



# FAIRFAX COUNTY

APPLICATION FILED: September 27, 2000  
APPLICATION AMENDED: December 18, 2000  
PLANNING COMMISSION: March 15, 2001  
BOARD OF SUPERVISORS: April 2, 2001 @ 3:30 p.m.

V I R G I N I A

## CRD

March 1, 2001

### STAFF REPORT

#### APPLICATION RZ/FDP 2000-DR-053

#### DRANESVILLE DISTRICT

**APPLICANT:** MHI – Laughlin Avenue Venture, LLC

**PRESENT ZONING:** R-4, CRD, HC, SC

**REQUESTED ZONING:** PDC, CRD, HC, SC

**PARCEL(S):** 30-2 ((9)) 56-66 and Alleys to be vacated

**ACREAGE:** 2.24 acres

**FLOOR AREA RATIO (FAR):** 1.57

**OPEN SPACE:** 37,342 sq. ft. (38%)

**PLAN MAP:** Commercial

**PROPOSAL:** Mixed Use Development consisting of 117,905 sq.ft. of residential uses (70 multi-family dwelling units) and 35,000 sq. ft. of commercial uses for a total of 152,905 sq. ft.

#### STAFF RECOMMENDATIONS:

Staff recommends that RZ/FDP 2000-DR-053 be approved subject to the execution of the draft proffers contained in Appendix 1.

Further, staff recommends that the Final Development Plan be approved subject to development conditions contained in Appendix 2.

Further, staff recommends that the Board approve the requested modification to allow in excess of fifty percent of the gross floor area to be devoted to residential use and the requested modification to the peripheral parking lot landscaping.

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

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

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-DR-053**

**FINAL DEVELOPMENT PLAN  
FDP 2000-DR-053**

FILED 09/27/00

MHI-LAUGHLIN AVENUE VENTURE, L.L.C.

TO REZONE: 2.24 ACRES OF LAND; DISTRICT - DRANESVILLE

PROPOSED: REZONE FROM THE R-4 TO THE PDC DISTRICT

LOCATED: NORTH SIDE OF LOWELL AVENUE, BETWEEN LAUGHLIN AVENUE AND EMERSON AVENUE

ZONING: R-4

TO: PDC

OVERLAY DISTRICT(S): CR HC SC

MAP REF

030-2- /09/ /0056- .0057- .0058- .0059- .0060  
030-2- /09/ /0061- .0062- .0063- .0064- .0065  
030-2- /09/ /0066-

FILED 09/27/00

MHI-LAUGHLIN AVENUE VENTURE, L.L.C.

FINAL DEVELOPMENT PLAN

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LOCATED: NORTH SIDE OF LOWELL AVENUE, BETWEEN LAUGHLIN AVENUE AND EMERSON AVENUE

ZONING: PDC

OVERLAY DISTRICT(S): CR HC SC

MAP REF

030-2- /09/ /0056- .0057- .0058- .0059- .0060  
030-2- /09/ /0061- .0062- .0063- .0064- .0065  
030-2- /09/ /0066-

AND ALLEYS TO BE VACATED



# REZONING APPLICATION / RZ 2000-DR-053

# FINAL DEVELOPMENT PLAN FDP 2000-DR-053

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TO: PDC

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030-2- /09/ /0056- .0057- .0058- .0059- .0060  
030-2- /09/ /0061- .0062- .0063- .0064- .0065  
030-2- /09/ /0064-

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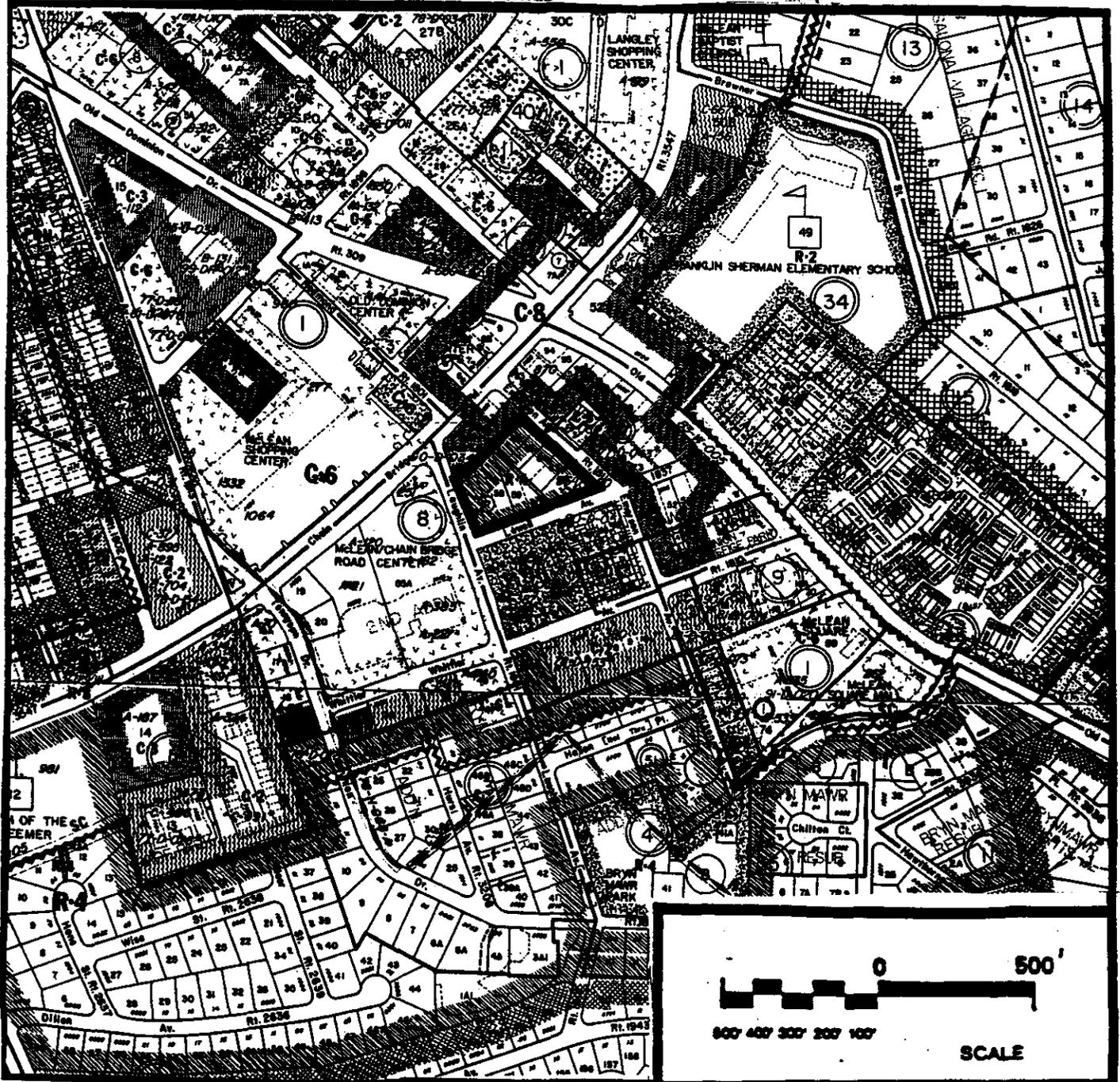
ZONING: PDC

OVERLAY DISTRICT(S): CR HC SC

MAP REF

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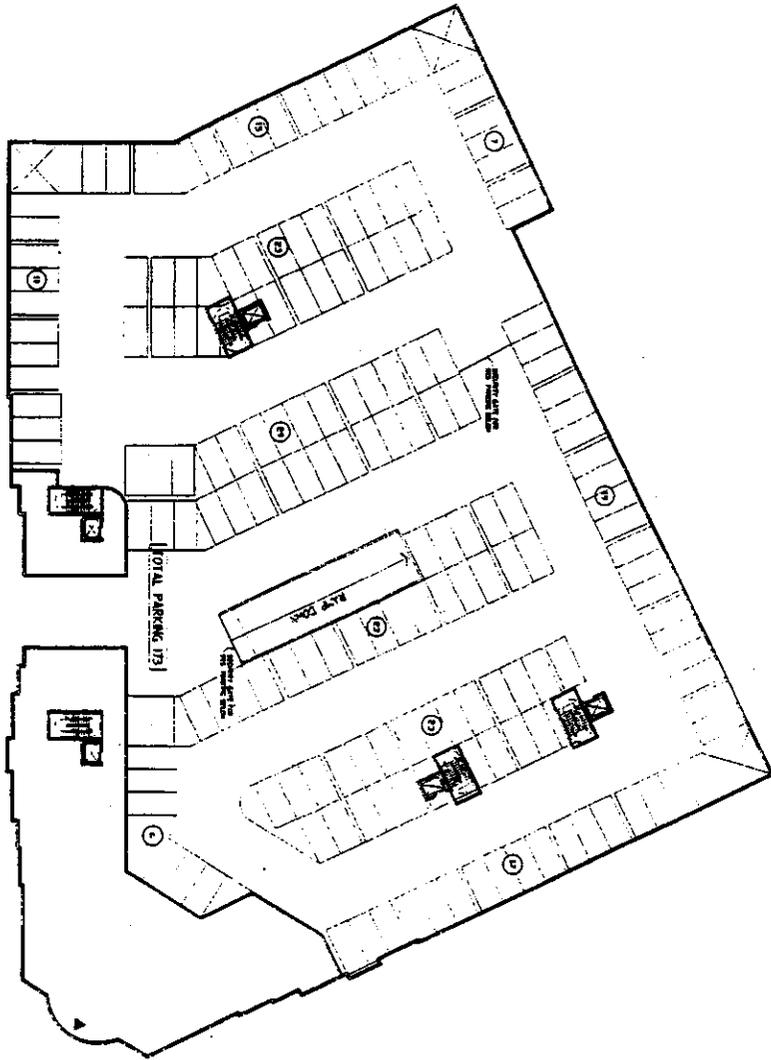
AND ALLEYS TO BE VACATED











1 LOWER LEVEL PARKING 1

MCLEAN CIVIC PLACE  
 17000 MCLEAN BLVD  
 FARMERS MARKET CENTER

Drawing Title  
 LOWER LEVEL PARKING - 1

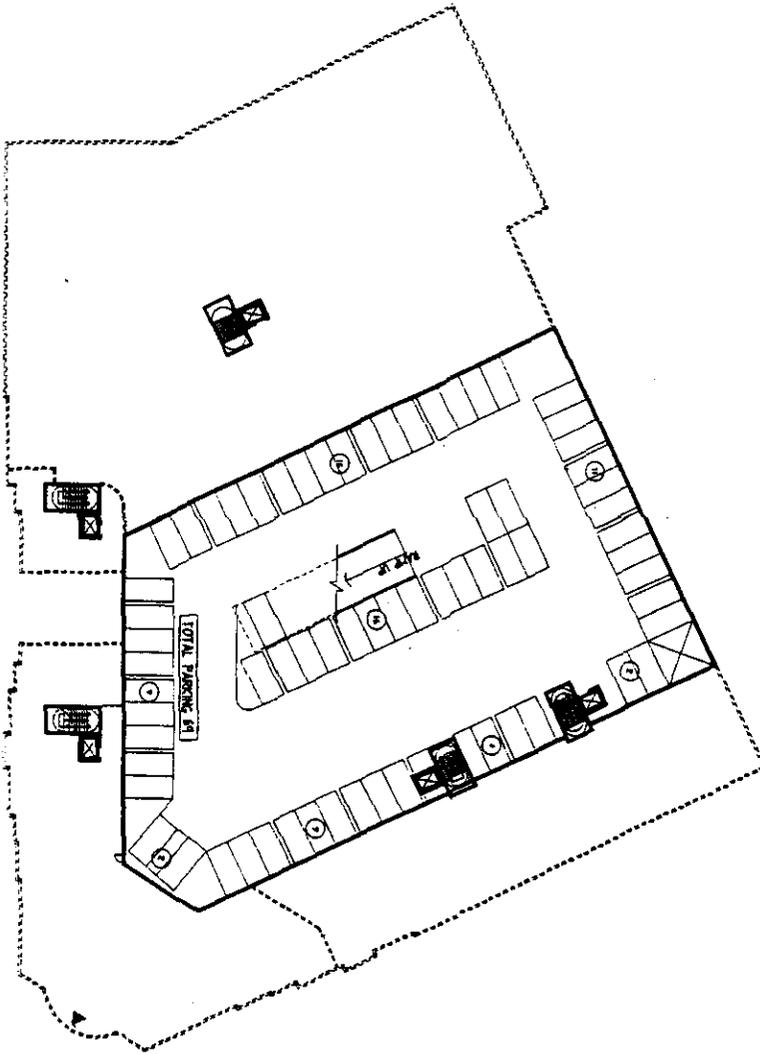
THE LISBARD  
 ARCHITECTURAL  
 GROUP, INC.

17000 MCLEAN BLVD  
 FARMERS MARKET CENTER  
 MCLEAN, VA 22101  
 (703) 441-1111

NO.	REVISION	DATE
1	THE DATE	12/21/00
2	REVISION	12/21/00
3	REVISION	12/21/00
4	REVISION	12/21/00
5	REVISION	12/21/00

DATE: 12-21-00  
 DRAWING NO. 17-21-00  
 CHECKED BY: [Signature]  
 DESIGNED BY: [Signature]

4 10



1 LOWER LEVEL PARKING - 2

MCLEAN CIVIC PLACE  
 BRANESVILLE DISTRICT  
 FARMER COUNTY VIRGINIA

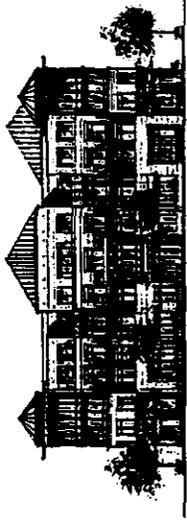
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THE LESBARD  
 ARCHITECTURAL  
 GROUP INC.

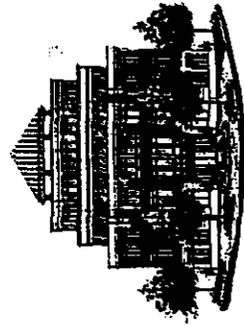
17-24-00

NO.	REVISIONS	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	1/24/00		
2	REVISED PER COMMENTS	2/1/00		
3	REVISED PER COMMENTS	2/1/00		
4	REVISED PER COMMENTS	2/1/00		
5	REVISED PER COMMENTS	2/1/00		
6	REVISED PER COMMENTS	2/1/00		
7	REVISED PER COMMENTS	2/1/00		
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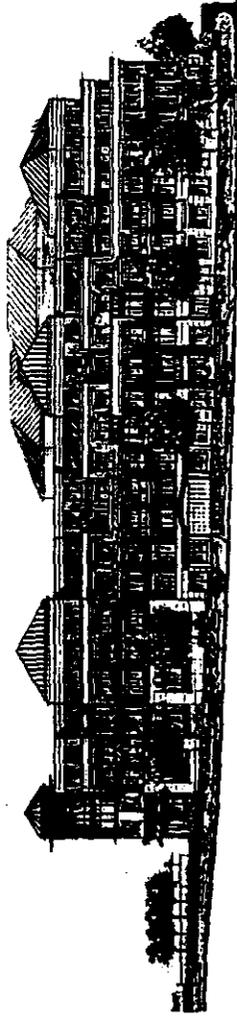
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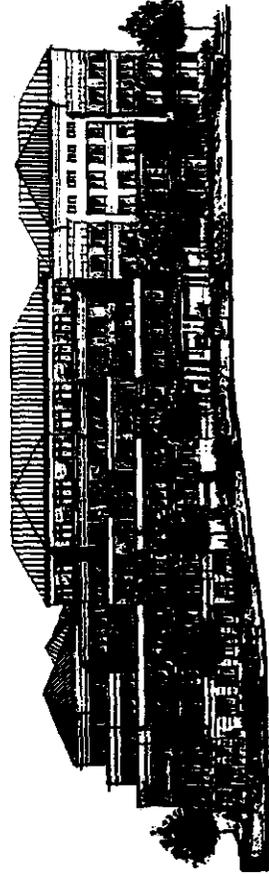
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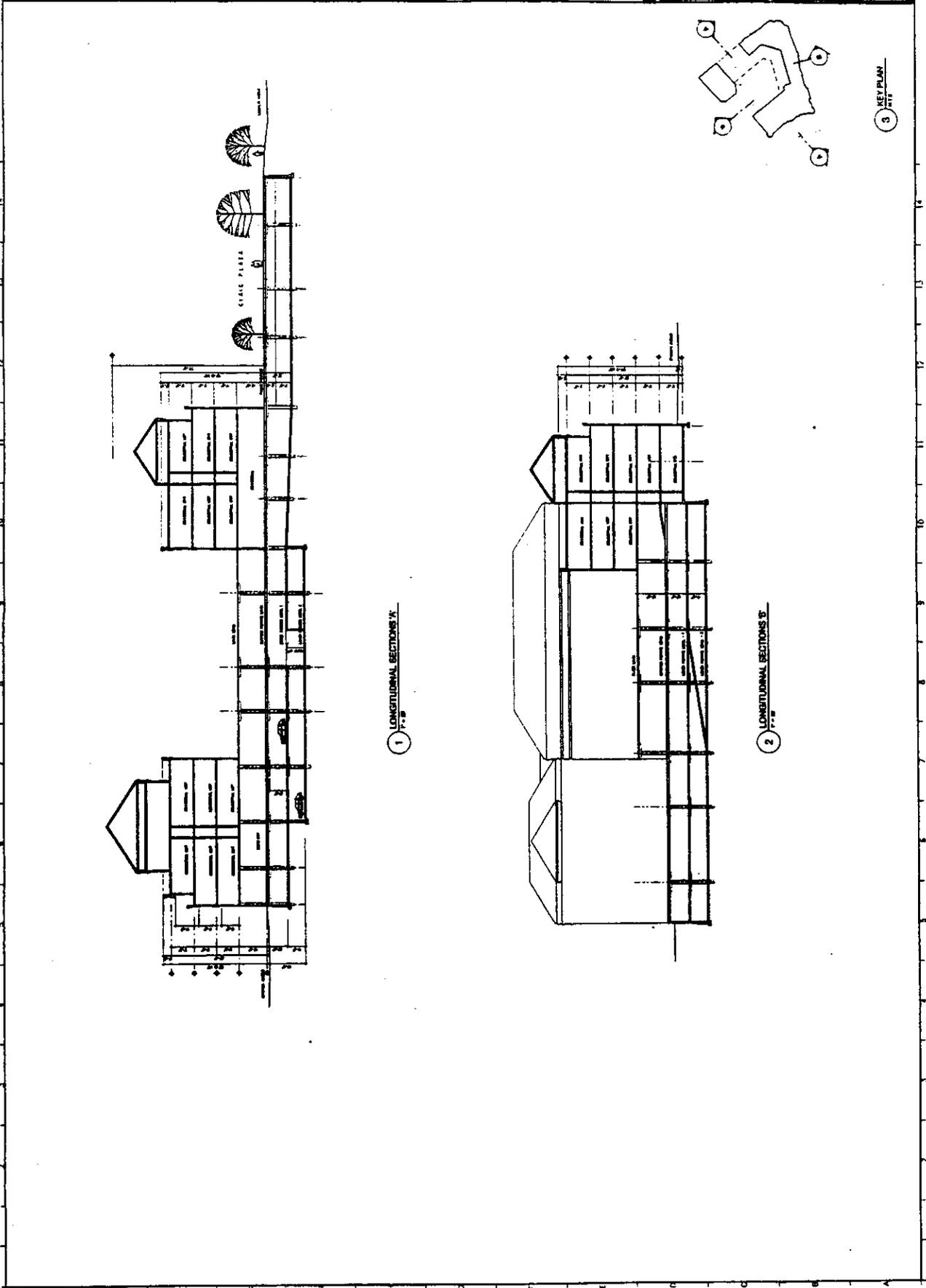
2 EMERSON/LOWELL AVE CORNER ELEVATION



1 LOWELL AVENUE ELEVATION



2 EMERSON AVENUE ELEVATION



NO.	DESCRIPTION	DATE
1	WORK 1	
2	REVISION	
3		
4		
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**OPTION  
A**

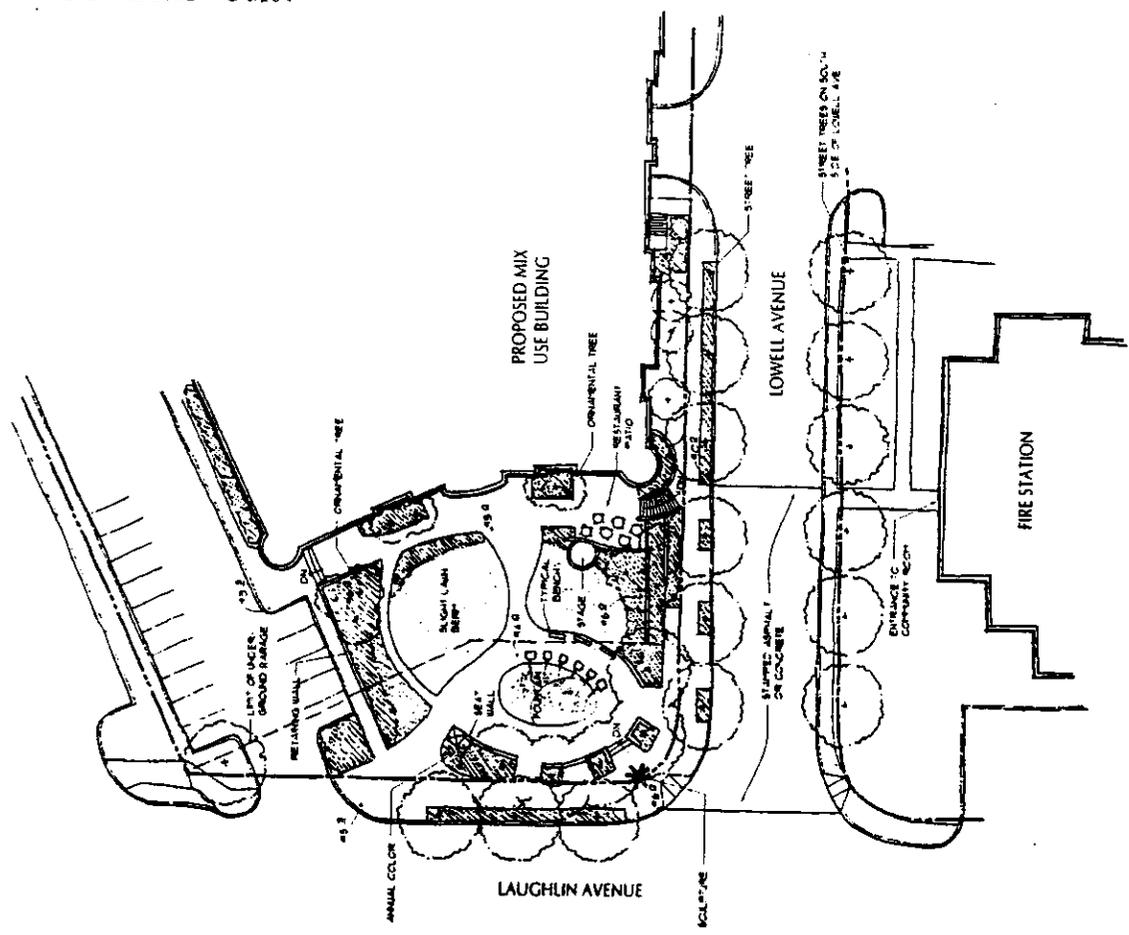
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Project No.	100100
Sheet No.	100100-1
Date	11/11/00
Author	AS
Checker	AS
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9 of 10

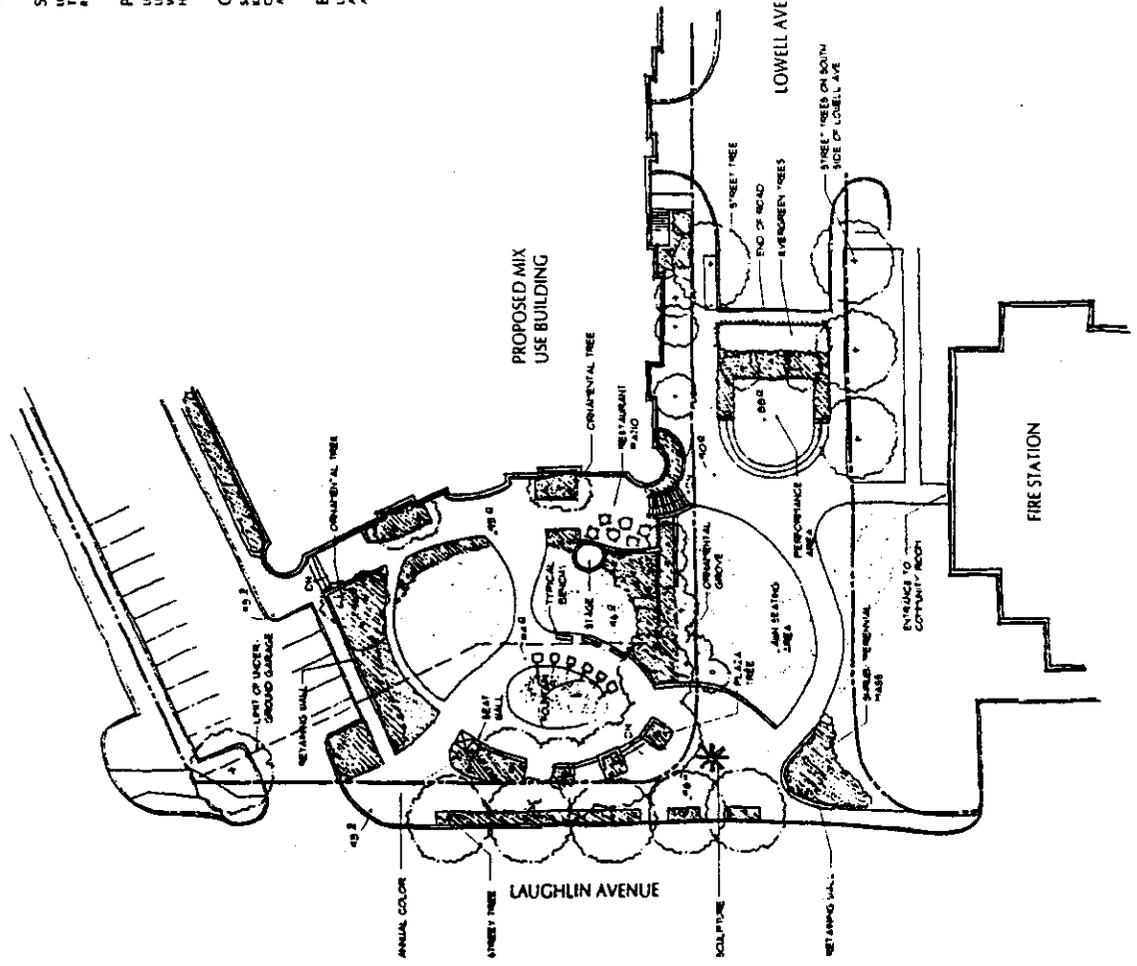
**PLANT TABLE**

- STREET TREES** - 12" - 14" CALIBER  
 LINDEN PLANE TREE  
 ZELKOVIA  
 RED OAK
- PLAZA TREES** - 8" - 10" CALIBER / 10' - 14' MINIMUM HEIGHT  
 LONDON PLANE TREE  
 UTILEBAY LINDEN  
 HORNWOOD  
 HORNWOOD
- ORNAMENTAL TREES** - 8' - 10' HEIGHT  
 SAUCER MAGNOLIA  
 EDDY DOGWOOD  
 ANEMONE  
 ANEMONE



**PLANT TABLE**

- STREET TREES** 12'-12" - 4" CALIPER  
 LONDON PLANTANE  
 RED OAK  
 YELDOVA
- PLAZA TREES** 10' - 4" CALIPER, 20' - 24" MINIMUM HEIGHT  
 LONDON PLANTANE  
 LITTLE LEAF LINDEN  
 WILLOW OAK  
 HONEYLOCUST
- ORNAMENTAL TREES** 10' - 10" HEIGHT  
 OAK  
 YELDOVA  
 KOUA  
 LINDEN  
 CRAPPE  
 AMELANCHIER
- EVERGREEN TREES** 10' - 10" HEIGHT  
 NORTON CEDAR  
 ARBOREUS  
 ANDERSON



Drawing Title

Project No.	1010
Date	10.10.10
Scale	AS SHOWN
Author	JTG
Checker	JTG
Appr.	JTG

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

**DESCRIPTION OF THE APPLICATION**

These applications propose to rezone 2.24 acres from the R-4 (Residential – 4 Dwelling Units per Acre) District to the PDC (Planned Development Commercial) District. The existing overlay districts, CRD (Commercial Revitalization), HC (Highway Corridor), and SC (Sign Control) Districts would be unchanged with this development proposal. The application property includes two alleys, which are to be vacated by a separate Board action. The application property does not include any portion of the right-of-way of Lowell Avenue.

