



APPLICATION ACCEPTED: November 30, 2011
PLANNING COMMISSION: February 23, 2012
BOARD OF SUPERVISORS: February 28, 2012 @3:30 p.m.

County of Fairfax, Virginia

February 9, 2012

STAFF REPORT

APPLICATION SE 2011-HM-018

HUNTER MILL DISTRICT

APPLICANT: Corinthian Colleges, Inc., dba Everest College

PRESENT ZONING: I-4

LOCATION: 8620 Westwood Center Drive

PARCEL: 29-3 ((20)) 0009 & 0009B pt

SITE AREA: Approximately 2.5 acres

FLOOR AREA RATIO (FAR): Approximately 0.25

PLAN MAP: Residential Mixed Use & Park / Open Space

SPECIAL EXCEPTION CATEGORY: Category 3: Colleges, Universities

PROPOSAL: To permit a college/university use within an existing office building

WAIVERS & MODIFICATIONS: Modification of transitional screening and barrier requirement along the western property line

Modification of the interior and peripheral parking lot landscaping requirement

Waiver of the off-street loading space requirement.

Megan Brady

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2011-HM-018, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of transitional screening and barrier requirements along the western property line in favor of maintaining the existing conditions.

Staff recommends approval of a modification of the interior and peripheral parking lot landscaping requirements in favor of maintaining the existing conditions.

Staff recommends approval of a waiver of the off-street loading requirements.

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.

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

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

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

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

Special Exception

SE 2011-HM-018



Applicant: CORINTHIAN COLLEGES, INC.,
DBA EVEREST COLLEGE

Accepted: 11/30/2011

Proposed: COLLEGE, UNIVERSITY

Area: 2.5 AC OF LAND;
DISTRICT - HUNTER MILL
ZIP - 22182

Zoning Dist Sect: 05-0404

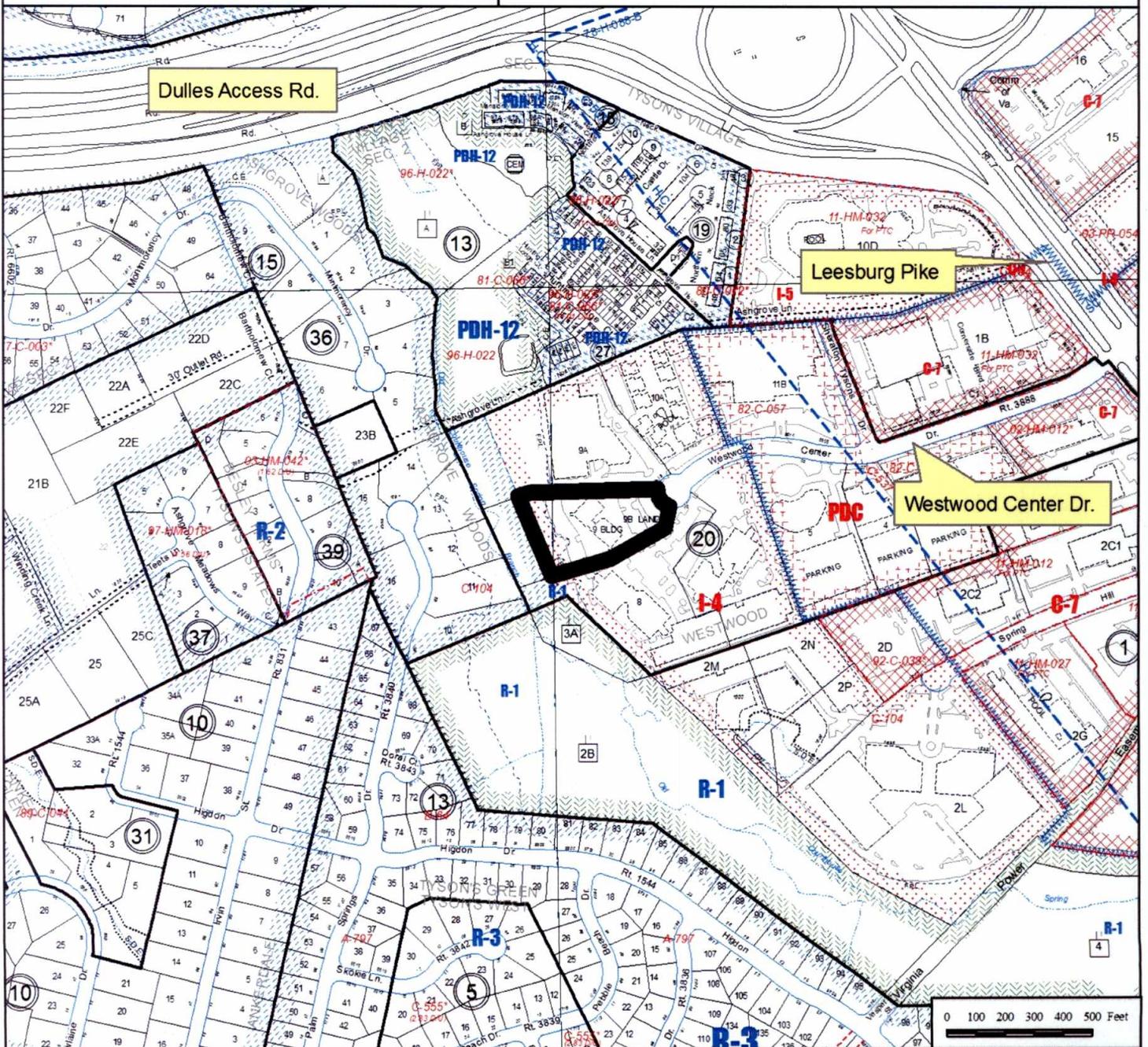
Art 9 Group and Use: 3-01

Located: 8620 WESTWOOD CENTER DRIVE

Zoning: I-4

Plan Area: 2

Map Ref Num: 029-3- /20/ /0009 /20/ /0009B part



RECORD
 1033001
 1033001
 1033001



ROVINIAN ARCHITECTURE
 178 Park Street, Suite 115, Newport, Rhode Island 02841
 401-863-8800 FAX 401-863-8807 www.rovinianarchitect.com

GRAF
 City/County/State/Zip: Providence, RI 02903
 115 Water Street, Suite 101
 Providence, RI 02903
 Phone: 401-252-5007
 Fax: 401-252-5007
 Email: info@graf.com
 CRAA# Project Number: 2011-018-02

Project Name:
**CONSTRUCTION DOCUMENTS
 EVEREST COLLEGE -
 EXTERIOR ACCESSIBILITY
 WORK**
 880 WESTWOOD CENTER DRIVE
 WENNA, VIRGINIA 22182



Drawing Title:
**SITE GRADING AND
 LAYOUT PLAN**

Issue/Revision:
 No. 00011
 Issued for Permit and
 Bidding

Project No.: 11025
 Date: 9/20/11
 Project Manager: JRD
 Issue By: JPH

C300



- LEGEND:**
- PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED LAWN RESTORATION
 - PROPOSED ADA SIDEWALK
 - PROPOSED ADA CURB RAMP
 - EXISTING SPOT GRADE
 - PROPOSED SPOT GRADE

SPECIFICATIONS

1. WORK SHALL BE IN ACCORDANCE WITH VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS, CURRENT EDITION, AND ALL SPECIFICATIONS, AS MAY PERTAIN (VOT SPECIFICATIONS), AND THE DETAILS SHOWN ON THE SPECIFICATIONS.
2. EARTHWORK SHALL BE IN ACCORDANCE WITH SECTION 303 OF VOT SPECIFICATIONS.
3. BASE COURSE SHALL BE SIZE 21A, IN ACCORDANCE WITH SECTION 208 OF VOT SPECIFICATIONS.
4. ASPHALT PAVEMENT SHALL BE 3M-0.5A, IN ACCORDANCE WITH SECTION 211 OF VOT SPECIFICATIONS.
5. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH SECTION 504 OF VOT SPECIFICATIONS.
6. PAVEMENT MARKING SHALL BE TYPE A, IN ACCORDANCE WITH SECTION 246 OF VOT SPECIFICATIONS.
7. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH SECTION 303.03 OF VOT SPECIFICATIONS.

GENERAL NOTES:

1. BASE SURVEY WAS PREPARED BY DEMBERRY & DAVIS LLC, AUGUST 2011. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE CONDITIONS AND AVOID DAMAGE THERE TO.
2. DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT WHEN NO CURB IS PRESENT UNLESS INDICATED ON DRAWINGS.
3. DIMENSION NOTES ARE TO BE WHITE UNLESS OTHERWISE NOTED.
4. ADA REQUIRES A MAXIMUM GRADING SLOPE OF 1:20 (5%) ALONG THE LENGTH OF THE SIDEWALK AND A MAXIMUM GRADING SLOPE OF 1:50 (2%) ACROSS THE WIDTH OF THE SIDEWALK.
5. HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 AND A MINIMUM LENGTH OF 6 FEET.

DIGGERS NOTE:

CALL MISS UTILITY OF VIRGINIA AT 8-1-1 OR 1-800-852-7007 PRIOR TO WORK.





newman architecture
 170 Park Street, Suite 111, Newport News, Virginia 23602-2811
 804.635.1888 FAX 804.635.1887 www.newmanarch.com



Graf
 One Liberty Center Corporate Center
 1220 Westwood Drive, Suite 100
 Newport News, VA 23602-1470
 804.241.1200 FAX 804.241.1207
 GRAFT/PA/Project Number: 2011-0148-01

Project Name:
 CONSTRUCTION DOCUMENTS
**EVEREST COLLEGE -
 EXTERIOR ACCESSIBILITY
 WORK**
 6820 WESTWOOD CENTER DRIVE
 VIENNA, VIRGINIA 22182



CCI
 CORINTHIAN
 COLLEGES, INC.

