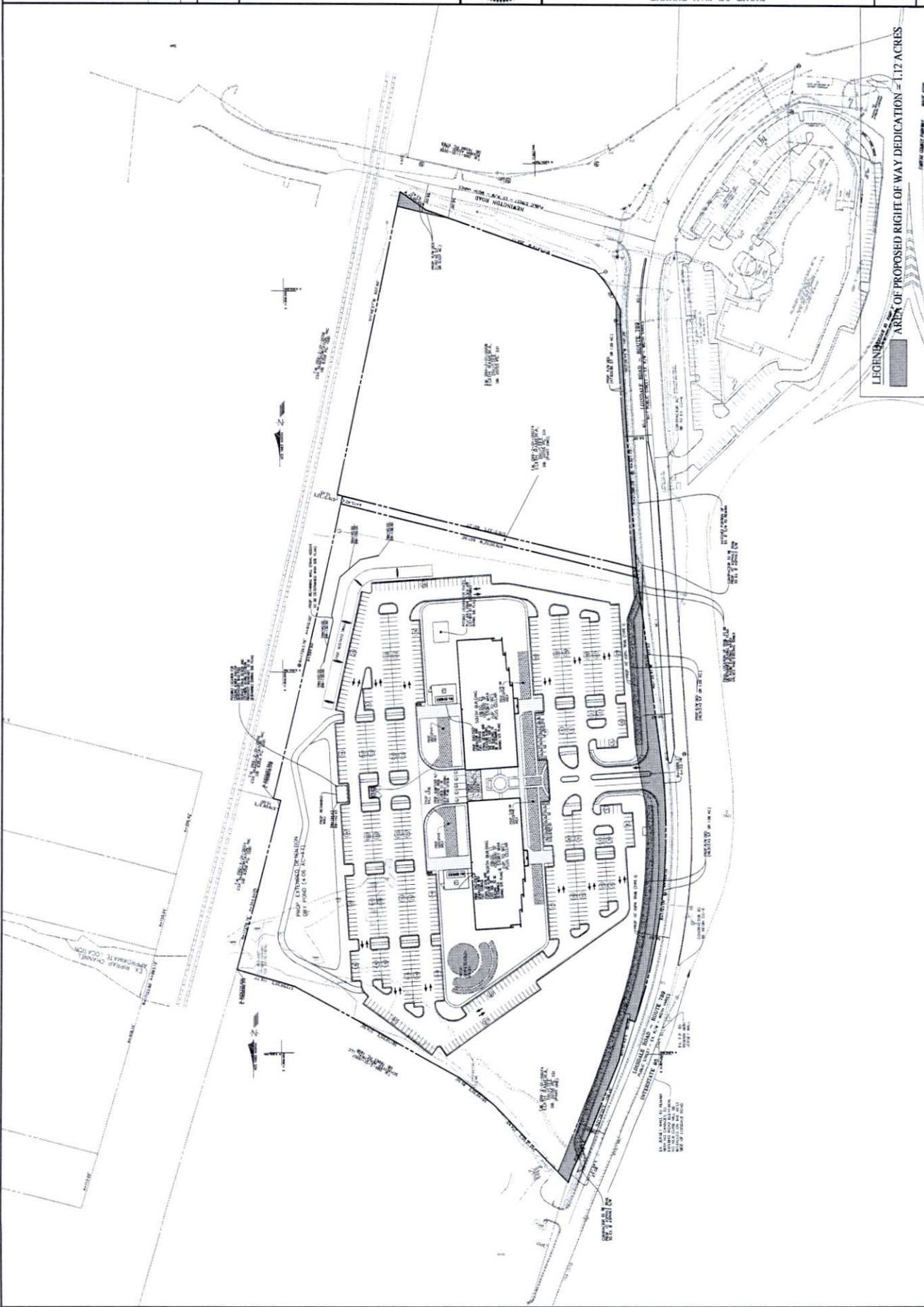




Urban Design & Landscape Architecture
1100 N. GLENN ROAD
SUITE 100
ALEXANDRIA, VA 22304
TEL: 703.835.1100
WWW.URBANDL.AA

PLAN DATE	NO.	DATE	DESCRIPTION
03-14-11	1		
04-21-11	2		
07-14-11	3		
08-23-11	4		
09-21-11	5		

LEGEND
AREA OF PROPOSED RIGHT OF WAY DEDICATION = 1.17 ACRES



NO.	DATE	DESCRIPTION

BEVOIR CORPORATE CAMPUS
REZONING PLAN
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50'
DATE: MARCH 2011



PLAN DATE: 03-14-11
04-21-11
07-14-11
08-23-11
08-23-11
09-21-11

NO.	DATE	DESCRIPTION



CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
1	1514.97'	41.76"	86.00°	23.97'	47.16'	N38.40.38"W
2	504.45'	50.45"	75.024°	12.24'	23.97'	S52.59.45"W
3	452.98'	42.46"	423.57°	21.24'	42.45'	N03.22.84"E
4	21386.28'	327.73"	0.5291°	163.87'	327.73'	N04.02.05"W
5	1889.27'	22.78"	0.4127°	11.39'	22.78'	N04.52.41"W
6	1193.08'	469.52"	22.32.53°	237.84'	466.50'	N06.59.57"E
7	17278.76'	344.94"	1.08.38°	172.47'	344.93'	S14.24.49"W
8	17763.76'	610.00"	2.01.28°	305.03'	609.36'	S17.49.48"W

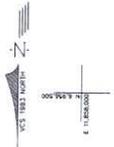
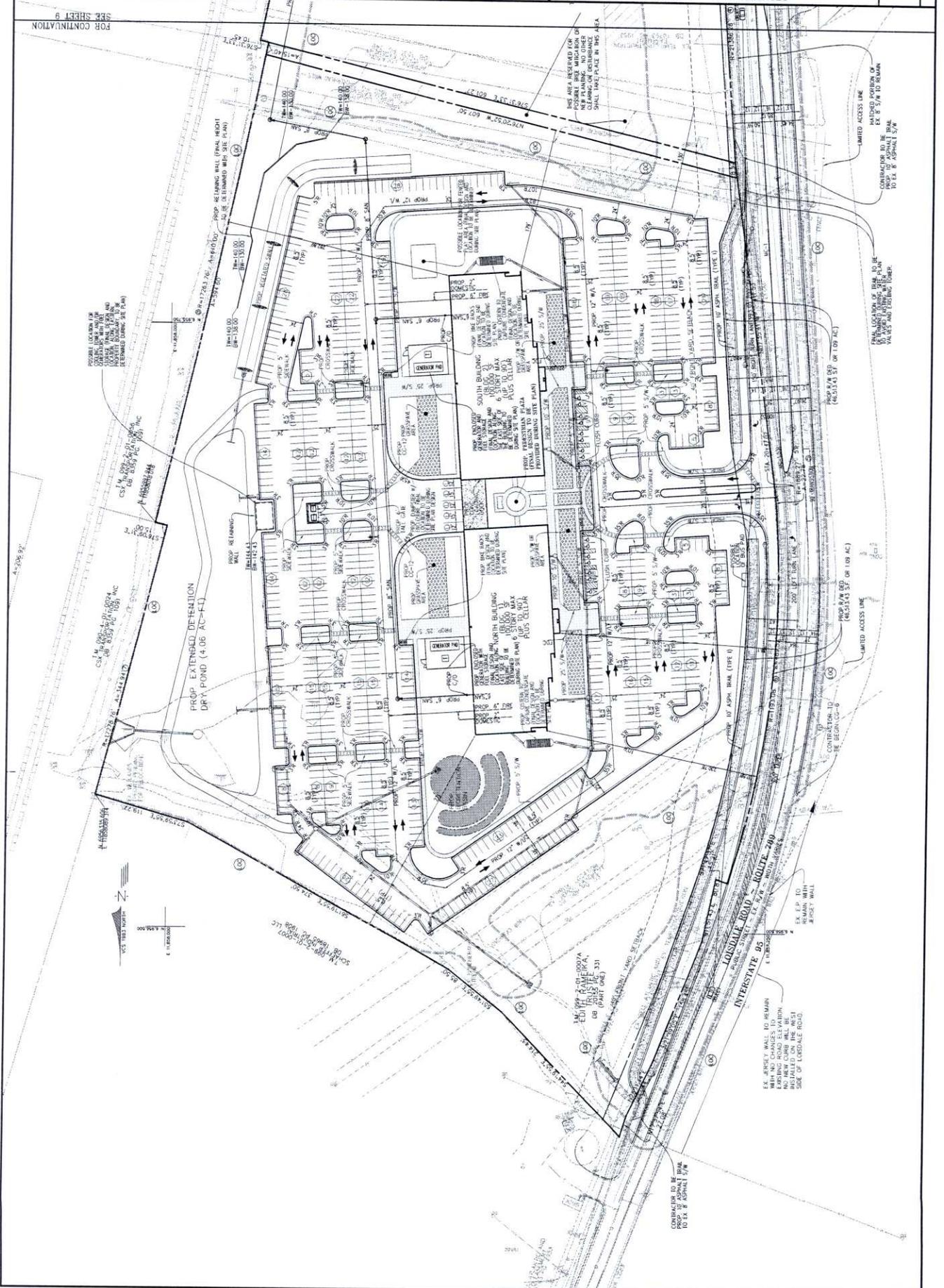
FOR CONTINUATION
SEE SHEET 7

GEOMETRY PLAN - OPTION #1
BELVOIR CORPORATE CAMPUS
REZONING PLAN
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
CL N/A
DATE: MARCH 2011



NO.	DATE	REVISIONS
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	REVISIONS TO PERMIT
3	11/11/11	REVISIONS TO PERMIT
4	11/11/11	REVISIONS TO PERMIT
5	11/11/11	REVISIONS TO PERMIT
6	11/11/11	REVISIONS TO PERMIT
7	11/11/11	REVISIONS TO PERMIT
8	11/11/11	REVISIONS TO PERMIT
9	11/11/11	REVISIONS TO PERMIT
10	11/11/11	REVISIONS TO PERMIT

NO.	DATE	REVISIONS
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	REVISIONS TO PERMIT
3	11/11/11	REVISIONS TO PERMIT
4	11/11/11	REVISIONS TO PERMIT
5	11/11/11	REVISIONS TO PERMIT
6	11/11/11	REVISIONS TO PERMIT
7	11/11/11	REVISIONS TO PERMIT
8	11/11/11	REVISIONS TO PERMIT
9	11/11/11	REVISIONS TO PERMIT
10	11/11/11	REVISIONS TO PERMIT



FOR CONTINUATION
SEE SHEET 9

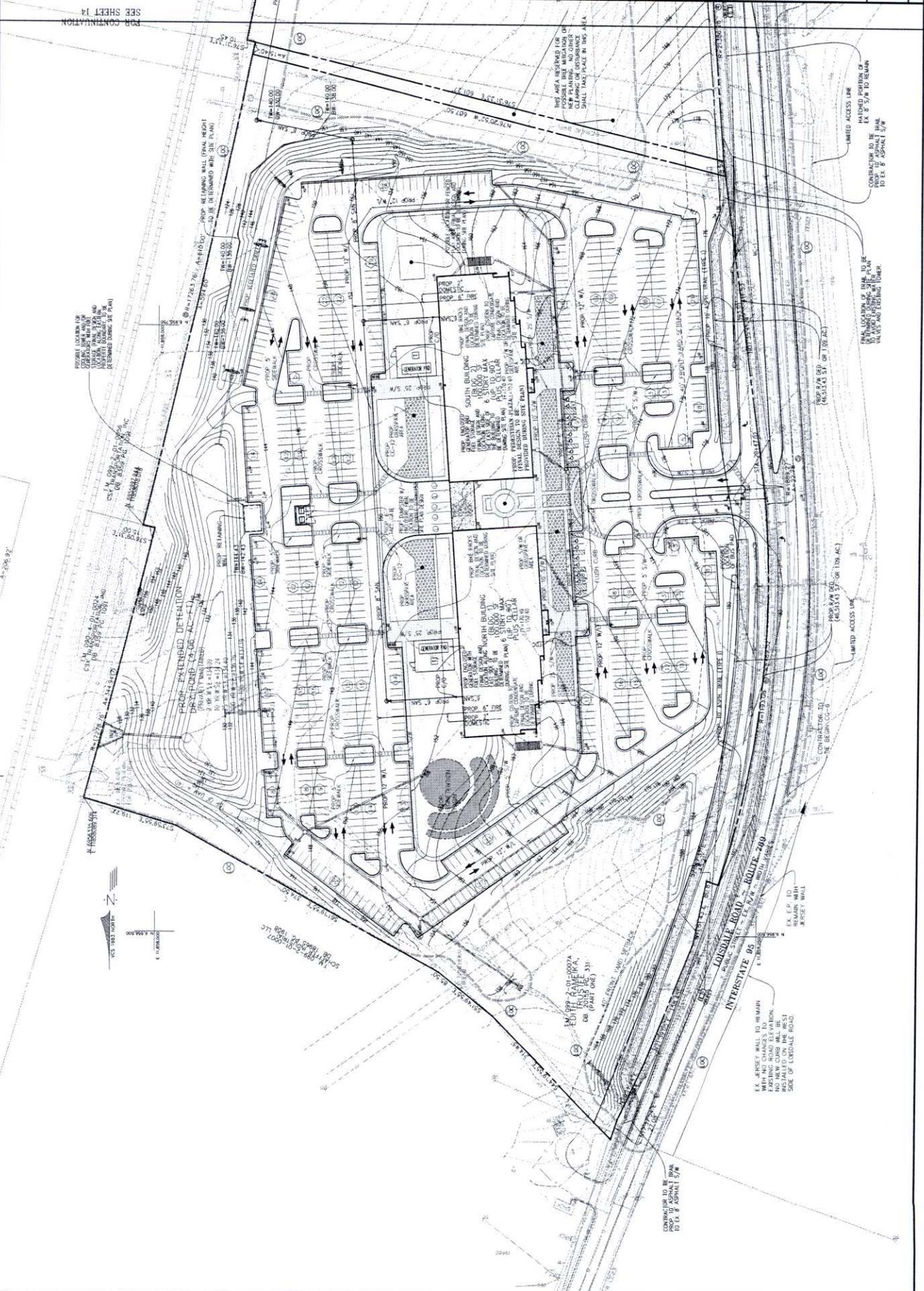
SCALE: 1" = 50'
 DATE: MARCH 2011
 CL: 2
 FAIRFAX COUNTY, VIRGINIA
 LEF DISTRICT
 REZONING PLAN
 BELVOIR CORPORATE CAMPUS
 GRADING PLAN - OPTION #1



urban
 Urban Engineers, Architects, Land Services
 1000 North 17th Street, Suite 200
 Arlington, VA 22209
 (703) 525-1000
 www.urbanva.com

No.	DATE	DESCRIPTION
1	03-17-11	ISSUED FOR PERMITS
2	03-17-11	ISSUED FOR PERMITS
3	03-17-11	ISSUED FOR PERMITS
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9	03-17-11	ISSUED FOR PERMITS
10	03-17-11	ISSUED FOR PERMITS

No.	DATE	DESCRIPTION
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3	03-17-11	ISSUED FOR PERMITS
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9	03-17-11	ISSUED FOR PERMITS
10	03-17-11	ISSUED FOR PERMITS



FOR CONTINUATION
 SEE SHEET 14

PROPOSED LOCATION FOR
 CONSTRUCTION OF
 DETENTION BASIN
 TO BE DETERMINED
 DURING THE PLAN

THIS AREA RESERVED FOR
 NEW PLANTING AND OTHER
 GRADING OR DISTURBANCE
 SHALL BE DETERMINED DURING THE PLAN

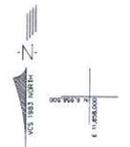
LIMITED ACCESS LINE
 CONTRACTOR TO BE
 RESPONSIBLE FOR
 TO EX 8' ASPHALT 5/8"

FINAL LOCATION OF REAL TO BE
 DETERMINED DURING THE PLAN
 VALLEY AND TUBING TOWER

LIMITED ACCESS LINE
 CONTRACTOR TO BE
 RESPONSIBLE FOR
 TO EX 8' ASPHALT 5/8"

EX. ASPHALT WALL TO REMAIN
 EXISTING ROAD ELEVATION
 SHALL BE DETERMINED DURING THE PLAN
 TO EX 8' ASPHALT 5/8"

CONTRACTOR TO BE
 RESPONSIBLE FOR
 TO EX 8' ASPHALT 5/8"

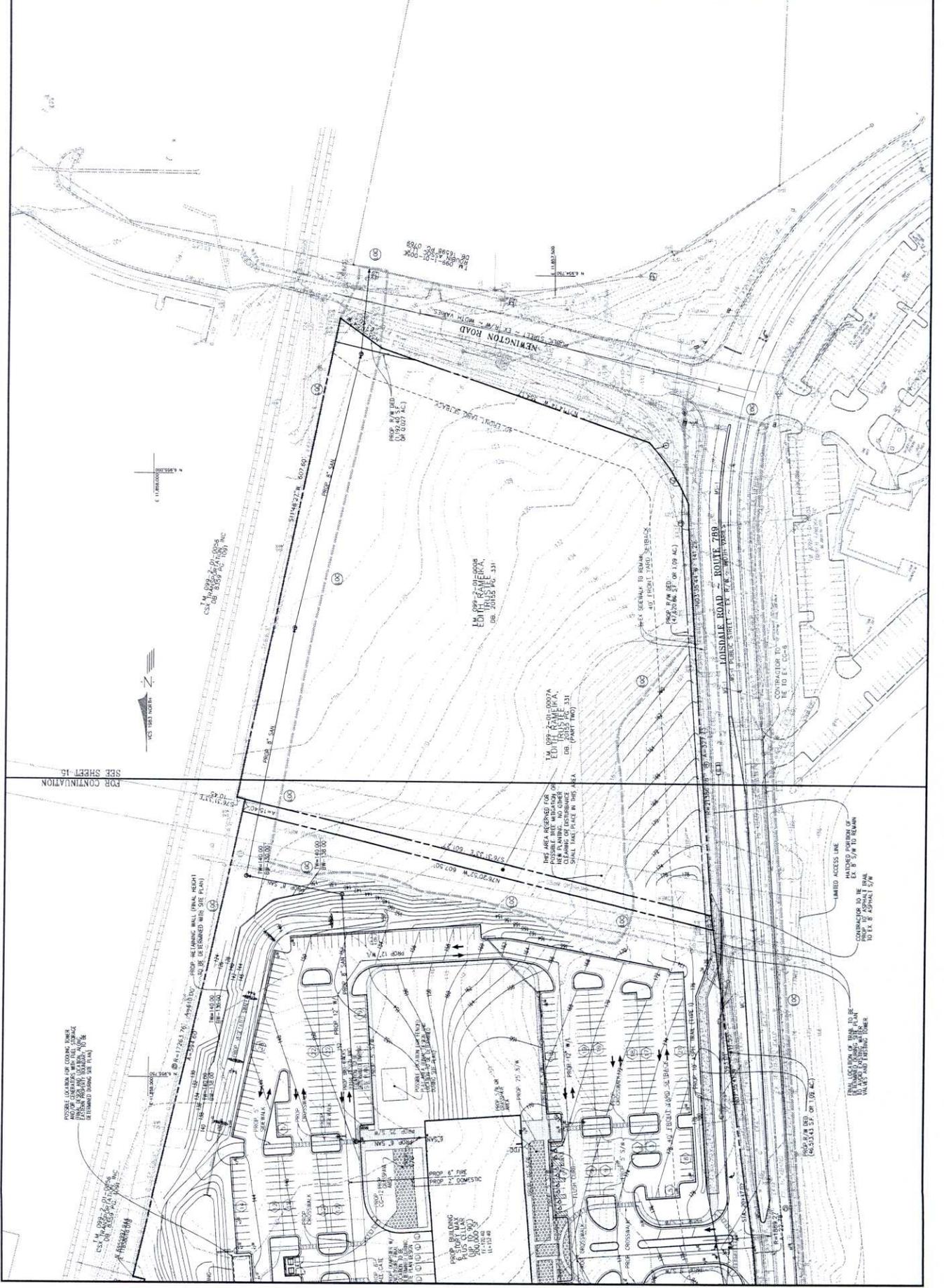


SCALE: 1" = 50'
 DATE: MARCH 2011



urban
Civil, Mechanical, Electrical, Plumbing, Fire Protection, Landscape Architecture, Surveying, and Construction Services
1000 North 17th Street, Suite 200
Arlington, Virginia 22209
703.241.1200
www.urbanva.com