The applicant, MHI – Laughlin Avenue Venture, LLC, proposes to develop a primarily residential, mixed use project. Seventy (70) multi-family dwelling units are proposed, resulting in a density of 31.25 dwelling units per acre based on the whole of the application property. In addition, a 35,000 square foot commercial component is proposed, consisting of 24,000 square feet of offices and 11,000 square feet for retail space to include an eating establishment. The draft proffers provide for additional kinds of uses that may be located in these spaces, such as, but not limited to, business supply and service establishments, fast food restaurants, financial institutions, health clubs, institutional uses, personal services establishments, public uses, and exposition halls to house cultural or civic events. The residential component occupies 117,905 square feet of gross floor area; a total of 152,905 square feet overall at a floor area ratio (FAR) of 1.57 is proposed. Approximately thirty-eight (38) percent of the site would be open space. The proposed development would have underground parking, a central courtyard for use by the residents and a plaza that would be open to the public. The proposed buildings would be four to five stories tall with the top floor setback from the front facades along Lowell Avenue and Emerson Avenue. The maximum building height would be seventy-five (75) feet.

The application includes a request for Board of Supervisors approval of a modification of the requirement contained in Par. 5 of Sect. 6-206 that the gross floor area devoted to residential uses in a PDC District not exceed fifty (50) percent of the overall gross floor area. In this circumstance, the proportion of gross floor area devoted to residential uses is seventy-seven (77) percent of the total of 152,905 square feet proposed. The application also includes a request to modify the requirement for peripheral parking lot landscaping along the northern boundary.

A reduced copy of the combined Conceptual/Final Development Plan is included in the front of this report. The applicant's draft proffers are included as Appendix 1. Proposed development conditions for the final development plan are in Appendix 2. The applicant's affidavit is Appendix 3 and the applicant's statements regarding the application are included as Appendix 4.

A Planned Development Commercial District is subject to the General Standards and the Design Standards found in Part 1 of Article 16, Standards for All Planned Developments. The relevant standards are contained in the Excerpts from the Zoning Ordinance found in Appendix 13.

## LOCATION AND CHARACTER

The application property is located in the Central Business Center of McLean approximately 500 feet west of Old Dominion Drive and 100 feet south of Old Chain Bridge Road. The property includes approximately three-fifths of the block bounded on the east by Emerson Avenue, on the south by Lowell Avenue, on the west by Laughlin Avenue and on the north by Old Chain Bridge Road. The existing development within the application property consists of single family detached dwellings that have been converted to commercial uses including a doctor's office, commercial offices and retail establishments. The property has also been the location of a farmer's market. The existing vegetation consists of the trees around the existing structures.

<b>SURROUNDING AREA DESCRIPTION</b>			
	Financial Institution	C-8	Retail & Other
	Vehicle Light Service Establishment	C-8	Retail & Other
	Offices	PDC	Retail & Other
	McLean Fire Station	R-4	Institutional
	McLean Art Center	C-8	Retail & Other
	Offices	C-5, C-8	Retail & Other
	Eating Establishment	C-6	Retail & Other
	Retail	C-6	Retail & Other

## BACKGROUND

Filing of the Application: The initial filing of this application included a portion of the right-of-way of Lowell Avenue. An application to vacate this right-of-way and the alleys located within the application property has been filed with the Fairfax County Department of Transportation. The amendment to the zoning applications was filed to remove the Lowell Avenue right-of-way from the application property for RZ/FDP 2000-DR-053. The applicant has stated that they will be requesting that the application to vacate the alleys within the property and the right-of-way for Lowell Avenue be split into two parts.

Previous Approvals: A number of special exceptions and special permits have been approved in this portion of the McLean CBC to allow the existing buildings, primarily single family detached homes, to be converted to other uses, including medical offices, offices, private schools and retail establishments. The approval of this application would supercede those previous approvals. The records of these approvals are on file in the Department of Planning and Zoning.

## COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

<b>Plan Area:</b>	II
<b>Planning District:</b>	McLean Planning District
<b>Planning Sector:</b>	McLean Central Business Center

On April 27, 1998 the Area II Plan was amended to change the entire Plan text and recommendations for the McLean CBC. The Plan citations for this application are cited from the Area II Addendum to the Comprehensive Plan for Fairfax County, Virginia, April 2000.

On pages 168-170 of the LAND USE RECOMMENDATIONS, the Comprehensive Plan states:

### "A. Redevelopment Areas

A principal element of this Plan is the desire to stimulate change at the core areas of the CBC. The core areas are generally defined as those areas within a one block radius of the intersection of Chain Bridge Road and Laughlin Avenue ("South Village") and the fork intersection of Chain Bridge Road and Old Chain Bridge Road ("North Village") and at the northeast corner of Elm Street and Chain Bridge Road.

These core areas, which are designated as part of the **Redevelopment Area**, present an opportunity to establish a stronger image within the area and to direct future change in the overall CBC.

To maintain the current scale of the McLean CBC and to preserve and encourage future development of primarily neighborhood-serving retail, with supplemental office uses, a baseline intensity of .35 FAR is recommended. A general maximum of .70 FAR for the core areas with options for higher intensity in some subareas (i.e., 11, 20a, 20c, and 22a) is also recommended. The higher intensity level can be considered only if several criteria are fulfilled: 1) predominantly three story structures are provided which define the public space of the street, except in specific redevelopment areas (i.e., subareas 11, 19a, 20a, 20c, and 22a), where higher buildings are appropriate to encourage the establishment of focal points; 2) mixed land uses are provided; 3) there is a reduction in the amount of surface parking; 4) substantial pedestrian improvements are provided; 5) substantial landscape and streetscape amenities,

including the placement of utilities under ground or a contribution in lieu are provided; and 6) a major effort toward achieving the revitalization objectives of this Plan is demonstrated.

The generally three-story structures are intended to preserve the modest scale of the McLean CBC and encourage pedestrian activity. It is critical to establish these design and land use guidelines at the core areas where development may first occur, since they can serve as a model for future development elsewhere in the CBC.

With a base FAR of .35, a method has been established to achieve the higher level of intensity noted for certain subareas. To exceed a .35 FAR all of the following elements should be addressed:

- Utilities are placed underground, where applicable, or a contribution is made to help offset the cost of placing utilities underground in the future;
- Public amenities are provided per the McLean CBC Design Standards;
- Open space and public areas are provided per the McLean CBC Design Standards;
- Parking is screened with either evergreen landscape planting or masonry fencing to at least three feet high from street(s), as applicable, and with adequate pedestrian cross-throughs being provided;
- Vehicular inter-parcel access is provided, wherever possible;
- Architectural features are provided, such as materials, roof line, facade, and massing that distinguish the project as above the ordinary;
- Urban Design features and focal points are provided, such as those described in the McLean CBC Design Standards and in the Urban Design section;
- Pedestrian oriented public space and enhanced pedestrian circulation are provided within and through the site; and
- Compatibility with the surrounding community is ensured in terms of both the architectural design and density.

Where core redevelopment abuts an existing or planned residential community, there should be no significant impact, and full adherence to the McLean CBC Design Standards is strongly recommended. The Subarea Guidelines, which are incorporated as part of this Plan contain specific

recommendations for development, including base and maximum intensities in terms of floor area ratio (FAR), public space guidelines, and special considerations.

The following recommendations describe the Plan objectives for each of the Subareas in the Redevelopment Areas of the CBC:

...

4. The block bounded by Chain Bridge Road, Emerson, Lowell and Laughlin Avenues (Subarea 11), which is mostly vacant, should be developed as a "Civic Place" to anchor the southern end of "Main Street" with a mix of community-oriented retail, service retail, office, senior housing, or other appropriate public uses. Street level retail, service uses and/or other uses which encourage the public to gather are recommended to be oriented around a plaza or park on the "Main Street" side of this subarea. This subarea is intended to include plaza in a park-like setting for general gathering and performances. The closing of a section of Lowell Avenue alongside the fire station is encouraged for additional public gathering space. Property consolidation is strongly encouraged, although the objectives of this Plan could still be realized with two to three development parcels. Parking could also be incorporated onto neighboring parcels. Its design should address the public's safety and convenience concerns about such facilities. The short pedestrian route to and from such parking should be interesting and engaging. Here, blank walls are to be avoided, preferably replaced by small specialty shops or services, activity areas, and a police satellite station, if possible. The site should also interconnect with the pedestrian network, especially between Laughlin and Emerson Avenues at mid-block and offer the opportunity to develop public spaces and building design features."

The Comprehensive Plan Map shows this property to be planned for Retail and Other uses. The Plan text modifies this designation.

## ANALYSIS

### Conceptual/Final Development Plan (Reduction at front of staff report)

Title of CDP/FDP:	McLean Civic Place
Prepared By:	Walter L. Phillips Incorporated
Original and Revision Dates:	August 8, 2000 as revised through February 21, 2001

Combined CDP/FDP (Project Name)	
Sheet #	Description of Sheet
1 of 10	Cover Sheet including a Table of Contents, Notes and Tabulations
2 of 10	Landscape Plan – Plaza Level Plan
3 of 10	Surface Level Layout Plan
4 of 10	Lower Level Parking – 1
5 of 10	Lower Level Parking – 2
6 of 10	Laughlin Avenue Elevation & Emerson/Lowell Corner Elevation
7 of 10	Lowell Avenue Elevation
8 of 10	Building Longitudinal
9 of 10	Option A – Civic Place Green (w/o Lowell Ave. ROW)
10 of 10	Option B – Civic Place Green (w/ Lowell Ave. ROW)

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

- Development Description.** This application proposes to develop a mixed-use development consisting of approximately 152,905 square feet of gross floor area (GFA). The proposed uses include 70 multi-family dwelling units, which comprise approximately 117,905 square feet GFA. Commercial uses consisting of offices and retail are proposed within the remaining 35,000 sq. ft., with a portion of the retail space to be devoted to an eating establishment. The draft proffers further elaborate on the uses that may be located in the office and retail portions of the development. The draft proffers also state that good faith efforts would be made to provide a mix of 2 or 3 tenants for the retail space, which overlooks the Civic Green Plaza. The proposed residential uses comprise seventy-seven (77) percent of the overall development.

The CDP/FDP shows a U-shaped building that is to be 5 to 6 stories tall. The open part of the U faces toward the north, in the direction of Old Chain Bridge Road. The building includes underground parking for the residential units and the parking for the commercial uses located on the level that connects between Laughlin Avenue and Emerson Avenue.

Open space comprises approximately thirty-eight (38) percent of the property. The open space is primarily located in a public plaza, labeled "Civic Place Green," to be constructed at the intersection of Lowell Avenue and Laughlin Avenue, and in a private plaza, labeled "Common 2<sup>nd</sup> Level Plaza", that is to be located in the center of the building. The private plaza will be limited in access to the residents of the proposed multi-family dwelling units.

The proposed office element comprises approximately 24,000 square feet or approximately sixty-nine (69) percent of the proposed commercial element. The office element is to be located in the northeast corner in a four-story portion of the building. The office uses will be adjacent to the existing vehicle light service establishment located at the corner of Emerson Avenue and Chain Bridge Road. The remaining commercial space is to be located in the wing of the building that overlooks the proposed public plaza in the corner of Lowell Avenue and Laughlin Avenue. This element comprises 11,000 square feet GFA and is to be located on the first floor of that wing. This area is to include an eating establishment. The draft proffers in Appendix 1 includes a list of possible uses for the commercial portion of the site that would allow many of the uses typical of a central business center.

The property slopes towards the corner of Lowell Avenue and Emerson Avenue, the southeast corner of the application property, where the main entrance to the proposed multi-family dwelling units is to be located. The first level of residential parking will also be at this elevation. This level is depicted on Sheet 4, Lower Level Parking - 1. The next level will include the retail space overlooking the public plaza and will include a travelway that connects between Laughlin Avenue and Emerson Avenue near the northern boundary of the property. The Civic Place Green will be located at this elevation. This will be the main commercial level, with the retail uses overlooking the public plaza. Residential units will be located at this level, except where the space is to be occupied by commercial uses. This level will also provide access to the office uses shown to be located in the northeastern corner. This level is depicted on Sheet 3, Surface Level Layout Plan. The upper levels of the building will be residential uses, except for the northeastern corner where offices are proposed. The office portion and the residential portion will appear to be located in the same building because the two components will connect above the entrance from Emerson Avenue. The private plaza for the residents is to be located one level above the main level where the retail uses and the public plaza are proposed.

Along Emerson Avenue and Lowell Avenue the building is to be located immediately adjacent to the sidewalks along those two streets, except at the corner formed by the two streets, where the corner of the building at the intersection is cut off. The main entrance to the residential portion will be located at the corner of Lowell Avenue and Emerson Avenue. The minimum distance the building is to be set back from the edge of the right-of-way is approximately eight (8) feet. Along Laughlin Avenue, the proposed building will be set back behind the proposed Civic Place Green, resulting in a setback that varies between 70 feet and 105 feet.

As depicted on the architectural elevations on Sheets 6 and 7, the building façade is articulated, including many indentations and bump outs along its length. The Building Longitudinal Sections on Sheet 8 show that the fourth level of the building is to be set back approximately five (5) feet from the front of the rest of the façade. The uppermost story is set back ten (10) feet from the previous level along Emerson Avenue. Along the Laughlin Avenue frontage, overlooking the Civic Place Green, the building will be four (4) stories in height. Along Lowell Avenue, the building will present four to five stories along the street. Along Emerson Avenue, the façade will have four (4) stories at its northern end and five (5) stories at the southern end of Emerson Avenue, at its intersection with Lowell Avenue.

- *Vehicular Access.* The proposed development will be accessed from each of the three abutting streets. The access from Lowell Avenue is located in the middle portion of that block and goes directly into the underground parking garage for the residential units. The residential parking will be on two levels, one with 161 spaces and a lower level with 69 parking spaces. The configuration of the residential parking levels is shown on Sheets 4 and 5 of the CDP/FDP. These levels are solely for the residents and are not connected to the parking for the commercial uses, located above the residential parking. Given the general topography of the site, the highest level of residential parking is located at the same level as the main entrance to the residential units, at the corner of Emerson Avenue and Lowell Avenue.

The parking for the commercial uses, and the loading spaces for the development are located one level above the upper level of residential parking. This level is depicted on Sheet 3, Surface Level Layout Plan. This level will be accessed from both Laughlin Avenue and Emerson Avenue, with a vehicle travelway connecting both streets. This level will be the main level and the one that the public will use to access the proposed development.

- *Pedestrian Access.* Pedestrian access will be provided from the sidewalks along each of the three streets that abut the application property. Two feet of the sidewalks will be located within the application property and the remaining three feet will be located within the right-of-way. The CDP/FDP notes that a public access easement will be provided in these instances.

In addition, a mid-block pedestrian connection will be provided through the site at the main surface level, connecting Laughlin Avenue on the west and Emerson Avenue on the east via a sidewalk that is located within the parking area for this level. As depicted on the CDP/FDP, the pathway runs adjacent to the building wing overlooking the Civic Place Green, then

crosses the travelway to the sidewalk in front of the office uses. A crosswalk is shown where the pathway crosses the travelway. This level also contains the entrances to the proposed retail uses overlooking the Civic Place Green, the proposed offices in the northeast corner and the residential units. The draft proffers include the provision of a public access easement through the site and to Civic Place Green.

- *Streetscapes.* The streetscape along Emerson Avenue and Lowell Avenue consists of a five (5) foot wide landscape strip located between the curb and the sidewalk, with large deciduous trees planted on approximately twenty-eight (28) foot centers. Where the building is adjacent to the sidewalk, groundcover, evergreen shrubs and ornamental trees are proposed as foundation plantings. This treatment is shown in Section view on Sheet 2 of the CDP/FDP. Along the edge of the Civic Place Green, a row of evergreen shrubs is shown between the plaza and the sidewalk.
- *Landscaping.* Landscaping is provided along the northern property boundary, along the southern side of the through travel way, in a raised planter entrance feature, as foundations plantings adjacent to the Civic Green Plaza and within the Common 2<sup>nd</sup> Level Plaza, the plaza for the residents. Additional landscaping is provided in the Civic Place Green and will be described in that portion of this section. Along the northern boundary, evergreen shrubs are proposed between the parking and the site boundary. This landscaping would be located on top of the parking garage below. Where the building is near the boundary, evergreen shrubs are proposed. Evergreen shrubs are also to be located along the northern side of the building wing adjacent to the Civic Place Green and along the pedestrian connection through the site. A raised planter with an ornamental tree is proposed in front of the entrance to the residential building. Foundation plantings similar to that along Lowell Avenue and Emerson Avenue, is proposed adjacent to the building wing that overlooks the Civic Green Plaza. Six ornamental trees are proposed within planters on the proposed private Common 2<sup>nd</sup> Level Plaza.
- *Civic Place Green Plaza.* The Civic Place Green plaza, located adjacent to Laughlin Avenue at its intersection with Lowell Avenue, will be the predominate feature of the site's frontage on Laughlin Avenue. Sheets 9 and 10 of the CDP/FDP includes two alternate layouts for this plaza area.

The option shown on Sheet 9 is a design that does not include any of the right-of-way of Lowell Avenue. The plaza would include street trees in a similar spacing to that proposed along the other streets. The plaza is crossed by several pedestrian pathways the weave around the proposed features of the plaza. The features include: a fountain near the corner of Laughlin Avenue and Lowell Avenue; a lawn area is shown near the

center of the plaza; and a small stage area is shown near the restaurant area. A series of four tree wells are shown between the fountain and the sidewalk along Laughlin Avenue. A retaining wall is shown between the central lawn area and the parking spaces along the northern travel aisle into the property. This results in the plaza being approximately three feet above the sidewalk through the site along the travelway between Laughlin Avenue and Emerson Avenue. This area will include ornamental tree plantings. Ornamental trees are also shown adjacent to the commercial spaces overlooking the plaza. There is an approximately five foot difference in elevation between the plaza and Lowell Avenue adjacent to the building. The area at the corner is at a similar elevation to the intersection of Lowell Avenue and Laughlin Avenue. As noted earlier, Lowell Avenue goes downhill from Laughlin Avenue to Emerson Avenue. The area between the commercial space and the stage are identified as seating for a restaurant to be located in the commercial space adjacent to Lowell Avenue. Ornamental trees are shown to be planted between the sidewalk on Lowell Avenue and the plaza in the area where retaining walls are required to address the change in elevation.

The option on Sheet 10 addresses the circumstance that would result if, in the future, the western third of Lowell Avenue is vacated. The option of vacating Lowell Avenue is being pursued outside of the processing of this application and there is currently no such request on file with the County of Fairfax. However, per the draft proffers, should the Board of Supervisors approve the vacation of a portion of Lowell Avenue prior to the issuance of the first Residential Use Permit (RUP) or Non-Residential Use Permit (Non-RUP), the applicant would construct the plaza layout depicted on Sheet 10 of the CDP/FDP. The portion located within the application property would remain unchanged; however, additional elements would be constructed in the vacated right-of-way. These would consist of a lawn and seating area facing toward a performance area to be constructed at the easternmost edge of the portion of Lowell Avenue to be vacated. Pathways along the southern side of Lowell Avenue and between the stage and lawn/seating area would also be provided.

The draft proffers include provisions that would allow for design flexibility for the plaza due to engineering or community input. The draft proffers also provide for the review and approval of the Dranesville District Supervisor if there are future significant revisions to the design.

- **Stormwater Management.** Underground stormwater management and best management practices vaults are shown along the northern boundary within the central portion of that expanse. These vaults are shown connecting to the existing stormwater management system at the corner of Emerson Avenue and Lowell Avenue via a new underground

conduit to be constructed along Emerson Avenue. The stormwater lines along Lowell Avenue would also flow to this point.

### **Transportation Analysis (Appendix 6)**

The draft proffers and the CDP/FDP include the following transportation improvements:

- The draft proffers require that the applicant prepare plans and construct a realignment of Laughlin Avenue at its intersection with Chain Bridge Road so that it aligns with the shopping center entrance opposite Laughlin Avenue.
- The proposed streetscape includes brick pavers as the sidewalk treatment and landscaping within the right-of-way that will require the approval of VDOT. The applicant will be required to obtain the necessary approvals from VDOT prior to site plan approval. If these features do not receive VDOT approval, a minor modification as a proffer interpretation or approval of a proffered condition amendment application may be required.
- The proposed frontage improvements on Lowell Avenue match the existing rights-of-way section established with the development located across Lowell Avenue; a similar section is proposed on Emerson Street.
- The proposed designs for the Civic Place Green include the option for pavers for the street and bollards to separate vehicles from pedestrians. Both of these would require the approval of waivers by VDOT or the vacation of the right-of-way.

### **Issue: Transportation Systems Management**

The Comprehensive Plan recommends the implementation of Transportation Systems Management programs for all employment in the McLean CBC. The draft proffers do not address this issue. While this use is predominately residential, the draft proffers provide for the management of the project to provide information regarding mass transit opportunities in the area to both the residents and the workers in the commercial spaces. The draft proffer also provides for coordination with the Fairfax County Ridesharing Coordinator. Given the limited amount of commercial space and the predominately residential character of the project, staff has concluded that an information component is the most appropriate method to achieve this Plan goal.

**Resolution:**

This issue has been resolved.

**Issue:** Coordination of design elements with VDOT

Staff was concerned that the urban design elements that are consistent with the urban design recommendations for the McLean Central Business Center, the streetscape and the Civic Place Green were not consistent with the standards of the Virginia Department of Transportation for roadways. For example, brick pavers are proposed for the sidewalk treatment and trees are to be planted in a five foot wide landscape strip between the sidewalk and the roadway. These elements have been approved by VDOT in other locations in Fairfax County. These urban design elements are essential in supporting a project of this intensity in this portion of the McLean CBC. In addition, improvements to the intersection of Chain Bridge Road and Laughlin Avenue are included in the proffers. Staff and the applicant have coordinated with VDOT, and have determined that the improvements shown on the proffered CDP/FDP can be implemented.

**Resolution:**

This issue has been adequately addressed by the applicant.

**Environmental Analysis (Appendix 7)****Issue:** Energy Conservation

The Plan calls for energy conservation through the provision of bicycle parking facilities to encourage non-motorized transportation. The applicant should provide alternatives to the use of single occupancy automobiles for residents. The applicant should provide bicycle parking/storage facilities onsite. The draft proffers state that bicycle parking facilities will be provided.

**Resolution:** This issue has been adequately addressed.

**Issue:** Light Pollution

It is unclear from a review of the development plan the location and types of outdoor lighting that are proposed for this site. Staff does not object to any particular style of lighting fixture as long as the design is appropriate and the lighting does not cause light pollution. All lighting provided on the property should be focused directly on parking/driving areas and sidewalks. No lighting should project beyond the property line. Full cut-off lighting should be provided

for any proposed outdoor lighting. The draft proffers state that lighting that conforms with the recommendations related to Dark Skies will be provided.

**Resolution:**

This issue has been adequately addressed.

**Public Facilities Analysis (Appendices 8-12)**

Park Authority Analysis (Appendix 8)

The proposed development proposes 70 dwelling units, which will add approximately 167 persons to the current population of the Dranesville District. There are no recreational amenities proposed with this development, except the proposed Civic Place Green, a public plaza, and the Common 2<sup>nd</sup> Level Plaza for the residents. The residents of this development will generate demand for several outdoor facilities including tennis, basketball, volleyball, picnic areas and the use of athletic facilities. Deficiencies exist in most recreation facilities in Dranesville District. This is an application for residential development in the PDC District, which requires that recreational facilities be provided in the amount of \$955 per dwelling unit, except for affordable dwelling units (ADUs). The draft proffers state that the two plazas will be constructed as amenities for the future residents and the public and that any funds remaining after this construction shall be contributed to the Park Authority.

