



FAIRFAX COUNTY

PCA APPLICATION FILED: June 9, 2000
PLANNING COMMISSION: October 4, 2000
BOARD OF SUPERVISORS: October 16, 2000
@3:30 pm

V I R G I N I A

September 20, 2000

STAFF REPORT

APPLICATION PCA 81-C-060
(Concurrent with PCA 79-C-037-3 & RZ 2000-HM-003)

HUNTER MILL DISTRICT

APPLICANT: Dulles Tech, L.C.

PRESENT ZONING: I-4

PARCEL(S): 15-4 ((1)) pt.35

ACREAGE: 0.64 acres

PLAN MAP: Mixed Use

PROPOSAL: Requests removal of 0.64 acres of property located within Dulles Technology Center from the proffers associated with RZ 81-C-060 in order for the land to be included with RZ 2000-HM-003.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 81-C-060.

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

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

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



FAIRFAX COUNTY

RZ APPLICATION FILED: January 12, 2000
AMENDED: June 9, 2000
PLANNING COMMISSION: October 4, 2000
BOARD OF SUPERVISORS: October 16, 2000
@3:30 pm

V I R G I N I A

September 20, 2000

STAFF REPORT

APPLICATION RZ 2000-HM-003
(Concurrent with PCA 79-C-037-3 & PCA 81-C-060)

HUNTER MILL DISTRICT

APPLICANT: Dulles Tech, L.C.

PRESENT ZONING: R-1 (5.41 acres), I-4 (1.27 acres)

REQUESTED ZONING: C-3

PARCEL(S): 15-4 ((1)) 19, 20, pt.35

ACREAGE: 6.68 acres

FAR: 0.70

PLAN MAP: Mixed Use

PROPOSAL: Requests rezoning of 6.68 acres from the R-1 and I-4 Districts to the C-3 District. The Generalized Development Plan (GDP) that accompanies the application reflects the development of two office buildings and one associated parking structure with a maximum FAR of 0.70.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2000-HM-003 subject to the execution of proffers consistent with those contained in Appendix 1 and to the Board's approval of PCA 79-C-037-3 and PCA 81-C-060.

Staff recommends approval of a waiver of the barrier requirement along Coppermine Road.

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

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

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

REZONING APPLICATION

RZ 2000-HM-003

DULLES TECH L.C.

FILED 01/12/00
AMENDED 06/09/00

TO REZONE: 6.68 ACRES OF LAND; DISTRICT - HUNTER HILL

PROPOSED: REZONE FROM THE R-1 AND I-4 DISTRICTS TO
THE C-3 DISTRICT

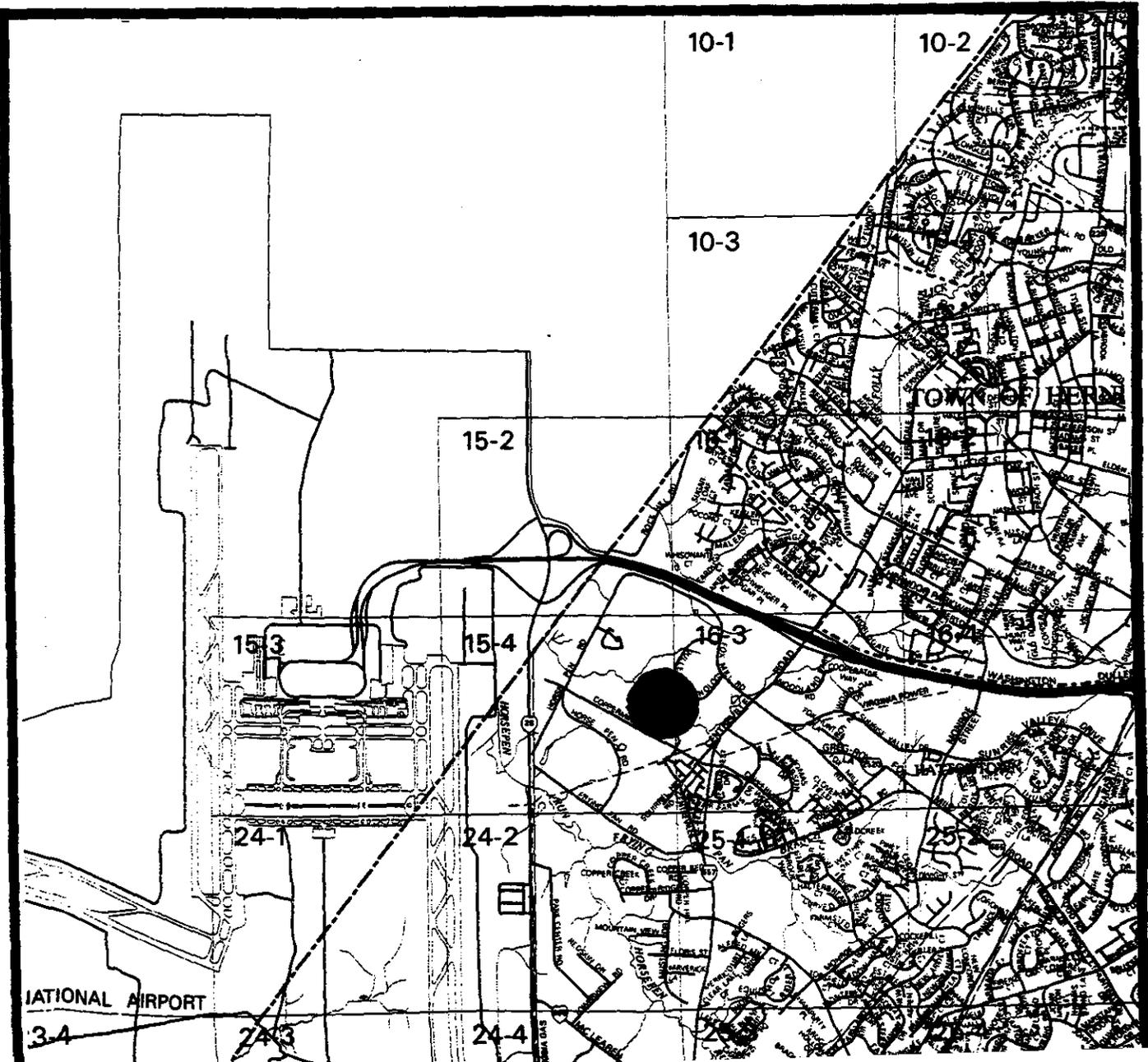
LOCATED: IN THE N.W. QUADRANT OF THE INTERSECTION OF
COPPERMINE RD. AND RIVER BIRCH RD.

ZONING: I-4 R-1

TO: C-3

OVERLAY DISTRICT(S):

MAP REF 015-4- /01/ /0019- ,0020- ,0035- P



PROFFERED CONDITION AMENDMENT

PCA 81-C-060

PCA 79-C-037-03

PCA 81-C-060

FILED 06/09/00

DULLES TECH L.C.

PROFFERED CONDITION AMENDMENT

PROPOSED: OFFICE & RESEARCH AND DEVELOPMENT

APPROX. 0.64 ACRES OF LAND; DISTRICT - HUNTER HILL

LOCATED: SOUTHWEST SIDE OF RIVER BIRCH ROAD, APPROX.

700 FT. NORTH AND WEST OF ITS INTERSECTION

WITH COPPERMINE ROAD

ZONING: I-4

OVERLAY DISTRICT(S):

MAP REF 015-4- /01/ /0035- P

PCA 79-C-037 -03

FILED 06/09/00

DULLES TECH L.C.

PROFFERED CONDITION AMENDMENT

PROPOSED: OFFICE AND RESEARCH AND DEVELOPMENT

APPROX. 0.63 ACRES OF LAND; DISTRICT - HUNTER HILL

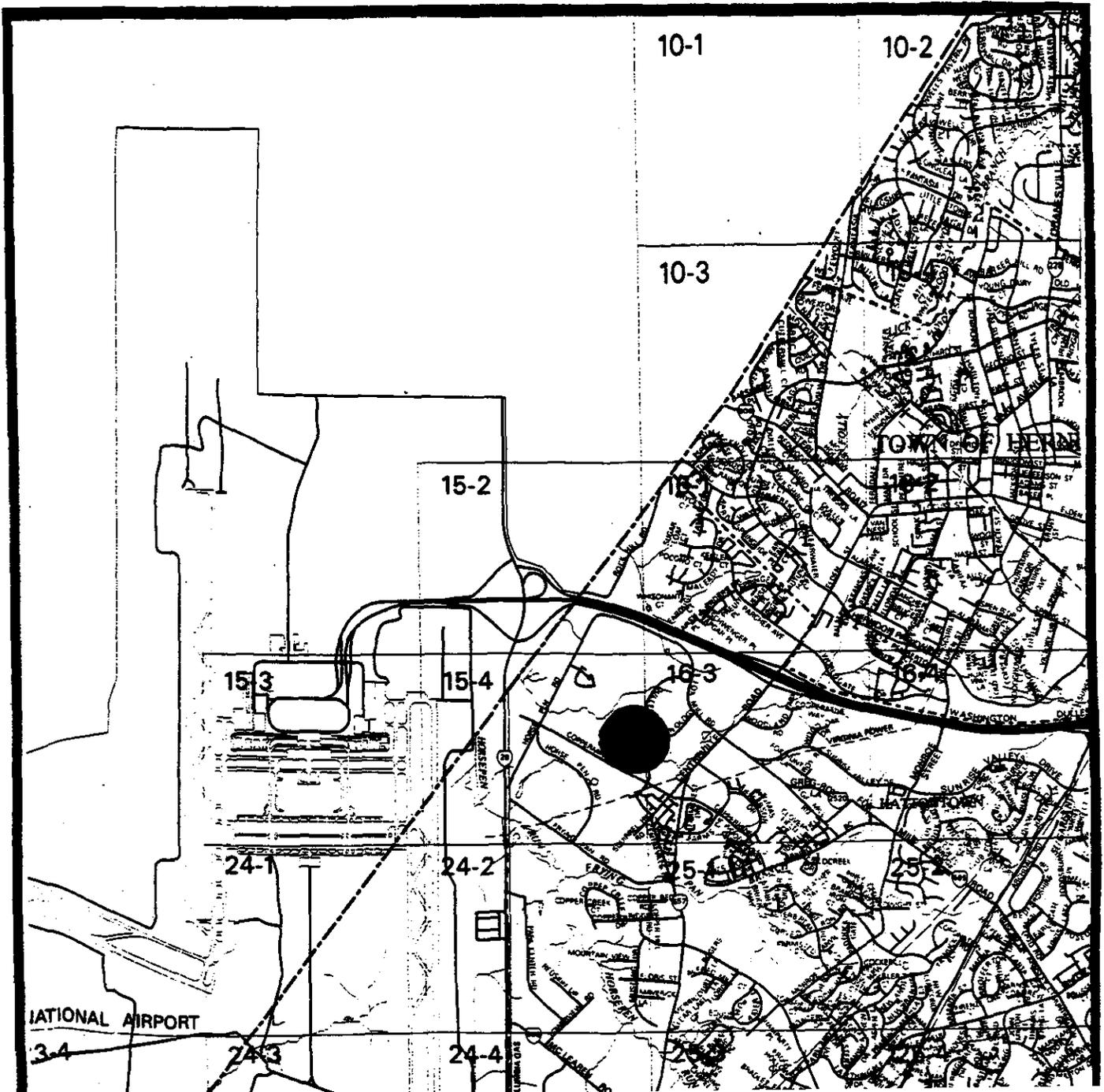
LOCATED: WEST SIDE OF RIVER BIRCH ROAD AT ITS INTERSECTION

WITH COPPERMINE ROAD

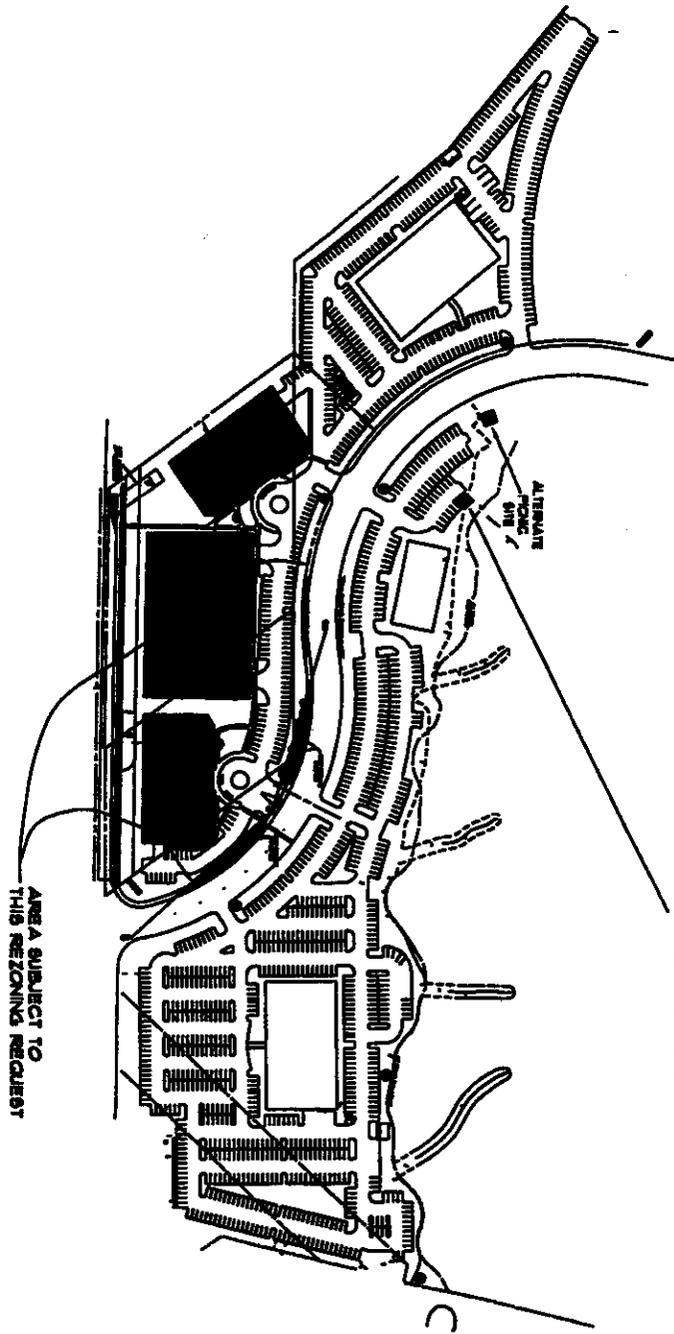
ZONING: I-4

OVERLAY DISTRICT(S):

MAP REF 015-4- /01/ /0035- P



PROPOSED PICNIC AREA (FIELD LOCATED)
(SEE PROFFERS)

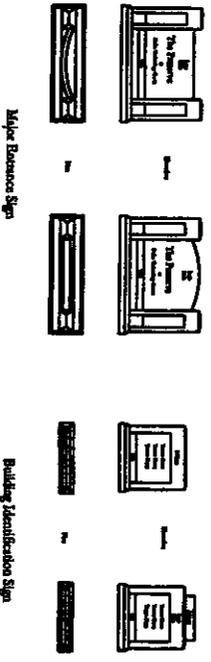


LEGEND

MAJOR ENTRANCE SIGN
(POSSIBLE)

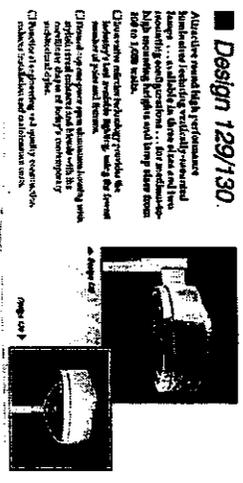
BUILDING IDENTIFICATION SIGN
(POSSIBLE)

SIGNAGE (TYP.)



