



APPLICATION ACCEPTED: June 23, 2011
BOARD OF ZONING APPEALS: December 7, 2011*
*MOVED AT THE APPLICANTS REQUEST
TIME: 9:00 a.m.

County of Fairfax, Virginia

November 30, 2011

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2011-HM-056

HUNTER MILL DISTRICT

APPLICANT: LTF Real Estate Company, Inc.
ZONING: I-3 and I-4
LOCATION: Terminus of Business Center Drive
ZONING ORDINANCE PROVISION: 5-403 and 5-303
TAX MAP: 18-3 ((8)) 6A3
LOT SIZE: 11.09 acres of land
PLAN MAP: Industrial
SP PROPOSAL: Group 5 – special permit for a commercial recreation use for a health club.

STAFF RECOMMENDATION: Staff recommends approval of SP 2011-HM-056 subject to the proposed development conditions contained in Appendix 1.

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

O:\rhomer\Special Permits\Lifetime Fitness SP\Lifetime Fitness staff report.doc

Rebecca Homer

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

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 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 Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

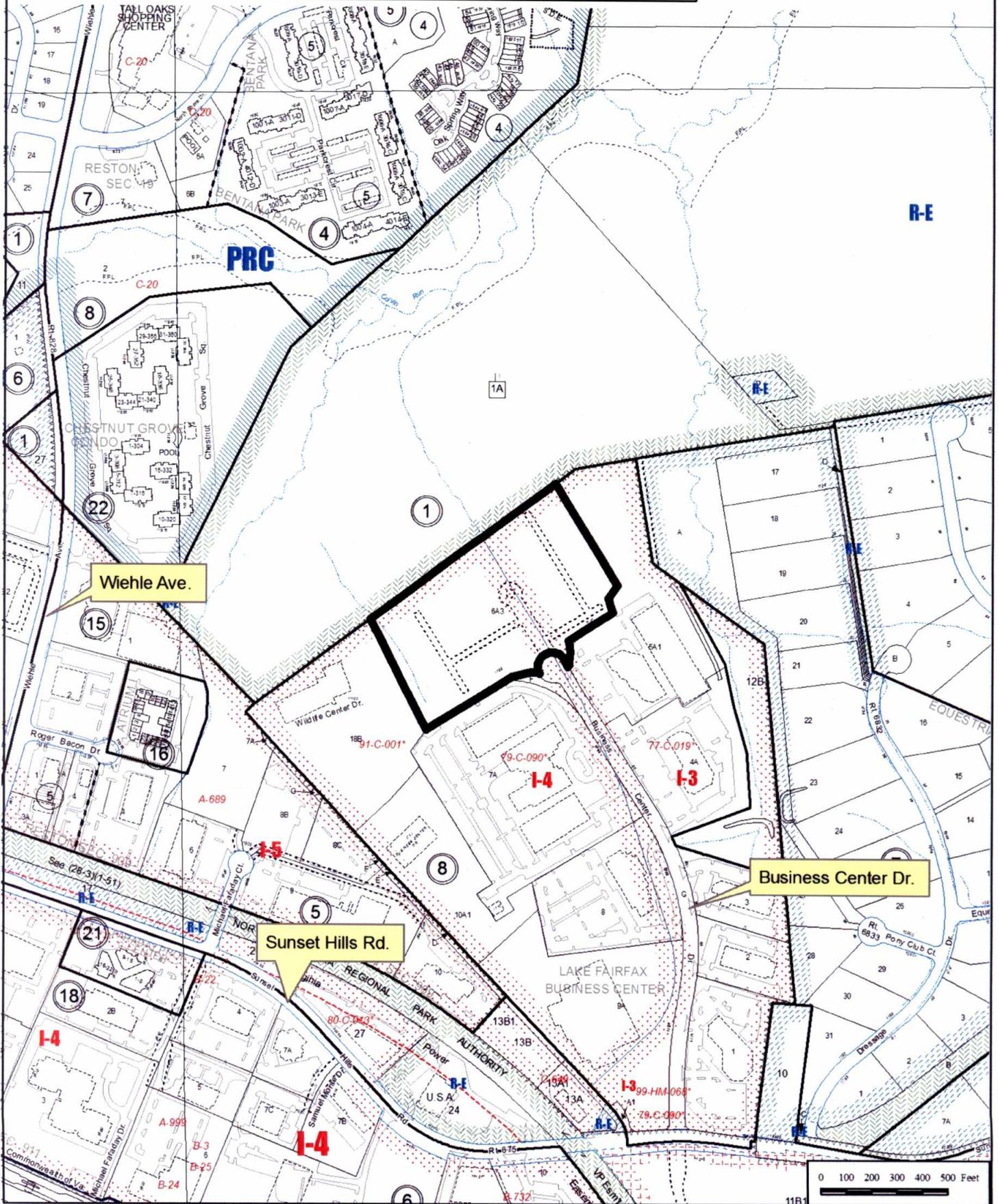
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



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

Special Permit
SP 2011-HM-056
LTF REAL ESTATE COMPANY, INC.



Fairfax Co

Oak Spring Way

Park
West Circle

Lake Fairfax County Park

Chestnut Grove Sq



Wildlife Center Dr

Business Center Dr

Clay Ln

SP 2011-HM-056
LTF Real Estate,

© AND © 2010 NAVTEQ Image courtesy of
Pictometry Bird's E

OFFICE SPACE
FOR LEASE
POLINGER
SHANNON & LUCAS
REAL ESTATE
657-4646

115
20-0000





NO
PARKING
OR
STANDING
FIRE LANE

PRIVATE
PROPERTY
TOWING AT
OWNER'S
EXPENSE
NO TOLLS
UNLESS TOLLS ARE
POSTED TO THE SIGN





SPECIAL PERMIT APPLICATION

SP 2011-HM-056

FOR LIFE TIME FITNESS

HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

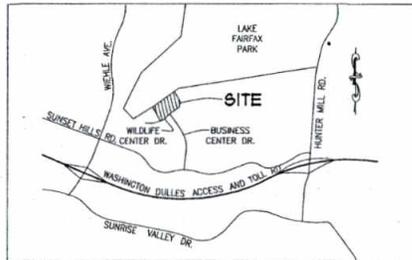
PROJECT TEAM

LAND USE ATTORNEY:
COOLEY LLP
ONE FREEDOM SQUARE RESTON TOWN CENTER
11951 FREEDOM DRIVE
RESTON, VA 20190

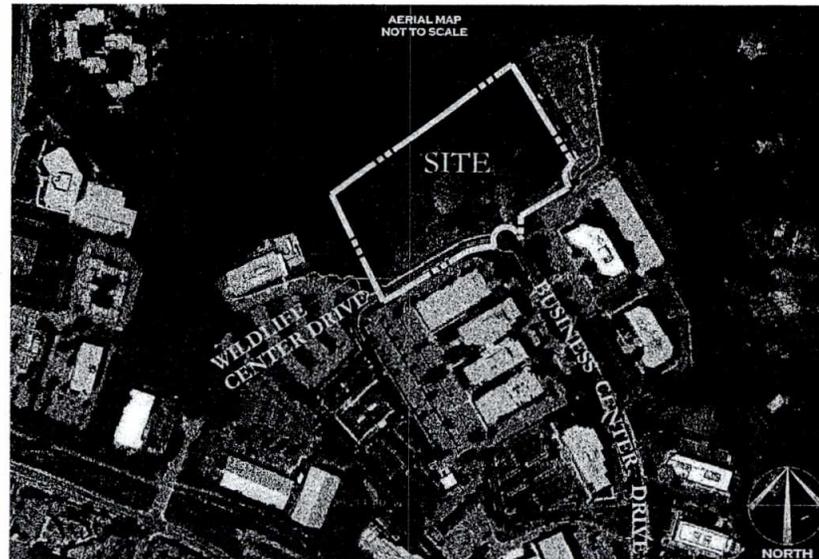
APPLICANT:
LTF REAL ESTATE COMPANY, INC.
2902 CORPORATE PLACE
CHANHASSEN, MN 55317

TRANSPORTATION ENGINEER:
GOROVE/SLADE ASSOCIATES, INC.
1140 CONNECTICUT AVENUE, NW, SUITE 700
WASHINGTON, DC 20036

CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
WILLIAM H. GORDON ASSOCIATES, INC.
4501 DALY DRIVE, SUITE 200
CHANTILLY, VA 20151



VICINITY MAP
SCALE - 1:2000



SHEET INDEX

1. COVER SHEET
2. NOTES AND TABULATIONS
3. EXISTING CONDITIONS
4. SPECIAL PERMIT PLAT
5. LANDSCAPE PLAN
- 5A. LANDSCAPE NOTES
6. GRADING, UTILITIES, AND SWM/ BMP PLAN
7. STORMWATER MANAGEMENT AND BEST MANAGEMENT COMPUTATIONS
8. ADEQUATE OUTFALL ANALYSIS
9. ADEQUATE OUTFALL ANALYSIS
10. ARCHITECTURAL ELEVATIONS
11. TEMPORARY PRESALE OFFICE PLAN

REVISIONS

| DATE | DESCRIPTION |
|-------------------|---------------------|
| MAY 2, 2011 | Original Submission |
| JUNE 13, 2011 | County Comments |
| AUGUST 15, 2011 | County Comments |
| SEPTEMBER 6, 2011 | County Comments |
| OCTOBER 19, 2011 | County Comments |



0173-0117
0117-CS.dwg

1 OF 11

GENERAL NOTES

1. LOCATION. THE AREA SUBJECT TO THIS SPECIAL PERMIT APPLICATION CONSISTS OF TAX MAP 18-3 ((8)) PARCEL 6A3 (11.098 ACRES OR 483,409 SF) AND IS PART OF LAKE FAIRFAX BUSINESS CENTER.
2. DEDICATION. THE PROPERTY SHOWN HEREON IS IN THE NAME OF RESTON REED DEVELOPMENT, LLC AND WAS ACQUIRED FROM 7157 BCD LIMITED PARTNERSHIP BY DEED DATED JANUARY 18, 2006 AND RECORDED IN DEED BOOK 18145 AT PAGE 438 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. SPECIAL PERMIT REQUEST. THE SITE IS CURRENTLY ZONED I-3 LIGHT INTENSITY INDUSTRIAL DISTRICT (4.38 AC / 190,053 SF) AND I-4 (8.73 AC / 283,356 SF) MEDIUM INTENSITY INDUSTRIAL DISTRICT. THE APPLICANT REQUESTS PERMISSION TO ALLOW A HEALTH CLUB, WHICH IS A GROUP 5 SPECIAL PERMIT USE WITHIN THE I-3 AND I-4 ZONING DISTRICTS.
4. F.A.R. (FLOOR AREA RATIO). THE F.A.R. FOR THE SITE IS 0.50. SEE ATTACHED INTERPRETATION LETTER BELOW.
5. BOUNDARY/TOPOGRAPHY/EXISTING UTILITIES. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD SURVEY TOPOGRAPHICAL SURVEY PREPARED BY WILLIAM H. GORDON ASSOCIATES DATED MARCH 28, 2011.
6. RIGHTS-OF-WAY/ SITE ACCESS. THE SITE DOES NOT DIRECTLY ADJUT ANY STATE ROADS OR HIGHWAYS. ACCESS TO THE SITE IS PROVIDED FROM BUSINESS CENTER DRIVE, A PRIVATE ROAD, WHICH CONNECTS TO SUNSET HILLS ROAD (ROUTE 675). THERE ARE NO NEW PUBLIC OR PRIVATE STREETS PROPOSED WITH THIS APPLICATION.
7. PARKING. SURFACE PARKING SPACES ARE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE ARTICLE 11 AND ARE SHOWN ON SHEET 4. PARKING TABULATIONS ARE PROVIDED ON THIS SHEET. PARKING AND LOADING SPACES WILL BE PROVIDED GENERALLY AS SHOWN ON THE SPECIAL PERMIT PLAN. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER AND/OR LOCATION OF THE PARKING AND/OR LOADING SPACES AT THE TIME OF FINAL SITE PLAN, SO LONG AS THE MINIMUM NUMBER OF SPACES ARE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE.
8. EASEMENTS. THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ALL KINDS UNDERGROUND UTILITY EASEMENTS ARE SHOWN.
9. UTILITIES. THE SITE IS SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
10. STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP). SEE SWM/BMP ANALYSIS PLAN AND ASSOCIATE COSTAL SHEETS 5-8.
11. WETLANDS. THERE ARE NO KNOWN VEGETATED WETLANDS, TIDAL WETLANDS, OR WATERS OF THE U.S. ON THE SUBJECT PROPERTY. THE APPLICANT IS CURRENTLY PERFORMING A STUDY TO CONFIRM THAT NONE OF THESE TYPES ARE PRESENT.
12. E.O.C./FLOODPLAIN/RPA. NO E.O.C., FLOODPLAIN, OR RPA EXISTS ON SITE.
13. CLEARING & GRADING. THE APPROXIMATE LIMITS OF CLEARING AND GRADING FOR THE SITE ARE SHOWN ON SHEET 4. THE APPLICANT RESERVES THE RIGHT TO MODIFY THE LIMITS OF CLEARING AND GRADING AT THE TIME OF FINAL SITE PLAN.

14. SIGNAGE. ANY SIGNAGE WILL COMPLY WITH THE PROVISIONS OF ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
15. LANDSCAPING/DEFERRING. LANDSCAPING AND 10 YEAR TREE CANOPY SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 13 OF THE ZONING ORDINANCE. LANDSCAPE PLAN AND 10 YEAR TREE CANOPY CALCULATIONS ON SHEET 5.
16. DEM. AN EXISTING VEGETATION MAP (DEM) HAS BEEN PROVIDED ON SHEET 11 SINCE CONSTRUCTING THE SITE IMPROVEMENTS WILL NECESSITATE THE DISTURBANCE OF AN AREA GREATER IN SIZE THAN 2,500 SQUARE FEET.
17. GRAVES. TO THE BEST OF THE APPLICANT'S KNOWLEDGE THERE ARE NO GRAVES OR REMAINS OF BURIAL ON THE PROPERTY.
18. LIGHTING/SOUND. OUTDOOR LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 14 OF THE ZONING ORDINANCE.
19. SOIL ASSETS/EXISTING STRUCTURES. THE SITE CONTAINS NO NATURAL FEATURES OR SCENIC ASSETS REQUIRING PROTECTION AND PRESERVATION.
20. SITE AMENITIES. THE APPLICANT MAY PROVIDE BIKE RACKS IN A LOCATION TO BE DETERMINED.
21. HAZARD. TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES (AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS (CFR) PARTS 118.6, 302.4, AND 305; COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CFR PART 280) OR STORAGE TANKS OR CONTAINERS ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED, AND/OR EXPOSED OF ON-SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON-SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.
22. FINAL DESIGN. THE SITE LAYOUT, GRADING AND UTILITY DESIGN IS SUBJECT TO FINAL ENGINEERING THAT MAY WARRANT MINOR ADJUSTMENTS TO THE LAYOUTS ENCLOSED HEREIN (PURSUANT TO SECTION 8-04 OF THE ZONING ORDINANCE).
23. MINOR MODIFICATIONS. THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE BUILDING FOR FOOTPRINT SIZE, PARKING LOT LAYOUT, AND GROSS FLOOR AREA SHOWN ON THIS SPECIAL PERMIT BASED ON FINAL ENGINEERING AND ARCHITECTURAL DESIGN, PROVIDED THE OVERALL OPEN SPACE IS NOT REDUCED, THE MINIMUM BUILDING SETBACKS AND BULK PLANE ANGLES TO THE PERIPHERAL LOT LINES ARE NOT REDUCED, AND THAT THE CHANGES ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE SPECIAL PERMIT. THE DIMENSIONS SHOWN FOR BUILDING SETBACKS ARE MEASURED TO THE OUTER VERTICAL FACEDS AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS OVERHANGS, EAVES, ETC.
24. TRAILS. TO THE BEST OF THE APPLICANT'S KNOWLEDGE, TRAILS ARE NOT REQUIRED FOR THE SITE PER THE COUNTY'S ADOPTED COMPREHENSIVE TRAILS PLAN. AS SHOWN ON SHEET 4, THE APPLICANT SHALL PROVIDE SIDEWALK/ TRAIL CONNECTION AT THE SOUTHWEST CORNER OF THE PROPERTY.

SITE TABULATIONS

| | | | |
|---------------------------|--|--|-----------------------------|
| SITE AREA | | MIN LOT AREA (NO REQUIREMENT FOR EACH USE OR BUILDING) | 11.098 ACRES OR 483,409 SF |
| LANDSCAPED OPEN SPACE | | REQUIRED = 15% OF GROSS AREA = 72,511 SF | PROVIDED = 17% OR 82,200 SF |
| 10 YEAR TREE CANOPY | | 10% MINIMUM TREE CANOPY REQUIRED SITE AREA = 48,341 SF | REQUIRED = 48,341 SF |
| YARD REQUIREMENTS | | SEE TABLE OF BULK PLANE (THIS SHEET) | |
| BUILDING HEIGHT | | 60' MAXIMUM | |
| GROSS FLOOR AREA | | HEALTH CLUB | 115,000 SF |
| | | CAFE (AT POOL) | 1,500 SF |
| TOTAL | | | 116,500 SF |
| FLOOR AREA RATIO (F.A.R.) | | ALLOWED: 0.50 FAR | PROPOSED: 0.24 FAR* |

* THE FAR FOR THE SITE DOES NOT INCLUDE THE TEMPORARY SALES OFFICE (APPX 2,250 SF) AS SHOWN ON SHEET 11.

PARKING/LOADING TABULATIONS

| | | | |
|--|--|-----------------------|---|
| PARKING REQUIREMENTS | | RECREATIONAL FACILITY | ONE (1) SPACE PER THREE (3) PERSONS BASED ON THE OCCUPANCY LOAD PLUS ONE (1) SPACE PER EMPLOYEE |
| OCCUPANCY LOAD FOR PARKING TABULATION PURPOSES (1) | | 1658 | 1658 X 1 SPACE / 3 PERSONS = 552 SPACES |
| NUMBER OF EMPLOYEES | | 45 | 45 X 1 SPACE / EMPLOYEES = 45 SPACES |
| TOTAL SPACES REQUIRED : | | | 597 SPACES |
| TOTAL SPACES PROVIDED (2): | | | 606 SPACES |

NOTES:
1. REQUIRED PARKING IS BASED ON A MAXIMUM BUILDING OCCUPANCY LOAD OF 1656 HEALTH CLUB MEMBERS PLUS 45 EMPLOYEES WITHIN THE HEALTH CLUB AT ANY ONE TIME. THIS OCCUPANCY LOAD SHALL NOT LIMIT THE SQUARE FOOTAGE OF THE BUILDING OR THE DESIGN FEATURES OF THE BUILDING WITH REGARD TO BUILDING CODES OR LIFE SAFETY ISSUES.
2. THE APPLICANT RESERVES THE RIGHT TO PARK THE USE PER COUNTY REQUIREMENTS.