Schools Analysis (Appendix 9)

This development is anticipated to generate: 12 elementary students who would attend Franklin Sherman Elementary School which is projected to exceed its capacity of 392 students through the school year 05-06; 3 intermediate students who would attend Cooper Intermediate School which is projected to exceed its capacity of 866 students through the school year 05-06; and 5 high school students who would attend Langley High School which is projected to operate within its capacity of 1800 students through the school year 05-06. (The above projections have been adjusted to reflect the 70 dwelling units currently proposed rather than the 90 dwelling units reflected in the schools analysis memorandum).

Sanitary Sewer Analysis (Appendix 10)

The property is located in the Pimmit Run (G-1) watershed and would be sewered into the Blue Plains Treatment Plant. The existing 8 inch line located in Lowell Avenue and approximately 25 feet from the property is adequate for the proposed use at this time. There appears to be adequate capacity for the

proposed development at this time when existing uses and proposed development recommended by the Comprehensive Plan are taken into account.

#### Fire and Rescue Department Analysis (Appendix 11)

This property is serviced by Station #01, McLean, and this service currently meets fire protection guidelines.

#### Water Service Analysis (Appendix 12)

The property is located in the service area of the Falls Church Water Authority.

#### **Land Use Analysis (Appendix 5)**

##### *Summary of the Provisions of the Plan*

The Plan recommends mixed-use development with strong urban design and integrated public/private amenities. The uses envisioned in the Plan are office, support or convenience retail, institutional use and residential use. The subarea (#11) in which this site is located is identified as the southern terminus of the planned "Main Street" that reaches between Lowell Avenue and Beverly Road. The Plan calls for an outdoor public amenity area that allows for sitting and public gathering at the Laughlin Avenue-Lowell Avenue intersection. Development in subarea #11, according to the Plan, should consolidate land and enclose the street frontages. The Plan states that an overall FAR above 0.70 can be considered if a residential component is integrated into the development.

Pedestrian connections to the surrounding area are strongly recommended. Excellent pedestrian circulation should be provided connecting land use components within the site, including a mid-block through connection between Laughlin Avenue and Emerson Avenue. Urban design features are enumerated in the Plan for McLean in general and these apply to this site. These features include special streetscaping and landscaping treatment, street furniture, lighting, signing, and sidewalk paving.

##### *Land Use Mix and Intensity of Development*

This proposal is for a mixed-use project on a majority of the land in subarea #11 and in compliance with the general land use and development objectives for this subarea.

The proposal complies with the Plan intent in terms of land consolidation by consolidating the portions of Sub-area 11 that are underdeveloped. The proposal is for mixed use in an urban setting as recommended by the Plan text. Residential use is proposed as an integral part of this development and the proposed overall intensity is proposed at 1.5 FAR. The Plan specifies that, for a

FAR above 0.70, a development must have a residential component and the nonresidential portion of the mix should not exceed 0.70 FAR. The nonresidential component of this proposal is 35,000 square feet or a FAR of 0.35. The Plan specifically states that a minimum of 30 per cent of the nonresidential development should be retail. In this proposal, 11,000 square feet is proposed for retail use, which is 31 percent of the nonresidential use. The Plan further states that one-half of the retail use should be convenience retail. The list of uses specified in the draft proffers complies with this provision.

### *Design Elements*

The CDP/FDP includes most of the design elements recommended for Subarea 11:

- The recommended mid-block pedestrian pathway is provided between Laughlin Avenue and Emerson Avenue;
- The streetscape along Lowell and Emerson meets the recommendations of the Comprehensive Plan;
- The recommended civic place is provided;
- The parking is provided underground, with the buildings adjacent to the sidewalk along Emerson Avenue and Lowell Avenue.

The streetscape and civic place designs are in conformance with the recommendations for Sub-Area 11 of the McLean CBC. Further, staff, the applicant and VDOT have coordinated with regard to issues related to the streetscape, brick paver sidewalks and street sections and those elements can be implemented through the engineering review process. However, it would be desirable that additional design detail elements be clarified in order for the Plan guidance to be fully addressed. For example, the underground placement of utilities should be such that location of utilities do not preclude full compliance with the streetscaping guidelines. It is also desirable that additional details regarding comprehensive signage and lighting plans be provided, showing location, specifications and visual details. The lighting elements have been partially met through the proffers and through the depiction of a typical light fixture as an attachment to the proffers. The pages of the McLean CBC urban design standards are also attached to the proffers, to provide guidance for the subsequent review of a more detailed design at the time of site plan approval.

**ZONING ORDINANCE PROVISIONS (Appendix 13)**

<b>Bulk Standards (PDC District)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Min. Dist. Size	Yield > 100,000 sq. ft GFA	111,088 sq. ft. GFA
Lot Width	No Requirement	N/A
Building Height	See Note <sup>1</sup>	75 feet
Front Yard	See Note <sup>2</sup>	8 feet (Emerson & Lowell) 70 feet (Laughlin)
Side Yard**	See Note <sup>2</sup>	N/A
Rear Yard**	See Note <sup>2</sup>	13 feet
Floor Area Ratio (FAR)	1.57	1.5
Open Space	15 percent	38 percent
Parking Spaces	287 spaces <sup>3</sup>	287 spaces
Loading Spaces	5 spaces	3 spaces <sup>4</sup>

1. Per Par. 1 of Sect. 6-208, building height is controlled by the provisions of Part 1 of Article 16. See discussion below.
2. Per Par. 2 of Sect. 6-208, yards are controlled by the provisions of Part 1 of Article 16. See discussion below.
3. This is the number required without the twenty (20) percent reduction permitted commercial uses in the CRD District.
4. The CDP/FDP includes a note requesting approval of a lesser number of loading spaces as allowed in P-Districts. See the discussion below under Waivers and Modifications.

**Transitional Screening and Barriers**

The surrounding uses are such that transitional screening and barriers are not required.

**Waivers and Modifications**

**Modification:** Proportion of Residential Uses **Basis:** Par. 5 of Sect. 6-206

This paragraph, under the Use Limitations for the PDC District, limits the amount of Gross Floor Area devoted to dwellings as a secondary use to no more than fifty (50) percent of the principal uses in the proposed District. Dwellings are listed as a secondary use in the PDC District. However, Par. 5 also allows the Board of Supervisors to modify this limitation in order to further the implementation of the adopted Comprehensive Plan. These applications propose to develop 117,905 square feet of the overall 152,905 square feet proposed as dwellings, which is seventy-seven (77) percent of the total gross floor area proposed. Therefore, twenty-three (23) percent of the proposed gross floor area would be in commercial uses that are principal uses in the PDC District.

As noted in the Land Use Analysis section, this proposal conforms with the use and intensity recommendations of the adopted Comprehensive Plan for the McLean Community Business Center. The application proposes to develop 35,000 square feet of commercial uses, which is less than the 0.70 FAR of commercial uses recommended by the Plan text. The Plan also states that residential uses are appropriate in Sub-Area 11 and that, with the development of residential uses the FAR may exceed 0.70. Therefore, staff has concluded that the proposed development is furthering the implementation of the Comprehensive Plan and recommends that the requested modification to the use limitation be approved.

**Modification:** Peripheral Parking Lot Landscaping **Basis:** Par. 3, Sect. 13-202

Sect. 13-202 of the Zoning Ordinance requires that a landscaping strip four (4) feet in depth planted with large deciduous trees at the rate of one tree for each fifty (50) feet in length be provided. Par. 3 of this section allows the Board of Supervisors to waive or modify this requirement in conjunction with the approval of a rezoning or a special exception. Par. 3 further states that a waiver or modification may be approved for a use that is limited in duration or where the waiver or modification will not have any deleterious impact on adjacent existing or planned development.

In this instance, the proposed peripheral parking lot landscaping consists of a row of evergreen shrubs planted within a five and one-half (5½) foot wide strip. The landscaping strip is located above the parking garage and the proposed stormwater management/best management practices vaults located on the northern property line.

It should also be noted that this development is within a Commercial Revitalization District (CRD). Par. 4 of Sect. 13-202 states that peripheral parking lot landscaping shall be provided in accordance with the standards for the specific district. The standards regarding peripheral parking lot landscaping for the McLean CRD are contained in Par. 5 of Sect. A-709. Paragraph 5B(2) states that the adopted design standards specified in the adopted Comprehensive Plan would be applicable. These are described in Appendix 5 of the Plan text applying to the McLean CBC. The peripheral landscaping recommended along a property boundary is deciduous trees planted within a six (6) foot wide strip with a spacing that alternates with the adjoining property to create a continuous tree canopy. Therefore, the requested modification is required to deviate from the recommendations of the McLean CRD District.

The parking garage is to extend to within one foot of the northern property boundary; therefore, planting large deciduous trees would be difficult and would require larger planter boxes than the proposed shrubbery. The adjacent use is a

commercial use, a drive-in bank. Given these factors, staff has concluded that the requested modification of peripheral parking lot landscaping is appropriate. However, staff also recommends that the planting materials conform with the recommendations contained in Appendix 4 of the McLean CRD plan and that the plant material selected be that which achieves a height of at least six (6) feet subject to the design constraints imposed by the size of the planter boxes.

**Modification:** Loading Spaces

**Basis:** Par. 2 of Sect. 11-202

The CDP/FDP includes a request for a modification to allow three (3) loading spaces to serve this use. As noted in the Zoning Ordinance requirements chart, five (5) spaces are required by the combination of the proposed use, since each of the separate uses shown on the CDP/FDP require an individual loading space. In this instance, the proposed uses occur within the same project and loading spaces can be shared by the various uses. Par. 2 of Sect. 11-202 allows for loading spaces to be provided cooperatively for two or more uses subject to arrangements that assure permanent availability of the spaces for those uses. However, neither the proffers nor the CDP/FDP address this issue. Further, staff is of the opinion that these arrangements should be made at the time of site plan approval and made part of the record of that approval. Therefore, staff recommends that no action be taken on this request at this time.

**Other Zoning Ordinance Requirements:**

**Affordable Dwelling Units (Part 8 of Article 2)**

While the proposed residential development exceeds fifty (50) dwelling units, Part 8 of Article 2 of the Zoning Ordinance exempts multi-family buildings that have elevators and are four (4) or more stories in height from the requirement that affordable dwelling units be provided. Therefore, this development proposal is exempt from the provisions of Affordable Dwelling Unit Program.

**Standards for all Planned Developments (Sect. 16-100)**

Sect. 16-101 contains six general standards that must be met by a planned development. Sect. 16-102 contains three design standards to which all Conceptual and Final Development Plans are subject.

**Sect. 16-101, General Standards**

The first general standard requires that the planned development conform with the Comprehensive Plan (Par. 1). As addressed in the Land Use Analysis section, Staff has determined that this standard has been satisfied.

The second General Standard addresses whether or not the planned development is of such a design that it achieves the purpose and intent of a planned development more than would be development under a conventional district (Par. 2). The purpose and intent of the Planned Development Commercial District are contained in Sect. 16-201. The purpose and intent of the PDC District are to encourage innovative and creative design and facilitate the most advantageous construction techniques in the development of land for commercial uses; to insure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of commercial development. Given the mixed use design of this proposal with the proposed uses incorporated in the same building, the proffered streetscape treatments, the commitment to build the Civic Place Green, and the quality of the design demonstrated by the building elevations included in the CDP/FDP, Staff has determined that this standard has been satisfied.

The third general standard addresses the efficient use of the available land and protection of scenic assets and natural features such as trees, streams and topographic features (Par. 3). Given that this area is located with the developed portion of the McLean CBD and no significant trees or other environmental features were identified during the review of this application, Staff has determined that this standard has been satisfied.

The fourth general standard states that the planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development and shall not hinder, deter or impede development of surrounding undeveloped properties (Par. 4). Staff has determined that this standard has been satisfied because the adjacent properties are developed with commercial and institutional uses.

The fifth general standard addresses the adequacy of public facilities in the vicinity (Par. 5). As noted in the Public Facilities Analysis, the site is located in an area where public facilities and public utilities are, or will be, adequate for the proposed development, with the exception of the schools that would serve the proposed residences.

The sixth general standard addresses internal linkages between internal facilities and to external facilities at a scale appropriate to the development (Par. 6). The roadway and pedestrian network adequately provides for these linkages, given that the surrounding street network will be improved by the application. (It should be noted that the application property no longer includes the land associated with the proposed vacation of Lowell Street). The pedestrian network includes the sidewalks along the streets, the pathways within the Civic Place Green and the mid-block pedestrian connection. Therefore, Staff believes that this standard has been met.

### Sect. 16-102, Design Standards

The first design standard specifies that, regarding compatibility with adjacent development; the peripheral yards of CDP/FDP should generally conform with the setbacks for the most similar conventional district. Par. 2 of Sect. A7-307 states that the front yard requirements in a CRD District are set by the adopted Comprehensive Plan. Further, the Board may modify other yard requirements in a CBC pursuant to the provisions of Sect. 9-622, which provide for the approval of such waivers or modifications in accordance with, and shall further the implementation of the adopted Comprehensive Plan for the commercial revitalization area. Therefore, staff has concluded that the point of comparison should be the design standards for the McLean CBC that have been incorporated into the Comprehensive Plan, rather than a similar conventional district. As discussed in the Land Use Analysis section, this development proposal satisfies the design elements of the McLean CBC.

The second design standard states that other applicable provisions of the Ordinance such as off-street parking, landscaping, signs, etc. are applicable to planned developments (Par. 2). This application does not include information with regard to signage, but any signage must conform with the regulations

Design Standard Number 3 specifies that the street systems conform with the applicable requirements and that a network of trails be provided to provide access to recreational amenities open space, public amenities, vehicular access routes and mass transit facilities (Par. 3).

### **Overlay District Requirements**

The proposed uses are not regulated by the provisions of the Highway Corridor Overlay District. All signage used for the proposed development will be required to conform with the requirements of the Sign Control Overlay District.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

As noted in the Land Use Analysis section, this development proposal conforms with the use and intensity guidance contained in the Comprehensive Plan text that is applicable to the McLean Central Business District. Further, it generally conforms to the design guidelines specified within the Plan text for Sub-Area 11 of the McLean CBC and the application meets the General and Design Standards for development of a Planned Development Commercial (PDC) District, with the exception of the schools portion of the public facilities serving the proposed dwelling units.

However, it is with regard to the design details associated with the McLean CBC that the draft proffers and the CDP/FDP falls short due to uncertainties regarding the future implementation of the design details. The design details of the streetscapes will require the approval of a number of waivers or exceptions to the standards for public streets administered by the Virginia Department of Transportation. To ensure that these details will ultimately be approved, the applicant, staff and VDOT have met to discuss those elements and with a request from an appropriate county official, VDOT will approve those necessary waivers or exceptions. Such waivers and exceptions have been approved in other instances.

This is a central location within the McLean CBC and the applicant's have created a proposed development that will be a model for much of the redevelopment of the McLean Commercial Revitalization Area. The plaza is to be the terminus of a major commercial axis within the CBC and this project could be the example of the type of development that could result in a successful implementation of the recently adopted design standards for the CBC. Therefore, staff is recommending a short deferral, so that the details associated with this pivotal case can be finalized.

### **Recommendation**

Staff recommends that RZ/FDP 2000-DR-053 be approved subject to the execution of the draft proffers contained in Appendix 1.

Further, staff recommends that FDP 2000-DR-053 be approved be subject to development conditions contained in Appendix 2.

Further, staff recommends that the Board approve the requested modification to allow in excess of fifty percent of the gross floor area to be devoted to residential use and the requested modification to the peripheral parking lot landscaping.

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 Proffer Statement
2. Proposed Final Development Plan Development Conditions
3. Affidavit

**APPENDICES (Continued)**

4. Applicant's Statements
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Park Authority Comments
9. Schools Analysis
10. Sanitary Sewer Analysis
11. Fire and Rescue Analysis
12. Water Service Analysis
13. Selected Excerpts from the Zoning Ordinance
14. Glossary of Terms

**PROFFERS**

**MHI LAUGHLIN AVENUE VENTURE, L.L.C.**

**RZ 2000-DR-053**

**February 21, 2001**

Pursuant to Section 15.2-2303(a), *Code of Virginia*, 1950 as amended, MHI-Laughlin Avenue Venture, L.L.C., the Applicant in RZ 2000-DR-053, filed for property identified as Tax Map 30-2 ((9)) 56-66 and the alleys to be vacated (hereinafter referred to as the "Application Property") proffer for themselves, the owners, their successors and assigns the following, provided that the Board of Supervisors (hereinafter referred to as the "Board") approves the requested rezoning from R-4 (HC) to PDC-Planned Development Commercial Use District.

1. Development Plan. Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan ("CDP/FDP"), prepared by Walter L. Phillips Incorporated, consisting of ten (10) sheets dated August 8, 2000, revised through February 21, 2001.
2. Final Development Plan Amendment. Notwithstanding that the CDP/FDP is presented on 10 sheets and said CDP/FDP is the subject of Proffer No. 1 above, it shall be understood that the CDP shall be the entire plan shown on Sheets 1 and 3 relative to the points of access, the total square footage, the general location of the buildings, the location of the retail and office components within the building and the location of the Civic Place open space area. The Applicant has the option to request a Final Development Plan Amendment ("FDPA") for elements other than CDP elements from the Planning Commission for all of or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if in conformance with the approved CDP and proffers.
3. Minor Modifications. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on Sheets 2 and 3 of the FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP as determined by the Department of Planning and Zoning ("DPZ") and do not increase the approved FAR, decrease the amount of open space or generally alter the location of open space areas.
4. Uses. The maximum Floor Area Ratio ("FAR") for the Application Property shall not exceed 1.57. The primary use of the building shall be multiple family dwellings. The following principal and secondary uses as identified in the PDC District, shall be permitted within the building:
  - A. Accessory uses and accessory services uses.

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- B. Bank teller machines.
- C. Business service and supply service establishments.
- D. Eating establishments
- E. Fast food restaurants.
- F. Financial institutions.
- G. Health clubs.
- H. Institutional uses.
- I. Offices.
- J. Personal service establishments.
- K. Private clubs and public benefit associations.
- L. Public uses.
- M. Quick service food stores.
- N. Repair service establishments.
- O. Retail sales establishments.
- P. Exposition halls and facilities to house cultural or civic events.

Additional principal and secondary uses not listed above may be permitted with the approval of a Final Development Plan Amendment (FDPA). Additionally, a post office use shall require approval of FDPA. A Proffered Condition Amendment (PCA) application shall not be required so long as the modification is in substantial conformance with the CDP/FDP Plat. No drive-thru or drive-up facilities shall be permitted as a part of any of these uses.

5. Civic Place Green. The Applicant shall construct an open space/plaza area, in the southwest corner of the Application Property as shown on the CDP/FDP. Option A for the Civic Place Green design shall include the on-site area and a provision for the temporary closure of the adjoining portion of Lowell Avenue for special events, including the incorporation of special paving treatment for that portion of Lowell Avenue, subject to the approval of the Board of Supervisors and the Virginia Department of Transportation. This Option A is shown on Sheet 9 of the FDP.

In the event the Board of Supervisors vacates/abandons the portion of Lowell Avenue adjacent to Civic Place Green prior to the issuance of the first occupancy permit (RUP or Non-RUP) for the Application Property, the Applicant shall incorporate this adjacent abandoned right-of-way into Civic Place Green's design, and shall construct the improvements in this area, all in accordance with the Option B plan shown on Sheet 10 of the FDP.

Recognizing that changes in the design of Civic Place Green may be desirable due to final engineering considerations and/or community input, the Applicant reserves the flexibility to alter the design without the requirement to seek a PCA or FDPA, provided that any significant revisions to Civic Place Green's design be reviewed and approved by the Dranesville District Supervisor.

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While Civic Place Green shall be open for public use and enjoyment, it shall remain under the ownership and control of the to-be-established Unit Owner Association for the Application Property subject to the following: (a) A public access easement in a form acceptable to the County Attorney, shall be provided and recorded over the area of Civic Place Green; (b) The Unit Owners Association shall be responsible for maintenance of the area (including the area of any special paving treatment in Lowell Avenue and, in the event of a vacation of a portion of Lowell Avenue, the portion of Civic Place Green included within this vacated area) and the scheduling of events to draw the public to the space which shall include an average of two events per month designed to attract the public to Civic Place Green; and (c) To ensure that the McLean community as well as unit owners are involved with the activities at Civic Place Green, a Civic Place Green Management Committee shall be established, which Committee shall be comprised of five members; two representatives from the Bryn Mawr, McLean Mews and/or Hampton Community Associations and three representatives from the Unit Owners Association including at least one representative of the retail owners of the retail space fronting directly onto Civic Place Green. In addition, a representative from the McLean Citizens Association and a representative of the McLean Chamber of Commerce shall be invited to attend and participate at committee meetings in an advisory (non-voting) capacity.

6. Retail Space. For purposes of these proffers, the term "retail space" shall include retail uses, service uses, and eating establishments as defined in the Fairfax County Zoning Ordinance. The Applicant shall include approximately 11,000 square feet of retail space, on the first floor level of the building fronting on Laughlin Avenue and Civic Place Green. The Applicant shall make good faith efforts to provide a mix of two or three tenants compatible with the Comprehensive Plan and the existing tenants in the McLean CBC, including at least one eating establishment with facilities and services to accommodate an outdoor dining terrace as part of Civic Place Green, all as more particularly shown on the Option A and Option B plans for the design of Civic Place Green. No more than one eating establishment serving alcoholic beverages shall be permitted.

Service hours (i.e., the prescribed time for trash pick-ups and service deliveries, etc.) for retail uses (including eating establishments) will be restricted to the normal business hours of the day (8:00 A.M. to 6:00 P.M.) so as to minimize the impact of any noise or other disruption from servicing these retail uses on the residential units in the Civic Place development and on surrounding residential neighborhoods. Hours of operation for the retail uses will conform with the general hours of operation for other similar retail uses within the McLean Community Business Center.

HVAC condenser units, garage ventilation units and restaurant/café ventilation and exhaust units will be located, screened and shielded so as to minimize the impact of any noise from these units on the residential units in the Civic Place development and on surrounding residential neighborhoods.

PROFFERS  
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Page 4

7. Office Space.

- A. The Applicant shall include approximately 24,000 square feet of office and other uses referred to in Paragraph 4 above in the northeastern portion of the building. Retail and public benefit uses may be included within this 24,000 square foot area. The Applicant's intent is to prescribe non-office uses in the first floor with office uses in the remainder of the building.
- B. In order to encourage inclusion of a "Visual Arts Center" on the first or second floor of this portion of the building, the Applicant shall provide a first option to a community based art-related group to purchase 2,500 square feet of first or second floor space at a price 10 percent (10%) below market rates. This option shall be available for a period of six (6) months after notice of the approval of the final site plan for the development of the Property has been provided to the McLean Planning Committee and the Dranesville District Supervisor.
- C. The Applicant agrees to make available to the McLean Chamber of Commerce and the McLean Revitalization Corporation an area of 800 square feet within the building, to be leased at the rate of \$10.00 per square foot, triple net, for a term of ten (10) years. The Applicant shall provide the McLean Chamber of Commerce and the McLean Revitalization Corporation with a written offer of the lease arrangements. A copy of that offer shall be provided to DPZ by the Applicant at the time it is sent. If after 60 days the McLean Chamber of Commerce and the McLean Revitalization Corporation do not respond in writing, or if they choose not lease this space, the Applicant's obligation under this proffer shall be null and void. In the event a written response is received, that response shall also be provided to DPZ by the Applicant.

8. Architecture. The architectural elevations and design details shown on Sheets 6-8 of the FDP are provided to illustrate the general scale, character, quality and design intent of the proposed development. This general scale, character, quality and design intent will be included on all elevations of the building. The Applicant reserves the right to modify the elevations based on final architectural design. Building materials may include one or more of the following: masonry, stone, pre-cast concrete, stucco (excluding dryvit or other similar synthetic stucco material) and glass. Exposed facades of parking structures shall be constructed of stone, masonry or pre-cast concrete and shall be designed to be compatible with the façade treatments of the building.

9. Design Features. Design elements within the Application Property shall include the following:

- A. A public open space/plaza area known as Civic Place shall be provided as described in Proffer #5.

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- B. A second level plaza for use of the residents of the Application Property shall be provided and landscaped in substantial conformance with that shown on the CDP/FDP.
- C. Streetscape improvements shall be provided along the Application Property's frontages with Emerson, Lowell and Laughlin Avenues, including sidewalks, street trees and landscaping shown on Sheet 2 of the CDP/FDP, all in accordance with the current Open Space Design Standards for the McLean Community Business Center including the revised standards for public sidewalks, as shown on Exhibit I. A public access easement in a form acceptable to the County Attorney shall be recorded on portions of these sidewalks located outside of the rights-of-way. The Applicant shall be responsible for the maintenance of the landscaping and sidewalks located within the public right-of-way, as well as that located on the Application Property.
- D. A continuous pedestrian walkway connecting Laughlin Avenue and Emerson Avenue across the Application Property shall be provided by the Applicant as shown on the CDP/FDP. A public access easement shall be provided by the Applicant for the pedestrian walkway.
- E. Benches and street furniture shall be provided in general conformance with the character shown on Sheets 9 and 10 of the CDP/FDP, all in accordance with the current Open Space Design Standards for the McLean Community business Center.
- F. Site lighting shall be a maximum of 12 feet in height and shall utilize full cut-off fixtures designed to direct light downward and minimize spillage on adjacent properties in accordance with the revised Dark Skies-compliant lighting provisions, as shown on Exhibit II.

10. Emerson Avenue, Lowell Avenue and Laughlin Avenue Improvements.

- A. At time of site plan approval or upon demand, whichever occurs first, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way along the Application Property's Emerson Avenue, Lowell Avenue and Laughlin Avenue frontages measuring 30 feet from the existing centerline.
- B. The Applicant shall construct improvements to the Application Property's frontage along Emerson Avenue and Lowell Avenue measuring 21 feet from centerline to face of curb, and shall construct improvements measuring approximately 16 feet from centerline to face of curb along the Application Property's frontage with Laughlin Avenue.