NO.	DATE	DESCRIPTION
01	03-16-11	ISSUED FOR PERMIT
02	03-16-11	ISSUED FOR PERMIT
03	03-16-11	ISSUED FOR PERMIT
04	03-16-11	ISSUED FOR PERMIT
05	03-16-11	ISSUED FOR PERMIT
06	03-16-11	ISSUED FOR PERMIT
07	03-16-11	ISSUED FOR PERMIT
08	03-16-11	ISSUED FOR PERMIT
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11	03-16-11	ISSUED FOR PERMIT
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33	03-16-11	ISSUED FOR PERMIT
34	03-16-11	ISSUED FOR PERMIT
35	03-16-11	ISSUED FOR PERMIT
36	03-16-11	ISSUED FOR PERMIT
37	03-16-11	ISSUED FOR PERMIT
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41	03-16-11	ISSUED FOR PERMIT
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45	03-16-11	ISSUED FOR PERMIT
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47	03-16-11	ISSUED FOR PERMIT
48	03-16-11	ISSUED FOR PERMIT
49	03-16-11	ISSUED FOR PERMIT
50	03-16-11	ISSUED FOR PERMIT



NO.	DATE	DESCRIPTION

Planning Engineers Landscape Architects Land Surveyors

 1000 N. ...

 703. ...

 www.urban.com



OUTFALL ANALYSIS
 BELVOIR CORPORATE CAMPUS
 REZONING PLAN
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CL: N/A
 DATE: MARCH 2011

SCALE: 1" = 500'
 SHEET OF 26
 SP-12602

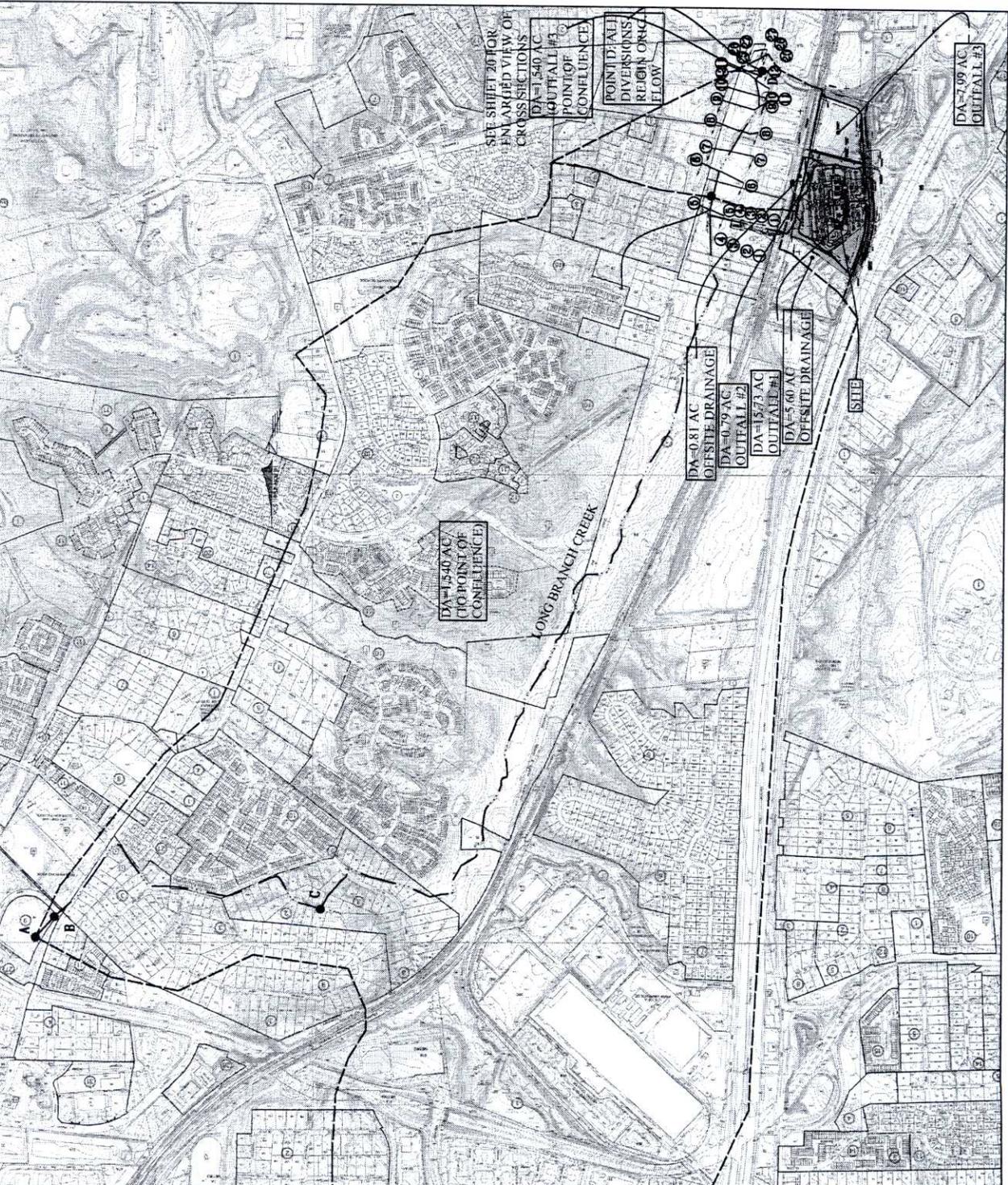
OUTFALL NARRATIVE
 THE SUBJECT SITE IS LOCATED WITHIN THE ACCOCHING CREEK WATERSHED...

THE PROPOSED IMPROVEMENTS OF THE BELVOIR CORPORATE CAMPUS...

 THE PROPOSED IMPROVEMENTS OF THE BELVOIR CORPORATE CAMPUS...

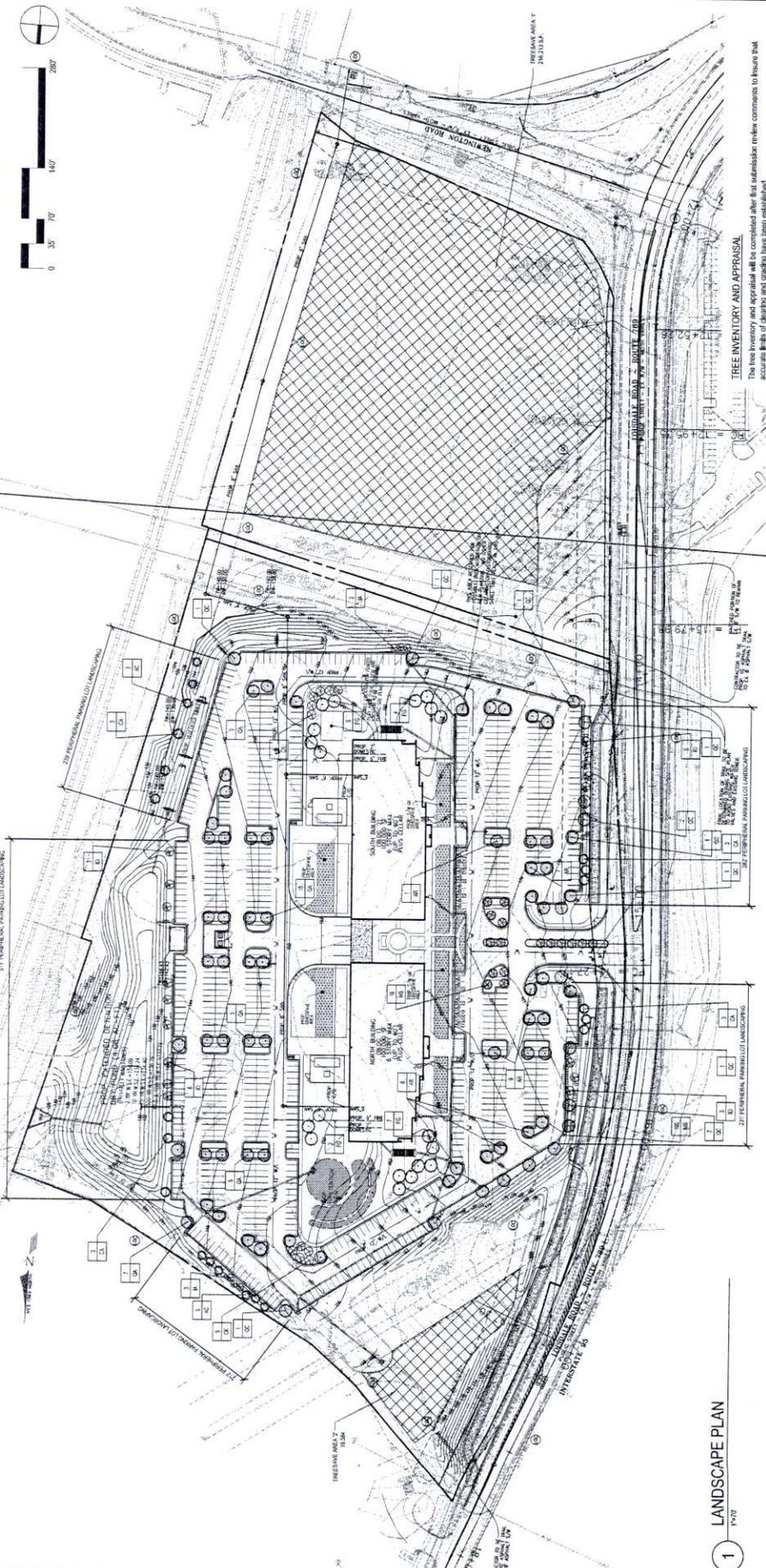
 THE PROPOSED IMPROVEMENTS OF THE BELVOIR CORPORATE CAMPUS...

CLAYTON C. TODD, P.E., ASSOCIATE
 DATE: 03/01/2011



OVERALL DRAINAGE MAP
 1" = 500'

NO.	DATE	REVISIONS
01	10-14-11	PLANNING
02	10-14-11	PLANNING
03	10-14-11	PLANNING
04	10-14-11	PLANNING
05	10-14-11	PLANNING
06	10-14-11	PLANNING
07	10-14-11	PLANNING
08	10-14-11	PLANNING
09	10-14-11	PLANNING



TREE INVENTORY AND APPRAISAL
The tree inventory and appraisal will be completed after final submittal review comments to insure that accurate data of density and grading have been established.

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
1	Red Oak	12	25	Good	...
2	White Oak	10	20	Fair	...
3	Live Oak	15	30	Excellent	...
4	Magnolia	8	18	Good	...
5	Red Maple	11	22	Fair	...
6	Black Walnut	9	20	Good	...
7	White Birch	7	15	Good	...
8	Red Maple	10	20	Fair	...
9	Black Walnut	12	25	Good	...
10	Red Oak	14	30	Excellent	...
11	White Oak	11	22	Fair	...
12	Live Oak	13	28	Good	...
13	Magnolia	9	19	Good	...
14	Red Maple	10	20	Fair	...
15	Black Walnut	11	22	Good	...
16	White Birch	8	17	Good	...
17	Red Maple	12	25	Fair	...
18	Black Walnut	14	30	Excellent	...
19	Red Oak	16	35	Excellent	...
20	White Oak	13	28	Good	...

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
21	Red Oak	10	20	Fair	...
22	White Oak	12	25	Good	...
23	Live Oak	14	30	Excellent	...
24	Magnolia	9	19	Good	...
25	Red Maple	11	22	Fair	...
26	Black Walnut	13	28	Good	...
27	White Birch	8	17	Good	...
28	Red Maple	10	20	Fair	...
29	Black Walnut	12	25	Good	...
30	Red Oak	15	30	Excellent	...

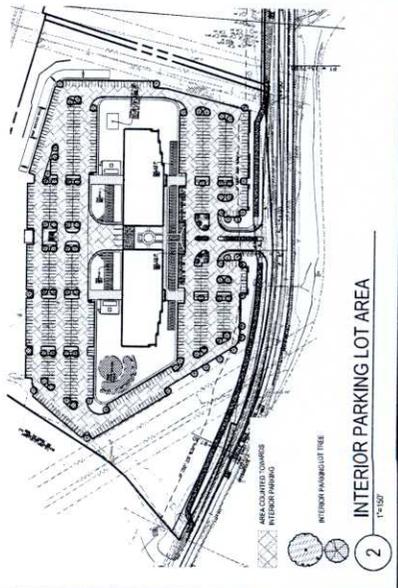
Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
31	Red Oak	11	22	Fair	...
32	White Oak	13	28	Good	...
33	Live Oak	15	35	Excellent	...
34	Magnolia	10	22	Good	...
35	Red Maple	12	25	Fair	...
36	Black Walnut	14	30	Good	...
37	White Birch	9	18	Good	...
38	Red Maple	11	22	Fair	...
39	Black Walnut	13	28	Good	...
40	Red Oak	16	35	Excellent	...

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
41	Red Oak	12	25	Good	...
42	White Oak	14	30	Excellent	...
43	Live Oak	16	35	Excellent	...
44	Magnolia	11	22	Good	...
45	Red Maple	13	28	Fair	...
46	Black Walnut	15	35	Good	...
47	White Birch	10	22	Good	...
48	Red Maple	12	25	Fair	...
49	Black Walnut	14	30	Good	...
50	Red Oak	17	40	Excellent	...

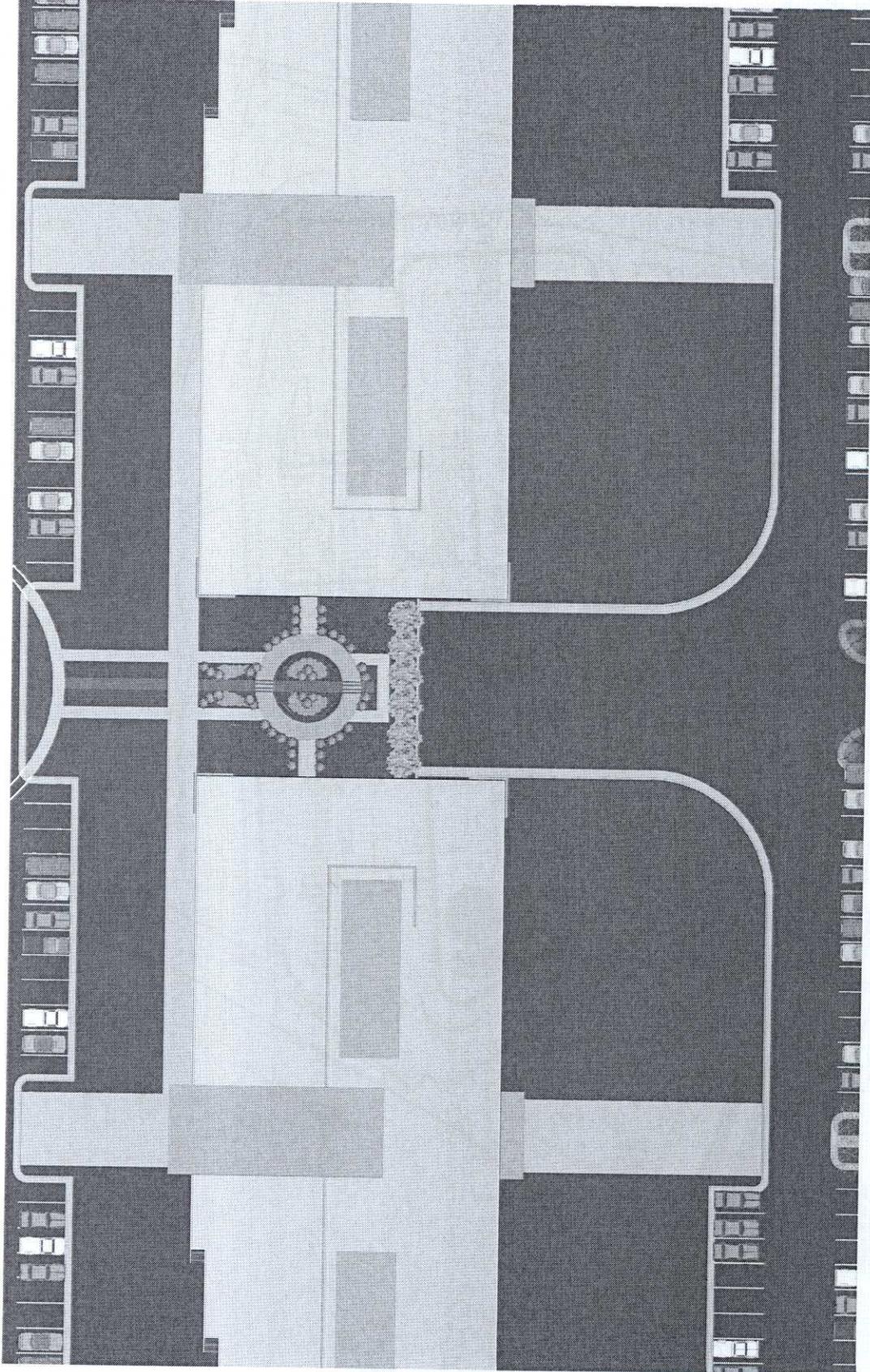
Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
51	Red Oak	13	28	Good	...
52	White Oak	15	35	Excellent	...
53	Live Oak	17	40	Excellent	...
54	Magnolia	12	25	Good	...
55	Red Maple	14	30	Fair	...
56	Black Walnut	16	35	Good	...
57	White Birch	11	22	Good	...
58	Red Maple	13	28	Fair	...
59	Black Walnut	15	35	Good	...
60	Red Oak	18	45	Excellent	...