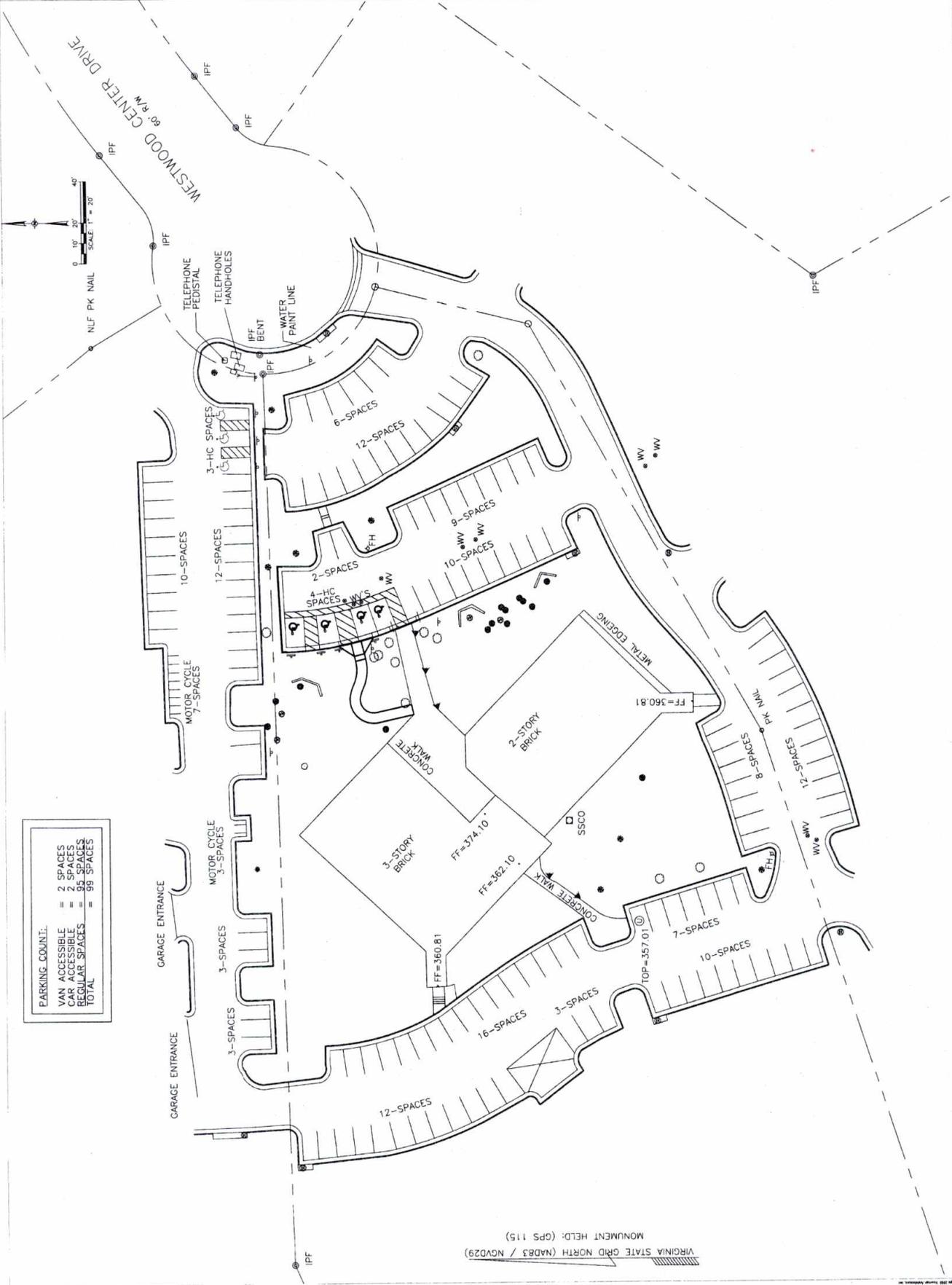


Drawing Title:
**PARKING SPACE
 LAYOUT PLAN**

Issue: Revision:
 Description:
 No. Date:
 1003/111
 Revised for County Permit

Project No.: 11025 Date: 10/27/11
 Project Manager: JRG Drawn By: JPH

C400



PARKING COUNT:

VAN ACCESSIBLE	= 2 SPACES
CAR ACCESSIBLE	= 2 SPACES
REGULAR SPACES	= 95 SPACES
TOTAL	= 99 SPACES

VIRGINIA STATE GRID NORTH (NAD83 / NCV029)
 MONUMENT HELD: (GPS 115)

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Corinthian Colleges, Inc., dba Everest College, seeks a Special Exception to permit a college/university use within an existing office building at 8620 Westwood Center Drive. The applicant plans to offer a nursing degree program, along with diploma programs and courses in medical assisting, medical administrative assisting, medical insurance billing, and coding and dental assisting. While the diploma programs and courses alone are permitted by right in the I-4 zoning district as a private school of special education, the nursing degree program qualifies a portion of the use as a college/university. Colleges and universities are allowed by special exception in the I-4 zoning district under Category 3 – Quasi-Public Uses.

The applicant currently operates at 1430 Spring Hill Road and desires to relocate its current 289 students and 51 employees to an existing building at 8620 Westwood Center Drive, the application site. In the future, the applicant plans to expand its operation at this new location to up to 374 students and 56 employees. No land disturbance, site improvements, or exterior changes to the building are proposed with this application.

Students: 374 students

Parking: 99 spaces

Hours: 7:00am-11:00pm, Monday through Friday,
7:00am-5:00pm on Saturdays

Employees: 56 instructors and administrative staff members

Waivers and Modifications:

The applicant seeks the following waivers and modifications:

- Modification of the transitional screening and barrier requirements in favor of using the existing wooded conditions.
- Modification of the interior and peripheral parking lot landscaping requirements in favor of maintaining existing conditions.
- Waiver of the off-street loading requirements.

LOCATION AND CHARACTER

The subject property is located in the Hunter Mill Magisterial District within the Tysons Corner Urban Center. The parcel is split-zoned, with the eastern portion of the site zoned I-4 and the western portion of the site zoned R-1. The applicant has filed only on the I-4 area of the subject property. The I-4 portion of the property contains approximately 2.5 acres¹ and is occupied by one three-story building containing 27,700 square feet of gross floor area² and 99 parking spaces. The western portion of the parcel, zoned R-1, is wooded and is within the 100-year floodplain and a Resource Protection Area (RPA). This wooded area provides a buffer between the subject property and the adjacent residences to the west. The Old Courthouse Spring Branch stream and a paved trail traverse the western portion of the property.



Image Source: Fairfax County Geographic Information Systems (GIS)

The table below summarizes the zoning district, use, and plan designations for the surrounding parcels.

1 The acreage given was estimated using Fairfax County GIS data due to unavailability of plans that certify a specific acreage.

2 Per approved Site Plan #3741-SP-01-2; Current tax records indicate 28,311 square feet of gross floor area.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Office	I-4 / R-1	Residential Mixed Use and Park / Open Space
South / Southeast	Office	I-4 / R-1	Residential Mixed Use and Park / Open Space
East	Office	I-4	Residential Mixed Use and Park / Open Space
West	Residential (SFD – Ashgrove Woods Subdivision)	R-1	Residential @ 1 to 2 du/ac

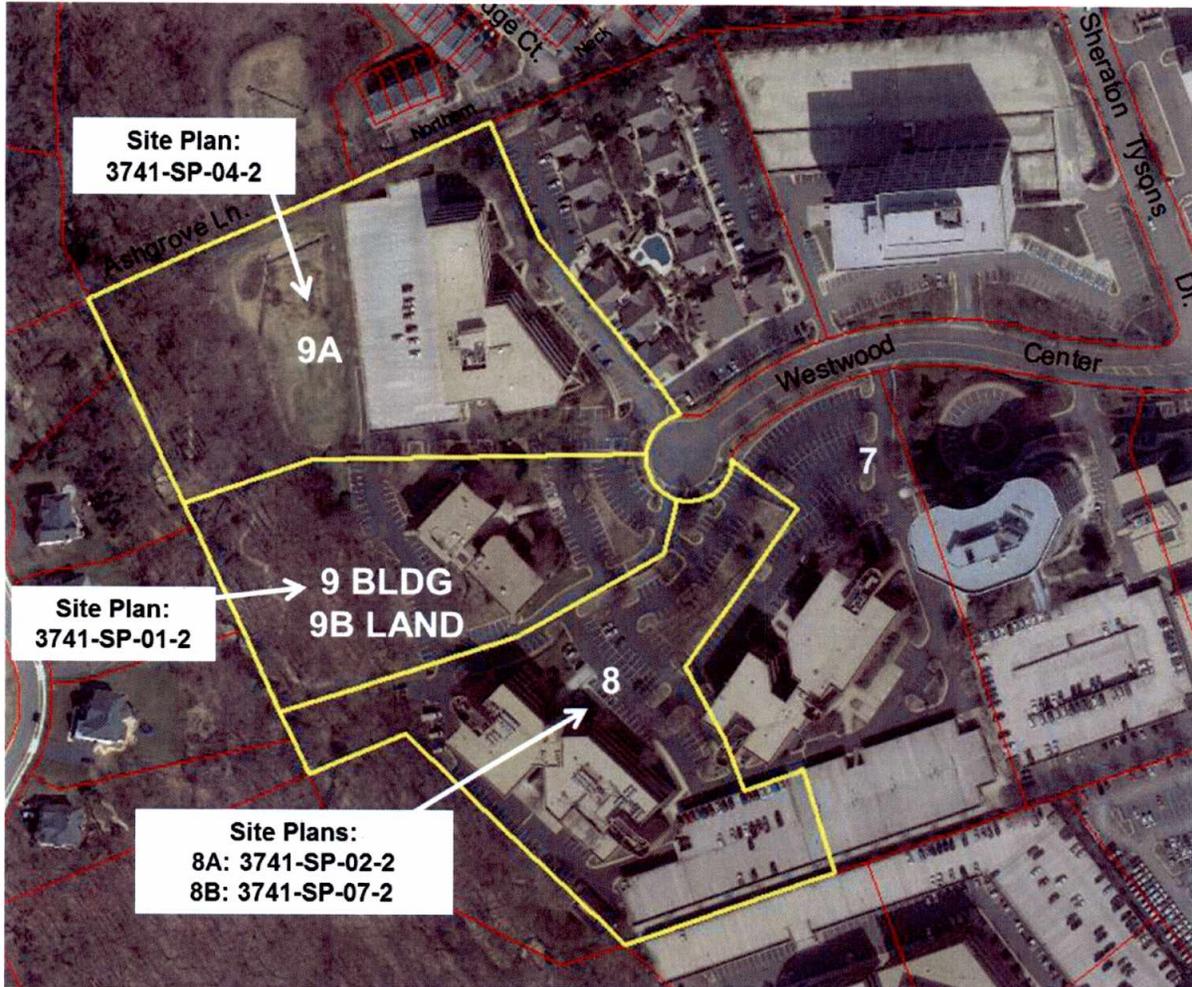
BACKGROUND

RZ C-104, approved on September 24, 1973, rezoned 109.43 acres, including the application property, from RE-1 to C-D and I-P districts. The subject property became split zoned I-P and RE-1 as a result. With the adoption of the current Zoning Ordinance in 1978, the I-P and RE-1 zoning districts became the I-4 and R-1 districts, respectively. This split zoning remains at the time of this SE application, as parcel 9B is currently zoned both I-4 and R-1. The applicant is filling on the I-4 portion of the property. There are no proffers associated with the property.

The table and image below summarize the site plan information for the subject property and the adjacent parcels.

SITE PLAN SUMMARY*			
Parcel	Site Plan # and Approval Date	Gross Floor Area	Parking
9A (office to north)	3741-SP-04-2 Approved June 24, 1983	106,500 sf	350 required 353 provided
9 and 9B (application property)	3741-SP-01-2 Approved September 29, 1982	27,700 sf	100 required 100 provided
8 (office to south)	Building 8A: 3741-SP-02-2 Approved March 29, 1983	43,778 sf	158 required 158 provided
	Building 8A & 8B: 3741-SP-07-2 Approved February 27, 1984	57,594 sf (new)	365 required 368 provided (includes 8A parking & new parking deck)
	Totals for 8A and 8B:	101,372 sf	365 required 368 provided

*Appendix 4 contains a Zoning Administration determination that references this information



Site Plan #3741-SP-01-2, entitled “Westwood, Building 9,” was approved for Lots 9 and 9B on September 29, 1982 for the multi-level office building that currently exists on the property. There were 100 parking spaces required and provided with this approval. Several office uses have occupied the building on the property since its initial construction.

On November 1, 2011, the Department of Public Works and Environmental Services (DPWES) approved Minor Site Plan 025554-MSP-001-1 for exterior accessibility improvements on the site. This minor site plan is being used for the review of this SE application rather than an SE Plat. The Parking Space Layout Plan included at the front of this report illustrates the current parking layout subsequent to this minor site plan approval.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: II – Tysons Corner Urban Center

Planning Districts: Tysons West District, South Subdistrict and West Side District, Old Courthouse Spring Branch Subdistrict

Plan Map: Residential Mixed Use & Park/Open Space

Base Plan Text:

Although the entire parcel lies within the two planning districts stated above, the proposed SE area is within the Tysons West District, South Subdistrict. On page 122 of the Fairfax County Comprehensive Plan, 2011 Edition, Tysons Corner Urban Center Planning District, as amended through June 22, 2010, in the Tysons West District, South Subdistrict, it states:

Office use is the predominant land use on Westwood Center Drive and Spring Hill Road; this area away from Route 7 also includes several auto sales uses as well as two low-rise hotels. This area is planned for and developed with these existing uses. The hotels and office uses have existing intensities between 0.5 FAR and 0.7 FAR.