11. Realignment of the Intersection of Chain Bridge Road and Laughlin Avenue.

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- The Applicant shall design and process for approval a separate public improvement plan, coincident with the submission and processing of the site plan for the development of the Application Property, for the realignment of the intersection of Chain Bridge Road and Laughlin Avenue on the south side of Chain Bridge Road. This public improvement plan shall be in basic conformance with the "Realignment of Laughlin Avenue" plan dated January 22, 2001 and revised through February 9, 2001 and prepared by Walter L. Phillips Incorporated and attached as Exhibit III. The Applicant shall construct these improvements, which shall include the realignment of the intersection and the relocation of the traffic signal.
12. Transportation Strategies. The following transportation management strategies shall be implemented by the developer and/or the occupants of the building:
- A. A Transportation Coordinator shall be appointed to coordinate the transportation management strategies for the Application Property and to coordinate with the Fairfax County Department of Transportation.
  - B. The Transportation Coordinator shall disseminate information on an annual basis to the commercial tenants and residents of the Application Property concerning mass transit (bus) availability, car pool matching and the "guaranteed ride home" program sponsored by the Washington Council of Governments.
13. Alleys. The existing alleys traversing the Property shall be vacated prior to final site plan approval for the Application Property. Should the alleys not be vacated, the Applicant shall seek approval of a Proffered Condition Amendment, Conceptual Development Plan Amendment and Final Development Plan Amendment prior to development of the Application Property. The Applicant acknowledges that the approval of such an amendment may result in a loss of density. The Applicant hereby waives any right to claim or assert a taking or any other cause of action that otherwise may have arisen out of a Board decision to deny in whole or in part the right-of-way vacation request.
14. Utilities. The Applicant shall remove or place underground all existing overhead utility lines on the Application Property and install all new utilities underground except for transformers, street lights and other customary and standard utility boxes typically located above the ground.
15. Stormwater Management. Stormwater and Best Management Practices (BMPs) shall be provided for the Application Property on-site in proposed underground facilities as shown on the CDP/FDP. Said underground facilities shall be constructed by the Applicant's in accordance with the requirements of the Department of Public Works and Environmental Services ("DPWES").

The design of the facilities shall incorporate the following:

- a. The storage vault, which shall provide BMPs, shall be constructed of concrete.

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Page 7

- b. The pipes, which shall provide stormwater management, may be constructed of corrugated metal or galvanized steel in accordance with requirements of the Public Facilities Manual and as approved by DPWES.
- c. Safety measures shall be provided for the location of said facilities in a residential area, as may be reasonably requested by DPWES, at time of site plan approval. Safety measures may include, but not limited to, Bilco doors or equivalent, to cover the facility entrance with a double locked keyed entry and/or bolted manhole lids.

The proposed facilities shall be maintained by the Applicant, its successors and assigns, in accordance with the regulations of DPWES. Purchasers shall be advised prior to entering into a contract of sale and in the homeowners association documents that the homeowners association shall be responsible for the maintenance of the underground stormwater management facilities. Said maintenance responsibility shall be incorporated in an agreement to be reviewed and approved by the Fairfax County Attorney's office and recorded among the Fairfax County land records. Said agreement shall address the following issues:

- a. Future replacements of facilities when warranted.
- b. County inspection and all other issues as may be necessary to ensure that the facilities are maintained by the Applicants in good working order acceptable to the County so as to detain the flow of stormwater which results from development of the Application Property.
- c. Liability and insurance in an amount acceptable to the Applicant and Fairfax County.
- d. A restriction that the Applicant, their successors and assigns, shall not petition DPWES for future maintenance.
- e. Establishment of an initial fund by the Applicant for future maintenance/replacement.

If the proposed underground facility is not approved by DPWES, the Applicant shall install an alternative facility subject to the approval of DPWES. Said alternative may be approved administratively if in substantial conformance to the CDP/FDP as determined by DPZ or may necessitate an FDP/PCA to the Application Property.

16. Recreational Facilities. The Applicant shall comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities for the residential uses. The Applicant proffers that the minimum expenditure for the recreational facilities shall be \$955.00 per residential unit. The Applicant shall receive credit for the on-site recreational facilities which shall include, but not be limited to, an interior community

PROFFERS  
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Page 8

area with exercise facilities, the public Civic Place (either on-site or partially off-site if Lowell Avenue is vacated), plazas and outdoor seating areas.

17. Parking.

- a. The Applicant agrees not to seek the 20 percent reduction in required parking permissible under the Commercial Revitalization District Regulations.
- b. Parking for the office uses on the Application Property shall be available for use by restaurant and retail patrons and other visitors to the Application Property during evening, weekends and holidays.

18. Bicycle Parking. The Applicant shall provide bicycle parking accessible to the public in a convenient location subject to the approval of DPWES with submission of the final site plan.

19. Loading Spaces. Notwithstanding what is shown on the CDP/FDP, the Applicant shall provide a total of three (3) loading spaces for the uses on the Application Property.

20. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

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

22. Severability. Any of the sections may be subject to a Proffered Condition Amendment ("PCA") without joinder and/or consent of the other sections, if such PCA does not affect any other sections. Previously approved proffered conditions applicable to the section(s) that is not the subject of such a PCA shall otherwise remain in full force and effect.

[SIGNATURES BEGIN ON NEXT PAGE]

PROFFERS  
RZ 2000-DR-053

APPLICANT/CONTRACT PURCHASER

MHI-LAUGHLIN AVENUE VENTURE, L.L.C.

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Russell S. Rosenberger, Jr.

[SIGNATURES CONTINUE NEXT PAGE]

PROFFERS  
RZ 2000-DR-053

TITLE OWNER OF TAX MAP 30-2 ((9)) 63, 64, 65, 66,  
AND LAND TO THE CENTERLINE OF ADJACENT  
ALLEYS TO BE VACATED

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John E. Termini

[SIGNATURES CONTINUE NEXT PAGE]

PROFFERS  
RZ 2000-DR-053

TITLE OWNERS OF TAX MAP 30-2 ((9)) 56, 57, 58, 59,  
60, 61 AND 62 AND LAND TO THE CENTERLINE OF  
ADJACENT ALLEYS TO BE VACATED

GEORGE Z. KONTZIAS

By: Madison Homes, Inc., Attorney-in-Fact

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By: Russell S. Rosenberger, Jr., President of Madison  
Homes, Inc.

HELEN G. KONTZIAS

By: Madison Homes, Inc., Attorney-in-Fact

---

By: Russell S. Rosenberger, Jr., President of Madison  
Homes, Inc.

[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS  
RZ 2000-DR-053

TITLE OWNER OF LAND TO THE CENTERLINE OF  
THE ALLEY TO BE VACATED ADJACENT TO TAX  
MAP 30-2 ((9)) 67, 68, 69

GEORGE Z. KONTZIAS

By: Madison Homes, Inc., his Agent & Attorney-in-Fact

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By: Russell S. Rosenberger, Jr., President of Madison  
Homes, Inc.

[SIGNATURES END]

**PROPOSED DEVELOPMENT CONDITIONS**

March 1, 2001

FDP 2000-DR-053

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2000-DR-053 for mixed use development on property located at Tax Map 30- 2 staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. The design of the planter boxes and landscape areas located above the parking garage or stormwater management vaults shall be subject to the approval of the Urban Forestry Branch. The elements that are subject to the review of the Urban Forestry Branch shall include irrigation, planter depth and construction and other deemed necessary to ensure the survival of the plant material. The design changes required by the Urban Forestry Branch should not include changing the elevation of any of the levels of the parking garage or the plazas located above any parking spaces.
2. The landscaping materials on the property shall be chosen from the plant materials listed in Appendix 4 of the Comprehensive Plan text applicable to the McLean CBC.
3. In order to improve the screening along the northern boundary, the plant material chosen shall be chosen to grow to the greatest height given the constraints imposed by design of the planter boxes that the material is planted in. The plant material shall be chosen from the list contained in Appendix 4 of the Comprehensive Plan text applicable to the McLean CBC and shall be subject to the approval of the Urban Forestry Branch.



REZONING AFFIDAVIT

APPENDIX 3

DATE: January 11, 2001
(enter date affidavit is notarized)

I, Elizabeth D. Baker, agent, 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

2000-175a

in Application No(s): RZ/FDP 2000-DR-053
(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 ADDRESS RELATIONSHIP(S)
(enter first name, middle (enter number, street, (enter applicable relation-
initial & last name) city, state & zip code) ships listed in BOLD above)

MHI-Laughlin Avenue Venture, L.L.C. c/o Madison Homes, Inc. Applicant/Contract
6723 Whittier Avenue Purchaser
Suite 104
McLean, Virginia 22101

Agents:
Milton Schneiderman (nmi)
Russell S. Rosenberger, Jr.

John E. Termini 154 Daleview Drive Title Owner of Tax Map
McLean, VA 22102 30-2 ((9)) 63, 64, 65, 66 and
land to the centerline of
adjacent alleys to be vacated

George Z. Kontzias 1446 Emerson Avenue Title Owners of Tax Map
Helen G. Kontzias McLean, VA 22101 30-2 ((9)) 56, 57, 58, 59,
60, 61, 62 and land to the
centerline of adjacent alleys
to be vacated

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

\* List as follows: (name of trustee, Trustee for (name of trust, if applicable), for
the benefit of: (state name of each beneficiary).

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual
Development Plans.

DATE: January 11, 2001  
 (enter date affidavit is notarized)

2000-175a

for Application No(s): RZ/FDP 2000-DR-053  
 (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 Numbers(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))
George Z. Kontzias	1446 Emerson Avenue McLean, VA 22101	Title Owner of land to the centerline of the alley to be vacated adjacent to Tax Map 30-2 ((9)) 67, 68, 69
Walter L. Phillips, Incorporated Agent: David K. Oliver	207 Park Avenue Falls Church, Virginia 22046	Engineer/Agent for Applicant
The Lessard Architectural Group, Inc. Agents: Patrick J. Casey Christian J. Lessard	8603 Westwood Center Drive Suite 400 Vienna, Virginia 22182	Architects/Agent
Lewis Scully Gionet Inc. Agent: Sunny J. Scully	8320 Old Courthouse Road Suite 350 Vienna, Virginia 22182	Landscape Architects/Agent
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C. Agents: Martin D. Walsh Keith C. Martin Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Rachel Howell (nmi) Susan K. Yantis Elizabeth D. Baker Inda E. Stagg William J. Keefe	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners Agent

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

DATE: January 11, 2001  
(enter date affidavit is notarized)

2000-175a

for Application No(s): RZ/FDP 2000-DR-053  
(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 Numbers(s) of the parcel(s) for each owner.)

<b>NAME</b> (enter first name, middle initial & last name)	<b>ADDRESS</b> (enter number, street, city, state & zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> in Par. 1(a))
---	--	---

Madison Homes, Inc.

6723 Whittier Avenue  
Suite 104  
McLean, Virginia 22101

**Agent & Attorney-in-Fact**  
**for George Z. Kontzias and**  
**Helen G. Kontzias**

Agent:  
Russell S. Rosenberger, Jr

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

REZONING AFFIDAVIT

DATE: January 11, 2001  
(enter date affidavit is notarized)

2000-1754

for Application No(s): RZ/FDP 2000-DR-053  
(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)  
MHI-Laughlin Avenue Venture, L.L.C.  
c/o Madison Homes, Inc.  
6723 Whittier Avenue, Suite 104  
McLean, Virginia 22101

(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)

Madison Homes, Inc., Manager/Member  
Karen L. Schneiderman, Member  
Russell S. Rosenberger, Jr., Member

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

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

\*\* All listings which include partnerships 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 corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

DATE: January 11, 2001
(enter date affidavit is notarized)

2000-175a

for Application No(s): RZ/FDP 2000-DR-053
(enter County-assigned application number(s))

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

Madison Homes, Inc.
6723 Whittier Avenue, Suite 104
McLean, Virginia 22101

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)

Karen L. Schneiderman
Ellen D. Rosenberger
Russell S. Rosenberger, Jr.

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

Russell S. Rosenberger, Jr., President/Director; Douglas F. Schneiderman, Vice President; Mark Westmoreland (nmi), Vice President; Kimberly B. Nelson, Secretary.

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

Walter L. Phillips, Incorporated
207 Park Avenue

Falls Church, Virginia 22046 ATION: (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)

David K. Oliver
Edward L. Johnson
Terrance M. Anderson
Brian G. Baillargeon
Jeffrey J. Stuchel

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

(check if applicable)

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

DATE: January 11, 2001  
(enter date affidavit is notarized)

2000-175a

for Application No(s): RZ/FDP 2000-DR-053  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
The Lessard Architectural Group, Inc.  
8603 Westwood Center Drive, Suite 400  
Vienna, VA 22182

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)  
Christian J. Lessard

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)  
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.  
2200 Clarendon Boulevard  
Arlington, Virginia 22201-3359

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)  
Martin D. Walsh            Michael D. Lubeley  
Thomas J. Colucci        Nan E. Terpak  
Peter K. Stackhouse  
Jerry K. Emrich

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

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

Rezoning Attachment to Par. 1(b)

DATE: January 11, 2001  
(enter date affidavit is notarized)

2000-175a

for Application No(s): RZ/FDP 2000-DR-053  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Lewis Scully Gionet Inc.  
8320 Old Courthouse Road, Suite 350  
Vienna, Virginia 22182

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)  
Mark R. Lewis      Mark C. Gionet  
Sunny J. Scully      Susan W. Notkins

-----  
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.)

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

REZONING AFFIDAVIT

DATE: January 11, 2001  
(enter date affidavit is notarized)

for Application No(s): 22/FDP 2000-DE-053  
(enter County-assigned application number(s))

2000-175a

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

PARTNERSHIP INFORMATION

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

None

(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)

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

\*\* All listings which include partnerships 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 corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: January 11, 2001
(enter date affidavit is notarized)

for Application No(s): RZ/FDP 2000-DR-053
(enter County-assigned application number(s))

2000-175a

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.)

None

(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:

Elizabeth D Baker
(check one) [ ] Applicant [x] Applicant's Authorized Agent
Elizabeth D. Baker, agent
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 11 day of January, 2001, in the State/Comm. of Virginia, County/City of Arlington.

Notary Public signature

My commission expires: 11/30/2003

**WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY**

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

COURTHOUSE PLAZA, THIRTEENTH FLOOR

2200 CLARENDON BOULEVARD

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(703) 737-3633

FACSIMILE (703) 737-3632

Elizabeth D. Baker  
Land Use Coordinator  
(703) 528-4700 x 14

December 14, 2000

Ms. Barbara A. Byron  
Fairfax County Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Pkwy., Suite 801  
Fairfax, Virginia 22035-5505

Re: MIH-Laughlin Avenue Venture, L.L.C.  
Application for Rezoning  
Tax Map 30-2 ((9)) 56-66 and Alleys to be Vacated/Abandoned  
(the "Subject Property")

Dear Ms. Byron:

This letter serves as an amended statement of justification for the above-referenced application seeking a rezoning of 2.24 acres from R-4 to PDC. The Applicant, MHI-Laughlin Avenue Venture, L.L.C. is the contract purchaser of 2.12 acres of property located on the north side of Lowell Avenue between Laughlin Avenue and Emerson Avenue. The Subject Property is located within the McLean Commercial Revitalization District. The property is currently zoned R-4 and is occupied with single family homes utilized for professional and occupational uses. In addition, the Applicant is seeking to rezone .12 acres from the adjacent alleyways. The Applicant has requested abandonment/vacation of these alleys and the Board of Supervisors' authorization to include this area in this application.

The Applicant seeks to rezone the property to permit development of a mixed-use development which will include up to 68 multi-family units and 35,000 square feet of retail/restaurant or other similar uses. A four to five story building totaling 146,088 square feet, with orientation onto a landscaped terrace is proposed. Retail and restaurant uses will be located on the first floor of the building with orientation toward Laughlin Avenue. Commercial office space is proposed in the northwest portion of the building with frontage on Emerson Avenue. The majority of parking is structured with a small number of convenience spaces located near the

RECEIVED  
DEPARTMENT OF PLANNING AND ZONING  
DEC 14 2000  
ZONING EVALUATION DIVISION

Laughlin Avenue entrance. Three points of access are provided; one along Laughlin Avenue, one along Emerson Avenue and one from the south on Lowell Avenue.

The development was designed to create an urban style of living with high density, up-scale residential units above first-floor commercial uses and structured parking. Care has been taken to create a strong relationship between the building and the adjacent streets. The design creates an urban streetscape which is pedestrian friendly. The building is sited close to the streets, and sidewalks with street trees are planned to connect with adjacent properties. This pedestrian orientation continues in the interior of the site with a comprehensive sidewalk system and an elevated plaza area. A significant public open space is proposed in the southwest corner of the site, known as Civic Place Green. This area will be a focal point for the community and a place where the public can meet.

The Subject Property is located within the McLean Central Business Center portion of the Area II Comprehensive Plan and is a part of Sub-area #11. The stated land use objective for this sub-area states that intensities above .70 FAR are permitted if a housing component is provided and the non-residential component is limited to no more than .70 FAR. The Plan calls for a minimum of 30 percent of the non-residential development to be retail, of which half should be classified as convenience retail. Restaurant and entertainment uses are encouraged, and office and institutional uses are also permitted. The Plan further states that a Civic Place Type B is recommended at the corner of Lowell and Laughlin Avenues. Building mass should frame surrounding streets and major building and retail entrances should orient toward pedestrian focus on Emerson Avenue or Laughlin Avenue.

The proposed development is consistent with the Comprehensive Plan. The mix, intensity and orientation follow the Plan objectives. The massing, streetscapes and public open space provided meet the stated urban guidelines.

To the best of our belief, there are no known hazardous or toxic materials on the property nor are there any planned with the proposed use.

To the best of our knowledge and belief, the proposed use will be in conformance with all applicable ordinances, regulations and adopted standards with the following exceptions:

1. In accordance with the provision under Zoning Ordinance Article 6-206(5), the Applicant requests a modification to permit the gross floor area devoted to dwellings as a secondary use, to exceed fifty percent of the gross floor area of all principal uses.
2. In accordance with the provision under the Zoning Ordinance Article 7-309-5.B(2), the Applicant requests a modification to the peripheral parking lot landscape requirement as shown on the CDP/FDP.

Ms. Barbara A. Byron  
December 14, 2000  
Page 3

3. Modification of the loading space requirement for dwelling units in a □P□ District hereby requested to provide a total of three on-site loading spaces as shown on the CDP/FDP.

The proposed development will be in harmony with surrounding existing and planned uses. Property to the west is zoned and developed with a shopping center. To the south across Lowell Avenue is the fire station and commercial uses zoned to the PDC District. To the north and east, properties are zoned C-8 and C-5 and are developed with a variety of retail service, and office uses. This proposed development will bring a mixed-use concept to the area, meeting the objectives of the Comprehensive Plan and the Revitalization District, and setting a tone for high quality redevelopment.

Thank you for your attention to this matter. Should you require any additional information, please call me.

Very truly yours,

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY, P.C.



Elizabeth D. Baker  
Land Use Coordinator

EDB:dh

Enclosures

J:\MADISON\577.5\byron ltr 2.doc

## 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:** LAND USE ANALYSIS: RZ/FDP 2000-DR-053  
MHI-Laughlin-McLean Civic Place

**DATE:** 4 January 2001

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of this application. The proposed use, intensity and site design are evaluated in terms of the relevant Plan recommendations and policies.

**DESCRIPTION OF THE APPLICATION:**

<i>Date of Development Plan</i>	December 14, 2000
<i>Request</i>	Mixed use, including residential, office and retail.
<i>FAR</i>	1.5
<i>Land Area</i>	2.44 acres

**CHARACTER and PLANNED USE OF THE ADJACENT AREA:**

The land opposite the site along the northwest boundary is developed with a variety of retail and commercial uses, including a bank facing Chain Bridge Road. The land is planned for the same uses, mixed office and retail, as the subject site. The land opposite the site along Emerson Avenue is low and medium rise office use. This subarea is planned for mixed use, office and retail, with a maximum FAR of .70. The main use across from the site on Lowell Avenue is the fire station. There is a medium-low intensity office use next to the fire station. This area is planned for office and retail use with a maximum FAR of .70. The land opposite the site on Laughlin Avenue is developed with a community level shopping center. This area is planned for retail use with a maximum FAR of .70.

to gather are recommended to be oriented around a plaza or park on the "Main Street" side of this subarea. This subarea is intended to include plaza in a park-like setting for general gathering and performances. The closing of a section of Lowell Avenue alongside the fire station is encouraged for additional public gathering space. Property consolidation is strongly encouraged, although the objectives of this Plan could still be realized with two to three development parcels. Parking could also be incorporated onto neighboring parcels. Its design should address the public's safety and convenience concerns about such facilities. The short pedestrian route to and from such parking should be interesting and engaging. Here, blank walls are to be avoided, preferably replaced by small specialty shops or services, activity areas, and a police satellite station, if possible. The site should also interconnect with the pedestrian network, especially between Laughlin and Emerson Avenues at mid-block and offer the opportunity to develop public spaces and building design features."

**Plan Map:**

The property is planned for retail and other commercial use, as shown on the Comprehensive Plan map. The Plan text modifies this designation, however.

**Plan Text:**

On pages 174-75 of the RECOMMENDATIONS, the Comprehensive Plan states:

**"Urban Design**

One of the most important design concepts in implementing improvements for a sense of place for downtown McLean is a strong unique appearance gained through creative and flexible urban design. Using good urban design principles, the primary task of this Plan should be to provide the missing focused density nodes needed to create identity-producing urban spaces.

The principal foci for changes in the McLean CBC involve the creation of enclosing urban spaces to foster clearly identifiable and engaging magnets for community gathering and day-extending activities as a "Sense of Place." Another important urban design goal is to clearly distinguish the extent of the CBC through major streetscape enhancements, improved pedestrian amenities and boundary signage.

Appearance-enhancing and community-building urban design initiatives most applicable to the community's stated objectives for a uniquely McLean "Sense of Place" include:

1. Establishing magnets for community gathering such as the "North and South Villages" as described in the Concept for Future Development and Land Use Recommendations 1-5 under the Redevelopment Areas subheading;

2. A network of CBC-wide streetscape improvements that clearly distinguish the extent of the CBC, with the provision of underground utilities, street trees, other landscaping, decoratively paved sidewalks, street furniture, lighting and coordinated signage;
3. The inclusion of CBC-wide directional signage, entry to the CBC signage and the gradual phase-out of all pole signs; and
4. The provision of exterior lighting for any single building or project that is consistent in general type throughout the downtown to maintain the overall character and quality, and that is designed to provide adequate lighting to ensure public safety without creating glare or light spillage into neighboring properties.

Additional guidance concerning the above design components are found in the Subarea Guidelines within this document and in a separate document entitled, "McLean CBC Open Space Design Standards." The "McLean CBC Open Space Design Standards" provides extensive guidance for encouraging a more pedestrian-oriented environment by providing standards for streetscape, parking lot landscaping, building orientation, and design treatment of public spaces. These standards are grouped into...categories as follows:

2. **Civic Place** - mixed-use development accompanied by a lush and green public gathering place;
3. **Special Places** - gathering areas at mid block on axis with pedestrian streets or at major and minor corners and entryways to the CBC;
7. **Minor Public Walkway** - a minor street where minimal sidewalk area between curb and building is possible and retail is not the predominant use..."

**The Subarea Guidelines for subarea #11 (page 191 of the Area II Addendum) and the Open Space Design Standards (pages 211-267 of the Area II Addendum), which apply to this application, are attached.**

**Analysis:**

The Plan recommends mixed use development with strong urban design and integrated public/private amenities. The uses envisioned in the Plan are office, support or convenience retail, institutional use and residential use. The subarea (#11) in which this site is located is identified as the southern terminus of the planned "Main Street" that reaches between Lowell Avenue and Beverly Road. The Plan calls for an outdoor public amenity area that allows for sitting and public gathering at the Laughlin Avenue-Lowell Avenue intersection. Development in subarea #11, according to the Plan should consolidate land and enclose the street frontages. The Plan states that an overall FAR above .70 can be considered if a residential component is

integrated into the development. Pedestrian connections to the surrounding area are strongly recommended. Excellent pedestrian circulation should be provided connecting land use components within the site, including a mid-block through connection between Laughlin Avenue and Emerson Avenue. Urban design features are enumerated in the Plan for McLean in general and these apply to this site. These features include special streetscaping and landscaping treatment, street furniture, lighting, signing, and sidewalk paving.

This proposal is for a mixed use project on a majority of the land in subarea #11. It is in compliance with the general land use and development objectives for this subarea. There are some minor issues, which are part of the discussion below.