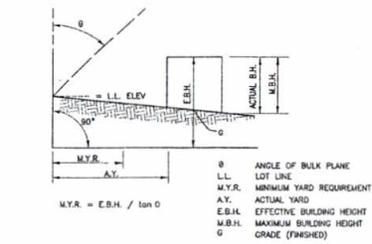
| | | |
|---|--|---|
| LOADING REQUIREMENTS | | LOADING ALLEY AND OTHER SIMILAR COMMERCIAL RECREATIONAL ESTABLISHMENT: STANDARD F |
| STANDARD F: ONE (1) SPACE FOR THE FIRST 10,000 SQUARE FEET OF GROSS FLOOR AREA, PLUS ONE (1) SPACE FOR EACH ADDITIONAL 100,000 SQUARE FEET OR MAJOR FRACTION THEREOF. | | |
| | | 10,000SF = 1 LOADING SPACE |
| | | 100,000SF = 1 LOADING SPACE |
| TOTAL LOADING SPACES REQUIRED = | | 2 LOADING SPACES |

LAKE FAIRFAX BUSINESS CENTER PARK TABULATIONS

| Parcel | Parcel 6A-3 (Subject Parcel) | Lot Area | Building GSF |
|----------------------------------|------------------------------|-----------|--------------|
| Parcel 5A-1 | | 357,101 | 143,750 |
| Parcel 12-B | | 162,041 | 0 |
| Parcel 1 | | 178,235 | 70,950 |
| Parcel 2 | | 92,567 | 34,992 |
| Parcel 3 | | 98,708 | 38,500 |
| Parcel 4A | | 221,590 | 95,691 |
| Parcel 7A | | 458,423 | 277,200 |
| Parcel F | | 10,952 | 0 |
| Parcel 8 | | 217,881 | 98,575 |
| Parcel 9A | | 373,954 | 263,544 |
| Parcel A1 | | 3,438 | 0 |
| Parcel G (Business Center Drive) | | 129,822 | 0 |
| Totals | | 2,800,211 | 1,139,309 |

Floor Area Ratio (F.A.R.) = 0.41
Approved FAR per March 3, 2000 Interpretation = 0.50

ANGLE OF BULK PLANE SCALE: N.T.S.



| REQUIRED (I-3 REQUIREMENTS USED) | PROVIDED | |
|----------------------------------|-------------------------|-----------------------|
| ALLOWABLE BUILDING HEIGHT: | 75' MAX | 60' MAX |
| MINIMUM FRONT YARD: | 40' | 195' +/- |
| MINIMUM SIDE YARD (EAST): | 40' ANGLE OF BULK PLANE | 175' +/- (20 DEGREES) |
| MINIMUM SIDE YARD (WEST): | 40' ANGLE OF BULK PLANE | 350' +/- (15 DEGREES) |
| MINIMUM REAR YARD: | 40' ANGLE OF BULK PLANE | 100' +/- (35 DEGREES) |

ZONING TABULATIONS

TAX MAP 18-3 ((8)) PARCEL 6A3
SITE AREA: 11.098 ACRES OR 483,409 SF

I-4 ZONE TABULATIONS

I-4 ZONED AREA: 6.73 AC / 283,356 SF
I-4 GFA: 64,769 SF
I-4 FAR: 0.13 FAR
I-4 OPEN SPACE: 49,900 SF

| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L1 | 368.71' | S58°05'50"W |
| L2 | 488.41' | N26°40'18"W |
| L3 | 543.26' | S52°23'07"E |
| L4 | 532.26' | S72°32'07"E |

| CURVE | ARC LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING |
|-------|------------|---------|------------|---------|---------|---------------|
| C1 | 115.45' | 53.00' | 187°59'38" | 179.34' | 105.95' | S58°22'32"W |
| C2 | 34.78' | 75.00' | 76°34'14" | 17.71' | 34.47' | N85°34'22"W |
| C3 | 91.94' | 455.76' | 11°33'32" | 46.13' | 91.78' | S75°21'58"W |

I-3 ZONE TABULATIONS

I-3 ZONED AREA: 4.36 AC / 190,053 SF
I-3 GFA: 51,250 SF
I-3 FAR: 0.11 FAR
I-3 OPEN SPACE: 32,200 SF

| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L1 | 532.26' | N26°32'07"W |
| L2 | 348.01' | N63°13'57"E |
| L3 | 468.87' | S31°54'10"E |
| L4 | 60.23' | S32°21'34"W |
| L5 | 61.00' | S1°20'58"E |
| L6 | 222.84' | S58°05'50"W |
| L7 | 29.79' | N31°54'09"W |

| CURVE | ARC LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING |
|-------|------------|---------|------------|---------|---------|---------------|
| C1 | 96.44' | 178.00' | 31°02'39" | 49.44' | 95.27' | S01°28'22"E |
| C2 | 54.23' | 53.00' | 183°26'35" | 176.34' | 105.95' | S58°22'32"W |

CORRESPONDENCE



DEPARTMENT OF PLANNING AND ZONING
Zoning Evaluation Division
12055 Government Center Parkway, Suite 80
Fairfax, Virginia 22034-5501
(703) 324-1290 Fax (703) 324-1924

March 3, 2009

Ms. Mary Theresa Flynn
Horton and Williams
1781 Pleasant Drive, Suite 1700
McLean, Virginia 22102

Re: Interpretation for Lake Fairfax Business Center - Allocation of FAR

Dear Ms. Flynn:
This is in response to your letters dated February 3 and February 22, 2009, to Jane Oviwa concerning the allocation of FAR within Lake Fairfax Business Center which comprises 67.3 acres. Lake Fairfax Business Center is zoned I-3 and I-4 pursuant to two rezoning actions, RZ 77-C-019 and RZ 79-C-095. You have requested a determination that would permit the maximum FAR for the Lake Fairfax Business Park to be calculated on the entire 67.3 acres that comprise the business park. Your request was forwarded to me for response in my capacity as duly authorized agent of the Zoning Administrator.

Staff has reviewed the materials submitted with your letters, as well as the zoning files for RZ 77-C-019 and RZ 79-C-095 and their subsequent proffered condition amendments. Based on a review of these documents, it is my determination that the FAR applicable to the Lake Fairfax Business Park is 0.50 excluding the land area subject to RZ 199-184-did which is limited to a maximum FAR of 0.40. Furthermore, it is my determination that the FAR may be calculated on the entire 67.3 acres comprising the Lake Fairfax Business Park, provided that, as part of any future site plan approval for development within the Business Park, a density allocation submission is submitted for review and approval by DPWES.

Ms. Mary Theresa Flynn
March 3, 2009
Page 2
This determination has been made in my capacity as duly authorized agent of the Zoning Administrator. If you have any questions, please contact Leslie Johnson at 324-1290.

Sincerely,
Barbara A. Byrnes
Barbara A. Byrnes, Director
Zoning Evaluation Division, DPZ
BAB/BLU

cc: Catherine Hedging, Supervisor, Hunter Mill District
John Patsellio, Planning Commissioner, Hunter Mill District
Jane W. Oviwa, Zoning Administrator
Aasad Ayyoub, Director, West Team, Environmental and Facilities Review Division, DPWES
Antonio J. Carneiro, Esquire, McClaine, Woods, Battle and Boethe LLP
File: RZ 77-C-019 and RZ 79-C-095

REVISIONS

| | |
|----------|-----------------|
| 06/13/11 | County Comments |
| 08/12/11 | County Comments |
| 09/06/11 | County Comments |
| 09/06/11 | County Comments |
| 10/18/11 | County Comments |

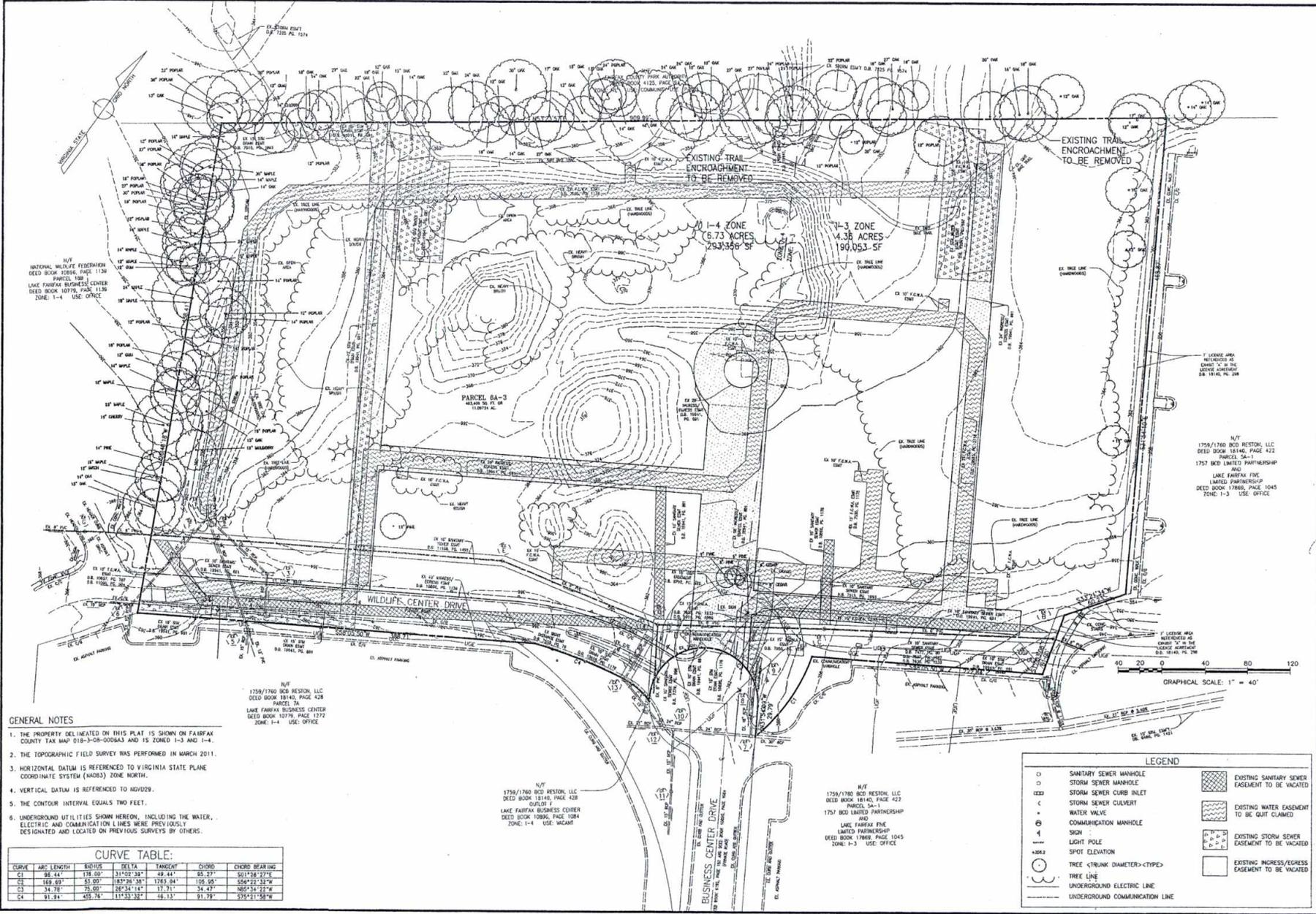
SURVEY: WHGA
DESIGN: OS
DRAWN: OS
CHECKED: RWW/WHM

ENGINEERS - SURVEYORS - LAND PLANNERS - LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
1400 PRINCE WILLIAM PARKWAY, SUITE 101 - PRINCE WILLIAM, VIRGINIA 22152
(703) 360-6426 - METRO (703) 551-1007 - FAX (703) 551-1508

DATE: MAY 2, 2011
SCALE: HORIZ: VERT:
SEALED: PROFESSIONAL ENGINEER
ROBERT W. WALKER III
Lic. No. 37800
10/11/10

NOTES AND TABULATIONS
LIFE TIME FITNESS
SPECIAL PERMIT
RESTON VIRGINIA
1400 PRINCE WILLIAM PARKWAY, SUITE 101
FAIRFAX COUNTY, VIRGINIA

JOB: 0173-0117
LADD: 0117-NT
SHEET: 2 OF 11



- GENERAL NOTES**
1. THE PROPERTY DELINEATED ON THIS PLAN IS SHOWN ON FAIRFAX COUNTY TAX MAP 018-3-08-0006A3 AND IS ZONED 1-3 AND 1-4.
 2. THE TOPOGRAPHIC FIELD SURVEY WAS PERFORMED IN MARCH 2011.
 3. HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE PLANE COORDINATE SYSTEM (NAD83) ZONE NORTH.
 4. VERTICAL DATUM IS REFERENCED TO NAVD99.
 5. THE CONTOUR INTERVAL EQUALS TWO FEET.
 6. UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING THE WATER, ELECTRIC AND COMMUNICATION LINES WERE PREVIOUSLY DESIGNATED AND LOCATED ON PREVIOUS SURVEYS BY OTHERS.

CURVE TABLE:

| CURVE | ARC LENGTH | BEARING | DELTA | TANGENT | CHORD | CHORD BEARING |
|-------|------------|---------|------------|----------|---------|---------------|
| C1 | 86.44' | 176.00° | 31°52'38" | 48.44' | 65.27' | S51°14'27"W |
| C2 | 169.69' | 83.00° | 183°28'36" | 1783.04' | 109.35' | S54°22'33"W |
| C3 | 34.76' | 75.00° | 262°24'14" | 17.31' | 34.47' | N85°34'22"W |
| C4 | 91.89' | 455.76° | 112°32'38" | 56.13' | 91.79' | S79°21'58"W |

N/T
1758/1760 BCD RESTON, LLC
DEED BOOK 18140, PAGE 428
PARCEL 7A
LAKE FAIRFAX BUSINESS CENTER
DEED BOOK 10776, PAGE 1272
ZONE: 1-4 USE: OFFICE

N/T
1758/1760 BCD RESTON, LLC
DEED BOOK 18140, PAGE 428
OUTLOT 7
LAKE FAIRFAX BUSINESS CENTER
DEED BOOK 10896, PAGE 1084
ZONE: 1-4 USE: VICINAT

N/T
1758/1760 BCD RESTON, LLC
DEED BOOK 18140, PAGE 422
PARCEL 5A-1
1757 BCD LIMITED PARTNERSHIP
LAKE FAIRFAX FIVE
LIMITED PARTNERSHIP
DEED BOOK 17668, PAGE 1045
ZONE: 1-3 USE: OFFICE

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CURB INLET
- STORM SEWER CULVERT
- WATER VALVE
- ⊕ COMMUNICATION MANHOLE
- SIGN
- LIGHT POLE
- SPOT ELEVATION
- TREE (TRUNK DIAMETER < TYPE)
- TREE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND COMMUNICATION LINE
- ▨ EXISTING SANITARY SEWER EASEMENT TO BE VACATED
- ▨ EXISTING WATER EASEMENT TO BE QUIT CLAIMED
- ▨ EXISTING STORM SEWER EASEMENT TO BE VACATED
- ▨ EXISTING INGRESS/EGRESS EASEMENT TO BE VACATED

REVISIONS

| | |
|----------|-----------------|
| 06/13/11 | County Comments |
| 08/15/11 | County Comments |
| 09/04/11 | County Comments |
| 09/06/11 | County Comments |
| 10/19/11 | County Comments |

PROJECT
SURVEY: WHCA
DESIGN: N/A
DRAWN: DS/HH
CHECKED: RWM/WM

ENGINEERS - SURVEYORS - LAND PLANNERS - LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
1700 N. GARDEN ST. SUITE 200
FAIRFAX, VA 22031
(703) 592-0400 FAX (703) 592-0408

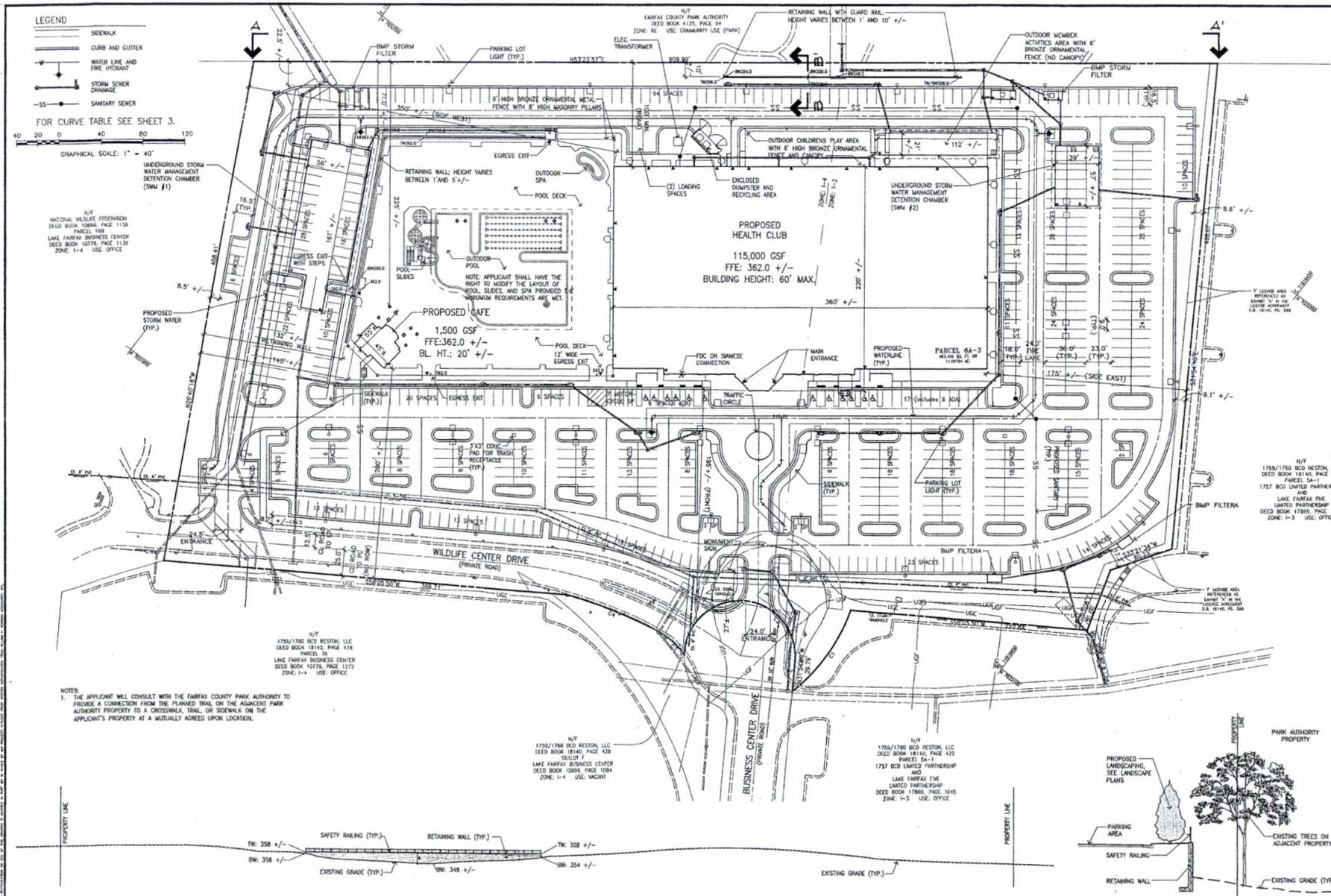
DATE
MAY 2, 2011

SCALE
HORIZ: VERT:

SEAL
ROBERT W. WALKER
Lic. No. 37609
PROFESSIONAL ENGINEER

EXISTING CONDITIONS PLAN
LIFE TIME FITNESS
SPECIAL PERMIT
RESTON, VIRGINIA
HUNTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB 0173-0117
CADD 0117-EC
SHEET 3 OF 11



- LEGEND**
- SIDEWALK
 - CURB AND GUTTER
 - WATER LINE AND FIRE HYDRANT
 - STORM SEWER DRAINAGE
 - SANITARY SEWER

FOR CURVE TABLE SEE SHEET 3.
 GRAPHICAL SCALE: 1" = 40'

N/T NATIONAL WILDLIFE FEDERATION
 DEED BOOK 10886, PAGE 1139
 PARCEL 188
 LAKE FAIRFAX BUSINESS CENTER
 DEED BOOK 10379, PAGE 1139
 ZONE: 1-4 USE OFFICE

N/T 1759/1760 BCD RESTON, LLC
 DEED BOOK 18140, PAGE 478
 PARCELS 2
 LAKE FAIRFAX BUSINESS CENTER
 DEED BOOK 10379, PAGE 1277
 ZONE: 1-4 USE OFFICE

NOTES:
 1. THE APPLICANT WILL CONSULT WITH THE FAIRFAX COUNTY PARK AUTHORITY TO PROVIDE A CONNECTION FROM THE PLANNED TRAIL ON THE ADJACENT PARK AUTHORITY PROPERTY TO A CROSSWALK, TRAIL, OR SIDEWALK ON THE APPLICANT'S PROPERTY AT A MUTUALLY AGREED UPON LOCATION.

