



FAIRFAX COUNTY

APPLICATION FILED: November 17, 2000
APPLICATION AMENDED: February 13, 2001
PLANNING COMMISSION: May 10, 2001
BOARD OF SUPERVISORS: May 21, 2001
@ 4:00 p.m.

V I R G I N I A

April 25, 2001

STAFF REPORT

APPLICATION RZ 2000-BR-061

BRADDOCK DISTRICT

APPLICANT: Bourj Limited

PRESENT ZONING: C-3; 4.03 acres
C-4; 3.69 acres
C-5; 0.55 acres
HC, SC

REQUESTED ZONING: C-3; 4.03 acres
C-4; 4.24 acres
HC, SC

PARCEL(S): 70-2 ((1)) 1A, 9, 10

ACREAGE: Parcel 1A: 4.24 acres
Parcel 9: 2.09 acres
Parcel 10: 1.94 acres
8.27 total acres

PROPOSED FAR: Parcel 1A (C-4 District): 1.64
Parcels 9 & 10 (C-3 District): 0.97
1.31 overall

OPEN SPACE: C-3 District: 34%
C-4 District: 31%
32% overall

PLAN MAP: Office; Annandale Community Revitalization District

PROPOSAL:

This is a request to rezone that portion of Parcel 1A currently zoned C-5 to C-4, rezone the remainder of Parcel 1A from C-4 to C-4, and rezone Parcels 9 and 10 from C-3 to C-3. The applicant proposes development of a 10-story, 200,750 square foot office building with associated parking and transportation related improvements.

WAIVERS/MODIFICATIONS:

Waiver of transitional screening yard requirement to reduce yard width from 25 feet to 8 feet in favor of installation of a 7-foot tall architectural wall as shown on the GDP.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2000-BR-061 subject to the executed proffers in Appendix 1.

Staff recommends approval of a modification of transitional screening requirements in favor of the treatment shown on the GDP.

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

It should be 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.



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

RE_ZONING APPLICATION

RZ 2000-BR-061

BOURJ LIMITED
FILED 11/17/00 TO REZONE: 8.27 ACRES OF LAND; DISTRICT - BRADDOCK
AMENDED 02/13/01 PROPOSED: OFFICE DEVELOPMENT

LOCATED: SOUTHEASTERN CORNER OF THE INTERSECTION
OF LITTLE RIVER TURNPIKE AND HERITAGE
DRIVE

ZONING: C- 3 C- 4 C- 5
TO: C- 3 C- 4

OVERLAY DISTRICT(S): MC SC

MAP REF 370-2- /01/ /0001-A .0009- .0010-



REZONING APPLICATION

RZ 2000-BR-061

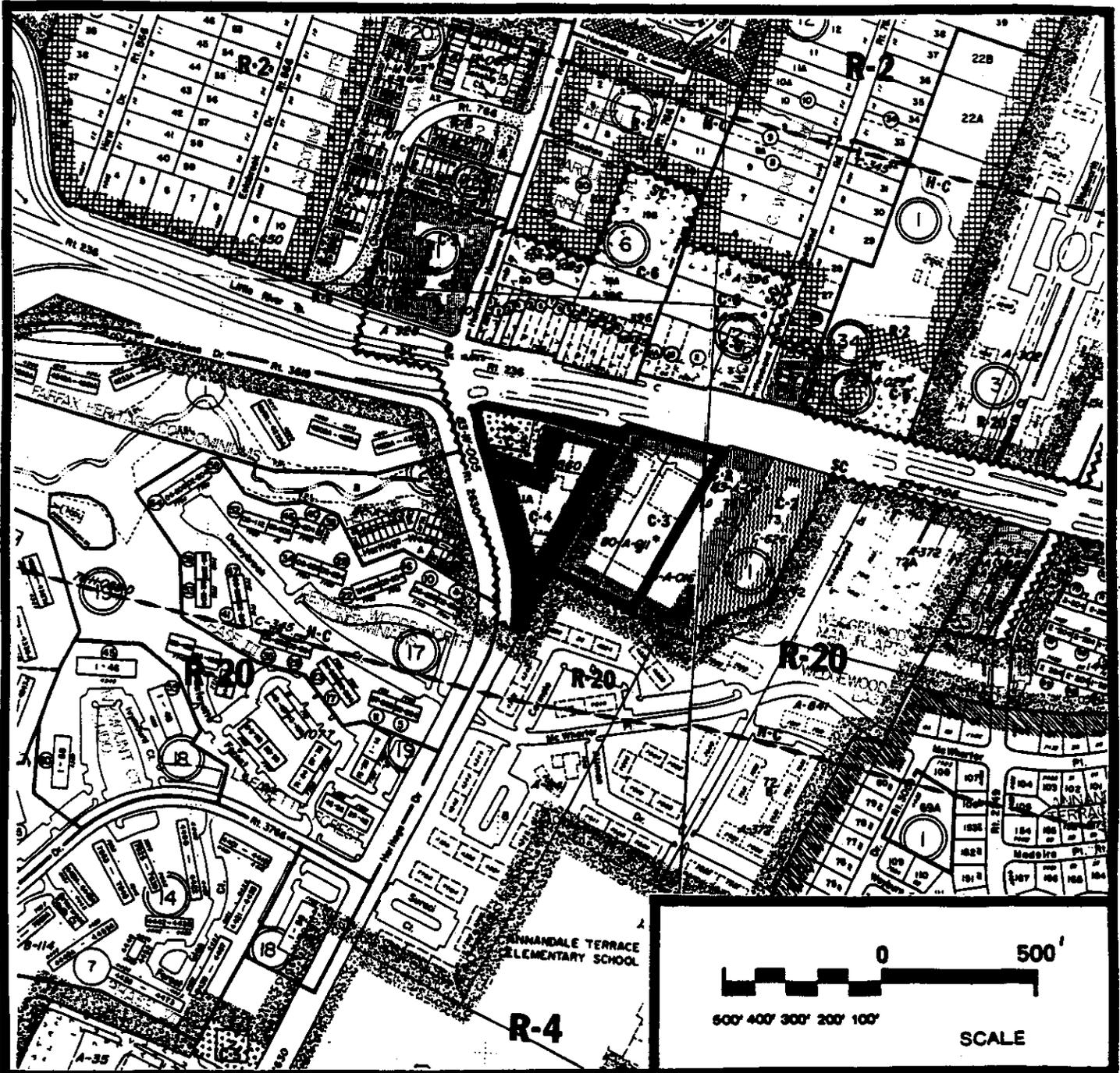
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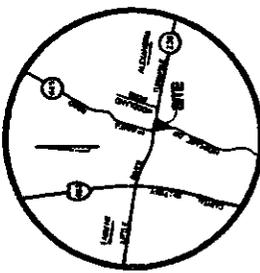
ZONING: C-3 C-4 C-5
TO: C-3 C-4

OVERLAY DISTRICT(S): HC SC

MAP REF 070-2- /01/ /0001-A ,0009- ,0010-



GENERALIZED DEVELOPMENT PLAN HERITAGE CENTER (BOURJ, LTD. PROPERTY) BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA NOVEMBER, 2000



VICINITY MAP
SCALE: 1"=2000'

ZONING REQUIREMENTS C-4 AND C-3 DISTRICTS

MAXIMUM BUILDING HEIGHT: C-4: 30 FEET; C-3: 25 FEET
 MINIMUM YARD REQUIREMENTS:
 FRONT: CONTROLLED BY A MINIMUM AMOUNT OF SIDE PLANTING, BUT NOT LESS THAN 10 FEET
 SIDE: NO REQUIREMENT
 REAR: C-4: 20 FEET; C-3: CONTROLLED BY A 10' AREA OF SIDE PLANTING, BUT NOT LESS THAN 20 FEET
 MAXIMUM FAR: C-4: 1.0; C-3: 1.0
 OPEN SPACE: 10% OF GROSS AREA REQUIRED
 *SUBJECT TO ALLOWABLE INCREASE BY THE BOARD OF SUPERVISORS

TABULATION - EXISTING C-4 SITE AREA

SITE AREA: C-4: 200 ACRES
 NO BUILDING IS PROPOSED TO BE CONSTRUCTED ON THE SITE AREA PROPOSED FOR
 EXISTING FROM C-4 TO C-4

TABULATION - TOTAL SITE AREA

TOTAL AREA:
 PHASE 1 (EXISTING BUILDINGS 1 AND 2) (C-4)
 PHASE 2 (EXISTING BUILDING 3) AND PROPOSED BUILDING 4 (C-4)
 2,000 ACRES
 4,000 ACRES
 6,000 ACRES

BUILDING AREA:

PHASE 1 - EXISTING BUILDING 1	10,000 SQ FT
- EXISTING BUILDING 2	10,000 SQ FT
PHASE 1 TOTAL	20,000 SQ FT
PHASE 2 - EXISTING BUILDING 3	10,000 SQ FT
- PROPOSED BUILDING 4	20,000 SQ FT
PHASE 2 TOTAL	30,000 SQ FT
FLOOR AREA BAYD - PHASE 1	10,000
PHASE 2	10,000
COMPUTED	10,000
OPEN SPACE - PHASE 1	1.0 ACRES (0.10)
PHASE 2	1.0 ACRES (0.10)
TOTAL	2.0 ACRES (0.20)

GENERAL NOTES:

- 1) THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON A ZONING MAP MAP NO. 10-00-000-A AND 10-00-000-B AND 10-00-000-C.
- 2) EXISTING ZONING: C-4, C-3 AND B-C HIGHWAY CORRIDOR DISTRICT.
- 3) PROPOSED ZONING: C-4, C-3 AND B-C HIGHWAY CORRIDOR DISTRICT.
- 4) PROPOSED USE: COMMERCIAL OFFICE (ADDITION TO EXISTING OFFICE BUILDING).
- 5) OWNER/PLANNING: BOURJ, LTD.
 2000 CAPITAL MANAGEMENT & DEVELOPMENT
 SUITE 200
 2811 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003
- 6) DATES: 100% COMPLETE INTERVALS: 10 FEET; TOPOGRAPHY BASED ON AERIAL PHOTOGRAPHY.
- 7) SETBACKS AND EROSION CONTROLS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND SPECIFICATIONS WILL BE PROVIDED WITH FINAL SITE PLAN.
- 8) AIR QUALITY PERMIT, IF REQUIRED, SHALL BE OBTAINED PRIOR TO ANY CLEANING AND GRADING OR CONSTRUCTION.
- 9) STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THIS PROPERTY SHALL BE PROVIDED BY DATE: 8.11. THE PHASE 1 SITE HAS BEEN RECEIVED FROM THE REQUIREMENTS OF THE COMPREHENSIVE WATERSHED MANAGEMENT PLAN. EXISTING STORM WATER CONDUITS OF 18" AND 24" DIAMETER AND CONCRETE SPICES.
- 10) THE LIMITS OF EXISTING THIS COVER ON THIS SITE ARE AS DELINEATED ON THIS PLAN. EXISTING THIS COVER CONSISTS OF 18" AND 24" DIAMETER AND CONCRETE SPICES.
- 11) SOLID WASTE STORAGE IS TO BE PROVIDED BY A CONTRACTOR/OPERATOR AND COLLECTED TWICE WEEKLY BY A PRIVATE COLLECTION SERVICE AND DEPOSITED AT A PUBLIC LANDFILL OF THE COLLECTION SERVICE IN FAIRFAX COUNTY.
- 12) THE EXISTING SERVICE TRENCH AND OFFICE BUILDING ON PHASE 2 WERE CONSTRUCTED IN APPROXIMATELY 1978. THE SERVICE TRENCH IS TO BE REMOVED AND THE OFFICE BUILDING IS TO BE DEMOLISHED. NO CHANGES ARE PROPOSED TO BE MADE TO THE EXISTING DEVELOPMENT ON PHASE 1.
- 13) THERE ARE NO UTILITIES OR GRAVELS KNOWN TO EXIST ON THIS PROPERTY.
- 14) THIS PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SANITARY SERVICE FACILITIES.
- 15) INFORMATION BASED ON INFORMATION OF RECORDS. NO TITLE INSURANCE POLICY.
- 16) THERE IS NO 100-YEAR FLOOD PLAIN, EXCESSIVE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR EXISTING ON PHASE 2. THERE IS NO EXCESSIVE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR EXISTING ON PHASE 1.