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
61	Red Oak	14	30	Good	...
62	White Oak	16	35	Excellent	...
63	Live Oak	18	45	Excellent	...
64	Magnolia	13	28	Good	...
65	Red Maple	15	35	Fair	...
66	Black Walnut	17	40	Good	...
67	White Birch	12	25	Good	...
68	Red Maple	14	30	Fair	...
69	Black Walnut	16	35	Good	...
70	Red Oak	19	45	Excellent	...

1 LANDSCAPE PLAN
1"=20'

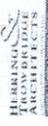


2 INTERIOR PARKING LOT AREA
1"=100'



CONCEPT MASTER PLAN

BELVOIR CORPORATE CAMPUS
 FAIRFAX COUNTY
 VIRGINIA



THIS SHEET IS FOR ILLUSTRATIVE PURPOSE ONLY
 SHEET 24 OF 26
 SP-12602

ILLUSTRATIVE PLAZA PLAN
 BELVOIR CORPORATE CAMPUS
 REZONING PLAN
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CL N/A
 DATE MARCH 2011



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 Urban, Inc.
 1000 North 1st Street
 Suite 200
 Arlington, VA 22201
 Phone: 703.241.1111
 Fax: 703.241.1111
 www.urbaninc.com

PLAN DATE	NO.	DATE	REVISION
03-14-11			
04-27-11			
07-14-11			
08-21-11			
09-27-11			

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Loisdale 24, LLC has filed a rezoning application RZ 2011-LE-008 on Tax Map Parcels 99-2 ((1)) 0007A, 0008 to rezone 24.68 acres of land from the R-1 zoning district to the C-3 zoning district. Two 100,000 square foot office buildings or a second option for a single 200,000 square foot office building is proposed. Both options propose 50,000 square feet of cellar space containing office uses and ancillary uses such as a lobby, eating establishment, and child care center for employees within the building. The proposed total intensity is 0.18 FAR. Parking areas containing 741 surface parking spaces with access from Loisdale Road are shown on the general development plan.

LOCATION AND CHARACTER

Site Description:

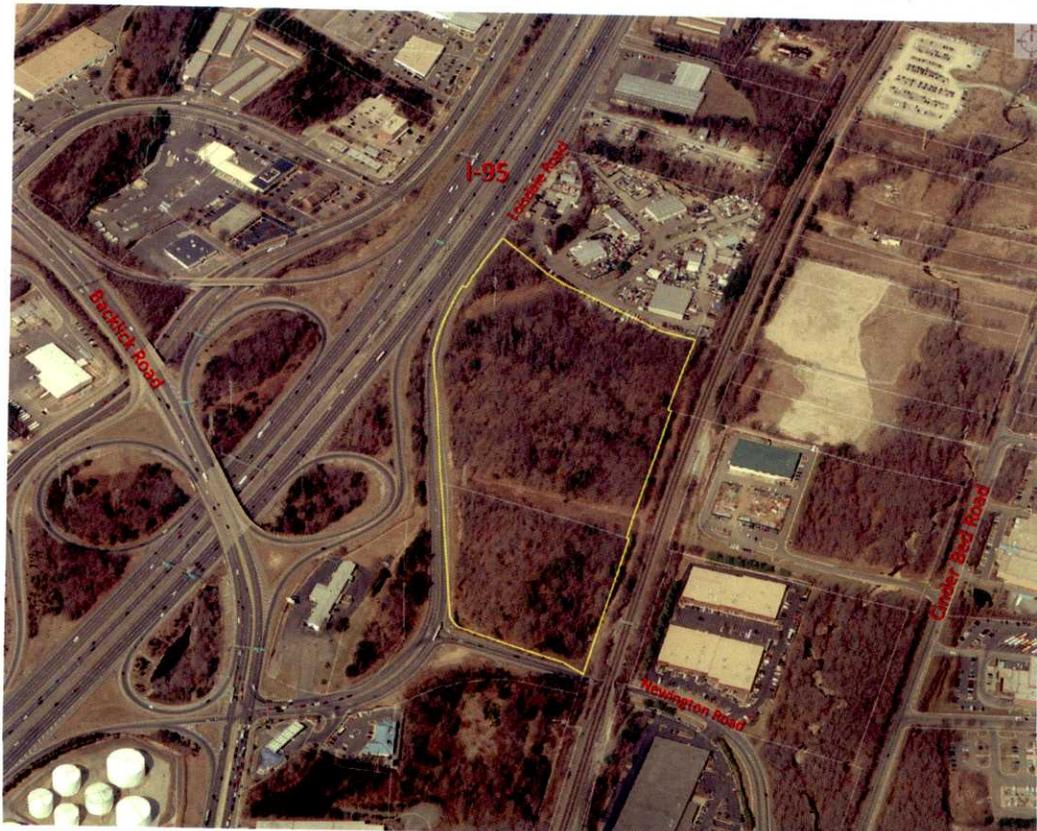


Figure 1: Aerial Image of Subject Property (view looking north)

The 24.68-acre subject property is located at 7911 Loisdale Road in Springfield. The site is currently undeveloped and forested. Interstate 95 right-of-way is located across Loisdale Road to the west. To the east are CSX railroad tracks and light industrial uses. Newington Road is located directly south along the southern property boundary. To the south of Newington Road is undeveloped property that has an approved Site Plan (024641-SP-001-3) to accommodate light industrial uses in the future. To the southwest of the site is a property recently rezoned to the PDC zoning district to accommodate a hotel use. North of the subject property is the Schaeffer Industrial Park developed with warehouse and storage uses. There is a significant downward slope from the west to the east side of the site, where the elevation is approximately 180 feet at Loisdale Road and 135 feet at the CSX railroad tracks. Two Vepco easements traverse the site, one in the northwest corner of the site and one in the middle of the site at the parcel boundaries.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Description
North	Industrial	I-6	Schaeffer Industrial Park (warehouse, storage uses)
South	Industrial	I-4	024641-SP-001-3 approved 8/29/08
East	Industrial	I-5, I-6	Light industrial uses
West	Interstate Highway Commercial	PDC	I-95, Engineering Proving Grounds; Hotel

COMPREHENSIVE PLAN PROVISIONS

- Plan Area:** Area IV
- Planning District:** Springfield
- Planning Sector:** I-95 Corridor Industrial Area
- Plan Map:** Industrial

Fairfax County Comprehensive Plan, Area IV, 2007 edition, Springfield Planning District, I-95 Corridor Industrial Area, as amended through April 6, 2010, Land Unit K, Land Use Recommendations, states on pages 26-28:

"Land Use

The majority of this land unit, located west of the CSX Railroad tracks, east of Loisdale Road, north and east of Backlick Road, and south of Loisdale Park, is planned for industrial uses up to .35 FAR at the baseline.

The presence and limits of a landfill south of Loisdale Park between Loisdale Road and the CSX Railroad tracks should be established and development constraints identified before any development occurs in this area. Specifically, documentation should be provided to verify that the former landfill site is suitable and safe for building prior to approval of any rezoning application on parcel 90-4 ((1)) 6A. If any area is found not to be suitable and safe, or if environmental issues cannot be resolved, these portions of the land unit should remain undeveloped....

Within the land unit, if development suitability is demonstrated, as an alternative to industrial use at .35 FAR, up to 200,000 square feet of office use on parcels currently zoned R-1 (90-4 ((1)) 6A, 99-2 ((1)) 7A and 8) may be appropriate, excluding parcel 90-4 ((1)) 7 which is recommended for future active recreation facilities. Development of office use should meet the following conditions:

- Achievement of cohesive design in a campus-style setting;*
- Intensity of development does not exceed .20 FAR;*
- Any freestanding office building(s) is encouraged to meet at least U.S.Green Building Council's Leadership in Energy and Environmental Design (LEED) silver standards or other comparable programs with third party certification;*
- Buffering and screening of uses from industrially planned areas; and*
- Construction of publicly available athletic field(s) on parcels 90-4 ((1)) 4,5, and/or 7 or at another location within the same service area that meets Fairfax County Park Authority (FCPA) standards, with the option for management without ownership by the FCPA, see Section S7 – Springfield East Community Sector, Parks and Recreation Recommendations, Figure 40 for further recommendations. . . .*

Transportation

Loisdale Road is recommended for widening to four travel lanes from Springfield Center Drive south to Newington Road. A segment of Loisdale Road that is planned for this widening fronts houses in the Loisdale Estates

residential community. The future improvement of Loisdale Road should minimize impacts to the Loisdale Estates community by maintaining the existing three lane section along the Loisdale Estates frontage (two travel lanes plus middle turn lane) until such time as congestion requires road widening along Loisdale Estates.

Before considering plans for widening the segment of Loisdale Road that fronts Loisdale Estates, the following should be considered:

- *Using traffic signalization to control the flow of traffic through the area; and*
- *Implementing other traffic controls that will help manage traffic, reduce speed of vehicles, and improve safety.*

If traffic congestion increases to a level that requires widening the entire segment of Loisdale Road from Springfield Center Drive to Newington Road, impacts of the widening to the Loisdale Estates community should be minimized. The following should be considered along the Loisdale Estates frontage:

- *Reducing the width of travel lanes and omitting a median and turn lane;*
- *Acquiring right-of-way from the I-95 side of the roadway by removing the trail and combining it with a sidewalk section on the east side;*
- *Eliminating on-street parking; and*
- *Acquiring minimal right-of-way from properties that front Loisdale Estates.*

If these steps are not possible, consider taking full lots for right-of-way and utilizing residual portions of property acquired for right-of-way to create a planted buffer to screen the remaining neighborhood from the impacts of the roadway. The future improvement of Loisdale Road should seek to minimize cut through traffic impacts on the nearby residential communities.”

ANALYSIS

General Development Plan (Copy at front of staff report)

Title of GDP Plan: “Generalized Development Plan Belvoir Corporate Campus”

Prepared By: Urban, Ltd.

Original and Revision Dates: March 14, 2011 as revised through September 23, 2011.

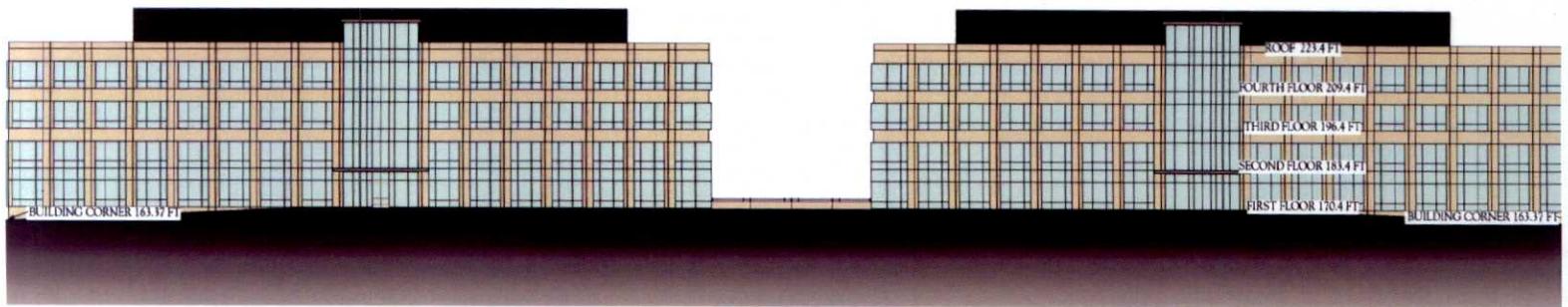
Both designs propose a maximum building height of 90 feet. The building(s) will be visible from Loisdale Road with the cellar space visible from the rear of the building only. Building entrances are shown on the front and rear building facades. Building materials will be selected from brick, concrete, masonry/stone, aluminum, glass, steel and pre-cast concrete panels and precast panels with the appearance of brick. Proposed building amenities include an indoor fitness facility, eating establishment, and potential child care center, all of which are to be used by building tenants only.



Figure 4: Front Building Illustrative (to show building design)

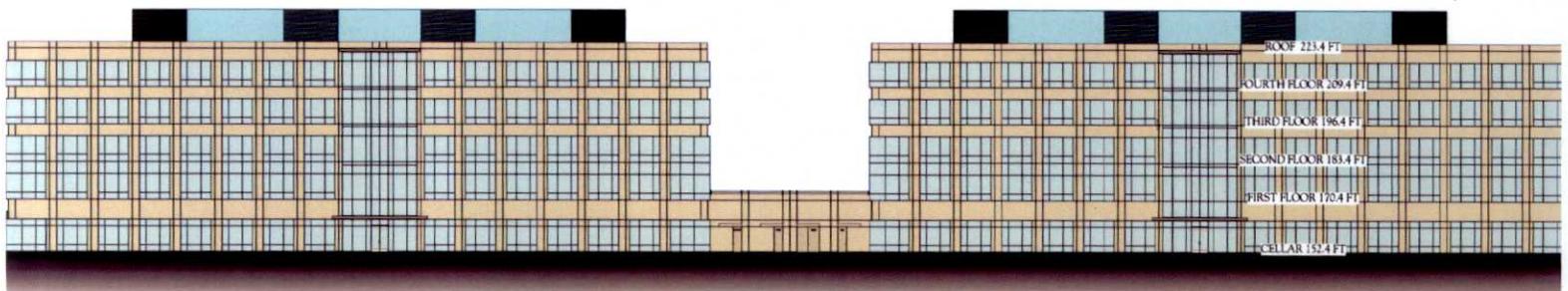


Figure 5: Rear Building Illustrative (to show building design)



WEST ELEVATION

Figure 6: West Building Elevation



EAST ELEVATION

Figure 7: East Building Elevation

Parking and Access

Parking for both options totals 741 spaces. If developed as a secure facility, this number would drop to 713 parking spaces. All parking will be located on-site in surface parking lots in front, behind, and along the sides of the building. Five loading spaces located at the rear of the building are also proposed to meet the applicable Zoning Ordinance requirement for the site.

Vehicular ingress and egress to the parking areas and loading bays is provided from Loisdale Road via a divided driveway centrally located along the northern parcel Loisdale Road frontage. By traversing the front parking lot one can reach the side parking areas on either sides of the building(s) and drive to the rear parking areas.

Pedestrian Circulation

A 10-foot wide sidewalk is adjacent to the front of the building(s) and 25-foot wide sidewalks connect the front doors of the building(s) to the front parking areas. Five-foot wide sidewalks are also provided from the front parking areas connecting to the 10 foot-wide asphalt trail along the Loisdale Road site frontage, which transitions to the existing 8 foot-wide asphalt sidewalk which currently exists. From the rear of the building(s), 25 foot-wide sidewalks connect the rear doors to 5 foot-wide sidewalks that lead pedestrians through parking lot

islands to spaces within the rear parking lot. A five-foot wide sidewalk is provided around the perimeter of the building(s).

Open Space & Landscaping

The open space for option #1 would be approximately 37% of the total site area, while the open space for option #2 would be approximately 35% of the total site area. The open space requirement in the C-3 District is a minimum of 15%. Both open space concepts include planted areas along all sides of the building. The open space concept for option #1 contains an additional plaza area between the buildings, which accounts for the larger percentage of open space in option #1. Parking lot islands will be landscaped with deciduous trees, and evergreen trees will be planted along the eastern property line, visible from the rear parking lot. Ornamental plantings will be located within the island that divides the main driveway to the site as well as along the building façade and Loisdale Road frontage.

Land Use and Environmental Analysis (Appendix 4)

The subject property includes two previously undeveloped parcels within the I-95 Industrial area of the Springfield Planning District. The Fairfax County Comprehensive Plan stipulates that up to 200,000 square feet of office use is an option on the subject property, but certain conditions must be satisfied. Applicable conditions include achievement of a cohesive design in a campus-style setting; buffering and screening of uses from industrially planned areas; a maximum of 0.20 FAR; and any freestanding office building(s) is encouraged to meet at least U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) silver standards or other comparable programs with third party certification.

A campus style setting is achieved in the proposed plan because the building(s) are set back from Loisdale Road and wooded areas surround the building in the northwest and southern portion of the property. Services for building tenants will be provided so that tenants can spend their working day on the site without necessarily leaving the site. For buffering and screening of uses from industrially planned areas, industrially zoned property is located to the north, south, and east and the building will be set back a minimum of 200 feet from property boundaries. Peripheral parking lot landscaping is provided along the parking lots to further buffer the proposed structure. The peripheral parking lot landscaping will consist of evergreen and deciduous trees. A 0.18 FAR is proposed so as not to exceed the 0.20 maximum. The applicant has proffered to construct a building that will be certified as a LEED Silver building, as further discussed below.

The applicant identified a wetland in the northeastern portion of the subject site in the most recent plan submission. At the time of site plan, the applicant will be required to provide documentation to DPWES that they have satisfied Army Corps of Engineers (ACOE) requirements for any wetlands on-site. The Army Corps of Engineers will confirm that the wetlands are either exempt from mitigation, or that the applicant has or will satisfy mitigation requirements.

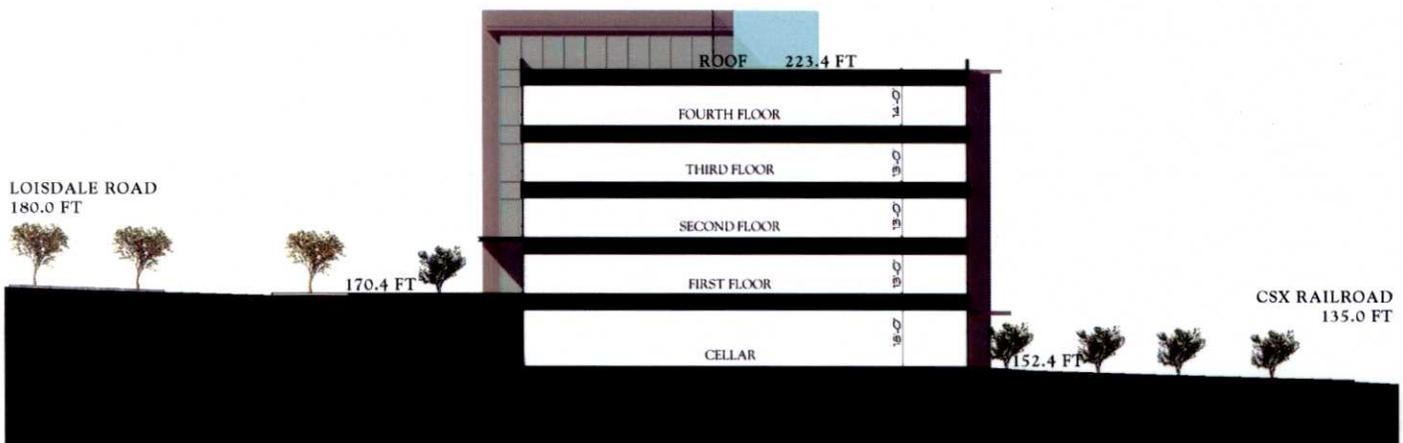


Figure 8: Building Cross Section

Issue: Cellar Space

The proposed development includes an area of 50,000 square feet designated as cellar space for both options. While Planning Division staff typically has no issues with several thousand square feet of cellar area utilized for storage, mechanical, corridors, reception, a fitness center or child care center, the use of this area as office would result in a conflict with the Comprehensive Plan as the Plan specifically limits the amount of office use on the site to a maximum of 200,000 square feet.