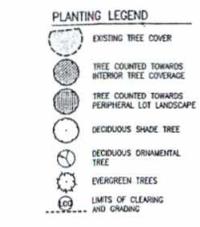
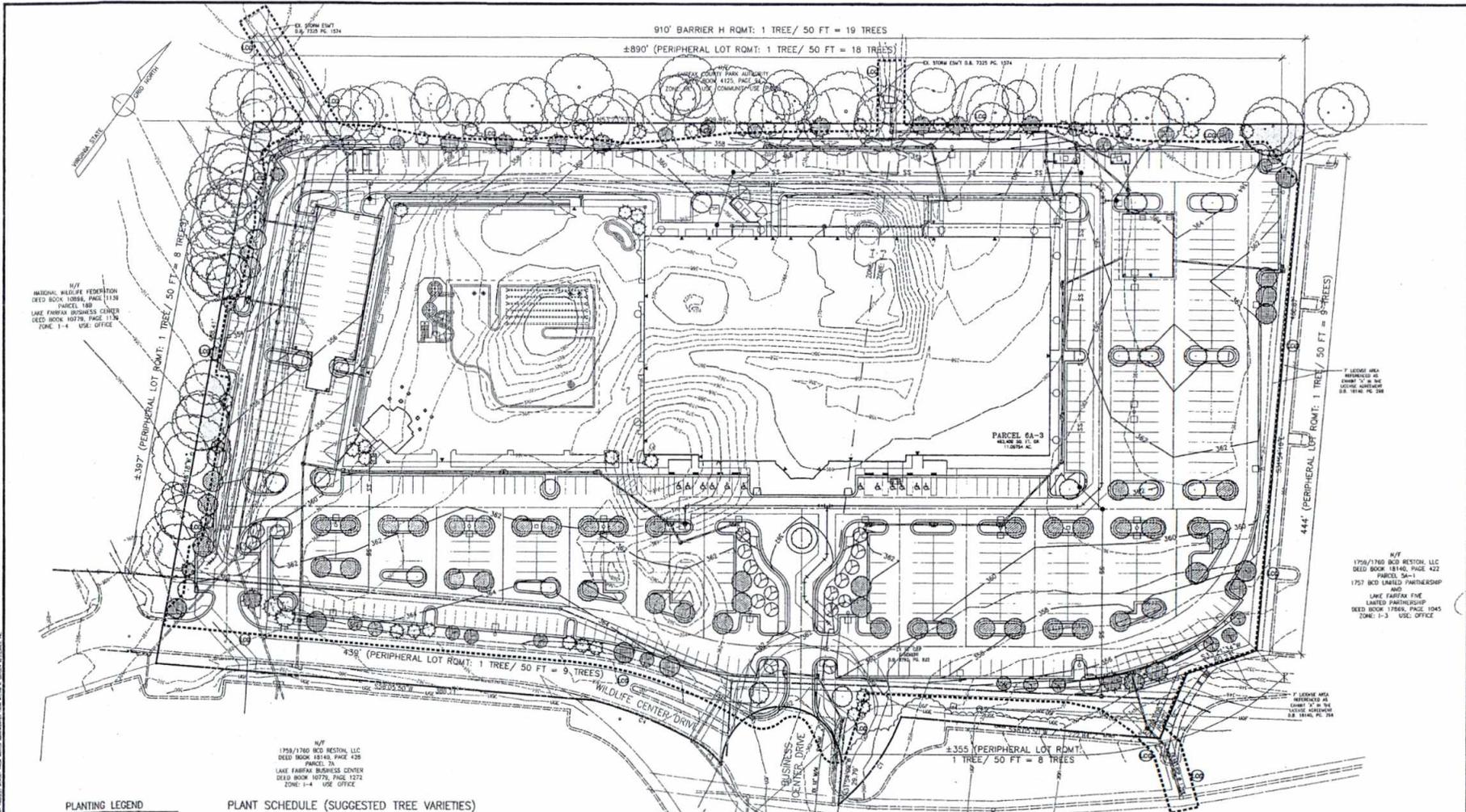
N/T 1759/1760 BCD RESTON, LLC
 DEED BOOK 18140, PAGE 478
 OUTLOT F
 LAKE FAIRFAX BUSINESS CENTER
 DEED BOOK 10386, PAGE 1084
 ZONE: 1-4 USE VACANT

N/T 1759/1760 BCD RESTON, LLC
 DEED BOOK 18140, PAGE 472
 PARCEL 2A-1
 LAKE FAIRFAX FIVE LIMITED PARTNERSHIP
 DEED BOOK 17869, PAGE 1045
 ZONE: 1-3 USE OFFICE

A-A'
 RETAINING WALL ELEVATION 1"=40'-0"

B-B'
 RETAINING WALL SECTION 1"=10'-0"

| | |
|---|--------------------------|
| REVISED | 06/15/11 County Comments |
| | 08/15/11 County Comments |
| | 09/08/11 County Comments |
| | 09/08/11 County Comments |
| | 10/18/11 County Comments |
| <p>DESIGNER: WHGA</p> <p>DATE: MAY 2, 2011</p> <p>SCALE: HORIZ: VERT:</p> <p>SEAL:</p> <p> </p> | |
| <p>SPECIAL PERMIT PLAN</p> <p>LIFE TIME FITNESS</p> <p>SPECIAL PERMIT</p> <p>RESTON, VIRGINIA</p> <p>HUNTER HILL DISTRICT</p> <p>FAIRFAX COUNTY, VIRGINIA</p> | |
| JOB | 0173-0117 |
| CADD | 0117-SP |
| SHEET | 4 OF 11 |



PLANT SCHEDULE (SUGGESTED TREE VARIETIES)

| QTY | BOTANICAL NAME | COMMON NAME | SIZE (MIN) | COMMENTS | CREDIT (EACH) | CREDIT | EXTRA CREDIT | TOTAL CREDIT |
|------------------------------|------------------------------------|----------------------------|------------|--------------------------------|----------------------------|---------------|--------------|--------------|
| DECIDUOUS SHADE TREES | | | | | | | | |
| 16 | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | 3" CAL. | WITH CENTRAL LEADER | 250 SF | 4000 SF | +1.50 (M) | 6,000 SF |
| 18 | PLATANUS ACERIFOLIA 'BLOODGOOD' | BLOODGOOD LONDON PLANETREE | 3" CAL. | WITH CENTRAL LEADER | 250 SF | 4500 SF | +1.25 (C) | 5,625 SF |
| 23 | QUERCUS PHAEOLIS | WILLOW OAK | 3" CAL. | WITH CENTRAL LEADER | 250 SF | 7250 SF | +1.50 (M) | 10,875 SF |
| 13 | LIGUSTRUM STRYCNIFLUM | SWEET OLEA | 3" CAL. | WITH CENTRAL LEADER | 250 SF | 3250 SF | +1.50 (M) | 4,875 SF |
| 8 | LIRIODENDRON TULIPIFERA | TULIP POPLAR | 3" CAL. | WITH CENTRAL LEADER | 350 SF | 3050 SF | +1.50 (M) | 3,200 SF |
| ORNAMENTAL TREES | | | | | | | | |
| 9 | AMELANCHIER ARBOREA | SERVICEBERRY | 8" HT. | MULTI-STEM SPECIMEN | 100 SF | 900 SF | +1.50 (M) | 1,350 SF |
| 8 | CERCIS CANADENSIS 'FOREST PANSY' | FOREST PANSY REDBUD | 8" HT. | MULTI-STEM SPECIMEN | 100 SF | 1200 SF | +1.25 (C) | 1,250 SF |
| 16 | CORNUS FLORIDA 'CHEROKEE DAYBREAK' | CHEROKEE DAYBREAK DOGWOOD | 8" HT. | WHITE FLOWERING VARIETY | 100 SF | 1600 SF | +1.50 (M) | 2,400 SF |
| 6 | HAMAMELIS VIRGINIANA | COMMON WITCHHAZEL | 8" HT. | MULTI-STEM SPECIMEN | 75 SF | 450 SF | +1.50 (M) | 675 SF |
| EVERGREEN TREES | | | | | | | | |
| 27 | ILEX OPACA | AMERICAN HOLLY | 8" HT. | MIN. CROWN WIDTH 1/3 RD HEIGHT | 100 SF | 2700 SF | +1.50 (M) | 4,050 SF |
| 14 | PIRUS VIRGINIANA | VIRGINIA PINE | 8" HT. | MIN. CROWN WIDTH 1/3 RD HEIGHT | 200 SF | 2800 SF | +1.50 (M) | 4,200 SF |
| 17 | JUNIPERUS VIRGINIANA | EASTERN RED CEDAR | 8" HT. | MIN. CROWN WIDTH 1/3 RD HEIGHT | 100 SF | 1700 SF | +1.50 (M) | 2,550 SF |
| | | | | | EXTRA CREDIT TOTALS | | | |
| | | | | | (M) WILDLIFE | 39,975 | | |
| | | | | | (C) IMPROVED CULTVAR | 7,125 | | |
| | | | | | TOTAL | 47,100 | | |

INTERIOR PARKING LOT REQUIREMENTS

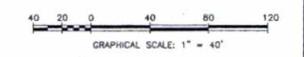
| | |
|-------------------------------------|------------|
| PARKING LOT AREA | 229,351 SF |
| X PERCENTAGE OF TREE COVER REQUIRED | 5% |
| TREE COVER REQUIRED* | 11,467 SF |
| TREE COVER PROVIDED* | 11,500 SF |

*ONLY TREES WITHIN A MIN 8' WIDE PARKING ISLAND WERE COUNTED TOWARD TOTAL INTERIOR TREE COVERAGE CREDIT.

PRELIMINARY TREE COVER CALCULATIONS

SEE SHEET 5A FOR TABLES 12.2, TABLE 12.4 (10-YEAR TREE CANOPY CALCULATIONS), AND ADDITIONAL CORRESPONDENCE.

- NOTES:**
- APPLICANT SHALL HAVE THE RIGHT TO ADD LANDSCAPING OR MAKE MODIFICATIONS DURING THE SITE PLAN PROCESS AS LONG AS MINIMUM REQUIREMENTS ESTABLISHED HERE CONTINUE TO BE MET.
 - THE APPLICANT RESERVES THE RIGHT TO REMOVE TREES OR SHRUBS WITHIN THE 7' LICENSE AREA AND FUTURE EASEMENTS IMPOSED ON THE SITE IN ORDER TO COMPLY WITH UNITED STATES GOVERNMENT SECURITY REQUIREMENTS FOR THE ADJACENT PROPERTY.
 - ALL PROPOSED VEGETATIVE LANDSCAPE MATERIALS SHALL BE NATIVE SPECIES TYPICAL TO THE MID-ATLANTIC REGION.



REVISIONS

| | |
|----------|-----------------|
| 08/13/11 | County Comments |
| 08/15/11 | County Comments |
| 08/08/11 | County Comments |
| 08/06/11 | County Comments |
| 10/19/11 | County Comments |

SUPPLY WH/CA
DESIGN OS/BC
DRAWN OS/BC
CHECKED RWW/JMM



DATE MAY 2, 2011
SCALE HORIZ:
SCALE VERT:
SCALE 1" = 40'

LANDSCAPE PLAN
LIFE TIME FITNESS
SPECIAL PERMIT
 RESTON, VIRGINIA
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

JOB 0173-0117
CADD 0117-LS
SHEET 5 OF 11

| Table 4.53 Tree Preservation Target Calculations and Statement | Totals | Reference |
|--|-----------------------|-----------|
| A. Pre-developed area of existing tree canopy (from Existing Vegetation Map) = | 241,627 sq | 5.547 AC. |
| B. Percentage of gross site area covered by existing tree canopy = | 60% | |
| C. Percentage of 10-year tree canopy required for site (see Table 12.4) = | 10% | |
| D. Percentage of the 10-year tree canopy requirement that should be met through tree preservation = | 50% | |
| E. Proposed percentage of canopy requirement that will be met through tree preservation = | 11% | |
| F. Has the Tree Preservation Target minimum been met? | Provide Yes or No | |
| G. If No for the F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree | Sheet 5A (THIS SHEET) | |
| H. If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4 | Acknowledged | |
| I. Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10. | Acknowledged | |

| Step | Description | Totals | Reference |
|--|---|----------|--|
| A. Tree Preservation Target and Statement | | | |
| A1 | Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations | | see § 12-0508.2 for list of required elements and worksheet |
| B. Tree Canopy Requirement | | | |
| B1 | Identify gross site area = | 483,409 | § 12-0511.1A |
| B2 | Subtract area dedicated to parks, road frontage, and | | § 12-0511.1B |
| B3 | Subtract area of exemptions = | 0 | § 12-0511.1C(1) through § 12-0511.1C(6) |
| B4 | Adjusted gross site area (B1 - B2) = | 483,409 | |
| B5 | Identify site zoning and/or use = | 1.3, 1.4 | |
| B6 | Percentage of 10-year tree canopy required = | 10% | § 12-510.1 and Table 12.4 |
| B7 | Area of 10-year tree canopy required (B4 x B6) = | 48,341 | |
| B8 | Modification of 10-year Tree Canopy Requirements requested? | No | Yes or No |
| B9 | If B8 is yes, then list plan sheet where modification request is located | N/A | Sheet number |
| C. Tree Preservation | | | |
| C1 | Tree Preservation Target Area = | 24,170 | |
| C2 | Total canopy area meeting standards of § 12-02400 = | 4,284 | |
| C3 | C2 x 1.25 = | 5,355 | § 12-0510.3B |
| C4 | Total canopy area provided by unique or valuable forest or woodland communities = | 0 | |
| C5 | Total of canopy area provided by "Heritage," "Historical," "Specimen," or "Street" trees = | 0 | § 12-0510.3B(1) |
| C6 | Canopy area of trees within Resource Protection Areas and 100-year floodplains = | 0 | § 12-0510.3B(2) |
| C7 | C6 x 1.5 to 3.0 = | 0 | |
| C8 | Canopy area of trees within Resource Protection Areas and 100-year floodplains = | 0 | § 12-0510.3B(2) |
| C9 | C8 x 1.0 = | 0 | § 12-0510.3C(1) |
| C10 | Total of C3, C5, C7 and C9 = | 5,355 | If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D |
| D. Tree Planting | | | |
| D1 | Area of canopy to be met through tree planting (B7-C10) = | 42,986 | |
| D2 | Area of canopy planted for air quality benefits = | 0 | |
| D3 | Area of canopy planted for energy conservation = | 0 | § 12-0510.4B(1) |
| D4 | Area of canopy planted for energy conservation = | 0 | x 1.5 = |
| D5 | Area of canopy planted for water quality benefits = | 0 | § 12-0510.4B(2) |
| D6 | Area of canopy planted for water quality benefits = | 0 | x 1.25 = |
| D7 | Area of canopy planted for water quality benefits = | 0 | § 12-0510.4B(3) |
| D8 | Area of canopy planted for wildlife benefits = | 26,550 | |
| D9 | Area of canopy provided by native trees = | 30,975 | § 12-0510.4B(4) |
| D10 | Area of canopy provided by native trees = | 0 | x 1.5 = |
| D11 | Area of canopy provided by improved cultivars and varieties = | 5,700 | § 12-0510.4B(5) |
| D12 | Area of canopy provided through tree seedlings = | 7,125 | § 12-0510.4B(6) |
| D13 | Area of canopy provided through tree seedlings = | 0 | x 1.0 = |
| D14 | Area of canopy provided through tree seedlings = | 0 | § 12-0510.4D(1) |
| D15 | Area of canopy provided through native shrubs or woody seedling = | 0 | § 12-0510.4D(1)(a) |
| D16 | Area of canopy provided through native shrubs or woody seedling = | 0 | x 1.0 = |
| D17 | Percentage of D14 represented by D15 = | 0 | Must not exceed 33% of D14 |
| D18 | Area of canopy provided (no additional credits) = | 47,100 | |
| D19 | Total of canopy area provided through tree planting = | 47,100 | |
| D20 | Is an offset planting relief requested? | No | Yes or No |
| D21 | Tree Bank or Tree Fund? | No | § 12-0512 |
| D22 | Canopy area requested to be provided through offset banking or tree fund = | N/A | |
| D23 | Amount to be deposited into the Tree Preservation and Planting Fund = | N/A | |
| E. Total of 10-year Tree Canopy Provided | | | |
| E1 | Total of canopy area provided through tree preservation (C10) = | 5,355 | |
| E2 | Total of canopy area provided through tree planting (D18) = | 47,100 | |
| E3 | Total of canopy area provided through offset banking mechanism (D19) = | N/A | |
| E4 | Total of 10-year Tree Canopy Provided = (E1+E2+E3) | 52,455 | Total of E1 through E3. Area should meet or exceed area required by B7 |



William H. Gordon Associates, Inc.
4501 Duly Drive, Suite 200
Chantilly, VA 20151
703-243-1900 Phone
703-243-0746 Fax

September 2, 2011

Mr. Michael P. Knapp, Director
Urban Forest Management Division
Land Development Services
Department of Public Works and Environmental Services
Fairfax County Government Center
12055 Government Center Pkwy, Suite 516
Fairfax VA 22035-5503
(703) 324-1770

Re: Lifetime Fitness, SP 2011-HM-056
Tax Map 18-3 (B) Parcel 6A3
Gordon Project No. 0173-0117

Subject: Requested Deviation to Tree Preservation Target

Dear Mr. Knapp:

On behalf of the applicant, Lifetime Fitness, William H. Gordon Associates hereby requests a deviation to the Tree Preservation Target for the subject property identified as Tax Map 18-3 (B) Parcel 6A3 and located at the intersection of Lake Fairfax Business Center Drive and Wildlife Center Drive. This site is also located in an industrial business park and within both I-3 and I-4 zoning districts. Both of these zoning districts require the applicant to provide a 10-Year Tree Canopy for the site.