COVER SHEET
 GENERALIZED DEVELOPMENT PLAN
 (BOURJ, LTD. PROPERTY)
 BRADDOCK DISTRICT, VIRGINIA



DATE: 11/1/00	SCALE: 1"=2000'
DRAWN BY: [Name]	CHECKED BY: [Name]
DESIGNED BY: [Name]	APPROVED BY: [Name]
PROJECT NO.:	SHEET NO.:
TOTAL SHEETS:	TOTAL SHEETS:

BOURJ & PARTNERS
 1000 EAST MAIN STREET, SUITE 200
 FARMERS BURKE, VIRGINIA 22031

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

DESCRIPTION OF THE APPLICATION

This is a request to rezone three adjacent parcels located at the southeast corner of Little River Turnpike (Rt. 236) and Heritage Drive from C-3, C-4, C-5 and HC, SC Overlay Districts to C-3, C-4 and HC, SC Overlay Districts. Parcel 70-2 ((1)) 1A is currently split zoned C-5 and C-4, and is developed with a vacant service station, 10-story office building with a ground floor drive-through bank, and associated surface parking. Parcels 70-2 ((1)) 9 and 10 are zoned C-3, and are developed with two connected 6-story office buildings, a 6-floor parking garage, and surface parking. The applicant proposes to rezone the C-5 portion of Parcel 1A to the C-4 District, and rezone the remainder of the 4.24 acre parcel from C-4 to C-4. Parcels 9 and 10 are proposed for rezoning from C-3 to C-3.

The purpose of the rezoning request is to permit construction of a 10-story, 200,750 square foot office building with a maximum height of 120 feet on Parcel 1A. Proposed associated improvements on this parcel include removal of the service station building, redevelopment of that area with a pedestrian plaza, construction of a 5-floor parking garage under the new office building, and reconstruction of existing surface parking. With the exception of additional street trees along the parcel frontages, no changes are proposed to existing facilities on Parcels 9 and 10. These parcels are included in the application due to co-location of existing ground level and structured parking facilities which serve development on all three parcels. Transportation related improvements include access improvements on both Little River Turnpike and Heritage Drive.

LOCATION AND CHARACTER OF THE AREA

Site Description

The subject property consists of three adjacent parcels containing a total of 8.27 acres located at the southeast corner of the intersection of Little River Turnpike and Heritage Drive. Parcel 70-2 ((1)) 1A contains 4.24 acres, and Parcels 70-2 ((1)) 9 and 10 contain a total of 4.0 acres. An undeveloped wooded area exists at the southern end of the parcels.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Retail, Fast Food Restaurant, Service Station	C-6	Office/Neighborhood Retail
South	Multifamily Residential	R-20	Residential 16-20 du/acre
East	Office	C-2 & C-3	Office
West	Multifamily Residential	R-20	Residential 8-12 du/acre

BACKGROUND

Application	Use	BOS/PC Action	Date of Action
Rezoning B-860	Rezoned Parcel 70-2 ((1)) 1A to from RM-2 to C-OH (office) and C-N (service station). (C-OH changed to C-4 and C-N changed to C-5 with 1978 zoning ordinance recodification).	Approved	June 25, 1969 By BOS
RZ 80-A-011	Rezoned Parcels 70-2 ((1)) 9 & 10 from R-4 to C-3. Use limited to office buildings with a maximum height of six stories and FAR of .050	Approved	October 27, 1980 By BOS
PCA 80-A-011-1	Proffer condition amendment for Parcels 70-2 ((1)) 9 & 10 to allow renovation of existing six floor office building (Heritage Center Building III), construction of a second six floor office building (Heritage Center Building II), and increase of FAR from 0.50 to 1.0.	Approved	February 24, 1986 By BOS
PCA 80-A-011-2 Concurrent with SE 89-A-071	Proffer condition amendment for Parcels 70-2 ((1)) 1A, 9 & 10 to permit a reduction of required parking (Heritage Center Buildings II and III) in favor of shared parking co-located on three subject parcels. Concurrent Special Exception application for continuation of drive-in bank facility (Heritage Center Building I). SE development conditions included reduction of existing building height from 131.5 feet to 120 feet.	Approved	September 17, 1990 by BOS

Application	Use	BOS/PC Action	Date of Action
SEA 89-A-071	Special exception amendment for continuation of drive-in bank and to permit height of existing building (Heritage Center Building I) to remain at 131.5 feet. (SE is not affected by the current application; approved development conditions remain in force.)	Approved	August 3, 1998 by BOS
Comprehensive Plan Amendment S00-I-A1	Modified comprehensive plan to reflect existing and planned office development on Parcels 70-2 ((1)) 1A, 9, 10. Provided option for additional office intensity with parcel consolidation, removal of service station use and provision of certain public amenities.	Adopted	March 19, 2001

¹ Copy of proffers attached as Appendix 4

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area I; Annandale District
Planning Sector: A-10, Ossian Hall Community Planning Sector
Plan Map: Office

Pursuant to Comprehensive Plan Amendment S00-1-A1, adopted on March 19, 2001, plan text under the heading "Recommendations, Land Use" is as follows:

- "1. Parcels 70-2 ((1)) 1A, 9, and 10, and Parcels 71-1 ((1)) 73 and 74 are located in the southeast quadrant of Heritage Drive and Little River Turnpike. These parcels are developed with and planned for office use at current intensities. To provide an effective transition to surrounding residential uses, the existing 130-foot undisturbed landscape buffer between the commercial office uses on Parcels 70-2 ((1)) 9 & 10 and high-density residential development to the south should be maintained and protected from any future commercial development.

As an option, additional office intensity may be appropriate on Parcels 70-2 ((1)) 1A, 9, and 10 with parcel consolidation, integrated development, and the removal of the existing free-standing retail use. This additional office use should be focussed on Parcel 70-2 ((1)) 1A with building heights not to exceed 125 feet. A landscape feature designed to serve as a gateway to the Annandale CBC should be provided at the corner of Little

River Turnpike and Heritage Drive, and streetscape improvements consistent with the Annandale CBC Urban Design Guidelines should be provided along both street frontages.”

ANALYSIS

Generalized Development Plan (copy at front of staff report)

Title of GDP: Heritage Center (Bourj LTD. Property)

Prepared by: Burgess & Niple

Date: November 2000
Sheets 2 amended to April 19, 2001
Sheet 3 amended to April 5, 2001
Sheet 4 amended to March 30, 2001

Description of the GDP

The proposed GDP contains four sheets. Sheet 1 contains general notes and site tabulations. Sheet 2 depicts existing conditions and proposed improvements for the overall development on the three subject parcels. Sheet 3 is an enlargement of existing conditions on Parcels 9 and 10, with the addition of proposed street tree plantings along Little River Turnpike. Sheet 4 is an enlargement of existing and proposed conditions for Parcel 1A.

Existing development on Parcels 9 and 10 consists of two connected 6-story office buildings, a 6-floor parking garage, and surface parking. No changes are proposed to the existing office development on Parcels 9 and 10 with the exception of the addition of street tree plantings along the Little River Turnpike frontage of the parcels. Parcel 1A will be developed with the previously noted 10-story, 200,750 square foot office building. The existing vacant service station building located at the northeast corner of the parcel will be removed and replaced by a landscaped plaza area in front of the new office building. No structural changes are proposed for the existing 10-story office and drive-through bank facility on this parcel.

Required open space for the C-3 and C-4 districts is 15%. Open space provided for the C-3 district is 1.36 acres (34%) and 1.31 acres (31%) for the C-4 district. Total overall open space provided for the three application parcels is 2.67 acres (32%).

Maximum FAR permitted for the C-3 district is 1.00, and the existing FAR for Parcels 9 and 10 is 0.97. Maximum FAR permitted for the C-4 district is 1.65,

and the proposed FAR for Parcel 1A is 1.64. The FAR for the overall application area (Parcels 1A, 9 and 10) is 1.31.

Parking for the new office building will be provided by a five level parking garage under the building and upgraded surface parking on the same parcel. Additional parking is provided by an existing parking structure located on Parcels 9 and 10. A total of 522 spaces are required for the new building, and a combined total of 1,344 spaces are required for the four buildings that are the subject of the rezoning application. With the reconstruction of the parking areas on Parcel 1A, construction of the new parking garage under the proposed building and the existing parking structure on Parcels 9 and 10, available combined parking for the subject parcels totals 1,396 spaces.

Landscaping improvements include the previously noted plaza area, which will include shade and flowering trees, an arbor and pedestrian facilities. Street tree plantings in general conformance with the Annandale CRD Urban and Streetscape Design Guidelines are proposed along Little River Turnpike, and additional shade trees are proposed for the Heritage Road frontage of the property. Shade and flowering trees are also proposed for the pedestrian area between the existing and proposed office building and in parking lot islands within Parcel 1A.

Transportation improvements for the development include the elimination of the Little River Turnpike service drive in front of Parcel 1A and relocation of the existing driveway entrance at the northeast corner of the property. A left turn lane extension for traffic entering Little River Turnpike from Heritage Drive is proposed, and a right turn lane on Little River Turnpike is proposed to facilitate access to the two driveways serving the development. The existing bus shelter on Little River Turnpike is to be relocated to the front of Parcel 10, and a new shelter is proposed on Heritage Drive at the southern end of Parcel 1A.

Land Use Analysis (Appendix 5)

The recently amended Plan recommendation limits building heights to 125 feet, which accommodates the proposed development. In addition the Plan stipulates the provision of a landscaped entry feature to serve as a gateway to the Annandale CRD and streetscape improvements consistent with the Annandale CRD Urban Design Guidelines. The proposed development of the 10-story office building provides the landscaped entry feature as recommended.

Proposed proffers include a commitment to provide streetscape improvements consistent with the Annandale CRD Urban Design Guidelines. With the implementation of the streetscape elements, the proposed development would be in conformance with the Plan.