Resolution:

The applicant has submitted revised proffers that clarify office space is no longer proposed in the cellar. Office support uses such as training rooms, conference rooms, and database facilities are proposed as well as an eating establishment, child care center, and fitness facility. All proposed uses within the cellar are accounted for in the parking tabulations.

Issue: Green Building

The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. The Plan guidance for the subject property under the office option includes a recommendation that LEED silver under the United States Green Building Council (USGBC) be encouraged.

Resolution:

The applicant has proffered to meet the LEED-NC or LEED-CS Silver commitment based on the USGBC guidance with a further commitment to a LEED-AP and checklist. An escrow is offered by the applicant at a rate of \$2.00 per square foot. This issue has been resolved.

Geotechnical Study

The subject property is located on land that is covered almost entirely with problem class soils which necessitates the approval of a geotechnical study for the proposed development. A portion of the property includes Marine Clay soils. While the approval of the proposed rezoning application is not contingent upon the completion of a geotechnical study, the applicant should be made aware that the findings of the study could result in site stabilization measures that might alter the location of certain features currently noted on the proposed development plans. Any significant alteration of the approved development plan resulting from the findings of an approved geotechnical study could trigger the need for an amendment in order to address those design changes. The applicant has indicated that they are aware of the issues and will work with DPWES to resolve these concerns in a thorough and safe manner at the time of site plan review.

Transportation Analysis (Appendix 5)

The applicable Fairfax County Comprehensive Plan transportation recommendation for the application site is to widen Loisdale Road to four travel lanes from Springfield Center Drive south to Newington Road. The applicant is proposing to dedicate right-of-way for a four lane section along the property frontage, however, the applicant proposes to construct a four lane roadway that transitions to a three-lane roadway towards the northern end of the Loisdale Road property frontage. As shown on the GDP, the proposed main access drive to the parking areas and building is proposed from a point approximately 760 feet south of the northernmost boundary of the site. For safe ingress and egress to the main access drive from

Loisdale Road, the applicant has proffered to provide a northbound deceleration lane to accommodate right turns into the site as well as a southbound deceleration lane to accommodate left turns into the site. These improvements are depicted on sheet 5 of the GDP. For the intersection of the site access and Loisdale Road, the applicant has proffered to conduct and submit a traffic signal warrant study upon the request of VDOT and/or Fairfax County. If the results of the study require a traffic signal, the applicant has proffered to design and install this signal. Finally, the applicant is dedicating a small portion of right-of-way in the southeast portion of the southern parcel's Newington Road frontage so that right-of-way is adequate for any future improvements to Newington Road.

Issue: Area-wide traffic improvements

The traffic impact study submitted by the applicant identified necessary improvements for the intersection of Loisdale Road and Route 7100 to achieve an acceptable level of service at this intersection. These improvements include the following:

- 1) Construction of a second westbound left turn lane on Loisdale Road at Route 7100.
- 2) Construction of a second southbound left turn lane on Route 7100 to Loisdale Road.
- 3) Construction of an exclusive northbound right turn lane from Route 7100 to Loisdale Road.
- 4) Restriping of the eastbound through lane from I-95 northbound off-ramp to Loisdale Road to include two lanes.

FCDOT recommends the applicant construct the second westbound left turn lane on Loisdale Road at Route 7100 because the queue could be 600 feet in length and extend past Newington Road.

Resolution:

The applicant has not agreed to construct the second westbound left turn lane on Loisdale Road at Route 7100 and has instead proffered a pro-rata contribution towards the four necessary improvements listed above. FCDOT acknowledges the applicant's refusal to construct the said improvement and thus calculates the applicant's pro-rata share to total approximately \$592,600, which accounts for possible utility relocations. FCDOT calculated that approximately \$414,000 is necessary to accommodate the improvement if utility relocations are not necessary. The applicant calculated and has proffered to provide a pro-rata contribution of \$342,233. Staff recommends the applicant increase its contribution as recommended by FCDOT. This issue remains unresolved.

Issue: Loisdale Road

FCDOT has recommended the applicant escrow funds for the eventual construction of the fourth lane where the applicant proposes to transition to a three-lane roadway near the northern end of site's Loisdale Road property frontage. If this additional lane is necessary to accommodate additional traffic along Loisdale in the future, FCDOT seeks to ensure funding is available and a public expenditure is not required.

Resolution:

As of the date of this report, the applicant has not committed to providing an escrow for this improvement. The applicant, in their Statement of Justification, states that Comprehensive Plan provisions to allow Loisdale Road to remain a three lane section adjacent to the homes in Loisdale Estates necessitates the proposed transition to a three lane section. The applicant believes their proposal will facilitate the transition to a three lane cross section for Loisdale Road as envisioned by the Comprehensive Plan to maintain those homes north of the subject property. The applicant also points out that the proposed transition respects the existing utility poles along Loisdale, thereby avoiding a costly relocation. This issue remains unresolved.

Urban Forest Management (Appendix 6)

Tree cover on the site primarily consists of upland hardwood species made of various oak species including hickory, tulip poplar, and remnants of Virginia pine. Understory species include American holly, American beech, red maple, blackgum, and sweetgum. Virginia pines are declining and falling on the property as a result of natural succession, which has opened up areas in the southeastern part of the site to invasive vegetation.

Issue: Clearing in southern parcel

Since the initial plan submittal, tree clearing has been proposed in Parcel 8 where no structures are to be located as part of the development. The applicant has shown possible excavation of earth for fill to limit the amount of fill dirt that would need to be trucked to the site for grading purposes. UFM staff expressed concerns as to whether widespread clearing violated sections 12-0402 and 12-0504 of the Public Facilities Manual.

Resolution:

The applicant has revised the GDP to limit clearing for fill to areas of poor quality forest including areas suppressed by native vegetation. Replacement planting that exceeds the requirement is shown as proposed compensation for clearing an area along Loisdale Road to provide a view of the building. UFM staff recommends that the applicant commit to proffer language that allows for

additional replanting in this cleared area where possible without conflict with VDOT clear zone requirements. The applicant has not yet added the suggested proffer language.

Public Facilities Analyses (Appendices 7 through 11)

Fairfax County Park Authority (Appendix 7)

Fairfax County Park Authority (FCPA) staff reviewed the application and determined the plan will have no adverse impacts on the land or resources of the Park Authority. FCPA does emphasize, however, that few opportunities for new parks and recreation facilities exist in this area because little public land is available and, therefore, recent commercial rezoning approvals in this area have included proffers with significant cash or facility contributions to address park and recreation needs. FCPA requests a contribution of \$54,000 (\$0.27 per square foot), which is the typical cash contribution when such a contribution is proffered. The applicant has proffered to contribute \$25,000 to the Board of Supervisors for transfer to the Fairfax County Park Authority to be used for construction or enhancements at a Park Authority facility in the Lee District.

Fire and Rescue (Appendix 8)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #422, Springfield. The Fire and Rescue Department has determined the requested improvements currently meet fire protection guidelines.

Sanitary Sewer Analysis (Appendix 9)

The application site is located in the Long Branch watershed. The Norman M. Cole Pollution Control Plant has adequate capacity to serve the site for sewer service.

Fairfax County Water Authority (Appendix 10)

The subject property is located within the Fairfax County Water Authority Service Area. Adequate domestic water service is available to serve the site from an existing 24-inch main in Loisdale Road. Based on the information provided by the applicant to Fairfax Water, it is unclear whether relocation of both the existing 24-inch transmission main routed through the site and the control valve vault near Loisdale Road are required. At the time of formal site plan submittal, the applicant must test holes of the existing 24-inch main near the proposed fill area as well as cross sections of the proposed road improvements on Loisdale Road will be required. Relocation of distribution/transmission water facilities necessary to accommodate this development will be at the owner's expense, and must be approved in advance by Fairfax Water. In accordance with the Fairfax Water policy, all developer relocations of Fairfax Water transmission mains greater than 16-inches in diameter require the approval of the Fairfax Water Board.

Stormwater Analysis (Appendix 11)

There is no Resource Protection Area on this site and there are no regulated floodplains. The outfall narrative provided by the applicant describes the findings of their preliminary analysis, which indicate that an off-site channel may need to be upgraded if the applicant for site plan #3038-SP-002-1 on parcels 99-2 ((3)) 1, 2, 3A, 3B to the east across the CSX railroad tracks does not upgrade outfall measures on their site first. This channel is located in a county floodplain and drainage easement (DB 19870 PG 1947) which the applicant will have access to in order to complete this work, if it is necessary during the site plan review period.

For water quality control, a dry pond, six tree box filters (Filterras), and a vegetated swale are depicted on the plan. A dry pond is proposed for water quantity controls. The site lies within the Accotink Creek Watershed Management Plan area. The Fairfax County Stormwater Planning Division recommends the applicant employ water retention and volume reduction practices to minimize the impact on the receiving stream, because the use of multiple practices in series on the site is very effective in reducing the volume of water leaving the site. As stated previously, the applicant has proposed Filterras and a vegetated swale next to the parking areas to comply with this recommendation. A final determination as to the adequacy of all proposed measures will be made by DPWES at the time of site plan review.

ZONING ORDINANCE PROVISIONS (Appendix 12)

C-3 District Bulk Regulations

	Required	Proposed
Lot size	20,000 sf min.	1,026,421 sf
Lot width	100 ft min.	1,213 ft
Height	90 ft max.	90 ft
Front Yard	Controlled by a 25° angle of bulk plane, but not less than 40 ft	279.97 ft
Side Yard	No Requirement	186.39 ft
Rear Yard	Controlled by a 20° angle of bulk plane, but not less than 25 ft	229.56 ft
Floor Area Ratio	1.00 max.	0.18
Open Space	15% min.	35%
Transitional Screening	Based on proposed use, transitional screening is not required	N/a

C-3 District Purpose and Intent

The purpose and intent of the C-3 District is to provide areas where predominantly non-retail commercial uses may be located such as offices and financial institutions; and otherwise to implement the stated purpose and intent of this Ordinance.

The proposed development is designed as an office campus with predominantly non-retail commercial uses. Ancillary commercial uses are proposed to primarily serve employees within the buildings only. The application is in harmony with the purpose and intent of the C-3 District.

C-3 District Use Limitations

The applicable C-3 District Use Limitations for this application include the following:

All business, service, storage, and display of goods shall be conducted within a completely enclosed building, except outdoor seating provided in association with an eating establishment, those permitted uses, accessory uses set forth in Part 1 of Article 10, and special permit and special exception uses which by their nature must be conducted outside a building.

All proposed uses, including office space and ancillary commercial uses such as an eating establishment, fitness facility and child care center, are proposed to be completely enclosed within the building(s). Outdoor seating strictly for the eating establishment is not proposed, rather, benches within open space areas will be provided should employees choose to eat outdoors.

Nursery schools and child care centers shall be subject to the standards set forth in Sect. 9-309.

The applicant has proffered that any child care center and associated outdoor play area shall be restricted for the exclusive use of children of employees of the office building(s). A possible location for a fenced outdoor play area is shown on sheet 4 of the GDP. The applicant is aware that any child care center must fully comply with the standards set forth in Section 9-309 of the Fairfax County Zoning Ordinance.

All refuse shall be contained in completely enclosed facilities.

Dumpsters are shown on the GDP in an enclosed area near the rear building entrance and loading areas.

Eating establishments shall be permitted by right only when such use is located in a building which has a gross floor area of at least 100,000 square feet and is designed to contain at least one or more other uses permitted by right. Eating

establishments which do not meet these limitations may be allowed by special exception in accordance with the provisions of Article 9.

The proposed eating establishment meets the requirements for an ancillary eating establishment. The proposed office space exceeds 100,000 square feet and would be the primary use in the building. The applicant has proffered to comply with the use limitations for eating establishments in the C-3 District.

Waivers and Modifications:

The applicant requests a waiver and modification of Section 17-201(4):

Dedication and construction of widening for existing roads, existing roads on new alignments, and proposed roads, all as indicated on the adopted comprehensive plan or as may be required by the Director for a specified purpose; however, proposed roads shown on the adopted comprehensive plan as freeways or expressways need not be constructed. In addition, dedication and construction of sufficient vehicular and pedestrian access shall be required to provide for safe and convenient ingress and egress.

The applicant requests a waiver of the construction of road improvements associated with the Newington Road property frontage.

In their statement of justification, the applicant contends that because no new development is proposed on the southern parcel, 99-2 ((1)) 0008, there will be no direct access to the proposed building from Newington Road. The applicant is dedicating a small portion of right-of-way in the southeast portion of the southern parcel's Newington Road frontage. FCDOT has not identified any necessary additional dedication other than what is shown on the plan. A sidewalk or trail is not shown on the Newington Road property frontage. A one-lane roadway section that goes under a railroad bridge is located to the east of the property on Newington Road and there is not currently a safe means for pedestrians to traverse this area, therefore, staff supports this waiver request.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application request to rezone 24.68 acres of land from the R-1 zoning district to the C-3 zoning district and construct two 100,000 square foot office buildings or a second option for one 200,000 square foot office buildings, both which would include 50,000 square feet of cellar space, is in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of RZ/FDP 2011-LE-008 and the associated general development plan, subject to execution of proffers consistent with the draft proffers contained in Appendix 1.

Staff recommends approval a waiver of the construction of road improvements associated with the Newington Road property frontage.

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

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

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

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

APPENDICES

1. Draft Proffers for RZ 2011-LE-008
2. Affidavit
3. Statement of Justification
4. Land Use and Environmental Analysis
5. Transportation Analysis
6. Urban Forest Management Analysis
7. Fairfax County Park Authority Analysis
8. Fire and Rescue Analysis
9. Sanitary Sewer Analysis
10. Fairfax Water Authority Analysis
11. Stormwater Management Analysis
12. Applicable Zoning Ordinance Provisions
13. Glossary of Terms

Belvoir Corporate Campus

RZ-2011-LE-008

April 27, 2011

Revised September 26, 2011

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and subject to the Fairfax County Board of Supervisors' (the "Board of Supervisors") approval of the requested rezoning of Fairfax County Tax Map parcels 99-2 ((1)) 8 and 99-2 ((1)) 7A (collectively, the "Property") from the R-1 District to the C-3 District, the property owner and applicant, for themselves and their successors and/or assigns (hereinafter referred to collectively as the "Applicant") hereby proffer that the development of the Property shall be in accordance with the following conditions if, and only if, rezoning RZ-2011-LE-008 (the "Application") is granted. 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 of no further force and effect.

I. GENERAL

A. Generalized Development Plan. The Property shall be developed in substantial conformance with the Generalized Development Plan Belvoir Corporate Campus (the "Development Plan") dated March 14, 2011, and revised through September 23, 2011, and prepared by Urban Ltd. consisting of 26 sheets.

B. Minor Modifications. Pursuant to Section 18-204(5) of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), minor modifications may be permitted when necessitated by sound engineering or as necessary as part of final site design or engineering.

II. PROPOSED DEVELOPMENT

A. Proposed Development and Uses. The Applicant shall be permitted to develop up to 200,000 square feet of gross floor area on the Property, along with up to 50,000 square feet of cellar space and surface parking (collectively, the "Proposed Development"), generally as shown on Sheet 4 of the Development Plan. Irrespective of the uses permitted under the C-3 provisions of the Zoning Ordinance, the permitted uses on the Property shall be restricted to the following:

1. Offices (including data centers);
2. Accessory uses and accessory service uses as permitted by Article 10;
3. Eating establishments, limited by the provisions of Sec. 4-305;
4. Child care center and associated outdoor play area, provided that such facility shall be restricted for the exclusive use of children of employees of the office building(s) comprising the Proposed Development;
5. Public uses;

6. Quasi-public athletic fields and related facilities;
7. Mobile and land-based telecommunications facilities (building-mounted only, unless installed to directly serve tenants of the Proposed Development);
8. Telecommunications facilities (building-mounted only, unless installed to directly serve tenants of the Proposed Development);
9. Financial institutions limited to automated teller machines;

B. Building Height. The building height for the Proposed Development shall not exceed the maximum building height of ninety feet (90') as shown on Sheet 2 of the Development Plan. Building height shall be measured in accordance with the provisions of the Zoning Ordinance and shall be exclusive of those structures that are excluded from the maximum height regulations as set forth in Section 2-506 of the Zoning Ordinance. Notwithstanding the foregoing, however, nothing shall preclude the Applicant from constructing the Proposed Development to a lesser building height than that which is represented on the Development Plan.

C. Building Massing. As an alternative to the two-building layout of the Proposed Development shown on Sheet 8 of the Development Plan, the Applicant reserves the right to develop a single building of not more than 200,000 square feet, exclusive of cellar space, as shown on Sheet 11 of the Development Plan. In connection with such alternative design, the Applicant may modify the location of the building entrances and associated loading spaces, provided the percentage of open space on the Property is not reduced. Such design changes shall be shown as part of site plan approval.

D. Cellar Space. The Applicant reserves the right to utilize the cellar(s) of buildings in the Proposed Development ("Cellar Space") for the following uses:

1. Core area used by the building tenants or owners (such as rest rooms, mechanical rooms, electrical rooms, janitor and building maintenance rooms);
2. Specialty areas used by building tenants or owners (such as computer rooms, telecommunications centers, research centers, computer labs, datacenter space, battery rooms, "clean rooms", security tanks, SCIF rooms, bulk storage for documents, paper and office supplies, goods and products of the building tenants or janitorial supplies, libraries, etc.);
3. Child care center;
4. Simultaneous or accessory uses for the building tenants or owners (such as conference rooms, fitness centers, conference centers, employee cafeterias or canteens, employee lounges or classrooms), inclusive of uses permitted for Proffer II.A.2 above; and
5. Financial institutions limited to automated teller machines.

E. Parking. Parking shall be provided in accordance with the parking requirements of Article 11 of the Zoning Ordinance, as determined by the Department of Public Works & Environmental Services ("DPWES"), for the uses within the Proposed Development.

F. Phasing. The Applicant reserves the right to submit a single site plan for the Proposed Development but to develop the Property in phases. The Applicant may be permitted to construct each phase, or portion thereof, in any order/sequence the Applicant determines reasonable based on market conditions, provided such development otherwise is in substantial conformance with the Development Plan and these Proffers.