The applicant's 10-Year Tree Canopy requirement for the site is 48,341 SF of which 24,171 SF (50% as shown on the Existing Vegetation Map) is to be provided through Tree Preservation. The applicant is providing partial Tree Preservation and is proposing to provide the remaining needed Tree Preservation credits through proposed tree planting to meet the 10-Year Tree Canopy Requirements for the site.

The justification for this deviation is based on Public Facilities Manual 12-0508.3A(1) which states: "Meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance." Meeting the tree preservation target for the site would result in a loss of allowable building floor area and parking that is needed for a feasible development of the site. The Applicant has already discussed and agreed to limiting their maximum occupancy and thus reducing the parking and impervious area for the site.

Civil Engineering • Survey • Land Planning • Landscape Architecture
Site Security Consulting • GIS

Mr. Michael P. Knapp, Director UFM
Requested Deviation to Tree Preservation Target
Page 2

We appreciate your attention to this request. If you have any questions or comments please contact me at 703.263.1900 or you can reach me via email at kgordon@gha.com.

Sincerely,

WILLIAM H. GORDON ASSOCIATES, INC.

Comer Syed
Comer Syed
Licensed Landscape Architect

Enclosures (2)
cc: Rebecca Horner, Fairfax County Zoning Evaluation Division
Brian Winterhalter, Cooley

REVISIONS

| | |
|----------|-----------------|
| 06/13/11 | County Comments |
| 06/15/11 | County Comments |
| 06/28/11 | County Comments |
| 08/26/11 | County Comments |
| 10/19/11 | County Comments |

SURVEY: WHCA
DESIGN: OS/DC
DRAWN: OS/BC
CHECKED: RHW/JMN

ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 DULY DRIVE, SUITE 200, CHANTILLY, VA 20151
703-243-1900 • FAX: 703-243-0746

DATE: MAY 2, 2011
SCALE: HORIZ. VERT.
SEAL: ROBERT W. WALKER, LIC. NO. 37609, PROFESSIONAL ENGINEER

LANDSCAPE NOTES
LIFE TIME FITNESS SPECIAL PERMIT
RESTON, VIRGINIA
HUNTERS GREEN WILLOW HOLLOW
FAIRFAX COUNTY, VIRGINIA

PROJECT: 0173-0117
JOB: 0117-LS
CASE: 0117-LS
SHEET: 5A OF 11

SWM VAULT 1

Hydrograph Return Period Recap

| Run | Hydrograph Type | Inflow (cfs) | 1-hr | 3-hr | 5-hr | 10-hr | 15-hr | 30-hr | 60-hr | Hydrograph Description |
|-----|-----------------|--------------|-------|-------|------|-------|-------|-------|-------|------------------------|
| 1 | SCS runoff | 1 | 14.29 | 17.04 | --- | 18.43 | --- | --- | --- | SCS INFLOW POND#1 |
| 2 | Reservoir | 1 | 0.403 | 0.553 | --- | 3.86 | --- | --- | --- | SCS POND#1 |

Pond Report

Hydrograph Hydrograph Extension for AutoCAD Civil 3D 2009 by Autodesk, Inc. 04/08
 Pond No. 1 - SWM1-RAIN/TANK
 Pond Data
 Topographic Station 1: 101.10, 2.81, 1.4. Side slope = 0.5:1, Bottom slope = 240.70, Depth = 7.12, Width = 15.00'

Storage / Discharge Table

| Stage (ft) | Storage (ft³) | Outflow (cfs) | Inlet Storage (ft³) | Total Storage (ft³) |
|------------|---------------|---------------|---------------------|---------------------|
| 0.00 | 345.20 | 0.00 | 0 | 0 |
| 0.57 | 336.27 | 0.00 | 0 | 0 |
| 1.14 | 344.41 | 0.00 | 0 | 0 |
| 1.71 | 347.54 | 0.00 | 0 | 0 |
| 2.28 | 347.54 | 0.00 | 0 | 0 |
| 2.85 | 347.54 | 0.00 | 0 | 0 |
| 3.42 | 347.54 | 0.00 | 0 | 0 |
| 4.00 | 347.54 | 0.00 | 0 | 0 |
| 4.57 | 347.54 | 0.00 | 0 | 0 |
| 5.14 | 347.54 | 0.00 | 0 | 0 |
| 5.71 | 347.54 | 0.00 | 0 | 0 |

Culvert / Orifice Structures

| Structure | [A] | [B] | [C] | [P] (ft/s) | [M] | [R] | [C] | [D] |
|------------------|--------|--------|--------|------------|--------|--------|--------|--------|
| Box (ft) | 34.00 | 3.40 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Round (ft) | 34.00 | 3.40 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Manhole | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Length (ft) | 34.00 | 3.40 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Area (ft²) | 115.6 | 11.56 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Volume (ft³) | 340.0 | 34.0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Depth (ft) | 7.12 | 0.71 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Bottom Elevation | 101.10 | 101.10 | 101.10 | 101.10 | 101.10 | 101.10 | 101.10 | 101.10 |
| Top Elevation | 108.22 | 108.22 | 108.22 | 108.22 | 108.22 | 108.22 | 108.22 | 108.22 |
| Multi-stage | no | no | no | no | no | no | no | no |

OUTFALL #1 - DETENTION METHOD COMPUTATIONS (PFM 6-0203-4C)

I. Existing Condition
 1. Compute weighted CN values
 To satisfy adequate outlet requirements the existing land condition is considered to be in good forested condition.
 Open space good condition (C)
 Weighted CN = 3.8
 S = 1000CN/10 = 4.286
 Ia = 0.24S = 0.857

II. Developed Condition
 1. Compute Post Developed Peak Flows and Runoff Volumes
 To = 5 minutes
 Description (Soils Group) A CN A x CN
 Lawn-good condition (C) 0.69 74 80.7
 Pool deck 1.24 98 121.5
 Pavement 2.47 98 242.1
 Totals = 4.80 93 444.2
 S = 1000CN/10 = 0.805
 Ia = 0.24S = 0.191

Storm Event

| Storm Event | 1-YR | 2-YR | 10-YR |
|--------------------------|------|------|-------|
| P. Rainfall (inches) | 2.7 | 3.2 | 5.2 |
| Q. Runoff (inches) | 0.55 | 0.53 | 2.18 |
| VI. Runoff Vol (acre-ft) | 0.17 | 0.25 | 0.86 |
| Peak Flow (cfs) | 3.21 | 4.88 | 13.35 |

2. Determine allowable peak release from site
 a) Determine proportional improvements:
 R=(1-V)/Vg x 100
 b) Determine allowable peak release from site
 c) Compute peak releases for uncontrolled flow
 To = 5 minutes
 Description (Soils Group) A CN A x CN
 Lawn-good condition (C) 0.3 74 22.2
 Pavement 0.00 98 0.0
 Totals = 0.30 74 22.2
 S = 1000CN/10 = 3.514
 Ia = 0.24S = 0.703

Storm Event

| Storm Event | 1-YR | 2-YR | 10-YR |
|--------------------------|------|------|-------|
| P. Rainfall (inches) | 2.7 | 3.2 | 5.2 |
| Q. Runoff (inches) | 1.04 | 2.32 | 4.34 |
| VI. Runoff Vol (acre-ft) | 0.33 | 0.60 | 1.14 |
| Peak Flow (cfs) | 0.51 | 1.33 | 2.48 |

3. Compute Post Developed Peak Flow into Detention Facility
 To = 5 minutes
 Description (Soils Group) A CN A x CN
 Lawn-good condition (C) 0.55 74 80.5
 Pool Deck 1.24 98 121.5
 Pavement 2.47 98 242.1
 Totals = 4.28 85 404.1
 S = 1000CN/10 = 0.538
 Ia = 0.24S = 0.129

IV. Summary of Discharges

| Discharge | 2-Year | 10-Year |
|---|--------|---------|
| Allowable discharge from detention facility | 0.78 | 3.80 |
| Provided discharge from detention facility | 0.84 | 3.75 |

OUTFALL #2 - DETENTION METHOD COMPUTATIONS (PFM 6-0203-4C)

I. Existing Condition
 1. Compute weighted CN values
 To satisfy adequate outlet requirements the existing land condition is considered to be in good forested condition.
 Open space good condition (C)
 Weighted CN = 5.00
 S = 1000CN/10 = 4.286
 Ia = 0.24S = 0.857

II. Developed Condition
 1. Compute Post Developed Peak Flows and Runoff Volumes
 To = 5 minutes
 Description (Soils Group) A CN A x CN
 Lawn-good condition (C) 0.94 74 89.6
 Buildings 1.57 98 153.9
 Pavement 1.52 98 158.8
 Totals = 4.13 93 302.2
 S = 1000CN/10 = 0.808
 Ia = 0.24S = 0.191

Storm Event

| Storm Event | 1-YR | 2-YR | 10-YR |
|--------------------------|------|------|-------|
| P. Rainfall (inches) | 2.7 | 3.2 | 5.2 |
| Q. Runoff (inches) | 1.30 | 2.63 | 4.19 |
| VI. Runoff Vol (acre-ft) | 0.58 | 0.87 | 1.48 |
| Peak Flow (cfs) | 1.51 | 1.61 | 27.8 |

2. Determine allowable peak release from site
 a) Determine proportional improvements:
 R=(1-V)/Vg x 100
 b) Determine allowable peak release from site
 c) Compute peak releases for uncontrolled flow
 To = 5 minutes
 Description (Soils Group) A CN A x CN
 Lawn-good condition (C) 0.42 74 31.1
 Totals = 0.42 74 31.1
 S = 1000CN/10 = 3.514
 Ia = 0.24S = 0.703

Storm Event

| Storm Event | 1-YR | 2-YR | 10-YR |
|--------------------------|------|------|-------|
| P. Rainfall (inches) | 2.7 | 3.2 | 5.2 |
| Q. Runoff (inches) | 0.72 | 1.04 | 2.32 |
| VI. Runoff Vol (acre-ft) | 0.23 | 0.34 | 0.69 |
| Peak Flow (cfs) | 0.74 | 1.79 | 3.48 |

3. Compute Post Developed Peak Flow into Detention Facility
 To = 5 minutes
 Description (Soils Group) A CN A x CN
 Lawn-good condition (C) 0.48 74 35.9
 Buildings 1.57 98 153.9
 Pavement 1.59 98 162.7
 Totals = 3.71 96 352.1
 S = 1000CN/10 = 0.538
 Ia = 0.24S = 0.129

IV. Summary of Discharges

| Discharge | 2-Year | 10-Year |
|---|--------|---------|
| Allowable discharge from detention facility | 2.15 | 8.51 |
| Provided discharge from detention facility | 1.00 | 8.57 |

BMP Facility Design Calculations

Plan Name: Life Time Fitness
 BMP Storage Calculations
 Engineer: SP
 Date: 08/08/11

I. Water Quality Narrative
 SEE BMP NARRATIVE THIS SHEET

II. Watershed Information
 Part 1: List all of the Subareas and "C" Factors used in the BMP Computations

| Subarea Designation and Description | "C" (1) | "C" (2) | Area (A) |
|-------------------------------------|---------|---------|----------|
| A1 AREA STORM FILTER 1 | 0.85 | 4.41 | |
| A2 AREA STORM FILTER 2 | 0.85 | 1.27 | |
| A3 AREA STORM FILTER 3 | 0.87 | 2.44 | |
| A4 AREA STORM FILTER 4 | 0.80 | 0.44 | |
| A5 AREA TO FILTER AREA 2 | 0.80 | 0.44 | |
| A6 UNCONTROLLED AREA | 0.88 | 7.10 | |

III. Phosphorus Removal - "Occupancy Method"
 Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the site = 11.10 acres

| Subarea Designation | "C" (1) | "C" (2) | Area (A) | Product (C)(A) |
|--------------------------|---------|---------|----------|----------------|
| A1 AREA STORM FILTER 1 | 0.85 | 4.41 | 0.85 | 3.75 |
| A2 AREA STORM FILTER 2 | 0.85 | 1.27 | 0.85 | 0.90 |
| A3 AREA STORM FILTER 3 | 0.87 | 2.44 | 0.87 | 2.13 |
| A4 AREA TO FILTER AREA 2 | 0.80 | 0.44 | 0.80 | 0.44 |
| A5 AREA TO FILTER AREA 2 | 0.80 | 0.44 | 0.80 | 0.44 |
| A6 UNCONTROLLED AREA | 0.88 | 7.10 | 0.88 | 7.55 |
| Total | | | | 22.55 |

(C) Weighted average "C" factor = 2.02

Part 3: Compute the Total Phosphorus Removal for the Site

| Subarea Designation | BMP Type | Removal Eff. (%) | Area Ratio (A) | C Factor Ratio (B) | Product (C)(A) |
|---------------------|----------------|------------------|----------------|--------------------|----------------|
| A1 | STORM FILTER 1 | 50 | 4.41 | 0.397 | 24.885 |
| A2 | STORM FILTER 2 | 50 | 1.27 | 0.114 | 1.253 |
| A3 | STORM FILTER 3 | 50 | 2.44 | 0.200 | 1.282 |
| A4 | FILTER AREA 1 | 55 | 0.44 | 0.040 | 1.190 |
| A5 | FILTER AREA 2 | 55 | 0.44 | 0.040 | 1.190 |
| Total | | | | | 50.498 |

Part 4: Determine Compliance with Phosphorus Removal Requirement

(a) Selected Requirement = 40.00%

Water Quality Overlay District (Cooxucan Watershed) = 50% if faras County and Prince William County

Chesapeake Bay Preservation Area (New Development) = 40% if faras County, 50% if Prince William County

Chesapeake Bay Preservation Area (Redevelopment) [1-0.9*(P/100)] * 100 = 50% is greater or equal than 40%, so the Phosphorus removal requirement is satisfied.

Part 5: Determine Compliance with Site Coverage Requirement

Sum all the uncontrolled onsite areas and compute a weighted average "C" factor. Do not include qualifying open space.

Total Site Area = 11.1 Acres

| Subarea Designation | "C" (1) | "C" (2) | Area (A) | Product (C)(A) |
|---------------------|---------|---------|----------|----------------|
| A1 | 0.88 | 2.23 | 1.38 | 2.60 |
| Total | | | | 2.60 |

(C) Weighted average "C" factor = 0.88

(100)(0.88)(11.1) = 95.28 > 20% (site coverage satisfied)

THESE CALCULATIONS ARE PROVIDED FOR PRELIMINARY SIZING ONLY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AT TIME OF SITE PLAN.

SWM VAULT 2

Hydrograph Return Period Recap

| Run | Hydrograph Type | Inflow (cfs) | 1-hr | 3-hr | 5-hr | 10-hr | 15-hr | 30-hr | 60-hr | Hydrograph Description |
|-----|-----------------|--------------|-------|-------|-------|-------|-------|-------|-------|------------------------|
| 1 | SCS runoff | 1 | 18.26 | 19.47 | 27.97 | 33.14 | --- | --- | --- | SCS INFLOW POND#1 |
| 2 | Reservoir | 1 | 0.491 | 0.714 | 4.26 | 8.85 | --- | --- | --- | SCS POND#1 |

Pond Report

Hydrograph Hydrograph Extension for AutoCAD Civil 3D 2009 by Autodesk, Inc. 04/08
 Pond No. 1 - SWM1-RAIN/TANK
 Pond Data
 Topographic Station 1: 101.10, 101.10, 1.4. Side slope = 0.5:1, Bottom slope = 234.50, Depth = 7.12, Width = 15.00'

Storage / Discharge Table

| Stage (ft) | Storage (ft³) | Outflow (cfs) | Inlet Storage (ft³) | Total Storage (ft³) |
|------------|---------------|---------------|---------------------|---------------------|
| 0.00 | 344.00 | 0.00 | 0 | 0 |
| 0.57 | 335.07 | 0.00 | 0 | 0 |
| 1.14 | 343.21 | 0.00 | 0 | 0 |
| 1.71 | 346.34 | 0.00 | 0 | 0 |
| 2.28 | 346.34 | 0.00 | 0 | 0 |
| 2.85 | 346.34 | 0.00 | 0 | 0 |
| 3.42 | 346.34 | 0.00 | 0 | 0 |
| 4.00 | 346.34 | 0.00 | 0 | 0 |
| 4.57 | 346.34 | 0.00 | 0 | 0 |
| 5.14 | 346.34 | 0.00 | 0 | 0 |
| 5.71 | 346.34 | 0.00 | 0 | 0 |

Culvert / Orifice Structures

| Structure | [A] | [B] | [C] | [P] (ft/s) | [M] | [R] | [C] | [D] |
|------------------|--------|--------|--------|------------|--------|--------|--------|--------|
| Box (ft) | 34.00 | 3.40 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Round (ft) | 34.00 | 3.40 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Manhole | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Length (ft) | 34.00 | 3.40 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Area (ft²) | 115.6 | 11.56 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Volume (ft³) | 340.0 | 34.0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Depth (ft) | 7.12 | 0.71 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Bottom Elevation | 101.10 | 101.10 | 101.10 | 101.10 | 101.10 | 101.10 | 101.10 | 101.10 |
| Top Elevation | 108.22 | 108.22 | 108.22 | 108.22 | 108.22 | 108.22 | 108.22 | 108.22 |
| Multi-stage | no | no | no | no | no | no | no | no |