### *Land Use Mix and Intensity of Development*

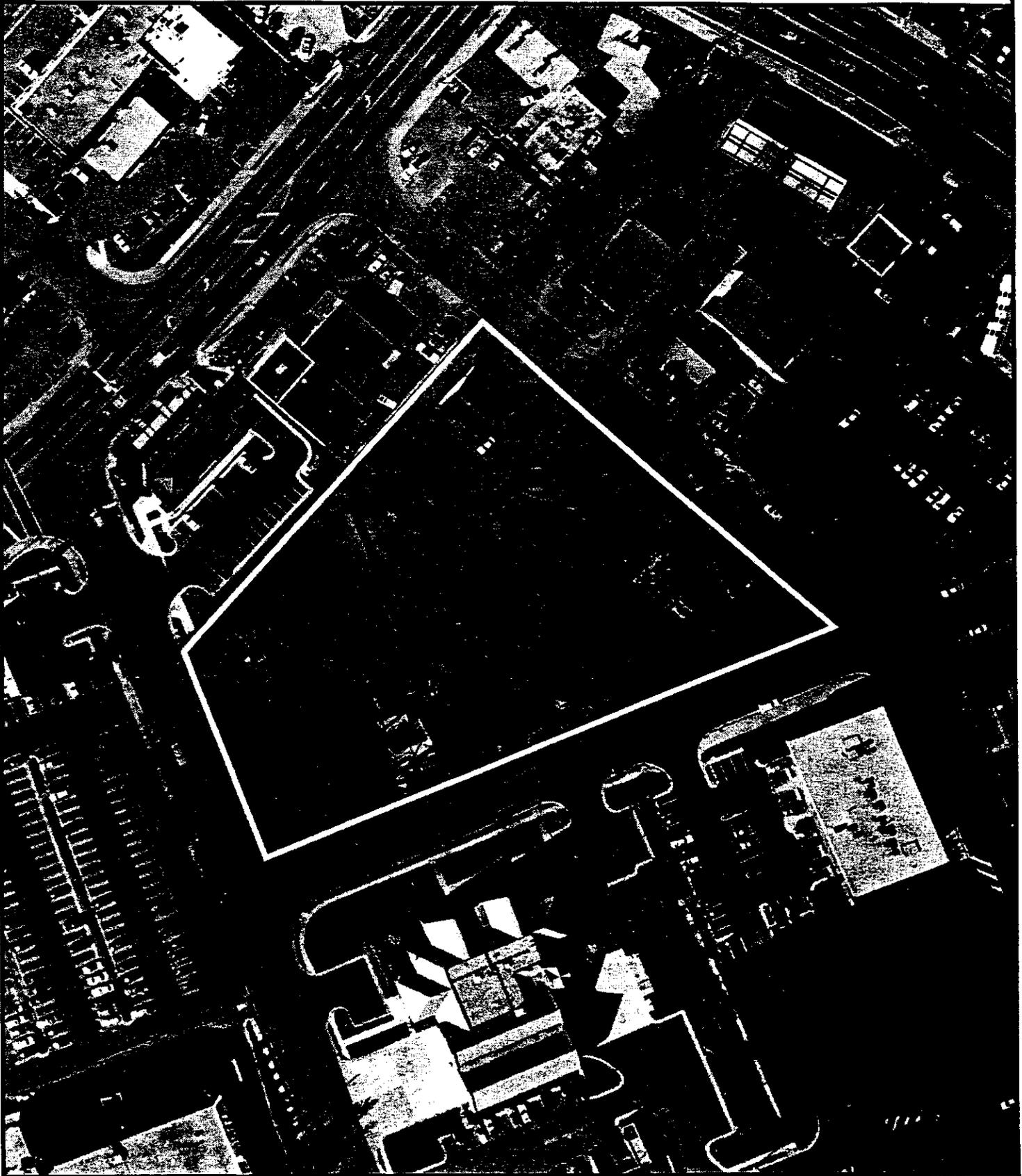
The proposal complies in general with the Plan intent in terms of land consolidation and mixed land use in an urban setting. Residential use is proposed as an integral part of this development and the proposed overall intensity is proposed at 1.5 FAR. The Plan specifies no upper FAR limit, only the condition that for an FAR above .70 that a development must have a residential component and the nonresidential portion of the total land use mix should not exceed .70 FAR. The nonresidential use in this proposal has an FAR of .35, so the Plan guidance has been met in terms of the amount of the uses. The only intensity constraint that should be applied to this proposal is the traffic impact, which is determined by the Department of Transportation. The Plan specifically states that minimum of 30 per cent of the nonresidential development should be retail. In this proposal 11,000 square feet is proposed for retail use, which is 31 per cent of the nonresidential use. The Plan states that one-half of the retail use should be convenience retail. The applicant is advised to commit to retail uses in such a manner that this Plan policy is realized.

### *Design Elements*

A number of design elements need to be clarified in order for the Plan guidance to be fully addressed. For example, the underground placement of utilities should be such that utilities do not preclude full compliance with the streetscaping guidelines. Design details need to be provided for the "Civic Place" at the intersection of Laughlin Avenue and Lowell Street. Comprehensive signage and lighting plans need to be provided, showing location, specifications and visual details.

BGD: SEM

**RZ 2000-DR-053 / FDP2000-DR-053**  
**Flight date: March 1997**



100 FEET

PREPARED BY THE DEPARTMENT OF PLANNING & ZONING  
USING FAIRFAX COUNTY GIS



## McLEAN CBC SUBAREA GUIDELINES

Subarea #11: Chain Bridge Road, Laughlin Avenue, Emerson Avenue, and Lowell Avenue.

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### Guidelines

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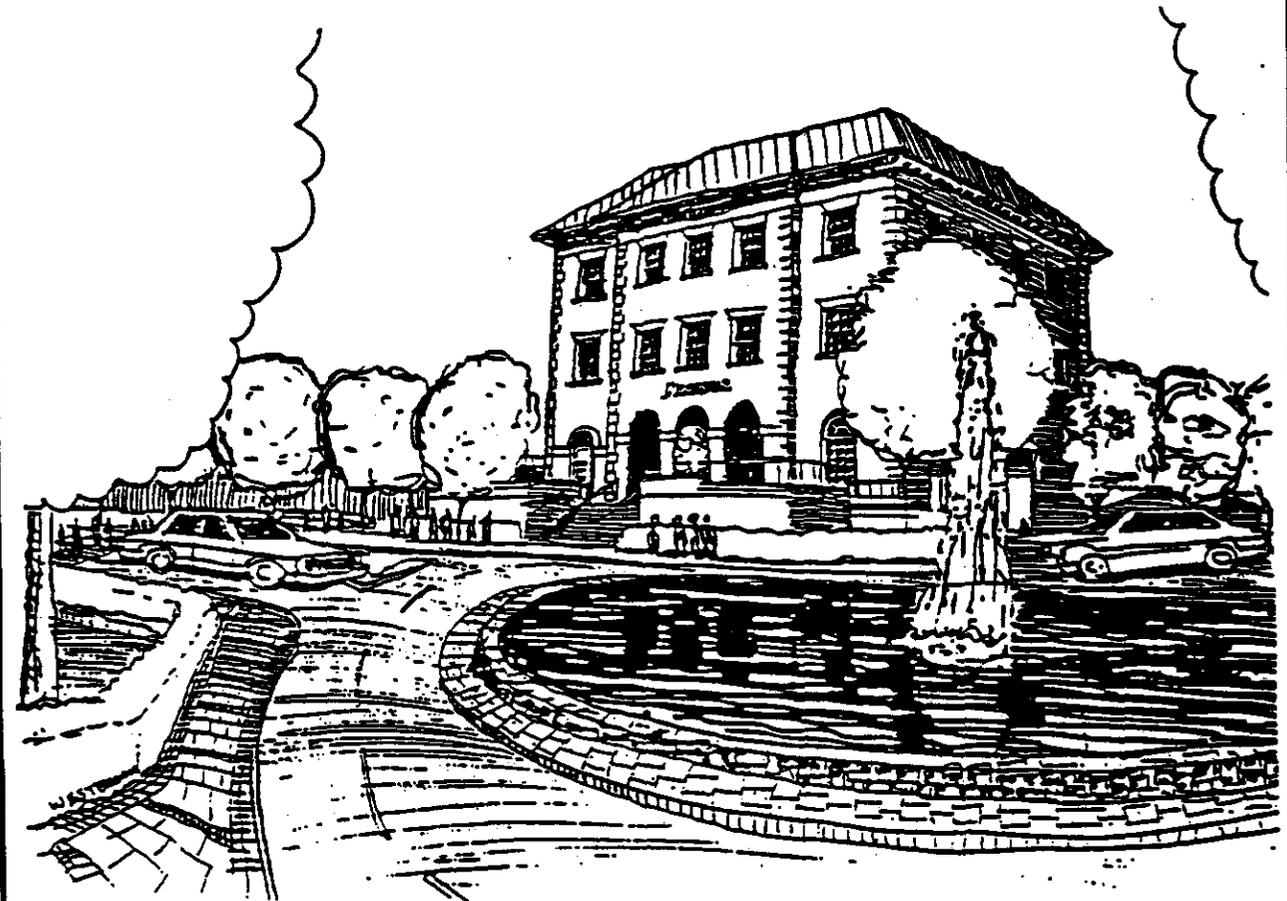
<b>Planning Objective</b>	Create interrelated mixed-use developments which contribute to the core image of the CBC. New development should provide amenities, consolidate properties and meet design objectives.
<b>Land Use Objective</b>	Intensity above .70 FAR permitted if housing component is provided and the nonresidential component is limited to no more than .70 FAR. Minimum 30% nonresidential development to be retail, of which half must be classified convenience. Restaurant and entertainment encouraged. Office and/or institutional use, such as a post office or library as residual of nonresidential development.
<b>Implementation Strategy</b>	Encourage provision of amenities, consolidation of properties and design objectives through a rezoning application. The ultimate project should be compatible in scale and character with the surrounding area and be designed to be the focal point of this end of a new "Main Street."
<b>Parking Requirement</b>	Zoning ordinance.
<b>Design Objective</b>	
<b>Public Space Guidelines</b>	North (Chain Bridge Road): Public Walkway type E or G, or Commercial Office Walkway type H; Underground Utilities East (Emerson Avenue): Civic Place type B South (Lowell Avenue): Civic Place type B West (Laughlin Avenue): Public Walkway type E or G, or Commercial Office Walkway type H
<b>Building Envelope Guidelines</b>	Building features encouraged at northwest and southeast corners. Civic Place type B at corner of Lowell and Laughlin Avenues. Retail to be optional on first floor; 25% open space.
<b>Building Relationships</b>	Building mass should frame space of all surrounding streets where not set back for public Civic Place type B.
<b>Special Considerations</b>	Major building and retail entrances must orient toward pedestrian focus on Emerson Avenue or Laughlin Avenue. Focus public amenities to enhance pedestrian crossing at Chain Bridge Road, corner Type G Emerson Avenue, and Laughlin Avenue. Special pedestrian amenities at the southeast and the southwest corner.

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## GENERAL DESIGN PRINCIPLES

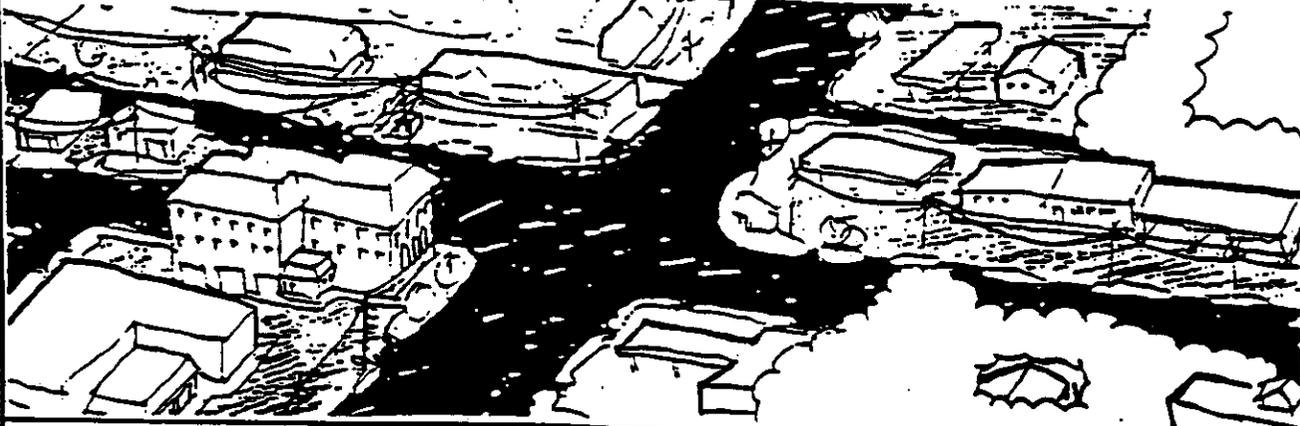
The following illustrations of general design principles are included to demonstrate an approach to designing the public way that will encourage the public and private sectors of the community to think about the McLean CBC as a special place for commerce and human interaction. Enhancing image, animating facade, creating networks of space, providing upgraded streetscapes, enhancing view corridors, and improving architectural design by achieving compatible building styles and designs are some of the general design principles illustrated here.

### ENHANCE IMAGE AT CROSSROADS

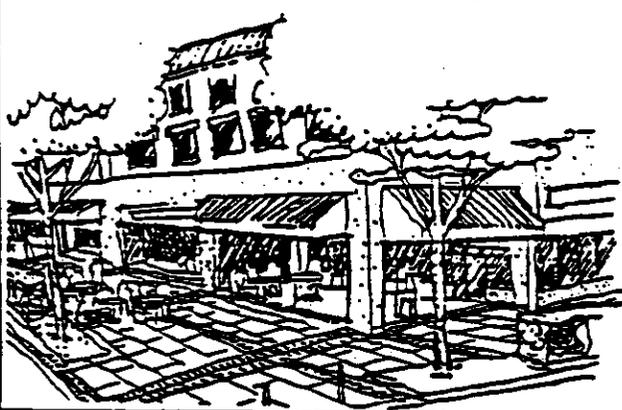


# GENERAL DESIGN PRINCIPLES

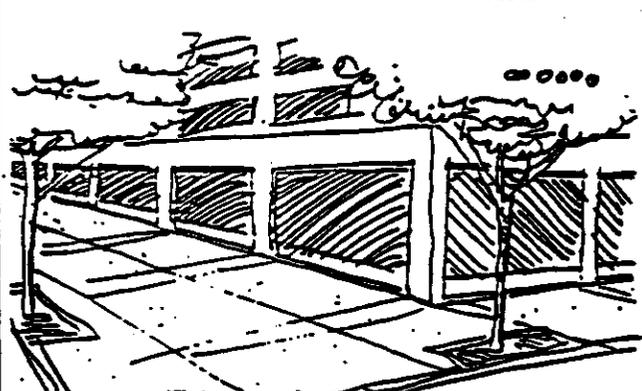
**AVOID UGLY CROSSROADS IMAGE**



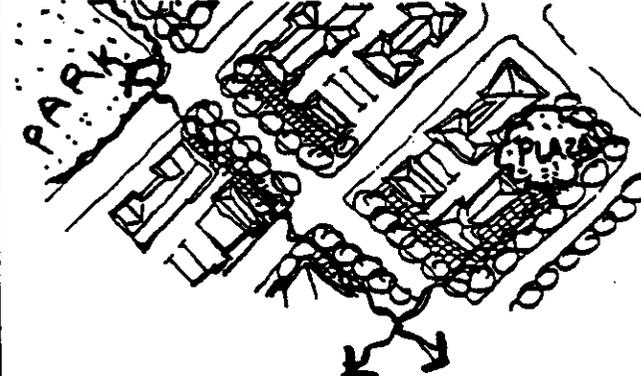
**ANIMATE FACADES ALONG PATHWAYS**



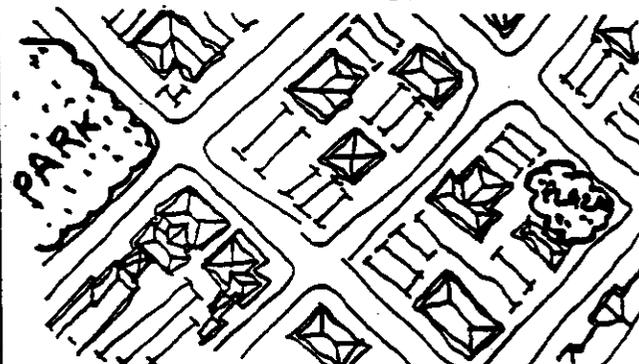
**AVOID BLANK WALLS ALONG PATHWAYS**



**CREATE A NETWORK OF SPACES**

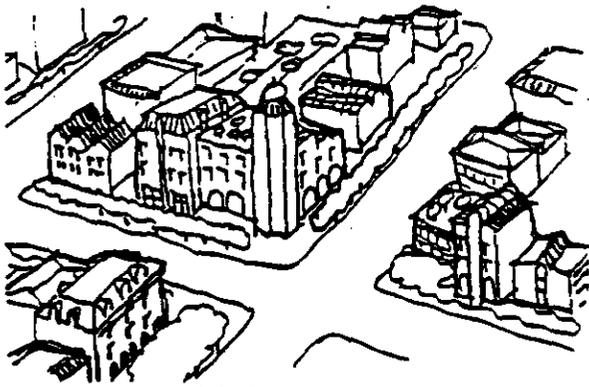


**AVOID DISCONNECTED SPACES**

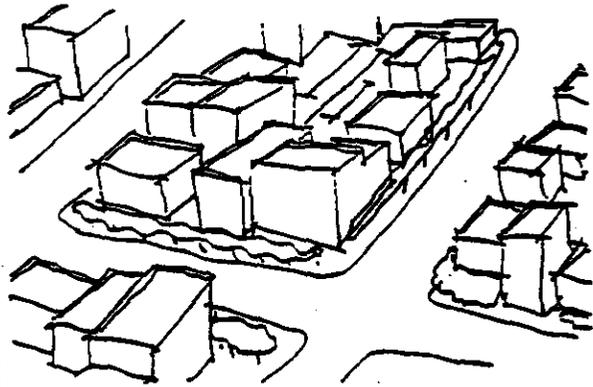


# GENERAL DESIGN PRINCIPLES

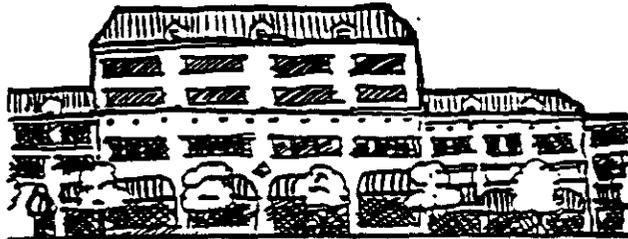
**DESIGN ROOFTOP FOR VISUAL INTEREST**



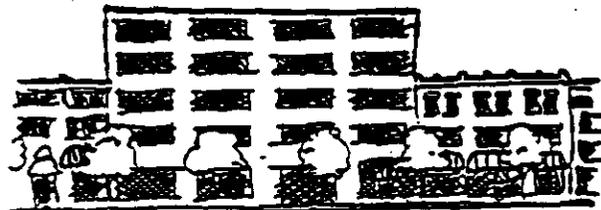
**AVOID LACK OF DESIGN ATTENTION**



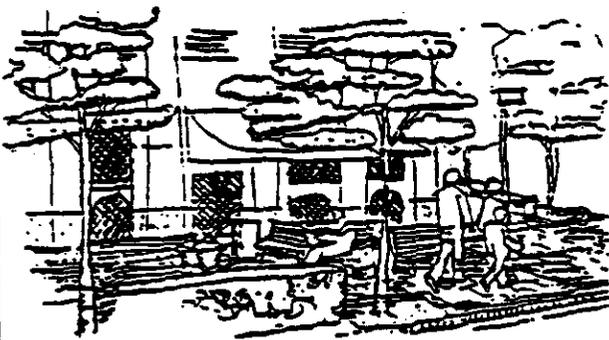
**ACHIEVE COMPATIBLE BUILDING STYLES AND DESIGNS**



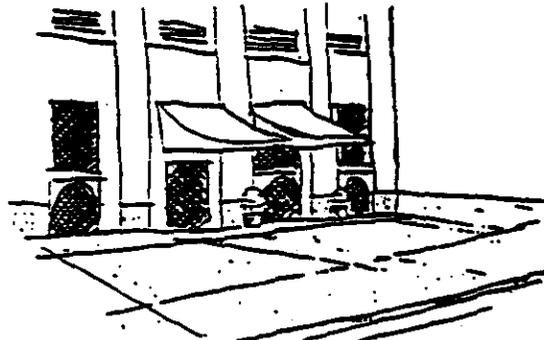
**AVOID INCOMPATIBLE BUILDINGS STYLES AND DESIGNS**



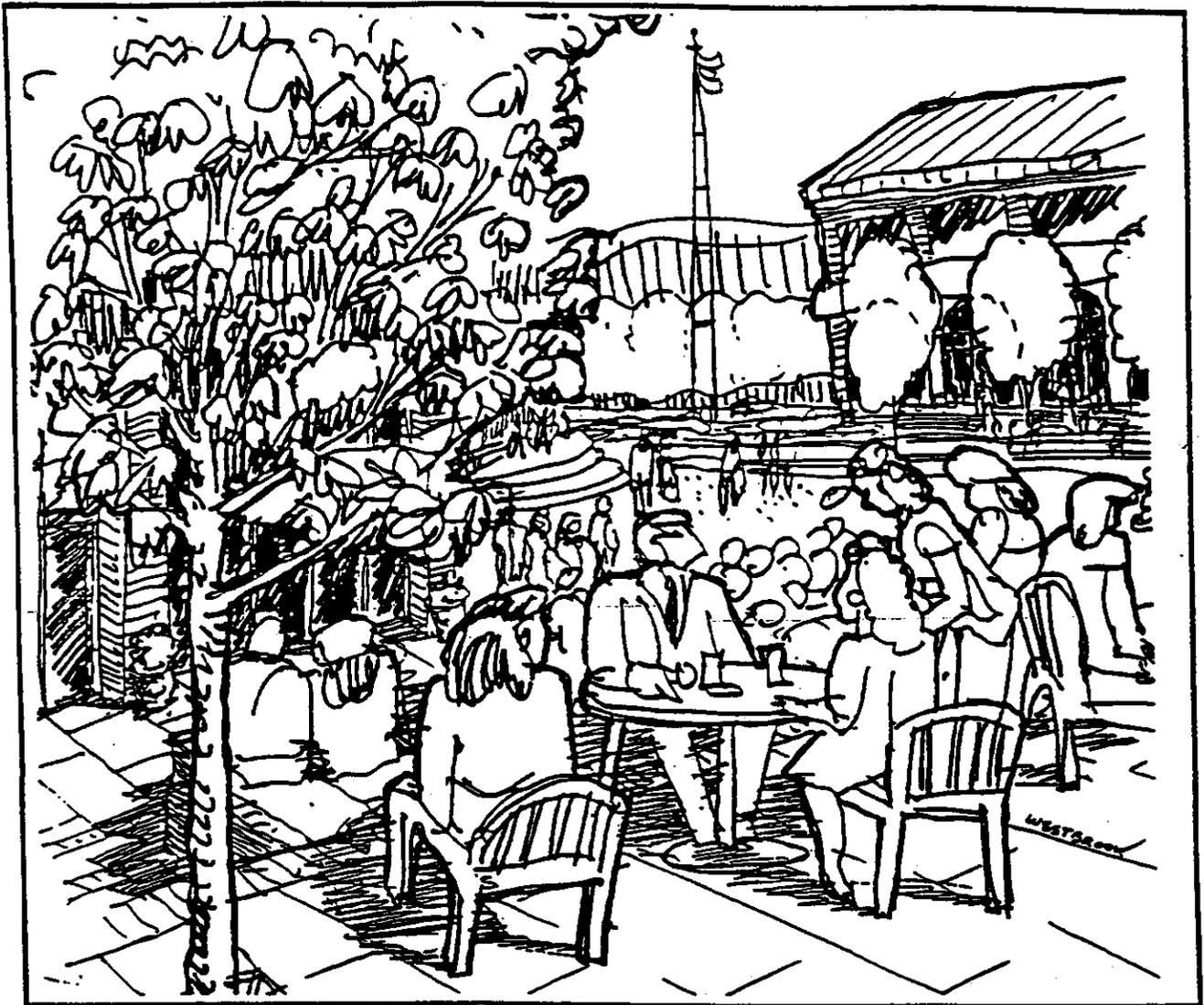
**PROVIDE UPGRADED STREETSCAPES TO ENCOURAGE PEDESTRIAN ACTIVITY**



**AVOID BLEAK STREETSCAPES WHICH DISCOURAGE WALKING**

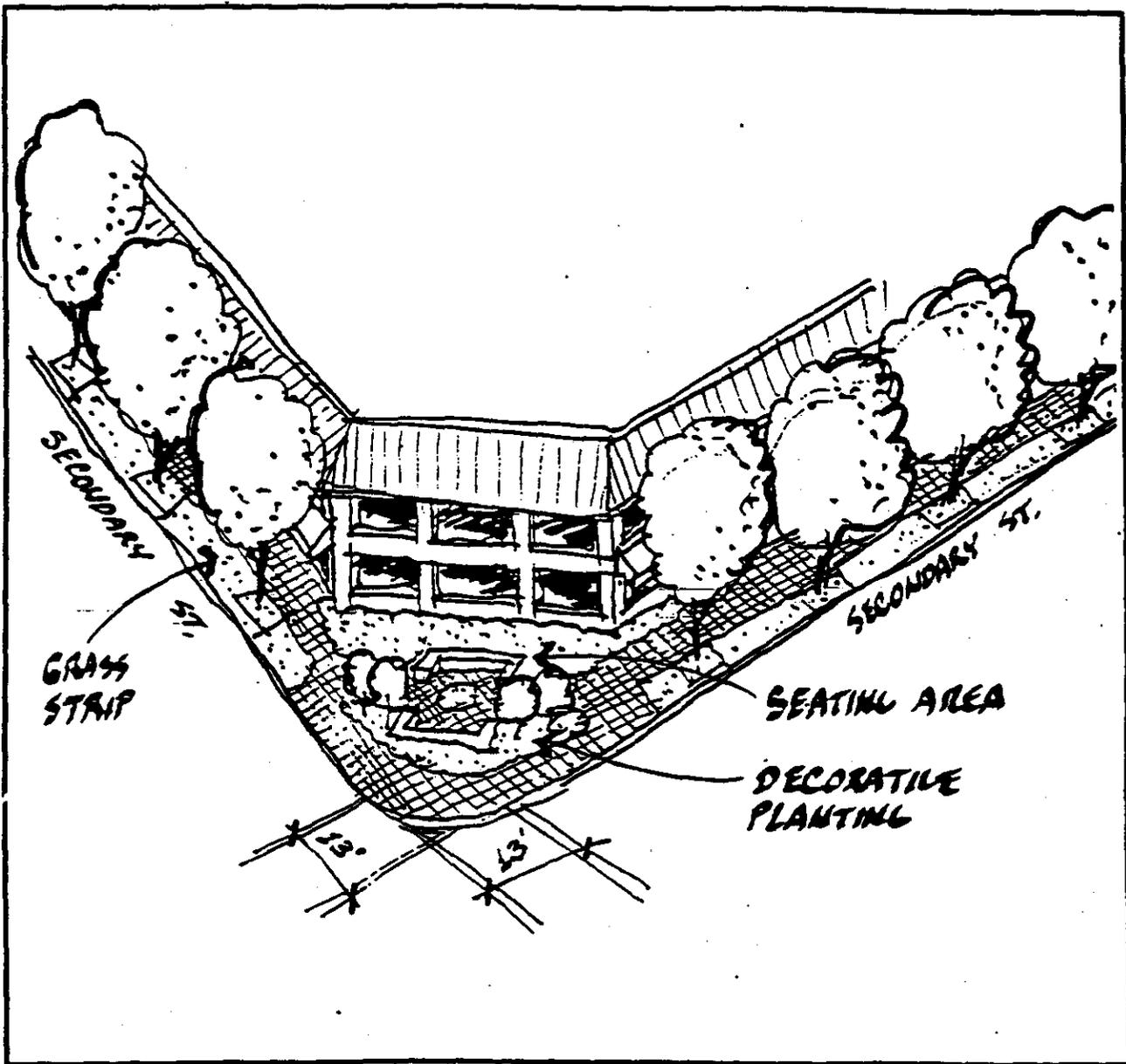


## B. CIVIC PLACE - THE VISION



A "Civic Place" should be designed to anchor the southern end of "Main Street" with uses that encourage people to gather such as community-oriented street-level retail, public service uses, cultural facilities and dining areas. The dimensional scale and embellishment of this plaza should be similar to the mid-block special place at the junction of Main Street and Beverly Road. The plaza should have a park-like setting and should include diverse landscaping, architectural embellishments, fountains, seating and/or public art. Pedestrian routes to parking facilities should avoid blank walls and encourage retail store fronts to face the plaza. The site should also interconnect with the pedestrian network, especially between Laughlin and Emerson Avenues at mid-block. Consideration should be given to the closing of a section of Lowell Avenue alongside the fire station to encourage an additional public gathering space. This guidance applies to the Subareas as shown on the table in Appendix 9.