Tysons West is one of four Transit Oriented Development (TOD) Districts within the Tysons Corner Urban Center. These four TOD Districts surround the four future metro stations in Tysons Corner and generally include parcels within a one-half (1/2) mile proximity to these future stations. The subject property's location within the Tysons West TOD District and its proximity to the future Tysons West metro station have important implications for parking at this site, as discussed in the Parking Analysis section of this report.

ANALYSIS

The applicant does not propose any major site changes or exterior modifications to the existing building. As such, a waiver of the requirement for the submission of a special exception plat has been granted in accordance with Sect. 9-011 of the Zoning Ordinance in favor of the submission of a previously approved Minor Site Plan and a Parking Space Layout Plan.

Title of Minor Site Plan: Everest College – Exterior Accessibility Work

Prepared by: Newman Architecture

Plan Approved: November 1, 2011

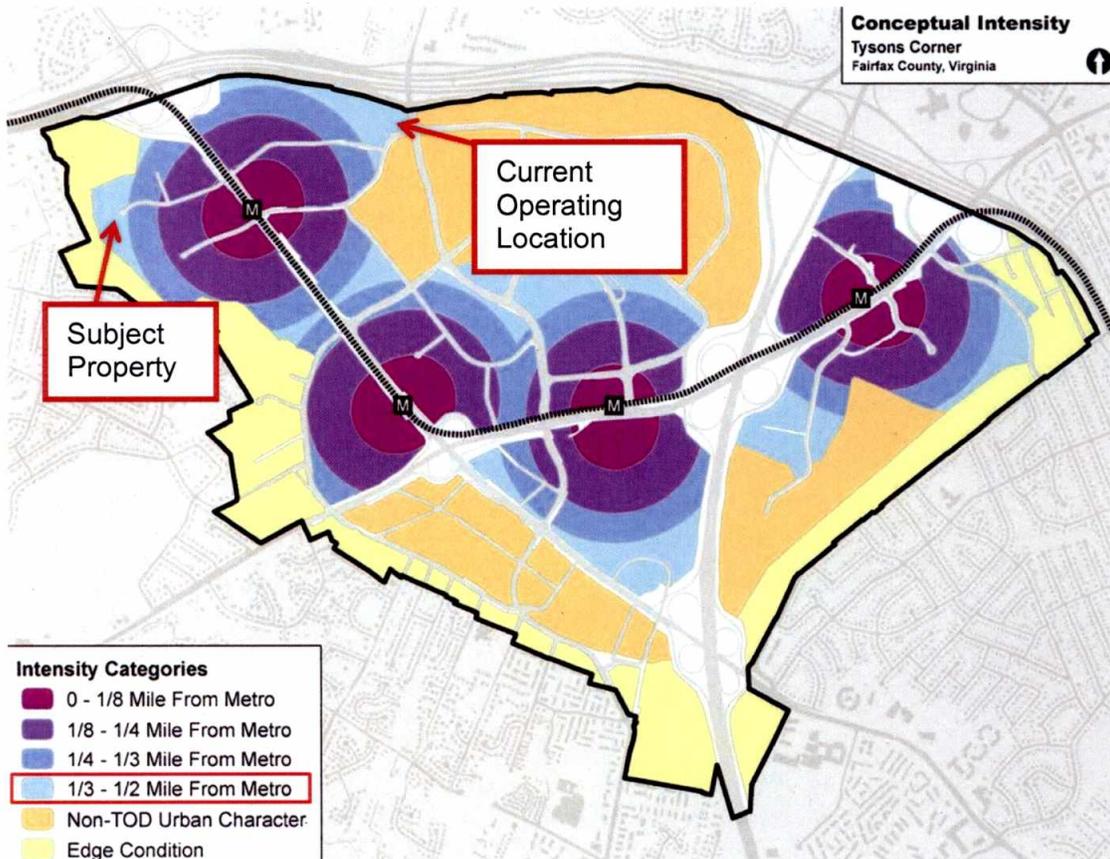
Plat Description: The plat consists of four sheets. A Parking Space Layout Plan is also included as an attachment.

- The first four sheets contain the approved minor site plan. The existing three-story office building is centrally located on the property. This plan shows a total of 99 off-street parking spaces on the site.

- The attachment, "Parking Space Layout Plan," displays the location of the 99 off-street parking spaces proposed with this application.

Land Use Analysis

Office use is the predominant land use along Westwood Center Drive. Staff finds that a college/university use at this location would complement the adjoining uses. There would be no adverse effects related to a college/university use at this location, and the proposed use would complement the mixed-use and transit oriented development goals for the Tysons Corner Urban Center. The subject property will be within one-half (1/2) mile of the future Tysons West Metro Station, as shown in the graphic on the following page. Given this location, the proposed college/university would be accessible to students, employees, and visitors by car, rail, bus, and foot.



Background Image Source: Fairfax County Comprehensive Plan

The applicant currently operates the proposed use at a nearby location within the Tysons Corner Urban Center, as shown above. The students and employees at the current location take advantage of various non-vehicular transportation options to travel to and from the site, as demonstrated by the applicant's transportation survey results contained in Appendix 3 of this report. According to this survey, approximately 53% of on-site morning session students and 45% of on-site afternoon session students currently use non-vehicular transportation options to travel to and from the site. The applicant anticipates similar rates at the proposed Westwood Center Drive location, as discussed in the Parking Analysis section of this report. This is in line with the goal to create mixed-use, transit, bicycle, and pedestrian oriented development throughout the Tysons Corner Urban Center. Staff concludes that a college/university use at this location is in harmony with the recommendations of the Comprehensive Plan.

Environmental Analysis

There are no environmental issues associated with this application.

Transportation Analysis (Appendix 6)

The proposed use would not adversely impact traffic circulation or access to and from the site. The site is located at the end of a cul-de-sac, making it easily accessible to both pedestrians and automobiles. In addition, there is an existing bus stop in close proximity to the site. The Tysons Corner Urban Center Area Wide Recommendations in the Comprehensive Plan place great emphasis on the use of mass transit and other alternatives to automobile travel. In order to reduce the amount of single occupancy vehicle trips to the site, the applicant should provide Transportation Demand Management (TDM) strategies. Staff has proposed a development condition that would require the applicant to disseminate transit information via booklets and website content, provide for adequate bicycle parking, promote carpooling/vanpooling, and offer various transit incentives. Staff has also included a development condition to ensure that the on-site trail located to the rear of the property is maintained free of debris and overgrown vegetation.

ZONING ORDINANCE PROVISIONS

Standard	Required I-4	Provided
Max. Building Height	75 ft.	33 ft.
Front Yard	45 degree angle of bulk plane, but not less than 40 ft.	+/-175 ft.
Rear Yard	No requirement	+/-245 ft.
Side Yard	No requirement	9.7 ft.
Maximum FAR	0.50	0.25 ¹
Open Space	15%	21% ²
Parking Spaces	Subject to Director review; 1 space per faculty/staff member and other full-time employee, plus sufficient number of spaces to accommodate anticipated number of students/visitors who will drive to the institution at any one time. This number shall serve as the maximum. ³	95 Universal 4 Handicap <hr/> 99 spaces
Loading Spaces	2 spaces	Waiver requested with this application

- 1) FAR is approximate
- 2) For approved Site Plan #3741-SP-01-2
- 3) See parking analysis section of this report for more information

Transitional Screening		
	Required	Provided
North (Office)	N/A	N/A
South (Office)	N/A	N/A
East (Office)	N/A	N/A
West (Residential - SFD)	Transitional Screen 2 – An unbroken strip of landscaped open space a minimum of 35 feet wide	Modification requested to maintain existing conditions (+/- 195 feet of deciduous vegetation)
Barrier		
	Required	Provided
North (Office)	N/A	N/A
South (Office)	N/A	N/A
East (Office)	N/A	N/A
West (Residential - SFD)	Barrier D, E, or F (42" – 48" high chain link fence; 6 foot high wall, brick, architectural block; 6 foot high wood fence)	Modification requested to maintain existing conditions

Parking Analysis

Zoning Ordinance Off-Street Parking Requirements

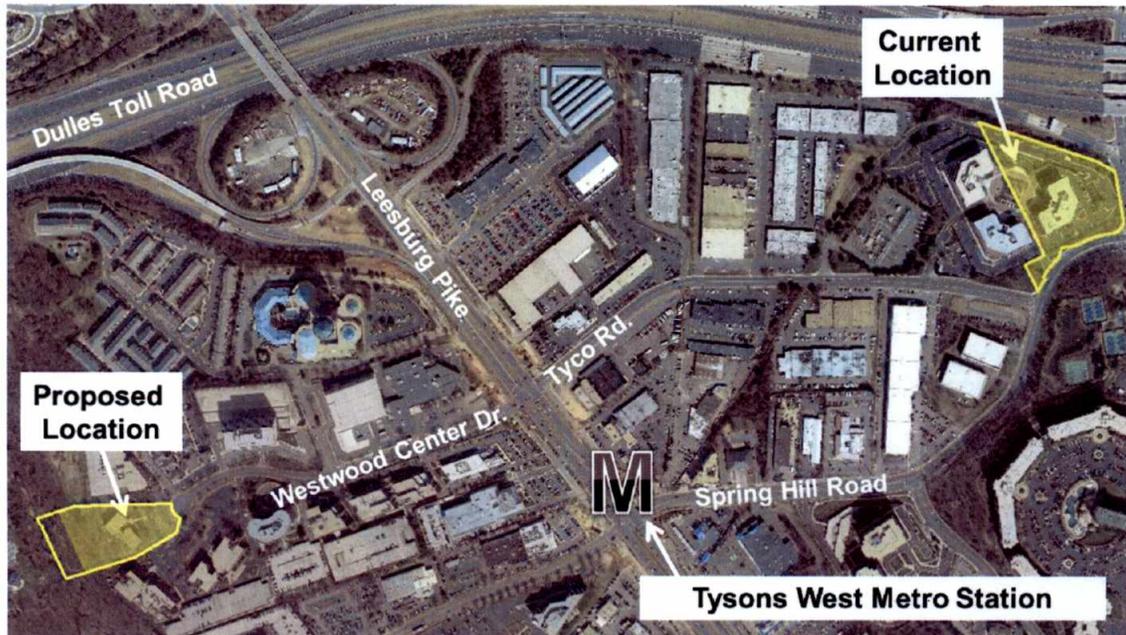
A college/university use is typically subject to the parking requirements of Section 11-106 of the Zoning Ordinance. However, the subject property is within the Tysons West TOD District in the Tysons Corner Urban Center due to its close proximity to the future Tysons West metro station. This TOD district designation within the Tysons Corner Urban Center has significant implications for parking requirements at this site.

Section 11-101 of the Zoning Ordinance permits a use located in the Tysons Corner Urban Center but not in the Planned Tysons Corner (PTC) District to voluntarily elect to reduce the number of off-street parking spaces to a number between what is currently approved for the site and the applicable minimum parking rate specified for the PTC District, subject to the approval of a parking redesignation plan. The intent of this provision is consistent with one of the primary goals for the Tysons Corner Urban Center: to create mixed-use, transit, bicycle, and pedestrian oriented development. This application proposes to reduce the minimum required parking for a college/university use in accordance with this provision with the submission of the required parking redesignation plan to the Department of Public Works and Environmental Services (DPWES) for review and approval. The applicant intends to fulfill this requirement through the submission of a plan similar to that of the Parking Space Layout Plan included at the front of this report. Preliminary review by DPWES indicates that a plan similar to this will likely be adequate.

For this application's proposed college/university use within the Tysons West TOD District, the PTC District rates call for no minimum required number of parking spaces and the rates set forth in Section 11-106 serve as the maximum number of parking spaces permitted. Pursuant to Section 11-106, the parking rate for a college/university use is based on a review by the Director of DPWES rather than a strict number requirement. Therefore, DPWES performed a parking analysis and provided a recommendation for this application (Appendix 5).