G. Architecture and Building Materials. The architectural design of the Proposed Development shall be in general conformance with the illustrative elevations shown on Exhibit A attached to these Proffers. Building materials for the Proposed Development shall be selected from among the following: brick, concrete, masonry/stone, aluminum, glass, steel, and pre-cast concrete panels and precast panels with the appearance of brick, provided that final architectural details and accents may include other materials.

H. Secure Campus. The Applicant reserves the right to develop the Property in accordance with the Interagency Security Committee Standards and/or the Unified Facilities Criteria established by the General Services Administration or Department of Defense, respectively. Adherence to these standards may include such things as the provision of a secure perimeter fence, guard booth and truck inspection facility generally as shown on Sheet 10 of the Development Plan, including, as necessary or required, the establishment of an additional entrance(s) to the Property that are restricted to use for security screening only. In connection with the creation/modification of such security measures, the Applicant shall be permitted to adjust the location and spacing of landscaping along Loisdale Road from that shown on Sheet 22 of the GDP without the need to secure approval of an amendment to these Proffers or the GDP.

III. ENVIRONMENTAL.

A. Stormwater Management Program. As part of site plan approval for the Proposed Development, the Applicant shall develop a Stormwater Management Program (“SWM Program”) for the Property that shall provide onsite strategies (“SWM Facilities”) designed to improve both water quality and water quantity and demonstrates that the Proposed Development will meet applicable Fairfax County requirements for both stormwater quality and stormwater quantity. The SWM Program shall incorporate ponds, Best Management Practices and non-structural stormwater management facilities.

1. Dry Pond(s). In accordance with the standards set forth in the Public Facilities Manual (“PFM”), the Applicant shall construct one or more dry ponds on the Property to capture stormwater runoff resulting from construction of the Proposed Development on the Property, as more particularly shown on Sheet 4 of the Development Plan. The dry pond(s) will be one element of the SWM Facilities and shall be designed to control the two (2) and ten (10) year storms and will incorporate a spillway design flood for the 100-year storm.

2. Vegetated Swale. The Applicant shall create a vegetated swale in the general location shown on Sheet 18 of the Development Plan. The swale shall be designed to capture storm runoff from the parking spaces and drive aisles in the southeastern portion of the Property, as shown as the area labeled “on-site controlled by vegetated swale” on Sheet 18 of the Development Plan, in order to permit transpiration of the runoff before the swale connects with the Dry Pond(s).

3. Bioretention Basin. The Applicant shall create a bioswale in the general location shown on Sheet 18 of the Development Plan. The swale shall be designed to capture storm runoff from the parking spaces and drive aisles in the northwestern portion of the Property, as shown as the area labeled “on-site controlled by bioretention” on Sheet 18 of the Development Plan.

B. Stormwater Maintenance Responsibilities. Prior to site plan approval for the Proposed Development, the Applicant shall execute an agreement with Fairfax County (the “County”) in a form satisfactory to the County Attorney (the “SWM Agreement”) providing for the perpetual maintenance of all of the SWM Facilities, as applicable. The SWM Agreement shall require the Applicant (and its successors/assigns) to contract with one or more maintenance/management companies to perform regular routine maintenance of the SWM Facilities and to provide a maintenance report annually to the Fairfax County Maintenance and Stormwater Management Division of DPWES. The SWM Agreement also shall address easements for County inspection and emergency maintenance of the SWM Facilities to ensure that the facilities are maintained by the Applicant in good working order.

C. Landscaping. Landscaping for the Proposed Development shall be in substantial conformance with Sheet 22 of the Development Plan. As part of the first site plan and all subsequent site plan submissions, the Applicant shall submit to the Urban Forest Management Division (“UFM”) of DPWES for review and approval a detailed landscape plan. Such landscape plan(s) shall show a mix of shade and/or ornamental trees consistent with the quality and quantity of plantings and materials shown on Sheet 22 of the Development Plan. Native species shall be used for the proposed tree plantings to the maximum extent possible and as determined practical by UFM. Adjustments to the type and location of vegetation and the design of the plantings shall be permitted in consultation with UFM so long as the final landscape design and planting materials are in substantial conformance with Sheet 22 of the Development Plan as determined by UFM.

D. Limits of Clearing.

1. The Applicant shall strictly adhere to the Limits of Clearing (“LOC”) as shown on Sheet 4 of the Development Plan. However, minor adjustment of the LOC may be made at time of final design and engineering to accommodate the location of proposed utilities, as permitted pursuant to Section 18-204 of the Zoning Ordinance. If such adjustments are needed, the utilities shall be located in the least disruptive manner possible as determined by UFM. The Applicant shall develop and implement a replanting plan, subject to UFM approval, for any areas outside the limits of clearing and grading that must be disturbed to accommodate utilities.

E. Tree Preservation. As part of the first site plan approval for the Proposed Development, and all subsequent site plan approvals, the Applicant shall submit a Tree Conservation Plan to DPWES to reflect the designated Tree Save Areas on the Property that are not to be disturbed during construction of the Proposed Development (the “Tree Conservation Plan”). The Tree Conservation Plan shall adhere to the requirements of the Fairfax County Public Facilities Manual (“PFM”), and the Applicant shall not disturb trees shown on the Tree Conservation Plan as intended to be saved. Notwithstanding the foregoing, the Applicant shall

be permitted to remove trees that are dead, dying or diseased and/or unlikely to survive, as determined in coordination with the UFM division of DPWES.

IV. Green Building Certification

A. LEED Silver. The Applicant shall obtain LEED Silver certification under the U.S. Green Building Council's ("USGBC") Leadership in Energy and Environmental Design (LEED) certification (or other comparable rating system as agreed upon by the Applicant and the County) for each office building constructed on the Property. If the Applicants elects the LEED certification process, then certification shall be under either the most current version of the LEED for New Construction (LEED-NC) or LEED for Core and Shell (LEED-CS) rating systems.

1. LEED-AP. As part of the initial site plan submission for each office building, the Applicant shall include a statement certifying that a LEED-accredited professional (LEED-AP) who is also a professional engineer or architect is a member of the Applicant's design team, and that the LEED-AP has provided direction to incorporate sustainable design elements and innovative technologies into the building's design to facilitate attainment of LEED Silver certification pursuant to this.

2. LEED Checklist. As part of the initial site plan submission and building permit application for each office building, the Applicant shall provide a list of specific credits within the most current version of the LEED-NC or LEED-CS (or other comparable rating system selected by the Applicant as specified above) rating system that the Applicant anticipates incorporating in the design of such building (to the extent known at the time of such application). As part of such submissions, the Applicant's LEED-AP shall provide certification statements confirming that the proposed credits will facilitate the Applicant achieving the minimum number of credits necessary to attain LEED Silver certification of the subject building(s).

3. LEED-AP Certification. Prior to receiving building permit plan approval for each office building, the Applicant's LEED-AP shall provide documentation to the Environment and Development Review Branch of DPZ certifying that the proposed office building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED-NC Silver certification, or that the Proposed Development has received LEED-CS precertification documentation at the LEED Silver level from the U.S. Green Building Council. Should the Applicant's LEED-AP certify that the anticipated credits would exceed the LEED Silver certification requirements by at least three (3) points, then the Applicant shall not be required to post a Green Building Escrow (as defined in Proffer IV.B below). Prior to final bond release for the subject building(s), the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED Silver certification from the U.S. Green Building Council for the building(s).

B. LEED Escrow.

1. Posting Escrow. If the Applicant's LEED-AP certifies that the subject office building is not anticipated to exceed LEED Silver certification by at least three (3) points,

then the Applicant shall execute a separate agreement and post a "Green Building Escrow" in the form of cash, a bond or a letter of credit from a financial institute acceptable to DPWES, as defined in the Public Facilities Manual, in the amount of two dollars (\$2)/square foot for the office building that is proposed for certification. This Green Building Escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED Silver certification by the U.S. Green Building Council, under the most current version of the LEED-NC rating system, LEED-CS rating system, or other LEED rating system of the U.S. Green Building Council (or comparable rating system agreed upon by the Applicant and the County). The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the building has attained LEED Silver certification will be sufficient to satisfy this commitment.

2. Release of Escrow.

a. If the Applicant provides to the Environment and Development Review Branch of DPZ, within one year of issuance of the final non-RUP for the Proposed Development, documentation demonstrating that LEED Silver certification for the building(s) has not been attained but that the building(s) has been determined by the U.S. Green Building Council to fall within three (3) points of attainment of LEED Silver certification, fifty percent (50%) of the Green Building Escrow shall be released to the Applicant; the other fifty percent (50%) shall be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

b. If the Applicant fails to provide, within one year of issuance of the final non-RUP for the Proposed Development, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED Silver certification or demonstrating that the building(s) has fallen short of LEED Silver certification by more than three (3) points, the entirety of the Green Building Escrow for the building(s) that is proposed for certification will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

c. If the Applicant provides documentation demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frames set forth in this Proffer IV may be extended as determined appropriate by the Zoning Administrator, and no release of Green Building Escrow funds shall be made to the Applicant or to the County during the extension.

V. SITE DESIGN

A. Streetscape. Streetscape improvements and plantings shall be provided as indicated on the Development Plan. Notwithstanding the foregoing, the Applicant reserves the right, in consultation with UFM, to shift the location of street trees, sidewalks, pedestrian paths and drive aisles to accommodate final architectural design, utilities, and layout considerations.

Cooley LLP
DRAFT
DATED: SEPTEMBER 26, 2011

B. Lighting. All on-site outdoor lighting shall be in conformance with Part 9 of 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. When measured outside the building, interior lighting of the building shall not exceed the Outdoor Lighting Standards of Part 9 of Article 14 of the Zoning Ordinance.

C. Signage. Signage for the Property and the Proposed Development shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance or pursuant to a special exception approved by the Board of Supervisors in accordance with Section 9-620 of the Zoning Ordinance.

D. Cisterns. The Applicant shall install at least two (2) cisterns on the Property in the general locations shown on Sheet 4 of the Development Plan to capture condensate from the building(s)' cooling systems to be used for underground irrigation purposes. The cisterns shall be sized to hold a minimum 5,000 gallons each and be installed prior to the issuance of the first Non-RUP for the building it serves.

E. Dumpsters, Generators, Cooling Towers. The locations and numbers of the Dumpsters, generators and associated fuel storage and cooling towers shown on the Development Plan are preliminary and may vary or change as a result of final engineering, architectural design and final user/occupant requirements provided the amount of impervious surface is not increased and the amount of open space is not decreased.

VI. TRANSPORTATION IMPROVEMENTS

A. Dedication of Onsite Right-of-Way. As part of the first site plan approval for the Proposed Development or upon written request by Fairfax County and/or the Virginia Department of Transportation ("VDOT"), whichever occurs first, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors all remaining right-of-way on both Loisdale Road and Newington Road not previously dedicated (the "Dedication Areas"), as reflected on Sheet 5 of the Development Plan. Notwithstanding the foregoing, however, upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required dedications will be or have been delayed (such as the inability to secure necessary permission for utility relocations or VDOT approval for traffic signals) beyond the time set forth in these Proffers, the Zoning Administrator may agree to a later date for dedication of such right-of-way.

B. Acquisition of Offsite Right-of-Way and Easements. The Applicant shall attempt to acquire and, if successful, shall dedicate and convey in fee simple to the Board of Supervisors such off-site right-of-way and easements as are necessary to complete the improvements described herein and shown on Sheet 4 of the Development Plan, including traffic signals. The Applicant shall use its good faith efforts and offer a reasonable fair market value for such rights-of-way and easements.

C. Condemnation. If the Applicant is unable to bring about the dedication by others of the necessary rights-of-way and easements, or to acquire by purchase the rights-of-way or easements at fair market value, as determined by a MAI (Member of the Appraisal Institute)

appraisal, then the Applicant shall request the Board of Supervisors to condemn the necessary land and/or easements. It is understood that the Applicant's request to the Board of Supervisors for condemnation will not be considered until it is forwarded in writing to the Division of Land Acquisition or other appropriate County official, accompanied by (a) plans, plats and profiles showing the necessary right-of-way or grading easements to be acquired, including all associated easements and details of the proposed transportation improvements to be located on said right-of-way property; (b) an independent appraisal of the value of the right-of-way property to be acquired and of all damages to the residue of the affected property; (c) a sixty (60) year title search certificate of the right-of-way property to be acquired; and (d) a letter of credit in an amount equal to the appraised value of the property to be acquired and of all damages to the residue which can be drawn upon by the County. The public improvement plans shall be submitted to FCDOT concurrent with the Applicant's submission of such plans to DPWES. It is also understood that in the event the property owner of the property to be acquired is awarded more than the appraised value of the property in damages to the residue in a condemnation suit, the amount of the award in excess of the letter of credit amount shall be paid to the County by the Applicant within forty-five (45) days of said award. In addition, the Applicant agrees that all reasonable and documented sums expended by the County in acquiring the right-of-way and necessary easements shall be paid to the County by the Applicant within sixty (60) days of written demand.

1. Contribution in Lieu of Construction. In the event the offsite right-of-way and/or easements required for any of the transportation improvements listed in this Proffer and/or delineated on the Development Plan cannot be acquired voluntarily, and the Board of Supervisors elects not to exercise its right of eminent domain, then the Applicant shall, prior to the issuance of the first building permit for the Proposed Development, escrow funds with DPWES in an amount equal to the cost of completing such improvement, including but not limited to the cost of right-of-way acquisition in accordance with these Proffers and utility relocation, as determined by DPWES for use by the Board of Supervisors and/or VDOT to complete such improvement in the future. The Applicant thereafter shall be relieved of its obligation to complete the proffered improvement.

D. Loisdale Road Construction.

1. Construction of a Second Northbound Through Lane. Subject to the acquisition of any necessary off-site right-of-way or easements (although not currently anticipated), and as approved by VDOT, the Applicant shall widen and/or restripe Loisdale Road to accommodate a second (2nd) northbound through lane along the Property's frontage to a location that is approximately 678 feet north of the site entrance (the "Northbound Lane"), as more particularly shown on Sheet 4 of the Development Plan. The Applicant shall construct the Northbound Lane and open it to traffic (but not necessarily have it accepted by VDOT for maintenance) no later than the issuance of the first Non-RUP for the Proposed Development.

2. Construction of a Northbound Deceleration/Right Turn Lane. Subject to the acquisition of any necessary off-site right-of-way or easements and as approved by VDOT, the Applicant shall widen and/or restripe northbound Loisdale Road to accommodate a deceleration/right turn lane from northbound Loisdale Road into the Property (the "Deceleration/Right Turn Lane"), as shown on Sheet 4 of the Development Plan. The Applicant

shall construct the Deceleration/Right Turn Lane and open it to traffic (but not necessarily have it accepted by VDOT for maintenance) no later than the issuance of the first Non-RUP for the Proposed Development.

3. Construction of a Southbound Deceleration/Left Turn Lane. Subject to the acquisition of any necessary off-site right-of-way or easements and as approved by VDOT, the Applicant shall widen/restripe Loisdale Road to accommodate a deceleration/left turn lane from southbound Loisdale Road into the Property (the "Deceleration/Left Turn Lane"), as shown on Sheet 4 of the Development Plan. The Applicant shall construct the Deceleration/Left Turn Lane and open it to traffic (but not necessarily have it accepted by VDOT for maintenance) no later than the issuance of the first Non-RUP for the Proposed Development.

4. Construction of a Raised Median. As part of completing its frontage improvements described in this Proffer VI.D, the Applicant shall install a raised, concrete median on Loisdale Road north of Newington Road in the general location as shown on Sheet 5 of the Development Plan, provided that such median shall only be required if VDOT approves the median and associated road design specifically as set forth on Sheet 5 and without requiring any design waivers, including the eleven foot (11') lane widths along Loisdale Road. The median shall be installed in conjunction with the improvements detailed in Proffers VI.D.1 and VI.D.2 above. In the event either FCDOT or VDOT determine at any time prior to site plan approval that such a median is not necessary or cannot be approved as shown on the Development Plan, then the Applicant shall be relieved of said obligation, and this proffer VI.D.4 shall be null and void.

E. Traffic Signal. At any time as requested by VDOT and/or Fairfax County, the Applicant shall conduct and submit a traffic signal warrant study to VDOT for the intersection of Loisdale Road and the Property entrance. At such time as the traffic signal warrant study concludes, and VDOT concurs, that a traffic signal is warranted, then the Applicant shall design and install a traffic signal at the intersection of Loisdale Road and the Property entrance within 180 days of VDOT issuing all permits for the signal.

F. Off-Site Contributions.

1. Fairfax County Parkway. Prior to issuance of the first Non-RUP for the Proposed Development, the Applicant shall contribute to the Board of Supervisors a total of two hundred and forty-three thousand, five hundred forty dollars (\$243,540) for the provision of a second left turn lane from southbound Fairfax County Parkway onto eastbound Loisdale Road, representing the Applicant's pro rata share (27.06%) of the projected cost of such improvement.

2. Loisdale Road. Prior to issuance of the first Non-RUP for the Proposed Development, the Applicant shall contribute to the Board of Supervisors a total of twenty-three thousand, one hundred thirty dollars (\$23,130) for the provision of a second left turn lane from westbound Loisdale Road onto southbound Fairfax County Parkway, representing the Applicant's pro rata share (7.71%) of the projected cost of such improvement

3. Intersection Improvements. Prior to the issuance of the first Non-RUP for the Proposed Development, the Applicant shall contribute to the Board of Supervisors a total of

seventy-five thousand, five hundred sixty-three dollars (\$75,563) to be used for additional intersection improvements at the intersection of the Fairfax County Parkway and Loisdale Road.

4. Aggregated Improvements. As an alternative to Proffer VI.F.1, VI.F.2 and VI.F.3 above, the Board of Supervisors may elect to reallocate/combine the Applicant's contribution amounts for the above-named improvements, provided such moneys are used to construct one or more of such improvements. Any remaining proffered money from the Applicant would then be used by FCDOT or VDOT for other regional transportation improvements located within two (2) miles of the Property.

5. Area Improvements. In the event the County and/or VDOT determines any of the improvements listed in Proffers VI.F.1, VI.F.2 and VI.F.3 above are not needed or if those improvements are fully funded before the applicable contribution becomes due and payable by the Applicant, then such proffered funds may be used by FCDOT or VDOT for other regional transportation improvements located within two (2) miles of the Property.

6. Traffic Calming Improvements on Newington Road. The Applicant shall contribute ten thousand dollars (\$10,000) to the Board of Supervisors to be used to install traffic calming measures on the portion of Newington Road that is east of and within two (2) miles of the subject Property, which measures may include speed tables, speed bumps, signs, etc. (collectively, the "Traffic Calming Measures"). The Applicant shall make the contribution upon the later to occur of (a) the issuance of the final Non-RUP for the Proposed Development or (b) the date that is sixty (60) days following approval by the Board of Supervisors and VDOT of the Traffic Calming Measures, provided that such approval must occur within five (5) years following issuance of the final Non-RUP for the Proposed Development, after which no contribution shall be required and this Proffer VI.F.6 automatically shall expire.