### C. SPECIAL PLACE - MINOR CORNER



Minor corners are located at the corner of a block where two pedestrian walkways intersect and where both pedestrian walkways are adjacent to secondary streets. The illustration shows a minimum of 13 feet between the curb and building line at the corner where a landscaped feature is provided. The corner landscaped feature includes a seating area, but also could be designed with a fountain and/or public art. The purpose of the corner treatment is to add to the sense of place. Adjacent to the secondary street away from the corner, street trees are provided approximately 30 feet apart in a 5-foot inset or a 5-foot planting strip with grass or ground cover. A minimum 5-foot sidewalk should be provided with an additional 5-foot landscaped and/or pedestrian amenity area between the sidewalk and building. This guidance applies to the Subareas as shown on the table in Appendix 9.

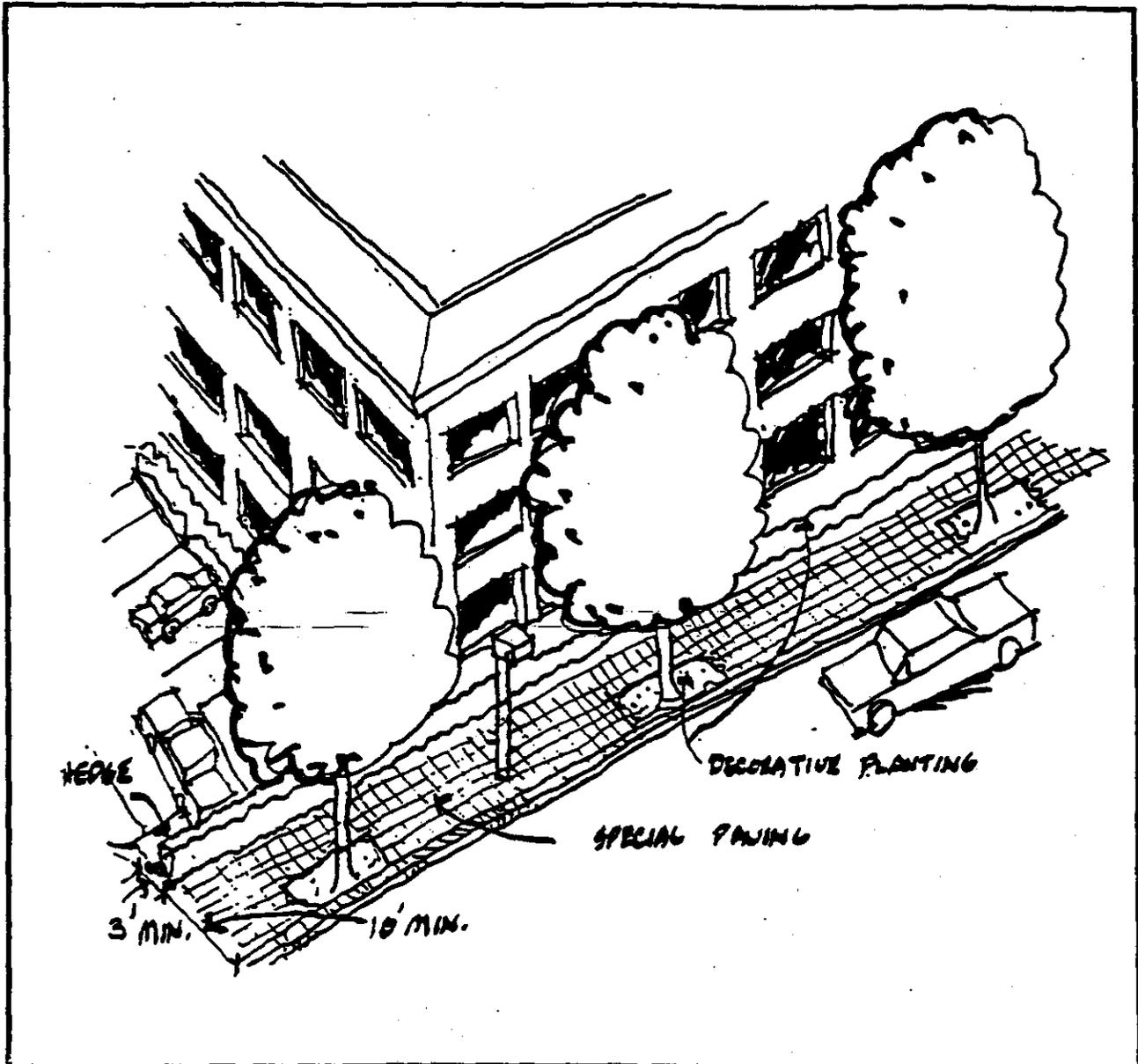
**G. MINOR PUBLIC WALKWAY - ADJACENT TO NON-SHOPPING STREET**

<b>Planning and Design Objectives</b>	Enhance the visual and pedestrian characteristics of the commercial street while establishing a "sense of place" for the McLean CBC.
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<b>Public Space Design Standards</b>	<ol style="list-style-type: none"> <li>1. Limit automobile access except where access is essential.</li> <li>2. Sidewalk paving primarily should be cast-in-place concrete. Paving should be accentuated by simple narrow brick banding against the building face and be perpendicular to similar bands within the sidewalk.</li> <li>3. Provide an expanded brick band placed within the utility strip right-of-way parallel to the curb.</li> <li>4. Provide ground covers with flowering bulbs planted in tree pits.</li> <li>5. Provide unified street furniture, consisting of standard lights, trash containers, benches, flower pots, bollards, and other elements to create an attractive pedestrian environment.</li> <li>6. Entryways to office buildings should be demarcated by special paving materials.</li> <li>7. Curb cuts at parking lot entryways should be marked by bollards.</li> <li>8. Provide landscaping as appropriate to either provide screening of the parking areas or enhance the building edges and entryways.</li> </ol>
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<b>Recommended Tree Types</b>	See Appendix 4
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## G. MINOR PUBLIC WALKWAY - ADJACENT TO NON-SHOPPING STREET



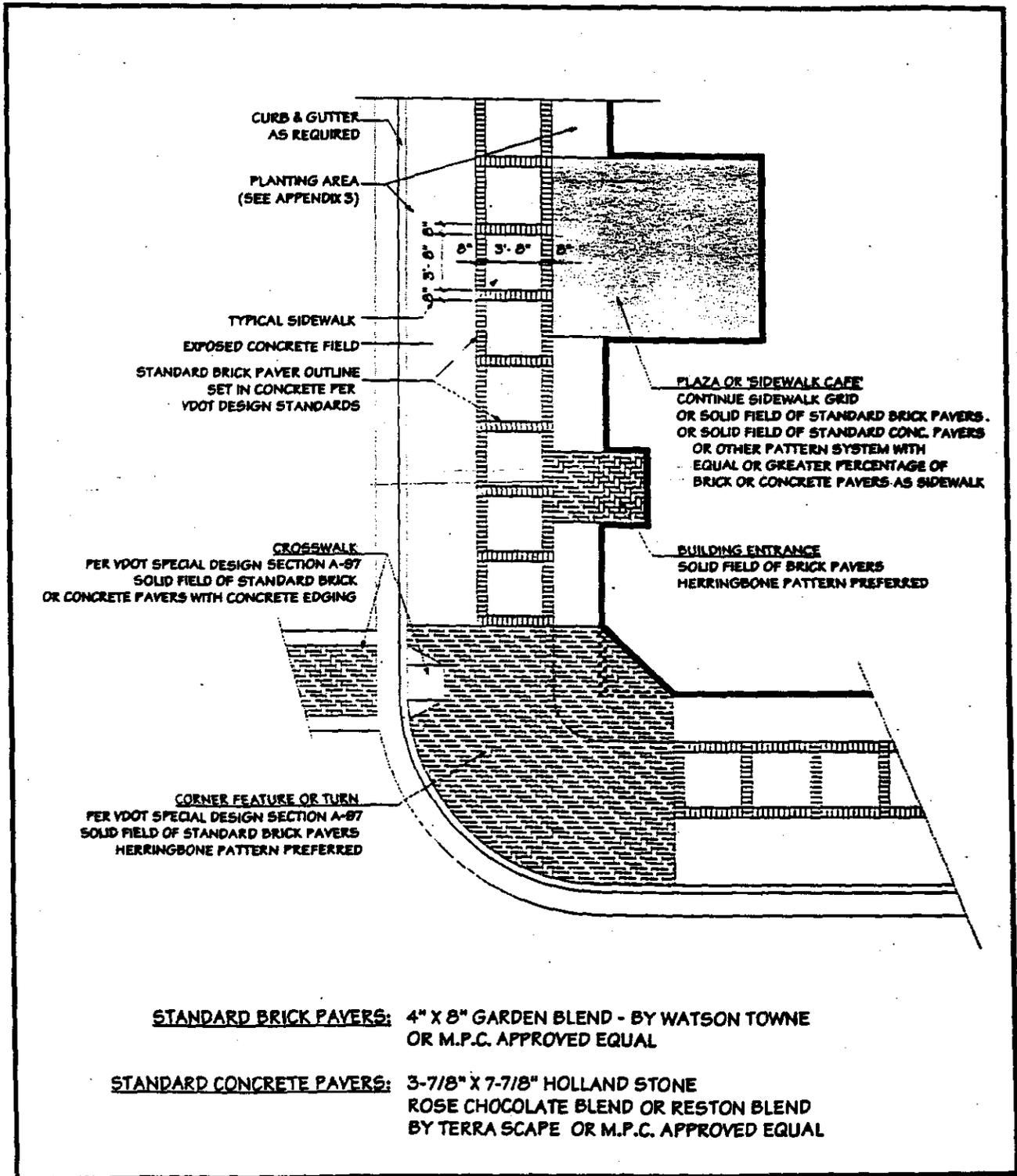
The building facades, when adjacent to a minor public walkway on non-shopping streets, should be set back 13 to 20 feet from the curb depending on the condition and configuration of adjacent properties. To create a safe and attractive pedestrian walkway separate from vehicular traffic, shade trees should be provided about 30 feet apart in insets with minimum dimensions of 5 feet by 5 feet, or in a minimum 5-foot planting strip. Adjacent to buildings, planting strips should be provided, ranging from a 3-foot minimum width to a maximum 10-foot landscaped area which includes a hedge and decorative plantings. A minimum 5-foot sidewalk should be provided. This guidance applies to the Subareas as shown on the table in Appendix 9.

## APPENDIX 2 - SIDEWALKS

<b>Planning and Design Objectives</b>	To provide general flexible guidelines for optimum sidewalk widths for different circumstances, applicable to new construction, building expansions, renovations, and other improvements to existing conditions.
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<b>Guidelines</b>	<ol style="list-style-type: none"> <li>1. Sidewalks should generally range from 5 feet to 10 feet in width. However, sidewalks as narrow as 4 feet may sometimes be appropriate when wheelchair turnarounds are provided. Sidewalks wider than 10 feet may also be appropriate under certain special circumstances. Determining the appropriate sidewalk width is a function of the design objectives as stated by the applicable design standard category and the following factors which may establish a basis to reduce or increase the design standard category width.</li>   <li>2. In order to vary sidewalk widths from the design standards category guidance, the following factors should be considered;             <ol style="list-style-type: none"> <li>a. The amount of present and anticipated pedestrian use.</li> <li>b. The widths of existing adjoining sidewalks and their likely permanence.</li> <li>c. Possible use by bicycles as well as pedestrians.</li> <li>d. The type of road, road speed and the corresponding need to keep pedestrians back from the curb except at crossings.</li> <li>e. Type of buildings or space alongside sidewalks, e.g.; (1) ground floor shops where window shopping would call for wider sidewalks (about 10 feet); (2) ground floor restaurants with seasonal sidewalk tables (even wider than 10 feet); (3) office buildings without first floor shops or restaurants where medium sidewalks (about 7 feet) would permit landscaping between sidewalk and buildings; (4) parking areas where narrower sidewalks (5 feet) will allow space for hedge screening (See Appendix 3).</li> <li>f. The need for adequate, plantable green strips between sidewalk and curb (see also Appendix 3).</li> <li>g. Special circumstances (as identified above and in the Design Standards), calling for very wide sidewalks, relieved by planting cutouts, street furniture, etc. and other special circumstances (such as embankments) allowing only a very narrow sidewalk.</li> <li>h. The need to reduce or vary sidewalk width to save existing trees.</li> </ol> </li>   <li>3. Sidewalks should be constructed of a variety of paving materials including standard brick and concrete pavers as shown in the illustration on the next page.</li> </ol>
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# APPENDIX 2 (continued) - SIDEWALKS



## APPENDIX 3 - STREETSCAPE PLANTINGS (and other plantings visible from the street)

<p><b>Planning and Design Objectives</b></p>	<p>To provide for attractive streetscapes and related planting, which are an essential element to the CBC's revitalization. The following guidelines apply to new construction, renovation, building expansions, and other improvements to existing conditions. (These general guidelines should be applied in conjunction with the provisions for streetscapes and other plantings in the various circumstances addressed under the Design Standard Categories A through L).</p>
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<p><b>Guidelines</b></p>	<ol style="list-style-type: none"> <li>1. Adequate planting strips should be provided between the sidewalk and curb, which can accommodate avenues of shade trees. This location is preferred to planting trees further from the curb (e.g., on the other side of the sidewalk or cutouts in wider sidewalks).</li> <li>2. The minimum width of planting strips with shade trees should be 5 feet, unless not feasible due to site constraints.</li> <li>3. Where it is not feasible to provide a 5-foot planting strip due to existing circumstances, planting should be made in narrower strips (including most existing strips) under VDOT's new, more flexible policies, particularly where traffic speeds are low. For example, narrow existing strips (at least 18 inches) can be widened at each shade tree location by providing sidewalk cutouts, with root guards lining the sidewalk and curb.</li> <li>4. Only when existing circumstances do not provide an opportunity to create a usable green strip, shade trees may be planted on the other side of the sidewalk, or in cutouts in wider sidewalks.</li> <li>5. When there is adjoining parking space, shade trees should be supplemented wherever feasible by evergreen hedges in planting strips between the sidewalk and the parking space, high enough to obscure most cars but low enough not to obscure shop signs. (See also Design Standard Category D and Appendix 5).</li> <li>6. Trees should be planted within parking lots in planting islands or strips and/or in cutout planters, as well as on the periphery. The combined planting areas should be at least 15 percent of the gross area for all nonresidential properties, including at least 5 percent of the interior area of any parking lot of over 20 parking spaces. Peripheral landscaping should generally be 10 feet wide.</li> <li>7. To the extent possible, interior and peripheral landscaping should be configured to save existing significant trees.</li> <li>8. Shade trees and other landscaping are encouraged in traffic medians and islands, again taking advantage of VDOT's flexibility.</li> <li>9. Recommended spacing between shade trees is 30 feet at center, but this can be adjusted to accommodate such factors as curb cuts, overhead lines, etc.</li> </ol>
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## APPENDIX 3 (continued)

<b>Guidelines</b>	<ol style="list-style-type: none"><li>10. Recommended size of shade trees at planting is 2 ½ inches caliper.</li><li>11. In general, large deciduous shade trees should be used as street trees as well as for parking lot interiors, but smaller trees may have to be used in certain circumstances, e.g. overhead lines and VDOT restrictions on narrower traffic median strips and islands and on those without barrier curbs.</li><li>12. Types of shade trees used can be varied, but it is recommended that one type be used for a given distance (e.g. a short block or a stretch between curb cuts in a long block) before switching to another type.</li><li>13. Ornamental trees may be used to supplement shade trees, e.g. on the other side of sidewalks where space permits, in cutouts from wide sidewalks, in island cutouts in parking lots as well as peripheral planting, and even as street trees where low overhead wires prevent larger trees.</li><li>14. Ornamental shrubs, bulbs and other flowers, and ground covers should be added to tree planters and strips, as well alongside buildings as long as they do not impede window shopping.</li></ol>
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See Appendix 4 for suggested trees, screens and hedges and Appendix 5 for parking area landscaping standards.

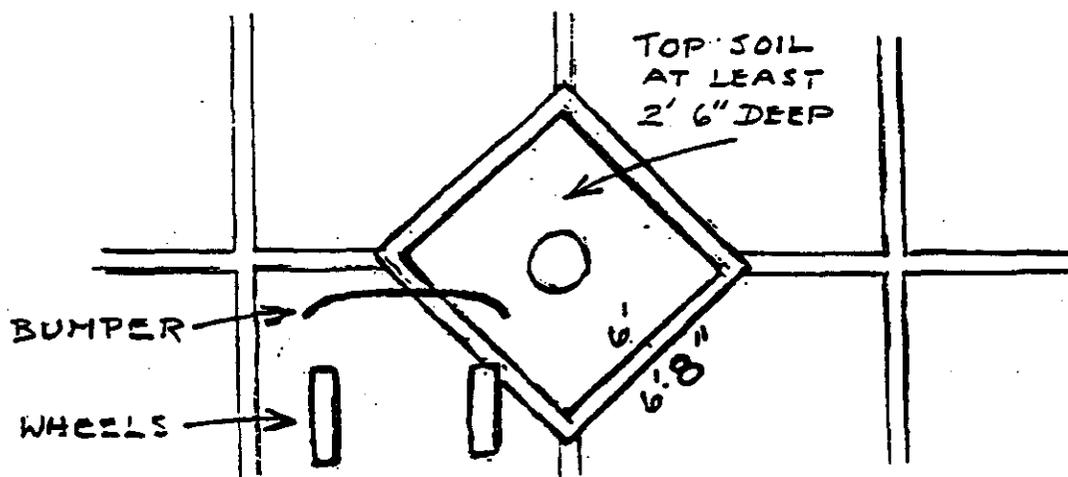
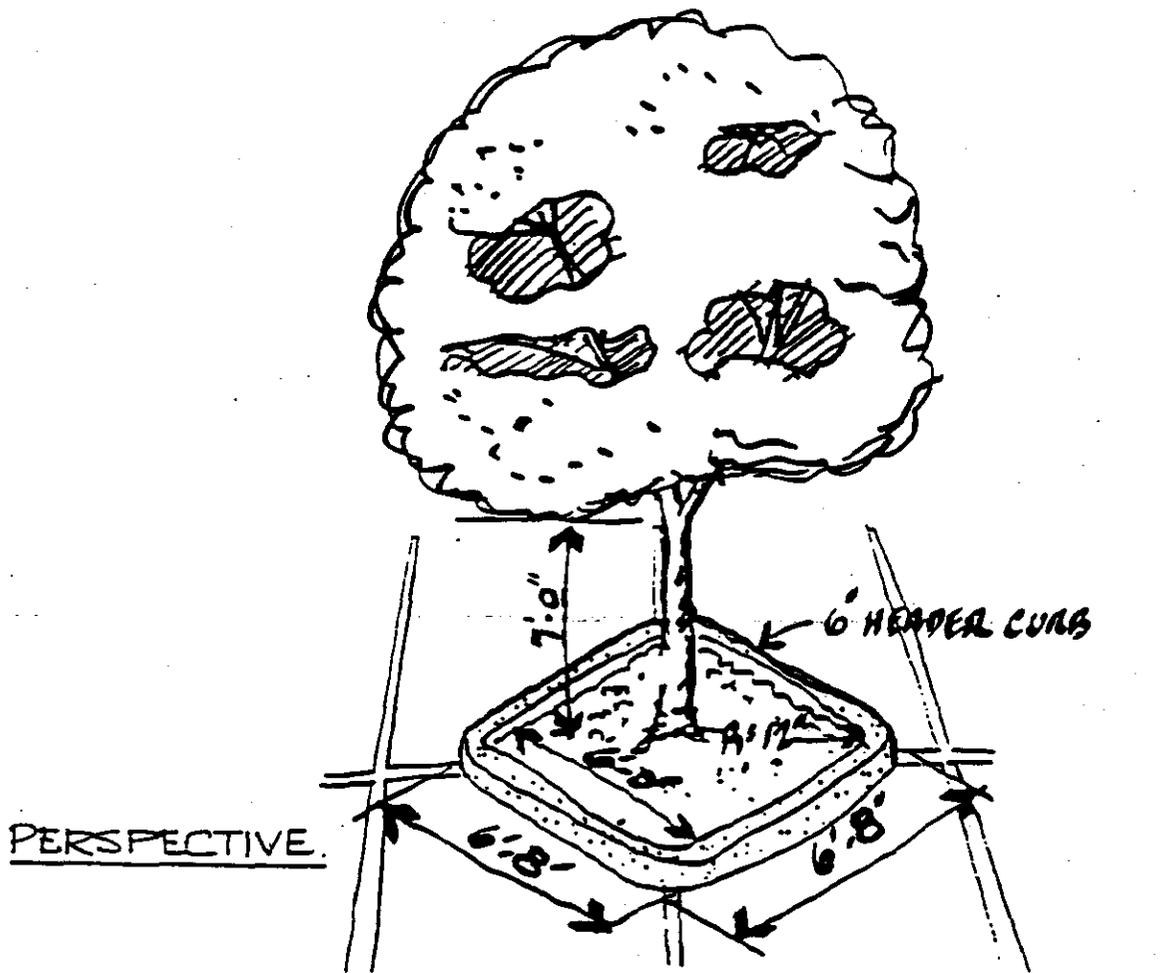
## APPENDIX 5 - PARKING AREAS

<b>Planning and Design Objective</b>	In laying out parking areas, the developer should refer to the appropriate section of the Fairfax County zoning ordinance and its amendments. Wherever possible, the maximum amount of parking space credits for the purposes of landscaping should be used as provided under the code.
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<b>Design Guidelines</b>	<ol style="list-style-type: none"> <li>1. The first drawing illustrates the condition where a minimum dimension exists between parking aisles. Planters with these dimensions and configuration can be used without losing parking space credit. The illustration shows the relationship of the planter and vehicular placement.</li> <li>2. Tree placements are shown on the the illustrations on the following pages for minimum landscaping condition. Should larger planting areas be feasible, these trees should be placed in groupings or in special cases, one of the specimen trees can be used.</li> <li>3. At the ends of all parking aisles a planting area with screen hedging and trees should be provided.</li> <li>4. All excess space between parking aisles should be used as a planting strip with a porous material or ground cover being used within the 2'-0" overhang space.</li> <li>5. Between adjacent properties a "green strip" should be provided to accommodate planting of trees, landscaping and, where desirable, pedestrian walkways.</li> <li>6. A minimum of 5% landscaped area should be provided within the parking area (not including perimeter landscaping).</li> <li>7. Low hedges are to be used where eye level visibility is required such as in front of shopping center parking areas. High hedges are to be used for complete visual screening. (See Appendix 4 for hedge plant listings).</li> </ol>
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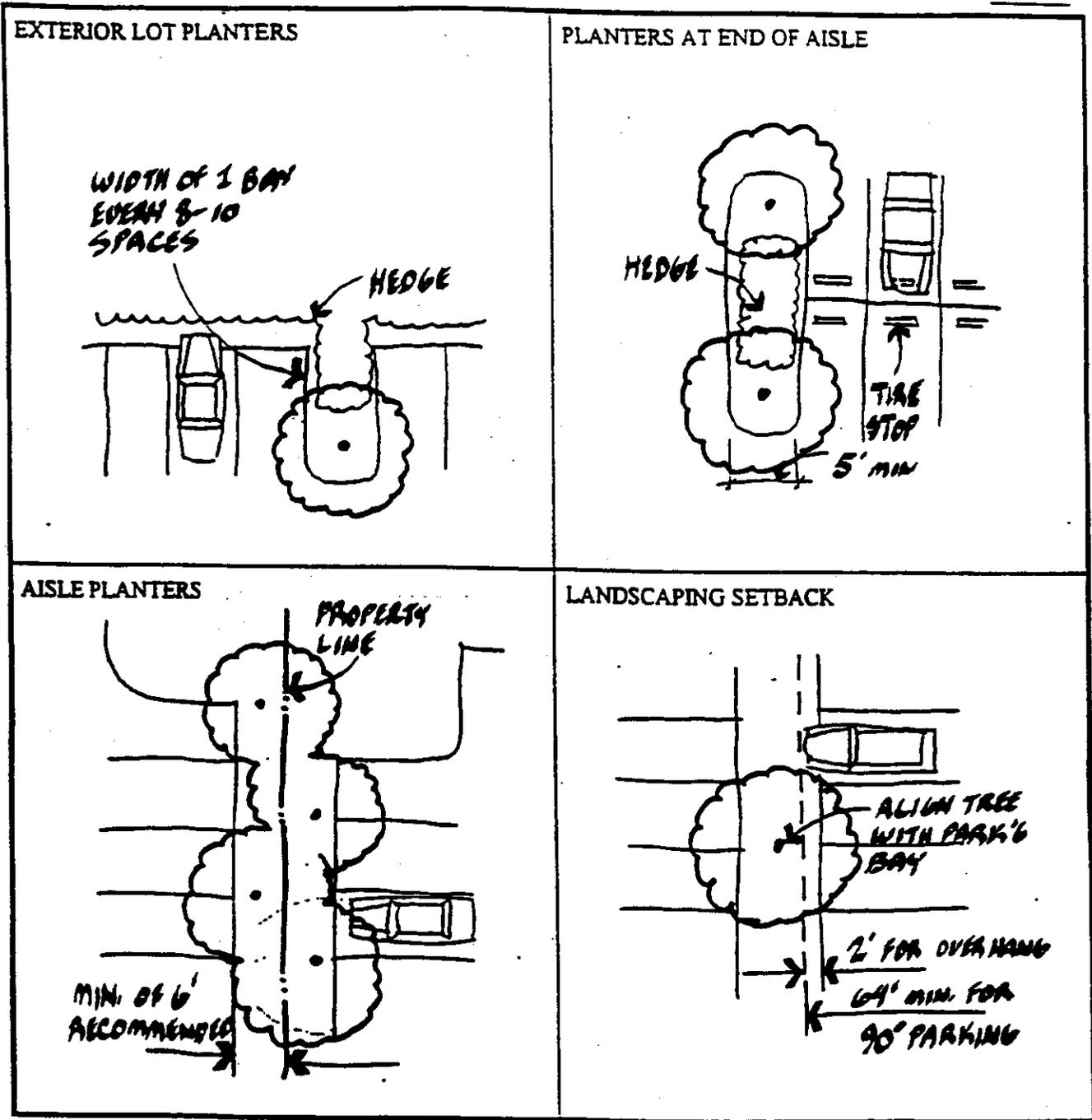
<b>Recommended Tree Types</b>	See Appendix 4
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APPENDIX 5 (continued) - PARKING AREAS/infill planting