Summary of Staff Review, Analysis, and Recommendations for Parking

The applicant surveyed the current 289 students and 51 employees to determine the student and employees' transportation modes to and from the site where the school currently operates. The results of this survey (contained in the Statement of Justification in Appendix 3) provide the parking demand at the applicant's current site, which is in close proximity to the proposed Westwood Center Drive location and both sites have similar access to public transportation; therefore, the parking needs at the current site likely provide a somewhat realistic estimate of the applicant's parking needs at the proposed site. The image below shows the applicant's current site in relation to the proposed location. The applicant has approximately 59 parking spaces for their use at the current site.

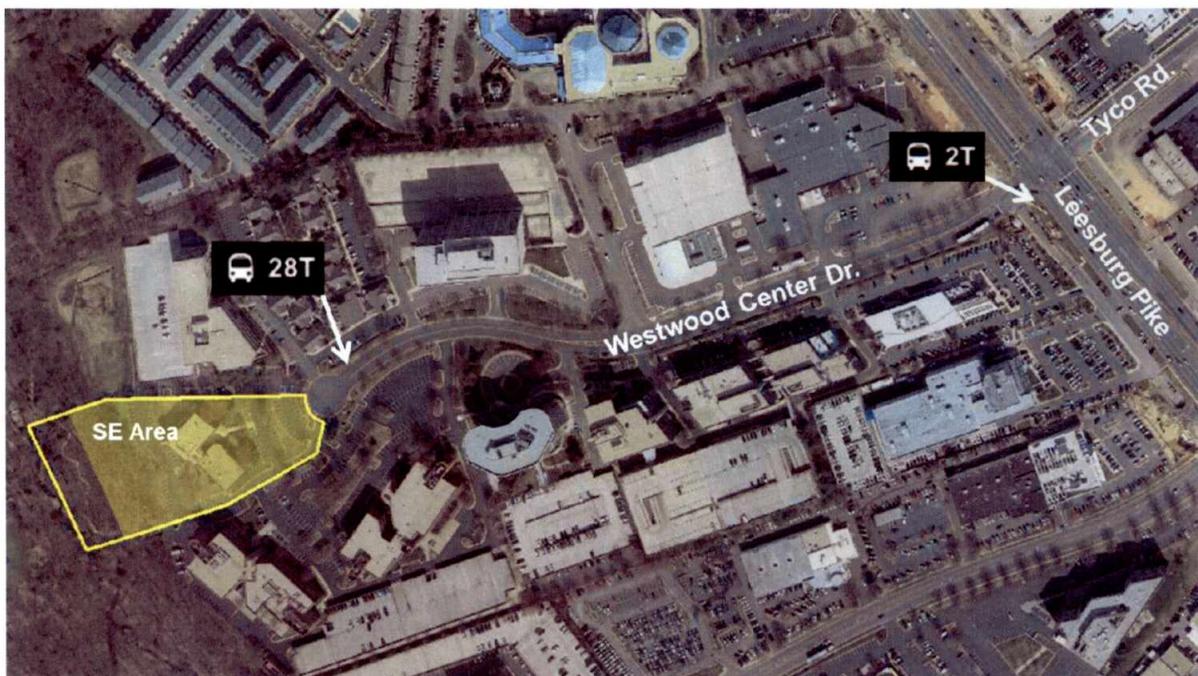


There are 99 parking spaces available at the proposed location. These 99 spaces can support a maximum of 97 students, instructors, and staff at any one time, while leaving two spaces available for anticipated daily guests. The applicant's survey findings indicate that the parking demand reaches a peak of 97 spaces during the morning session between 7:00am and 11:00am, when approximately 132 students and 44 employees are on-site; the parking demand during subsequent class sessions is significantly lower than the 97 spaces available on the site for students and employees. The surveyed parking demand does not account for any arrival/departure overlap between the peak morning session and later class sessions; however, a 30 minute minimum gap between class sessions could alleviate parking congestion caused by session overlap. Given the overall survey findings, staff concludes that there is adequate parking on the site to accommodate the immediate enrollment of 289 students and 51 employees, provided that the following conditions are met:

- on-site enrollment prior to 11:00am is limited to 132 students and 44 employees;
- a minimum 30 minute gap is provided between class sessions; and,
- a robust TDM program is implemented to encourage students and employees to use non-vehicular transit alternatives.

Staff has provided development conditions to address this.

The applicant proposes a future expansion to a total enrollment of 374 students and 56 employees. Staff further concludes that the 99 parking spaces on site can support this expansion even before the Tysons West metro station is operational (2013) due to two available bus routes near the site, provided that the conditions named above are still met. Two Metrobus routes (28T and 2T) provide bus service from the vicinity of the subject property to metro stations (West Falls Church and Dunn Loring, respectively). As the image below illustrates, the 28T bus provides service along Westwood Center Drive; the 2T bus stops near the intersection of Leesburg Pike and Westwood Center Drive, approximately one-quarter (1/4) of a mile away from the subject property. Appendix 10 contains the Metrobus route and timetable information for these two buses. In general, the 28T bus serves the site between 6am and 7pm on the weekdays, with a break in service between approximately 9:30am and 3:00pm. Although this bus route does not provide service for the students attending classes in the middle of the day, after 7 p.m., and on the weekends, the 2T bus does have an extended schedule and currently provides mid-day, evening, and weekend transportation to the metro when the 28T bus is not in service. Therefore, staff finds that there are sufficient non-vehicular transportation options currently available to accommodate an immediate enrollment of 374 students and 56 employees.



Sources: Fairfax County GIS, Bing Maps, and Washington Metropolitan Area Transit Authority

28T: Service to West Falls Church Metro

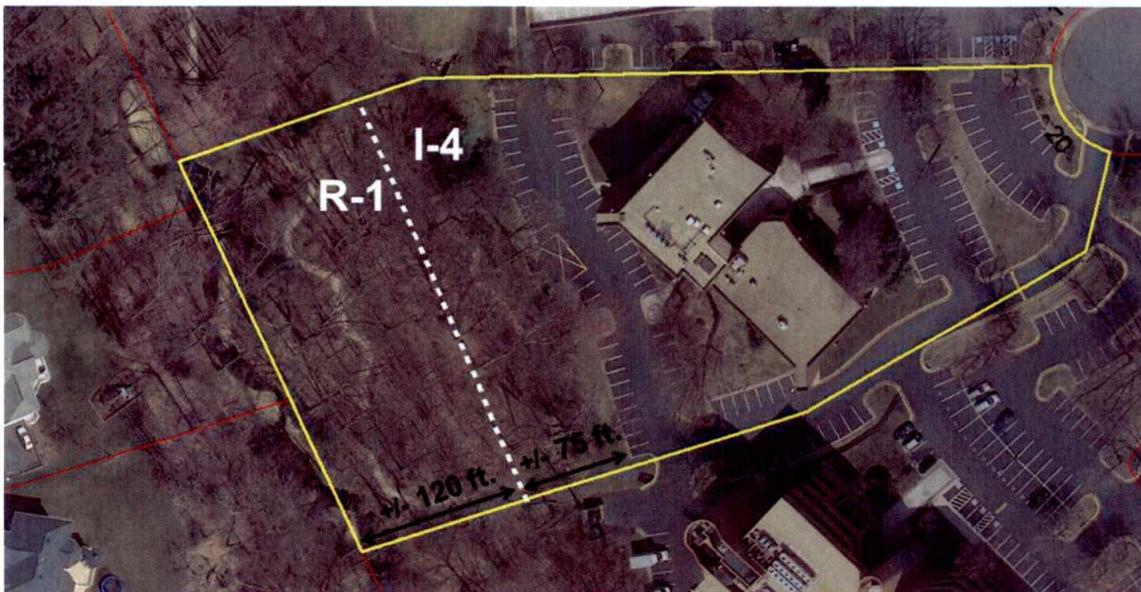
2T: Service to Dunn Loring Metro

Waivers and Modifications

Transitional Screening and Barrier Requirements

According to Section 13-303 of the Zoning Ordinance, the applicant must provide an unbroken open space strip at least 35 feet wide with required trees and/or shrubs to screen the use from the adjacent residential properties to the west (Transitional Screening Two). One of three different barriers is also required pursuant to Section 13-304 of the Zoning Ordinance. The existing conditions do not strictly conform to these requirements.

Section 13-305 of the Zoning Ordinance permits the ability to waive or modify transitional screening and barrier requirements when a building, a barrier and/or the land between the building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. Staff supports a modification of the transitional screening and barrier requirements because the wooded area between the building and the adjacent residential development to the west provides a significant buffer between the two uses. GIS distance estimates indicate that there is approximately 195 feet of vegetation between the use and the adjacent property line, as shown in the image below. Given that the western portion of the site is within the 100-year floodplain, any disturbance to this area should be minimized. Therefore, staff recommends approval of a modification of the transitional screening and barrier requirements in favor of maintaining the existing conditions on the site.



Source: Fairfax County Geographic Information Systems (GIS)

Peripheral Parking Lot Landscaping

The applicant requests a modification of the peripheral parking lot landscaping requirements in favor of maintaining the existing grasses and shrubs. An approved modification of peripheral parking lot landscaping at this time would not have a deleterious effect on the existing or planned development of this property or the adjacent properties. Staff recommends approval of the requested modification.

Interior Parking Lot Landscaping

The Zoning Ordinance requires 5% of the interior parking lot to be landscaped. The previously approved site plan for the building complex provided approximately 6,430 square feet (21%) of landscaped area within the parking lot, and the application site currently has numerous trees of various sizes throughout the parking lot and surrounding the building. However, the specific percentage of interior parking lot landscaping that is currently on the application property is unknown.

A modification of the interior parking lot landscaping requirement in favor of maintaining existing conditions would not have any deleterious effects on the existing or planned development of this property or the adjacent properties. Staff recommends approval of the requested modification.

Off-Street Loading Spaces

The applicant has requested a waiver of the off-street loading space requirement for the proposed use. The dumpster will be located in the rear parking lot, as shown in the Statement of Justification (Appendix 3). The applicant has no anticipated need for dedicated loading spaces for the proposed use because there will not be regular deliveries of large goods; therefore, staff supports the applicant's request for a waiver of the off-street loading space requirements.

OTHER ZONING ORDINANCE REQUIREMENTS

General Special Exception Standards (Sect. 9-006)

All special exception uses shall satisfy the following general standards:

1. *The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.*

Staff believes that a college/university use at this location furthers the goals of the Tysons Corner Urban Center and finds that it is in harmony with the recommendations of the Comprehensive Plan.

2. *The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.*

The purpose and intent of the I-4 district is to provide areas for “scientific research, development and training, offices, manufacture and assembly of products, and related supply activities.” A college/university use would be harmonious with these and related uses.

3. *The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.*

The proposed use in an existing building would have little impact on the surrounding properties and buildings and would, therefore, be harmonious with the neighboring properties. Although there are residential properties adjacent to the subject property, there is approximately 195 feet of vegetation between the proposed use and these properties. The development and use of nearby land and buildings would not be hindered or discouraged, as the impacts associated with a college/university of this size would be similar to many of the by-right uses on adjacent properties.

4. *The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*

The proposed use would be located in close proximity to a future Metro station and would also have ample access to major arterial roads. The pedestrian and vehicular traffic associated with a college/university would not be hazardous or conflict significantly with the existing and anticipated traffic in the neighborhood.

5. *In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.*

The applicant proposes no additional landscaping or screening with this application given the ample natural vegetation that buffers the property from the nearby residential properties. To comply with this general standard, the applicant is requesting modifications of the landscaping and screening requirements contained in Article 13 in favor of maintaining the existing conditions on the site. The applicant desires to occupy an existing building and will not cause any land disturbance. Staff supports the requested modifications of the landscaping and screening requirements.