Environmental Analysis (Appendix 6)

A concern was raised regarding location of the Resource Protection Area on the plan. In response, the applicant has revised plans to include an accurate delineation of the RPA on the GDP.

Proffers include specifications for acorn type lights in conformance with the Annandale CRD Urban Design Guidelines, and address prevention of off-site glare from other lighting facilities for the development.

Transportation Analysis (Appendix 7)

Issue: Elimination of westernmost entrance off Little River Turnpike and removal of service drive along Parcel 1A.

In order to facilitate improved traffic movement and parcel access along the Little River Turnpike frontage, staff recommended that the western driveway entrance be relocated to the east. Additionally, elimination of the service drive and construction of a turn lane for the two entrances to the property was recommended.

Response: In response to staff recommendations, the service drive was eliminated and a turn lane is proposed for the noted frontage.

Issue: Bus Shelters

Staff recommended two bus shelters, one for each street frontage.

Response: Two shelters were added to the GDP, one on each street frontage.

Issue: Pedestrian Head Signal Contribution

Staff recommended a contribution for installation of pedestrian head signals for the Heritage Drive/Little River Turnpike intersection along with crosswalk markings.

Response: The applicant has proffered funds in the amount of \$5,000.00 for the installation of crossing signals and pavement markings.

Public Facilities (Appendix 8)

Adequate facilities exist (sewer, water, fire protection) to service the proposed development, and no adverse impacts to public facilities are cited.

ZONING ORDINANCE PROVISIONS

Bulk Standards C-4 (Parcel 1A)		
Standard	Required	Provided
Lot Size	40,000 sq. ft.	57,063 sq. ft.
Lot Width	200 ft.	Approximately 510.0 ft.
Building Height	120 ft. maximum	120 ft.
Front Yard	Controlled by a 25 degree angle of bulk plane, but not less than 40 ft.	210 ft. for proposed building
Rear Yard	Controlled by a 20 degree angle of bulk plane, but not less than 25 ft.	340 ft.
FAR	1.65	1.64
Open Space	15%	31%

Bulk Standards C-3 (Parcels 9 & 10)		
Standard	Required	Provided
Lot Size	20,000 sq. ft.	Lot 9: 2.09 acres Lot 10: 1.93 acres
Lot Width	100 ft.	Lot 9: 152 ft. Lot 10: 150 ft.
Building Height	90 ft. maximum	No new buildings proposed
Front Yard	Controlled by a 25 degree angle of bulk plane, but not less than 40 ft.	Lot 9: 100 ft. Lot 10: 65 ft.
Rear Yard	Controlled by a 20 degree angle of bulk plane, but not less than 25 ft.	Lot 9: 130 ft. Lot 10: 130 ft.
FAR	1.00	0.97 (Lots 9 & 10 combined)
Open Space	15%	34% (Lots 9 & 10 combined)

Waivers and Modifications

The applicant has requested a waiver of transitional screening requirements for the southeast corner of the site, which is adjacent to multifamily residential development. In this instance, the barrier required would be a 6-foot high wood or other solid fencing (Barrier F), and the screening yard width would be 25 feet (Transitional Screening 1). Pursuant to Sect. 13-304 of Par. 3 of the Zoning Ordinance, transitional screening yard width requirements may be reduced by 2/3, providing a 7-foot tall brick or architectural wall is utilized in place of a lesser required barrier. The applicant has proposed a 7-foot tall architectural block wall for this area as well as supplemental plantings parallel to the wall. Therefore, the screening yard may be reduced from 25 feet to 8 feet.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

It is staff's opinion that, with the execution of the proposed proffers, the proposal to rezone the subject property from C-5, C-4 and C-3 to C-3 and C-4 is in harmony with Comprehensive Plan design goals and related provisions for the Annandale Area. Additionally, the application is in compliance with applicable Zoning Ordinance requirements.

Recommendations

Staff recommends approval of RZ 2000-BR-061 subject to the executed proffers in Appendix 1.

Staff recommends approval of a modification of transitional screening requirements in favor of the treatment shown on the GDP.

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.

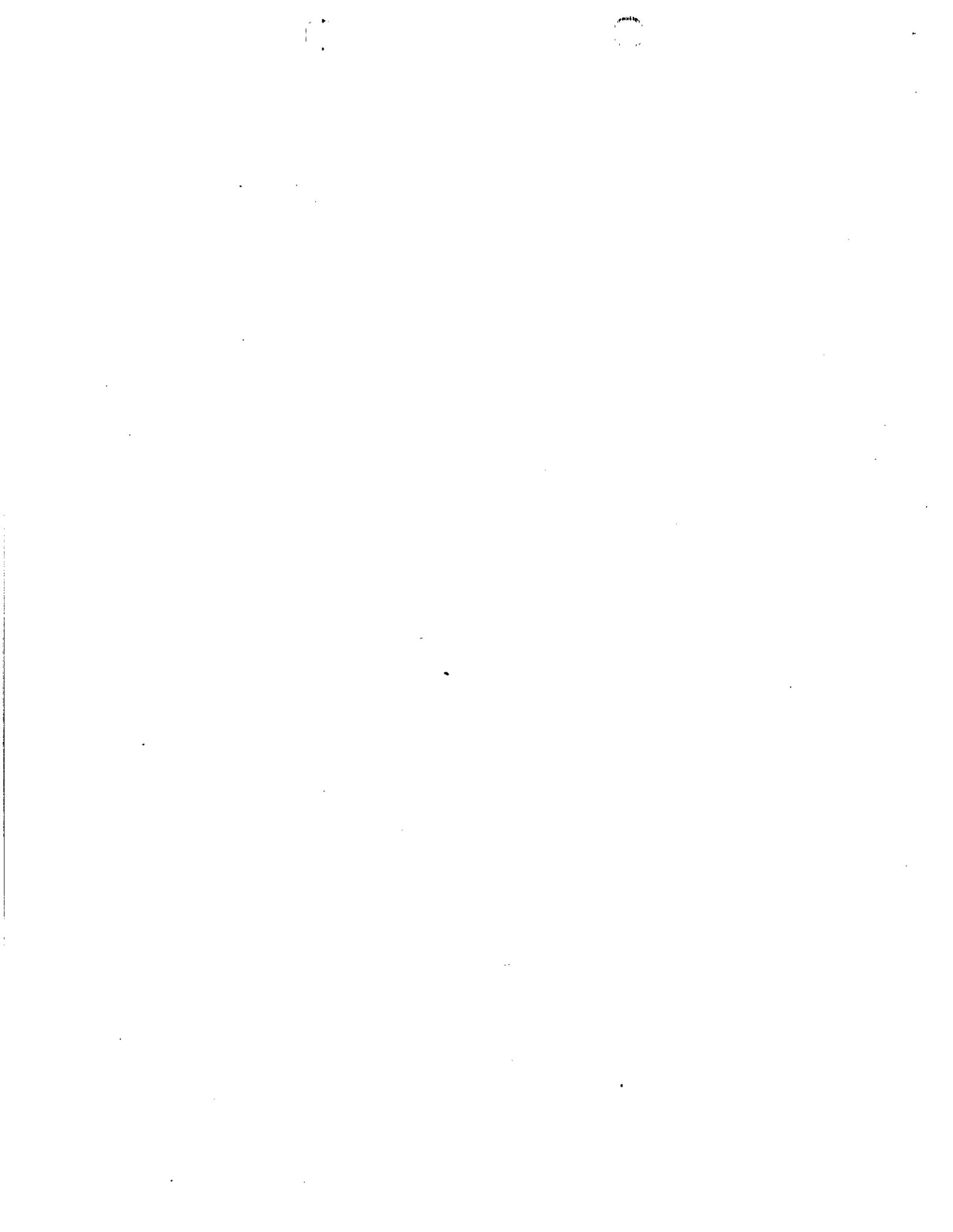
It should be further noted that the content of this report reflects the analysis and recommendations of staff, it does not reflect the position of the Planning Commission or the Board of Supervisors.

APPENDICES

1. Draft Proffers

APPENDICES (Cont.)

2. Affidavit
3. Statement of Justification
4. Previously Accepted Proffers for PCA 80-A-011-2
5. Plan Citations and Land Use Analysis
6. Environmental Analysis
7. Transportation Analysis
8. Public Facilities Analysis
9. Glossary



**PROFFERS
FOR THE HERITAGE CENTER DEVELOPMENT
RZ 2000-BR-061**

**April 5, 2001
revised April 20, 2001**

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, and Section 18-203 of the Zoning Ordinance of Fairfax County (1978 amended), the title holder and applicant (hereinafter referred to as the 'Applicant') in this rezoning application proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference Nos. 70-2 ((1)) 1A, 70-2 ((1)) 9, and 70-2 ((1)) 10 (hereinafter referred to as the 'Property') will be in accordance with the following conditions if, and only if, said rezoning request for the C-4, C-3 and H-C Highway Corridor Overlay and S-C Sign Control Overlay Districts is granted. In the event said application request is denied, or withdrawn, these proffers shall be null and void. The Applicant for itself, its successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia in accordance with applicable County and State statutory procedures. The Applicant and the Owner further agree that these proffers shall remain fully binding on the Applicant and its successors or assigns and any and all future owners of the Property.

1. Subject to the proffers and the provisions of Section 18-204 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, the development shall be in substantial conformance with the submitted Generalized Development Plan ('GDP') containing four (4) sheets and prepared by Burgess & Niple, dated November, 2000, and revised through April 19, 2001 as shown on sheet 2 of 4, titled "Heritage Center (Bourj Ltd. Property)".



2. New development on the portion of the Property identified by Tax Map Reference 70-2 ((1)) 1A shall consist of a single ten-story office building that is of an architectural quality consistent with the existing office buildings located on the Property. The exact size and location of the building footprint shown on the GDP are conceptual and the Applicant reserves the right to modify the size and location of the building footprint in accordance with the requirements of Section 18-204 of the Zoning Ordinance. The Applicant also reserves the right to utilize new and existing development on the Property for accessory uses other than office including, but not limited to, retail, service, and eating establishment uses, subject to applicable review and permitting by Fairfax County. New development on the portion of the Property identified by Tax Map Reference 70-2 ((1)) 1A shall also include removal of the existing service station facilities currently located at the southeastern corner of the intersection of Heritage Drive and Little River Turnpike, and the replacement of the service station facilities with an at-grade plaza, as generally shown on the GDP. The at-grade plaza located in the northwestern corner of the site will be bisected by a walkway surfaced with an exposed aggregate concrete surface and partially covered with an arbor, or similar feature, and landscaped with appropriate planting material to include, but not limited to, deciduous shade trees of at least a 2.5-inch caliper. The exact size, shape, and construction of the at-grade plaza shown on the GDP are conceptual and the Applicant reserves the right to modify the size, shape, and construction of the at-grade plaza in accordance with the requirements of Section 18-204 of the Zoning Ordinance.

3. The existing service station facilities currently located on the Property shall be removed prior to issuance of a non-RUP for the new building.

4. The existing Resource Protection Area on the Phase One portion of the site will be preserved as it currently exists, unless otherwise approved by Fairfax County.