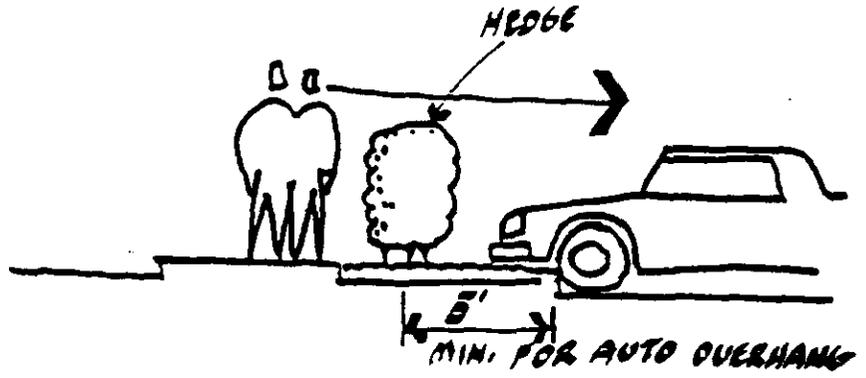
PLAN OF INTERIOR PLANTER

APPENDIX 5 (continued) - PARKING AREAS/landscaping

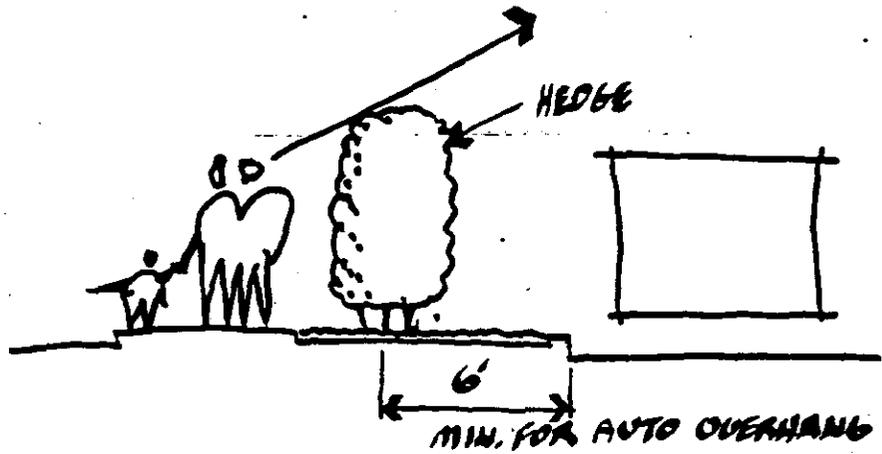


APPENDIX 5 (continued) - PARKING AREAS/screening

LOW SCREEN PLANTING

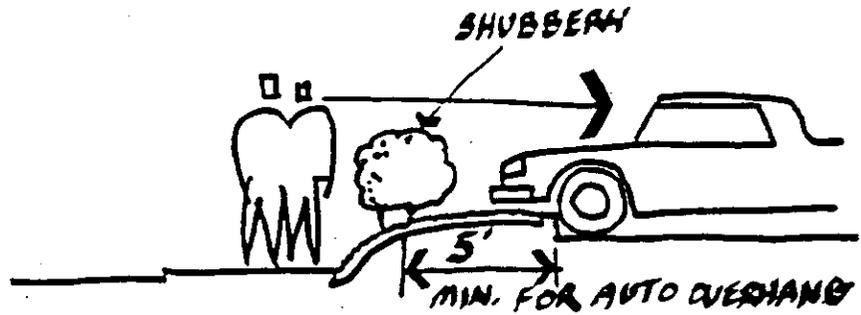


HIGH SCREEN PLANTING

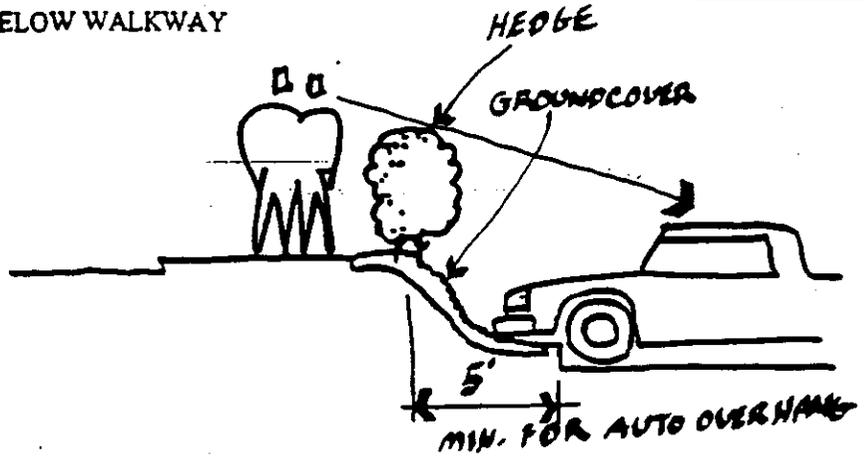


APPENDIX 5 (continued) - PARKING AREAS/screening

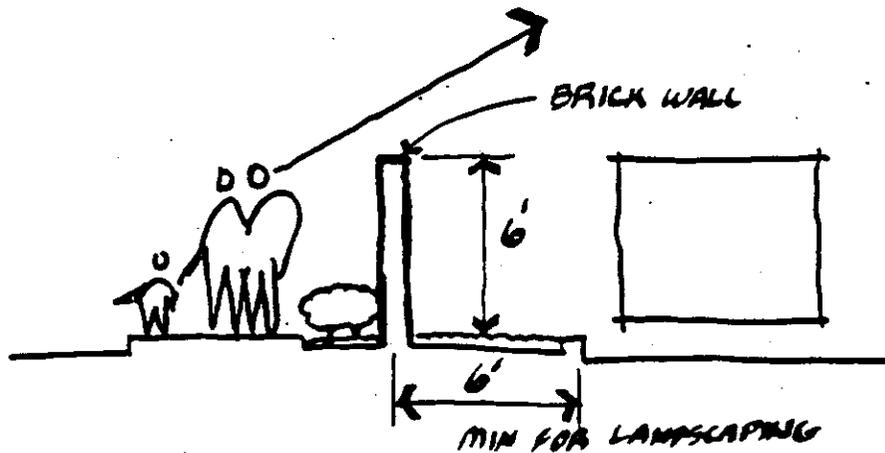
BERM PLANTING - PARKING ABOVE WALKWAY



BERM PLANTING - PARKING BELOW WALKWAY



SCREEN WALL



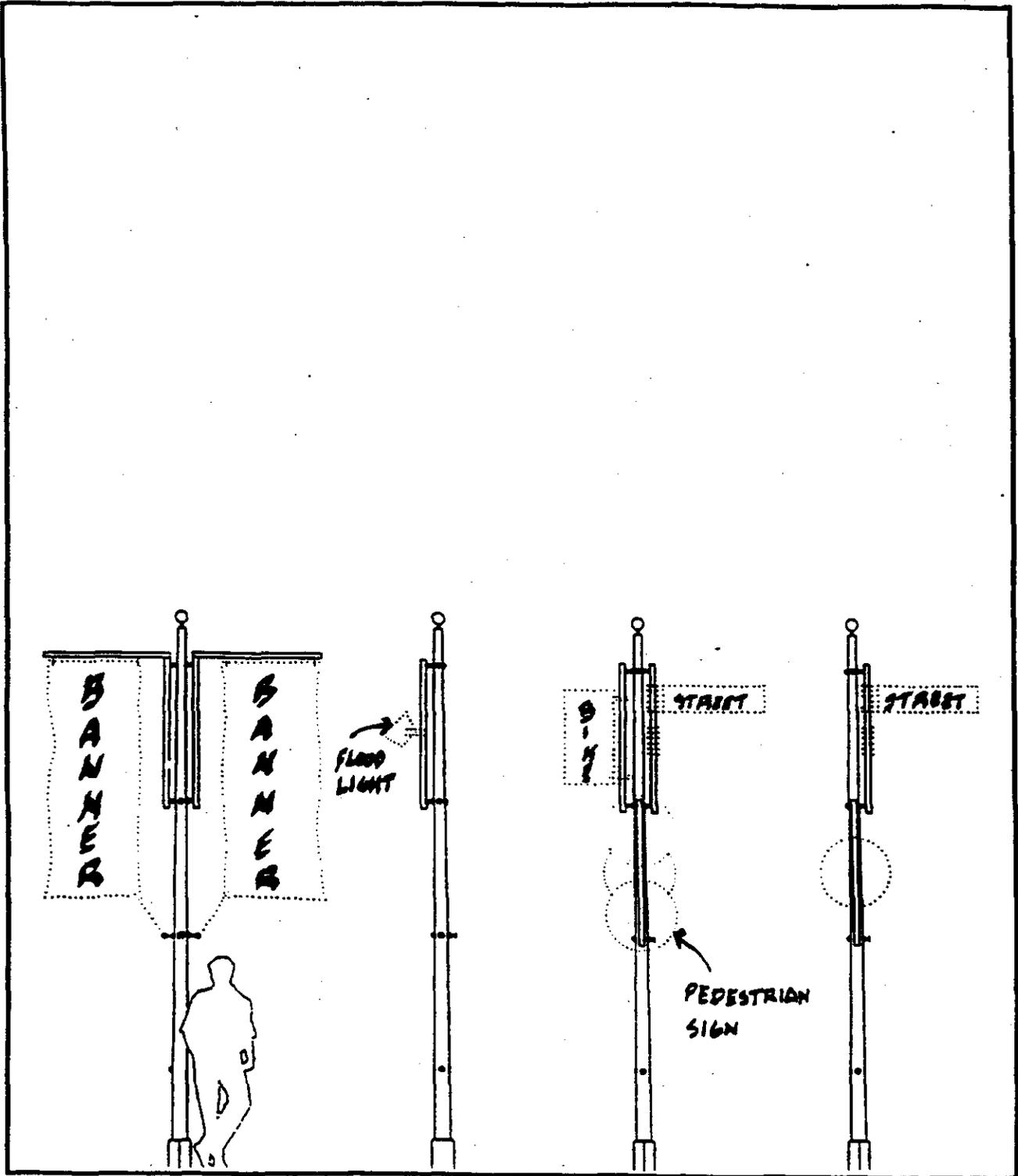
## APPENDIX 6 - STREET FURNITURE

<b>Planning and Design Objectives</b>	Establish a consistent standard for the treatment of the public ways with unified street furniture elements grouped or placed within the public space so as to enhance the pedestrian attraction and function of the CBC. The items described below are for illustrative purposes only. Comparable alternatives are acceptable.
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<b>Design Standards</b>	
<b>Bike Rack</b>	12. Se'lux SX97-124-0 (or equal) - Black galvanized metal frame, mounted into bollards, holds 5 bikes (2100 mm, w 48 mm dia)
<b>Pedestrian Light</b>	13. Zardin Garden Planters by Canterbury Designs (or equal). Lightweight concrete, tan color, sand blasted finish, approved size 1'-6" dia x 2'H and 3'6" dia x 2'H. Intensity should be on the range of 70 ti 250 watts.
<b>Trash Container</b>	14. Painted black steel basket with fiberglass lid and standard plastic pines container. Produced by Victor Stanley, Inc. (or equal) (3'Hx2'6" dia - interior container dia 18")
<b>Benches</b>	15. Natural colored slatted wood with painted black pedestal and arm rests between two bollards 2000 ml;-mounted.
<b>Pedestrian Lights</b>	16. Se'lux SATURN I (or equal) lantern. Black finish for pole top mounting, dia 90 mm, diecast aluminum filter. Clear with mirror louvre, removable flat aluminum cover, inside white.
<b>Street Light</b>	17. Se'Lux environmental Design System URBI - (or equal) double. 2X roadway fitting, 1X pathway fitting, two piece structural sphere (PC), dia 500 mm., IP 44, Aluminum reflector, tapered steel pole, dia. 116/212 mm, diecast aluminum painted black. Bulb intensity should range from 200 to 400 watts.
<b>Parking Lot Light</b>	18. Gardo Form (or equal) 10 E/H Arm mount, cutoff luminaire with height and size to be determined by spacing and photometrics. Type 3 distribution. Metal Halide lamps with black aluminum finish. Bulb intensity should range from 200 to 400 watts and be shielded to prevent glare.
<b>Bollard Light</b>	19. Bollard Lights - Se'lux SX75 (or equal) black painted diecast, aluminum low profile luminaire (200 mm dia, 1305 mm H)
<b>Bus Shelter</b>	20. Bush Shelter - Skyland ST4 (or equal) in black painted supports with blue roof color.

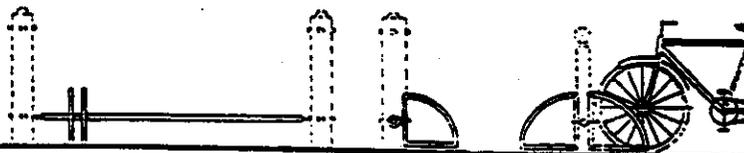
\* Street furniture shown is for illustrative purposes only and is not necessarily indicative of the type of furniture that will be selected.

APPENDIX 6 (continued) - STREET FURNITURE/signing

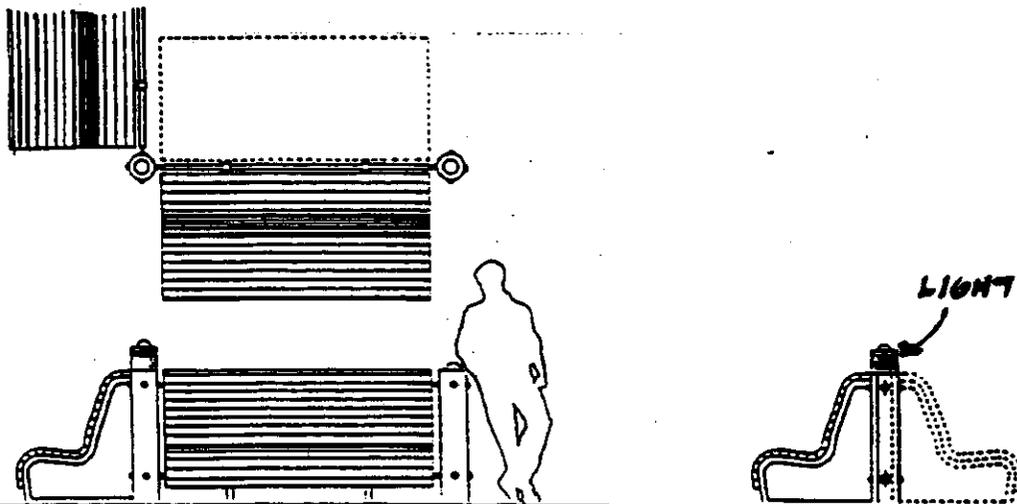


APPENDIX 6 (continued) - STREET FURNITURE

BIKE RACK

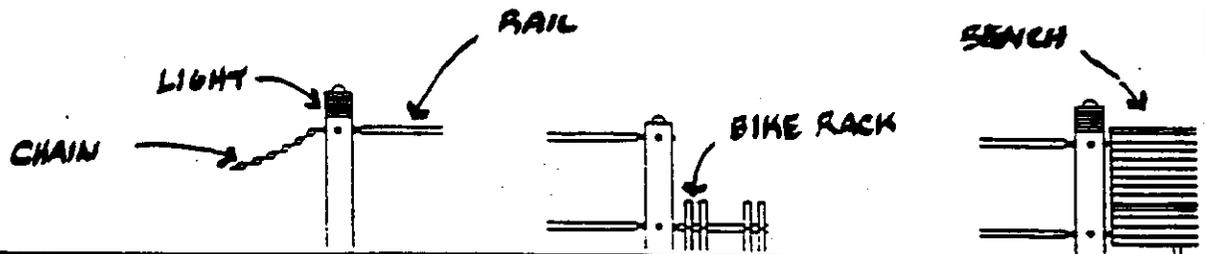


BENCH

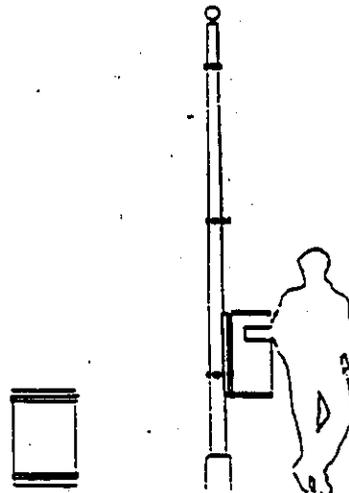


APPENDIX 6 (continued) - STREET FURNITURE

BOLLARDS



TRASH

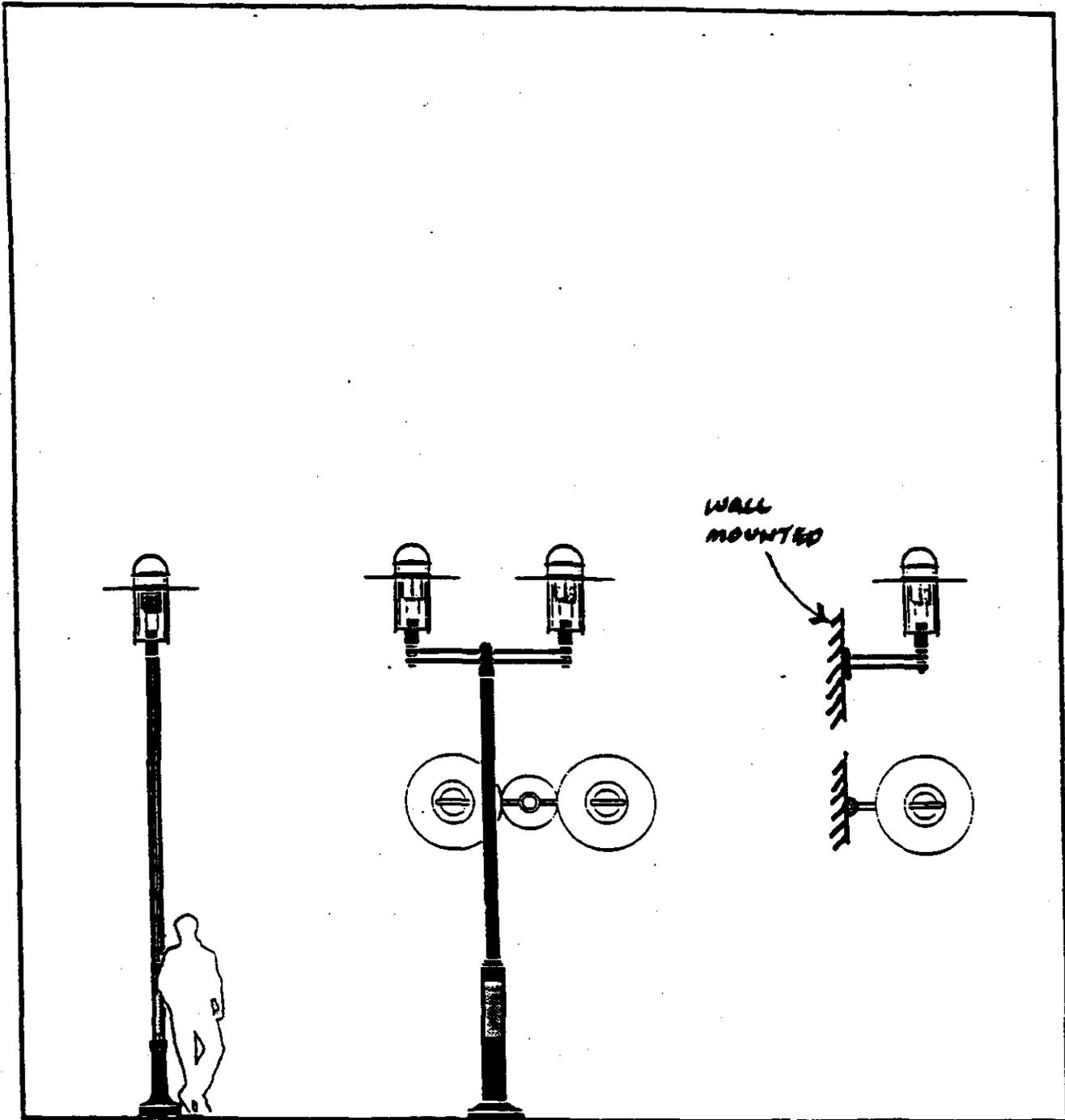


## APPENDIX 7 - LIGHTING

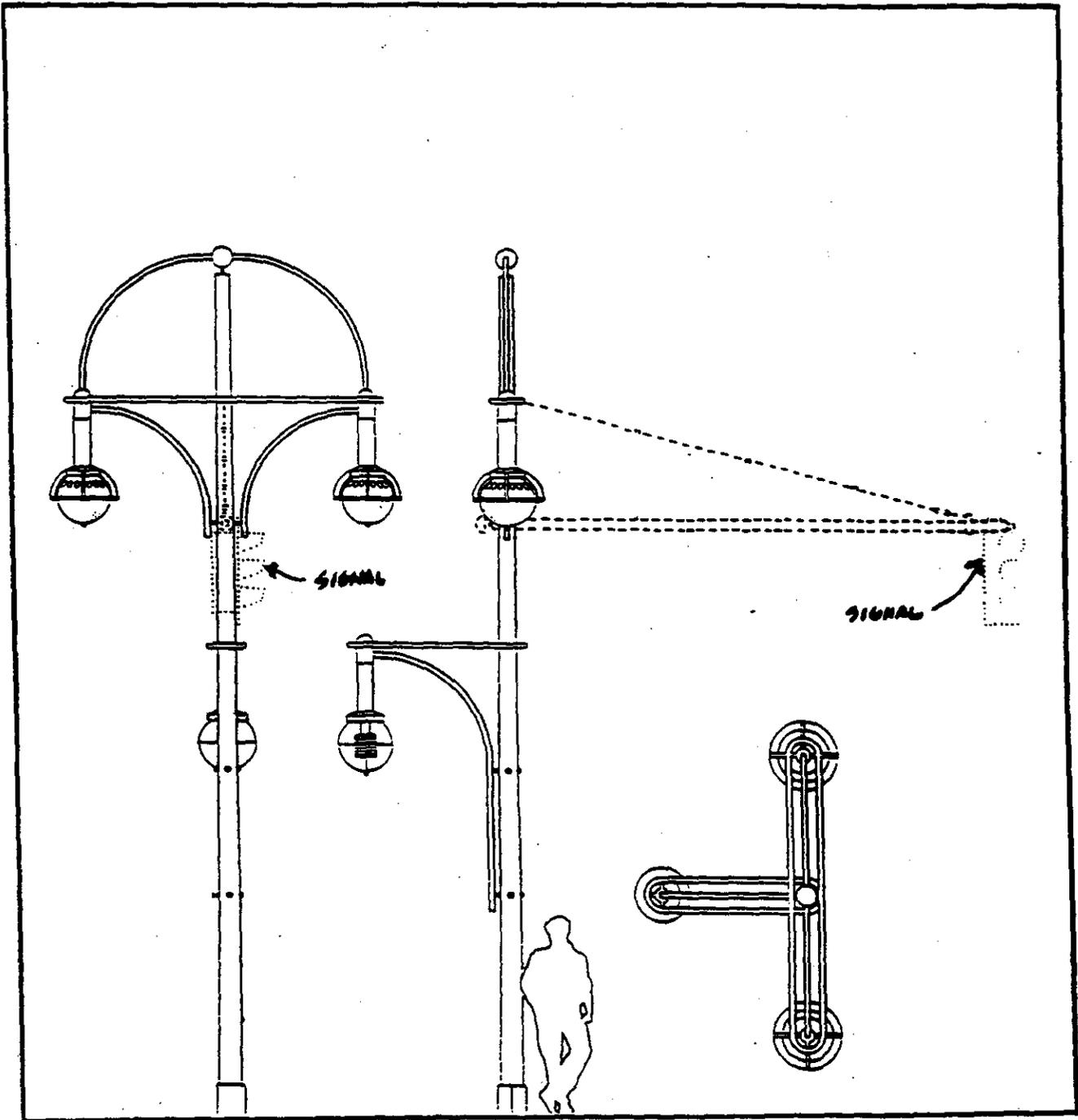
<b>Planning and Design Objectives</b>	<p>It is important that all exterior lighting be consistent with and complement the overall standards for lighting within the CBC. For any single building or project, exterior lighting should be compatible with and appropriate for the building architecture, material(s) and color(s). Lighting should be consistent throughout to maintain the overall character and quality.</p> <p>In general, street, parking lot and pedestrian lighting should be used to illuminate key areas such as vehicular entrances, building entrances and site circulation elements including streets, sidewalks and pathways. Site lighting shall be designed to levels required for public safety without creating glare or high intensity.</p>
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<b>Design Standards</b>	<ol style="list-style-type: none"><li>1. All light fixtures shall be designed and located so as to avoid glare and excessive brightness.</li><li>2. Intensified or special effect lighting will be considered by the McLean Planning Committee for situations requiring a dramatic effect, highlight, or other unique application.</li><li>3. The "washing" or highlighting of any building with lighting must receive specific approval from the McLean Planning Committee.</li><li>4. Generally, wall packs are not permitted due to their glare and intensity. However, the McLean Planning Committee may approve wall packs depending upon their location, size, wattage, mounting height on the building and relative difficulty of providing other types of lighting. Wall packs should not direct glare or intensity onto adjacent streets or buildings. Any wall packs permitted should be a "cut-off" type to direct lighting downward.</li><li>5. The McLean Planning Committee reserves the right to ask the applicant, tenant, building owner or other responsible party to reduce the intensity of the lighting after installation, if the MPC determines that the light is too bright or creates excessive glare.</li><li>6. Applicants should submit plans that include detailed drawings and specifications of lighting including type, wattage, material, color, etc.</li></ol>
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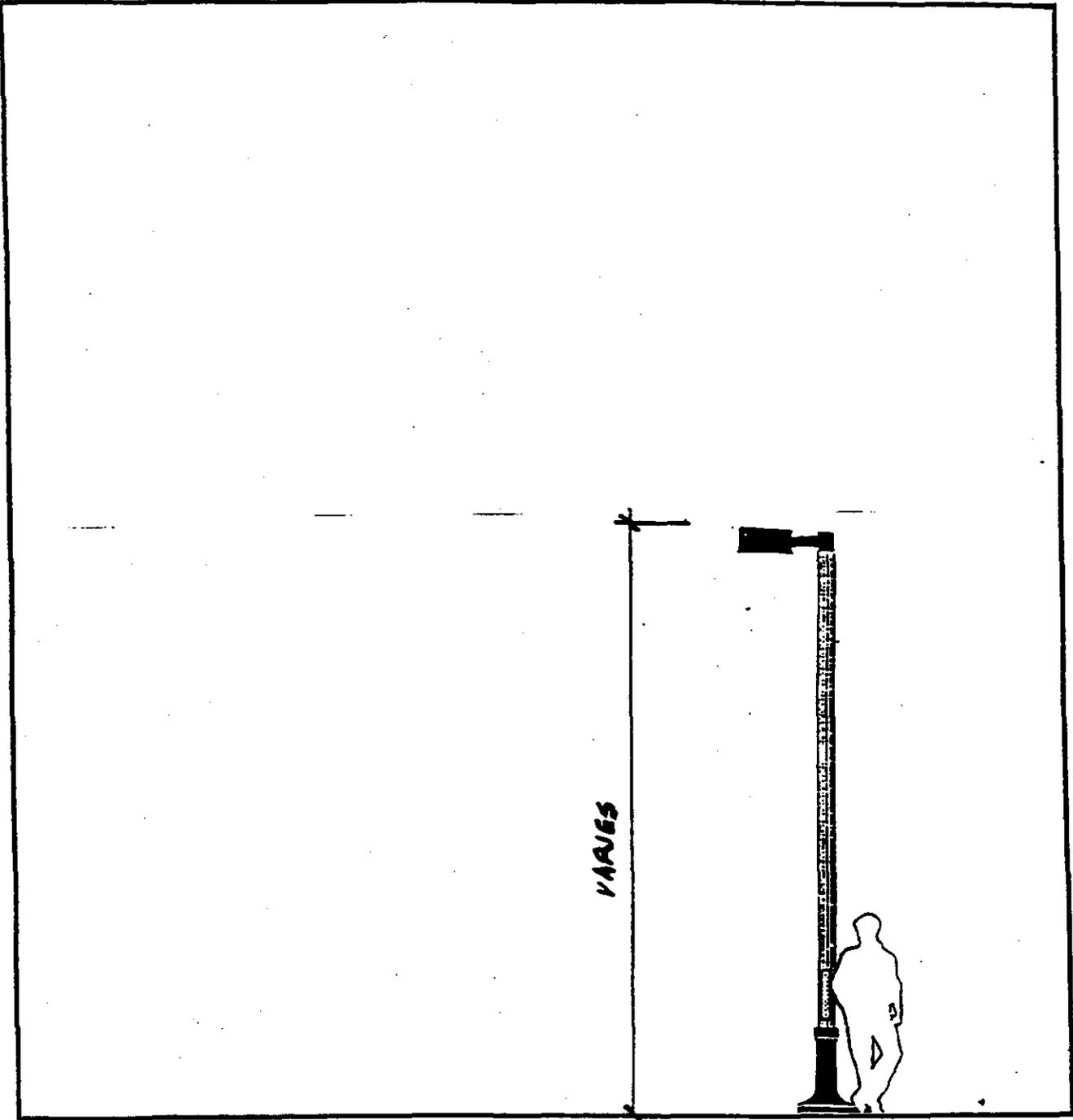
APPENDIX 7 (continued) - LIGHTING/pedestrian lighting