6. *Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.*

The I-4 district requires that at least 15% of the gross area is landscaped open space. The previous site plan states that 29,300 square feet of open space was provided for the site plan area. This means that roughly 21% of the site plan area was dedicated to landscaped open space at the time the existing building was constructed. The previously approved site plan indicates that an adequate amount of open space was previously provided on the site, thus fulfilling this requirement.

7. *Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.*

No site changes are proposed that would impact the existing utility or drainage facilities approved at the time the existing building was constructed. The parking analysis section of this report addresses parking requirements. Staff analysis indicates that the site has adequate parking for the proposed students given the site's close proximity to the future Tysons West metro station, provided that the development conditions contained in Appendix 1 are met. The applicant does not anticipate a need for loading spaces and, therefore, has requested a waiver of the loading requirements. Staff supports the loading space waiver request.

8. *Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.*

The applicant has not incorporated any requests for signs with this special exception application. However, all signs related to the proposed use shall be regulated by the provisions of Article 12 of the Zoning Ordinance.

Standards for All Category 3 Uses (Sect. 9-304)

This application is also subject to the five additional standards for all Category 3 special exception uses. Standard one concerns public uses and, therefore, is not applicable to this application because a college/university is a quasi-public use. Standards two and three dictate that all uses shall comply with the lot size requirements and the bulk regulations of the applicable zoning district. These requirements are satisfied with this application as indicated in Zoning Ordinance Provisions section of this report. Standard four stipulates that all uses shall comply with the performance standards for the applicable zoning district. The proposed college/university use would continue to meet these performance standards. Finally, standard five specifies that all uses shall be subject to the provisions of Article 17, Site Plans. A development condition noting this requirement is included in Appendix 1.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

A college/university use on the subject property will not adversely impact the site or neighboring properties. Staff finds that the proposed application is in harmony with the Comprehensive Plan, and, with the requested waivers and modifications, will conform with all applicable Zoning Ordinance Provisions.

Recommendation

Staff recommends approval of SE 2011-HM-018, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening and barrier requirements along the western property line in favor of maintaining the existing conditions.

Staff recommends approval of a modification of the interior and peripheral parking lot landscaping requirements in favor of maintaining the existing conditions.

Staff recommends approval of a waiver of the off-street loading requirements.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

APPENDICES

1. Proposed Development Conditions
2. Special Exception Affidavit
3. Statement of Justification
4. Zoning Administration Determination for Parcels 8, 9, and 9B
5. DPWES – Code Research and Compliance Division Parking Analysis
6. FCDOT Analysis
7. DPWES - Wastewater Planning & Monitoring Division Analysis
8. DPWES – Site Development and Inspections Division Analysis
9. Fairfax County Health Department Analysis
10. Metrobus Timetables for Routes 28T and 2T
11. Glossary of Terms

DEVELOPMENT CONDITIONS

SE 2011-HM-018

February 9, 2012

If it is the intent of the Board of Supervisors to approve SE 2011-HM-018 located at Tax Map 29-3 ((20)) 9 & 9B pt. (8620 Westwood Center Drive), for use as a college/university within the existing office building pursuant to Sect. 5-404 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Minor Site Plan prepared by Newman Architecture, approved on November 1, 2011, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A Parking Redesignation Plan shall be submitted to and approved by DPWES, prior to the issuance of a Non-Residential Use Permit (Non-RUP) for the college/university use.
5. There shall be no dormitories or dedicated eating establishments associated with the use on the subject property. However, a quick service food store may be permitted as an accessory use within the building.
6. Class sessions for the College/University use shall not exceed 7:00am to 11:00pm on weekdays and 7:00am to 5:00pm on weekends.
7. There shall be a minimum of 30 minutes between the conclusion of one class session and the beginning of the next class session.
8. The total maximum daily enrollment on site at any one time shall not exceed 374 students and 56 employees. Classes held between 7:00am and 11:00am on Monday through Friday shall be limited to a maximum daily enrollment of 132 students and 44 employees.

9. The applicant shall implement and administer a Transportation Demand Management program (the "TDM Program") as described here. The objective of this TDM Program shall be to reduce the number of automobile trips generated by students and employees coming to the subject property by encouraging the use of transit (Metrorail and/or bus), other high-occupancy vehicle commuting modes, walking, and biking.
 - a. An individual shall be designated to act as the Program Manager ("PM") for the college/university, whose responsibility shall be to implement the TDM strategies. The duties of the PM may be part of other duties assigned to the individual(s). The PM shall participate in available Tysons area wide TDM program activities and transportation improvement endeavors provided by Fairfax County and the various stakeholders in the Tysons area.
 - b. Mass transit use and other non-single occupancy vehicle modes such as carpooling and biking shall be promoted among students, faculty, and visitors as follows:
 - i. Information Dissemination: Information related to the availability of public transportation services and biking shall be made readily available to the students and employees in a prominent location at the college/university and on the college/university's website. The transit information/literature shall include, at a minimum but not be limited to, information related to Metrobus, Fairfax Connector, Metrorail and other transit options. Biking literature shall include informational booklets and other materials available from Fairfax County Department of Transportation (FCDOT) and other sources.
 - ii. Bicycle Parking: Racks shall be provided on site to accommodate parking for at least 8 bicycles. The type of bike racks installed shall be in accordance with the street furniture recommendations of the Tysons Corner Urban Center Urban Design guidelines.
 - iii. Car Sharing/Pooling and Bus Group Information: The formation of transit groups, carpools, vanpools, and ride shares shall be promoted by methods such as a bulletin board, website, or other methods.
 - iv. Transit Incentives: Once the Tysons West Metrorail Station becomes operational, the PM shall institute transit incentives which may include, among other programs, the provision of pre-loaded smart trip cards to employees and students and/or the establishment of a transit reimbursement program for employees.

10. The applicant shall ensure that the trail that traverses the western portion of the property is maintained free of any debris and overgrown vegetation.
11. The applicant shall enclose the dumpster by installing a board on board fence a maximum of six feet in height around the dumpster.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as evidenced by the issuance of a Non-RUP for the college/university use. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 10, 2012 ~ Revised
 (enter date affidavit is notarized)

I, William M. Baskin, Jr., do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 114276a

in Application No.(s): SE 2011-HM-018
 (enter County-assigned application number(s), e.g. SE 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(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Corinthian Colleges, Inc. a Delaware Corporation, d/b/a Everest College	6 Hutton Centre Drive, #400 Santa Ana, CA 92707	Applicant/Lessee/Agent of Tax Map 029-3-20-0009 and -0009B
Agents: Paul T. Dimeo Jeffrey K. Renken		Applicant's Agent Applicant's Agent
Baskin, Jackson & Duffett, PC	301 Park Avenue Falls Church, Virginia 22046	Attorney/Agent for the Applicant
Agent: William M. Baskin, Jr., Esquire		Attorney/Agent for the Applicant
JD/LD Virginia, LLC	380 New York Street Redlands, CA 92375-0555	Owner/Lessor of Tax Map 029-3-20-0009 and -0009B
Lawson, Tarter & Charvet, PC	6045 Wilson Blvd., #100 Arlington, Virginia 22205-1546	Attorney/Agent for the Applicant
Agent: W. Barnes Lawson, Jr., Esquire		Attorney/Agent for the Applicant

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

NOTARIZED

Special Exception Attachment to Par. 1(a)

DATE: January 10, 2012 ~ Revised
(enter date affidavit is notarized)

114 276a

for Application No. (s): SE 2011-HM-018
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Dewberry & Davis, LLC Agent: Richard J. Cronin, IV	8401 Arlington Blvd. Fairfax, Virginia 22031-4666	Engineers/Agent for the Applicant Engineer/Agent for the Applicant

(check if applicable)

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 10, 2012 ~ Revised
(enter date affidavit is notarized)

114(276a

for Application No. (s): SE 2011-HM-018
(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:

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

CORPORATION INFORMATION

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

Corinthian Colleges, Inc., a Delaware Corporation
6 Hutton Centre Drive, #400
Santa Ana, CA 92707

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Royce & Associates, LLC

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: January 10, 2012 ~ Revised
(enter date affidavit is notarized)

114276 a

for Application No. (s): SE 2011-HM-018
(enter County-assigned application number (s))

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

Royce & Associates, LLC
745 Fifth Avenue
New York, NY 10151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Charles Royce
W. Whitney George
Charles Dreifus

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

Baskin, Jackson & Duffett, PC
301 Park Avenue
Falls Church, Virginia 22046

DESCRIPTION OF CORPORATION: (check one statement)

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

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

William M. Baskin, Jr.
John G. Jackson
Robert J. Duffett

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

Special Exception Attachment to Par. 1(b)

DATE: January 10, 2012 ~ Revised
(enter date affidavit is notarized)

114276a

for Application No. (s): SE 2011-HM-018
(enter County-assigned application number (s))

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

JD/LD Virginia, LLC
380 New York Street
Redlands, CA 92375-0555

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Jack Dangermond
Laura Dangermond

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

Lawson, Tarter & Charvet, P.C.
6045 Wilson Blvd., #100
Arlington, Virginia 22205-1546

DESCRIPTION OF CORPORATION: (check one statement)

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

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

W. Barnes Lawson, Jr.
P. David Tarter

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

Special Exception Attachment to Par. 1(b)

DATE: January 10, 2012 ~ Revised
(enter date affidavit is notarized)

114276a

for Application No. (s): SE 2011-HM-018
(enter County-assigned application number (s))

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

Dewberry & Davis LLC
8401 Arlington Blvd.
Fairfax, Virginia 22031-4666

DESCRIPTION OF CORPORATION: (check one statement)

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

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

The Dewberry Companies LC
James L. Beight
Dennis M. Couture

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

The Dewberry Companies LC
8401 Arlington Blvd.
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Sidney O. Dewberry
Barry K. Dewberry
Thomas L. Dewberry

Karen S. Grand Pre

The Michael Sidney Dewberry Credit
Shelter Trust u a/d 11/23/2005 f/b/o of
Michael S. Dewberry, II and 3 other minor
children of Michael S. Dewberry

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 10, 2012 ~ Revised
(enter date affidavit is notarized)

114276a

for Application No. (s): SE 2011-HM-018
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

NONE

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

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

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 10, 2012 ~ Revised
(enter date affidavit is notarized)

114276a

for Application No. (s): SE 2011-HM-018
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

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

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

NONE

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

Application No.(s): SE 2011-HM-018
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 10, 2012 ~ Revised
(enter date affidavit is notarized)

114276 a

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

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

NONE

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

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

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) William M. Baskin, Jr.
 Applicant Applicant's Authorized Agent

William M. Baskin, Jr.
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 10th day of January 2012, in the State/Comm. of Virginia, County/City of Falls Church

Brigitte Chabo Burke
Notary Public

My commission expires: 11/30/2013



STATEMENT OF JUSTIFICATION
Corinthian Colleges, Inc. d/b/a Everest College
8620 Westwood Center Drive
Vienna, VA
January 13, 2012

1. DESCRIPTION OF PROPOSED USE

A. TYPE OF OPERATION - College or University

The applicant operates a school of special education offering courses and training in Medical Assisting, Medical Administrative Assisting, Medical Insurance Billing and Coding and Dental Assisting. The building at 8620 Westwood Center Drive will include classrooms, offices for Staff, Faculty and Student Lounge, and Learning Resource Center. Program descriptions are attached hereto.

The applicant is planning to offer a nursing program, which it currently offers at 1430 Spring Hill Road, McLean, Virginia, along with other programs currently offered. The nursing program will be a degree program, which puts it under the classification of a college or university. This use requires a Special Exception. A program description of the nursing program is attached hereto.

Because the courses in which a degree is offered can vary, and in the future, it is possible that degrees would be given for all courses offered, the enrollment and staff numbers set forth below are for the total enrollment, not just the nursing program.