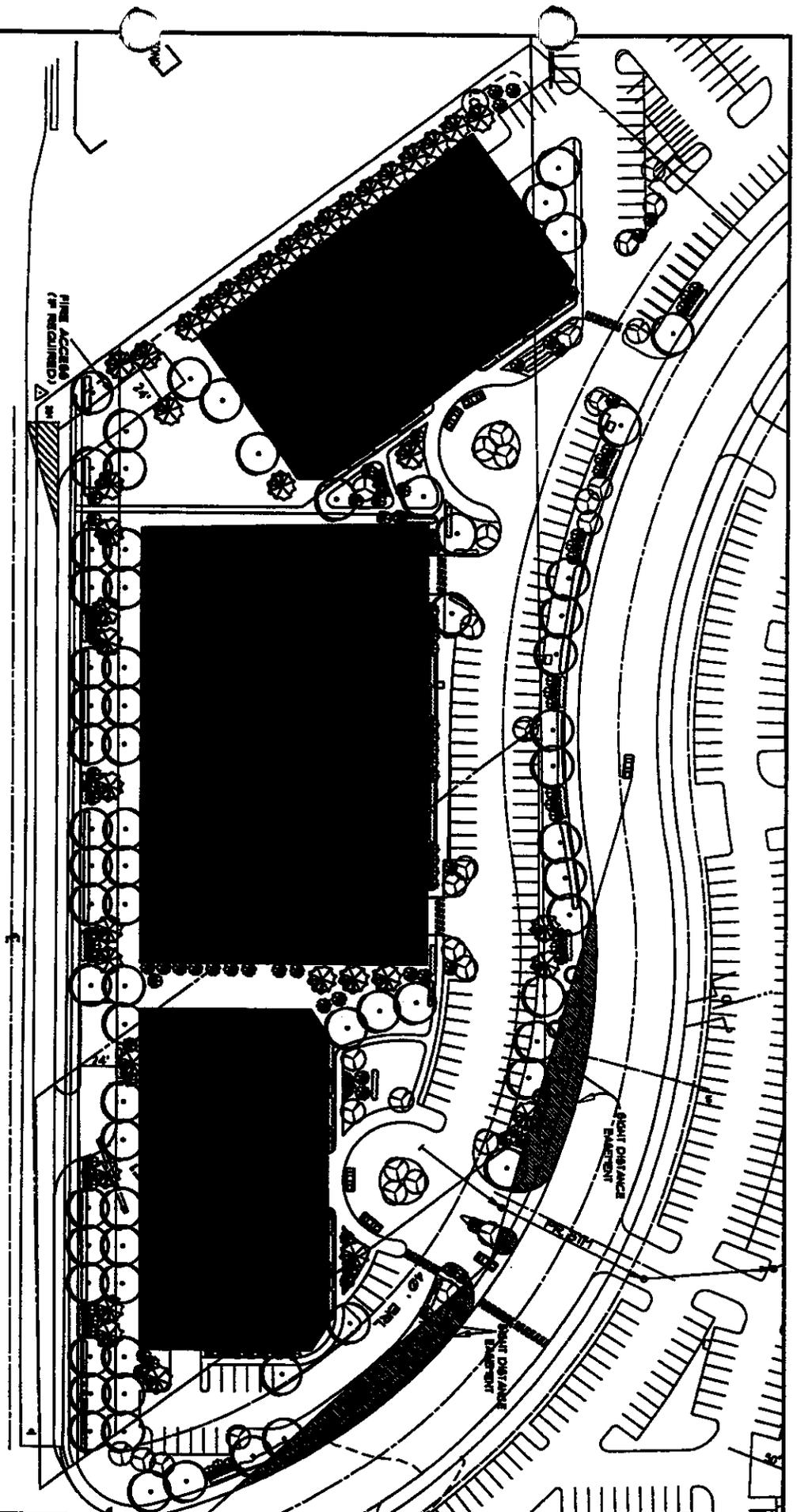
THE LIGHTING AND SIGNAGE SHOWN REPRESENT THE QUALITY AND CHARACTER OF THAT TO BE USED PROVIDED AND MAY BE CHANGED DUE TO MARKET CONDITIONS.

LIGHTING (TYP.)



THIS ILLUSTRATIVE PLAN IS SHOWN FOR INFORMATIONAL PURPOSES ONLY!!!

<p>ILLUSTRATIVE PLAN</p> <p>DULLES TECHNOLOGY CENTER</p> <p>SOUTH ADDITION</p> <p>MANASSAS HILL DISTRICT FARFAX COUNTY, VIRGINIA</p>			<p>William H. Gordon Associates, Inc.</p> <p>4000 Sully Drive • Suite 410 • Manassas, VA 20108</p> <p>TEL: 703-790-1100 • FAX: 703-790-1101</p>
<p>DATE: 04/21/11</p> <p>SCALE: 3/8" = 1'-0"</p> <p>PROJECT NO: 1000000000</p>	<p>DATE: 04/21/11</p> <p>SCALE: 3/8" = 1'-0"</p> <p>PROJECT NO: 1000000000</p>	<p>DATE: 04/21/11</p> <p>SCALE: 3/8" = 1'-0"</p> <p>PROJECT NO: 1000000000</p>	<p>DATE: 04/21/11</p> <p>SCALE: 3/8" = 1'-0"</p> <p>PROJECT NO: 1000000000</p>



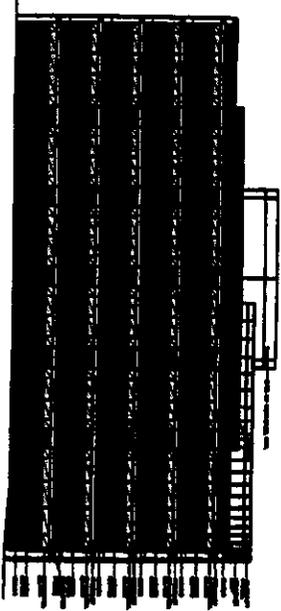
THIS LANDSCAPING PLAN SHOWS THE QUANTITY AND DESIGN OF THE LANDSCAPING PROPOSED FOR THIS PROJECT AND MAY BE CHANGED DUE TO ENGINEERING OR MARKET CONDITIONS.

THIS LANDSCAPE PLAN IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

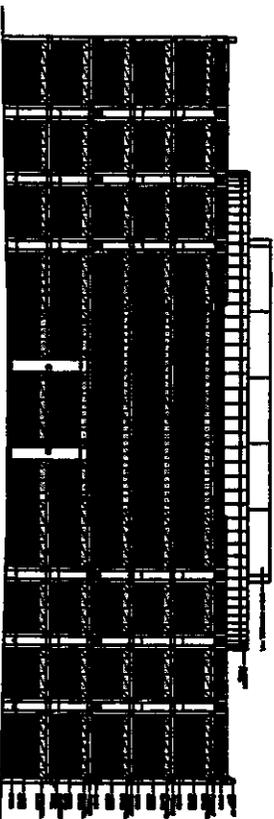
LEGEND

	TREE
	SHRUB
	LAWN
	ASPHALT DRIVEWAY
	PARKING
	BUILDING
	FENCE
	UTILITY
	PATH
	WATER FEATURE
	LIGHT FIXTURE
	BENCH
	SIGN
	WALL
	GATE
	RAMP
	STAIRS
	DECK
	PERGOLA
	GAZEBO
	FIRE PIT
	FIRE HYDRANT
	MANHOLE
	CATCH BASIN
	STORM DRAIN
	UTILITY VAULT
	TRANSFORMER
	METER
	VALVE
	HYDRANT
	FIRE ALARM BELL
	FIRE ALARM CONTROL PANEL
	FIRE ALARM PULL STATION
	FIRE ALARM SOUNDER
	FIRE ALARM STROBE LIGHT
	FIRE ALARM HORN
	FIRE ALARM BELL AND HORN
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	FIRE ALARM BELL AND HORN AND STROBE LIGHT AND HORN

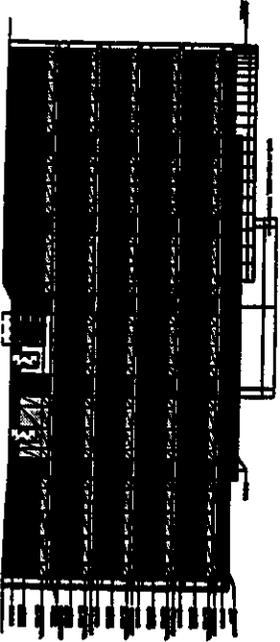
<p>LANDSCAPE PLAN</p> <p>DULLES TECHNOLOGY CENTER SOUTH ADDITION</p> <p>HESTER HILL BUSINESS PARKWAY, VALENTIA, VIRGINIA</p>			<p>William H. Gordon Associates, Inc.</p> <p>4000 City Drive • Quantico, Virginia 22081</p> <p>(703) 291-0000 • FAX (703) 291-0000 • WWW.WHGORDON.COM</p>	<p>DATE: 10/15/2008</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: DULLES TECHNOLOGY CENTER SOUTH ADDITION</p> <p>DESIGNER: W. H. GORDON ASSOCIATES, INC.</p> <p>CHECKED: J. L. GORDON</p> <p>APPROVED: W. H. GORDON</p>
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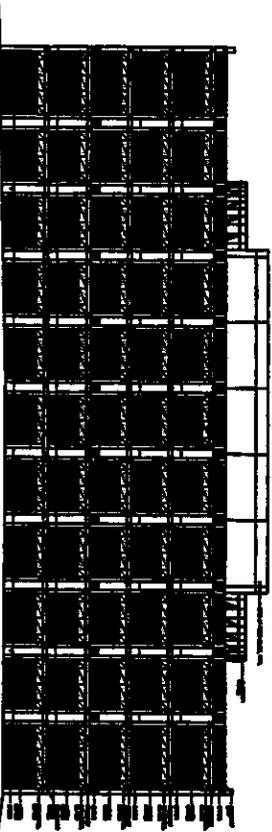
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

THESE ELEVATIONS REPRESENT THE GENERAL CHARACTER OF THE DESIGN AND ARE SUBJECT TO CHANGE IN RESPONSE TO MARKET CONDITIONS.



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

DESCRIPTION OF THE APPLICATION

Proffer Condition Amendment PCA 79-C-037-3 requests removal of 0.63 acres of property located within Dulles Technology Center (on the west side of River Birch Road at its intersection with Coppermine Road) from the proffers associated with RZ 79-C-037-3 in order for the land to be included with rezoning Application RZ 2000-HM-003. This portion of Dulles Technology Center is currently undeveloped.

Proffered Condition Amendment PCA 81-C-060 requests removal of 0.64 acres of property located within Dulles Technology Center (on the southwest side of River Birch Road approximately 700 feet north and west of its intersection with Coppermine Road) from the proffers associated with RZ 81-C-060 in order for the land to be included with rezoning Application RZ 2000-HM-003. This portion of Dulles Technology Center is currently undeveloped.

Application RZ 2000-HM-003 requests rezoning of 6.68 acres from the R-1 (One Dwelling Unit Per Acre) and I-4 (Medium Intensity Industrial) Districts to the C-3 (Office) District. The Generalized Development Plan (GDP) that accompanies this application reflects the development of two office buildings and one associated parking structure with a maximum FAR of 0.70. The two office buildings will be used for office uses and scientific research, development and training.

It should be noted that the proffers associated with the development of Dulles Technology Center will remain unchanged as a result of the subject proffer condition amendments.

Waivers and/or Modifications:

RZ 2000-HM-003

Modification of the transitional screening requirement and a waiver of the barrier requirement along Coppermine Road.

LOCATION AND CHARACTER

Site Description:

RZ 2000-HM-003/PCA 79-C-037-3/PCA 81-C-060

The 6.68 acre site is located in the northwest quadrant of the intersection of Coppermine Road and River Birch Road. The subject property consists of all of two parcels (Parcels 15-4 ((1)) 19, 20) and part of Parcel 35 and is currently undeveloped. A dilapidated structure was recently removed from the site. Street trees and a sidewalk exist along the River Birch Road frontage of the site.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Vacant land within Dulles Technology Center proposed for office development.	I-4	Mixed Use
South	Coppermine Road, with a multi-family development across the street (President's Park)	PDH-12	Mixed Use
East	River Birch Road; Vacant land within Dulles Technology Center proposed for office development.	I-4	Mixed Use
West	Cemetery	R-1	Mixed Use

BACKGROUND

- On July 23, 1979, the Board of Supervisors approved application RZ 79-C-037 which rezoned 141.99 acres located along the south side of the Dulles Toll Road and the north side of Coppermine Road to the I-4 District subject to proffers. The proffers reflected a number of transportation improvements while the Generalized Development Plan proffered the alignment of streets and location of open space areas. Therefore, no building footprints were established for the development. The approved proffers for the *forementioned application is included in Appendix 4.*
- On March 8, 1982, the Board of Supervisors approved RZ 81-C-060 which rezoned 2.86 acres to the I-4 District to be included in what is now known as Dulles Technology Center. A copy of the approved proffers for the *forementioned application is included in Appendix 4.*

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area III

Planning Sector: Dulles Suburban Center of the Upper Potomac Planning District (Sub-unit B-1)

Text:

On pages 154 through 156 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Land Unit A, General Land Unit Recommendations," the Plan states:

"This land unit is planned for a complementary mix of land uses including office, hotel and support retail at .50-1.0 FAR. Optional residential uses should be considered as part of mixed-use projects or in accordance with the site-specific and other recommendations set forth below. A cohesive mixture of residential and non-residential uses should provide convenience to those who live and work in the area. Development in this land unit should provide for the incorporation of possible future transit related facilities and pedestrian access to transit...

The baseline plan provides moderate intensity mixed use, including office and retail development...

...Until such time as a transit station site is selected and transit is programmed for design and construction within Land Unit A, non-residential uses or mixed-use projects that include at least one-third, but not more than 50 percent, residential development are planned in the range of .5 to 1.0 FAR. It is important that mixed-use projects that include residential use be phased to ensure the development of both the residential and non-residential components. This phasing requires that the residential and non-residential components be developed at the same time or that a substantial portion of the non-residential development be in place prior to residential development. All residential components should be of sufficient size to create a viable residential community and to ensure that a high quality living environment can be created through the provision of a well-designed project with active recreation and other site amenities."

Plan Map:

Mixed Use

ANALYSIS

PCA 79-C-037-3/PCA 81-C-060

The original and subsequent proffers associated with these two applications do not commit development of the properties under a GDP that includes building footprints. Instead, the proffers associated with these properties mainly pertain to roadway improvements along Centreville Road, Coppermine Road and Horsepen Road. No changes are proposed to the proffers, except for the deletion of this land area.

RZ 2000-HM-003

Generalized Development Plan (GDP) (Copy at front of staff report)

Title of GDP: "Dulles Technology Center, South Addition" (Sheets 1-5)

Prepared By: William H. Gordon Associates, Inc.

Original and Revision Dates: January, 2000, revised through August 17, 2000

The GDP consists of five sheets. Sheet 1 illustrates site tabulations, the general notes, the vicinity map, the angle of bulk plane drawings and the generalized development plan (GDP). Sheet 2 depicts the Coppermine Road transitional screening area and streetscape elevation, the building entrance and employee amenity area details and includes detailed text addressing the Dulles Suburban Center Urban Design Guidelines. Sheet 3 illustrates the proposed signage and lighting concepts and several proposed off-site picnic areas within Dulles Technology Center. Sheet 4 contains the landscaping treatment for the subject site. Sheet 5 illustrates the architectural elevations.