5. Development on all three subject parcels, including the new ten-story office building to be constructed on the portion of the Property identified by Tax Map Reference 70-2 ((1)) 1A, shall not exceed a maximum composite FAR of 1.32, and the height of the new office building shall not exceed 120 feet, with an option of a height greater than 120 through a Special Exception.

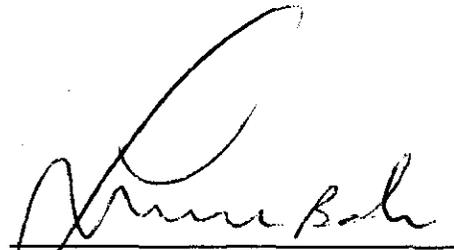
6. Streetscapes along Little River Turnpike outside the bounds of the Property consisting of trees and streetlights will be installed as shown on the GDP and in general conformance with the Urban and Streetscape Design Guidelines for the Annandale CBC as listed in Amendment No. 95-43 of the Comprehensive Plan as determined by the Department of Public Works and Environmental Services. Pole lights and building-mounted lights installed on the Property will be limited to full cut-off luminaires directed downward to prevent off-site glare.

7. The Applicant shall construct a deceleration lane for traffic traveling eastbound on Little River Turnpike towards the main entrance of the site as shown on the GDP. The Applicant shall construct an 'entrance only' access point to the site closest to the intersection of Little River Turnpike and Heritage Drive on the north side of the site as shown on the GDP. These off-site improvements shall be designed and constructed in accordance with applicable VDOT standards.

8. At the time of final site plan approval, the applicant shall contribute up to \$5,000.00 to the cost of activated pedestrian signals and crosswalk markings at the intersection of Little River Turnpike and Heritage Drive.

9. The Applicant shall install two (2) public bus shelters on the Property as shown on the GDP, subject to the standards and regulations promulgated for these facilities by the Virginia Department of Transportation, prior to issuance of a non-RUP for the new building. The exact

location of the two bus shelters shall be determined by the Fairfax County Department of Transportation at the time of final site plan approval.



Bourj, Ltd.

Applicant and Title Holder

Agent: THOMAS A. BAKER, VP.

REZONING AFFIDAVIT

APPENDIX 2

DATE: JAN 31 2001
(enter date affidavit is notarized)

I, Carson Lee Fifer, Jr., authorized 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

2000-197a

in Application No(s): RZ 2000- B2-061
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include Bourj, Ltd., Burgess & Niple, and McGuireWoods L.L.P.

(check if applicable) [] 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.

REZONING AFFIDAVIT

DATE: JAN 31 2001
(enter date affidavit is notarized)

for Application No(s): RZ 2000-312-061 2000-1979
(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)

Bourj, Ltd. 7611 Little River Turnpike, #304W Annandale, VA 22003

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)

Khal Corporation, NV

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

Rabah Yacoub, President & Sole Director
Imad A. Baker, VP/Secretary

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

** All listings which include partnerships 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 Attachment to Par. 1(b)

JAN 31 2001

DATE: (enter date affidavit is notarized)

for Application No(s): RZ 2000-PR-061 (enter County-assigned application number(s))

2000-197a

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

Burgess & Niple 4160 Pleasant Valley Road Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name) Burgess & Niple, Ltd.

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

Francis C. Smith, Director & Chairman Terrence A. Sack, Director & Secretary
Owen B. March, Director & Treasurer John T. DeBell, President John M. Elkin, Ex. VP
David R. Gardy, VP Arthur L. Woods, III, VP John D. Clarke, Jr., VP
Ronald S. Bray, VP Garrtt S. Runey, II, VP Juliette L. Connell, VP

NAME & ADDRESS OF CORPORATIDN: (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 Attachment to Par. 1(b)

DATE: JAN 31 2001
(enter date affidavit is notarized)

for Application No(s): RZ 2000-197a
(enter County-assigned application number(s))

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

Khal Corporation, NV
7 Abraham deVeerstradt
Curaco, Netherland Antilles

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)

Khalid A. Majid

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

Juma A. Majid, President & Director
Khalid A. Majid, VP & Director
First Independent Trust, Director

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: Jan 31, 2001
(enter date affidavit is notarized)

for Application No(s): RZ 2000- BR-061
(enter County-assigned application number(s))

2000-197a

=====

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)

(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.

DATE: JAN 31 2000
(enter date affidavit is notarized)

for Application No(s): 22-2000-BN-061 2000-117a
(enter County-assigned application number(s))

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

McGuireWoods LLP
1750 Tysons Blvd., Ste. 1800
McLean, VA 22102

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

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

Equity Partners of McGuireWoods LLP

- | | |
|-------------------------|---------------------------|
| Adams, Michael | Cabaniss, Thomas E. |
| Adams, Robert T. | Cairns, Scott S. |
| Ames, W. Allen, Jr. | Capwell, Jeffrey R. |
| Anderson, Arthur E., II | Carter, Joseph C., III |
| Anderson, Donald D. | Cogbill, John V., III |
| Armstrong, C. Torrence | Courson, Gardner G. |
| Atkinson, Frank B. | Cranfill, William T., Jr. |
| Aucutt, Ronald D. | Cullen, Richard |
| Bagley, Terrence M. | Dabney, H. Slayton, Jr. |
| Barr, John S. | Deem, William W. |
| Bates, John W., III | Den Hartog, Grace R. |
| Belcher, Dennis I. | Douglass, W. Birch, III |
| Boland, J. William | Dudley, Waller T. |
| Bracey, Lucius H., Jr. | Dyke, James Webster, Jr. |
| Broadus, William G. | Earl, Marshall H., Jr. |
| Brown, Thomas C., Jr. | Edwards, Elizabeth F. |
| Burke, John W., III | Evans, David E. |
| Burkholder, Evan A | Feller, Howard |
| Burrus, Robert L., Jr. | Fennebresque, John C. |
| Busch, Stephen D. | Fifer, Carson Lee, Jr. |

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

Rezoning Attachment to Par. 1(c)

DATE: JAN 31 2001
(enter date affidavit is notarized)

for Application No(s): RZ 2000-BE-061
(enter County-assigned application number(s)) 2000-197a

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
McGuireWoods LLP
1750 Tysons Blvd., Ste. 1800
McLean, VA 22102

(check if applicable) [X] 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)

- Flemming, Michael D.
- France, Bonnie M.
- Franklin, Stanley M.
- Getchell, E. Duncan, Jr.
- Gieg, William F.
- Giguere, Michael J.
- Gillece, James P., Jr.
- Glassman, M. Melissa
- Goodall, Larry M.
- Gordon, Alan B.
- Grandis, Leslie A.
- Grimm, W. Kirk
- Hampton, Glenn W.
- Harmon, T. Craig
- Hay, Jeffrey S.
- Heberton, George H.
- Isaf, Fred T.
- Johnston, Barbara Christie
- Kane, Richard F.
- Katsantonis, Joanne
- Keefe, Kenneth M., Jr.
- King, Donald E.
- King, William H., Jr.
- Kittrell, Steven D.
- Krueger, Kurt J.
- La Frata, Mark J.
- Lawrie, Jr., Henry deVos
- Lindquist, Kurt E., II
- Little, Nancy R.
- Mack, Curtis L.
- Marshall, Gary S.
- Martin, George K.
- McArver, R. Dennis
- McCallum, Steve C.
- McElligott, James P., Jr.
- McFarland, Robert W.
- McGee, Gary C.
- McGonigle, Thomas J.
- McMenamin, Joseph P.
- Melson, David E.
- Menges, Charles L.
- Menson, Richard L.
- Michels, John J.
- Milton, Christine R.
- Nunn, Daniel B. Jr.
- O'Grady, Clive R. G.
- O'Grady, John B.
- Oakey, David N.
- Page, Rosewell, III
- Pankey, David H.
- Pollard, John O.
- Price, James H., III
- Pusateri, David P.
- Richardson, David L., II
- Robertson, David W.
- Robinson, Stephen W.
- Rohman, Thomas P.
- Rogers, Marvin L.
- Rooney, Lee Ann
- Rosen, Greg M.
- Russell, Deborah M.
- Rust, Dana L.
- Sable, Robert G.
- Schewel, Michael J.
- Schill, Gilbert E., Jr.
- Scruggs, George L., Jr.

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

DATE: JAN 31 2009
(enter date affidavit is notarized)

for Application No(s): 12-2000-BR-061 2000-197a
(enter County-assigned application number(s))

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

McGuireWoods LLP
1750 Tysons Blvd., Ste. 1800
McLean, VA 22102

(check if applicable) [x] 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)

- Shelley, Patrick M.
- Skinner, Halcyon E.
- Slaughter, Alexander H.
- Slone, Daniel K.
- Smith, James C.
- Smith, R. Gordon
- Sooy, Kathleen Taylor
- Spahn, Thomas E
- Stone, Jacquelyn E.
- Story, J. Cameron, III
- Strickland, William J.
- Stroud, Robert E.
- Summers, W. Dennis
- Swartz, Charles R.
- Swindell, Gary W.
- Tashjian-Brown, Eva S.
- Taylor, D. Brooke
- Terry, David L.
- Thornhill, James A.
- Van der Mersch, Xavier
- Waddell, William R.
- Walsh, James H.
- Watts, Stephen H., II
- Wells, David M.
- Whitt-Sellers, Jane R.
- Whittemore, Anne M.
- Williams, Stephen E.
- Williamson, Mark D.
- Wilson, Ernest
- Whitham, C. Lamont
- Whitham, Michael E.
- Wood, R. Craig
- Word, Thomas S., Jr.

- Worrell, David H., Jr.
- Younger, W. Carter
- Zirkle, Warren E.

These are the only equity partners in the above-referenced firm.

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

REZONING AFFIDAVIT

JAN 31 2001

DATE: (enter date affidavit is notarized)

for Application No(s): RZ 2000-BR-061 (enter County-assigned application number(s))

2000-197a

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.)

John T. DeBell, Principle with Burgess & Niple made a contribution to Friends of Michael Frey on August 17, 2000 in the amount of \$250.00

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

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

WITNESS the following signature:

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

Carson Lee Eifer, Jr. Authorized Agent (type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 31st day of January, 2001, in the State/Comm. of Virginia, County/City of Fairfax.

Pamela L. Ferber Notary Public

My commission expires: 3-31-02

STATEMENT OF JUSTIFICATION

Rezoning Application for
Bourj Limited
February 1, 2001

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

FEB 1 2001

ZONING EVALUATION DIVISION

The application property consists of 8.2699 acres, and is located at the intersection of Heritage Drive and Little River Turnpike, identified on Fairfax County Tax Map Reference 70-2 ((1)) as parcels 1A, 9 and 10 (the "Property"). Parcel 1A, which is currently split-zoned C-5 and C-4, is identified by the Comprehensive Land Use Plan Map as suitable for office uses up to .5 FAR and sixty feet in height. Parcel 1A is currently developed with a gas station on the portion zoned C-5 and one ten-story office building on the portion zoned C-4. The existing ten-story building was developed through a Special Exception (SEA 89-A-071), which allowed an increase in height above that recommended by the Comprehensive Plan. Parcels 9 and 10 are currently developed with two six-story office buildings that have matching facades, although the building on parcel 9 actually contains only five floors.