Storage / Discharge Table

| Stage (ft) | Storage (ft³) | Outflow (cfs) | Inlet Storage (ft³) | Total Storage (ft³) |
|------------|---------------|---------------|---------------------|---------------------|
| 0.00 | 344.00 | 0.00 | 0 | 0 |
| 0.57 | 335.07 | 0.00 | 0 | 0 |
| 1.14 | 343.21 | 0.00 | 0 | 0 |
| 1.71 | 346.34 | 0.00 | 0 | 0 |
| 2.28 | 346.34 | 0.00 | 0 | 0 |
| 2.85 | 346.34 | 0.00 | 0 | 0 |
| 3.42 | 346.34 | 0.00 | 0 | 0 |
| 4.00 | 346.34 | 0.00 | 0 | 0 |
| 4.57 | 346.34 | 0.00 | 0 | 0 |
| 5.14 | 346.34 | 0.00 | 0 | 0 |
| 5.71 | 346.34 | 0.00 | 0 | 0 |

III. Outlet Computation for 24 Hour Detention 1-YR, 24 Hour Storm

(A) Volume requirement (1-YR post developed runoff volume) = 3390.0 ft³
 (B) BMP infiltration storage provided below draw down orifice = 0 ft³
 (C) Storage required above draw down orifice = 3390.0 ft³
 (D) Orifice Invert = 348.95 ft
 (E) Maximum Head (H) at the required storage from the elevation-storage curve for the facility = 4.81 ft

(F) Peak outflow rate (Qp) at the maximum head for a drawdown time of 24 hrs [Qp = Vol / (0.5 x 3600 x 24)] = 0.0000231 x Line (c) = 3390 = (f) 0.78 cfs

(G) Required orifice area = Cp * (0.5 * (0.4 x 3600)) / (Line (b) * 0.78) = 0.64 x Line (e) = 4.87 ft² = (g) 0.0743 ft²

(H) Diameter of a circular orifice = 2.0 Dia (in) = 0.0743 / 0.141592795 = (h) 0.31 ft = 3.70 in

Use a 3.625" diameter orifice

IV. Summary of Discharges

| Discharge | 2-Year | 10-Year |
|---|--------|---------|
| Allowable discharge from detention facility | 0.78 | 3.80 |
| Provided discharge from detention facility | 0.84 | 3.75 |

The provided discharge is less than the allowable
 Therefore the required percent reduction has been provided

(A) Volume requirement = 2886.0 ft³
 (B) BMP infiltration storage provided below draw down orifice = 0 ft³
 (C) Storage required above draw down orifice = 2886.0 ft³
 (D) Orifice Invert = 348.95 ft
 (E) Maximum Head (H) at the required storage from the elevation-storage curve for the facility = 7.12 ft

(F) Peak outflow rate (Qp) at the maximum head for a drawdown time of 24 hrs [Qp = Vol / (0.5 x 3600 x 24)] = 0.000021 x Line (c) = 2886 = (f) 0.67 cfs

(G) Required orifice area = Cp * (0.5 * (0.4 x 3600)) / (Line (b) * 0.67) = 0.64 x Line (e) = 7.12 ft² = (g) 0.0204 ft²

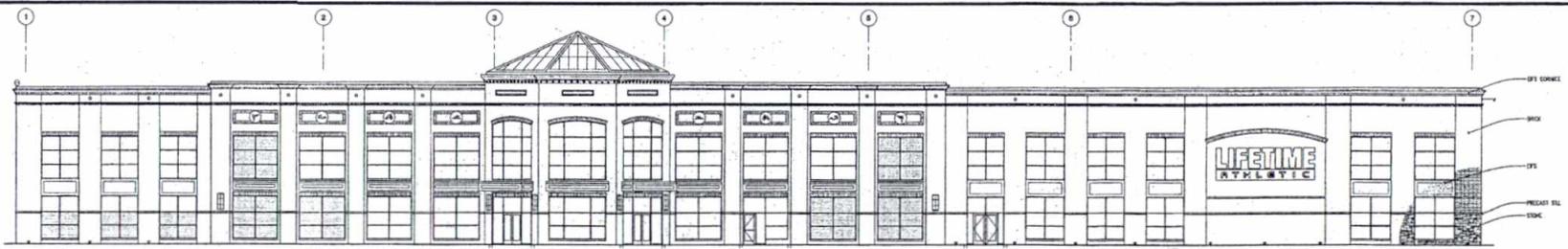
(H) Diameter of a circular orifice = 2.0 Dia (in) = 0.0204 / 0.141592795 = (h) 0.28 ft = 3.09 in

Use a 3.0" diameter orifice

IV. Summary of Discharges

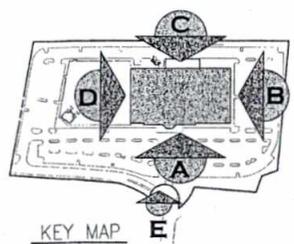
| Discharge | 2-Year | 10-Year |
|---|--------|---------|
| Allowable discharge from detention facility | 2.15 | 8.51 |
| Provided discharge from detention facility | 1.00 | 8.57 |

The provided discharge is less than or equal to the allowable
 Therefore the required percent reduction has been provided

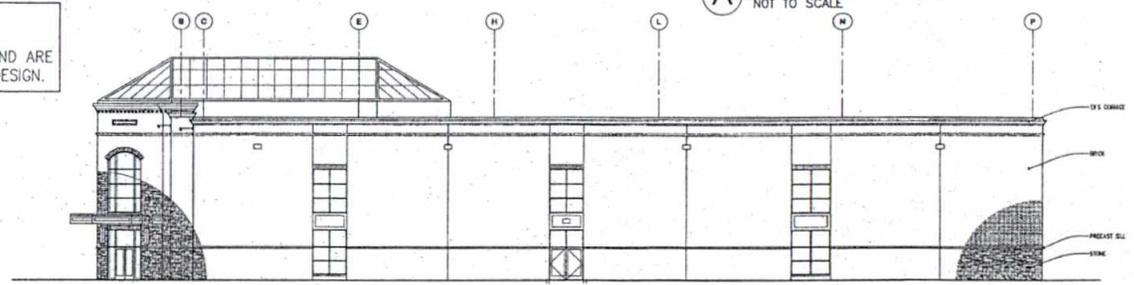


A SOUTH ELEVATION
NOT TO SCALE

NOTE:
ELEVATIONS ARE SHOWN FOR
INFORMATIONAL PURPOSES ONLY AND ARE
SUBJECT TO CHANGE WITH FINAL DESIGN.



KEY MAP
NOT TO SCALE

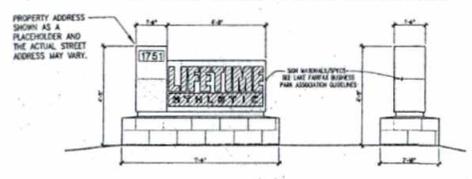


B EAST
NOT TO SCALE

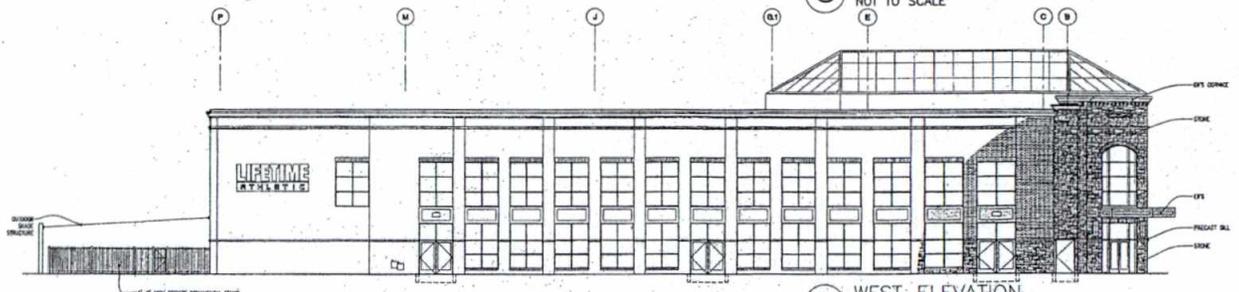


C NORTH ELEVATION
NOT TO SCALE

- NOTES:
1. THE MONUMENT SIGN SHOWN BELOW SHALL BE LIGHTED IN ACCORDANCE WITH ARTICLE 14 OF THE ZONING ORDINANCE.
 2. SIGN DETAILS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN.

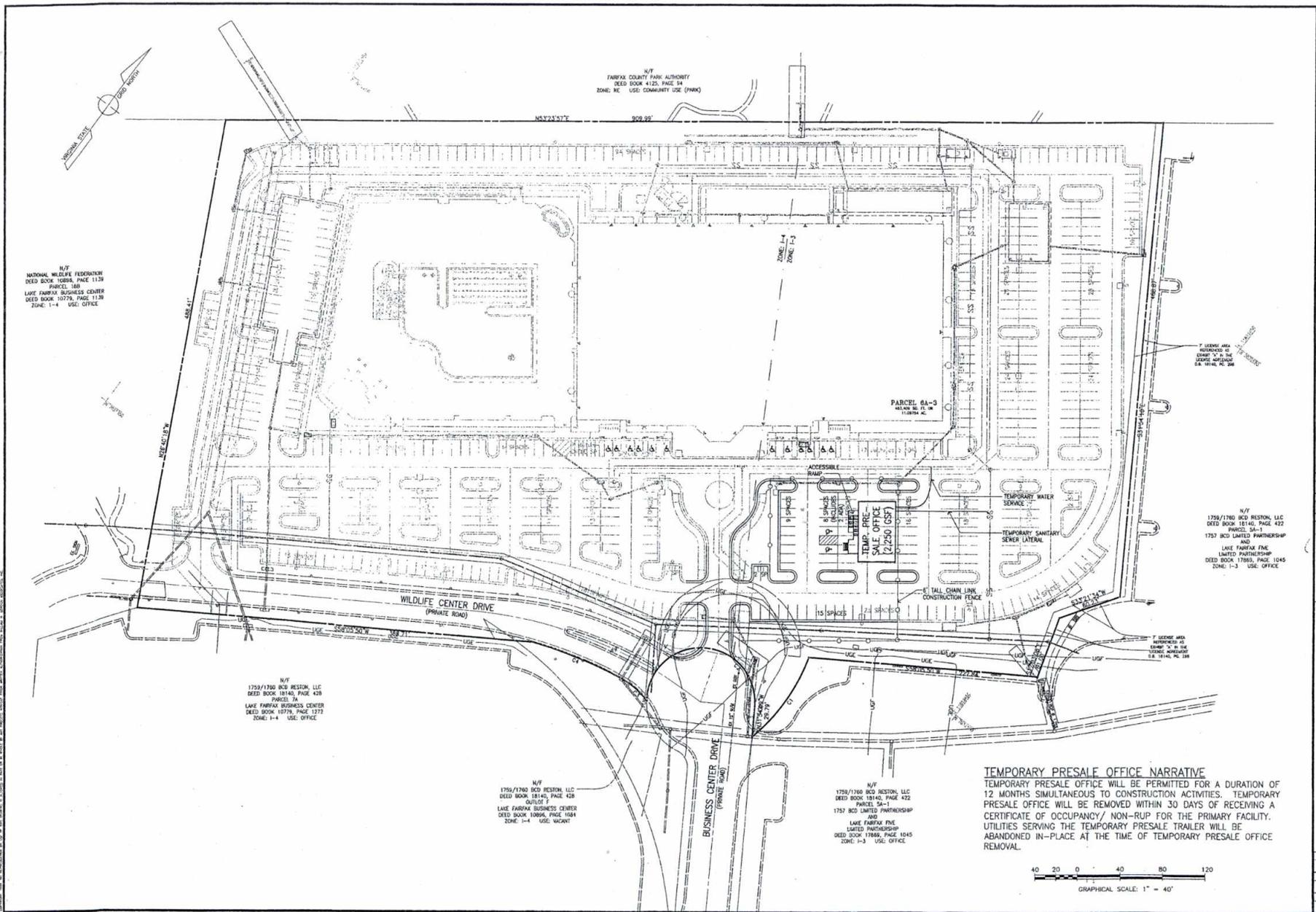


E SIGN ELEVATION AND SECTION
NOT TO SCALE



D WEST ELEVATION
NOT TO SCALE

| | | |
|--|-------------------|--|
| REVISIONS | | |
| 06/13/11 | County Comments | |
| 08/15/11 | County Comments | |
| 09/06/11 | County Comments | |
| 09/06/11 | County Comments | |
| 10/19/11 | County Comments | |
| SURVEY: WHGA | | |
| DESIGN: BY OTHERS | | |
| DRAWN: BY OTHERS | | |
| CHECKED: RHW/JMW | | |
| | | |
| DATE: | MAY 2, 2011 | |
| SCALE: | HORIZ: 1/8"=1'-0" | |
| SCALE: | VERT: 1/4"=1'-0" | |
| | | |
| ARCHITECTURAL ELEVATIONS LIFE TIME FITNESS SPECIAL PERMIT WESTON VIRGINIA DISTRICT FAIRFAX COUNTY, VIRGINIA | | |
| PROJECT: | | |
| JOB: | 0173-0117 | |
| CADD: | 0117-ARCH | |
| SHEET: | 10 OF 11 | |



N/T
NATIONAL WILDLIFE FEDERATION
DEED BOOK 1580A, PAGE 1139
PARCEL 18B
LAKE FAIRFAX BUSINESS CENTER
DEED BOOK 10779, PAGE 1139
ZONE: 1-4 USE: OFFICE

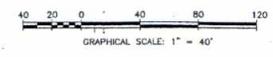
N/T
FAIRFAX COUNTY PARK AUTHORITY
DEED BOOK 4125, PAGE 14
ZONE: MC USE: COMMUNITY USE (PARK)

N/T
1759/1760 BCD RESTON, LLC
DEED BOOK 18140, PAGE 426
PARCELS 7A
LAKE FAIRFAX BUSINESS CENTER
DEED BOOK 10779, PAGE 1373
ZONE: 1-4 USE: OFFICE

N/T
1759/1760 BCD RESTON, LLC
DEED BOOK 18140, PAGE 426
OUTLOT F
LAKE FAIRFAX BUSINESS CENTER
DEED BOOK 10804, PAGE 1044
ZONE: 1-4 USE: MISC

N/T
1759/1760 BCD RESTON, LLC
DEED BOOK 18140, PAGE 432
PARCEL 5A-1
1757 BCD LIMITED PARTNERSHIP
AND
LAKE FAIRFAX PNE
LIMITED PARTNERSHIP
DEED BOOK 17949, PAGE 1045
ZONE: 1-3 USE: OFFICE

TEMPORARY PRESALE OFFICE NARRATIVE
TEMPORARY PRESALE OFFICE WILL BE PERMITTED FOR A DURATION OF 12 MONTHS SIMULTANEOUS TO CONSTRUCTION ACTIVITIES. TEMPORARY PRESALE OFFICE WILL BE REMOVED WITHIN 30 DAYS OF RECEIVING A CERTIFICATE OF OCCUPANCY/ NON-RUP FOR THE PRIMARY FACILITY. UTILITIES SERVING THE TEMPORARY PRESALE TRAILER WILL BE ABANDONED IN-PLACE AT THE TIME OF TEMPORARY PRESALE OFFICE REMOVAL.



| REVISIONS | |
|-----------|-----------------|
| 06/13/11 | County Comments |
| 06/15/11 | County Comments |
| 06/06/11 | County Comments |
| 06/06/11 | County Comments |
| 15/19/11 | County Comments |

SURVEY: WHCA
DESIGN: BY OTHERS
DRAWN: OS
CHECKED: RWW/JMW

ENGINEERS - SURVEYORS - AND PLANNERS - LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4140 PRINCE WILLIAM PARKWAY, SUITE 101 - PRINCE WILLIAM, VIRGINIA 22192
(703) 560-0069 - METRO (703) 551-1007 - FAX (703) 551-1008

DATE: MAY 2, 2011
SCALE: HORIZ: VERT:
SEAL: [Professional Engineer Seal for Robert W. Walker, License No. 17609]

TEMPORARY PRESALE OFFICE PLAN
LIFE TIME FITNESS
SPECIAL PERMIT
RESTON, VIRGINIA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
JOB: 0173-0117
CARD: 0117-PRESALE
SHEET: 11 OF 11

DESCRIPTION OF THE APPLICATION

| | |
|--------------------------------|--|
| Special Permit Request: | To approve SP 2011-HM-056 for a health club for LTF, Inc. DBA: Lifetime Fitness. |
| Gross Floor Area: | 116,500 square feet |
| Parking: | 606 spaces |
| FAR: | 0.24 |
| Number of Patrons: | 1,656; maximum occupancy at any one time |
| Employees: | 45; at any one time |
| Hours: | Twenty four hours/day, seven days/week (24/7) |

LOCATION AND CHARACTER

Existing Site Description: The subject parcel, split-zoned I-3 and I-4, is located within Lake Fairfax Business Park at the terminus of Business Center Drive north of Sunset Hills Drive and south of Lake Fairfax Park. The 11.09 acre site is surrounded by office and industrial uses to the south, east and west. Lake Fairfax is the northern border of the lot.

The subject parcel is partially flat, with the exception of stockpiles of fill dirt which appear to have been placed on the property when adjacent parcels were developed. The lot slopes sharply along the northern border toward Lake Fairfax. Two existing off-site outfalls are located within the Lake Fairfax Park to the north and one existing detention cell (dry pond) is located to the east. The lot splits drainage between these three storm water systems.

Existing vegetation on the lot is primarily located along the east, west and northern borders. Vegetation appears to be a mixture of hardwoods and heavy brush; including a variety of maple, gum, oak, mulberry, and poplars.

The lot is served by an existing access off Business Center Drive. Business Center Drive receives its primary access through Sunset Hills Road. There are existing left and right hand turn lanes which provide stacking for incoming traffic to Business Center Drive. A traffic control timing device is not part of the Sunset Hills Road and Business Center Drive intersection.

There are several existing sanitary sewer, water, ingress/egress, and storm sewer easements throughout the property.

An existing rogue dirt bike trail appears to have been established in the northern portions of the subject parcel, along the property line, and connecting to existing rogue trails within the Lake Fairfax Park. The Park Authority is working with trail enthusiasts to relocate the trail and incorporate it into a formal dirt trail system within the park.

There is no EQA, RPA or floodplain on the property.

Surrounding Area Description:

| Direction | Use | Zoning | Plan |
|------------------|-------------------|---------------|---|
| North | Lake Fairfax Park | RE | Public Parks |
| South | Office | I-3, I-4 | Industrial |
| East | Residential | RE | Residential 0.2-0.5 dwelling units per acre |
| West | Office | I-4, I-5 | Industrial and Mixed Use |

BACKGROUND

Rezoning RZ 77-C-019 was approved by the Board of Supervisors to rezone (Lake Fairfax Business Park) from RE2 to I-P/RE2 on August 1, 1977 subject to proffers and conditions.