The proposed development, as depicted on Sheets 1 and 4, consists of two office buildings, each a maximum of 90 feet in height, and one parking structure a maximum of 35 feet in height. Landscaping, including a combination of deciduous and evergreen vegetation, is proposed along the perimeter and interior of the site to soften the view of the buildings on the surrounding development and the vehicular traffic. Several rows of existing mature cedar trees are located along the western boundary of the site and are proposed to remain. A modified transitional screening yard of 25 feet in width (including two rows of deciduous and evergreen vegetation) is proposed along the Coppermine Road frontage with two points where possible fire access would be located. A four foot wide sidewalk is depicted along both the River Birch Road and Coppermine Road frontages while a six foot wide pedestrian trail (including amenities such as benches and picnic tables) is located internal to the subject site. The plan also shows picnic areas off-site across River Birch Road and along Merrybrook Run (property owned by the applicant). Other site amenities include paved and landscaped plaza areas between the two buildings and the parking structure. Access to the site is proposed in two locations along River Birch Road. Interparcel access (as proffered) is also depicted to the northwest to access the proposed office building site. A minimum of 28% of the total 6.68 site will be provided as open space. A maximum gross floor area of 203,726 square feet and a maximum FAR of 0.70 are proposed for the subject development.

Transportation Analysis (Appendix 6)

PCA 79-C-037-3/PCA 81-C-060

There are no transportation issues associated with these applications.

RZ 2000-HM-003

Most of the transportation issues for the subject request have been addressed in the revised GDP and the proposed proffers. Specifically, the proffers and GDP address the following issues: provisions for frontage improvements along Coppermine Road; commitment to Transportation Demand Management Strategies; and provisions for pedestrian access from the existing and/or proposed sidewalks along River Birch Road and Coppermine Road. Staff believes that these commitments have been fulfilled. The only outstanding issue pertains to a desire that the roadway improvements along Coppermine Road be continued to the west across the frontage of the cemetery property in order complete the improvements to Coppermine Road. The applicant has not committed to this request.

Environmental Analysis (Appendix 7)**PCA 79-C-037-3/PCA 81-C-060**

There are no environmental issues associated with the subject applications.

RZ 2000-HM-003**Issue: Stormwater/Water Quality Protection**

The environmental analysis states that the applicant should work with DPWES to determine what type of best management practice would be most appropriate for this development proposal. The plan depicts a possible underground facility while the "Notes" state that a waiver could be requested. In any case, this issue will be resolved at the time of site plan review.

Issue: Light Pollution

A previously submitted plan provided no detail specifications regarding the proposed lighting on the subject site. Staff suggests that fully shielded, cut-off lights be provided on the subject site.

Resolution

The draft proffers address this issue by requiring full cut-off light fixtures that are directed inward away from adjacent properties.

Public Facilities Analysis (Appendices 8-11)

PCA 79-C-037-3/PCA 81-C-060

No comments associated with the subject applications.

RZ 2000-HM-003

As stated in the Department of Public Works and Environmental Works (DPWES) comments (Appendix 8), the site is in the Copper segment of the Horsepen Creek Watershed. As stated in the "General Notes" of the GDP, and shown on the plan, stormwater management for the subject property is provided by either an underground facility or a request for a waiver will be pursued.

The sanitary sewer analysis (Appendix 9) notes that the property is located in the Horsepen Creek (A-2) Watershed and will be sewerred into the Blue Plains Treatment Plant. There is an existing eight-inch line within an easement that is located on the application property and which is adequate for the proposed uses at the present time. The water service analysis (Appendix 10) notes that the application is within the franchise area of the Fairfax County Water Authority and that adequate water service is available at the site from existing 8 and 16-inch mains located at the property. Depending on the configuration of the on-site water mains, additional line extensions may be necessary to accommodate water quality concerns. The comments from Fire and Rescue (Appendix 11) state that the application property is serviced by the #36, Frying Pan Fire and Rescue Station and the site currently meets fire protection guidelines.

Land Use Analysis (Appendix 5)

PCA 79-C-037-3/PCA 81-C-060

The subject requests result in the reduction of land area for the original rezonings. The development of the remaining land area associated with the PCAs, which permits uses at a 0.70 FAR, remains in conformance with the Comprehensive Plan recommendations for use and intensity. There are no land use issues associated with these applications.

RZ 2000-HM-003

The complete land use analysis is located in Appendix 6 of this report. Approval of the subject request would result in an office development with an FAR up to 0.70, and a maximum building height of 90 feet. As previously quoted, the Comprehensive Plan provides guidance on land use and intensity for the property.

Staff believes that the proposed application and development plan are in conformance with the use and intensity recommendations of the Comprehensive Plan. The proposed office development responds to the Comprehensive Plan guidance for providing open space, common areas, pleasant outdoor spaces and recreational amenities for employees. In order to achieve the planning objectives for the Dulles Suburban Center, new development proposals should be responsive to certain development criteria which focus on mitigating potential impacts. The manner in which the applicant's development proposal is responsive to the applicable development criteria is as follows:

1. Provision of a development plan that provides high quality site and architectural design, streetscaping, urban design and development amenities. High quality site and architectural design will be evaluated in terms of the ability of the proposal to meet the Design Guidelines for the Dulles Suburban Center."

The application and development plan propose two buildings and a parking structure. A landscaped transitional screen is proposed along Coppemine Road to mitigate the impact of the proposed office development upon the residential development located to the south. The proposed buffer adjacent to the cemetery has been widened (revised plan submission) and provided with supplemental plantings. The revised development plan reduces the intensity of site coverage (by the buildings and parking lots and/or parking structures) by reducing the proposed footprints, increasing parking lot landscaping, and providing functional open space with amenities (seating areas.) The pedestrian circulation system for the site and its connections to the adjacent site located to the north are shown on the revised plan. The applicant has further depicted examples of lighting fixtures and building identification and major entrance signage for the site. The applicant has also included architectural elevations and draft proffers that depict building materials (brick, glass, EIFS, etc.) that are consistent and compatible with the existing office development within Dulles Technology Center. Additionally, the draft proffers ensure that the façade treatment of the parking garage will be compatible with the office buildings. Staff believes that this criterion has been satisfied.

2. Provision of a phasing program which includes on- and off-site public road improvements, or funding of such improvements to accommodate traffic generated by the development. If, at any phase of the development, further mitigation of traffic generated by the development is deemed necessary, provision and implementation of a plan which reduces development traffic to a level deemed satisfactory to the Office of Transportation through Transportation System Management (TSM) strategies and Transportation Demand Management Programs (TDMs).

The applicant has proffered a TDM program to be included with the subject development. Staff believes that this criteria has been satisfied.

3. Provision of design, siting, style, scale, and materials compatible with adjacent development and the surrounding community, and which serves to maintain and/or enhance the stability of existing neighborhood.

As stated in Criterion 1, staff believes that this issue has been satisfied.

5. Parcel consolidation and/or coordination of development plans with adjacent development to achieve Comprehensive Plan objectives. Parcel consolidations should be of sufficient size to insure projects that function in a well-designed efficient manner, meet all Plan and Zoning Ordinance requirements for setbacks, screening and buffering and do not preclude the development of unconsolidated parcels in conformance in the Plan.

The applicant has consolidated the necessary parcels to develop the subject site including the only two parcels remaining along the frontage and including a portion of Parcel 35 located within the office park (to permit access to the site from River Birch Road). Staff believes that this criterion has been satisfied.

6. Provision of the highest level of screening and landscaping for all parking."

The applicant's revised plan provides an additional row of vegetation within the transitional screening and supplemental vegetation along Coppermine Road and additional parking lot landscaping. Architectural treatments have been proffered for the parking structure to soften its view on the surrounding area. Staff believes that this criterion has been satisfied.

7. Consolidation of vehicular access points to minimize interference with arterial roadways.

Vehicular access points have been consolidated to provide two (2) points along River Birch Road and none along Coppermine Road (with the exception of possible fire access points). Therefore, staff believes that this criterion has been satisfied.

8. Provision of stormwater management by the use of Best Management Practices which contribute to Objectives of this Dulles Suburban Center Plan calling for design of stormwater detention systems that blend with and

The applicant has provided an underground SWM/BMP facility. This criterion has been satisfied.

9. Provision of active and passive recreation facilities and specified components of the Greenway system.”

The application property does not include any part of the proposed Greenway system. The applicant has provided passive recreation facilities such as walking paths and benches on-site and picnic areas off-site along Merrybrook Run (property owned by the applicant).

In summary, staff believes that the site design, in conjunction with proffers and the proposed development conditions, satisfies the development criteria of the Dulles Suburban Center.

In addition to the criteria above, the Dulles Suburban Center Design Guidelines recommend that lighting and signage plans be included in development proposals. The applicant has provided illustrative plans depicting the location and design for the major entrance and building identification signs for the subject proposal. Additionally, the proffers and the GDP depict full cut-off lighting for the project. Staff believes that this issue has been satisfied.

ZONING ORDINANCE PROVISIONS

Listed below are the bulk standards required for the C-3 District and the measurements provided by the applicant for the office development.

RZ 2000-HM-003

Bulk Standards (C-3)		
Standard	Required	Provided
Lot Size	20,000 Square Feet	6.68 acres
Lot Width	100 Feet	711 Feet on Coppermine

Standard	Required	Provided
Front Yard	25 degree angle of bulk plane but not less than 40 feet	45 feet on River Birch Rd.; 40 feet on Coppermine Rd.
FAR	1.00	0.70
Open Space	15 %	28 %
Parking Parking Spaces	531	A minimum of 531

Waiver/Modification of Transitional Screening and Barrier Requirements

RZ 2000-HM-003

The applicant is requesting a modification of the transitional screening requirement to that shown on the GDP along Coppermine Road pursuant to Par. 3 of Sect. 13-304 of the Zoning Ordinance which provides that, where the land between the building and the property line is designed to minimize adverse impact through a combination of landscaping and architectural techniques a modification may be appropriate. A multi-family development is located to the south and across Coppermine Road. Therefore, Transitional Screening 1 (25 feet in width) and a Barrier D, E or F (42-48 inch chain link fence, 6 foot tall block wall, solid wood or chain link fence) are required along the Coppermine Road frontage of the site as it abuts the proposed multi-family development across Coppermine Road. The applicant proposes to provide a combination of shade, ornamental and evergreen trees along the Coppermine Road frontage of the subject property (minimum width of 25 feet) to screen the adjacent property from the subject site's parking structure and to soften the visual impact of the proposed office buildings and parking structure on the proposed multi-family development. The parking structure and office buildings will be located between 40 and 60 feet from the street right-of-way. The additional setback will lessen the view of the parking structure on pedestrian and vehicular traffic along Coppermine Road and for the apartment residents south of Coppermine Road. Staff believes that the proposed modification of screening, in conjunction with the distance of the proposed parking

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The Proffer Condition Amendments request removal of land area located within Dulles Technology Center from the associated proffers in order to be included with rezoning Application RZ 2000-HM-003.

Application RZ 2000-HM-003 requests rezoning of the subject site from the R-1 District and the I-4 District to the C-3 District in order to develop two office buildings and one associated parking structure with a maximum FAR of 0.70.

Staff believes that the applicant has provided a design that conforms with the Comprehensive Plan recommendations for use and intensity in the vicinity and satisfies the plans policies and objectives. Deletion of the land area (PCA requests) for the subject project would have no affect on the conditions proffered as part of those approved rezonings other than the reduction in land area. All Zoning Ordinance requirements have been addressed.

Recommendations

Staff recommends approval of PCA 79-C-037-3 and PCA 81-C-060.

Staff recommends approval of RZ 2000-HM-003 subject to the execution of proffers consistent with those contained in Appendix 1 and to the Board's approval of PCA 79-C-037-3 and PCA 81-C-060.

Staff recommends approval of a modification of the transitional screening requirement along Coppermine Road to that shown on the GDP.

Staff recommends approval of a waiver of the barrier requirement along Coppermine Road.

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

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

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Approved Proffers and GDPs for RZ 79-C-037 and RZ 81-C-060
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Department of Public Works and Environmental Services Comments
9. Sewer Service Analysis
10. Water Service Analysis
11. Fire and Rescue Analysis
12. Glossary of Terms



DULLES TECH L.C.
RZ-00-H-003
PROFFER STATEMENT
March 30, 2000
July 7, 2000
July 11, 2000
August 25, 2000
September 15, 2000

Pursuant to Section 15.2-2303A of the Code of Virginia, as amended, and subject to the Board of Supervisors approval of RZ 00-H-003, as proposed, for rezoning from the R-1 and the I-4 Districts to the C-3 District, Dulles Tech L.C. (the "Applicant"), owner of the approximately 6.68132 acres (known as Fairfax County Tax Map Parcels 15-4 ((1)) 19, 20, 35 (pt), included in this application (the "Property"), hereby proffers for itself, its successors and assigns that development of the Property shall be in conformance with the following proffered conditions:

1. **Substantial Conformity.** Subject to provisions of Section 18-204 of the Zoning Ordinance, the Property shall be developed in substantial conformance with Generalized Development Plan prepared by William H. Gordon Associates, dated January, 2000, as revised through August 17, 2000 (the "GDP"), as further modified by these proffered conditions.
2. **Minor Modifications to Design.** Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, the Applicant may make minor adjustments that may be required as a result of final engineering to modify the layout, if such changes are in substantial conformance with the GDP and these proffers.
3. **Right-of-Way Dedication.** All right-of-way dedicated in conjunction with these proffers and as depicted on the GDP shall be conveyed to the Board of Supervisors (the "Board") in fee simple at the time of final site plan approval, or upon demand, whichever occurs first.
4. **Coppermine Road Improvements.** The Applicant shall dedicate right-of-way up to forty-five feet (45') from the presently existing centerline along the Coppermine Road frontage of the Property as depicted on the GDP. In addition, the Applicant shall construct frontage improvements along the Property's Coppermine Road frontage, including curb, gutter and sidewalk, with curb face set at up to thirty-five feet (35') from the presently existing centerline pursuant to the standards of the Public Facilities Manual ("PFM"), as determined by the Director of DPWES. Additionally, at the time of site plan review the Applicant shall coordinate with DPWES and VDOT to provide an appropriate transition, along the Property's frontage, from the four-lane section of Coppermine Road to the two lane section of Coppermine Road located west of the subject Property. The improvements will be placed "in service" (but not necessarily accepted by VDOT) prior to the occupancy of the first building on the subject property.