Bourj Limited, the owner of the Property, is seeking approval of a rezoning application which would uniformly zone the parcel 1A C-4: the segment of parcel 1A that is currently zoned C-5 would be down-zoned to match the segment that is currently zoned C-4. Bourj Limited (the "Applicant") is concurrently filing a General Development Plan ("GDP") which proposes the construction of a ten-story office building on the southern portion of parcel 1A already zoned C-4. Rezoning the C-5 portion of parcel 1A and removing the gas station that currently exists there allows for a development plan that consists of a new building of approximately the same height as the existing ten-story building that fronts on Little River Turnpike. A portion of the density formerly used for the gas station will be applied to the proposed ten-story building, and the area where the service station exists will be redeveloped into an attractive at-grade plaza that will encompass the entire corner and be a visual focal point for the intersection. Removal of the service station will greatly improve traffic circulation by eliminating turning movements from a critical intersection. It will eliminate trips generated in this area by use of the service station. In place of the gas station, the GDP proposes a unified, one level pedestrian-friendly plaza that will be a focal point.

Because the proposed ten-story office building is not in conformance with the recommendations of the Comprehensive Plan, the Applicant is also in the process of filing a Comprehensive Plan Amendment request that would rectify the discrepancy between the height and density limitations that the Plan imposes on this site, and the established zoning for the site. The GDP proposes a development plan that more appropriately implements the existing zoning and Comprehensive Plan recommendations for the site than the development that currently exists there. However, the Applicant must receive approval to remove the height limitations imposed by the Plan in order to pursue the proposed GDP and maintain conformance with the Plan. Otherwise, as stated above, the GDP proposes to implement a development that will conform more closely with the Plan recommendations for the site.

To the best of the Applicant's knowledge, no hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355, hazardous waste as set forth in Commonwealth of Virginia/Department of Waste Management Regulations VR 672-10-1, and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280 will be generated, utilized, stored, treated, and/or disposed of on the site.

The proposed development will conform to the provisions of all applicable ordinances, regulations and adopted standards established by the County of Fairfax.

For all the reasons stated herein, it is respectfully requested that these applications be endorsed by the Staff and Planning Commission and approved by the Board of Supervisors.

McGuireWoods LLP
Agents for Bourj Limited

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: March 23, 2001

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

gok

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ 2000-BR-061
Tax Map No. 070-2- /01/ /0001-A

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

- The application property is located in the ACCOTINK CREEK (M2) watershed. It would be sewered into the Noman M. Cole, Jr. Pollution Control Plant.
- Based upon current and committed flow, there is excess capacity in the Lower Potomac Pollution Control Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8 inch line located in AN EASEMENT and ON the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments: _____

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

December 12, 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-BR-061.

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 #08, Annandale.
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.

Barbara Byron
March 12, 2001
Page 2

Pedestrian Access

- The applicant should construct two bus shelter, one on Route 236 and the other on Heritage Drive.
- The applicant should contribute to the installation of pedestrian head signals at the intersection of Route 236 and Heritage Drive. In addition, the applicant should provide for crosswalk markings at this intersection. Subject to VDOT approval.

Beltway Access

- Vehicles exiting the Beltway traveling eastbound in the far right lane along Route 236 are required to make a right turn onto Heritage Drive (signage for this lane is right turn only). The applicant should work with VDOT to change the signage so vehicles exiting the Beltway will enter the site from the Route 236 entrance and not Heritage Drive. The Route 236 entrance should function as the main entrance to this site.

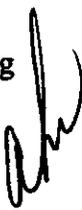
AKR/MGC:mgc

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

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-BR-061)

SUBJECT: Transportation Impact

REFERENCE: RZ 2000-BR-061; Bourj Limited
Traffic Zone: 1414
Land Identification Map: 70-2 ((1)) 1A, 9, 10

DATE: March 12, 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 January 31, 2001.

The referenced application is for a change in the zoning from C-5 to C-4. It is anticipated the additional building to be constructed as part of this application (200,750 sf) will generate 2,252 VPD/303 VPH trips based on Trip Generation, Sixth Edition: Institute of Transportation Engineers, 1997 (ITE land use code 710). This Department has reviewed the subject application and offers the following comments:

Little River Turnpike (Route 236)

- Little River Turnpike is on the Comprehensive Plan to be widened to a 6 lane divided facility. Route 236 along the frontage of this application is already a 6 lane divided facility.
- The right-of-way dedication for parcel 10 and 11 should match what is dedicated along parcel 1A. It is unclear from the plans submitted what the right-of-way is along the frontage of parcel 10 and 11. Dedication along the site's entire frontage should be consistent.
- The western most entrance on Route 236 should be eliminated and the service drive that extends from this entrance to the eastern entrance should be removed. This area should be scarified and restored with a planting area within the VDOT right-of-way (subject to VDOT approval). The main entrance to the site should be the one shown between parcels 1A and 10. This entrance along Route 236 should be constructed with a right turn lane.

AKR:lj

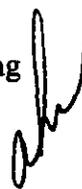
cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services

1. This department had requested that additional right-of-way be provided along the Little River Turnpike frontage of parcels 10 and 11. However, upon further review no additional dedication is needed from these parcels. In addition, it was recommended that the western entrance to Little River Turnpike be eliminated. To address this issue the applicant has moved the entrance further east away from the Little River Turnpike/Heritage Drive intersection and made the access one-way in only. This proposal is acceptable to this department.

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-BR-061)

SUBJECT: Transportation Impact

REFERENCE: RZ 2000-BR-061; Bourj Limited
Land Identification Map: 70-2 ((1)) 1A, 9 & 10

DATE: April 25, 2001

Transmitted herewith are the comments of the Department of Transportation with respect to the referenced application. These comments are based on the development plan dated April 19, 2001 and proffers dated April 20, 2001.

This review indicates that:

All transportation issues identified in this department's report of March 12, 2001 have been adequately addressed. ¹

None of the transportation issues identified in this department's report of _____ have been adequately addressed.

Due to the limited time available between the receipt of this submission and the public hearing date(s), this department is unable to provide an analysis of the revised application.

Supporting information/documentation (Draft Proffers and Revised Development Plan) were not furnished sufficiently in advance to allow for review by this Department.

Solution:

The applicant should accurately delineate the Resource Protection Area on the development plan consistent with the County's Chesapeake Bay Preservation maps.

Issue:

The applicant addresses the issue of floodplain and RPA in Note 16 by stating that neither feature will be affected by Phase II and that the delineation of the feature for Phase I is depicted on sheet II. Furthermore, Note 9 suggests that existing stormwater facilities are in place for this development while no details are provided.

Solution:

The applicant is encouraged to provide the RPA delineation on the development proposal. Furthermore, the applicant is requested to provide an accurate narrative regarding both existing and proposed water quality best management practices for the entire development. The Director, DPWES, will determine the applicability of the County's Chesapeake Bay Preservation Ordinance in terms of water quality requirements for "new" and/or "redevelopment."

Light Pollution

Issue:

No details have been provided on the development plan regarding existing and proposed lighting.

Resolution:

The applicant is encouraged to choose fully cut-off luminaires to ensure that no glare projects above the horizontal plane. In addition, light trespass at the property line is to be avoided. Regarding illumination of signage, it is recommended that the applicant utilize lighting for signs, which is mounted on the top of the sign and which projects down onto the sign to avoid glare.

TRAILS PLAN:

The Trails Plan Map depicts a pedestrian trail on the east side of Heritage Drive and a bicycle trail adjacent to Little River Turnpike. At the time of site plan review the Director of DPWES will determine what trail requirements may apply to the subject property.

BGD:MAW

complies with the County's best management practice (BMP) requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: ... those, which preserve as much undisturbed open space as possible; and those which contribute to ecological diversity..."

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

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

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

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

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

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

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

ENVIRONMENTAL ANALYSIS:

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

Water Quality Protection

Issue:

The subject property falls within the Accotink Creek watershed of Fairfax County as well as within the County's Chesapeake Bay watershed. A tributary associated with Accotink Creek traverses the subject property from east to west on the southern part this site. The Resource Protection Area delineation relevant to the above mentioned tributary has been omitted on the development plan. A significant amount of land area and existing impervious surface is located in the Resource Protection Area.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 2000-BR-061
Bourj Limited

DATE: 6 April 2001

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the generalized development plan dated February 1, 2001. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

COMPREHENSIVE PLAN CITATIONS:

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

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

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

Policy a. Maintain a best management practices (BMP) program for Fairfax County, and ensure that new development and redevelopment

and 10 with parcel consolidation, integrated development, and the removal of the existing free-standing retail use. This additional office use should be focussed on parcel 70-2 ((1)) 1A with building heights not to exceed 125 feet. A landscape feature designed to serve as a gateway to the Annandale CBC should be provided at the corner of Little River Turnpike and Heritage Drive, and streetscape improvements consistent with the Annandale CBC Urban Design Guidelines should be provided along both street frontages.”

ANALYSIS

The current Plan recommendation limits building heights to 60 feet on the application property. The proposed Plan amendment recommends building heights not to exceed 125 feet, which would accommodate the proposed development. In addition the Plan stipulates the provision of a landscaped entry feature to serve as a gateway to the Annandale CBC and streetscape improvements consistent with the Annandale CBC Urban Design Guidelines.

The proposed development of the 10 story office building provides the featured landscaped entry feature as recommended. The development plan should be revised to provide for the streetscape improvements consistent with the Annandale CBC Urban Design Guidelines.

With the implementation of the streetscape elements, the proposed development would be in conformance with the pending Plan amendment.

BGD:DMJ

developed with multi-family residential use and planned for residential use at 16-20 du/ac. The area to the south is also zoned R-20 and planned and developed with multi-family residential use at 15-20 du/ac. A wooded stream valley forms the southern boundary of the site and provides a buffer to the multi-family residential use. The area to the west across Heritage Drive is planned for residential use at 8-12 du/ac and private open spaces and is developed with townhomes.

COMPREHENSIVE PLAN CITATIONS

Plan Area: I **Planning Sector:** Ossian Hall Community Planning Sector (A10)
Annandale Planning District

Plan Text: On page 105 of the Area I volume of the Comprehensive Plan, as amended through June 26, 1995 under the headings "Land Use, Recommendations", the Plan states:

"The Ossian Hall Community Planning Sector contains stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan ...

1. The area in the southeast quadrant of Heritage Drive and Little River Turnpike has developed predominantly as office uses. Office use up to .50 FAR and with heights up to 60 feet is planned in association with these commercially-zoned parcels. To provide an effective transition to surrounding residential uses, the existing 130-foot undisturbed landscaped buffer between the commercial office uses and high density residential development to the south should be maintained and protected from any future commercial development."

The following recommendation is pending before the Board of Supervisors pursuant to OTPA S00-I-A1:

Staff recommends that the *Comprehensive Plan* be amended in the following manner:

MODIFY: Page 105 of the 1991 edition of the Area I Plan, as amended through June 26, 1995, under the heading "Recommendations, Land Use."