Rezoning RZ 79-C-090 was approved by the Board of Supervisors to rezone (Lake Fairfax Business Park) from I-3/RE to I-3/I-4 on June 2, 1980, subject to proffers and conditions.

Rezoning RZ 91-H-001 was approved by the Board of Supervisors to rezone (Wildlife Federation) from RE to I-4 on February 9, 1998, subject to proffers and conditions.

Proffered Condition Amendment PCA 79-C-090 approved by the Board of Supervisors to amend conditions and proffers on March 22, 1999.

Following the adoption of the current ordinance the following applications have been heard by the BZA:

Special Permit SP 80-C-091 was approved on November 4, 2980 for commercial tennis and similar courts and roller skating facility for Tax Map 18-3 ((5)) at 1800 Michael Faraday Court

Special Permit Amendment SPA 80-C-091 was approved on September 23, 1992 to amend the use to commercial recreation for Tax Map 18-3 ((5)) at 1800 Michael Faraday Court.

Special Permit Amendment SPA 80-C-091-02 was approved September 17, 2003 to increase the land area of the special permit for Tax map 18-3 ((5)) at 1800 Michael Faraday Court.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area: Upper Potomac; Area III
Planning Sector: Reston Community Planning Sector
Plan Map: Mixed Uses

ANALYSIS**Special Permit Plat (Copy at front of staff report)**

Title of SP Plat: Special Permit Application SP-2011-HM-056 for Lifetime Fitness
Prepared By: William H. Gordon Associates Inc.
Dated: May 2, 2011 as revised through October 19, 2011

Special Permit Plat and Proposed Use:

The applicant proposes to establish a new 116,500 square foot full service 24-hour, seven-day per week, health club. The health club uses include; outdoor and indoor pools, indoor work-out facilities, tanning beds, indoor basketball courts, rock climbing wall, locker/shower facilities, indoor and outdoor café, and associated uses. The applicant proposes a maximum of 45 employees, at any one time, and a maximum occupancy of 1,656 patrons within the multi-story stone, precast, glass, brick and EIFS building.

A surface parking lot of approximately 606 parking stalls is shown on the site plan. Trees at the perimeter are proposed for preservation and a number of new trees are proposed throughout the parking lot.

Storm water facilities are provided by underground storage tanks under the parking lot in the northern portion of the subject property.

Land Use and Environmental Analysis (Appendix 4)

The subject parcel is within the Reston-Herndon Suburban Planning Area and located nearby the future Wiehle Avenue/Reston East Metro transit station. Areas near metro stations are to be multi-modal; pedestrian and bike friendly. Therefore, the applicant agrees to provide external and internal sidewalk systems as well as bike racks on site. Development conditions address these requirements.

The Comprehensive Plan strongly encourages new construction within special planning areas to use energy efficient construction and become LEED certified. Lifetime Fitness agrees to LEED certification as indicated in the attached development condition.

Full comments from the Planning Division can be found in the attached appendix.

Urban Forestry Analysis (Appendix 5)

The Urban Forestry Department indicated the site has many trees and shrubs. Canopy

and open space are required. The applicant proposes to preserve a mixture of oak, mulberry, gum and maple trees at the perimeter of the site and retain approximately 17% open space which is greater than the minimum required 15%. The applicant proposes to provide 10.9% minimum 10-year tree canopy, which is also slightly higher than the required 10%.

The Urban Forestry Department was concerned about sensitivity to root lines of trees proposed for preservation. Limits of clearing and grading are now shown and a development condition is included to ensure protection of preserved trees during the pre and post construction process by setting the limits of clearing and grading.

Full comments from the Planning Division can be found in the attached appendix.

Transportation Analysis (Appendix 6)

A Transportation Impact Analysis was required and has been approved by VDOT. Initially VDOT believed the applicant needed to request two turn lane length waivers, which were applied for, and through the review process VDOT determined the waivers were unnecessary.

Based on the number of employees and maximum occupancy, the use is required to provide 552 parking stalls. The applicant indicated that a parking structure was not cost effective and was able to accommodate parking in a surface lot while still maintaining open space greater than minimum requirements.

The proffered conditions (PCA 79-C-090, dated March 15, 1999) of the Lake Fairfax Business Park required contribution to a potential future traffic signal at the intersection of Sunset Hills Road and Business Center Drive. The applicant agrees to escrow their pro-rata share of the signal as described in the attached development conditions.

Park Authority Analysis (Appendix 7)

The Park Authority was sensitive to development on the subject parcel because the site abuts Lake Fairfax Park and was concerned about light interference with existing species on the park property. The applicant proposes to reduce lighting at the rear of the lot, abutting the park, to the minimum allowed level for safety standards and to provide light reducing glazing on the rear of the building. A development condition addresses this concern.

There are existing rogue trails on the subject parcel that extend from Lake Fairfax into the subject property and back to Lake Fairfax. These trails are not official trails supported by the Park Authority, however, the Park Authority wants to be sensitive to the needs of their trail enthusiasts therefore the Park Authority is working with trail organizations to reroute the trail. The Park Authority indicated that they plan to construct a trail extension abutting the subject parcel and remove the rogue trails. The applicant agrees to work with the Park Authority in providing an on-site connection to the Park Authority trail system and a development condition is included to address the cooperation.

The Park Authority was concerned with drainage into two existing outfalls that are

located within Lake Fairfax Park. The applicant commissioned an environmental assessment with a firm approved of by the Park Authority to provide comments regarding potential degradation and improvement methods to address additional storm water that will be diverted into these outfalls due to construction on the subject parcel. The applicant may choose to implement strategies recommended by the environmental consultant, but are not required with this application.

Full comments can be found in the attached appendix.

Storm Water Analysis

Storm water is treated with two different methods on site because the site drains in two predominately different directions. A majority of the site storm water is to be detained in two underground storage tanks, treated with a Filtera system and released at a slow rate into the two Park Authority outfalls. The applicant has used a good-forested condition as the pre-development baseline. The release rate from the proposed underground vaults for the 2-year storm is approximately 35% below a good-forested condition. The release rate from the underground vaults for the 10-year storm is approximately 40% below a good-forested condition; therefore the applicant is releasing storm water better than the pre-development baseline. The remaining portion of the site drains to the southeast corner of the subject parcel where it is treated with a Filtera system prior to flowing into an off-site detention cell (dry pond). The dry pond was built as part of the Lake Fairfax Business Park, intended to serve lots within the business park, and requires a user agreement with the business association. A development condition addresses the user-agreement.

ZONING ORDINANCE PROVISIONS

The lot is split-zoned between I-3 and I-4 zoning districts. In cases where a lot has split-zoning, the more restrictive height and bulk regulations apply, however each district must meet its own FAR requirement. The site plan demonstrates the bulk regulations are being satisfied. A proffer interpretation indicates that the maximum FAR of the district is 0.50 which is being met by this application. A summary of the minimum regulations and application provisions is below.

| Bulk Regulations I-3 District | Required | Provided |
|---------------------------------|--------------------------|---|
| Lot Size | 40,000 square feet | 11.09 acres total; 4.36 acres (I-3); 6.73 acres (I-4) |
| FAR | 0.50* | 0.11 (I-3) 0.13 (I-4) |
| Open Space | 28,508 square feet (15%) | 32,300 square feet (16.9%) |
| Parking | 552 stalls | 606 stalls |
| 10 year tree canopy | 48,341 square feet (10%) | 52,455 square feet (10.9%) |
| Front Yard Setback | 40 feet or 45 degree ABP | 195 feet |
| Side Yard Setback (east) | 45 degree ABP | 175 feet (20 degrees) |
| Side Yard Setback (west) | 45 degree ABP | 350 feet (15 degrees) |

| | | |
|--------------------------|---------------|-----------------------|
| Rear Yard Setback | 45 degree ABP | 100 feet (35 degrees) |
| Height | 75 feet | 60 feet |

*Based on March 3, 2000 interpretation (Appendix 9)

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (See Appendix 10)

- General Special Permit Standards (Sect. 8-006)
- Standards for All Group 5 Uses (Sect. 8-503)

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions as discussed previously in the report with the implementation of the Proposed Development Conditions contained in Appendix 1 of the Staff Report.

RECOMMENDATIONS

Staff recommends approval of SP 2011-HM-056 subject to the Proposed Development Conditions in Appendix 1.

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

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 Zoning Appeals.

APPENDICES

1. Proposed Development Conditions with Attachment 1
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Land Use and Environment Analysis
5. Urban Forestry Analysis
6. Transportation Analysis
7. Park Authority Analysis

8. May 3, 2000 interpretation letter
9. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**November 30, 2011****SP 2011-HM-056**

If it is the intent of the Board of Zoning Appeals to approve SP 2011-HM-056 located at Tax Map 18-3 ((8)) 6A3 for a health club pursuant to Sect. 5-403 and 5-303 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicant, LTF Real Estate Company Inc., DBA Life Time Fitness, only and is not transferable without further action of this Board, and is for the location indicated on the application, at the terminus of Business Center Drive, Reston, VA, and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat prepared by William H. Gordon Associates, Inc., dated May 2, 2011 as revised through October 19, 2011, approved with this application, as qualified by these development conditions.
3. A copy of this special permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This special permit is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. The maximum occupancy is limited to 1,656 customers and 45 employees on-site at any one time.
6. Parking shall be provided in accordance with Article 11 of the Fairfax County Zoning Ordinance. If required by DPWES, a parking tabulation shall be submitted to and approved by the Director which shows that the required parking for all uses can be provided for on Lot 6A3 as shown on the special permit plat. All parking for this use shall be on site.
7. Prior to approval of the site plan for the building, the applicant will execute a separate agreement and post a "green building escrow" in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$230,000. This escrow will be in addition

to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the most current version of the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system or other LEED rating system determined, by the U.S. Green Building Council, to be applicable to the building. 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 certification will be sufficient to satisfy this commitment. If the Applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within fifteen (15) months of the issuance of the final non-RUP for the building, the escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the applicant provides to the Environment and Development Review Branch of DPZ, within fifteen (15) months of the issuance of the final non-RUP for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the U.S. Green Building Council to fall within three points of attainment of LEED certification, 50% of the escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the applicant fails to provide, within fifteen (15) months of the issuance of the final non-RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that the building has fallen short of certification by three points or less, the entirety of the escrow for the building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the applicant provides documentation from the USGBC 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 frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

The applicant will include, as part of the site plan submission, a statement certifying that a LEED®-accredited professional who is also a professional engineer or licensed architect is a member of the design team, and that the LEED-accredited professional is working with the team to incorporate sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED certification.

The Applicant will include, as part of the site plan submission and building plan submission, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system, or other LEED rating system determined to be applicable to the building by the U.S. Green Building Council, that the Applicant anticipates attaining. A professional engineer or licensed architect will provide certification statements at both the time of site plan/subdivision plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain certification of the project.

Prior to site plan approval, the Applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

8. Glazing at the rear of building facing Lake Fairfax Park shall be designed to limit light spillage from inside the building.
9. Lighting shall be the minimum required by safety standards at the rear of the property adjacent to Lake Fairfax Park during the night hours in order to mitigate the impact of night lighting on wildlife in the adjacent park.
10. Lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.
11. Storm water detention shall be provided such that the peak discharge rate in a two-year and 10-year 24-hour storm event be less than or equal to the peak discharge rate that would be discharged if the site was in a good forested condition.
12. Landscaping shall be provided as shown on the special permit plat, but shall not less be than 15% of the overall site area. Non-invasive species and locally common native species shall be used to the greatest extent possible as determined in coordination with the Fairfax County Urban Forestry Division.
13. The Applicant shall continue to collaborate with the Park Authority Trail Coordinator regarding unauthorized trail use on the subject parcel and will provide high-level construction schedule information to the Trail Coordinator, when such information is available. The Applicant shall coordinate, to the degree allowed by construction schedules, with the Trail Coordinator regarding planned trail improvements on Park Authority property adjacent to the Applicant's parcel to allow temporary construction access and to minimize potential conflicts caused by the Applicant's and the Park Authority's construction activities.

14. Limits of clearing and grading shall be the minimum possible and shall be no less than shown on the special permit plat as may be qualified by these development conditions.
15. A maintenance agreement for the off-site detention pond between the owner of the off-site pond and the owner of the subject parcel shall be implemented prior to final site plan approval.
16. Prior to the issuance of the Non-Residential Use Permit for the health club, the applicant shall contribute \$18,685 to Fairfax County as the fair share contribution (15%) toward the cost of a traffic signal to be located at the intersection of Sunset Hills Road and Business Center Drive.
17. A sidewalk, crosswalk, and/or trail connection shall be provided from the health club building to the perimeter of the subject parcel at a location mutually agreed upon by the applicant and Park Authority staff to provide for a future connection by the Park Authority to a planned segment of the Park Authority's Lake Fairfax's trail system.
18. Sidewalks shall be provided adjacent to Business Center Drive and Wildlife Center Drive. Additionally, an internal pedestrian and bike access from the exterior sidewalks on Business Center Drive shall be provided to the building on the subject parcel.
19. Bike racks shall be provided on site.
20. The maximum gross floor area of the health club shall be 115,000 square feet for the health club building and 1,500 square feet for the outdoor bistro, as shown on the special permit plat.
21. The building shall be constructed in substantial conformance with the materials and elevations as shown in the special permit plat.

This approval, contingent on the above-noted conditions, shall not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and been diligently pursued. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Application No.(s): SP 2011-HM-056
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: October 31, 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

1118986

and that, to the best of my knowledge and belief, the following 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) |
|--|--|--|
| LTF Real Estate Company, Inc. - Parham (nmi) Javaheri - Aaron T. Koehler - Steven J. Bieringer | 2902 Corporate Place Chanhassen, MN 55317 | Contract Purchaser/Applicant Agent for Contract Purchaser Agent for Contract Purchaser Agent for Contract Purchaser |
| William H. Gordon Associates, Inc. - Robert W. Walker - Joseph W. McClellan - J. Scott Peterson - Oomer F. Syed - Harry C. Higman | 4501 Daly Drive Suite 200 Chantilly, VA 20151 | Engineer/Agent Engineer/Agent Engineer/Agent Engineer/Agent Engineer/Agent |
| Gorove/Slade Associates, Inc. - Christopher M. Tacinelli - Tushar A. Awar | 3914 Centreville Road Suite 330 Chantilly, VA 20151 | Engineer/Agent Engineer/Agent Engineer/Agent |

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance 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).

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Special Permit/Variance Attachment to Par. 1(a)

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

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(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) |
|--|---|---|
| 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 |
| Reston BCD Development LLC - Gary P. Andrews - James A. Alexander - John H.C. Gordon - Jeffrey E. Melby - Mark E. Zaebst | c/o Van Ness Property Group 5530 Wisconsin Avenue Suite 1000 Chevy Chase, MD 20815 | Title Owner Agent for Title Owner |
| Wetland Studies and Solutions, Inc. - Michael S. Rolband - Michael S. Marsala - Brian M. Chromey - Lynn S. Knaggs | 5300 Wellington Branch Drive Suite 100 Gainesville, VA 20155 | Agent Agent Agent Agent Agent |

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

Application No.(s): SP 2011-HM-056
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SPECIAL PERMIT/VARIANCE AFFIDAVIT

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

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LTF Real Estate Company, Inc.
2902 Corporate Place
Chanhassen, MN 55317

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
LTF Real Estate Holdings, LLC

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance 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.

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Special Permit/Variance Attachment to Par. 1(b)

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

111 8986

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

LTF Real Estate Holdings, LLC
2902 Corporate Place
Chanhassen, MN 55317

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)

LTF Operations Holdings, Inc.

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

LTF Operations Holdings, Inc.
2902 Corporate Place
Chanhassen, MN 55317

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)

Life Time Fitness, Inc.

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

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Special Permit/Variance Attachment to Par. 1(b)

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

111 8986

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

Life Time Fitness, Inc.
2902 Corporate Place
Chanhassen, MN 55317

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)

Thornburg Investment Management, Inc.

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

Thornburg Investment Management, Inc.
2300 N. Ridgetop Road
Santa Fe, NM 87506

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

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

Reston BCD Development LLC
c/o Van Ness Property Group
5530 Wisconsin Avenue, Suite 1000
Chevy Chase, MD 20815

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)

Parcel 6 Reston Holding, LLC
VNPG - LF6 Development, LLC

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

Parcel 6 Reston Holding, LLC
c/o Van Ness Property Group
5530 Wisconsin Avenue, Suite 1000
Chevy Chase, MD 20815

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)

General Electric Pension Trust

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

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Special Permit/Variance Attachment to Par. 1(b)

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

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

VNPG - LF6 Development, LLC
5530 Wisconsin Avenue
Suite 1000
Chevy Chase, MD 20815

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)

Van Ness Property Group, LLC

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

Van Ness Property Group, LLC
5530 Wisconsin Avenue
Suite 1000
Chevy Chase, MD 20815

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)

James A. Alexander
John H. C. Gordon
Arnold L. Polinger
Elliot (nmi) Schnitzer

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

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Special Permit/Variance Attachment to Par. 1(b)

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

111 898 6

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

General Electric Pension Trust
3011 Summer Street
Stanford, CT 06905

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)

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

Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, Suite 100
Gainesville, VA 20155

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)

Michael S. Rolband

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

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Special Permit/Variance Attachment to Par. 1(b)

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

111898 ✓

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

William H. Gordon Associates, Inc.
4501 Daly Drive, Suite 200
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

William H. Gordon
R. Steven Hulsey
Joseph W. McClellan

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Application No.(s): SP 2011-HM-056
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SPECIAL PERMIT/VARIANCE AFFIDAVIT

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

1118986

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

PARTNERSHIP INFORMATION

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

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

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

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

- | | | |
|--------------------------|-------------------------|---------------------------|
| Gian-Michele a Marca | Keith J. Berets | Nicole C. Brookshire |
| Jane K. Adams | Connie N. Bertram | Matthew D. Brown |
| Maureen P. Alger | Laura Grossfield Birger | Alfred L. Browne III |
| Thomas R. Amis | Ian B. Blumenstein | Matthew T. Browne |
| Mazda K. Antia | Barbara L. Borden | Robert T. Cahill |
| Gordon C. Atkinson | Jodie M. Bourdet | Antonio J. Calabrese |
| Michael A. Attanasio | Wendy J. Brenner | Christopher C. Campbell |
| Jonathan P. Bach | Matthew J. Brigham | Roel C. Campos (Former) |
| Charles J. Bair | James P. Brogan | William Lesse Castleberry |
| Celia Goldwag Barenholtz | | Lynda K. Chandler |
| Frederick D. Baron | | Dennis (nmi) Childs |
| James A. Beldner | | |

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance 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.