5. **Land Uses.** The following uses are prohibited as principal uses: commercial swimming pools, tennis courts and similar courts (indoor), funeral homes, health clubs, child care, quasi-public athletic fields and related facilities.
6. **Interparcel Access.** The Applicant shall provide an interparcel access easement to the portion of Tax Map Parcel 15-4-((1))-35 that is not included in this Application.
7. **Parking Lot Lighting.** Parking lot lights shall be full cut-off light fixtures and shall be inward directed and located to minimize glare on adjacent properties. The light design shall be coordinated with the lighting used on adjacent parcels, Tax Map Parcels 16-3 ((1)) 32B and the portion of 15-4 ((1)) -35 not included in this application.
8. **Design.** The building(s) shall be of an architectural style and quality compatible with the building elevations depicted on Sheet 5 of the GDP. Site design and landscaping shall be in general conformance with the Urban Design Guidelines on Sheet 2 of the GDP. The facade of the parking deck shall be architecturally compatible with building 1 or 2 architecture.
9. **Trash Enclosures.** Trash areas and/or enclosures shall be constructed of materials that are compatible with the building design. All dumpsters shall be fully screened from view through the use of opaque gates or doors.
10. **Rooftop Screening.** Rooftop screen walls shall be provided on all buildings to screen rooftop mechanical equipment from view of adjacent public streets.
11. **Amenities.** An exercise room for employees' use shall be provided in building 1 or 2 at the applicant's option. A gazebo or picnic area shall be provided on parcel 16-3 ((1)) 32B generally as shown on sheet 3 prior to occupancy of the first building on the subject property.
12. **Phasing.** Development of this site may be phased as to buildings and/or parking deck; the open space around them may be surface parked so long as there is a 35-foot setback along Coppermine Road and the open space requirement is met.
13. **Transportation Demand Management.** The following transportation management strategies shall be implemented by the developer and/or the occupants of the building(s):
 - a. Occupants of the building(s) shall be encouraged to join DATA and participate in the Fairfax County Employer Transportation Services Program ("ETSP");
 - b. The ETSP shall be under the direction of, and shall be a specifically assigned responsibility of, a property manager, human resources staff member, or the facilities manager as determined by the owner of the building(s); and

c. The ETSP components shall include, but not necessarily be limited to:

- (1) Employees and subsequent newly hired employees shall be asked to participate in a Transportation Demand Management (TDM) survey as approved by Fairfax County and used by DATA to determine current driving habits and interests(s) in participating in alternate commuting programs to single occupant vehicles;
- (2) TDM and Commuters' Choice materials, including available transit information, shall be prominently displayed in employee reception areas or in central area(s) serving two or more tenants;
- (3) *Employees shall be given the opportunity to learn about TDM and Commuters' Choice Programs at periodic tenant functions;*
- (4) Convenient parking provided in preferred locations shall be designated for carpool/vanpool use, reserved until 9:30 a.m. on normal workdays;
- (5) To reduce traffic generation, tenants will evaluate and promote when and where feasible: alternative work schedules, telework parameters, and use of the Metrochek program;
- (6) Tenants, in concert with DATA, will assist employees in Ridematching and carpool/vanpool formation.

14. **Density Credit.** All intensity of use attributable to land areas dedicated and conveyed to the Board of Supervisors pursuant to these proffers shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the subject Property.

15. **Successors and Assigns.** Each reference to "Applicant" in this proffer statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest and/or the developer(s) of the site or any portion of the site.

16. **Severability.** Any section or portion of the Property may be subject to a PCA without joinder and/or consent of the other sections or portions of the Property, if such PCA does

DULLES TECH L.C.
Applicant and Title Owner

By: JW Todd

Name: James W. Todd

Title: Manager

REZONING AFFIDAVIT

APPENDIX 2

DATE: September 7, 2000
(enter date affidavit is notarized)

I, Jeffrey H. Saxe, 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 2000-108a

in Application No(s): PCA 79-C-037-3
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Dulles Tech L.C.	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	Applicant and Title Owner
Jeffrey H. Saxe James W. Todd William C. Smith Jon M. Peterson	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	Agents for Applicant
Hunton & Williams	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys for Applicant
Francis A. McDermott John C. McGranahan, Jr.	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys and Agents for Applicant

relationships to be listed and Par. 1(a) is

DATE: September 7, 2000
 (enter date affidavit is notarized)

2000-108a

for Application No(s): PCA 79-C-037-3
 (enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Karen F. Gavrilovic	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Planner and Agent for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Paralegal and Agent for Applicant
William H. Gordon & Associates	4501 Daly Drive Chantilly, VA 22021	Engineers for Applicant
Robert Walker	4501 Daly Drive Chantilly, VA 22021	Engineer/Agent for Applicant
Steven E. Gleason	4501 Daly Drive Chantilly, VA 22021	Planner/Agent for Applicant

REZONING AFFIDAVIT

DATE: September 7, 2000
(enter date affidavit is notarized)

2000-108a

for Application No(s): PCA 79-C-037-3
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

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

JWT, Inc.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

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

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

James W. Todd

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

James W. Todd, President, Secretary & Director
James J. Vecchiarelli, Vice President, Treasurer & Director

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

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

DATE: September 7, 2000
(enter date affidavit is notarized)

2000-108a

for Application No(s): PCA 79-C-037-3
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
William H. Gordon & Associates
4501 Daly Drive
Chantilly, VA 22021

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
William H. Gordon Robert W. Walker
Joseph W. McClellan
Eugene C. Dorn
R. Steven Hulsey
C. Terry Titus

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

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

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

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

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

REZONING AFFIDAVIT

DATE: September 7, 2000
(enter date affidavit is notarized)

2000-108a

for Application No(s): PCA 79-C-037-3
(enter County-assigned application number(s))

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

MITED LIABILITY COMPANY PARTNERSHIP INFORMATION

~~PARTNERSHIP~~ NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Dulles Tech L.C.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

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

MANAGERS & MEMBERS

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

James W. Todd - Manager
JWT, Inc. - Member
TFP Investments L.P. - Member

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a partnership has no shareholder owning 10% or more of

DATE: September 7, 2000
(enter date affidavit is notarized)

2000-108a

for Application No(s): PCA 79-C-037-3
(enter County-assigned application number(s))

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

TFP Investments L.P.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

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

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

JWT, Inc. - General Partner
James W. Todd - Limited Partner
Christopher A. Todd - Limited Partner
Kimberly T. Prestidge - Limited Partner

Lined area for additional partner information.

DATE: September 7, 2000
(enter date affidavit is notarized)

0000-108a

for Application No(s): PCA 79-C-037-3
(enter County-assigned application number(s))

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

Hunton & Williams

1751 Pinnacle Drive, Suite 1700

McLean, VA 22102

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

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

Benjamin C. Ackerly
Robert A. Acosta-Lewis
Stanislaus Aksman
Jennifer A. Albert
Virginia S. Albrecht
Kenneth J. Alcott
W. Tinley Anderson, III
John B. Ashton
Randall D. Avram
Gerald L. Baliles
Jeffery R. Banish (former)
A. Neal Barkus
Michael B. Barr
Philip M. Battles, III
John J. Beardsworth, Jr.
Michael T. Bennett
Lucas Bergkamp
Mark B. Bierbower
Thomas M. Blasey
Andrew Z. Blatter (former)
Russel S. Bogue, III
Lawrence J. Bracken, II
William S. Bradley
David F. Brandley, Jr.
Arthur D. Brannan
Craig A. Bromby
Robert F. Brooks, Sr.
A. Todd Brown
Tyler P. Brown
F. William Brownell
Christopher G. Browning, Jr.
Kevin J. Buckley
Kristy A. Niehaus Bulleit
John F. Cafferky
Matthew J. Calvert
Christopher C. Campbell
Grady K. Carlson
David M. Carter
Jean Gordon Carter

Charles D. Case
Thomas J. Cawley
Cynthia S. Cecil
James N. Christman
Randolph W. Church
R. Noel Clinard
Herve' Cogels
Myron D. Cohen
Cassandra C. Collins
Joseph P. Congleton
Cameron N. Cosby
T. Thomas Cottingham, III
Donald L. Creach
Maria Currier
William D. Dannelly
Samuel A. Danon
Barry R. Davidson
Douglas W. Davis
Stephen P. Demm
Robert C. Dewar
Edward L. Douma
Mark S. Dray
L. Traywick Duffie
Bradley R. Duncan (former)
W. Jeffery Edwards
L. Neal Ellis, Jr.
Juan C. Enjamio
John D. Epps
Patricia K. Epps
Lathan M. Ewers, Jr.
Kelly L. Faglioni
James E. Farnham
Kevin L. Fast
James W. Featherstone, III
Norman W. Fichthorn
Andrea Bear Field
Edward S. Finley, Jr.
Kevin J. Finto
Thomas J. Flaherty

William M. Flynn
Lejb Fogelman
Lauren E. Freeman
Ira L. Freilicher
David R. Fricke
Edward J. Fuhr
Douglas M. Garrou
Richard D. Gary
Manning Gasch, Jr.
James G. Gatto
David F. Geneson
C. Christopher Giragosian
Timothy S. Goettel
Allen C. Goolsby
L. Raul Grable
Douglas S. Granger
Mark E. Grantham
Patti L. Grant-Wilkinson
J. William Gray, Jr.
Anne Gordon Greever
John Owen Gwathmey
Virginia H. Hackney
Catherine M. Hall
Ray V. Hartwell, III
Robert W. Hawkins
Timothy G. Hayes
Mark S. Hedberg
George H. Hettrick
Louanna O. Heuhsen
Thomas Y. Hiner
Scott M. Hobby
D. Bruce Hoffman
Robert E. Hogfoss
John E. Holloway
Stephen J. Horvath, III
George C. Howell, III
Roszell D. Hunter
Donald P. Irwin
Judith H. Itkin

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

DATE: September 7, 2000
 (enter date affidavit is notarized)

2000-108a

for Application No(s): PCA 79-C-037-3
 (enter County-assigned application number(s))

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

Hunton & Williams (Continued)

1751 Pinnacle Drive, Suite 1700

McLean, VA 22102

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

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

Matthew D. Jenkins
 Harry M. Johnson, III
 David E. Johnston (former)
 James A. Jones, III
 Dan J. Jordanger
 Leslie O. Juan
 Thomas R. Julin
 Tomasz M. Kacymirow
 E. Peter Kane
 Thomas F. Kaufman
 Joseph C. Kearfott
 Daniel O. Kennedy
 Douglas W. Kenyon
 Edward B. Koehler
 John T. Konther
 Steven J. Koorse
 Dana S. Kull
 David Craig Landin
 Wood W. Lay
 David O. Ledbetter
 Darryl S. Lew
 Michael J. Lockerby
 David S. Lowman, Jr.
 John A. Lucas
 Harrison D. Maas
 Robert C. MacDonald
 Benjamin V. Madison, III
 C. King Mallory, III
 Thomas J. Manley
 Michael F. Marino, III
 Catherine M. Marriott
 Jeffrey N. Martin
 Walfrido J. Martinez
 Christopher M. Mason
 Richard E. May
 William H. McBride
 Milby A. McCarthy
 Gerald P. McCartin
 Jack E. McClard

J. Burke McCormick
 Francis A. McDermott
 John C. McGranahan, Jr.
 Christina S. Meador
 Jacek Michalski
 John B. Miller, Jr.
 Thomas McN. Millhiser
 Patrick J. Milmoie
 Jack A. Molenkamp
 Charles R. Monroe, Jr.
 T. Justin Moore, III
 Thurston R. Moore
 Dewey B. Morris
 Sandra P. Mozingo
 Zbigniew Mrowiec
 Robert J. Muething
 Eric J. Murdock
 Edmond P. Murphy
 J. Andrew Murphy
 Thomas P. Murphy
 David A. Mustone
 James P. Naughton
 Michael Nedzbala
 Kimberly A. Newman
 Jerry C. Newsome
 Henry V. Nickel
 Lonnie D. Nunley, III
 Michael P. Oates
 Jonathan A. Olick
 John D. O'Neill, Jr.
 Brian V. Otero
 Randall S. Parks
 Peter S. Partee
 R. Hewitt Pate
 William S. Patterson
 S. Tammy Pearson (former)
 Charles A. Perry
 W. Ray Persons
 Bruce D. Peterson

R. Dean Pope
 Kurtis A. Powell
 Lewis F. Powell, III
 Virginia W. Powell
 J. Waverly Pulley, III
 Arnold H. Quint
 Gordon F. Rainey, Jr.
 John Jay Range
 Stuart A. Raphael
 Scott M. Ratchick
 John M. Ratino
 Robert S. Rausch
 William M. Richardson
 Rick J. W. Riggers
 James M. Rinaca
 Renee E. Ring
 Jennings G. Ritter, II
 Kathy E. B. Robb
 Gregory B. Robertson
 Scott L. Robertson
 Robert M. Rolfe
 Kevin A. Ross
 William L. S. Rowe
 Marguerite R. Ruby
 D. Alan Rudlin
 Mary Nash Rusher
 Adam L. Salassi (former)
 Vance E. Salter
 Stephen M. Sayers
 Pauline A. Schneider
 Jeffrey P. Schroeder
 Melvin S. Schulze
 Patricia M. Schwarzschild
 Thomas J. Scott, Jr.
 P. Watson Seaman
 James W. Shea
 Jo Anne E. Sirgado
 Laurence E. Skinner
 Thomas G. Slater, Jr.

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

DATE: September 7, 2000
(enter date affidavit is notarized)

2000-108a

for Application No(s): PCA 79-C-037-3
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Hunton & Williams (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

- B. Darrell Smelcer
- Caryl Greenberg Smith
- Turner T. Smith, Jr.
- Kristen H. Sorensen
- Lisa J. Sotto
- Stephen S. Stallings
- Marty Steinberg
- Gregory N. Stillman
- Franklin H. Stone
- Chanmanu Sumawong
- Andrew J. Tapscott
- Michael L. Teague
- John Charles Thomas
- Gary E. Thompson
- Paul M. Thompson
- B. Cary Tolley, III
- Randolph F. Totten
- Guy T. Tripp, III
- C. Porter Vaughan, III
- C. L. Wagner, Jr.
- William A. Walsh, Jr.
- Harry J. Warthen, III
- Abigail C. Watts-FitzGerald
- David B. Weisblat
- Mark G. Weisshaar
- Hill B. Wellford, Jr.
- G. Thomas West, Jr.
- Peter H. White
- Stephen F. White
- Jerry E. Whitson
- Amy McDaniel Williams
- David H. Williams
- Edwin Williamson
- David C. Wright
- William F. Young
- Lee B. Zeugin

REZONING AFFIDAVIT

DATE: September 7, 2000
(enter date affidavit is notarized)

2000-108a

for Application No(s): PCA 79-C-037-3
(enter County-assigned application number(s))

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

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

NONE.

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

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

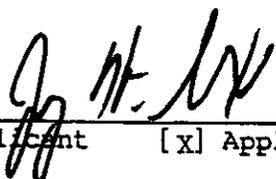
EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

William H. Gordon has made contributions in excess of \$200.00 to Supervisor Frey.

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

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

WITNESS the following signature:



(check one) Applicant Applicant's Authorized Agent

Jeffrey H. Saxe, Agent for Applicant

REZONING AFFIDAVIT

DATE: September 7, 2000
(enter date affidavit is notarized)

I, Jeffrey H. Saxe, 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 2000-109a

in Application No(s): PCA 81-C-060
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

=====

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relation- ships listed in BOLD above)
Dulles Tech L.C.	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	Applicant and Title Owner
Jeffrey H. Saxe James W. Todd William C. Smith Jon M. Peterson	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	Agents for Applicant
Hunton & Williams	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys for Applicant
Francis A. McDermott John C. McGranahan, Jr.	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys and Agents for Applicant

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

DATE: September 7, 2000
(enter date affidavit is notarized)

2000-109a

for Application No(s): PCA 81-C-060
(enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Karen F. Gavrilovic	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Planner and Agent for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Paralegal and Agent for Applicant
William H. Gordon & Associates	4501 Daly Drive Chantilly, VA 22021	Engineers for Applicant
Robert Walker	4501 Daly Drive Chantilly, VA 22021	Engineer/Agent for Applicant
Steven E. Gleason	4501 Daly Drive Chantilly, VA 22021	Planner/Agent for Applicant

REZONING AFFIDAVIT

DATE: September 7, 2000
(enter date affidavit is notarized)

2800-109a

for Application No(s): PCA 81-C-060
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

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

JWT, Inc.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

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

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

James W. Todd

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

James W. Todd, President, Secretary & Director
James J. Vecchiarelli, Vice President, Treasurer & Director

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of...