G. Interparcel Access. In the event (i) the Applicant elects not to develop the Property and Proposed Development as a secure campus as permitted by Proffer II.H herein, and (ii) the Applicant subsequently secures approval to develop the approximately nine (9) acre portion of the Property that abuts Newington Road (currently identified as Tax Map parcel 99-2 ((1)) 8) (the "Undeveloped Area"), then, as part of such future development, the Applicant shall permit construction of an intraparcels vehicular connection from the Proposed Development to the Undeveloped Area, with the final location to be determined at time of site plan for the Undeveloped Area.

H. Time Extension. Upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required improvements will be or have been delayed beyond the time set forth in these Proffers, the Zoning Administrator may agree to a later date for completion of such improvements.

VII. MULTIMODAL IMPROVEMENTS.

A. Bus Stop Pad. Prior to the issuance of the first Non-RUP for the Proposed Development, and subject to FCDOT and VDOT approval, the Applicant shall install a concrete bus stop pad (the "Bus Pad") in the location as shown on Sheet 4 of the Development Plan for future use by Fairfax County or WMATA. The Applicant shall maintain the Bus Pad, provided

the County and/or VDOT grant the Applicant the necessary easements and/or permits for the Applicant to perform such maintenance.

B. Loisdale Road Paved Trail. Prior to the issuance of the first Non-RUP for the Proposed Development, the Applicant shall provide a ten-foot (10') wide, asphalt pedestrian path along the east side of Loisdale Road in the location shown on Sheet 5 of the Development Plan. For the portion of the existing trail located along the frontage of parcel 99-2 ((1)) 8, the Applicant shall repave and, where utilities allow, widen such trail to match the width of the new trail to be constructed in accordance with this Proffer, provided that the Applicant shall have no obligation to relocate any existing utilities in order to widen the trail that currently exists along Loisdale Road.

C. Bicycle Racks. Prior to the issuance of the first Non-RUP for the Proposed Development, the Applicant shall provide a minimum of 42 bike spaces to be consistent with LEED standards. The exact locations of such bike racks shall be determined as part of site plan approval.

D. Shuttle Service. Prior to the issuance of the interior Non-RUP that brings the total development on the Property to more than 150,000 gross square feet, the Applicant shall provide and/or make available van or shuttle service (or its equivalent) between the Property and the Franconia-Springfield Metro Station (the "Metro Station") at a rate of not less than one (1) shuttle every 30 minutes during the hours of 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m. Monday through Friday, excluding Federal holidays. This Proffer VII.D may be fulfilled by either making an equivalent financial contribution to a regional circulator system that services the Property during the above-specified hours, such as TAGS, or by providing a private shuttle between the Property and Metro Station, as determined by the Applicant in consultation with FCDOT.

VIII. TRANSPORTATION DEMAND MANAGEMENT.

A. TDM Plan and Goal. This Proffer sets forth a program for a transportation demand management plan (the "TDM Plan") that shall be implemented by the Applicant, its successors and/or assigns to encourage the use of transit, other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the Proposed Development. TDM strategies, as detailed below, shall be utilized by the Applicant in order to reduce the A.M. and P.M. peak hour trips by a minimum of twenty percent (20%) from the total number of vehicle trips that would be expected from a fully-leased (200,000-square-foot building, plus up to 50,000 square feet of cellar space) project (the "Baseline Trips") based on the Institute of Traffic Engineers (ITE) Trip Generation Manual, 8th Edition (the "TDM Goal"). In the event the Applicant constructs less square footage than is permitted for the Proposed Development, then the Baseline Trips shall be calculated as if the full 200,000 square feet of the Proposed Development, plus up to 50,000 square feet of cellar space, actually had been constructed as reflected on the Development Plan. Owners, tenants and employees of the Proposed Development shall be advised of the TDM Goal and the TDM strategies by the PM (hereinafter defined) through the annual dissemination of written materials summarizing the availability of the TDM strategies.

1. Program Manager. Within one hundred and twenty (120) days of the issuance of the first building permit for the Proposed Development, the Applicant shall designate an individual to act as the Program Manager (“PM”) for the Property, whose responsibility will be to implement the TDM strategies, with ongoing coordination with FCDOT. The PM duties may be a part of other duties assigned to the individual(s). The Applicant shall notify FCDOT within ten (10) days of the designation and thereafter shall do the same within ten (10) days of any change in such appointment.

2. TDM Plan. In order to meet the TDM Goals set forth in this Proffer, the Applicant shall implement the TDM Plan. A draft copy of this plan shall be provided to FCDOT for review and comment sixty (60) days after notification of the appointment of the PM to FCDOT. Should FCDOT seek modifications to the TDM Plan, the Applicant shall work in good faith with FCDOT and shall amend the TDM Plan as mutually agreed to by the Applicant and FCDOT. If FCDOT does not comment on the TDM Plan within sixty (60) days following its submission, the TDM Plan shall be deemed approved. Once the TDM Plan is approved by FCDOT, the Applicant shall implement the TDM Plan. Because the TDM Plan represents the strategy to be employed by the PM to meet the TDM Goal, the TDM Plan may be amended from time to time, subject to approval of FCDOT, without the requirement to secure a PCA. The TDM Plan and any amendments thereto shall include provisions for the following with respect to the Proposed Development:

a. Requirement that each lease/sublease in the Proposed Development include a requirement for the tenant to disseminate information about transit services available to the Property, including Metro/Fairfax Connector maps, schedules and forms, as well as ride-sharing and other relevant transit options, to employees, subtenants and, as applicable, on-site consultants;

b. Coordination/Assistance with existing/established vanpool and carpool formation programs, including the Fairfax County Department of Transportation Ride Share program, as well as other ride matching services and adjacent office buildings and homeowners associations and established guaranteed ride home programs;

c. Dedicated parking spaces on the Property for vanpools and car-sharing vendors not otherwise addressed herein will be provided at convenient locations so as to encourage vanpool usage and car-sharing;

d. Installation of bicycle racks per Proffer VII.C herein, shower facilities and similar amenities in at least one office building constructed on the Property in order to encourage tenants and employees to use alternate means of transportation to work; and

e. Other programs as may be determined by the PM in consultation with FCDOT.

B. TDM Account. Concurrent with the designation of the PM, the Applicant shall establish and fund a TDM account (the TDM Account”) in the initial amount of Twenty-Five Thousand Dollars (\$25,000). Funds in the TDM Account shall be utilized by the PM each year to implement the TDM strategies, and up to fifty percent (50%) of the TDM Account may be

used to pay for the PM's services, provided however that the percentage of the TDM Account used to pay for the PM's services shall not exceed the percentage of time the PM spends implementing the TDM strategies each year. The TDM Account shall be managed by the PM. A line item for further funding of the TDM Account shall be included in each annual operating and maintenance budget for the Property, which amount may not be eliminated as a line item in the budget; nor may the funds held in the TDM Account be utilized for purposes other than to fund implementation of the TDM Plan or to pay the PM. In the event that the TDM Account is drawn upon, then the TDM Account shall be replenished annually until the TDM Account achieves a balance of Twenty-Five Thousand Dollars (\$25,000). The PM shall consult with FCDOT to develop and implement the initial TDM strategies.

C. TDM Monitoring.

1. TDM Survey. Between September and December beginning with the first calendar year following the issuance of the final Non-RUP on the Property, the effectiveness of the TDM Plan shall be evaluated using surveys and/or traffic counts prepared by the PM and as reviewed by FCDOT. All costs exclusive of those of the PM, such as the employment of a traffic consultant, associated with undertaking the traffic study shall be funded outside the TDM Account. The Applicant shall use the results of the surveys and traffic counts to determine if the TDM Goal has been met and shall submit this information to FCDOT for review and approval no later than February 1st of each year. If FCDOT has not responded within sixty (60) days, the survey and count data for that year shall be deemed approved. Similar TDM surveys shall be conducted annually thereafter for an additional two (2) years following the initial survey. Neither the Applicant's tenants nor adjacent property owners shall be notified of the date and time of the surveys and/or traffic counts. If the TDM surveys show that the trip reduction objective is being met after a total of three (3) annual surveys, the Applicant shall proceed with the TDM strategies as implemented and shall provide such surveys as may be requested by FCDOT, but not more often than once every five (5) years thereafter.

IX. MISCELLANEOUS

A. Advanced Density Credit. Advanced density credit is reserved consistent 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 PFM, at the time of site plan approval for the Property.

B. Parks and Recreation. Prior to the issuance of the first building permit for each office building in the Proposed Development, the Applicant shall contribute twelve and one-half cents (\$0.125) per square foot of space in the Proposed Development that is proposed for office uses (up to a total maximum contribution of (twenty-five thousand dollars (\$25,000)) to the Board of Supervisors for transfer to the Fairfax County Park Authority to be used for construction or enhancements at a Fairfax County Park Authority facility in the Lee Magisterial District.

C. Utilities. To the extent possible and as permitted by the applicable utility companies, the Applicant shall place all utilities that exclusively serve the Property underground. Notwithstanding the foregoing, the Applicant shall not be required to relocate or place

Cooley LLP
DRAFT
DATED: SEPTEMBER 26, 2011

underground any existing utility lines presently located along the Property's frontage on Loisdale Road to the extent such lines serve properties other than the subject Property. Upon request by the Applicant, the Zoning Administrator may waive/modify the requirement to place utilities underground without approval of a PCA upon a determination that such requirement (a) is infeasible or impractical or (b) would require the Applicant to secure easements or consents from third-parties that, despite having been diligently pursued by the Applicant, are not available.

D. Inflationary Adjustment of Contributed Funds. Any funds contributed for transportation improvements or as contributions to Parks and Recreation shall be subject to annual inflationary adjustments from the date of approval of this rezoning request utilizing the Consumer Price Index-Urban ("CPI-U").

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

[Signature pages follow]

E.V. HUNTER TRUST DATED NOVEMBER 10, 1986
Title owner of Tax Map #s: 0992-1-007A and 0992-1-0008

By: _____

Name: Edith H. Rameika

Its: Trustee

LOISDALE 24, LLC,
a Delaware limited liability company and
contract purchaser of Tax Map #s: 0992-1-
007A and 0992-1-0008

By: RP Loisdale Member, LLC,
Its Managing Member

By: Rubenstein Properties Fund, L.P.,
its Member/Manager

By: Rubenstein Properties Fund GP, L.P.,
its General Partner

By: Rubenstein Properties Fund GP, LLC.,
its General Partner

By: _____

Name: _____

Its: Managing Member



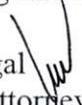
County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: September 12, 2011

TO: Erin Grayson, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bette R. Crane, Paralegal 
Office of the County Attorney

SUBJECT: Revised Affidavit
RZ 2011-LE-008
Applicant: Loisdale 24, LLC
PC Hearing Date: 10/13/11
BOS Hearing Date: 10/18/11

REF.: 111985

Attached is an affidavit which has been approved by the Office of the County Attorney for the above-referenced case. Please include this affidavit dated 9/8/11, which bears my initials and is numbered 111985d, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Laura Gumkowski, Planning Technician (sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

REZONING AFFIDAVIT

DATE: September 8, 2011
(enter date affidavit is notarized)

I, Molly M. Novotny, 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

111985d

in Application No.(s): RZ 2011-LE-008
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Loisdale 24, LLC Steven W. Schmitz Jeffrey S. Snow Eric G. Schiela	Loisdale 24, LLC c/o Rubenstein Partners Cira Centre 2929 Arch Street, 28th Floor Philadelphia, PA 19104-2868	Contract Purchaser/Applicant Agent Agent Agent
M.J. Wells & Associates, Inc. Robin L. Antonucci Michael R. Pinkoske	1420 Spring Hill Road Suite 600 McLean, VA 22102	Engineer/Agent Engineer/Agent Engineer/Agent
Urban Engineering & Associates, LLC (t/a Urban, Ltd.) Eric S. Siegel, P.E. Joshua E. Orndorff, P.E. Clayton (nmi) Tock	7712 Little River Turnpike Annandale, VA 22003	Engineer/Agent Engineer/Agent Engineer/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: September 8, 2011
 (enter date affidavit is notarized)

111985d

for Application No. (s): RZ 2011-LE-008
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Edith H. Rameika, Trustee, as the Successor Trustee of the E.V. Hunter Trust dated November 10, 1986, for the benefit of Edith H. Rameika	EV Hunter Trust P.O. Box 232 Clifton, VA 20124	Property Owner Agent
Cooley LLP Antonio J. Calabrese Mark C. Looney Colleen Gillis Snow Jill S. Parks Brian J. Winterhalter Shane M. Murphy Jeffrey A. Nein Ben I. Wales Molly M. Novotny	11951 Freedom Drive Reston, VA 20190	Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(check if applicable)

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

REZONING AFFIDAVIT

DATE: September 8, 2011
(enter date affidavit is notarized)

111985d

for Application No. (s): RZ 2011-LE-008
(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)

Loisdale 24, LLC
c/o Rubenstein Partners; 2929 Arch Steet, 28th Floor
Cira Centre; Philadelphia, PA 19104-2868

DESCRIPTION OF CORPORATION: (check one statement)

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

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

RP Loisdale Member, LLC
Salmon River Partners, LLC

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

RP Loisdale Member, LLC, Managing Member R. Bruce Balderson, Jr., Principal Christopher P. Mundy, Principal
David B. Rubenstein, Sr. Managing Principal and President Jeffrey T. Kusumi, Principal James W. Cook, Chief Accounting
Eric G. Schiela, Managing Principal Craig G. Zolot, Principal Officer

(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: September 8, 2011
(enter date affidavit is notarized)

111985d

for Application No. (s): RZ 2011-LE-008
(enter County-assigned application number (s))

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

RP Loisdale Member, LLC
c/o Rubenstein Partners
2929 Arch Street, 28th Floor, Cira Centre
Philadelphia, PA 19104-2868

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)

Rubenstein Properties Fund, L.P., Member/Manager of RP Loisdale Member, LLC

=====

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

=====

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT).
All employees are eligible plan participants, however, none own more than 1% more of any class of stock.

=====

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

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

Rezoning Attachment to Par. 1(b)

DATE: September 8, 2011
(enter date affidavit is notarized)

111985d

for Application No. (s): RZ 2011-LE-008
(enter County-assigned application number (s))

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

Urban Engineering & Associates, LLC (t/a Urban, Ltd.)
7712 Little River Turnpike
Annandale, VA 22003

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

=====

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

=====

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

Salmon River Partners, LLC
c/o Rubenstein Partners
2929 Arch Street; 28th Floor, Cira Centre; Philadelphia, PA 19104-2868

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)

Steven W. Schmitz
Jeffrey S. Snow
Joseph G. Ersek

=====

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: September 8, 2011
(enter date affidavit is notarized)

111985d

for Application No. (s): RZ 2011-LE-008
(enter County-assigned application number (s))

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

Harvard Private Capital Realty, Inc.
c/o Harvard Management Co., Inc.
600 Atlantic Avenue
Boston, MA 12210

DESCRIPTION OF CORPORATION: (check one statement)

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

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

The President and Fellows of Harvard College is the governing board of the university, with all members identified below. This is a non-stock entity for which the share holder designation is inapplicable.

=====

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

President, Vice-President, Secretary, Treasurer, etc.)

Drew G. Faust, President	William F. Lee, Fellow	Robert E. Rubin, Fellow
Nannerl O. Keohane, Fellow	Robert D. Reischauer, Fellow	
Patricia A. King, Fellow	James F. Rothenberg, Fellow	

=====

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

Princeton University, Attn: The Trustees of Princeton University, c/o Princeton University Investment Company, 22 Chambers Street, Suite 400, Princeton, NJ 08542

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)

Princeton University is an endowment; as such, it is a non-stock entity for which the share holder designation is inapplicable.

=====

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

President, Vice-President, Secretary, Treasurer, etc.)

Shirley M. Tilghman, President	Christopher J. Christie, Ex Officio	Katherine Brittain Bradley, Trustee
Stephen A. Oxman, Chair/Executive Committee	Danielle S. Allen, Trustee	Dennis J. Brownlee, Trustee
Robert K. Durkee, Secretary	Kim M. Boyle, Trustee	Christopher A. Cole, Trustee
Peter C. Wendell, Clerk of the Board	Thomas A. Barron, Trustee	John D. Diekman, Trustee

(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: September 8, 2011
(enter date affidavit is notarized)

111985d

for Application No. (s): RZ 2011-LE-008
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Princeton University, Attn: The Trustees of Princeton University, c/o Princeton University Investment Company, 22 Chambers Street, Suite 400, Princeton, NJ 08542

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)
Princeton University is an endowment; as such, it is a non-stock entity for which the shareholder designation is inapplicable.

=====

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

Elizabeth A. Dilday, Trustee	William K. Fung, Trustee	Julia Haller Gottsch, Trustee	Randall L. Kennedy, Trustee
Henri R. Ford, Trustee	Francis Joshua Grehan, Trustee	Brent L. Henry, Trustee	Peter B. Lewis, Trustee
Laura L. Forese, Trustee	Kathryn A. Hall, Trustee	Janet L. Holmgren, Trustee	Karen Magee, Trustee

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Princeton University, Attn: The Trustees of Princeton University, c/o Princeton University Investment Company, 22 Chambers Street, Suite 400, Princeton, NJ 08542

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)
Princeton University is an endowment; as such, it is a non-stock entity for which the shareholder designation is inapplicable.

=====

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

Heidi G. Miller, Trustee	David G. Offensend, Trustee	Kavita N. Ramdas, Trustee	William H. Walton III, Trustee	C. James Yeh, Trustee
Franklin H. Moss, Trustee	Nancy B. Peretsman, Trustee	Louise S. Sams, Trustee	George F. Will, Trustee	
Robert S. Murley, Trustee	Meaghen P. Petersack, Trustee	Thomas M. Siebel, Trustee	James J. Williamson, Trustee	
Crystal Nix-Hines, Trustee	Michael E. Porter, Trustee	Sonia M. Sotomayor, Trustee	Gordon Y.S. Wu, Trustee	

(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: September 8, 2011
(enter date affidavit is notarized)

111985 d

for Application No. (s): RZ 2011-LE-008
(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)

Rubenstein Properties Fund, L.P.
c/o Rubenstein Partners
2929 Arch Street
28th Floor Cira Centre
Philadelphia, PA 19104-2868

(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)

- Harvard Private Capital Realty, Inc., Limited Partner (owns 10% or more of Loisdale 24, LLC)
The Trustees of Princeton University, Limited Partner (owns 10% or more of Loisdale 24, LLC)
Rubenstein Properties Fund GP, L.P., General Partner *
Rubenstein Investors, LP, Limited Partner *
LARPF Investors, L.P., Limited Partner *
Teachers Insurance and Annuity Association of America, Limited Partner *
The Vanderbilt University, Limited Partner *
The Trustees of the University of Pennsylvania, Limited Partner *
WFC Holdings Corporation, Limited Partner *
TerraVerde Corp., Limited Partner *
Emory University, Limited Partner *
University of Virginia Investment Management Company, Limited Partner *
Northwestern University, Limited Partner *
H.F. Lenfest, Limited Partner *

* Does not own 10% or more of Loisdale 24, LLC.