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(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(c)

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

11189845

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

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

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

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

Application No.(s): SP 2011-HM-056
(county-assigned application number(s), to be entered by County Staff)

Page 2 of 2

Special Permit/Variance Attachment to Par. 1(c)

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

1118986

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

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

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

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

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

Michael G. Rhodes
Michelle S. Rhyu
John W. Robertson
Ricardo (nmi) Rodriguez
Kenneth J. Rollins
Richard S. Rothberg
Adam J. Rutenberg
Thomas R. Salley III
Jessica Valenzuela Santamaria
Glen Y. Sato
Martin S. Schenker
Joseph A. Scherer
William J. Schwartz
Audry 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
Whitty (nmi) Somvichian
Wayne O. Stacy
Neal J. Stephens
Donald K. Stern
Anothny M. Steigler
Steven M. Strauss
Myron G. Sugarman
Christopher J. Sundermeier
Ronald R. Sussman
C. Scott Talbot
Mark P. Tanoury
Gregory C. Tenhoff
Michael E. Tenta
Timothy S. Teter
John H. Toole

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

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

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

Application No.(s): SP 2011-HM-056
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

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

111 8981

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 Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

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

None

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

Application No.(s): SP 2011-HM-056
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

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

111 8981

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

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

None

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

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance 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:

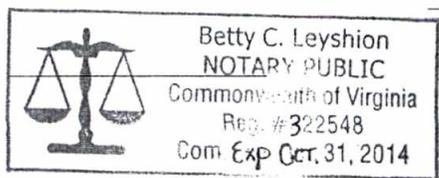
(check one) [] Applicant Molly Novotny [x] Applicant's Authorized Agent

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 31st day of October 2011, in the State/Comm. of Virginia, County/City of Fairfax.

Betty C. Leyshion
Notary Public

My commission expires:



RECEIVED
Department of Planning & Zoning

MAY 02 2011

Zoning Evaluation Division

LIFE TIME FITNESS
STATEMENT OF JUSTIFICATION
SP 2011-HM-___

May 2, 2011

I. Introduction

LTF Real Estate Company, Inc. ("Life Time Fitness" or the "Applicant") is the contract purchaser of a parcel of land located at the terminus of Business Center Drive in Reston off of Sunset Hills Road and south of Lake Fairfax Park, and further identified as Fairfax County Tax Map 18-3 ((8)) Parcel 6A3 (the "Property"). The Property measures just over 11 acres and is within the Lake Fairfax Business Center office/industrial park.

The Applicant proposes to build a state-of-the-art, multi-use health club facility on the Property, which is split-zoned I-3 and I-4, Light and Medium Intensity Industrial, respectfully. Health clubs are permitted by special permit in both the I-3 and the I-4 zoning districts, Zoning Ordinance Section 5-303.3 and 5-403.3, respectively. The Property is located within Sub-Unit G-7 of the Reston-Herndon Suburban Center portion of the Fairfax County Comprehensive Plan and is planned for medium intensity industrial research and development and similar uses. Although Fairfax County approved a site plan for 255,000 square feet of office development on the Property in 2007, the Property remains vacant.

II. Proposed Development

Life Time Fitness is a nationwide provider of premier, full-service, and family-friendly fitness facilities and has established three facilities in Virginia, which are located in Centreville, Fairfax, and Loudoun County. Life Time Fitness's mission is to provide an educational, entertaining, friendly, and innovative experience of uncompromising quality to meet the health and wellness needs of the entire family. As a company that promotes an overall healthy way of life, the Applicant was drawn to Reston by the community's emphasis on an active and complete live, work, and play experience with a family-oriented focus.

In order to enhance the recreational opportunities available within Reston, the Applicant proposes a high-end, full service health club at the Property that will meet the fitness needs of the Reston community. Specifically, the Applicant proposes an attractive two-story building of approximately 115,000 square feet with four-sided architectural treatment and complete with an indoor pool with lap lanes, group exercise rooms, private training rooms, cardio and weight training areas, shower/locker facilities, basketball courts, a rock climbing wall, and numerous other amenities. An outdoor pool with a spacious sundeck and a children's play area will complement the indoor experience by inviting members to relax and recreate outside during good weather.

Life Time Fitness offers a comprehensive selection of fitness classes led by certified professionals to meet a diverse set of fitness interests and to provide a superior level of quality and attention for its members. Life Time Fitness encourages healthy living, as well as recreation,

and the proposed health club will have a café with healthy food options and a spa area. In addition, the proposed health club will provide a place for healthy recreation for children with indoor and outdoor play areas, a children's section of the swimming pools, and child care areas.

The Property's location between Lake Fairfax Park and the W&OD Trail attracted Life Time Fitness because of the natural synergies those outdoor recreational amenities create. Based on the office and residential development within a 5-mile radius of the Property, the proposed health club would be conveniently located for residents and employees in the greater Reston area. In addition, the proposed health club will provide a significant amenity to the industrial and business users immediately proximate to the Property without being directly adjacent to any planned or established residential neighborhoods.

Prior to opening a facility, Life Time Fitness completes an extensive study of the market and draws upon its past experience to tailor the fitness programs of each specific facility. Doing so allows Life Time Fitness to provide ample cardio equipment so its members aren't waiting for machines, a children's center that keeps youngsters engaged and entertained while their parents are working out, and new, challenging equipment and programs so members have the opportunity to embark on the latest innovative fitness trends. Life Time Fitness offers a superior health club experience and level of customer service by understanding and exceeding its members expectations.

III. Conformance with the Comprehensive Plan

The Property is located within the Upper Potomac planning district, specifically within Sub-Unit G-7 of the Reston-Herndon Suburban Center, and is planned for medium intensity industrial research and development and similar uses. The Property's location within an office/industrial park and near the boundary between existing residential and commercial areas lends itself to being an ideal site for a health club. The proposed health club will complement the existing office/industrial uses within the Lake Fairfax Business Center while having less square footage and less peak hour traffic than the office development previously contemplated for the Property.

As the last undeveloped parcel within the Lake Fairfax Business Center, the Property's location will allow Life Time Fitness to provide a significant amenity for both the office/industrial users and the nearby residential areas without encouraging the expansion of the business park. Moreover, the ongoing efforts of the Reston Master Plan Special Study Task Force to plan for the future of the Wiehle Avenue/Reston East Metro Station area as a higher-intensity, mixed-use area with additional office space and residential units makes the Property even more appropriate for an amenity that is compatible with both office and residential development.

IV. Conformance with Section 8-011(6) of the Zoning Ordinance

- A. Type of operation. Health club.
- B. Hours of operation. 24 hours per day, 7 days per week.

- C. Estimated number of patrons. The Applicant anticipates approximately 7,500 total members with approximately 500 – 600 members on-site at any one time during peak usage periods.
- D. Estimated number of employees. The Applicant anticipates approximately 220 – 250 total employees depending on the time of year and the number of part-time positions with approximately 40 – 45 employees on-site during peak periods.
- E. Estimate of the traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day. Please refer to the Applicant's Chapter 527 Traffic Impact Analysis enclosed with this application for a detailed summary of the estimated traffic impact of the proposed health club.
- F. Vicinity or general area to be served by the use. The proposed health club will serve the office/industrial uses in the Lake Fairfax Business Center and as well as the existing and planned residential and office uses in the larger Reston-Herndon Suburban Center.
- G. Description of building façade and architecture of the proposed new building. The facility will be predominantly brick and natural stone with a generous amount of windows to daylight the interior. The two-story building will be attractively designed with subtle articulation that breaks up the massing of the building while providing for the functionality of the health club.
- H. A listing, if known, of all hazardous or toxic substances as set forth in applicable County, State and Federal Regulations. To the best of the Applicant's knowledge and belief, there are no hazardous or toxic substances located or stored on the Property.
- I. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted and any applicable conditions. The proposed health club will comply with all applicable standards, ordinances and regulations.

V. Conformance with Section 8-503 of the Zoning Ordinance

- 1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located. The proposed health club complies with the lot size and bulk regulations of the I-3 and I-4 zoning districts.
- 2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14. The proposed health club complies with the performance standards for the I-3 and I-4 zoning districts. A sports illumination plan is not required for the proposed health club.

3. No building designed primarily and specifically for such use shall be located within 100 feet of any adjoining property which is in an R district. The proposed health club building is set back 100 feet from the boundary of the Property and Lake Fairfax Park, which is located in an R district even though it is not used for residential purposes.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans. The proposed health club will comply with Article 17 of the Zoning Ordinance.

VI. Conclusion

Life Time Fitness looks forward to bringing a premier, full-service, and family-friendly health club to Reston. Complete with an indoor and outdoor pool, extensive childcare and children's camp programs, and innovative fitness offerings, the proposed Life Time Fitness will serve Reston well and will provide a much-desired amenity for residents and commuters living and working along the Dulles Toll Road corridor. The Property's location within the Lake Fairfax Business Center will allow Life Time Fitness to meet the fitness needs of the surrounding residential and office uses in the larger Reston community.

Respectfully submitted,



Brian J. Winterhalter, Esq.
Cooley LLP



County of Fairfax, Virginia

MEMORANDUM

DATE: August 26, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis and Environmental Assessment: SP 2011-HM-056
LTF Real Estate Company, Inc.

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the revised Special Permit (SP) application and development plan dated August 15, 2011. The extent to which the application is in harmony with 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 compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, Life Time Fitness, seeks approval to allow construction of a 115,000 gross square foot health club at a maximum height of 60' on 11.09 acres of land which is currently zoned I-3 and I-4 in the Lake Fairfax Business Center. In addition to the primary health facility, the application also proposes to construct an outdoor swimming pool and a 1,500 square foot café. Six hundred twelve (612) surface parking spaces and two loading spaces are proposed. The applicant anticipates a total membership of 7,500 persons with an average of 500-600 members on site at any one time during peak usage. This proposed development will result in an overall FAR (floor area ratio) of .24.

LOCATION AND CHARACTER OF THE AREA

The subject property is located at 1755 and 1757 Business Center Drive at the northwest end of Lake Fairfax Business Center. The property is planned for industrial, research and development, and industrial/flex uses up to a maximum of .50 FAR and it is zoned I-3 (Light Intensity Industrial District) and I-4 (Medium Intensity Industrial District). The Park Authority's Lake

Department of Planning and Zoning
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immediately north of the subject property. Equestrian Estates which is a single - family residential development consisting of 2-5 acre lots is situated east of the subject property and it is planned for residential use at .2-.5 dwelling units per acre. Lake Fairfax Business Center is situated immediately east and south of the subject property. The National Wildlife Federation owns land immediately west-southwest of the subject property.

COMPREHENSIVE PLAN CITATIONS

Land Use

Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District, as amended through July 27, 2010, Reston-Herndon Suburban Center and Transit Station Areas on page 68 states:

“Sub-unit G-7 is located along Sunset Hills Road, east of the Wiehle Avenue TSA. Development in the sub-unit includes office uses and a US Post Office facility. This sub-unit is planned for a mix of office, R&D, and industrial “flex space” uses up to .50 FAR.

The westerly portion of the approximately 120-acre tract of land north of Sunset Hills Road immediately east of the Reston boundary is considered appropriate for industrial uses provided that:

- a. The industrial portion of the 120-acre tract, which is approximately 55 acres in area and located on the western portion of the tract, is planned for medium intensity industrial research and development and similar uses;
- b. The approximately 65-acre residential area of the tract (Equestrian Park subdivision) has been developed as residential use at .2-.5 dwelling unit per acre. This residential area ensures that low density residential use is maintained to the east of the industrial area located on the western portion of this tract. This line of demarcation establishes the boundary between industrial and residential use and the current development on both sides of the line is consistent with this intent;
- c. The dividing line between the industrial and residential uses should accommodate and follow the swale commencing on the northerly side of the property at its boundary with Lake Fairfax Park and running southerly towards Sunset Hills Road, following the tree line as it approaches Tax Map 18-3((1))10 and continuing towards Sunset Hills Road to the northwesterly corner of Tax Map 18-3((1))10. Tax Map 18-3((1)) 12B and the eastern portion of 18-3((8))2 and 3 should be retained as a buffer to the low density residential area. The above line of demarcation will establish the boundary between industrial and residential uses by relating the transition and land use to physical features of the land, i.e., the tree line and swale;
- d. The applicant should install approved plantings to close the gap, which is approximately 50 feet wide, between the tree line running north from Sunset Hills

Road to where it most closely approaches the existing trees and tying into the treed swale running south from Lake Fairfax Park. In the event that such plantings are inconsistent with good site planning and land use as determined in the final site planning of the property, the Reston Community Association and the applicant should work out a suitable compromise;

- e. Stringent environmental controls should be applied to the industrial portion of the tract. These include extensive landscaping on Sunset Hills Road, buffering for the residentially planned area to the east, and sedimentation control measures to assure the environmental integrity of Lake Fairfax....”

Environment

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on pages 7 and 8 states:

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

- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements....
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques 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.
 - Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
 - Encourage cluster development when designed to maximize protection of ecologically valuable land. . . .

- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes. . . .”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 10 states:

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

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

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

“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. . . .”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 19 – 21 state:

“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 b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through

the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range. . . .

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.”

Plan Map

The Comprehensive Plan map shows that the property is planned for industrial use.

LAND USE ANALYSIS

Land Use and Intensity

The 11.09 acre subject property is currently an undeveloped parcel within Land Unit G, Sub-unit G-7 of the Reston-Herndon Suburban Center which is planned for a mix of office, industrial, research and development, and industrial/flex uses up to a maximum FAR of .50. The applicant proposes to develop a fitness center which will include an 115,000 square foot building, an outdoor pool facility, a 1,115 square foot café and 612 surface parking spaces with two loading spaces. No floodplain or environmental quality corridor (EQC) is located on the subject property; however, the site is characterized by a dense tree canopy on the northeast portion of the site. The 53.7 acre Lake Fairfax Park is immediately adjacent to the subject property to the north. The park is a densely forested and environmentally rich habitat which encompasses the Colvin Run

Resource Protection Area stream valley, EQC and 100-year floodplain. The location of a fitness facility within this business center is a compatible and complementary support use which can serve the businesses and offices within the business center, as well as the surrounding Reston community, as a whole.

The Comprehensive Plan for Sub-unit G-7 contains specific Plan text pertaining to the subject property which recommends that rigorous sedimentation control measures be implemented in the industrial portion of the sub-unit in order to avoid degradation of Lake Fairfax. While this use is an appropriate use for the property at a proposed FAR of .24, under the recommended Plan maximum of .50 FAR, the manner in which the applicant proposes to develop the site introduces an enormous amount of impervious surface resulting in tree loss and stormwater runoff impacts to the site and to the adjacent environmentally sensitive park resources. To avoid the conflict posed by converting a totally undeveloped 11.09 acre property to a completely impervious site, the applicant is strongly encouraged to consider methods to reduce the proposed footprint of the development and to provide more substantial onsite tree restoration, particularly on the northwest boundary of the subject property adjacent to the park.

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. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

Stormwater Management

The subject property falls within the Difficult Run Watershed. Sheet 4 of the development plan depicts two underground stormwater detention facilities on site and an existing offsite stormwater pond located southeast of the subject property to meet the detention requirements for this development. Two best management practices – one filterra and one storm filter – and a (5%) pervious portion of the parking lot (not shown on the plan) are proposed to meet the water quality control requirements for the development. The stormwater narrative indicates that this application will meet the required 40% phosphorous removal, as stipulated by the County's Chesapeake Bay Preservation Ordinance (CBPO) for new development.

Sheet 9 of the plan depicts the three discharge points for runoff along the common boundary from the subject property onto the Park Authority property. As noted in the Park Authority memorandum, dated August 12, 2011, the applicant is encouraged to work with the Park Authority staff to ensure that appropriate stabilization measures are identified at the three discharge points on park property. Such stabilization measures will help to ensure preservation of park resources and the Colvin Run stream valley. Stormwater management/best management practice measures and outfall adequacy are subject to review and approval by the Department of Public Works and Environmental Services.

Tree Preservation/Restoration

Aerial photography for the subject property indicates that dense tree canopy currently exists in the north east portion of the site and the remainder of the site is open field. The application proposal will effectively develop the entire 11.09 acre site for the fitness facility including all support infrastructure, retaining walls and surface parking. The applicant is encouraged to look for opportunities to shrink the footprint of the proposed facility in order to provide more tree preservation and tree restoration area on the subject property. While the development plan shows a row of trees on the northwest boundary adjacent to the park, as well as, on the western boundary adjacent to the Wildlife Federation, the applicant is encouraged to work with the Urban Forest Management Division (UFMD) to provide larger tree restoration areas all around the periphery of the development, but particularly on the northwest and western boundaries of the site.

Green Buildings: 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 Policy Plan further recommends the attainment of Leadership in Energy and Environmental Design (LEED) certification through the U.S. Green Building Council (USGBC) or an equivalent green building program with third party certification for developments meeting certain criteria. For example, the Policy Plan recommends LEED certification or an equivalent when zoning proposals are located in suburban centers and are seeking a change in use from what would be allowed under existing zoning. This proposal under this special permit application is subject to this Plan criteria; therefore, the applicant should commit to attain LEED certification for the health club facility.

While the applicant has inquired about the Comprehensive Plan's green building policy, to date, the applicant has not agreed to attain LEED certification through USGBC for the proposed fitness facility. Without a firm commitment to LEED certification provided in a development condition, the proposal is not in conformance with the Comprehensive Plan's green building policy. To be in conformance with the Comprehensive Plan and to be consistent with other green building commitments, the applicant should commit to LEED certification under the most current version of New Construction or Core and Shell rating system and post a green building escrow at \$230,000 (which is based on \$2.00 per square feet, the standard rate for large buildings, x 115,000 gross square feet of building). In support of the attainment of LEED certification for Life Time Fitness, the applicant is encouraged to:

- Retain a LEED AP who is a professional engineer or licensed architect and will be a part of the project's design and construction team;
- Include a list of specific credits within the most current version of a LEED rating system as part of the site plan and building plan submission; and
- Retain a professional engineer or licensed architect licensed who will provide certification statements both at the time of site plan and building plan reviews

confirming that the items on the list will meet at least the minimum number of points necessary to attain LEED certification of the project.

This issue remains unresolved.