DATE: September 7, 2000
(enter date affidavit is notarized)

8800-109a

for Application No(s): PCA 81-C-060
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
William H. Gordon & Associates
4501 Daly Drive
Chantilly, VA 22021

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
William H. Gordon Robert W. Walker
Joseph W. McClellan
Eugene C. Dorn
R. Steven Hulsey
C. Terry Titus

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

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

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

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

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

REZONING AFFIDAVIT

DATE: September 7, 2000
(enter date affidavit is notarized)

2000-109a

for Application No(s): PCA 81-C-060
(enter County-assigned application number(s))

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

~~PARTNERSHIP~~ LIMITED LIABILITY COMPANY

PARTNERSHIP INFORMATION

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

Dulles Tech L.C.

12500 Fair Lakes Circle, Suite 400

Fairfax, VA 22033

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

MANAGERS & MEMBERS

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

James W. Todd - Manager

JWT, Inc. - Member

TFP Investments L.P. - Member

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

... which include partnerships or corporations must be broken down

DATE: September 7, 2000
(enter date affidavit is notarized)

2800-109a

for Application No(s): PCA 81-C-060
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
TFP Investments L.P.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

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

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

JWT, Inc. - General Partner
James W. Todd - Limited Partner
Christopher A. Todd - Limited Partner
Kimberly T. Prestidge - Limited Partner

Lined area for additional partner information.

DATE: September 7, 2000
 (enter date affidavit is notarized)

2000-109a

for Application No(s): PCA 81-C-060
 (enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Hunton & Williams
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

Benjamin C. Ackerly

- Robert A. Acosta-Lewis
- Stanislaus Aksman
- Jennifer A. Albert
- Virginia S. Albrecht
- Kenneth J. Alcott
- W. Tinley Anderson, III
- John B. Ashton
- Randall D. Avram
- Gerald L. Baliles
- Jeffery R. Banish (former)
- A. Neal Barkus
- Michael B. Barr
- Philip M. Battles, III
- John J. Beardsworth, Jr.
- Michael T. Bennett
- Lucas Bergkamp
- Mark B. Bierbower
- Thomas M. Blasey
- Andrew Z. Blatter (former)
- Russel S. Bogue, III
- Lawrence J. Bracken, II
- William S. Bradley
- David F. Brandley, Jr.
- Arthur D. Brannan
- Craig A. Bromby
- Robert F. Brooks, Sr.
- A. Todd Brown
- Tyler P. Brown
- F. William Brownell
- Christopher G. Browning, Jr.
- Kevin J. Buckley
- Kristy A. Niehaus Bulleit
- John F. Cafferky
- Matthew J. Calvert
- Christopher C. Campbell
- Grady K. Carlson

Charles D. Case

- Thomas J. Cawley
- Cynthia S. Cecil
- James N. Christman
- Randolph W. Church
- R. Noel Clinard
- Herve' Cogels
- Myron D. Cohen
- Cassandra C. Collins
- Joseph P. Congleton
- Cameron N. Cosby
- T. Thomas Cottingham, III
- Donald L. Creach
- Maria Currier
- William D. Dannelly
- Samuel A. Danon
- Barry R. Davidson
- Douglas W. Davis
- Stephen P. Demm
- Robert C. Dewar
- Edward L. Douma
- Mark S. Dray
- L. Traywick Duffie
- Bradley R. Duncan (former)
- W. Jeffery Edwards
- L. Neal Ellis, Jr.
- Juan C. Enjamio
- John D. Epps
- Patricia K. Epps
- Lathan M. Ewers, Jr.
- Kelly L. Faglioni
- James E. Farnham
- Kevin L. Fast
- James W. Featherstone, III
- Norman W. Fichthorn
- Andrea Bear Field
- Edward S. Finley, Jr.

William M. Flynn

- Lejb Fogelman
- Lauren E. Freeman
- Ira L. Freilicher
- David R. Fricke
- Edward J. Fuhr
- Douglas M. Garrou
- Richard D. Gary
- Manning Gasch, Jr.
- James G. Gatto
- David F. Geneson
- C. Christopher Giragosian
- Timothy S. Goettel
- Allen C. Goolsby
- L. Raul Grable
- Douglas S. Granger
- Mark E. Grantham
- Patti L. Grant-Wilkinson
- J. William Gray, Jr.
- Anne Gordon Greever
- John Owen Gwathmey
- Virginia H. Hackney
- Catherine M. Hall
- Ray V. Hartwell, III
- Robert W. Hawkins
- Timothy G. Hayes
- Mark S. Hedberg
- George H. Hettrick
- Louanna O. Heuhsen
- Thomas Y. Hiner
- Scott M. Hobby
- D. Bruce Hoffman
- Robert E. Hogfoss
- John E. Holloway
- Stephen J. Horvath, III
- George C. Howell, III
- Roszell D. Hunter
- Donald P. Irvine

DATE: September 7, 2000
 (enter date affidavit is notarized)

888-109c

for Application No(s): PCA 81-C-060
 (enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Hunton & Williams (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

Matthew D. Jenkins
 Harry M. Johnson, III
 David E. Johnston (*former*)
 James A. Jones, III
 Dan J. Jordanger
 Leslie O. Juan
 Thomas R. Julin
 Tomasz M. Kacymirow
 E. Peter Kane
 Thomas F. Kaufman
 Joseph C. Kearfott
 Daniel O. Kennedy
 Douglas W. Kenyon
 Edward B. Koehler
 John T. Konther
Steven J. Koorse
 Dana S. Kull
 David Craig Landin
 Wood W. Lay
 David O. Ledbetter
 Darryl S. Lew
 Michael J. Lockerby
 David S. Lowman, Jr.
 John A. Lucas
 Harrison D. Maas
 Robert C. MacDonald
 Benjamin V. Madison, III
 C. King Mallory, III
 Thomas J. Manley
 Michael F. Marino, III
 Catherine M. Marriott
 Jeffrey N. Martin
 Walfrido J. Martinez
 Christopher M. Mason
 Richard E. May
 William H. McBride
 Milby A. McCarthy

J. Burke McCormick
 Francis A. McDermott
 John C. McGranahan, Jr.
 Christina S. Meador
 Jacek Michalski
 John B. Miller, Jr.
 Thomas McN. Millhiser
 Patrick J. Milmoie
 Jack A. Molenkamp
 Charles R. Monroe, Jr.
 T. Justin Moore, III
 Thurston R. Moore
 Dewey B. Morris
 Sandra P. Mozingo
 Zbigniew Mrowiec
Robert J. Muething
 Eric J. Murdock
 Edmond P. Murphy
 J. Andrew Murphy
 Thomas P. Murphy
 David A. Mustone
 James P. Naughton
 Michael Nedzbala
 Kimberly A. Newman
 Jerry C. Newsome
 Henry V. Nickel
 Lonnie D. Nunley, III
 Michael P. Oates
 Jonathan A. Olick
 John D. O'Neill, Jr.
 Brian V. Otero
 Randall S. Parks
 Peter S. Partee
 R. Hewitt Pate
 William S. Patterson
 S. Tammy Pearson (*former*)
 Charles A. Perry

R. Dean Pope
 Kurtis A. Powell
 Lewis F. Powell, III
 Virginia W. Powell
 J. Waverly Pulley, III
 Arnold H. Quint
 Gordon F. Rainey, Jr.
 John Jay Range
 Stuart A. Raphael
 Scott M. Ratchick
 John M. Ratino
 Robert S. Rausch
 William M. Richardson
 Rick J. W. Riggers
James M. Rinaca
Renee E. Ring
 Jennings G. Ritter, II
 Kathy E. B. Robb
 Gregory B. Robertson
 Scott L. Robertson
 Robert M. Rolfe
 Kevin A. Ross
 William L. S. Rowe
 Marguerite R. Ruby
 D. Alan Rudlin
 Mary Nash Rusher
 Adam L. Salassi (*former*)
 Vance E. Salter
 Stephen M. Sayers
 Pauline A. Schneider
 Jeffrey P. Schroeder
 Melvin S. Schulze
 Patricia M. Schwarzschild
 Thomas J. Scott, Jr.
 P. Watson Seaman
 James W. Shea
 In Anna E. Simeon

DATE: September 7, 2000
(enter date affidavit is notarized)

2000-1099

for Application No(s): PCA 81-C-060
(enter County-assigned application number(s))

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

Hunton & Williams (Continued)

1751 Pinnacle Drive, Suite 1700

McLean, VA 22102

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

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g.

General Partner, Limited Partner, or General and Limited Partner)

- B. Darrell Smelcer
- Caryl Greenberg Smith
- Turner T. Smith, Jr.
- Kristen H. Sorensen
- Lisa J. Sotto
- Stephen S. Stallings
- Marty Steinberg
- Gregory N. Stillman
- Franklin H. Stone
- Chanmanu Sumawong
- Andrew J. Tapscott
- Michael L. Teague
- John Charles Thomas
- Gary E. Thompson
- Paul M. Thompson
- B. Cary Tolley, III
- Randolph F. Totten
- Guy T. Tripp, III
- C. Porter Vaughan, III
- C. L. Wagner, Jr.
- William A. Walsh, Jr.
- Harry J. Warthen, III
- Abigail C. Watts-FitzGerald
- David B. Weisblat
- Mark G. Weisshaar
- Hill B. Wellford, Jr.
- G. Thomas West, Jr.
- Peter H. White
- Stephen F. White
- Jerry E. Whitson
- Amy McDaniel Williams
- David H. Williams
- Edwin Williamson
- David C. Wright
- William F. Young
- Lee B. Zeugin

REZONING AFFIDAVIT

DATE: September 7, 2000
(enter date affidavit is notarized)

2000-109a

for Application No(s): PCA 81-C-060
(enter County-assigned application number(s))

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

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

NONE.

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

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

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

William H. Gordon has made contributions in excess of \$200.00 to Supervisor Frey.

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

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

WITNESS the following signature:

(check one) Applicant Applicant's Authorized Agent

Jeffrey H. Saxe, Agent for Applicant

REZONING AFFIDAVIT

DATE: September 7, 2000
(enter date affidavit is notarized)

I, Jeffrey H. Saxe, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [] applicant
[X] applicant's authorized agent listed in Par. 1(a) below 2000-11a

in Application No(s): RZ 2000-HM-003
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

1. (a). The following constitutes a listing of the names and addresses of all
APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS and LESSEES of the land

described in the application, and if any of the foregoing is a TRUSTEE*, each
BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all
AGENTS who have acted on behalf of any of the foregoing with respect to the
application:

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include Dulles Tech L.C., Jeffrey H. Saxe, James W. Todd, William C. Smith, Jon M. Peterson, Tim Ingram, Hunton & Williams, and 1751 Pinnacle Drive.

DATE: September 7, 2000
 (enter date affidavit is notarized)

2000-11a

for Application No(s): RZ 2000-HM-003
 (enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Karen F. Gavrilovic	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Planner and Agent for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Paralegal and Agent for Applicant
William H. Gordon & Associates	4501 Daly Drive Chantilly, VA 22021	Engineers for Applicant
Robert Walker	4501 Daly Drive Chantilly, VA 22021	Engineer/Agent for Applicant
Steven E. Gleason	4501 Daly Drive Chantilly, VA 22021	Planner/Agent for Applicant

REZONING AFFIDAVIT

DATE: September 7, 2000
(enter date affidavit is notarized)

2000-11a

for Application No(s): RZ 2000-HM-003
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

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

JWT, Inc.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

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

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

James W. Todd

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

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

James W. Todd, President, Secretary & Director
James J. Vecchiarelli, Vice President, Treasurer & Director

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of

DATE: September 7, 2000
(enter date affidavit is notarized)

2000-11a

for Application No(s): RZ 2000-HM-003
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
William H. Gordon & Associates
4501 Daly Drive
Chantilly, VA 22021

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
William H. Gordon Robert W. Walker
Joseph W. McClellan
Eugene C. Dorn
R. Steven Hulsey
C. Terry Titus

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

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

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

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

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

REZONING AFFIDAVIT

DATE: September 7, 2000
(enter date affidavit is notarized)

2000-119

for Application No(s): RZ 2000-HM-003
(enter County-assigned application number(s))

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

LIMITED LIABILITY COMPANY

PARTNERSHIP INFORMATION

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

Dulles Tech L.C.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

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

MANAGERS & MEMBERS

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

James W. Todd - Manager
JWT, Inc. - Member
TFP Investments L.P. - Member

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

** All listings which include partnerships or corporations must be broken down individually until (a) only individual persons are listed, or (b) the listing for a

DATE: September 7, 2000
(enter date affidavit is notarized)

2000-11a

for Application No(s): RZ 2000-HM-003
(enter County-assigned application number(s))

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

TFP Investments L.P.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

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

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

- JWT, Inc. - General Partner
- James W. Todd - Limited Partner
- Christopher A. Todd - Limited Partner
- Kimberly T. Prestidge - Limited Partner

DATE: September 7, 2000
(enter date affidavit is notarized)

2000-11a

for Application No(s): RZ 2000-HM-003
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Hunton & Williams
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

Benjamin C. Ackerly
Robert A. Acosta-Lewis
Stanislaus Aksman
Jennifer A. Albert
Virginia S. Albrecht
Kenneth J. Alcott
W. Tinley Anderson, III
John B. Ashton
Randall D. Avram
Gerald L. Baliles
Jeffery R. Banish (former)
A. Neal Barkus
Michael B. Barr
Philip M. Battles, III
John J. Beardsworth, Jr.
Michael T. Bennett
Lucas Bergkamp
Mark B. Bierbower
Thomas M. Blasey
Andrew Z. Blatter (former)
Russel S. Bogue, III
Lawrence J. Bracken, II
William S. Bradley
David F. Brandley, Jr.
Arthur D. Brannan
Craig A. Bromby
Robert F. Brooks, Sr.
A. Todd Brown
Tyler P. Brown
F. William Brownell
Christopher G. Browning, Jr.
Kevin J. Buckley
Kristy A. Niehaus Bulleit
John F. Cafferky
Matthew J. Calvert
Christopher C. Campbell
Grady K. Carlson
David M. Carter

Charles D. Case
Thomas J. Cawley
Cynthia S. Cecil
James N. Christman
Randolph W. Church
R. Noel Clinard
Herve' Cogels
Myron D. Cohen
Cassandra C. Collins
Joseph P. Congleton
Cameron N. Cosby
T. Thomas Cottingham, III
Donald L. Creach
Maria Currier
William D. Dannelly
Samuel A. Danon
Barry R. Davidson
Douglas W. Davis
Stephen P. Demm
Robert C. Dewar
Edward L. Douma
Mark S. Dray
L. Traywick Duffie
Bradley R. Duncan (former)
W. Jeffery Edwards
L. Neal Ellis, Jr.
Juan C. Enjamio
John D. Epps
Patricia K. Epps
Lathan M. Ewers, Jr.
Kelly L. Faglioni
James E. Farnham
Kevin L. Fast
James W. Featherstone, III
Norman W. Fichthorn
Andrea Bear Field
Edward S. Finley, Jr.
Kevin J. Finto