(Note: Text recommended for addition is indicated by underline and for deletion by ~~strikethrough~~.)

- "1. Parcels 70-2 ((1)) 1A, 9, and 10, and parcels 71-1 ((1)) 73 and 74 are located in the southeast quadrant of Heritage Drive and Little River Turnpike. These parcels are developed with and planned for office use at current intensities. ~~developed predominantly as office uses up to .50 FAR and with heights up to 60 feet is planned in association with these commercially-zoned parcels.~~ To provide an effective transition to surrounding residential uses, the existing 130-foot undisturbed landscape buffer between the commercial office uses on parcels 70-2 ((1)) 9 & 10 and high-density residential development to the south should be maintained and protected from any future commercial development.

As an option, additional office intensity may be appropriate on parcels 70-2 ((1)) 1A, 9,

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: ^{Bruce G. Douglas}
Bruce G. Douglas, Chief
Environment & Development Review Branch, DPZ

SUBJECT: Land Use Analysis: RZ 2000-BR-061, Bourj Limited

DATE: 13 March 2001

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced application and the Generalized Development Plan dated November 2000 as revised through January 31, 2001. The extent to which the proposed use, intensity and development plan are consistent with the guidance of the Plan is noted.

It should be further noted that above referenced application is subject to a pending Out-of-Turn Plan Amendment, S00-I-A1, which is scheduled for public hearing by the Board of Supervisors on March 19, 2001. The proposed Plan text amendment is also included and evaluated in this memorandum.

DESCRIPTION OF THE APPLICATION

The applicant proposes to rezone 8.27 acres of land from the C-3, C-4 and C-5 District to the C-3 and C-4 District in order to develop a 10-story office building on a portion of the site. The building will feature 5 levels of underground parking under the building. A service station located on a portion of the land assemblage is to be razed and the area is proposed to become part of a landscaped plaza area in front of the new office building. The proposed new office building will be designed so its site will be integrated with the existing 10-story office building which was developed on the subject property pursuant to a previous special exception, SEA 89-A-071. Two 6-story office building are also developed on the site along with an existing 6-level parking garage. With the development of the proposed new office building, a maximum floor area ratio (FAR) of 1.39 is proposed; 32% of the site will be retained in open space; and, a total 1,396 parking spaces are proposed.

LOCATION AND CHARACTER OF THE AREA

The site is located at the intersection of Little River Turnpike and Heritage Drive in Annandale. It is currently developed with a now vacant service station and 3 existing office buildings and associated surface and structured parking. The area to the north across Little River Turnpike is developed with office and commercial retail uses on properties that are generally zoned C-6 and planned for office use up to .50 FAR and retail use up to .25 FAR. The area to the east of the site is zoned R-20,



THE HERITAGE CENTER

SPECIAL EXCEPTION PLAN

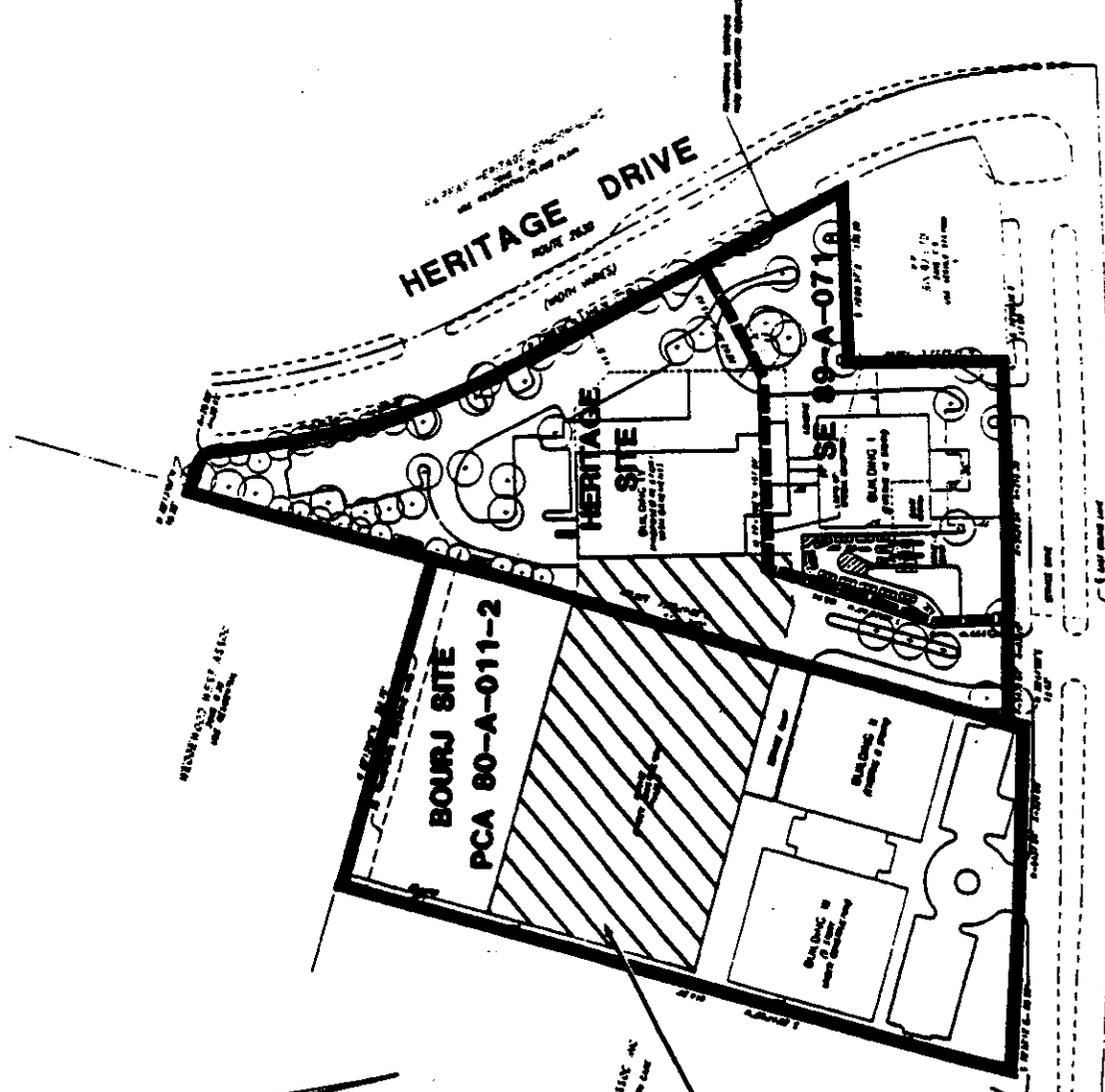
APPROVED BY THE
 BOARD OF SUPERVISORS
 COUNTY OF SAN JOAQUIN
 ON JAN 7, 1988



- 1. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PERIODS.
- 2. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PERIODS.
- 3. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PERIODS.
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- 9. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PERIODS.
- 10. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PERIODS.

PLANT LEGEND:

- (○) LARGE PLANT MATS
- (○) PLANTING MAT
- (○) PLANTING MAT
- (○) PLANTING MAT



LITTLE RIVER TURNPIKE

ROUTE 248
 (RIGHT MARK)

**SHARED
 PARKING
 STRUCTURE**

ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PERIODS.

The resultant intersection Level of Service, as shown in Table 2, with the improvements will remain at LOS F during both the AM and PM peak hours. During the AM peak hour with the proposed development, the intersection modifications improve the signal operations by 93 CLV to LOS F-1426, 40 critical lane vehicles better than the existing 1985 conditions. The LOS F-1586 improve intersection operations by 20 CLV compared to the Background 1986 PM peak hour traffic conditions.

Conclusions

Based on the peak hour traffic impact of the proposed development, the additional 80,382 square feet of office development on the Bourj property will not change existing Level of Service categories. The impact of future site traffic at the adjacent Route 236/Woodland Road intersection will create acceptable LOS D or better intersection operations for 1986 traffic conditions by designating the eastbound Route 236 right turn lane for shared through/right turn movements.

The other nearby signalized intersection, at Route 236/Hummer Road/Heritage Drive, operates 27 percent over the desirable intersection capacity during existing PM peak hour conditions. The suggested improvements to the Little River Turnpike/Heritage Drive/Hummer Road intersection with the proposed site will improve intersection efficiency by 93 CLV during the AM peak hour while the site adds only 11 CLV. Therefore, the intersection operations improve by 82 Critical Lane Vehicles during the morning AM rush hour. Likewise in the PM peak hour, the proposed site trips increase the Level of Service by 36 CLV but the suggested improvements shown on Figure 2 improve the intersection

by 56 CLV, a net improvement of 20 CLV. The Critical Lane Volume changes are tabulated below:

Table 3
LOS Critical Lane Volume Differences
Route 236/Heritage Drive/Hummer Road Intersection

	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>
<u>Traffic Condition Comparisons Between:</u>		
Total Traffic Conditions w/site and Background Traffic Conditions	+11 CLV	+36 CLV
Total Traffic Conditions w/site & w/improvements and Total Traffic Conditions w/site	-93 CLV	-56 CLV
Total Traffic Conditions w/site & w/improvements and Background Traffic Conditions	-82 CLV	-20 CLV

These intersection improvements create substantial additional intersection capacity while permitting the existing traffic signal to be retimed for more efficient use of green time allocation on the minor approaches. The improvements substantially mitigate the impact of the additional traffic generated by the proposed site renovation and can become part of the overall long range intersection improvements that would be required to achieve acceptable operating LOS at the intersection. These improvements take that first step toward the ultimate solution.

Should you have any further questions concerning the site access or circulation, please do not hesitate to contact us.