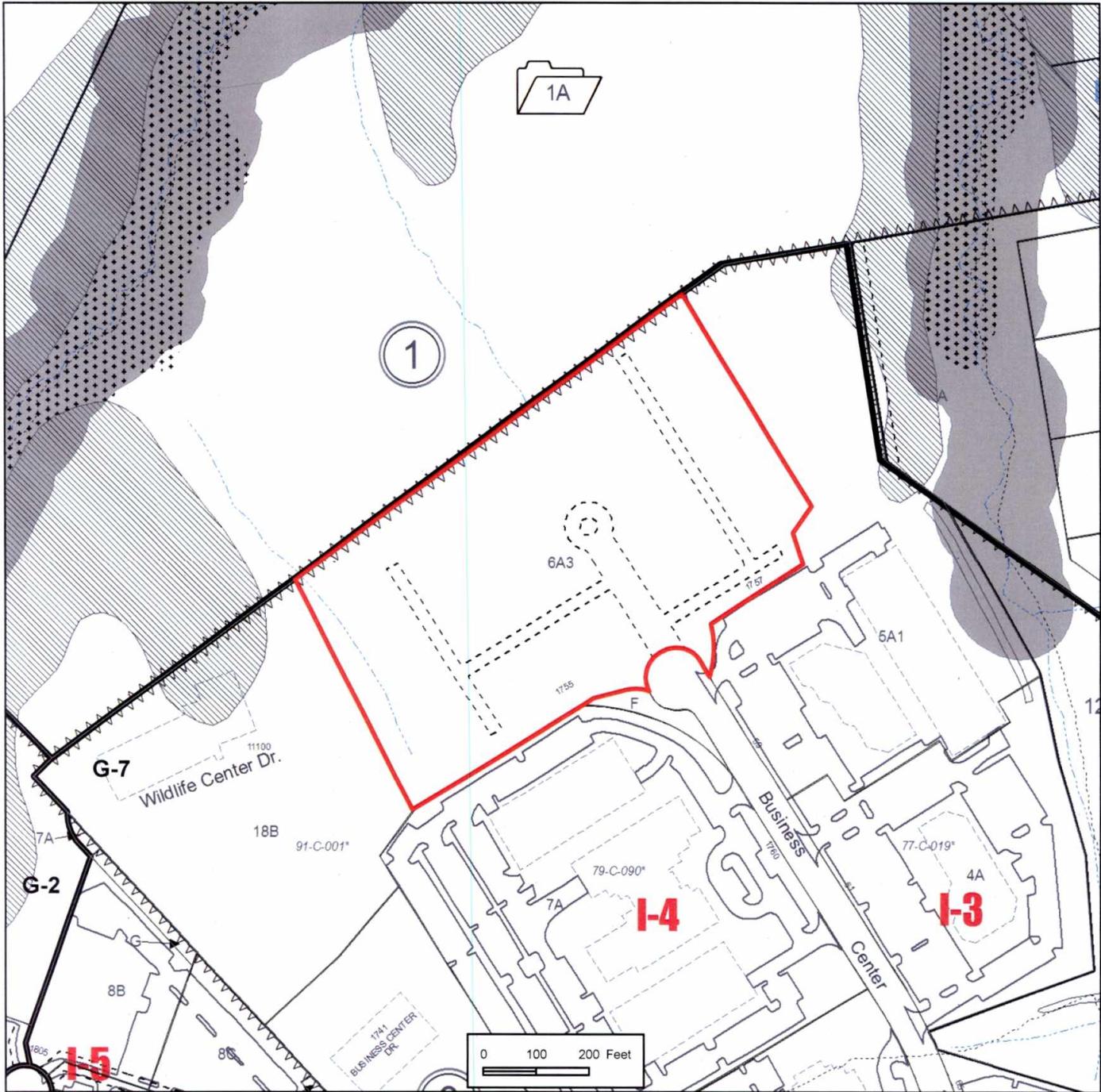
COUNTYWIDE TRAILS PLAN:

The Countywide Trails Plan Map depicts a natural surface or stone dust trail along the northwestern boundary of the subject property adjacent to Lake Fairfax Park.

PGN/MAW

Environmental Assessment Map

LTF Real Estate, Inc.



Study Area Assessment:

Asbestos: 0.00 Acres
 Hydric Soils: 0.00 Acres
 Slopes >= 15%: 0.00 Acres
 RPA: 0.00 Acres

Notes:

Prepared by the Fairfax County Department of Planning and Zoning, using Fairfax County GIS

The features here are generalized and therefore approximate.

Information provided is partial in nature - do not assume that a feature not shown, does not exist.

This information has not been verified and should not be used in place of site specific environmental studies.

Legend

- Slopes >= 15%
- Hydric Soils
- Asbestos Soils
- Streams
- Resource Protection Areas



County of Fairfax, Virginia

MEMORANDUM

September 30, 2011

TO: Rebecca Horner, Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: Lifetime Fitness, SP 2011-HM-056

I have reviewed the above referenced Special Permit application, stamped as received by the Zoning Evaluation Division (ZED) on September 7, 2011. All Forest Conservation Branch staff comments raised during previous review of this application have been adequately addressed.

As discussed in the project meeting with the Applicant on September 29, 2011, the relocation of the limits of clearing and grading (LCG) along the northwestern boundary of the site provides an opportunity to plant proposed trees in soil that will be undisturbed during this construction. As tree planting is not considered disturbance, the LCG would remain as shown on the plan. Proposed trees could be shown between the LCG and the property line shared with the Park Authority. Trees will generally become established more readily in undisturbed soil. Construction impacts typically increase soil compaction and negatively affects soil structure, resulting in poor soil porosity and drainage. Tree root development is impaired in these conditions. Trees would also be located further from the curb adjacent to the parking lot and the root zone could be expanded. Potential conflicts with proposed trees and existing vegetation on Park Authority property could be addressed with field location in coordination with UFMD and/or Park Authority staff. As I noted in the meeting, this point can be addressed during site plan review. The Special Permit could go forward with no additional changes.

Forest Conservation Branch staff has no additional comments regarding this case.

If there are any questions, please contact me at (703)324-1770.

HCW/
UFMID #: 162881

cc: Charles Smith, Naturalist III, Resource Management Division, FCPA
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





County of Fairfax, Virginia

MEMORANDUM

DATE: November 3, 2011

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

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

FILE: 3-6 (SP 2011-HM-056)

SUBJECT: Transportation Impact

REFERENCE: SP 2011-HM-056; LFT Real Estate Company Inc., d/b/a Lifetime
Fitness
Traffic Zone: 1713
Land Identification: 18-3 ((8)) 6A3

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated May 2, 2011, and revised through August 15, 2011. The applicant proposes to build a multi-use health club; specifically, a 115,000 square foot two-story building to include an indoor pool, exercise rooms, training rooms, cardio and weight training areas, basketball courts, shower/locker facilities and other amenities. There would also be an outdoor pool and a children's play area and a café. The applicant anticipates approximately 7,500 total members with 500-600 on-site at any one time. There will be 40-45 employees on-site during peak periods.

- All parking for the use must be accommodated on site at all times.
- Bike racks should be provided.
- The estimated cost of the signal does not seem to include design cost of approximately \$15,000 or construction inspection/testing costs of approximately \$15-20,000 which would make the total approximately \$144,544-\$149,544. The 15% contribution would then be approximately \$21,682-\$22,432. There may be utility adjustment or relocation costs also.

AKR/LAH/lah

Fairfax County Department of Transportation

4050 Legato Road, Suite 400

Fairfax, VA 22033-2895

Phone: (703) 877-5600 TTY: 711

Fax: (703) 877 5723

www.fairfaxcounty.gov/fcdot





FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

FROM: Sandy Stallman, Manager
Park Planning Branch, PDD 

DATE: August 12, 2011

SUBJECT: SP 2011-HM-056, Lifetime Fitness
Tax Map Number: 18-3 ((8)) 6A3

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated June 13, 2011, for the above referenced application. The Special Permit Plan shows an 115,000 GSF indoor Lifetime Fitness health club facility and a 1,500 GSF outdoor pool and café facility surrounded by surface parking on an 11 acre site. The site is within the Hunter Mill Supervisory District and the Reston-Herndon Suburban Center special planning area. The site is adjacent to Lake Fairfax Park, owned and operated by the Fairfax County Park Authority.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7). Within Objective 2, the need to protect and monitor park wildlife and water resources on parkland is described (Parks and Recreation, Objective 2, Policy d and e, p.5). Working cooperatively with private and public landowners to develop and provide trail connections to parkland from existing and planned trails is described in Objective 1 (Parks and Recreation, Objective 1, Policy 1, p.5)

The applicant's site is within sub-unit G-7 of the Reston-Herndon Suburban Center and Transit Station Area in the Area III Plan. Recommendations for this sub-unit include the need to provide sedimentation control measures to assure the environmental integrity of Lake Fairfax (Area III, Upper Potomac, Reston-Herndon Suburban Center, p.69). The site is also within the study area of the Reston Master Plan Special Study, currently underway.

Finally, text from the Upper Potomac District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan. Specific District chapter recommendations include coordinating with public partners to plan trail connections, and working with DPWES and private land owners to capture and treat stormwater, incorporating LID methods and renovating existing stormwater facilities.

ANALYSIS AND RECOMMENDATIONS

Park Needs:

Using adopted service level standards, staff has identified a need for all types of parkland and recreational facilities in this area. Lake Fairfax Park, which is adjacent to the site, provides a variety of facilities and natural resource sanctuary areas, but meets only a portion of the demand for parkland generated by existing and anticipated future residential development in Reston. In addition to parkland, the recreational facilities in greatest need in this area include trails, sports courts, and playgrounds.

The applicant's proposed development could assist in meeting some of these recreational facility needs. There would also be opportunities for the applicant's patrons to access and use Park Authority facilities (e.g., trails) as part of activities organized by the applicant. The applicant's proposed development may have recreational aspects or programs that could be linked with or complemented by the resources at Lake Fairfax and/or nearby trails. Coordination of programs in conjunction with the use of park resources should be coordinated with Lake Fairfax Park site staff and/or the trails coordinator. The W & OD Trail is managed by the Northern Virginia Regional Park Authority and joint programming for that facility should be coordinated with the W & OD Trails manager.

Trails:

Lake Fairfax Park is home to an extensive existing and planned trail network. As discussed with the applicant, the portion of park adjacent to the subject site is planned for a combination of wide and single track trails (predominately used by mountain bikers). Also as discussed with the applicant, a network of unauthorized, non-Park Authority trails have been created along the southern boundary of the park and encroach onto the subject site.

Both applicant and Park Authority staff have an interest in replacing use of the unauthorized trails with use of new, formalized trails as depicted on the Lake Fairfax Park Trail System map. Construction of the sustainable trail section and closure of associated unauthorized trails would help reduce impacts to natural resources in the forested Resource Management Area adjacent to applicant's property and improve the habitat for the wildlife that uses this interior forest area. The new trail would also remove unintentional trespassing on the applicant's property and minimize liability risks once construction begins on the applicant's site. Finally, the new trail would maintain the level of trail connectivity that users currently enjoy, but on authorized trails.

To that end, staff requests the applicant consider a contribution towards improvements to the Lake Fairfax trail network. A contribution of \$25,000 would allow staff to begin work on an unbuilt trail segment – the segment adjacent to the applicant's property, as an example. Improvements to the formal trail system in Lake Fairfax Park could further benefit future patrons of the applicant's proposal by providing connections to other outdoor recreation facilities and offering various routes for "fun runs" and similar applicant-sponsored activities.

Since May 2011, the Park Authority Trail Coordinator has begun coordinating with local trail user groups to discourage use of the unauthorized trails and encourage use of formal trails. The Park Authority requests that the applicant continue to collaborate with staff and the Trail Coordinator on this matter. Staff hopes to start and complete construction of the formal trail adjacent to the subject site prior to the applicant's start of construction to help minimize potential conflicts.

Finally, integrating the proposed development into the broader recreational community of Reston by increasing pedestrian and bicycle access would enhance low-impact access to the site. Providing adequate pedestrian and bicycle amenities (sidewalks, bike racks) will allow easier access to those who are walking from their place of employment or home, or stopping by for a quick workout during a morning or evening bike commute along the Washington and Old Dominion Trail (to the southwest of the site).

Natural Resources Impact:

Stormwater

As described above, Lake Fairfax Park, owned and operated by the Park Authority, is directly adjacent to and downstream from the applicant's property. The proposed development will result in an increase in stormwater runoff to at least two receiving channels on park property, leading downstream to Colvin Run within 1000 ft. of the applicant's property.

Although the applicant proposes to detain the 1-year storm for a minimum of 24 hours and detain the 2- and 10-year storms at or below predevelopment levels, there are two significant outfalls from the applicant's property within a short distance. This raises concerns about the long-term stability of Colvin Run and what effect these outfalls will have on parkland and the stream.

To address these concerns, the Park Authority recommends that all concentrated outfalls be surveyed with Park Authority staff present to determine existing conditions. If the conditions of the existing outfalls are degraded, staff requests that the applicant develop plans to stabilize those outfalls using natural channel design methods.

Staff further recommends that the applicant provide stream channel monitoring for the tributaries affected by the outfalls. Staff requests the applicant take three or more cross-sections of the outfall at 100 foot intervals and monitor the cross-sections for, at minimum, three years after all development is complete. If the monitoring shows that the stream channel has changed more than 10% at any individual cross section, more than 5% overall (measured vertically from a plane formed by the survey monuments) or that the stream or swale's thalweg has moved more than 3 feet or 25% of the stream width, staff will request that the applicant restore the swale/stream channel to a condition that will accommodate the changes in the stream/swale hydrology as approved by DPWES and the Northern Virginia Soil and Water Conservation District.

The use of low impact development and best management practices to manage stormwater and protect Park Authority resources is also recommended. Incorporation of methods such as bioswales, rain gardens, and filteras would address various concerns, including addressing the 0.67 acre uncontrolled drainage area directly adjacent to park property, as depicted in the plan

set. Staff recommends that use of best management practices be specified in the applicant's proposal.

Finally, staff recommends that the "predevelopment" state used as a baseline by the applicant be defined as a forested condition.

Lighting

The proposed development is a 24-hour a day, 7-day a week facility. Staff is concerned about the impact of nighttime light and vehicular noise on park wildlife. The applicant should place light-shielding shades over windows on the building's north side for nighttime use.

Additionally, staff requests that the applicant address the potential impacts of parking lot lighting and vehicular traffic after nightfall.

Landscaping

The applicant provides a good list of native plants on the landscaping plan. Staff suggests that American Sycamore (*Plantanus occidentalis*) could replace London Planetree (*Plantanus acerifolia*) on the landscaping plan. Staff strongly recommends that no non-native invasive species be planted on the property to prevent spread to adjacent natural areas, and that locally common native species be used to the greatest extent possible.

Easements or Grading on Park Authority Land:

The applicant's plan set shows use of two existing stormwater drainage easements located on Park Authority property. Staff suggests that the applicant review the current adequate outfall requirements for the proposed site and assess if the existing easements will accommodate the required stormwater outfall design. In the event the existing easements are insufficient, new easements would have to be applied for during the site plan review process. Conditions and/or fees may be required for any new Park Authority permits or easements.

While the plan set (sheet #6) shows no grading directly on Park Authority land, it appears grading and ground disturbance will occur within 10 feet (or less) in certain areas along the property line -- within the drip lines of trees that are rooted on parkland and occur along the property boundary. Recognizing that more detailed grading information will be reviewed during site plan, staff encourages the applicant to remain cognizant of the need to preserve these trees. Staff requests that grading within the drip line of trees on Park Authority land be minimized to reduce tree impacts and preserve as many trees as possible.

SUMMARY OF RECOMMENDATIONS

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

- Consider a contribution of \$25,000 towards improvements to the Lake Fairfax trail network
- Continue to collaborate with the Park Authority Trail Coordinator regarding unauthorized trail use and construction timing
- Consider increasing pedestrian and bicycle access to the site

- Survey concentrated outfalls with Park Authority staff to determine existing conditions; stabilize using natural channel design methods, as appropriate
- Provide stream channel monitoring for the tributaries affected by the outfalls, as described above
- Incorporate low impact development and best management practices to help manage stormwater and protect the Park Authority resources
- Consider defining the “predevelopment,” baseline, state as a forested condition
- Mitigate impacts of nighttime light on park wildlife through use of light-shielding shades on building windows and address the potential impacts of parking lot lighting and vehicular traffic after nightfall
- Plant only non-invasive species and use locally common native species to the extent possible
- Review the current adequate outfall requirements for the proposed site and assess if the existing easements will accommodate the required stormwater outfall design
- Minimize grading within the drip line of trees on Park Authority land

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

FCPA Reviewer: Anna Bentley
DPZ Coordinator: Rebecca Horner

Copy: Cindy Walsh, Director, Resource Management Division
Dan Sutherland, Manager, Park Operations Division
Brandi Ramsey, Office Manager, Lake Fairfax Park
Wayne Brissey, Area 6 Manager, Park Operations Division
Elizabeth Cronauer, Trail Coordinator, Special Projects Branch
Chron Binder
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CORRESPONDENCE



FAIRFAX
COUNTY

DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1290

Fax (703) 324-3924

V I R G I N I A

March 3, 2000

Ms. Mary Theresa Flynn
Hunton and Williams
1781 Pinnacle Drive, Suite 1700
McLean, Virginia 22102

Re: Interpretation for Lake Fairfax Business Center - Allocation of FAR

Dear Ms. Flynn:

This is in response to your letters dated February 3 and February 22, 2000, to Jane Gwinn concerning the allocation of FAR within Lake Fairfax Business Center which comprises 67.3 acres. Lake Fairfax Business Center is zoned I-3 and I-4 pursuant to two rezoning actions, RZ 77-C-019 and RZ 79-C-090. You have requested a determination that would permit the maximum FAR for the Lake Fairfax Business Park to be calculated on the entire 67.3 acres that comprise the business park. Your request was forwarded to me for response in my capacity as duly authorized agent of the Zoning Administrator

Staff has reviewed the materials submitted with your letters, as well as the zoning files for RZ 77-C-019 and RZ 79-C-090 and their subsequent proffered condition amendments. Based on a review of these documents, it is my determination that the FAR applicable to the Lake Fairfax Business Park is 0.50 excluding the land area subject to RZ 1999-HM-068 which is limited to a maximum FAR of 0.40. Further, it is my determination that the FAR may be calculated on the entire 67.3 acres comprising the Lake Fairfax Business Park, provided that, as part of any future site plan approval for development within the Business Park, a density allocation tabulation is submitted for review and approval by DPWES.

Ms. Mary Theresa Flynn

March 3, 2000

Page 2

This determination has been made in my capacity as duly authorized agent of the Zoning Administrator. If you have any questions, please contact Leslie Johnson at 324-1290.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

BAB/LBJ

cc: Catherine Hudgins, Supervisor, Hunter Mill District
John Palatiello, Planning Commissioner, Hunter Mill District
Jane W. Gwinn, Zoning Administrator
Assad Ayoubi, Director, West Team, Environmental and Facilities Review Division, DPWES
Antonio J. Calabrese, Esquire, McGuire, Woods, Battle and Boothe LLP
File: RZ 77-C-019 and RZ 79-C-90

8-006 General Standards

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

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-503 Standards for all Group 5 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 5 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
3. No building designed primarily and specifically for such use shall be located within 100 feet of any adjoining property which is in an R district.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.