William M. Flynn
Lejb Fogelman
Lauren E. Freeman
Ira L. Freilicher
David R. Fricke
Edward J. Fuhr
Douglas M. Garrou
Richard D. Gary
Manning Gasch, Jr.
James G. Gatto
David F. Geneson
C. Christopher Giragosian
Timothy S. Goettel
Allen C. Goolsby
L. Raul Grable
Douglas S. Granger
Mark E. Grantham
Patti L. Grant-Wilkinson
J. William Gray, Jr.
Anne Gordon Greever
John Owen Gwathmey
Virginia H. Hackney
Catherine M. Hall
Ray V. Hartwell, III
Robert W. Hawkins
Timothy G. Hayes
Mark S. Hedberg
George H. Hettrick
Louanna O. Heuhsen
Thomas Y. Hiner
Frank A. Hirsch, Jr. (former)
Scott M. Hobby
D. Bruce Hoffman
Robert E. Hogfoss
John E. Holloway
Stephen J. Horvath, III
George C. Howell, III
Roszell D. Hunter
Donald B. Isaac

DATE: September 7, 2000
(enter date affidavit is notarized)

2000-11a

for Application No(s): RZ 2000-HM-003
(enter County-assigned application number(s))

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

Hunton & Williams (Continued)

1751 Pinnacle Drive, Suite 1700

McLean, VA 22102

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

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

Judith H. Itkin	Michael W. Maupin (<i>former</i>)	R. Hewitt Pate
Matthew D. Jenkins	Richard E. May	William S. Patterson
Harry M. Johnson, III	William H. McBride	Charles A. Perry
David E. Johnston (<i>former</i>)	Milby A. McCarthy	W. Ray Persons
James A. Jones, III	Gerald P. McCartin	David F. Peters (<i>former</i>)
Dan J. Jordanger	Jack E. McClard	Bruce D. Peterson
Walton K. Joyner (<i>former</i>)	J. Burke McCormick	R. Dean Pope
Richard G. Joynt (<i>former</i>)	Francis A. McDermott	Kurtis A. Powell
Leslie O. Juan	John C. McGranahan, Jr.	Lewis F. Powell, III
Thomas R. Julin	Christina S. Meador	Virginia W. Powell
Tomasz M. Kacymirow	Jacek Michalski	J. Waverly Pulley, III
E. Peter Kane	John B. Miller, Jr.	Arnold H. Quint
Thomas F. Kaufman	Thomas McN. Millhiser	Gordon F. Rainey, Jr.
Joseph C. Kearfott	Patrick J. Milmoe	John Jay Range
D. Arthur Kelsey (<i>former</i>)	Jack A. Molenkamp	Stuart A. Raphael
Daniel O. Kennedy	Charles R. Monroe, Jr.	Scott M. Ratchick
Douglas W. Kenyon	T. Justin Moore, III	John M. Ratino
Edward B. Koehler	Thurston R. Moore	Robert S. Rausch
John T. Konther	Dewey B. Morris	William M. Richardson
Steven J. Koorse	Sandra P. Mozingo	Rick J. W. Riggers
Dana S. Kull	Zbigniew Mrowiec	James M. Rinaca
David Craig Landin	Robert J. Muething	Renee E. Ring
Wood W. Lay	Eric J. Murdock	Jennings G. Ritter, II
David O. Ledbetter	Edmond P. Murphy	David B. Rivkin, Jr. (<i>former</i>)
Darryl S. Lew	J. Andrew Murphy	Kathy E. B. Robb
Michael J. Lockerby	Thomas P. Murphy	Gregory B. Robertson
David S. Lowman, Jr.	David A. Mustone	Scott L. Robertson
John A. Lucas	James P. Naughton	Robert M. Rolfe
Harrison D. Maas	Michael Nedzbala	Kevin A. Ross
Robert C. MacDonald	Kimberly A. Newman	William L. S. Rowe
Thomas M. Mackall (<i>former</i>)	Jerry C. Newsome	Marguerite R. Ruby
Benjamin V. Madison, III	Henry V. Nickel	D. Alan Rudlin
C. King Mallory, III	Lonnie D. Nunley, III	Mary Nash Rusher
Thomas J. Manley	Michael P. Oates	Adam L. Salassi (<i>former</i>)
Michael F. Marino, III	Jonathan A. Olick	Vance E. Salter
Catherine M. Marriott	John D. O'Neill, Jr.	Stephen M. Sayers
Jeffrey N. Martin	Brian V. Otero	Pauline A. Schneider
Walfredo J. Martinez	Randall S. Parks	Jeffrey P. Schneider

Rezoning Attachment to Par. 1(c)

Page 4 of 4

DATE: September 7, 2000
(enter date affidavit is notarized)

2000-11a

for Application No(s): RZ 2000-HM-003
(enter County-assigned application number(s))

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

Hunton & Williams (Continued)

1751 Pinnacle Drive, Suite 1700

McLean, VA 22102

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

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

Patricia M. Schwarzschild

Thomas J. Scott, Jr.

P. Watson Seaman

James W. Shea

Jo Anne E. Sirgado

Laurence E. Skinner

Thomas G. Slater, Jr.

B. Darrell Smelcer

Caryl Greenberg Smith

Turner T. Smith, Jr.

Kristen H. Sorensen

Lisa J. Sotto

Walter E. Steimel, Jr. (former)

Stephen S. Stallings

Marty Steinberg

Gregory N. Stillman

Franklin H. Stone

Chanmanu Sumawong

Andrew J. Tapscott

Michael L. Teague

John Charles Thomas

Gary E. Thompson

Paul M. Thompson

B. Cary Tolley, III

Randolph F. Totten

Guy T. Tripp, III

C. Porter Vaughan, III

C. L. Wagner, Jr.

William A. Walsh, Jr.

Harry J. Warthen, III

Abigail C. Watts-FitzGerald

David B. Weisblat

Mark G. Weisshaar

Hill B. Wellford, Jr.

G. Thomas West, Jr.

Hugh V. White, Jr. (former)

Peter H. White

Stephen F. White

Amy McDaniel Williams

David H. Williams

Edwin Williamson

Walter F. Witt, Jr. (former)

David C. Wright

William F. Young

Lee B. Zeugin

REZONING AFFIDAVIT

DATE: September 7, 2000
(enter date affidavit is notarized)

2000-11g

for Application No(s): RZ 2000-HM-003
(enter County-assigned application number(s))

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

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

NONE.

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

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

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

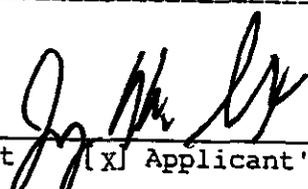
William H. Gordon has made contributions in excess of \$200.00 to Supervisor Frey.

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

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

WITNESS the following signature:

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



**DULLES TECH L.C.
STATEMENT OF JUSTIFICATION - REZONING**

PCA 79-C-037-3

PCA 81-C-060

RZ 2000-HM-003

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAY 26 2000

ZONING EVALUATION DIVISION

Dulles Tech L.C., Owner and Applicant ("the Applicant"), requests approval to rezone approximately 5.41 acres (Tax Map Parcels 15-4-((1))-19, 20) from R-1 to C-3 and to rezone approximately 1.2 acres (part of Tax Map Parcel 15-4-((1))-35) from I-4 to C-3 (the "Property"). The Applicant is also filing concurrent proffered development

condition amendments ("PCAs") since the I-4 portion of the Property was the subject of proffers accepted in 1979 and 1982. The Property is located north of Coppermine Road and generally on the south side of River Birch Road. The Property is also located in the Route 28 Tax District. Both of the parcels currently zoned R-1 are developed with single-family detached dwellings; however, both structures are in poor condition. The I-4 property is vacant.

The Applicant proposes to rezone the Property for office and research and development ("R&D") use, consistent with approved and existing uses in Dulles Technology Park which abut the site to the north and west. Property south of Coppermine Road is zoned PDH-12 and developed as rental apartments. The Property is adjacent to a church cemetery to the west which is zoned R-1. The Applicant will provide appropriate setbacks, landscaping and screening as a transition to the cemetery. The property west of the cemetery is zoned C-8 and is developed as a hotel.

The proposed rezoning conforms to Comprehensive Plan policies for Land Unit A of the Dulles Suburban Center (Area Plan III). These policies recommend a mix of non-residential and residential uses in keeping with the overall goal of a balanced mix of land uses at a .5 to 1.0 F.A.R. in the Dulles Suburban Center. The proposed office/R&D use is compatible with and complements the surrounding office, hotel, and apartment uses.

The proposed rezoning is also a logical expansion of Dulles Technology Park. In addition to Parcels 15-4-((1))-19, 20 and 35, the Applicant also owns Tax Map Parcel 16-3-((1))-32B. Development of the four parcels owned by the Applicant will utilize existing infrastructure specifically designed to support such development. The maximum gross square footage of the office/R&D use proposed by this Application will not exceed 7 F.A.R. or approximately 164,931 square feet. The proposed development intensity is

developed in accordance with the proffers governing RZ 79-C-037. The resultant permitted uses are generally office, research and development, and low intensity light industrial uses that are compatible with uses allowed in the proposed C-3 zoning district. The PCAs propose no changes in the proffered conditions that apply to the I-4 land included in the rezoning application; all of the proffered public and private improvements have been fulfilled and proffered use limitations will be respected through proffers in subject applications.

The proposed rezoning conforms to all applicable standards, regulations and provisions of the C-3 Zoning District with the exception of a proposed modification to the transitional screening yard planting schedule in favor of the alternative depicted on the GDP.



Francis A. McDermott, Attorney and Agent for Applicant

APPENDIX 4

MEMORANDUM

TO: Theodore J. Wessel
Director, Office of
Comprehensive Planning

DATE: July 23, 1979

FROM: Verdia L. Haywood *V. Haywood*
Executive Assistant

FILE NO:

SUBJECT: Public Hearing - Rezoning Application 79-C-037 - F. Lienard,
Trustee (Centreville District)

REFERENCE:

Following a public hearing on July 23, 1979, the Board of Supervisors approved 79-C-037 from the R-1 to the I-4 District, as proffered by the applicant.

The Board further directed that this site plan should be returned to both the Planning Commission and the Board prior to final staff approval. By copy of this memo, I am requesting the Director of Environmental Management to take note of this Board directive.

VLH:vb

Attachment

(attachment): Samuel A. Finz



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



March 19, 1982

Mr. Martin D. Walsh
1400 North Uhle Street
Arlington, Virginia 22216

Re: Rezoning Application
Number RZ-81-C-060

Dear Mr. Walsh:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 8, 1982, granting, as proffered, Rezoning Number RZ-81-C-060 in the name of Batinvest, Inc., a Virginia Corporation, to rezone certain land in Centreville District from R-1 District to I-4 District on subject parcels 15-4 ((1)) 17 consisting of approximately 2.86126 acres.

Very truly yours,

Ethel Wilcox Register
Clerk to the Board

EWR/mg

cc: Mr. Patteson
Mr. Knowlton
✓ Mr. Steele
Mr. Beales

MEMORANDUM

Theodore J. Wessel
Director, Office of
Comprehensive Planning

TO: DATE July 23, 1979

FROM: Verdia L. Haywood
Executive Assistant *V. Haywood*

FILE NO:

SUBJECT: Public Hearing - Rezoning Application 79-C-037 - F. Lienard,
Trustee (Centreville District)

REFERENCE:

Following a public hearing on July 23, 1979, the Board of Supervisors approved 79-C-037 from the R-1 to the I-4 District, as proffered by the applicant.

The Board further directed that this site plan should be returned to both the Planning Commission and the Board prior to final staff approval. By copy of this memo, I am requesting the Director of Environmental Management to take note of this Board directive.

VLH:vb
Attachment
cc (w/o attachment): Samuel A. Finz
cc (w/attachment): Larry R. Coons



- a. Establishment for the manufacture, processing, assembly and distribution of products, when not related to scientific research and scientific development; except that the same may, upon application, be permitted upon approval by the Board of Supervisors;
- b. Establishment for the retail sale of building materials and supplies, and gardening materials and supplies;
- c. Bakeries;
- d. Bottling works;
- e. Furniture moving and storage;
- f. Truck terminals;
- g. Sign manufacture and sign paint shops;
- h. Motor vehicle storage and impoundment facilities for the storage of wrecked, inoperable and/or abandoned motor vehicles; and
- i. Warehouses.

11. Waiver of transitional screening requirements shall not be sought in conjunction with building construction on those parcels within the site which immediately adjoin residential dwelling units existing at the time of filing site plans for said parcels.

~~Applicant will endeavor to provide necessary off-site right-of-way and necessary easements to complete Horsepen Road relocated to Centreville Road. Should the applicant determine that he is unable to acquire that right-of-way or necessary easements as of January 1, 1980 the County shall, upon written notice to the Board of Supervisors by applicant file a Petition of Condemnation proceedings within 90 days in order to implement the Countywide Plan and Comprehensive Plan. The expense of the condemnation of the 90' right-of-way and necessary easements shall be borne by the applicant. However, in no event shall applicant's commitment to bear expense of condemnation exceed \$50,000.00.~~

Handwritten initials:
 P
 J
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13. Applicant will endeavor to provide necessary off-site right-of-way and necessary easements to complete Horsepen Road relocated to Centreville Road. Should the applicant determine that he is unable to acquire that right-of-way or necessary easements as of January 1, 1980 the County shall, upon written notice to the Board of Supervisors by applicant file a Petition of Condemnation proceedings within 90 days in order to implement the Countywide Plan and Comprehensive Plan. The expense of the condemnation of the 90' right-of-way and necessary easements shall be borne by the applicant. However, in no event shall applicant's commitment to bear expense of condemnation exceed \$50,000.00.

Handwritten signature: Joseph H. Launder
 Joseph E. Launder, Title Owner

Handwritten signature: Ruth C. Launder
 Ruth C. Launder, Title Owner

Handwritten signature: F. Lienard

F. Lienard, Trustee
 Applicant

We hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth below.

1. The general alignment of streets and major open space will be as shown on the Generalized Development Plan prepared by Dewberry, Nealon & Davis dated April 19, 1979, as revised through May 2, 1979.
2. Right-of-way shall be provided for relocated Horsepen Road 90' in width to be dedicated in two portions; one 60' wide for construction of a two-lane facility and one 30' wide for future widening into a four-lane divided facility.
3. Horsepen Road relocated shall be constructed on the property of the applicant to a two-lane facility which meets VDH&T standards. At such time as right-of-way is acquired off-site to complete Horsepen Road to Centreville Road, applicant will also construct a 200' long three-lane section as an approach providing a left turn lane on Horsepen Road onto Centreville Road and construct the two-lane facility on the remainder of such right-of-way.
4. At such time as the subject property is generating 20,000 vehicle trips per day or more, as determined by VDH&T, and necessary off-site right-of-way has been acquired, the applicant shall accomplish the construction necessary to complete a four-lane divided cross section on Horsepen Road on the property of the applicant and to Centreville Road unless such construction has been previously completed by others. In the event that the applicant completes such construction, any contributions due from others shall be assigned to him.
5. Right-of-way on Coppermine Road shall be dedicated to 45' from the centerline along the frontage of the subject property.
6. Along the frontage of the subject property, Coppermine Road shall be improved by road widening with the face of the curb set at 35' from the centerline.
7. Coppermine Road shall be improved within the existing right-of-way between the subject property and Centreville Road to provide increased pavement strength, but such improvement, if deemed necessary by VDH&T, shall be limited to an overlay of existing pavement.
8. If a VDH&T study shows that a traffic signal is necessary at the intersection of relocated Horsepen Road and Centreville Road, applicant shall participate in the expense to a maximum amount of \$20,000.00.
9. Woodlands within the Merrybrook Run stream valley as defined by the flood plain limits shall not be substantially (no more than 15%) disturbed with the exception of disturbance necessary to provide a road connection between the northern and southern portions of the site and/or utility connections and storm water management facilities necessary for development of the site.