The applicant will occupy the entire building which contains 27,700 square feet.

B. HOURS OF OPERATION

The applicant will offer classes at various times between 7:00 a.m. and 11:00 p.m., Monday thru Friday; and between 7:00 a.m. and 5:00 p.m. on Saturday. While there will be no Saturday classes initially, the Applicant would like to keep a Saturday schedule available if demand requires it.

C. PROPOSED NUMBER OF STUDENTS, FACULTY AND STAFF

Total enrollment is currently 289 students, of which 217 are diploma candidates and 72 are degree candidates in the nursing program. There

are currently 18 instructors and 33 full time administrative staff members.

Future Planning:

Based on the approved Building permit, our maximum occupancy would be 525.

While it's difficult for us to forecast future enrollments, we can provide the highest enrollment over the past 3 years were 374 for one Quarter. Using this historical enrollment data as a maximum population of 374 students plus Staff of 56 which includes an addition of 5 staff members for the additional enrollment, we would project our maximum occupancy would be 430.

D. ESTIMATE OF TRAFFIC IMPACT OF THE PROPOSE USE INCLUDING THE MAXIMUM EXPECTED TRIP GENERATION AND DISTRIBUTION OF TRIPS BY MODE AND TIME OF DAY

Surveyed 289 students:

Morning Students (7am to 11am) - 62 drive, 53 metro/bus, 17 carpool, 26 on externship- would not be at the school.

Afternoon Students (11am to 3pm) - 35 drive, 24 metro/bus, 5 carpool, 9 on externship- would not be at the school.

Evening Students (7pm to 11pm) - 40 drive, 15 metro/bus, 3 on externship- would not be at the school.

On average 48% of our students drive, 31% take metro, 8% carpool, and 13% are on externship and would not be parking at the school.

Our student population breakdown is 55% morning, 25% afternoon, 20% night.

Our Carpool students are drop offs.

Less than 1% stated they use a combination of drive, metro or carpool.

Surveyed 51 Staff:

Fulltime staff (8 am – 7 pm) – (23 drive, 6 metro/bus, 4 carpool)

Surveyed Instructors:

Instructors (7am – 11am) - 10 drive, 1 metro/bus,
Instructors (11am – 3pm) - 7 drive, 1 metro/bus
Instructors (7pm – 11pm) - 8 drive

On average 80% of the staff drives, 8% use metro/bus, 5% use both,
7% carpool.

Current parking needs:

Current need for students and staff per hour:

7 am – 8 am: 72
8 am – 9 am: 97 (62 students, 23 staff, 10 instructors, 2 staff carpool)
9 am – 10 am: 97
10 am – 11 am: 97
11 am – 12 pm: 67 (35 students, 23 staff, 7 instructors, 2 staff carpool)
12 pm – 1 pm: 67
1 pm – 2 pm: 67
2 pm – 3 pm: 67
3 pm – 4 pm: 25
4 pm – 5 pm: 25
5 pm – 6 pm: 25
6 pm – 7 pm: 25
7 pm- 8 pm: 48 (40 students, 8 instructors)
8 pm – 9 pm: 48
9 pm – 10 pm: 48
10 pm – 11 pm: 48

Future Planning:

Assuming the current ratio of student and staff parking and occupancy of 430, the future parking would be handled by adjusting class schedules to spread the parking demand more evenly throughout the day. If it becomes necessary, Saturday classes would be added to further spread the parking demand and a 30 minute gap would be inserted between the morning and afternoon session to ease congestion. See attached parking exhibit.

E. VICINTY OR GENERAL AREA TO BE SERVED BY THE USE

The school primarily serves students in the Northern Virginia Metropolitan area, the District of Columbia and perhaps a smaller representation from Maryland.

F. DESCRIPTION OF THE BUILDING FASCADE

The main building is a three-story brick building containing 27,700 gross square feet, of which the applicant uses all the square footage.

G. A LISTING, IF KNOWN, OF ALL HAZARDOUS OR TOXIC SUBSTANCES

The site contains no known hazardous or toxic substances as identified in Section 9-011(7)(H).

H. WITH EXCEPTION OF THE WAIVERS NOTED BELOW, THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND ANY APPLICABLE CONDITIONS.

The following waivers and modifications are requested

1. Waiver to ZO Sec. 11- 200, loading space requirement. Applicant anticipates no need for loading spaces. Applicant proposes to place a dumpster at the rear of the building in the area marked with an "X" along the back row of parking, with an loading area immediately next to the dumpster. See attached parking exhibit.
2. Modification to ZO Sec. 13-305, transitional screening and barrier requirements. Property is an existing building with no exterior changes required. The subject property is split zoned between R-1 and I-4. Substantial natural vegetation exists between the building and single family homes behind the property.
3. Modification to ZO Sec. 13-202 and 203, peripheral and interior parking lot screening. No changes are proposed to the existing parking lot screening.

Inasmuch as the current proposal merely uses existing structures without proposing any expansion of the building, it is requested that the existing approved site plan for the building be used in lieu of a Special Exception Plat.

The proposed use is in harmony with the purpose and intent of the I-4 zoning district which district is to provide, among other things, development and training. Additionally, the only difference between the proposed use and a school of special

education, which may be operated by right on the premises, is the type of diploma awarded.

The proposed use will not adversely affect the use or development of neighboring properties nor will it hinder or discourage the appropriate development and use of adjacent or nearby property or impair the value thereof.

The proposed use will be such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

Adequate utility, drainage, parking, loading and other necessary facilities to serve the use shall be provided.

The subject property is owned by JD/LD Virginia, LLC.

Parking Projections

	Current Percentage of Students who Drive (Surveyed)	Max # Cars On-Site at One Time (based on survey findings with 289 Students and 51 Staff)	Projected Percentage of Students who would drive if Student Population would grow to max. occupancy	Future Projections of Max # Cars On-Site if Student Population would grow to max. occupancy (with 374 Students and 56 Staff)
Morning Session	62 drivers / 159 morning students = 39%	62 students + 23 staff + 10 instructors + 2 carpool = 97	62 drivers / 159 morning students = 39%	62 students + 23 staff + 10 instructors + 2 carpool = 97
Afternoon Session	35 drivers / 72 afternoon students = 49%	35 students + 23 staff + 7 instructors + 2 carpool = 67	55 drivers / 112 afternoon students = 49%	55 students + 23 staff + 7 instructors + 2 carpool = 87
Evening Session	40 drivers / 58 evening students = 69%	40 students + 8 instructors = 48	47 drivers / 68 evening students = 69%	47 students + 8 instructors = 55
Saturday Session			29 drivers / 35 Sat. day students = 83%	29 drivers + 3 staff + 2 instructors = 34



FAIRFAX COUNTY

OFFICE OF COMPREHENSIVE PLANNING

Zoning Administration Division
Ordinance Administration Branch
12055 Government Center Parkway, Suite 800
Fairfax, Virginia 22035-5508

V I R G I N I A

(703) 324-1314

Fax (703) 324-3924

June 11, 1997

Mr. Todd R. Eskelsen
Sonnenschein, Nath & Rosenthal
1301 K Street, N. W.
Suite 600, East Tower
Washington, D. C. 20005

RE: The Corporate Center at Tyson's Corner
8619 and 8620 Westwood Center Drive
Tax Map Ref: 29-3 ((20)) 8, 9, 9B
Zoning Districts: pt. R-1, pt. I-4

Dear Mr. Eskelsen:

This is in response to your letter of May 23, 1997 to Michael Congleton requesting certain zoning information regarding the referenced properties. Our files contain the following information:

1. The referenced properties are split zoned I-4, Medium Intensity Industrial District and R-1, Residential District, One Dwelling Unit/Acre. There are no proffers associated with the properties.
2. The referenced properties were developed in accordance with the following site plans:
 - A. Site Plan #3741-SP-01-2, entitled Westwood, Building 9 was approved for Lot 9 and 9B on September 29, 1982 for a multi-level (two-and three-story) office building with 27,700 square feet of gross floor area. The number of parking spaces required was 100 and 100 parking spaces were provided.
 - B. Site Plan #3741-SP-02-2, entitled Building 8A, Westwood, The Corporate

Mr. Todd R. Eskelsen

June 11, 1997

Page 2

Center at Tyson's Corner was approved for Lot 8 on March 29, 1983 for a four-story office building with 43,778 square feet of gross floor area and Site Plan #3741-SP-07-2, entitled Building 8B, Westwood, The Corporate Center at Tyson's Corner, was also approved for Lot 8 on February 27, 1984 for a four-story office building with 57,594 square feet of gross floor area. The total number of parking spaces required for both buildings was 365 and 368 total parking spaces were provided.

Our records indicate that the referenced properties were developed in accordance with all applicable Fairfax County ordinances and regulations.

3. Our records indicate that there are no pending rezoning, special exception, special permit or variance applications with regard to the referenced properties. In addition there are no outstanding zoning enforcement actions or other zoning violations pending against the referenced properties.

Enclosed for your records are Receipts #971540174 and #971430181 for the zoning compliance letter fees. I trust this satisfactorily responds to your request. Should you require additional information, please call me at (703) 324-1314.

Sincerely,



for Jayne M. Collins
Assistant to the Zoning Administrator

JMC/

Attachments: A/S

cc: Robert B. Dix, Jr., Supervisor
Hunter Mill District
Jane W. Gwinn, Zoning Administrator
Eileen M. McLane, Deputy Zoning Administrator
for Ordinance Administration Branch
Melinda M. Artman, Deputy Zoning Administrator
for Zoning Permit Review Branch



County of Fairfax, Virginia

MEMORANDUM

DATE: January 12, 2012

TO: Megan A. Brady, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM:  John A. Friedman P.E., Chief
Site Code Research and Development Branch
Code Research and Compliance Division – Land Development Services
Department of Public Works and Environmental Services

SUBJECT: Parking Requirements for Corinthian Colleges, Inc., DBA Everest College
(SE 2011-HM-018); TM: 029-3 ((20)) lots 9 & 9B

The subject Special Exception Application has been reviewed for a determination of the required parking and the adequacy of the available parking supply. Based on the information provided by the applicant, there is insufficient parking supply to support the proposed near-term use or a future expansion of the use. However, a change in scheduling to provide a break between morning and afternoon classes would make the available parking supply (99 spaces) adequate to support the near-term use. Given the fact that the available parking supply is only barely adequate to meet near-term peak parking demand (97 spaces assuming a break between morning and afternoon classes), which occurs during the morning session, future expansion can only be accommodated if all new students are apportioned to the afternoon and evening classes. Limits on the maximum number of students attending each session and breaks between the morning, afternoon, and evening sessions should be included in the SE conditions. A discussion of these conclusions is provided below.

The subject site is located within the Tysons Corner Urban Center and more specifically the Tysons West TOD District as depicted in the adopted Comprehensive Plan. Although the applicant is not seeking a rezoning to the Planned Tysons Corner Urban District (PTC District), Section 11-101 of the Zoning Ordinance permits a reduction in the number of off-street parking spaces for the site to a number between what is currently approved for the site and the applicable minimum parking rate specified for the PTC District subject to the approval of a parking redesignation plan. Within the TOD District, there is no minimum parking requirement specified for the proposed use, college or university. It is left to staff to determine an appropriate parking requirement.