(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. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

DATE: September 8, 2011
(enter date affidavit is notarized)

111985d

for Application No. (s): RZ 2011-LE-008
(enter County-assigned application number (s))

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

Rubenstein Properties Fund, L.P.
c/o Rubenstein Partners
2929 Arch Street
28th Floor Cira Centre
Philadelphia, PA 19104-2868

(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)

- Joseph Neubauer *
- The Cheswold Trust, by J.P. Morgan Trust
Company of Delaware, as trustee,
Limited Partner *
- The Johns Hopkins University, Limited
Partner *
- Mellon Bank, N.A., as Trustee for the
Pennsylvania State University Trust,
Limited Partner *
- William Marsh Rice University, Limited
Partner *
- SBC Master Pension Trust [JP Morgan
Chase Bank, N.A., as Trustee], Limited
Partner *
- AT&T Union Welfare Benefit Trust (f/k/a
The SBC/Ameritech Union Welfare
Benefit Trust) [Bank of New York
Mellon, as Trustee], Limited Partner *
- The Regents of the University of Michigan,
Limited Partner *
- Bucknell University, Limited Partner *
- State Street Bank and Trust Company as
Trustee for the DuPont Pension Trust,
Limited Partner *
- ORG AZ Secondary Opportunity Fund,
L.P., Limited Partner *
- ORG NM Secondary Opportunity Fund,
L.P., Limited Partner *
- New York State Nurses Association
Pension Plan, Limited Partner *
- Indiana University Foundation, Limited
Partner *
- Morgan Stanley AIP Phoenix Global Real
Estate Secondaries 2009 LP, Limited
Partner *

* Does not own 10% or more of
Loisdale 24, LLC.

(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: September 8, 2011
(enter date affidavit is notarized)

111985d

for Application No. (s): RZ 2011-LE-008
(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)

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
Bair, Charles J.
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) 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: September 8, 2011
(enter date affidavit is notarized)

111985d

for Application No. (s): RZ 2011-LE-008
(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	William S. Galliani	James C. Kitch
Alan S. Cohen	W. Andrew H. Gantt III	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. Guemsey	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 Hershcopf	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) Fryscak,	Kimberly J. Kaplan-Gross	Bonnie Weiss McLeod
Koji F. Fukumura	Jeffrey S. Karr	Mark A. Medearis
James F. Fulton, Jr.	Sally A. Kay	Laura M. Medina
	Heidi M. Keefe	Daniel P. Meehan
	Kevin F. Kelly	
	Jason L. Kent	
	Charles S. Kim	
	Kevin M. King	

(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: September 8, 2011
(enter date affidavit is notarized)

111985d

for Application No. (s): RZ 2011-LE-008
(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)Beatriz (nmi) Mejia
Craig A. Menden
Erik B. Milch
Robert H. Miller
Chadwick L. Mills
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. ReicherMichael G. Rhodes
Michelle S. Rhyu
John W. Robertson
Ricardo (nmi) Rodriguez
Rollins, Kenneth J.
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)
Stephen R. Smith
Colleen Gillis Snow
Tower C. 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 TalbotMark 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. ZimmerAdditions:
Matthew S. Bartus
William T. Christiansen, II
Carol Denise Laherty
Matthew E. Langer
Thomas O. Mason
William B. Morrow, III
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: September 8, 2011
(enter date affidavit is notarized)

111985d

for Application No. (s): RZ 2011-LE-008
(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: September 8, 2011
(enter date affidavit is notarized)

1119254

for Application No. (s): RZ 2011-LE-008
(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.

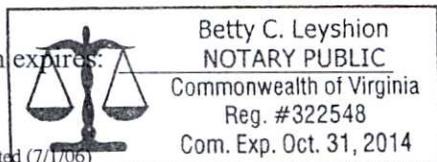
4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, 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
Molly M. Novotny, Senior Land Use Planner
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 8th day of September 2011, in the State/Comm. of Virginia, County/~~City~~ of Fairfax.

Betty C. Leyshion
Notary Public



My commission expires:

STATEMENT OF JUSTIFICATION
BELVOIR CORPORATE CAMPUS
RZ 2011-LE-008

March 14, 2011
Revised September 22, 2011

I. Introduction

Loisdale 24, LLC, (the "Applicant") is the contract purchaser of two parcels of land located between Loisdale Road and the CSX Railroad tracks, just north of Newington Road. Interstate 95 and the Engineering Proving Grounds are directly to the west. The parcels, which together measure approximately 25 acres, are identified as Fairfax County Tax Map 99-2 ((1)) Parcels 7A and 8 (the "Property").

The Property is further identified as Land Unit K in the I-95 Industrial subarea of the Springfield Planning District. It is zoned for residential uses (R-1); however its location between the railroad tracks and I-95 lends itself to commercial uses rather than single-family homes. Therefore, the Applicant proposes to rezone the Property to the C-3 Office District to allow the development of 200,000 square feet of office uses.

II. Proposed Development

Proximate to both the National Geospatial-Intelligence Agency and Fort Belvoir, the Property is an ideal office site for government contractors who support the military and government agencies locating in the greater Springfield area. Furthermore, the rezoning is intended to support the County's economic development objectives by converting a site that is not desirable or beneficial as a residential location to an ideal office site.

Designed as a campus center, Belvoir Corporate Campus will integrate two 100,000-square-foot office buildings among programmed and passive open space. Each office building will present a Class A office façade to I-95 and be designed to be LEED Silver certified. As an option, the Applicant may construct one, 200,000-square-foot building in response to market demands for a single building.

The office buildings will be set among generous amounts of landscaped open space showcasing a variety of native plants. Pedestrian pathways will lead the office tenants to outdoor civic areas where they can eat lunch at the picnic tables or enjoy a break from the day under a gazebo. In addition, the seven (7) acre parcel along Newington Road is planned to remain as undeveloped open space.

III. Conformance with the Comprehensive Plan

Land Unit K in the I-95 Industrial subarea is generally planned for industrial uses at up to a 0.35 FAR. However, the Comprehensive Plan establishes a development alternative for the Property and specifically identifies it as appropriate for 200,000 square feet of office development. The proposed rezoning to the C-3 zoning district enables this desired alternative development scenario.

Furthermore, the planned 200,000 square feet of office uses at a 0.18 FAR is consistent with the Comprehensive Plan's upper limit of 0.20 FAR. The building's LEED Silver design and integration as a campus-like setting with programmed and passive open space also further the County's Comprehensive Plan goals.

IV. Waivers and Modifications

The proposed development conforms to the provision of all applicable ordinances, regulations and standards with the following exception:

1. *Section 17-201.4. Dedication and construction of widening for existing roads, existing roads on new alignments, and proposed roads, all as indicated on the adopted comprehensive plan or as may be required by the Director for a specified purpose; however, proposed roads shown on the adopted comprehensive plan as freeways or expressways need not be constructed. In addition, dedication and construction of sufficient vehicular and pedestrian access shall be required to provide for safe and convenient ingress and egress.*

- a) Requested Waiver: The Applicant's proposed development is limited to one of the two parcels that make up the Property, parcel 7A, which is not adjacent to Newington Road, therefore the Applicant seeks a waiver from any road improvements associated with Newington Road.

Justification: Although parcel 99-2-((1))-8 is adjacent to Newington Road, no development is planned on that parcel, which will remain in its vacant, undeveloped state as part of this application. Therefore, the Applicant is seeking a waiver of the frontage improvements to Newington Road that otherwise might have been associated with this application. Because that parcel is not planned for development, there will be no direct access from the Property to Newington Road. Although no road improvements or access is planned for Newington Road, the Applicant has dedicated all of the requested right of way.

- b) Requested Modification: The Applicant's proposed development will widen Loisdale Road to four lanes, as suggested in the Comprehensive Plan, from its intersection with Newington Road to the site's entrance. At that point, the Applicant seeks a modification to transition the road to three lanes without a median to connect with the existing three-lane section of Loisdale Road north of the site.

Justification: The appropriate future width of Loisdale Road remains controversial as the Comprehensive Plan's proposal to widen the road to four lanes from Springfield Center Drive to Newington Road necessitates the demolition of existing, occupied homes. Therefore, the Comprehensive Plan has provisions to allow Loisdale to remain a three-lane section adjacent to the homes in Loisdale Estates. The Applicant's proposed modification facilitates the transition of Loisdale Road from four lanes to three lanes as envisioned by the Comprehensive Plan to maintain those homes. The transition also would respect the existing utility poles along Loisdale, thereby avoiding their costly relocation. To facilitate the transition from three to four lanes, the roadway will remain undivided north of the site entrance. Provided the County and VDOT approve the road configuration as shown on Sheet 5 of the development plan, the median will be added from the Property entrance south to Newington Road as shown. The Applicant has still provided the necessary right of way (58 feet from the existing centerline) along its entire Loisdale Road frontage.

V. Conclusion

Belvoir Corporate Campus' two 100,000-square-foot office buildings will provide a Class-A façade to the I-95 corridor, helping to announce the arrival into Springfield. More than 25 percent of the Property is proposed to be maintained as open space, which will provide outdoor civic areas for the future office tenants. The proposed development represents a significant improvement to the County both in terms of economic development and aesthetics as it will allow quality development on currently vacant parcels that are not likely to develop as single-family residences.



County of Fairfax, Virginia

MEMORANDUM

DATE: September 13, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis and Environmental Assessment: RZ/FDP 2011-LE-008
Belvoir Corporate Campus

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan as revised through August 23, 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. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The approximately 24.68-acre subject property is located on the east side of Loisdale Road on the north side of the intersection at Newington Road. The current application seeks to develop 200,000 square feet of office use at this location. The southern portion of the property will remain undeveloped at this time. The proposed use includes two possible options which would result in a site design which would develop the property with a single building or two buildings. According to the zoning tabulations on the development plan, the open space under either option would be approximately 37% of the total site area without right of way dedication and would be approximately 35% of the total site area with right of way dedication. Parking for both options would be 741 spaces. However, this number would drop to 713 parking spaces for a secured facility. All access to the property would come from Loisdale Road.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in Land Unit K of the I-95 Corridor Industrial Area within the Springfield Planning District of the Area IV Plan. The site is bounded the CSX right-of-way and parkland to the east, Loisdale Road to the west, Newington Road to the south and an existing industrial park to the north.

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/



COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, Area IV, 2011 edition, Springfield Planning District, I-95 Corridor Industrial Area, as amended through May 10, 2011, Land Unit K, Land Use Recommendations, pages 26-28:

“Land Use

The majority of this land unit, located west of the CSX Railroad tracks, east of Loisdale Road, north and east of Backlick Road, and south of Loisdale Park, is planned for industrial uses up to .35 FAR at the baseline.

The presence and limits of a landfill south of Loisdale Park between Loisdale Road and the CSX Railroad tracks should be established and development constraints identified before any development occurs in this area. Specifically, documentation should be provided to verify that the former landfill site is suitable and safe for building prior to approval of any rezoning application on parcel 90-4 ((1)) 6A. If any area is found not to be suitable and safe, or if environmental issues cannot be resolved, these portions of the land unit should remain undeveloped.

As an alternative, if development suitability can be demonstrated, parcel 90-4 ((1)) 6A may be appropriate for a vehicle sales center with associated service facilities. Ancillary uses, such as those to serve customers may also be considered. These alternative uses may be appropriate provided the development will not produce peak hour vehicle trips on Loisdale Road in excess of those generated by the baseline recommendation. Additionally, development of the alternative uses should meet the following conditions:

- Development at an intensity up to .10 FAR on a minimum site size of 30 acres, with additional acreage incorporated as needed to maintain trip neutrality when compared to the baseline recommendation of industrial use at an intensity up to .35 FAR; and
- Construction of a publicly available athletic field(s) on parcels 90-4 ((1)) 4, 5, and/or 7 or at another location within the same service area that meets Fairfax County Park Authority (FCPA) standards, with the option for management without ownership by the FCPA. See Section S7, Springfield East Community Sector, Parks and Recreation Recommendations, Figure 40 for further recommendations.

Within the land unit, if development suitability is demonstrated, as an alternative to industrial use at .35 FAR, up to 200,000 square feet of office use on parcels currently zoned R-1 (90-4 ((1)) 6A, 99-2 ((1)) 7A and 8) may be appropriate, excluding parcel 90-4 ((1)) 7 which is recommended for future active recreation facilities. Development of office use should meet the following conditions:

- Achievement of cohesive design in a campus-style setting;

- Intensity of development does not exceed .20 FAR;
- Any freestanding office building(s) is encouraged to meet at least U.S.Green Building Council's Leadership in Energy and Environmental Design (LEED) silver standards or other comparable programs with third party certification;
- Buffering and screening of uses from industrially planned areas; and
- Construction of publicly available athletic field(s) on parcels 90-4 ((1)) 4,5, and/or 7 or at another location within the same service area that meets Fairfax County Park Authority (FCPA) standards, with the option for management without ownership by the FCPA, see Section S7 – Springfield East Community Sector, Parks and Recreation Recommendations, Figure 40 for further recommendations. . . .

Transportation

Loisdale Road is recommended for widening to four travel lanes from Springfield Center Drive south to Newington Road. A segment of Loisdale Road that is planned for this widening fronts houses in the Loisdale Estates residential community. The future improvement of Loisdale Road should minimize impacts to the Loisdale Estates community by maintaining the existing three lane section along the Loisdale Estates frontage (two travel lanes plus middle turn lane) until such time as congestion requires road widening along Loisdale Estates.

Before considering plans for widening the segment of Loisdale Road that fronts Loisdale Estates, the following should be considered:

- Using traffic signalization to control the flow of traffic through the area; and
- Implementing other traffic controls that will help manage traffic, reduce speed of vehicles, and improve safety.

If traffic congestion increases to a level that requires widening the entire segment of Loisdale Road from Springfield Center Drive to Newington Road, impacts of the widening to the Loisdale Estates community should be minimized. The following should be considered along the Loisdale Estates frontage:

- Reducing the width of travel lanes and omitting a median and turn lane;
- Acquiring right-of-way from the I-95 side of the roadway by removing the trail and combining it with a sidewalk section on the east side;
- Eliminating on-street parking; and
- Acquiring minimal right-of-way from properties that front Loisdale Estates.

If these steps are not possible, consider taking full lots for right-of-way and utilizing residual portions of property acquired for right-of-way to create a planted buffer to screen the remaining neighborhood from the impacts of the roadway. The future improvement of Loisdale Road should seek to minimize cut through traffic impacts on the nearby residential communities.”

Environment

In the Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, on page 7 through 9, the Plan states:

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

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

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

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

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 19:

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

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

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

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council’s

Leadership in Energy and Environmental Design (LEED[®]) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR[®] rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

- Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.
- Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18:

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

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

Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, on page 12, the Plan states:

“Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.

- Policy a: Limit densities on slippage soils, and cluster development away from slopes and potential problem areas.
- Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards.”

COMPREHENSIVE PLAN MAP: Industrial

LAND USE ANALYSIS

The subject property includes two previously undeveloped parcels within the I-95 Industrial area. The Plan provides an option for up to 200,000 square feet of office use for Tax Map 90-4 ((1)) 6A, 7A and 8 within Land Unit K. The Comprehensive Plan also limits the Floor Area Ratio (FAR) for office use at this location to no more than 0.20, which is what is proposed with this application. It should also be noted that the majority of this site is composed of problem soils, including Marine Clays, which will require a geotechnical study prior to site plan approval for the proposed development.

The southern portion of the property will remain undeveloped at this time. The Comprehensive Plan currently provides no development options for this land area given the remaining 200,000 square feet of office use is proposed for the northern parcel of this development. The southern parcel can only be used as open space at this time. The current development plan does not depict retaining walls or other measures which might be required in order to stabilize the site given the nature and extent of the problem soils at this location. The applicant should be aware that any significant changes which might result from the findings of a geotechnical study for the proposed development may trigger the need for a Final Development Plan Amendment (FDPA) for the proposed development.

The proposed development includes an area of 50,000 square feet designated as cellar space for both options. While staff typically has no issues with limited accessory uses in the cellar area which might be utilized for storage, mechanical, corridors, reception, a fitness center or childcare center, the use of this area as office would result in a conflict with the Comprehensive Plan as the Plan explicitly limits the office use to 200,000 square feet. The additional office area and a deli, coffee shop or restaurant would not be consistent with the intent of the Plan recommendation to limit trips to no more than would be generated by the 200,000 square feet of office use. This issue remains outstanding.

Proposed transportation improvements are subject to review and comment by the Department of Transportation.

ENVIRONMENTAL ANALYSIS

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

Green Building

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

development and redevelopment projects. The Plan guidance for the subject property under the office option includes a recommendation that LEED silver certification under the United States Green Building Council (USGBC) be encouraged. While the applicant has proffered to meeting the LEED-NC or LEED-CS silver certification with a further commitment to a LEED-AP and checklist, there is no discussion in the proffers as to how this commitment would be enforced. Typically an escrow is offered by the applicant at a rate of \$2.00 per square foot. This escrow is provided at the time the site plan or building plan are submitted. As an alternative enforcement mechanism, the applicant could commit to the USGBC's design review program associated with the LEED-NC silver program or the USGBC's pre-certification program with the LEED-CS silver review. Whether the applicant chooses to pursue one of these options or something else, the current proffers provide no clear mechanism to determining the completion of this commitment.

Geotechnical Study

The subject property is located on land that is covered almost entirely with problem class soils which will require the approval of a geotechnical study for the proposed development. A portion of the property includes Marine Clay soils. To the best of staff's knowledge, no geotechnical study has been completed for the subject property at this time. While the approval of the proposed rezoning application is not contingent upon the completion of this study, the applicant should be made aware that the findings of the study could result in site stabilization measures which might alter the location of certain features currently noted on the proposed development plans. Any significant alteration of the approved development plan resulting from the findings of an approved geotechnical study could trigger the need for a Final Development Plan Amendment (FDPA) in order to address those design changes. The applicant has indicated that they are aware of the issues and will work with DPWES to resolve these concerns in a thorough and safe manner.

Water Quality

The applicant has proposed a number of on-site measures to address water quality and quantity control standards. At this time it appears that the proposed measures to address stormwater management issues have been adequately addressed. However, it should be noted that DPWES will ultimately determine the adequacy of proposed measures as part of the site plan review process.