Should the opp. determine that he is
 unable to acquire that π or necessary
 easements as of Jan 1, 1980, the County
 shall be given written notice of such
 fact and the applicant shall be
 committed to contribute up to \$50,000,
 if the BIS files a Petition of Condemn-
 to implement the Countywide Plan and
 Comprehensive plan ^{within 90 days of said}
^{and local description of ROW acceptable to VOT+T.}
 notice. Said \$50,000 shall be for the
 purpose of defraying the expense of
 condemnation of the 90' right-of-way
 and necessary easements.

Case No - 79-C-037

Joseph H. Launder
 Joseph H. Launder
 Title owner

Ruth C. Launder in Power of attorney
 Ruth C. Launder

F. Leonard, Trust
 by Richard Lee
 Attorney-in-fact
 F. Leonard, Trust
 Applicant

PROFFERS

Rezoning Case No. 81-C-060

Batinvest Inc., Applicant

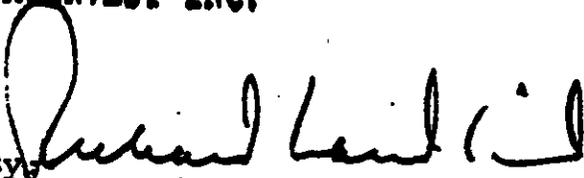
We hereby proffer that the development of the subject property of this application shall be in strict accordance with the following conditions:

1. The subject property adjoins property which was the subject of Application No. 79-C-037 and will be developed concurrent therewith. The proffers made in that case are included, reaffirmed and incorporated as a part of this application.

2. Since the property which is the subject of this rezoning has no frontage on Coppermine Road, it will not have direct access to Coppermine Road. This condition does not preclude indirect access to Coppermine Road through property which was previously approved in Rezoning Application No. 79-C-037.

February 18, 1982

BATINVEST INC.

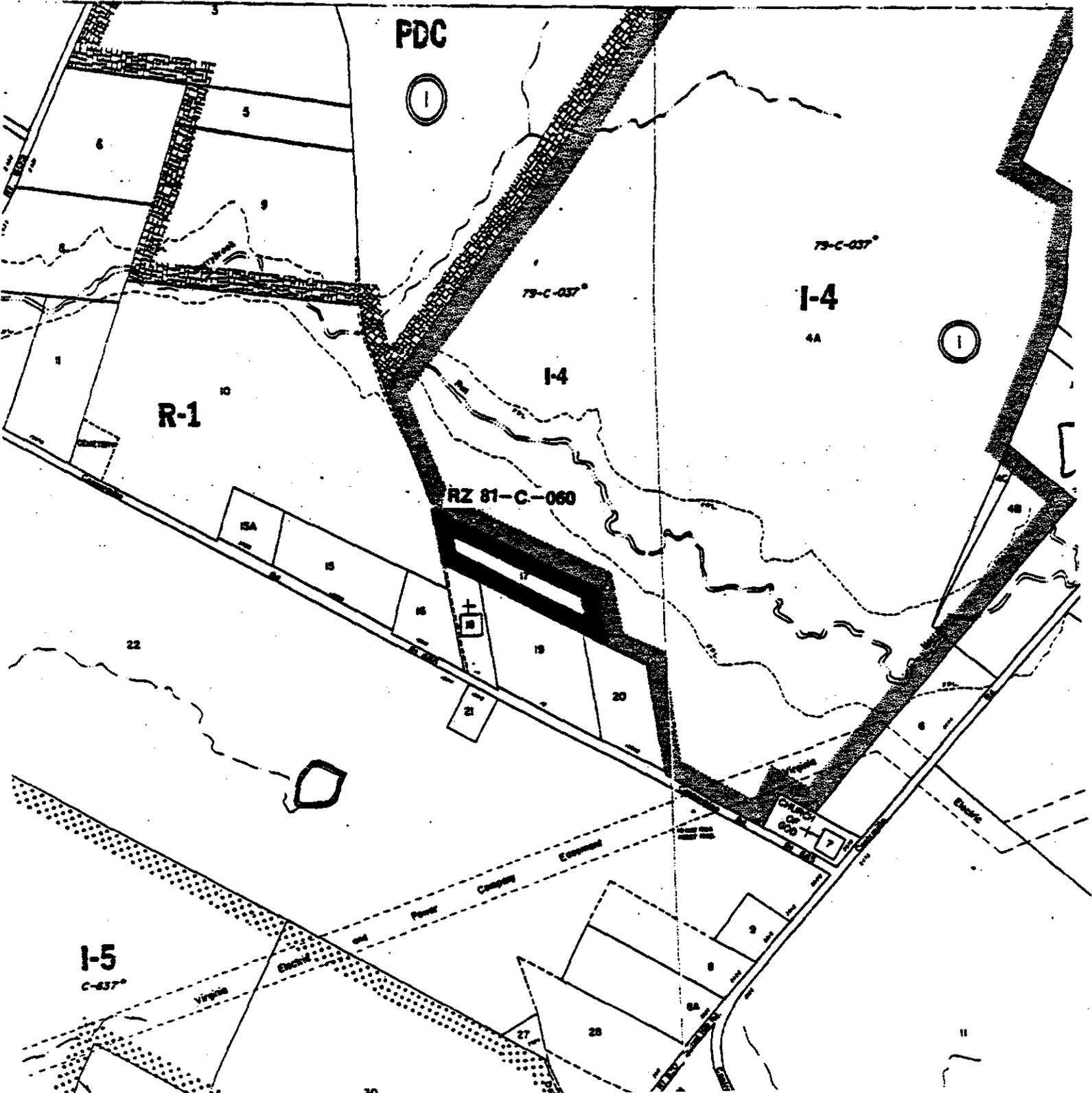
By 

Richard Landfield,
Vice President

REZONING APPLICATION



Number: RZ 81-C-060 District: CENTREVILLE
Acreage: 2.86126 acres Section Sheet: 15-4
From: R-1 Subdivision: ((1))
To: I-4 Lot: 17
Applicant: Batinvest, Inc.





REPERED

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COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment and Development Review Branch, DPZ

SUBJECT: Land Use Addendum for: RZ 2000-HM-003
Dulles Tech, L.C.

DATE: 8 September 2000

This memorandum is an addendum to the Comprehensive Plan Land Use Analysis for RZ 2000-HM-003, dated September 6, 2000 and is based on the development plan dated August 17, 2000. Refer to the September 6, 2000 report for a complete analysis of this application.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:**Text:**

On pages 154 through 156 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, "Dulles Suburban Center Land Unit Recommendations," the Plan states:

"This land unit is planned for a complementary mix of land uses including office, hotel and support retail at .50-1.0 FAR. Optional residential uses should be considered as part of mixed-use projects or in accordance with the site-specific and other recommendations set forth below. A cohesive mixture of residential and non-residential uses should provide convenience to those who live and work in the area. Development in this land unit should provide for the incorporation of possible future transit related facilities and pedestrian access to transit...

The baseline plan provides moderate intensity mixed use, including office and retail development...

Until such time as a transit station site is selected and transit is programmed for design and construction within Land Unit A, non-residential uses or mixed-use projects that include at least one-third, but not more than 50 percent, residential development are planned in the range of .5 to 1.0 FAR. It is important that mixed-use projects that include residential use be phased to ensure the development of both the residential and non-residential components. This phasing requires that the residential and non-residential components be developed at the same time or that a substantial portion of the non-residential development be in place prior to

environment can be created through the provision of a well-designed project with active recreation and other site amenities.”

On pages 150 through 151 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, “Dulles Suburban Center Land Unit Recommendations,” the Plan states:

- “5. Parcel consolidation and/or coordination of development plans with adjacent development to achieve Comprehensive Plan objectives. Parcel consolidations should be of sufficient size to insure projects that function in a well-designed efficient manner, meet all Plan and Zoning Ordinance requirements for setbacks, screening and buffering and do not preclude the development of unconsolidated parcels in conformance in the Plan.”

On pages 214 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, “I. Design Guidelines for Dulles Suburban Center,” the Plan states:

“Objective: The design guidelines are intended to facilitate the integration of new development with existing and future development, to ensure that the various land uses function well together from the point of view of the user, thus contributing to the overall positive image of the Suburban Center as a high quality area to live, work, shop or visit.”

Analysis:

The applicant proposes to incorporate this area into the approved Dulles Tech office park. The development plan that has been submitted is a revision, which encompasses all of the area that would develop as a result of the subject property being added to Dulles Tech office park. In particular the access, parking and landscaping along the frontage of River Birch Road and the adjacent development proposed immediately to the north is now included in the submission.

Within the Dulles Suburban Center there are specific design guidelines that are intended to help facilitate the integration of new development with existing and future development. The applicant has revised the development plan to include only one schematic at a scale sufficient to illustrate site improvements.

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

Text:

On pages 214 and 215 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, “I. Design Guidelines for Dulles Suburban Center,” the Plan states:

“- Provide buffers and screening where necessary to protect adjacent

natural beauty in transitional areas enhances the visual quality of the development...

- Where feasible, minimize areas of impervious surface through shared parking, decked or structured parking; or increased building height; or other measures as appropriate...
- Encourage parking in either structures, decks or well-screened, off-street parking areas on the sides or at the back of buildings. If it is not possible to accommodate parking behind or beside buildings, minimize parking in front of buildings...
- Utilize architectural and landscape elements (such as walls, berms, trees, varying scales and building masses, etc.) as visual buffers between commercial and non-commercial uses, as well as to mitigate impacts of highway noise...
- Provide separate auto and pedestrian circulation systems for a safe environment that encourages walking rather than auto use for short trips.
- Design safe pedestrian crossings at roads with good lighting and access elements such as ramps for persons with disabilities.
- Provide pedestrian links to adjacent development and to the regional and countywide trail systems, connecting local sites with the larger community and enhancing the continuity of the larger systems..."

On pages 150 through 151 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, "Dulles Suburban Center Land Unit Recommendations," the Plan states:

"In order to achieve the planning objectives for the Dulles Suburban Center it is necessary that new development and redevelopment be responsive to general criteria and site-specific conditions which focus on mitigating potential impacts. Development proposals at the baseline or optional levels must be responsive to the following development criteria, which apply to all sites in the Dulles Suburban Center:

1. Provision of a development plan that provides high quality site and architectural design, streetscaping, urban design and development amenities. High quality site and architectural design will be evaluated in terms of the ability of the proposal to meet the Design Guidelines for the Dulles Suburban Center."

Analysis:

The application and development plan propose two buildings and a parking structure. The applicant has responded to these development criteria with the following modifications:

1. A fully landscaped transitional screen is provided along Coppermine Road, to mitigate the impact of the proposed office development upon the residential

development located to the south. The proposed buffer adjacent to the cemetery has been widened and supplemental plantings are provided.

2. The proposed buildings and parking lots or parking structures have been shifted toward River Birch Road by decreasing the width and size of the proposed vehicular access lane and parking located adjacent to River Birch Road.
3. The revised development plan reduces the intensity of site coverage (due to buildings and parking lots and/or parking structures) by reducing the proposed footprints, increasing parking lot landscaping, and providing functional open space with amenities (seating areas.)
4. The pedestrian circulation system for the site and its connections to adjacent sites is shown on the revised development plan.
5. The applicant has shown examples of the signage and lighting fixtures to be provided for the proposed development.

Text:

“6. Provision of the highest level of screening and landscaping for all parking.”

Analysis:

The applicant has provided additional transitional screening along Coppermine Road and additional parking lot landscaping.

Text:

“9. Provision of active and passive recreation facilities and specified components of the Greenway system.”

Analysis:

The application property does not include any part of the proposed Greenway system. The applicant has provided walking paths and seating areas on-site and picnic areas off-site as part of this application.

Text:

On pages 214 and 215 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, “I. Design Guidelines for Dulles Suburban Center,” the Plan states:

“- Create a signage style for a given development complex and carry it out consistently at major roads entering the complex and at building site entries. Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building-mounted signs and ground-mounted shopping center signs incorporated within a planting strip are encouraged. Freestanding and pole-mounted signs are discouraged...

- Develop a comprehensive lighting plan for a given development complex, in order to provide unity and a coordinated appearance, thus contributing to a positive sense of orientation and identity for motorists and pedestrians...”

Barbara A. Byron, Director
RZ 2000-HM-003
Page 5

Analysis:

The applicant has shown examples of the signage and lighting fixtures to be provided for the proposed development.

BGD:ALC

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment and Development Review Branch, DPZ

SUBJECT: Comprehensive Plan Land Use Analysis for: RZ 2000-HM-003
Dulles Tech, L.C.

DATE: 6 September 2000

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and development plan dated May 2000. This application requests a rezoning from R-1 to I-4. Approval of this application would result in a floor area ratio (F.A.R.) of 0.70. The extent to which the proposed use, intensity, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The subject property is presently vacant (except for structures which will be removed), planned for mixed use and zoned R-1. To the north is located vacant land that is planned for mixed use and zoned I-4. To the east is located vacant land that is planned for mixed use and zoned I-4. To the south is located a multifamily residential development that is planned for mixed use and zoned PDH-12. To the west is located a church and cemetery that is planned for mixed use and zoned C-8.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 6.68-acre property is located in Land Unit A in the Dulles Suburban Center of the Upper Potomac Planning District in Area III. The Comprehensive Plan provides the following guidance on the land use and the intensity for the property:

Text:

On pages 154 through 156 of the 1991...

"This land unit is planned for a complementary mix of land uses including office, hotel and support retail at .50-1.0 FAR. Optional residential uses should be considered as part of mixed-use projects or in accordance with the site-specific and other recommendations set forth below. A cohesive mixture of residential and non-residential uses should provide convenience to those who live and work in the area. Development in this land unit should provide for the incorporation of possible future transit related facilities and pedestrian access to transit...

The baseline plan provides moderate intensity mixed use, including office and retail development...

Until such time as a transit station site is selected and transit is programmed for design and construction within Land Unit A, non-residential uses or mixed-use

projects that include at least one-third, but not more than 50 percent, residential development are planned in the range of .5 to 1.0 FAR. It is important that mixed-use projects that include residential use be phased to ensure the development of both the residential and non-residential components. This phasing requires that the residential and non-residential components be developed at the same time or that a substantial portion of the non-residential development be in place prior to residential development. All residential components should be of sufficient size to create a viable residential community and to ensure that a high quality living environment can be created through the provision of a well-designed project with active recreation and other site amenities."

On pages 150 through 151 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, "Dulles Suburban Center Land Unit Recommendations," the Plan states:

- "5. Parcel consolidation and/or coordination of development plans with adjacent development to achieve Comprehensive Plan objectives. Parcel consolidations should be of sufficient size to insure projects that function in a well-designed efficient manner, meet all Plan and Zoning Ordinance requirements for setbacks, screening and buffering and do not preclude the development of unconsolidated parcels in conformance in the Plan."

On pages 214 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, "I. Design Guidelines for Dulles Suburban Center," the Plan states:

Objective: The design guidelines are intended to facilitate the integration of new development with existing and future development, to ensure that the various land uses function well together from the point of view of the user, thus contributing to the overall positive image of the Suburban Center as a high quality area to live, work, shop or visit."

Analysis:

The application and development plan propose an office development up to 0.70 FAR which is in conformance with the use and intensity recommendations of the Comprehensive Plan.