The applicant is proposing a college with an near-term (existing) total enrollment of 289 students, 18 instructors, and 33 full time administrative staff. At some point in the future, enrollment would be expanded to 374 students, 18 instructors, and 38 staff. Students attend classes in three time blocks morning (7 a.m. – 11 a.m.), afternoon (11 a.m. – 3 p.m.), and evening (7 p.m. – 11 p.m.). The applicant surveyed students, instructors, and staff to determine current parking usage at their existing site at 1430 Spring Hill Road which has bus access similar to the proposed site. Based on this survey, the applicant submitted the following as the near-term parking demand for the site:

Department of Public Works and Environmental Services
Land Development Services, Code Analysis Division
12055 Government Center Parkway, Suite 608
Fairfax, VA 22035-5506
Phone: 703-324-1720 TTY: 711 Fax: 703-324-5365
www.fairfaxcounty.gov/dpwes



Megan A. Brady
January 12, 2012
Page 2

Morning Classes (Total 97 spaces) – 62 students, 23 staff, 10 instructors, and 2 staff carpools
Afternoon Classes (Total 67 spaces) – 35 students, 23 staff, 7 instructors, and 2 staff carpools
Evening Classes (Total 48 spaces) – 40 students and 8 instructors

Off-campus students and students that are dropped off are not included in the above numbers.

The parking supply on the site is 99 spaces. Although the peak parking demand for the morning session would appear to be 97 spaces, this does not account for the arrival/departure overlap of the morning and afternoon classes that occurs around the 11:00 a.m. hour. Theoretically, parking demand could be significantly higher just prior to the end of morning classes. Therefore, there is insufficient parking supply to support the proposed near-term use. However, a change in the scheduling of morning or afternoon classes to provide a 30 - 60 minute break between the morning and afternoon sessions would make the available parking supply adequate to support the near-term use.

The applicant also is proposing a future expansion to a total enrollment of 374 students, 18 instructors, and 38 full time administrative staff. In determining required parking for the expansion, the applicant is assuming “that with the new Metro Station opening that our Metro users would increase by 18%.” No justification is provided for this 18% number which is highly speculative. A more reasonable assumption is to base future parking demand on the current percentages of students, staff, and instructors who are parking at the site. Based on this assumption and the facts that the available parking supply of 99 spaces is only barely adequate to meet near-term demand assuming a break between morning and afternoon classes and that parking demand peaks during the morning session, it can be concluded that future expansion can only be accommodated if the new students are not added to the morning session.





County of Fairfax, Virginia

MEMORANDUM

DATE: January 13, 2012

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

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

FILE: 3-5 (SE 2011-HM-018)

SUBJECT: Transportation Impact

REFERENCE: SE 2011-HM-018 Corinthian Colleges, Inc.
Traffic Zone: 1542
Land Identification Map: 29-3 ((20)) 9, 9B

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated February 1983, and revised through June 27, 1983 (?). The applicant currently operates a school of special education offering courses in medically related fields. The applicant is planning to offer a degree in nursing which changes the school classification to a college or university and requires a Special Exception. The school is also moving from a location on Spring Hill Drive to a building on Westwood Center Drive. Currently, the number of students is 289 with 18 instructors and 33 full time administrative staff for a total of 340. Highest historical enrollment was 374 students plus staff of 56 for a total of 430. Maximum building occupancy is 525.

- The building has a total of 95 parking spaces which may not be sufficient to park all faculty and students who drive now, particularly for morning classes which seem to be the most popular, and would not be enough for any increase in enrollment. The applicant plans to adjust class schedules to spread the parking demand more evenly throughout the day, however, this may be difficult to accomplish due to changing student population.
- The applicant should pursue the possibility of a shared parking agreement with the other buildings in the area in order to have more available parking spaces.
- Also, the applicant should provide TDM's such as: Metrorail and bus maps, schedules and forms, use of SmartTrip cards, ridesharing and other relevant transit option information; availability of car sharing programs; preferential parking for car pools, as needed; bicycle racks; information on any shuttle service available to the college.; etc.

AKR/LAH/lah

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot





County of Fairfax, Virginia

MEMORANDUM

DATE: December 8, 2011

TO: Megan Brady
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Gilbert Osei-Kwadwo, P.E. *gok*
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. SE 2011-HM-018**
Tax Map No. 029-3-((20))- -0009, 0009B

The above referenced Special Exception (SE) application will not have any adverse impact on the use of any sanitary sewer facility.





County of Fairfax, Virginia

MEMORANDUM

DATE: January 4, 2012

TO: Megan Brady, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, Stormwater Engineer *SR*
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Application # SE 2011 HM 018, Corinthian Colleges, Inc., dba Everest College, LDS Project # 9851-ZONA-001-1, Tax Map #029-3-20-0009 & 0009B, Hunter Mill District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is Resource Protection Area (RPA) on this site. However, if no land disturbance is proposed, RPA exception and water quality control will not be required (PFM 6-0401.1, CBPO 118-3-2(f)(2)).

Floodplain

There are regulated major and FEMA floodplains on the property.

Stormwater Detention

Stormwater detention is not required, if no land disturbance is proposed (PFM 6-0301.3).

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

SR/

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





County of Fairfax, Virginia

DATE: December 14, 2011

TO: Megan Brady, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Kevin R. Wastler, EH Supervisor *KRW*
Technical Review and Information Resources Section
Fairfax County Health Department

SUBJECT: Special Exception Plat Analysis

REFERENCE: Application No. SE 2011-HM-018

After reviewing the application, the Health Department has no additional comments to make regarding the application. Plans must be submitted for review by the applicant regarding all required Health Department codes and regulations.



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- Use the map to find the stops closest to where you will get on and off the bus.
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- Use the same method to find the times the bus is scheduled to arrive at the stop where you will get off the bus.
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Washington Metropolitan Area Transit Authority

A District of Columbia,
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En Español
metrobus

28T Tysons Corner- West Falls Church Line



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 West Falls Church-VT/UVA station
 Tysons Corner
 Old Courthouse Rd.
 Gosnell Rd.
 Westwood Center
 Tysons-Westpark Transit Station

Schedule 3-27-05 Reprinted 8-7-11

INFORMATION ANYTIME 202-637-7000 TTY 202-638-3780

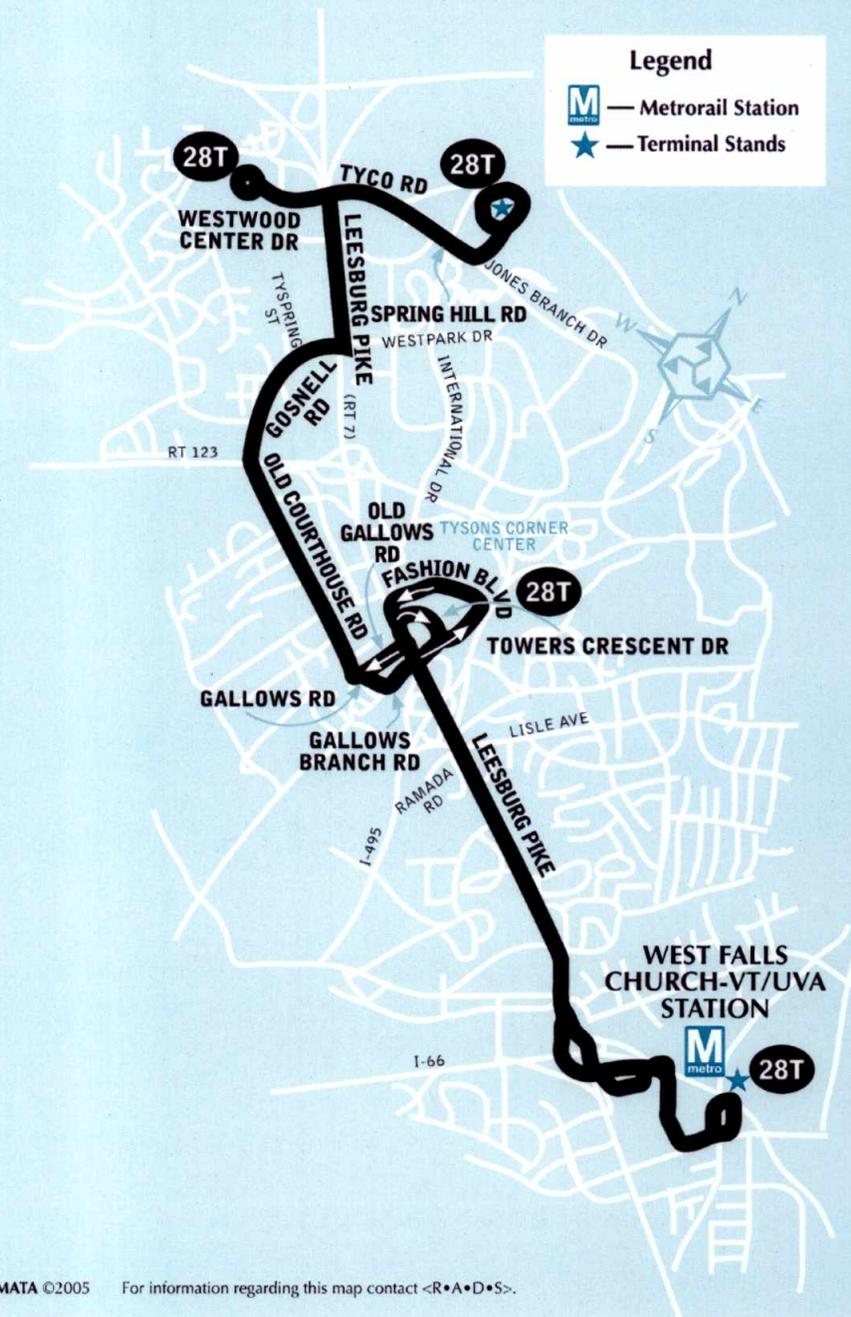


**TYSONS CORNER-WEST
FALLS CHURCH LINE**
Route 28T

For route and schedule information

Call 202-637-7000

www.metroopensdoors.com



28T

Tyson's Corner-West Falls Church Line

Monday thru Friday Westbound Lunes a viernes hacia el oeste

Route Number	West Falls Church-VT/UVA M	Leesburg Pike & Lisle Ave.	Tyson's Corner Center	Gosnell Rd. & Tyspring St.	Westwood Center	Tyson's Westpark Transit Station (TYSONS CORNER-WEST PARK)
AM Service — Servicio matutino						
28T	5:56	6:04	6:09	6:19	6:24	6:30
28T	6:21	6:31	6:36	6:46	6:51	7:00
28T	6:48	6:58	7:03	7:13	7:18	7:27
28T	7:08	7:18	7:23	7:33	7:38	7:47
28T	7:28	7:39	7:45	7:56	8:02	8:10
28T	7:48	7:59	8:05	8:16	8:22	8:30
28T	8:18	8:29	8:35	8:46	8:52	9:00
28T	8:52	9:02	9:07	9:17	9:25	9:32
28T	9:22	9:32	9:37	9:47	9:55	10:02
PM Service — Servicio vespertino						
28T	3:15	3:25	3:30	3:40	3:48	3:55
28T	3:42	3:52	3:57	4:07	4:15	4:22
28T	4:02	4:12	4:17	4:27	4:35	4:42
28T	4:22	4:31	4:36	4:46	4:53	5:02
28T	4:42	4:51	4:56	5:06	5:13	5:22
28T	5:06	5:15	5:20	5:30	5:37	5:46
28T	5:21	5:29	5:35	5:48	5:57	6:05
28T	5:51	5:59	6:05	6:18	6:27	6:35
28T	6:21	6:30	6:33	6:43	6:50	6:56
28T	6:51	7:00	7:03	7:13	7:20	7:26
28T	7:21	7:30	7:33	7:43	7:50	7:56

On four Federal holidays, Columbus Day, Veterans' Day, Martin L. King Day, and Presidents' Day, Metrobus will run on a Saturday supplemental schedule. On these holidays, this route will have no service.