PGN: JRB



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

June 22, 2011

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Noreen H. Maloney
Virginia Department of Transportation – Land Development Section

Subject: RZ 2011-LE-008, Belvoir Corporate Campus
Tax Map No.: 099-2 /01/ /0007A /01/ /0008

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

Per the Comprehensive Plan Loisdale Road will be reconstructed to a four lane divided facility. The applicant should construct ½ of a four lane divided facility including the raised median. The entrance should be located where Access Management spacing standards can be achieved for a divided facility.

The entrance will be required to meet the commercial entrance sight distance requirements.

Interparcel access should be afforded to adjacent parcels.

Transportation improvements should be consistent with the findings presented in the 527 Traffic Impact Analysis.

Waivers and Exceptions should be filed and approved prior to site plan submittal.



County of Fairfax, Virginia

MEMORANDUM

DATE: September 16, 2011

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

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

FILE: 3-4 (RZ 2011-LE-008)

SUBJECT: Transportation Impact

REFERENCE: RZ 2011-LE-008; Belvoir Corporate Campus
Traffic Zone: 1575
Land Identification Map: 99-2 ((01)) 7A, 8

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plan dated August 23, 2011 and proffers dated August 23, 2011.

The applicant proposes to rezone from the R-1 District to the C-3 District to develop up to 200,000 square feet of gross floor area of office, along with up to 50,000 square feet of cellar space.

This department has reviewed the subject application and provides the following comments.

The submitted traffic impact study from the applicant, identified transportation improvements that are needed to provide for an acceptable level-of-service (LOS "E") for the intersection of Loisdale Road and Fairfax County Parkway (Route 7100).

1. Construction of a second westbound left turn lane on Loisdale Road at Route 7100.
2. Construction of a second southbound left turn lane on Route 7100 to Loisdale Road.
3. Construction of an exclusive northbound right turn lane from Route 7100 to Loisdale Road.
4. Restriping of the eastbound through lane from I-95 northbound off-ramp to Loisdale Road to include two lanes.

Provided on page three of this memorandum and from the submitted traffic impact study are anticipated vehicular queuing at the subject intersection for the background traffic (2013), background with the site development, and background along with the site development including the previously listed intersection improvements 1 through 4.

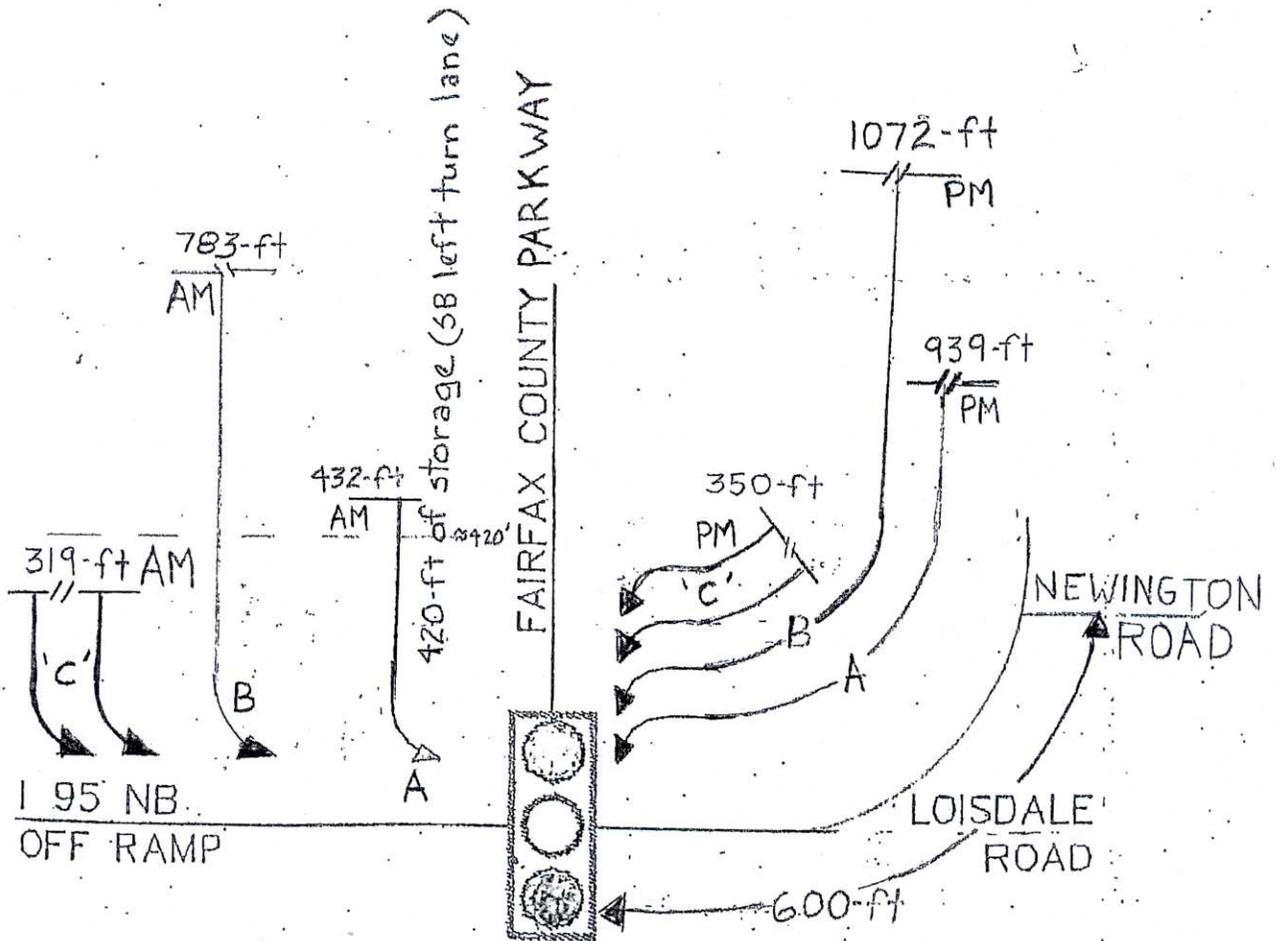
Barbara Berlin
 September 16, 2011
 Page two of three

- The Applicant should construct the second westbound left turn lane on Loisdale Road at Route 7100. If not constructed the westbound left turn queue could stack up 600-ft. beyond Newington Road thus spilling-back past Newington Road and the future Embassy Suites main access to Loisdale Road. (See page three for a 50 percentile queuing sketch)
- Loisdale Road per the Comprehensive Plan is designated as a four-lane divided facility. The applicant should escrow for the portion of the second northbound through lane, north of the site access.
- The Applicant should provide a pro-rata share for intersection improvements to the Fairfax County Parkway/ Loisdale Road intersection. An escrow amount has not yet been submitted within the proffers. FCDOT calculates the pro-rata escrow, as of yet without the Applicant's commitment to the additional westbound left turn lane on Loisdale at Route 7100) to be that total approximately \$ 592,600. The escrow estimate without the relocation of utilities would be \$ 414,000.
- The Applicant should provide the raised center median on Loisdale Road similar to as proposed on the General Development Plan, per VDOT approval and not be contingent on VDOT's approval of not requiring any waivers or exceptions.
- Interparcel access or a floating access easement should be provided without restriction to the south as the number of corridor access points and signals on Loisdale Road will be limited.
- The existing trail on the property should be repaved to match the proposed 10-ft. wide trail as mentioned in the Applicant's August 22, 2011 second round of Application comments.

Trip Generation -8th edition (Number of Vehicular Trips) per

	AM Peak Hour	PM Peak Hour	Weekday Average
<u>Application:</u>			
Office (200,000 sq. ft.)	327	303	2, 275
Cellar Space (50,000 sq. ft.)	63	56	426
Total (250,000 sq. ft.)	390	359	2, 701

AKR/ak cc: Michele Brickner, Director, Design Review, DPW & ES



- A ⇒ 50 percentile queue with background
- B ⇒ 50 percentile queue with subject site
- C ⇒ B plus mitigation transportation improvements



County of Fairfax, Virginia

MEMORANDUM

September 28, 2011

TO: Erin Grayson, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II *HUN*
Forest Conservation Branch, DPWES

SUBJECT: Belvoir Corporate Campus, RZ/FDP 2011-LE-008

I have reviewed the Generalized Development Plan for the above referenced case, stamped as received by the Zoning Evaluation Division (ZED) on September 26, 2011. The following comment and recommendation is based on this review and a site visit conducted during review of previous submission of this application.

1. **Comment:** Clearing is proposed in Parcel 8 along Loisdale Road where no development is proposed. In addition to creating a sight line per VDOT requirements, clearing is intended to provide a view of the building as the site is approached from the south on Loisdale Road. As this clearing is beyond that which necessary for development of the site, replanting should be required.

Recommendation: Required that any area cleared along Loisdale road, beyond that necessary to satisfy VDOT requirements, be subject to replanting. Suggested proffer language is as follows:

“Wooded area cleared in Parcel 8 along Loisdale Road, beyond that required by VDOT, shall be replanted with a mixture of trees and shrubs in a contiguous mulched area to revegetate the area with plants other than turfgrass. Groundcovers may also be used in this area. Replanting shall use native species. Trees and shrubs may be of a height that will allow a view of the building as approached from the south on Loisdale Road.

If there area any questions, please contact me.

HCW/
UFMID #: 161300

cc: RA File
DPZ File

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





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: June 24, 2011

SUBJECT: RZ 2011-LE-008, Belvoir Corporate Campus
Tax Map Number(s): 99-2((2)) 7A & 8

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated May 19, 2011, for the above referenced application. The Development Plan proposes 200,000 square feet of office space on approximately 25 acres to be rezoned from the R-1 zoning district to the C-3 zoning district.

COMPREHENSIVE PLAN CITATIONS

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. The Policy Plan also cites that non-residential development should offset significant impacts of work force growth on the parks and recreation system. (Parks and Recreation, Objective 6, p.8).

ANALYSIS AND RECOMMENDATIONS

The Comprehensive Plan Area Plan for the I-95 Corridor and Fort Belvoir North Area (FBNA) envisions major park facilities at the FBNA to serve this area and address the deficiencies in park and recreation resources in this area of the County. With the BRAC initiatives and replanning efforts, the ambitious plan for a 245-acre park is unlikely to be implemented due to access and security concerns. Few opportunities for new parks and recreation facilities exist in this area where little public land is available. Parks and recreation facilities serve to enhance the quality of life for the community and workforce added in this application.

Recent commercial rezoning approvals in this area have included proffers with significant cash or facility contributions to address park and recreation needs. Typically, cash contributions for commercial development have averaged \$0.27 per square foot. Applying this rate to the proposed 200,000 square feet proposed, the Park Authority requests a contribution of \$54,000 for addressing park and recreational needs within the service area of the subject property.

The applicant describes the development concept as a campus with outdoor civic areas that will serve workers at the site. In addition the building is described as serving as a gateway to the Springfield area. The applicant should provide additional detail on these design features for staff to further evaluate.

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: Pat Rosend
DPZ Coordinator: Erin Grayson

Copy: Cindy Walsh, Director, Resource Management Division
Chron Binder
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: May 24, 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 Rezoning Application
RZ 2011-LE-008

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 #422, **Springfield**
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.





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. RZ2011-LE-008

Tax Map No. 099-2/01/ /0007A, 0008

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

1. The application property is located in the Long Branch (M-6) watershed. It would be sewered into the Noman M. Cole Pollution Control Plant (NMCCPCP).
2. Based upon current and committed flow, there is excess capacity in the NMCCPCP. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8" inch line located on the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments:

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035-0052
Phone: 703-324-5030, Fax: 703-324-3946





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

June 17, 2011

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

Re: RZ 2011-LE-008
Tax Map: 99-2
Belvoir Corporate Campus

Dear Ms. Berlin:

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

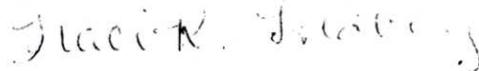
1. The property can be served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 24-inch water main in Loisdale Road. See the enclosed water system map and the Generalized Development Plan.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.
4. Relocation of distribution/transmission water facilities necessary to accommodate this development plan will be at the owners expense, and must be approved in advance by Fairfax Water.
5. Based on the information provided it is unclear whether relocation of the existing 24-inch transmission main routed through the site and control valve vault near Loisdale Road are required. At a minimum, test holes of the existing 24-inch main near the proposed fill area and cross sections of the proposed road improvements on Loisdale Road will be required at the time of formal site plan submittal in order to determine the need for a relocation. In accordance with Fairfax Water policy (copy enclosed) all developer proposed relocations of Fairfax Water

transmission mains greater than 16-inches in diameter require the approval of the Fairfax Water Board. If it is determined that the proposed construction requires a relocation of the existing 24-inch water main, the applicant must submit a letter to the attention of Ms. Jamie Bain Hedges, P.E., Director, Planning and Engineering, requesting permission to relocate the existing transmission main. Relocation of the transmission main, if approved, will be at the owner's expense. Submission of request, if necessary, is recommended as soon as possible to avoid subsequent project delays or rework. After staff review, the request will be forwarded to the Board for consideration.

6. A transmission main easement amendment to reflect our more current easement terms and conditions must be executed prior to formal plan approval.
7. Review of proposed water main alignment will be done at the time of formal site plan submission.
8. At the time of formal plan submittal, the site plan should be revised to show the existing 24-inch water main which is routed through the property as centered in its easement. A recent survey by Fairfax Water of the water main alignment indicated the main to be within the easement limits and not outside as shown on the Geometry Plan (Sheet 8 of 24) of the GDP package.

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

Sincerely,



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

Enclosure

cc: Clayton Tock, Urban, Ltd.
Molly Navohny, EV Hunter Trust



County of Fairfax, Virginia

MEMORANDUM

DATE: September 2, 2011

TO: Erin Grayson, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Rezoning Application #RZ 2011-LE-008, Loisdale 24, Belvoir Corporate Campus Generalized Development Plan sealed August 23, 2011, LDS Project #25493-ZONA-001-3, Tax Map #99-2-01-0007A and -0008, Lee District

We have reviewed the subject application and offer the following stormwater management comments. Comments on the August 23 draft proffers have been provided separately.

Chesapeake Bay Preservation Ordinance (CBPO)

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

Water quality controls are required for this development (PFM 6-0401.2A). A dry pond, six Filterras, and a vegetated swale are depicted on the plan. The maximum area served by a Filterra is 0.44 acres; two of the Filterra drainage areas exceed this amount (LTI 09-04). The maximum impervious area to a vegetated swale is 1 acre; the drainage area to the swale is 1.46 acres and significantly impervious.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). A dry pond is depicted on the plan.



Site Outfall

An outfall narrative has been provided, however, the description of the outfall between the property and Study Point D (Sheet 19) is incomplete (ZO 18-202 paragraph 10.F(2)(c)). There appears to be a second culvert between the property and Long Branch not mentioned in the narrative. The "engineered drainage ditch" does not extend to Study Point D; the outfall between the downstream end of the ditch and Study Point D is not mentioned.

Stormwater Planning Division Comments

The Accotink Creek Watershed Management Plan was adopted earlier this year.

The use of stormwater detention/retention facilities other than a stormwater pond is recommended since ponds do not provide retention and, hence, do not reduce the total volume of water that reaches the streams after a rain event. SWPD recommends that the applicant employ water retention and volume reduction practices to minimize the impact on the receiving stream. The use of multiple practices in series on the site is very effective in reducing the volume of water leaving the site and benefits the streams. SWPD recommends that the applicant use the water retention techniques instead of, or in addition to, the proposed pond:

- bioretention filters;
- vegetated swales next to parking areas directing water to bioretention filters;
- vegetated roofs;
- tree box filters (now included);
- compost-amended soils with native plantings, including grasses and wildflowers; and
- porous concrete paving or permeable pavement blocks in parking areas.

Long Branch South, the receiving stream, has been rated as Fair with a Channel Evolutionary Model rated as Level 3 according to the Fairfax County Stream Physical Assessment Report (2004). This level indicates the stream has down cut and is widening to compensate for increased runoff volume.

The Stream Protection Strategy Baseline Report (2001) considers this site to be in the Watershed Restoration Level II. Sites in this level are recommended be developed with the use of innovative BMPs and, if appropriate, unstable sections of onsite streams be restored or stabilized. The primary goal of this category is to maintain areas to prevent further degradation. Innovative BMPs have not been proposed for this site.

The soils on Parcel 8 are proposed to be the source of fill for this project. The Marine and Marumsco clay soils on the parcel are not generally acceptable as fill material.

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

BF/

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

PART 3 4-300 C-3 OFFICE DISTRICT

4-301 Purpose and Intent

The C-3 District is established to provide areas where predominantly non-retail commercial uses may be located such as offices and financial institutions; and otherwise to implement the stated purpose and intent of this Ordinance.

4-305 Use Limitations

1. All business, service, storage, and display of goods shall be conducted within a completely enclosed building, except outdoor seating provided in association with an eating establishment, those permitted uses, accessory uses set forth in Part 1 of Article 10, and special permit and special exception uses which by their nature must be conducted outside a building.
2. Nursery schools and child care centers shall be subject to the standards set forth in Sect. 9-309.
3. All refuse shall be contained in completely enclosed facilities.
4. All uses shall comply with the performance standards set forth in Article 14.
5. Eating establishments shall be permitted by right only when such use is located in a building which has a gross floor area of at least 100,000 square feet and is designed to contain at least one or more other uses permitted by right. Eating establishments which provisions of Article 9.
6. Quasi-public athletic fields and related facilities shall be permitted by right in accordance with the following:
 - A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
 - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
 - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
 - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;

E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;

F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide; and

G. There shall be sign which identifies the athletic field as an interim use of the site. No such sign shall exceed thirty-two (32) square feet in area or be less than ten (10) square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet to any street line.

7. New vehicle storage shall be permitted by right in accordance with the following:

A. When located within a parking structure that is accessory to another use, and provided that the spaces devoted to a new vehicle storage are in excess of the minimum number of off-street parking spaces required in accordance with Article 11 for the use to which the structure is accessory. The owner shall submit a parking tabulation in accordance with Article 17 that demonstrates that such excess parking spaces are available for new vehicle storage.

B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.

C. There shall be no signs identifying the use and/or the associated vehicle, sale, rental and ancillary service establishment.

D. Notwithstanding the provisions of Article 13, transitional screening shall not be required.

4-306 Lot Size Requirements

1. Minimum lot area: 20,000 sq. ft.

2. Minimum lot width: 100 feet

3. The minimum lot size requirements presented in Par. 1 and 2 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

4-307 Bulk Regulations

1. Maximum building height: 90 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
 - A. Front yard: Controlled by a 25° angle of bulk plane, but not less than 40 feet
 - B. Side yard: No Requirement
 - C. Rear yard: Controlled by a 20° angle of bulk plane, but not less than 25 feet
3. Maximum floor area ratio: 1.00
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

4-308 Open Space

15% of the gross area shall be landscaped open space

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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