The applicant proposes to incorporate this area into the approved Dulles Tech office park. The development plan that has been submitted is a revision, which encompasses all of the area that would develop as a result of the subject property being added to Dulles Tech office park. In particular the access, parking and landscaping along the frontage of River Birch Road and the adjacent development proposed immediately to the north is now included in the submission.

Within the Dulles Suburban Center there are specific design guidelines that are intended to help facilitate the integration of new development with existing and future development. To assist in the evaluation of these criteria, the applicant should also redesign the three schematics so that their scale is sufficient to illustrate site improvements.

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

Text:

On pages 214 and 215 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, "I. Design Guidelines for Dulles Suburban Center," the Plan states:

- Provide buffers and screening where necessary to protect adjacent neighborhoods or other less intense uses, recognizing that preservation of natural beauty in transitional areas enhances the visual quality of the development...
- Where feasible, minimize areas of impervious surface through shared parking, decked or structured parking; or increased building height; or other measures as appropriate...
- Encourage parking in either structures, decks or well-screened, off-street parking areas on the sides or at the back of buildings. If it is not possible to accommodate parking behind or beside buildings, minimize parking in front of buildings...
- Utilize architectural and landscape elements (such as walls, berms, trees, varying scales and building masses, etc.) as visual buffers between commercial and residential areas.

- Design safe pedestrian crossings at roads with good lighting and access elements such as ramps for persons with disabilities.
- Provide pedestrian links to adjacent development and to the regional and countywide trail systems, connecting local sites with the larger community and enhancing the continuity of the larger systems...

On pages 150 through 151 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, "Dulles Suburban Center Land Unit Recommendations," *the Plan states:*

"In order to achieve the planning objectives for the Dulles Suburban Center it is necessary that new development and redevelopment be responsive to general criteria and site-specific conditions which focus on mitigating potential impacts. Development proposals at the baseline or optional levels must be responsive to the following development criteria, which apply to all sites in the Dulles Suburban Center:

1. Provision of a development plan that provides high quality site and architectural design, streetscaping, urban design and development amenities. High quality site and architectural design will be evaluated in terms of the ability of the proposal to meet the Design Guidelines for the Dulles Suburban Center."

Analysis:

The application and development plan propose two buildings and a parking structure. The applicant should consider the following or equivalent modifications:

1. Provide a fully landscaped transitional screen along Coppermine Road, to mitigate the impact of the proposed office development upon the residential development located to the south. The proposed buffer adjacent to the cemetery should be widened and provided with supplemental plantings.
2. Shift the proposed buildings and parking lots or parking structures toward River Birch Road by decreasing the width and size of the proposed vehicular access lane and parking located adjacent to River Birch Road.
3. Reduce the intensity of site coverage by the buildings and parking lots and/or parking structures by reducing the proposed footprints, increasing parking lot landscaping, and providing functional open space with amenities (seating/picnic areas.)
4. Show the pedestrian circulation system for the site and its connections to adjacent sites. Sidewalks should be shown along River Birch Road.
5. Provide a lighting plan and a signage plan.

Text:

"2. Provision of a phasing program which includes on- and off-site public road improvements, or funding of such improvements to accommodate traffic generated by the development. If, at any phase of the development, further mitigation of traffic generated by the development is deemed necessary, provision and implementation of a plan which reduces development traffic to a level deemed satisfactory to the Office of Transportation through Transportation System Management (TSM) strategies and Transportation Demand Management Programs (TDMs).

Analysis:

Consult the Department of Transportation concerning this development criterion.

Text:

"3. Provision of design, siting, style, scale, and materials compatible with adjacent development and the surrounding community, and which serves to maintain and/or enhance the stability of existing neighborhoods..."

Analysis:

The applicant has provided an architectural schematic.

Text:

"5. Parcel consolidation and/or coordination of development plans with adjacent development to achieve Comprehensive Plan objectives. Parcel consolidations should be of sufficient size to insure projects that function in a well-designed efficient manner, meet all Plan and Zoning Ordinance requirements for setbacks, screening and buffering and do not preclude the development of unconsolidated parcels in conformance in the Plan."

Analysis:

The applicant has proposed a valuable consolidation of infill parcels with this application.

Text:

"6. Provision of the highest level of screening and landscaping for all parking."

Analysis:

The applicant should provide additional transitional screening along Coppermine Road (see earlier discussion) and additional parking lot landscaping.

Text:

"7. Consolidation of vehicular access points to minimize interference with arterial roadways."

Analysis:

Consult the Department of Transportation concerning this development criterion.

Text:

"8. Provision of stormwater management by the use of Best Management Practices which contribute to Objectives of this Dulles Suburban Center Plan..."

Analysis:

Stormwater management requirements will be determined by the Department of Public Works and Environmental Services at the time of site plan review.

Text:

"9. Provision of active and passive recreation facilities and specified components of the Greenway system."

Analysis:

The application property does not include any part of the proposed Greenway system. Some on site passive recreation facilities such as walking paths and benches should be *included in the application.*

Text:

On pages 214 and 215 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, "I. Design Guidelines for Dulles Suburban Center," the Plan states:

- Create a signage style for a given development complex and carry it out consistently at major roads entering the complex and at building site entries. Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building-mounted signs and ground-mounted shopping center signs incorporated within a planting strip are encouraged. Freestanding and pole-mounted signs are discouraged...
- Develop a comprehensive lighting plan for a given development complex, in order to provide unity and a coordinated appearance, thus contributing to a positive sense of orientation and identity for motorists and pedestrians..."

Analysis:

The applicant should provide a signage plan and a lighting plan.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 2000-HM-003), (RZ 81-C-060), (RZ 79-C-037)

SUBJECT: Transportation Impact

REFERENCE: GDP 2000-HM-003; PCA 81-C-060; PCA 79-C-037-03, Dulles Tech L.C.
Traffic Zone: 1731
Land Identification Maps: 15-4 ((1)) 19, 20, and part of 35

DATE: September 5, 2000

The following comments reflect the analyses of the Department of Transportation. These comments are based on the generalized development plan dated January, 2000 with revisions to August 17, 2000 and draft proffers dated August 25, 2000.

Application Request. The applicant is seeking to develop the referenced properties with two office/industrial flex buildings totaling 203,726 gsf. No draft proffers have been received for the two proffered condition amendment requests, but the proffer condition amendments appear to be requested in order to incorporate into the application two (non-buildable) strips of commercial zoned land resulting from construction of the reverse curve on River Birch.

Transportation Issues. The following three transportation issues are associated with the application.

1. *Alignment of Coppermine Road.* The development plan indicates frontage improvements along Coppermine Road with the face of curb set at 45 feet parallel from centerline. The curb line in this area must shift away from the site so as to accommodate a transition past the cemetery immediately west of the site. Adjacent to the cemetery the roadway must narrow to a four lane *undivided* section so that the roadway can pass between the cemetery on the north side of the roadway and the church structure on the south side of

2. Completion of Coppermine Road frontage improvements across the frontage of the cemetery. The cemetery has approximately 100 feet of frontage along Coppermine Road and, with development of the subject site, will be the only segment of Coppermine Road which has not been improved with curb, gutter and sidewalk. In order to help offset the major increase in trip generation associated with the rezoning application, the applicant should commit to construct the missing link in frontage improvements. Improvements along the cemetery frontage should be provided so as to complete a four lane undivided cross-section (52 feet face of curb to face of curb) measured from the recently completed curb line on the south side of the roadway in front of the church. The missing sidewalk link should also be completed. The commitment to provide the aforementioned frontage improvements should be contingent upon the Mount Pleasant Baptist Church (which owns the cemetery) providing all right-of-way and easements necessary for construction of the roadway at no cost to the applicant.
3. Commitment to Transportation Demand Management Strategies. In order to minimize the impact of the development and to encourage transit ridership in the area, the applicant should commit to provide a program of transportation demand management strategies.

Trip Generation. The following summary provides a comparison of the estimated traffic generation characteristics under various scenarios.

<u>Use</u>	<u>Vehicles Per Day/Peak Hour</u>
Existing Zoning: R-1, (5.41 acres - 5 residences)	50 vpd/5 vph ^{1a}
Existing Use: Two Residences	20 vpd/2 vph ^{1a}
Proposed Use: 203,726 gsf Office space	2290 vpd/305 vph ^{1b}

The traffic volumes which the use is anticipated to generate are within the range of volumes expected with development per the adopted Comprehensive Plan.

¹ These trip generation estimates are based on data from Trip Generation, Sixth Edition, Institute of Transportation Engineers, 1997, and utilize the following information

- a. Rates per residence for single family detached residences, (ITE LUC 210).
- b. Rates per gross square foot for general office use, (ITE LUC 710).

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 2000-HM-003
Dulles Tech L.C. PCA 79-C-037-3
PCA 81-C-060

DATE: 6 September 2000

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the development plan, dated May 19, 2000. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

On page 151 of the 1991 edition of the Area III Plan, as amended through June 26, 1995, under the heading "Dulles Suburban Center Land Unit Recommendations", the Plan states:

- "8. Provision of stormwater management by the use of Best Management Practices which contribute to Objectives of this Dulles Suburban Center Plan calling for design of stormwater detention systems that blend with and augment features of the natural environment and contribute to the aesthetics of their sites..."

On pages 86 through 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Water Quality", the Comprehensive Plan states:

"Objective 2: Prevent and reduce pollution of surface and groundwater resources.

Policy a. Implement 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 c. In order to reduce stormwater runoff volumes and increase groundwater recharge, minimize the amount of impervious surface created as a result of development consistent with planned land uses."

On page 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Water Quality" the Comprehensive Plan 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."

On page 89 of the Policy Plan as amended on February 10, 1997, under the heading "Light Pollution", the Comprehensive Plan states:

"Increasing urbanization requires that care be taken to reduce unfocused emissions of light and that efforts be made to avoid creating sources of glare which may interfere with residents' and/or travelers' visual acuity.

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

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

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

Stormwater/Water Quality Protection

It is suggested that the applicant work with the Department of Public Works and Environmental Services (DPWES) to determine what type of best management practice would be most

revised development proposal in the event that a waiver of the stormwater/bmp requirement is not granted by DPWES.

Light Pollution

Issue:

No detailed specifications regarding the proposed lighting have been made available in this application.

Resolution:

It is suggested that the applicant consider luminaires of moderate wattage which minimize light trespass above the horizontal plane. Fully shielded, cutoff lights or flush-mounted (flat lens) lights which ensure that no more than one foot-candle of light spillage occurs beyond any property line are recommended.

It is recommended that the applicant consult the **Illuminating Engineers Society of North America** for guidelines relevant to this development.

TRAILS PLAN:

The Trails Plan Map does not depict any trails immediately adjacent to the subject site. The Director, DPWES will determine what, if any, trail requirements may apply to the subject property at the time of site plan review.

BGD:MAW

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 5-5-2000

FROM: Scott St. Clair, Director
Stormwater Planning Division
Department of Public Works & Environmental Services

SPS

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Dulles Tech LC

Application Number: 2000-HM-003

Type of Application: RZ

Information Provided: Application - Yes
Development Plan - Yes
Other - Statement of Justification

Date Received in SWPD: 1/24/00

Date Due Back to DPZ: 2/16/00

Site Information: Location - 015-4-01-00-0019, 20
Area of Site - 5.41 acres
Rezone from - R-1 to I-4
Watershed/Segment - Horsepen Creek / Copper

SWPD and PDD Information:

I. Drainage:

- PDD Drainage Complaint files:

There are no downstream complaints on file with PSB, relevant to this proposed development.

There are complaints, on file with PSB, concerning
house flooding channel bank erosion yard flooding
approximately ___ feet to ___ feet downstream of this proposed development.

___ Yes No Any downstream drainage complaints on file pertaining to the outfall for this property?

- Master Drainage Plan (proposed projects): HC211 Stream restoration and stabilization project is located 2000 feet downstream.

II. Trails:

Yes No Any funded Trail projects affected by this application?

If yes, describe:

Yes No Any Trail projects on the Countywide Trails priority list or other significant trail project issues associated with this property?

If yes, describe:

III. School Sidewalk Program:

Yes No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

IV. Sanitary Sewer Extension and Improvement (E&I) Program:

Yes No Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, describe:

Yes No Any ongoing E&I projects affected by this application?

If yes, describe:

V. Other PDD Projects or Programs:

Yes No Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this application?

If yes, describe:

Yes No Any Commercial Revitalization Program (CRP) projects affected by this application?

If yes, describe:

Yes No Any Neighborhood Improvement Program (NIP) projects affected by this application?

RE: Rezoning Application Review

Application Name/Number: Dulles Tech LC / RZ2000-HM-003

******* SWPD AND PDD, DPWES, RECOMMENDATIONS*******

Note: The SWPD and PDD recommendations are based on the SWPD and PDD involvement in the below listed programs and are not intended to constitute total County input for these general topics. It is understood that the current requirements pertaining to Federal, State and County regulations, including the County Code, Zoning Ordinance and the Public Facilities Manual will be fully complied with throughout the development process. The SWPD and PDD recommendations are to be considered additional measures over and above the minimum current regulations.

DRAINAGE RECOMMENDATIONS: None.

TRAILS RECOMMENDATIONS: None.

SCHOOL SIDEWALK RECOMMENDATIONS: None.

SANITARY SEWER E&I RECOMMENDATIONS: None.

Yes NOT REQUIRED Extend sanitary sewer lines to the development boundaries on the _____ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works and Environmental Services during the normal plan review and approval process.

Other E&I Recommendations: None.

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

SWPD and PDD Internal sign-off by:
Planning Support Branch (Ahmed Rayyan) kcm
Utilities Design Branch (Walt Wozniak) ic
Transportation Design Branch (Larry Ichter) nc
Stormwater Management Branch (Fred Rose) RS

RNK/rz2000hm003

cc: Gordon Lawrence, Coordinator, Office of Safety, Fairfax County Public Schools (only if sidewalk recommendation made)
Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: July 27, 2000

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025) *gok*
Wastewater Planning and Monitoring Division
Office of Waste Management, DPW

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ 2000-HM-003

Tax Map No. 015-4- /01/ /0019, 0020, 0035- P

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

1. The application property is located in the Horsepen Creek (A-2) Watershed. It would be sewerred into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, excess capacity is available at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established in accordance with the context of the Blue Plains Agreement of 1984. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch pipe line located an easement and on the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other Details

FAIRFAX COUNTY WATER AUTHORITY
8570 Executive Park Avenue- P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 289-6000

June 28, 2000

MEMORANDUM

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

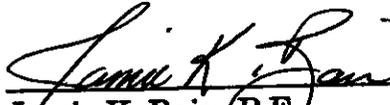
FROM: Planning Branch (Tel. 289-6363)
Planning and Engineering Division

SUBJECT: Water Service Analysis, Rezoning Application RZ 00-HM-003

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUN 30 2000
ZONING EVALUATION DIVISION

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from existing 16 & 8 inch mains located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional system improvements may be necessary to satisfy fire flow requirements and accommodate water quality concerns.


Jamie K. Bain, P.E.
Manager, Planning Department

Attachment

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

June 20, 2000

RECEIVED

DEPARTMENT OF PLANNING AND ZONING

JUN 26 2000

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

ZONING EVALUATION DIVISION

FROM: Ralph Dulaney (246-3868)
Planning Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ
2000-HM-003

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

5. The application property is serviced by the Fairfax County Fire and Rescue Department Station #36, **Frying Pan**.
6. After construction programmed for FY 19__, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is _/10 outside the fire protection guidelines. No new facility is currently planned for this area.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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