Sincerely,

PATTON, HARRIS, RUST and ASSOCIATES
A Professional Corporation

Michael R. Martin/ST

Michael R. Martin, P.E.
Director of Transportation Engineering

CC: Kul Sandhu
R. D. Harrison
Fareed Khoursheed
Douglas Svitchan
Lee Fifer
Doug Kennedy

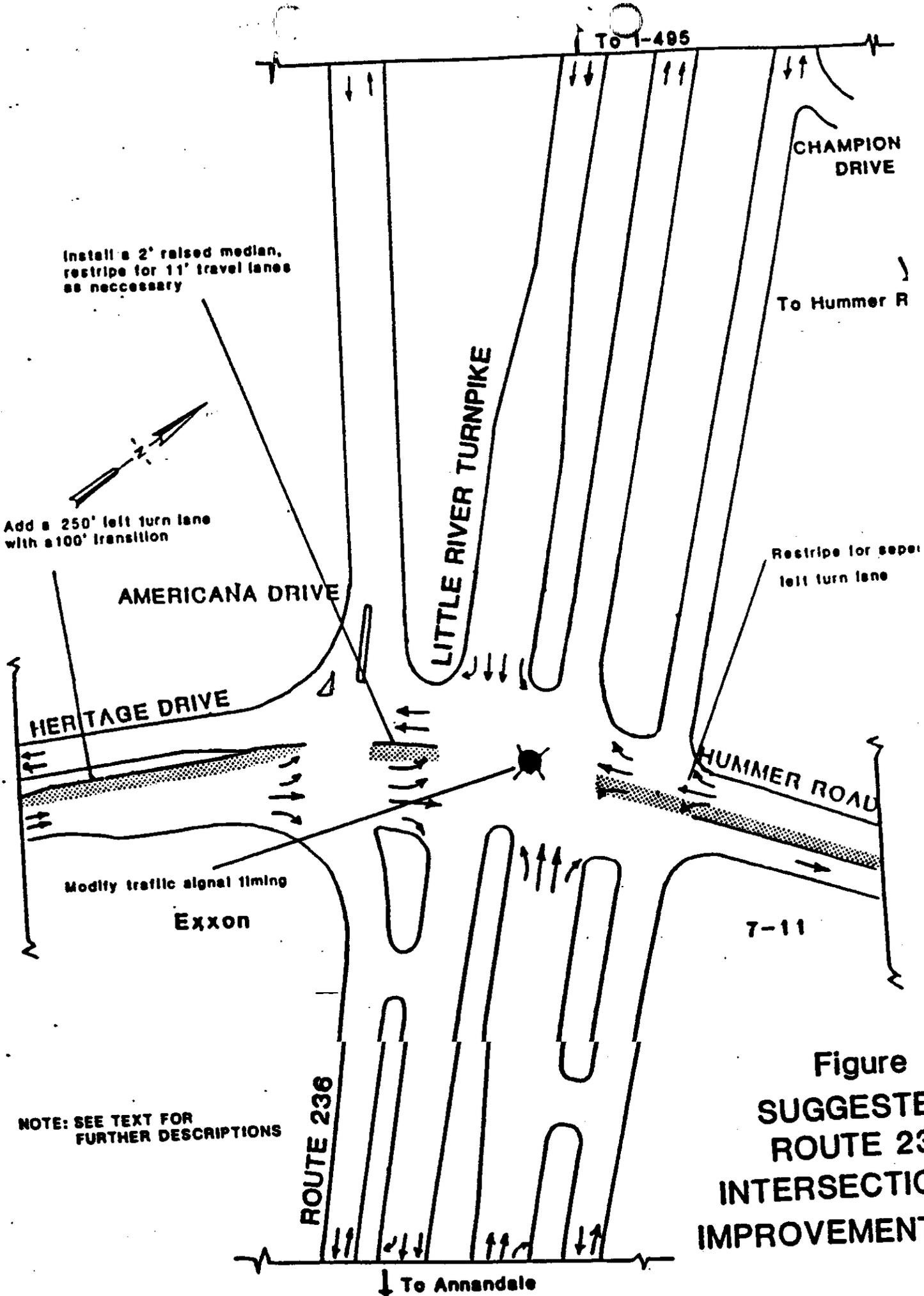


Figure 2
 SUGGESTED
 ROUTE 236
 INTERSECTION
 IMPROVEMENTS

right turn and through maneuvers. (see the shading on Appendices E1 and E2). Site reconnaissance showed that the right turn lane was currently being utilized by Route 236 westbound through vehicles during both the AM and PM peak hours. Such an improvement would create additional Route 236 capacity to create acceptable intersection Levels of Service at Woodland Road. The location of the existing service road south of the Little River Turnpike and its proximity to the adjacent Medical office limits physical improvements to create capacity on the service road approach. However, with only 24 percent of the proposed site traffic exiting via the service Road at Woodland Road, the additional delays to motorists should be minimal.

As shown in Figure 2, the developer has offered to improve the intersection geometrics at the Route 236/Heritage Drive/Hummer Road intersection to negate the incremental peak hour traffic impact associated with the proposed development. The suggested improvement would provide additional capacity to the intersection by increasing the traffic signal efficiency on the minor approaches with the following intersection modifications:

- Replace the existing Heritage Drive 10' concrete/grass island with a 2' raised median and install 250' left turn lane in the Heritage Drive approach to westbound Route 236.
- Redelineate the existing Heritage Drive approach lanes for double left turn lanes, one through lane, and a separate right turn lane at the Route 236 intersection.
- Restripe the Hummer Road approach for separate left turn, through and right turn lanes at the Route 236 intersection.
- Modify the existing traffic signal system to eliminate traffic signal split-phasing on the minor approaches.

Note that these suggested improvements would not require any additional Right-Of-Way and the Heritage Drive/Hummer Road approach lanes can be acceptable 11 foot widths. However, to provide access to the Route 236 service roads and Americana Drive, the existing Little River Turnpike service road operating inefficiencies will remain.

while Appendix E2 shows the evening peak hour traffic volumes (Figure C2 plus Figure D2). The resultant peak hour Levels of Service range remained unchanged with the proposed office development. The Route 236/Heritage Drive/Hummer Road intersection continued to operate at undesirable Levels of Service F while the Woodland Road intersection operated at a Level of Service B - C in the AM peak hour and a Level of Service E during the PM. At the Route 236/Heritage Drive/Hummer Road intersection the additional site related traffic increases the intersection critical lane volumes by 11 vehicles in the AM peak hour and by 36 CLV during the PM peak hour. Table 2 summarizes the Level of Service calculations for the two intersections in the vicinity of the proposed office site. The table illustrates the existing 1985 conditions, background 1986 conditions without site development and total traffic 1986 conditions with the additional office development.

Table 2
Intersection Level of Service Summary
Little River Turnpike

	Route 236 at Heritage Drive Hummer Road		Route 236 at Woodland Road	
	AM Peak	PM Peak	AM Peak	PM Peak
Existing 1985 Conditions	LOS F 1466	LOS F 1561	LOS B 1021	LOS D 1291
Background 1986 Conditions w/o Development	LOS F 1508	LOS F 1606	LOS B 1041	LOS E 1316
Total 1986 Conditions with Additional Development & No Improvements	LOS F 1519	LOS F 1642	LOS B-C 1051	LOS E 1366
Total 1986 Conditions with Intersection Improvements	LOS F 1426	LOS F 1586	LOS A 869	LOS C 1111

The bottom row in Table 2 illustrates the Level of Service improvement at the Route 236/Woodland Road intersection if the existing Route 236 westbound right turn lane is redelineated to accommodate Route 236

Table 1 (1)
Trip Generation Table
Bourj Building Additional Development

	<u>AM</u>	<u>Peak Hour</u>	<u>PM</u>	<u>Peak Hour</u>	<u>Daily</u>
	<u>IN</u>	<u>OUT</u>	<u>IN</u>	<u>OUT</u>	<u>Trips</u>
					<u>(2-way)</u>
80,382 sq. ft. New Proposed Office Development	141	18	15	130	999

(1) Trip Generation Rates derived from U.S. Department of Transportation, FHWA, January 1985, Trip Generation Handbook. This is a revision and update of the 1983 ITE Trip Generation Manual.

The proposed office development traffic was assigned to the adjacent offsite roadways utilizing the existing site distribution patterns. During the AM peak hour approximately 66 percent of the traffic originates to the west of the site and approaches the office via the Route 236 driveway cut or service road. The remaining 34 percent of the AM inbound traffic arrives at the site by utilizing the Woodland Road intersection. During the PM peak hour 35 percent of the exiting traffic travels westbound on the service road towards the Heritage Drive intersection. Twenty four (24) percent of the traffic exits via the service road and the Woodland Road intersection while forty percent of the traffic enters Route 236 via the service road driveway cut. Field observations show that thirteen percent of the total outbound traffic during the PM peak hour performed U-turn maneuvers in the Route 236 eastbound left turn lane at Woodland Road.

Similar distributions were utilized to assign the new traffic to the adjacent roadway even though the internal site circulation will be modified with the additional office development. Appendix Figures D1 and D2 illustrate the additional site-related traffic added to the 1986 roadway network.

Future Traffic Conditions With Site Development

The additional office development traffic volumes were added to the background 1986 traffic conditions previously discussed. The total 1986 traffic volumes are illustrated in Appendix E1 for the AM peak hour

Route 236 approaches are designated for two through lanes and a separate right turn lane into the adjacent service road parcel. The left turn vehicle maneuvers were accomplished in separate turn lanes with permissive signal phasing.

Future Traffic Conditions Without Site Development

Two assess future peak hour traffic conditions, the existing 1985 traffic volumes were grown to account for normal traffic growth to 1986, the buildout year for the project. An annualized growth factor of 1.029 was used for the Route 236 Corridor based on previous VDH&T ADT (Average Daily Traffic) growth trends. The 1986 "background" traffic volumes with growth are shown for the AM and PM peak hours in Appendix C1 and C2, respectively. The resultant peak hour Levels of Service in the vicinity of the site without the proposed development are an undesirable LOS F at the Route 236/Heritage Drive/Hummer Road intersection. The additional Corridor traffic growth increased the Level of Service critical lane volume (CLV) by 32 vehicles in the AM peak hour and by 35 vehicles during the evening peak hour at the Heritage Drive intersection. At the Woodland Road intersection with Route 236, the signal will operate at a Level of Service B and LOS E during the AM and PM peak hours, respectively.

Trip Generation Characteristics of Additional Site Development

Attached on Table 1 are the site generated traffic volumes for the Bourj Building additional office development. Standard peak hour FHWA trip rates were used to generate the additional site traffic based on the 80,382 square foot office assuming no traffic generation from the proposed 3,150 square foot atrium. The FHWA rates were corroborated with the December field observations of the existing Bourj Building office driveway volumes.

no parking. The subject site has two entrances onto the southern service road between the Heritage Drive intersection and the Woodland Road intersection with Route 236. Adjacent properties on Route 236 are developed for office and medical use. The analysis focused on the two signalized intersections on Route 236 in the vicinity of the proposed site. AM and PM peak hour vehicular turning movement counts were collected on the Route 236 Corridor on Wednesday, December 11, 1985 to quantify the existing traffic conditions in the vicinity of the site. The existing peak hour traffic volumes for both intersections are displayed on Appendix Figures A1 through A4.

The Route 236 intersection with Heritage Drive and Hummer Road operates at unacceptable Level of Service F during both the AM and PM peak hours. A description of the Level of Service categories are included in Appendix B. Intersection Levels of Service (LOS) were evaluated using TRB Circular 212 planning methods. This intersection cannot efficiently accommodate the existing traffic flows with the current signal system of split phases on the minor approaches. Hummer Road contains one northbound and three southbound lanes at the intersection in a 70 foot Right-Of-Way. The southbound approach is widened to accommodate left turn and through maneuvers in two lanes and a separate right turn lane. Heritage Drive is a four lane divided roadway occupying a 110 foot ROW. Additional northbound approach lanes at the intersection permit one left turn only lane a shared left/through lane, and a separate right turn lane.

At the traffic signal, the Route 236 approaches include two through travel lanes with separate left and right turn lanes in a six-lane divided roadway cross section. The AM peak hour volumes/Level of Service at the intersection closely agrees with the November 1985 traffic volumes provided by the Fairfax County Office of Transportation.