APPENDIX 7 (continued) - LIGHTING/street lighting  
(MAIN STREET AND CHAIN BRIDGE ROAD)



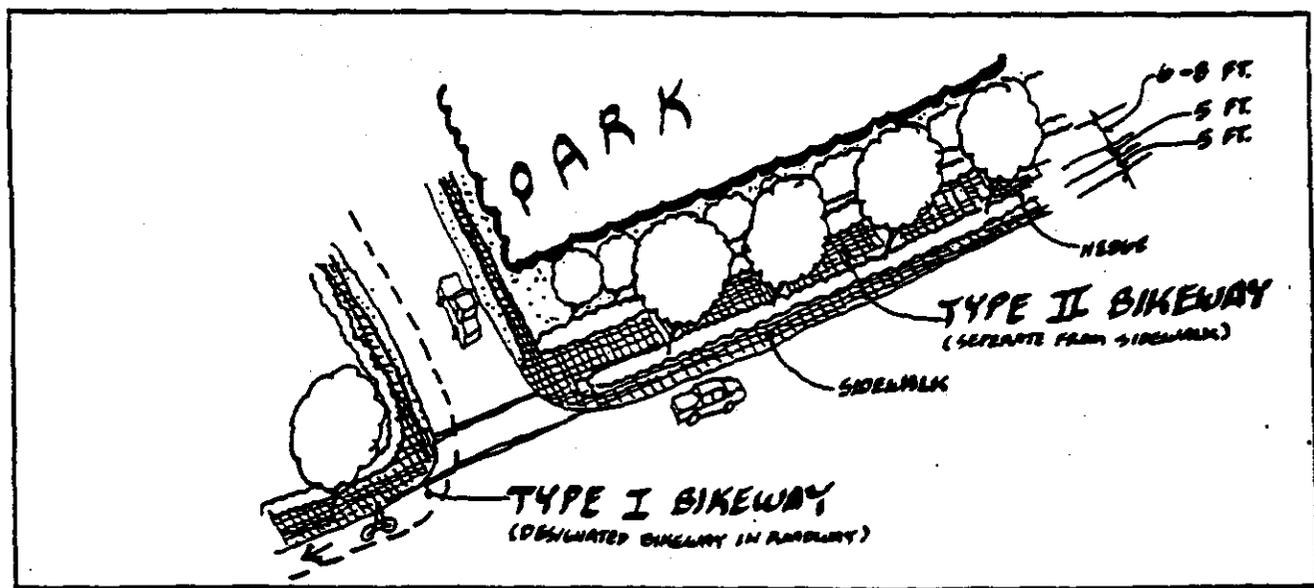
**APPENDIX 7 (continued) - LIGHTING/cut-off lighting  
(PARKING LOTS AND OLD DOMINION DRIVE)**



# APPENDIX 8 - BIKE WAYS

<p><b>Planning and Design Objectives</b></p>	<p>Create designated bikeways as an alternative to automobile transportation and to provide for safe bicycling through McLean, and to create a continuous way through the CBC.</p>
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<p><b>Public Space Design Guidelines</b></p> <p><b>Type I On-Street</b></p> <p><b>Type II Off-Street</b></p>	<ol style="list-style-type: none"> <li>1. Provide clearly marked 4' travel lane for bikes with street signage to alert motorists of bike use (preferably on primary street).</li> <li>2. Provide asphalt bike path 8-foot wide with concrete rumble strips, roll over curb and bollards to mark proximity of street intersection and facilitate safe crossing by cyclists.</li> <li>3. Provide consistent street tree planting with each street type between bike path and residential areas.</li> <li>4. Provide flowering trees, shrubs, and ground covers between bike path and street.</li> <li>5. Provide benches and trash containers at rest stop along the path.</li> </ol>
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## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

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

**FILE:** 3-4 (RZ 2000-DR-053)

**SUBJECT:** Transportation Impact

**REFERENCE:** RZ 2000-DR-053; MHI-Laughlin Avenue Venture, L.L.C.  
Traffic Zone: 1461  
Land Identification Map: 30-2 ((9)) 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66

**DATE:** January 8, 2001

Transmitted herewith are comments of the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this Department dated December 13, 2000.

The referenced applications are for a change in the zoning from R-4 to PDC. It is anticipated this use will generate 1,503 VPD/182 VPH trips based on Trip Generation, Sixth Edition: Institute of Transportation Engineers, 1997 (ITE land use codes 230, 814, 832, 710). This Department has reviewed the subject application and offers the following comments:

- The applicant has proposed in the proffers for the realignment of the Laughlin Avenue and Chain Bridge Road. Our Department supports this proposal.
- The applicant has proposed streetscape, plantings, and similar design features that require approval from VDOT if constructed within the VDOT right-of-way. The applicant should coordinate and obtain all the necessary approvals.
- The applicant has proposed to match existing right-of-way along the site's frontage. Our Department supports this design.
- The Comprehensive Plan recommends the implementation of Transportation Management System for all employment in the CBC. The applicant should address this issue.

AKR/MGC:mgc

cc: Michelle Brickner, Director, Office of Site Development, Department of Public Works and Environmental Services

## 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: ENVIRONMENTAL ASSESSMENT: RZ-2000-DR-053  
MHI – Laughlin Ave.

DATE: 4 January 2001

BACKGROUND:

This report, prepared by Irish Grandfield, 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 November 10, 2000. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are 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:

1. Energy Conservation (Objective 13, p. 94, The Policy Plan)

“Maintain and enhance the efficient use of natural resources . . .

. . . policy b. Encourage energy conservation through the provision of measures which support non-motorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail, and multifamily residential uses.”

2. Light Pollution (Objective 5, p. 89, The Policy Plan)

**“Minimize light emissions 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 use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

#### **1. Energy Conservation**

*Issue:* The Plan calls for energy conservation through the provision of bicycle parking facilities to encourage non-motorized transportation. The applicant should provide alternatives to the use of single occupancy automobiles for residents.

*Suggested Solution:* The applicant should provide bicycle parking/storage facilities onsite.

#### **2. Light Pollution**

*Issue:* It is unclear from a review of the development plan the location and types of outdoor lighting that are proposed for this site. Staff does not object to any particular style of lighting fixture as long as the design is appropriate and the lighting does not cause light pollution.

*Suggested Solution:* All lighting provided on the property should be focused directly on parking/driving areas and sidewalks. No lighting should project beyond the property line. Full cut-off lighting should be provided for any proposed outdoor lighting.

BGD:JPG

1950

2000

12055 Government Center Parkway ❖ Suite 927

Fairfax, Virginia 22035-1118 ❖ 703/324-8701

**MEMORANDUM**

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

**FROM:** Lynn Tadlock, Director  
Planning and Development Division

**SUBJECT:** RZ/FDP 2000-DR-053  
McLean Civic Place  
Loc: 30-2((9))56-66

December 8, 2000

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING  
DEC 8 - 2000  
ZONING EVALUATION DIVISION

The Fairfax County Park Authority (FCPA) staff has reviewed the above referenced application and provides the following comments:

Request the applicant provide the proportional cost to acquire, develop, and maintain recreational facilities in a nearby park, to serve the population attracted to this new development. The proportional development cost to maintain the current level of service for this development is \$85,950 and should be provided to the Fairfax County Park Authority.

The development plan for McLean Civic Place will construct 167 units that will add approximately 167 residents to the current population of Dranesville District. The development plan currently does not show any recreational amenities planned at the site. The residents of this development will need outdoor facilities including playground/tot lot, basketball court, tennis court, volleyball court and athletic fields. The proportional development cost, to maintain the current level of service for these facilities, is \$85,950.

*The Comprehensive Plan for Fairfax County, Virginia, Policy Plan, Parks and Recreation, Objective 4, Policy a, page 164, states: "Provide neighborhood park facilities on private open space in quantity and design consistent with County standards; or at the option of the County, contribute a pro-rata share to establish neighborhood park facilities in the vicinity;...."*

*The Comprehensive Plan for Fairfax County, Virginia, Policy Plan, Parks and Recreation, Objective 4, Policy b, page 164, states: "Mitigate the cumulative impacts of development which exacerbate or create deficiencies of Community Park facilities in the vicinity. The extent of facilities, land or contributions to be provided shall be in general accordance with the proportional impact on identified facility needs as determined by adopted County standards.*



Implement this policy through application of the Criteria for Assignment of Appropriate Development Intensity.”

cc: Kirk Holley, Manager, Planning and Land Manager Branch  
Karen Lanham, Supervisor, Planning and Land Manager Branch  
Dorothea L. Stefen, Plan Review Case Manager, Planning and Land Manager Branch  
Gail Croke, Plan Review Team, Planning and Land Manager Branch  
File Copy



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator  
Zoning Evaluation Division, OCP

DATE: December 6, 2000

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025) *gok*  
System Engineering & Monitoring Division  
Office of Waste Management, DPW

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 2000-DR-053

Tax Map No. 030-2- /09/ '0056 THROUGH 0066

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 PIMMIT RUN (G-1) Watershed. It would be sewered 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 IN LOWELL AVENUE and APPROX. 25 FEET FROM the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other Pertinent information or comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date: 1/3/01

Case # RZ-00-DR-053

Map: 30-2

PU 3459

Acreage: 2.44

Rezoning

From :R-4 To: PDC

TO: County Zoning Evaluation Branch (OCP)

FROM: FCPS Facilities Planning (246-3609)

SUBJECT: Schools Impact Analysis, Rezoning Application

The following information is submitted in response to your request for a school impact analysis of the referenced rezoning application.

- I. Schools that serve this property, their current total memberships, net operating capacities, and five year projections are as follows:

School Name and Number	Grade Level	9/30/00 Capacity	9/30/00 Membership	2001-2002 Membership	Memb/Cap Difference 2001-2002	2005-2006 Membership	Memb/Cap Difference 2005-2006
Franklin Sherman 3025	K-6	392	385	417	-25	419	-27
Cooper 3021	7-8	725	866	909	-184	1139	-414
Langley 3020	9-12	1850	1880	1964	-114	2145	-295

- II. The requested rezoning could increase or reduce projected student membership as shown in the following analysis:

School Level (by Grade)	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Student Increase/Decrease	Total Students
		Units	Ratio	Students		Units	Ratio	Students		
K-6	GA	90	X.170	15	SF	8	X.4	3	12	15
7-8	GA	90	X.034	3	SF	8	X.069	1	2	3
9-12	GA	90	X.071	6	SF	8	X.159	1	5	6

Source: Capital Improvement Program, FY 2001-2005, Facilities Planning Services Office

Note: Five-year projections are those currently available and will be updated yearly. School attendance areas subject to yearly review.

#### Comments

Enrollment in the schools listed (Franklin Sherman Elementary, Cooper Middle, Langley High) are currently projected to be near or above capacity; therefore, estimated enrollment increases potentially generated by the proposed action cannot be accommodated within existing capacities.

*The foregoing information does not take into account the potential impacts of other proposals pending that could affect the same schools.*

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

October 5, 2000

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

**FROM:** Ralph Murray (246-3968)  
Planning Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2000-DR-053 and Final Development Plan FDP 2000-DR-053

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #01, McLean.
2. 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 1 1/10 of a mile, outside the fire protection guidelines. No new facility is currently planned for this area.

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

October 12, 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

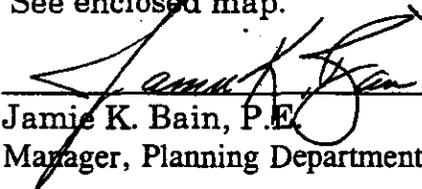
**SUBJECT:** Water Service Analysis, Rezoning Application RZ 00-DR-053  
FDP 00-DR-053

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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 not located within the franchise area of the Fairfax County Water Authority.
2. Water service is not available from FCWA.

City of Falls Church service area. See enclosed map.

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

Attachment

## SELECTED EXCERPTS FROM THE ZONING ORDINANCE

### PART 2 6-200 PDC PLANNED DEVELOPMENT COMMERCIAL DISTRICT

#### 6-201 Purpose and Intent

The PDC District is established to encourage the innovative and creative design of commercial development. The district regulations are designed to accommodate preferred high density land uses which could produce detrimental effects on neighboring properties if not strictly controlled as to location and design; to insure high standards in the lay-out, design and construction of commercial developments; and otherwise to implement the stated purpose and intent of this Ordinance.

To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.

#### 6-206 Use Limitations

5. Secondary uses shall be permitted only in a PDC District which contains one or more principal uses. Unless modified by the Board in conjunction with the approval of a conceptual development plan in order for further implementation of the adopted comprehensive plan, the gross floor area devoted to dwellings as a secondary use shall not exceed fifty (50) percent of the gross floor area of all principal uses in the development, except that the floor area for affordable and market rate dwelling units which comprise the increased density pursuant to Part 8 of Article 2 shall be excluded from this limitation. The gross floor area of all other secondary uses shall not exceed twenty-five (25) percent of the gross floor area of all principal uses in the development.

The floor area for dwellings shall be determined in accordance with the gross floor area definition except the following features shall not be deemed gross floor area: balconies, porches, decks, breezeways, stoops and stairs which may be roofed but which have at least one open side; or breezeways which may be roofed but which have two (2) open ends. An open side or open end shall have no more than fifty (50) percent of the total area between the side(s), roof and floor enclosed with railings, walls, or architectural features.

#### 6-207 Lot Size Requirements

1. Minimum district size: No land shall be classified in the PDC District unless the Board finds that the proposed development meets at least one (1) of the following conditions:
  - A. The proposed development will yield a minimum of 100,000 square feet of gross floor area.
  - B. The proposed development will be a logical extension of an existing P District, in which case it must yield a minimum of 40,000 square feet of gross floor area.

- C. The proposed development is located within an area designated as a Community Business Center in the adopted comprehensive plan or is in a Commercial Revitalization District and a final development plan is submitted and approved concurrently with the conceptual development plan for the proposed development. The conceptual and final development plan shall specify the uses and gross floor area for the proposed development and shall provide site and building designs that will complement existing and planned development by incorporating high standards of urban design, to include provision for any specific urban design plans for the area and for pedestrian movement and access.
2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.
3. Minimum lot width: No requirement for each use or building.

**6-208**

**Bulk Regulations**

1. Maximum building height: Controlled by the standards set forth in Part 1 of Article 16.
2. Minimum yard requirements: Controlled by the standards set forth in Part 1 of Article 16.
3. Maximum floor area ratio: 1.5, which may be increased by the Board, in its sole discretion, up to a maximum of 2.5 in accordance with and when the conceptual and final development plans include one or more of the following:
  - A. More open space than the minimum required by Sect. 209 below - Not more than 2% for each additional 1% of the gross area provided in open space.
  - B. Unique design features and amenities within the planned development which require unusually high development costs and which achieve an especially attractive and desirable development, such as, but not limited to, terraces, sculpture, reflecting pools and fountains - As determined by the Board in each instance, but not to exceed 35%.
  - C. Below-surface off-street parking facilities - Not more than 5% for each 20% of the required number of parking spaces to be provided.
  - D. Above-surface off-street parking facilities within an enclosed building or structure - Not more than 3% for each 20% of the required number of parking spaces to be provided.

The maximum floor area ratio permitted by this Part shall exclude the floor area for affordable and bonus market rate dwelling units provided in accordance with Part 8 of Article 2.

**Open Space**

1. 15% of the gross area shall be open space.
2. In a PDC development where dwelling units are proposed as a secondary use, as part of the open space to be provided in accordance with the provisions of Par. 1 above, there shall be a requirement to provide recreational facilities for the enjoyment of the residents of the dwelling units. The provision of such facilities shall be subject to the provisions of Sect. 16-404 and such requirement shall be based on a minimum expenditure of \$500 per dwelling unit for such facilities for rezoning applications accepted prior to October 3, 1997 and approved by March 24, 1998 and \$955 per dwelling unit for such facilities for rezoning applications accepted subsequent to October 3, 1997 or approved after March 24, 1998, and either
  - A. The facilities shall be provided on-site by the developer in substantial conformance with the approved final development plan. In the administration of this provision, credit shall be considered where there is a plan to provide common recreational facilities for the residents of the dwelling units and the occupants of the principal uses, and/or
  - B. The Board may approve the provision of the facilities located on property which is not part of the subject PDC District.

Notwithstanding the above, in affordable dwelling unit developments, the requirement for a per dwelling unit expenditure shall not apply to affordable dwelling units.

**ARTICLE 16**

**DEVELOPMENT PLANS**

**PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS**

**16-101 General Standards**

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

**16-102**

**Design Standards**

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

**PART 3**

**A7-300 MCLEAN COMMERCIAL REVITALIZATION DISTRICT**

**A7-301**

**Purpose and Intent**

The McLean Commercial Revitalization District is established to encourage economic development activities in this older commercial area of the County in order to provide desirable employment and enlarge the tax base consistent with the provisions of Sections 15.2-2200, 2283 and 2284 of the Code of Virginia, as amended. Commercial revitalization districts are intended to enhance the older commercial areas of the County by providing for specific regulations which are designed to facilitate the continued viability and redevelopment of these areas. To that end, the district is intended to provide for additional flexibilities for development and redevelopment in these areas while also providing for urban design measures such as streetscape and landscaping.

## DEVELOPMENT PLANS

### A7-309 Additional Provisions

5. The landscaping and screening requirements of Article 13 shall apply, except as set forth below. When the following provisions provide for a determination with regard to the feasibility of meeting the requirements on a lot, such determination may be made by either the Director in the approval of a minor site plan or site plan, or the Board in accordance with the provisions of Sect. 9-622.
  - A. The interior parking lot landscaping requirements of Sect. 13-201 shall apply as follows:
    - (1) When there is a proposed expansion or enlargement of an existing development which does not involve the addition of twenty (20) or more parking spaces, no additional interior parking lot landscaping shall be required.
    - (2) When there is a proposed expansion or enlargement of an existing development which involves the addition of twenty (20) or more parking spaces, the interior parking lot landscaping requirements shall apply to the expanded area of the parking lot unless it is determined that it is not feasible to meet the requirement and/or that compliance with the requirement will adversely impact the provision of required off-street parking.
    - (3) For redevelopments and new developments, the interior parking lot landscaping requirements shall be applicable.
  - B. The peripheral parking lot landscaping requirements of Sect. 13-202 shall apply as follows:
    - (1) For expansions or enlargements of existing developments, the peripheral parking lot landscaping requirements of Par. 1 concerning when a property line abuts land not in the right-of-way of a street shall not apply.
    - (2) For redevelopments or new developments, the provisions of Par. 1 shall be applicable. However, where there are landscaping or design provisions in the adopted comprehensive plan which recommend a planting strip or other streetscape treatment with the same or lesser width or different plant materials than those required by Sect. 13-202, then the provisions of the adopted comprehensive plan shall apply.
    - (3) For expansions or enlargements of existing developments, redevelopments and new developments, the peripheral parking lot landscaping requirements of Par. 2 concerning when the property line abuts the right-of-way of a street shall not apply and the following shall be required:
      - (a) A landscaping strip ten (10) feet in width, which shall not include any sidewalk, trail or parallel utility easement, shall be located on the lot where it abuts a street right-of-way line.

## DEVELOPMENT PLANS

- (b) If there are no existing or proposed overhead utility lines, there shall be at least one (1) large deciduous tree planted in the landscaping strip for each thirty (30) feet of length; however, this shall not be construed as requiring the planting of such trees at a spacing of one tree every thirty (30) feet on center. If there are overhead utility lines, there shall be at least one (1) small to medium deciduous tree planted in the landscaping strip for every twenty-five (25) feet of length; however, this shall not be construed as requiring the planting of such trees at a spacing of one tree every twenty-five (25) feet on center. Trees planted in a landscaping strip beneath overhead utility lines shall be of a shape and character so as not to interfere with the utility lines.
- (c) All trees shall be 2 ½ to 3" in caliper at the time of planting.

However, where there are landscaping or design provisions in the adopted comprehensive plan which recommend a planting strip or other streetscape treatment with the same or lesser width or different plant materials than set forth above, the provisions of the adopted comprehensive plan shall apply.

The above requirements may be modified or waived for expansions or enlargements of existing developments when it is determined that it is not feasible to meet these requirements on the lot.

- C. The transitional screening and barrier requirements of Part 3 of Article 13 shall apply as follows:
  - (1) For expansions or enlargements of existing developments, the transitional screening and barrier requirements shall apply. However, where there are landscaping or design provisions in the adopted comprehensive plan which recommend a planting strip or other streetscape treatment with the same or lesser width and the same or lesser number of plantings than required by Part 3, then the provisions of the adopted comprehensive plan shall apply, including any provisions for different plant materials.

## DEVELOPMENT PLANS

- (2) For redevelopments or new developments, the transitional screening and barrier requirements shall apply. However, where there are landscaping or design provisions in the adopted comprehensive plan which recommend a planting strip or other streetscape treatment with the same or lesser width and the same or lesser number of plantings than required by Part 3, then the provisions of the adopted comprehensive plan shall apply, including any provisions for different plant materials.
  - (3) When the peripheral planting requirements of Par. 5B(3) above are required and provided in accordance with that paragraph, they shall be deemed to meet the transitional screening requirement for that portion of the lot.
  - (4) In addition to the above and to the provisions of Sect. 13-304, transitional screening may be modified or waived when a barrier is provided and such barrier consists of a wrought iron fence, a decorative brick or block wall or a different treatment when it is determined that such would be more appropriate or reasonable due to compatibility with other alternative treatments prevalent in the District.
- D. The tree cover requirements of Part 4 of Article 13 shall be applicable as follows:
- (1) For expansions or enlargements of existing developments, the requirements shall apply to the extent feasible.
  - (2) For redevelopments and new developments, the requirements shall be applicable.

For all of the above, the requirements may be modified or waived by the Board in accordance with the provisions of Sect. 9-622.

## GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	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
BDS	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		