Immediately to the east of the proposed site, the Woodland Road intersection with Route 236 operates at acceptable Level of Service D or better during the AM and PM peak hours. The AM LOS B-1021 and the PM LOS D-1291 illustrate that this intersection can accommodate additional traffic in the future; however, minor delays were noticed on the south service road adjacent to the intersection due to limited stacking distances on the intersection approach adjacent to the Medical Center Building during the PM peak hour. At Woodland Road, the

Patton Harris
Rust and
Associates

A Professional Corporation
Engineers
Surveyors
Planners
Landscape Architects

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703 273-8700

100 South Main Street
PO Box 46
Bridgewater, Virginia 22812
703 828 2616

7609 Standish Place
Rockville, Maryland 20855
301 762-2220

109 North King Street
PO Box 9
Leesburg, Virginia 22075
Metro 471-5318
703 777-3616

January 9, 1986

Reply to Fairfax
(703) 352-4120

Mr. John Harrington
Fairfax County
Office of Transportation
Massey Building
5th Floor
Fairfax, Virginia 22030

RE: Revised Site Access Analysis for the Proposed Bourj
Building Additional Density on Little River
Turnpike, Annandale, Virginia
PHR&A F-4583-1-0

Dear Mr. Harrington:

As per our conversation on Tuesday, January 7, 1986 at Supervisor Moore's office, PHR&A has revised the site access/circulation analysis for the Bourj Building on Little River Turnpike to incorporate the modified building density for the Bourj Building and include the suggested improvements at the Route 236/Heritage Drive/Hummer Road intersection. The Bourj Building is located at 7611 Little River Turnpike just east of the I-495 interchange as shown on Figure 1. The revised analysis examines the impact during the AM and PM peak hours of the proposed development on two Little River Turnpike intersections adjacent to the site in response to a request to increase the floor area ratio (FAR) of the parcel. This site is currently occupied by a six story office building zoned C-3 with an FAR of 0.5.

Existing Traffic Conditions

The 4.3 acre site is located on the south side of Little River Turnpike approximately 500 feet east of the intersection with Heritage Drive/Hummer Road east of the Capital Beltway. Adjacent to the site, Route 236 is a four-lane divided arterial roadway with separate right turn acceleration/deceleration lanes to the adjacent properties. Service roads are located to the north and south of the Little River Turnpike and are approximately 24 feet in width to accommodate two lanes of travel with

Mr. Carson Lee Fifer, Jr.
October 14, 1987
Page Two

If you have any questions regarding this interpretation, please feel free to contact me or Kul Sandhu at 691-3387.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

BAB/KS/pgd

cc: Audrey Moore, Annandale District Supervisor
Jane W. Gwinn, Zoning Administrator
Irving Birmingham, Director, Design Review Division, DEM
Office of Transportation
Bonds and Agreement Branch, DRD, DEM
File: FCA 80-A-011



COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

Office of Comprehensive Planning
Zoning Evaluation Division
10640 Page Avenue
Fairfax, Virginia 22030
691-3387



October 15, 1987

RECEIVED

Mr. Carson Lee Fifer, Jr.
McGuire, Woods, Battle, & Boothe
1199 N. Fairfax Street, Suite 1000
P.O. Box 25047
Alexandria, Virginia 22313

OCT 27 1987

LSA. LIMITED

Re: Proffer Interpretation for PCA 80-A-011

Dear Mr. Fifer:

This is in response to your letter of July 29, 1987 requesting an interpretation of Proffer Numbers 1, 5 and 7C adopted by the Board of Supervisors in conjunction with the approval of PCA 80-A-011 on February 24, 1986. As I understand it, the question is whether an increase of one half level of above ground parking, elimination of a 5 foot wide landscaped strip as shown on GDP dated September 12, 1985 and revised February 12, 1986 and the provision of a shared access with parcel 70-2 ((1)) 1A would be in substantial conformance with the approved GDP.

It is my determination that an increase in the height of the parking structure by one half of a floor while leaving 130 feet of undisturbed open space buffer to the rear of the site would not cause any deleterious effects on the residential apartment development established along the south side and is in substantial conformance with the approved plan. In addition, the elimination of a 5 foot wide landscaped strip along the west side of the Borj building to accommodate a shared access between the Borj and Heritage buildings, both now under the same ownership, results in an access which will improve both offsite and onsite traffic circulation. These changes as shown on the attached drawing dated July 14, 1987 and revised August 24, 1987, would enhance the visual character and traffic circulation on the site and would not require a Proffered Condition Amendment to effectuate. This determination has been reviewed with the Fairfax County Office of Transportation and has been made in my capacity as the duly authorized agent of the Zoning Administrator.

BOURJ, LTD.
6845 Elm Street, #305
McLean, Virginia 22101

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, BOURJ, LTD., the owner of the property located at 7611 Little River Turnpike, Annandale, VA, Fairfax County Tax Map 70-2-001-10 and the property located at 7617 Little River Turnpike, Annandale, VA, Fairfax County Tax Map 70-2-001-1A,, does hereby name, make, constitute and appoint FAREED KHOURSHEED, of 5704 Crickets Place, McLean, VA 22101 our true and lawful attorney for and in our name, place and stead, and on our behalf, to:

Represent BOURJ, LTD. before any and all agencies and offices of Fairfax County, Virginia, and the Commonwealth of Virginia, and any other governmental and private entities and on behalf of BOURJ, LTD. to: (by way of example and not limitation) execute any and all applications, documents, contracts and agreements; post any bonds and escrow amounts; and obtain any and all permits, including construction, building, occupancy and utility; to sign company checks; and, to do any and all other acts and execute any and all other documents incidental, necessary or related to the above.

For purposes of this Power of Attorney, FAREED KHOURSHEED'S signature shall deemed to bind corporation as if the corporation had signed the document or performed the act itself.

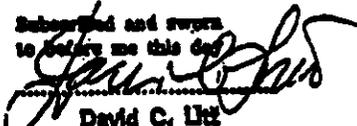
BOURJ, LTD.

by 
Juma Al-Majid
Director and President

by 
Robert Koukerjinian
Secretary

United Arab Emirates
District of the Consular
Section of the Consulate
General of the United
States of America at
Dubai } E.S:

29 MAR 1988

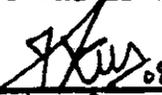
Subscribed and sworn
to before me this 29th

David C. Litt

Notary Consul of the United
States of America
Dubai, United Arab Emirates

Given Under My Hand
this 4th day of April,
1988.
County of Fairfax,
State of Virginia
Abla Khoussheed

My Commission Expires 12/23, 1991

I, Robert Koukerjinian, Secretary of BOURJ, LTD., a Virginia corporation do hereby certify to ARAB BANK LIMITED, New York Branch, that the foregoing Power of Attorney was signed by Juma Al Majid and Robert Koukerjinian who were duly authorized and empowered to do so and that the foregoing is currently in full force and effect and is a true, correct and complete copy of the original.


Robert Koukerjinian-Secretary

[Seal]



BOURJ, LTD.

By: F Khourshed
Name: F. Khourshed
Title: Attorney in Fact
Date: July 17, 1990

f:\bourj.apc

per 1,000 square feet of gross floor area of office space.

7. The owner shall undertake the following traffic improvements, subject to review and approval by Fairfax County and The Virginia Department of Highways & Transportation ("VDH&T"):

a) Improve the Heritage Drive, Rt. 236, Hummer Road intersection as set forth on the plat prepared by Patton, Harris, Rust and Associates dated February 12, 1986 entitled "Proposed Route 236 Intersection Improvements at Heritage Drive."

b) Improve the Woodland Road/Rt. 236 intersection by re-stripping eastbound and westbound Route 236 to create two (2) through-only lanes and one (1) combination through and right turn lane as provided in the report dated January 9, 1986 by Patton, Harris, Rust and Associates (letter to John Harrington).

c) Make best and diligent effort to combine entrances with Parcel 74 and/or 1A, Fairfax County Tax Map 71-1-((1)) onto the existing service drive. This obligation shall expire in five (5) years from the date of the issuance of the first NON-RUP.

d) Subject to the approval of The Virginia Department of Transportation (VDOT), close the existing island cut between the service drive and Route 236 opposite the center entrance into the site.

e) Join the two islands in Heritage Drive at the existing service drive with a permanent raised median, subject to the approval of VDH&T and Fairfax County (DEM and OT).

detention facility. Where it is necessary to disturb the natural foliage in the buffer area, landscaping shall be replaced with comparable cover. The Fairfax County Arborist shall approve the number, species, sizes and placement. Dying and/or dead natural foliage shall be removed.

5. Additional landscape planting areas on the site shall be provided in accordance with the generalized development plan dated September 12, 1985, revised February 18, 1986, as amended by letter from Barbara Byron dated October 15, 1987. The landscaping and buffer area described in this paragraph shall be credited to the landscaped open space provided in paragraph 3.

Tree types shall include the following unless a substitute variety or arrangement is approved by the Fairfax County Arborist:

- 1) Shade trees in front of building: Acer Rubrum (Red Sunset Maple)
- 2) Columar Trees: Fagus Sylvatica (Fastigiata) (Pyramidal Beech)
- 3) Shade trees on decks: Sothora Jatonica (Regent Scholar Trees)
- 4) Shrubs: Taxus Media (hatfieldi) (Hatfield yews)
- 5) Flowering shrubs, trees and bushes will be placed in the front of the buildings.

6. The property shall be developed in accordance with the generalized development plan ("GDP") prepared by TEST dated September 12, 1985, revised February 18, 1986, subject to reasonable engineering changes, as may be approved by D.E.M., except that parking shall be provided at a factor of 3.0 spaces

AMENDED PROFFERED CONDITIONS
PCA 80-A-011-2
July 17, 1990

Pursuant to Section 15.1-491(a) of the Code of Virginia (1950, as amended) and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), Bourj, Ltd., the owner of Parcels 9 and 10, 1985 Tax Map 70-2((1)) ("subject property") hereby proffers that the development of the property will be in strict accordance with the following conditions, but only upon approval of the proffered condition amendment application as requested. These proffered conditions supercede any and all previously proposed conditions, unless expressly included.

1. The heights of the buildings shall be respectively six (6) stories with a three (3) foot parapet (original Bourj Building) and five (5) stories with a sixteen (16) foot parapet (new addition). Parking shall be provided by a six-level structure, with no more than three levels of parking being above grade.

2. The floor area ratio (FAR) shall not exceed 1.0.

3. A minimum of twenty-six percent (26%) of the gross area shall be landscaped open space.

4. Existing trees and ground cover shall be preserved in its natural condition in a buffer area of a minimum width of 130 feet along the southern portion of the site, subject only to utility and storm drainage easements running generally perpendicular to the rear property line, subject to approval and review by DEM. The 130' buffer area shall not contain a storm

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

March 1, 2001

MEMORANDUM

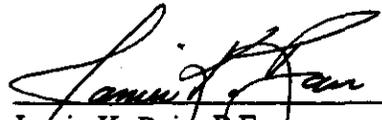
TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035

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

SUBJECT: Water Service Analysis, Rezoning Application RZ 00-BR-061

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from existing 6, 8 & 12 inch mains located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.



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

Attachment

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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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