Monday thru Friday Eastbound Lunes a viernes hacia el este

Route Number	Tyson's Westpark Transit Station	Westwood Center	Gosnell Rd. & Tyspring St.	Tyson's Corner Center	Leesburg Pike & Ramada Rd.	WEST FALLS CHURCH-VT/UVA M
AM Service — Servicio matutino						
28T	6:05	6:13	6:17	6:27	6:32	6:38
28T	6:33	6:42	6:47	6:57	7:02	7:08
28T	7:05	7:14	7:19	7:29	7:34	7:40
28T	7:35	7:44	7:49	7:59	8:04	8:10
28T	7:55	8:04	8:09	8:19	8:24	8:30
28T	8:15	8:24	8:29	8:39	8:44	8:50
28T	8:35	8:44	8:49	8:59	9:04	9:10
28T	9:05	9:13	9:18	9:29	9:34	9:40
28T	9:35	9:43	9:48	9:59	10:04	10:10
PM Service — Servicio vespertino						
28T	3:00	3:07	3:14	3:24	3:30	3:38
28T	3:30	3:37	3:44	3:54	4:00	4:08
28T	4:00	4:07	4:14	4:24	4:30	4:38
28T	4:30	4:39	4:46	4:58	5:05	5:14
28T	4:50	4:59	5:06	5:18	5:25	5:34
28T	5:10	5:19	5:26	5:38	5:45	5:54
28T	5:30	5:39	5:45	5:56	6:02	6:12
28T	5:50	5:59	6:05	6:16	6:22	6:32
28T	6:14	6:23	6:29	6:40	6:46	6:56
28T	6:40	6:49	6:55	7:06	7:12	7:22
28T	7:09	7:18	7:23	7:34	7:42	7:52

On four Federal holidays, Columbus Day, Veterans' Day, Martin L. King Day, and Presidents' Day, Metrobus will run on a Saturday supplemental schedule. On these holidays, this route will have no service.

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- Use the same method to find the times the bus is scheduled to arrive at the stop where you will get off the bus.
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- The end-of-the-line or last stop is listed in ALL CAPS on the schedule.

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- Utilice el mismo método para localizar las horas en que el autobús está programado para llegar a la parada en donde desea bajarse del autobús.
- Si la parada del autobús no está listada use la hora que se muestra en la parada anterior como la hora de espera en la parada.
- El final de la ruta o la última parada del autobús aparece en letras MAYÚSCULAS en el horario.

English-Español

metrobús

2T

Tysons Corner- Dunn Loring Line



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Todos los autobuses de Metro son accesibles a personas con impedimentos y están equipados con rampas o elevadores para sillas de ruedas

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Tysons Corner Center
Tysons-Westpark Transit Station
Tysons Towers
Vienna
Dunn Loring-Merrifield station

Schedule 6-26-11 Reprinted 8-7-11

Washington Metropolitan Area Transit Authority

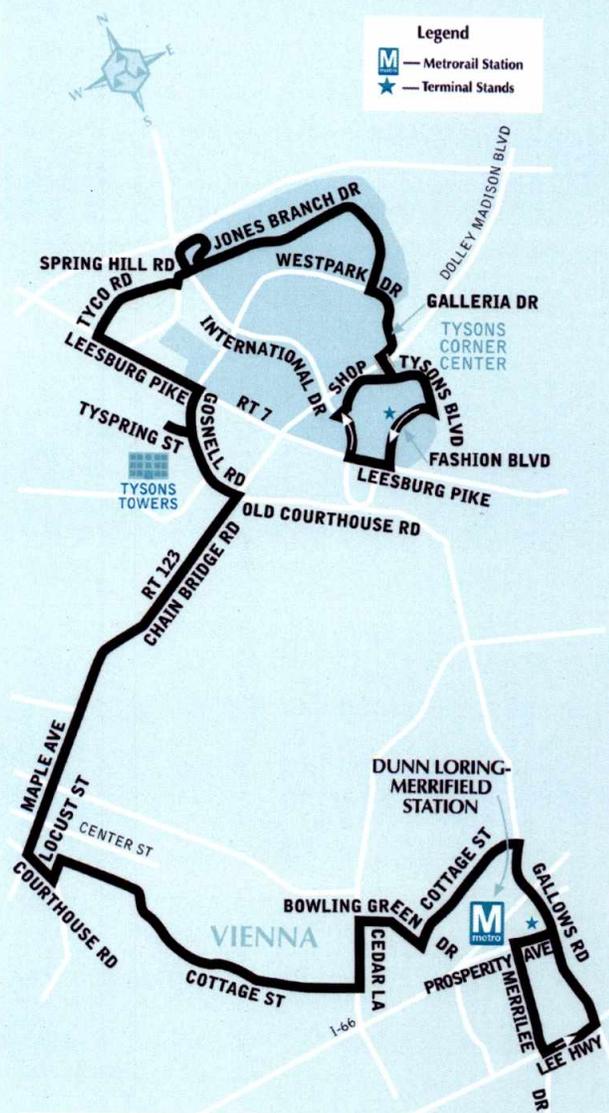
A District of Columbia,
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Tysons Corner-Dunn Loring Line
Route 2T

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2T

Tysons Corner- Dunn Loring Line

Weekday Southbound — Entre semana con dirección al sur

Route Number	Tysons Corner Center	Tysons-West-Transit Station	Tysons Towers	Maple Ave. & Center St. (Vienna)	Cedar La. & Bowling Green Dr.	DUNN LORING-MERRIFIELD
AM Service — Servicio matutino						
2T	5:30	5:38	5:46	5:54	6:04	6:09
2T	5:56	6:04	6:13	6:22	6:32	6:39
2T	6:27	6:35	6:44	6:53	7:03	7:10
2T	7:00	7:08	7:17	7:26	7:36	7:43
2T	7:33	7:41	7:50	7:58	8:09	8:14
2T	8:05	8:13	8:22	8:30	8:41	8:46
2T	8:43	8:53	9:02	9:10	9:19	9:24
2T	9:12	9:21	9:31	9:39	9:47	9:52
2T	9:55	10:03	10:14	10:23	10:32	10:37
2T	10:58	11:06	11:17	11:26	11:35	11:40
2T	11:58	12:06	12:17	12:26	12:35	12:40
PM Service — Servicio vespertino						
2T	12:58	1:06	1:17	1:26	1:35	1:40
2T	1:58	2:07	2:15	2:24	2:33	2:38
2T	2:51	3:00	3:09	3:20	3:30	3:35
2T	3:35	3:44	3:53	4:04	4:14	4:19
2T	4:05	4:14	4:24	4:36	4:46	4:51
2T	4:35	4:44	4:54	5:06	5:16	5:21
2T	5:01	5:14	5:27	5:38	5:48	5:53
2T	5:31	5:44	5:57	6:08	6:18	6:23
2T	6:05	6:15	6:23	6:32	6:42	6:46
2T	7:05	7:15	7:23	7:32	7:42	7:46
2T	8:05	8:13	8:21	8:30	8:39	8:43
2T	9:05	9:13	9:21	9:30	9:39	9:43
2T	10:05	10:13	10:21	10:30	10:39	10:43
2T	11:05	11:13	11:21	11:30	11:39	11:43

* — Temporary terminal stand on Prosperity Ave. at Gallows Rd. Stops on Gallows Rd. at Dunn Loring-Merrifield Station entrance.

Weekday Northbound — Entre semana con dirección al norte

Route Number	Dunn Loring-Merrifield	Cedar La. & Bowling Green Dr.	Maple Ave. & Center St. (Vienna)	Tysons Towers	Tysons-West-park Transit Station	TYSONS CORNER
AM Service — Servicio matutino						
2T	6:14	6:24	6:34	6:41	6:51	6:59
2T	6:44	6:54	7:04	7:11	7:21	7:29
2T	7:14	7:24	7:34	7:45	7:53	8:01
2T	7:47	7:57	8:08	8:19	8:31	8:39
2T	8:18	8:28	8:39	8:51	9:00	9:08
2T	8:48	8:58	9:09	9:21	9:30	9:38
2T	9:45	9:55	10:05	10:13	10:20	10:27
2T	10:45	10:55	11:05	11:13	11:20	11:27
2T	11:45	11:55	12:04	12:14	12:22	12:31
PM Service — Servicio vespertino						
2T	12:45	12:55	1:04	1:14	1:22	1:31
2T	1:45	1:55	2:04	2:14	2:22	2:31
2T	2:45	2:55	3:04	3:14	3:22	3:31
2T	3:25	3:35	3:44	3:54	4:02	4:11
2T	3:55	4:06	4:15	4:25	4:36	4:44
2T	4:30	4:41	4:50	5:00	5:11	5:19
2T	5:00	5:11	5:22	5:33	5:46	5:54
2T	5:30	5:41	5:52	6:03	6:16	6:24
2T	5:58	6:09	6:20	6:31	6:44	6:52
2T	6:30	6:40	6:49	6:57	7:05	7:13
2T	7:15	7:25	7:34	7:42	7:50	7:58
2T	7:58	8:08	8:17	8:25	8:33	8:41
2T	8:55	9:05	9:14	9:20	9:26	9:33
2T	9:50	10:00	10:09	10:15	10:21	10:28
2T	10:50	10:59	11:07	11:14	11:20	11:26

* — Temporary terminal stand on Prosperity Ave. at Gallows Rd. Stops on Gallows Rd. at Dunn Loring-Merrifield Station entrance.

2T

Tysons Corner- Dunn Loring Line

Saturday Southbound — En sábados con dirección al sur

Route Number	Tysons Corner Center	Tysons West-park Transit Station	Tysons Towers	Maple Ave. & Center (Vienna)	Cedar La. & Bowling Green Dr.	DUNN LORING-MERRIFIELD
AM Service — Servicio matutino						
2T	5:55	6:02	6:09	6:16	6:24	6:27
2T	6:55	7:02	7:09	7:16	7:24	7:27
2T	7:58	8:05	8:12	8:19	8:27	8:30
2T	8:55	9:04	9:12	9:21	9:30	9:34
2T	9:55	10:04	10:12	10:21	10:30	10:34
2T	10:55	11:04	11:12	11:21	11:30	11:34
2T	11:55	12:04	12:12	12:21	12:30	12:34
PM Service — Servicio vespertino						
2T	12:51	1:01	1:10	1:20	1:30	1:35
2T	1:51	2:01	2:10	2:20	2:30	2:35
2T	2:51	3:01	3:10	3:20	3:30	3:35
2T	3:51	4:01	4:10	4:20	4:30	4:35
2T	4:51	5:01	5:10	5:20	5:30	5:35
2T	5:51	6:01	6:10	6:20	6:30	6:35
2T	6:55	7:05	7:14	7:22	7:30	7:34
2T	7:55	8:05	8:14	8:22	8:30	8:34
2T	8:55	9:05	9:14	9:22	9:30	9:34
2T	9:55	10:05	10:14	10:22	10:30	10:34

* — Temporary terminal stand on Prosperity Ave. at Gallows Rd. Stops on Gallows Rd. at Dunn Loring-Merrifield Station entrance.
On four Federal holidays, Columbus Day, Veterans' Day, Martin L. King Day, and Presidents' Day, Metrobus will run on a Saturday supplemental schedule. On these holidays, all Saturday trips will operate.

Sunday Southbound — En domingo con dirección al sur

Route Number	Tysons Corner Center	Tysons West-park Transit Station	Tysons Towers	Maple Ave. & Center (Vienna)	Cedar La. & Bowling Green Dr.	DUNN LORING-MERRIFIELD
AM Service — Servicio matutino						
2T	10:20	10:26	10:34	10:42	10:49	10:53
2T	11:20	11:26	11:34	11:42	11:49	11:53
PM Service — Servicio vespertino						
2T	12:15	12:25	12:34	12:42	12:49	12:53
2T	1:15	1:25	1:34	1:42	1:49	1:53
2T	2:15	2:25	2:34	2:42	2:49	2:53
2T	3:15	3:25	3:34	3:42	3:49	3:53
2T	4:15	4:25	4:34	4:42	4:49	4:53
2T	5:15	5:21	5:28	5:36	5:43	5:46
2T	6:15	6:21	6:28	6:36	6:43	6:46
2T	7:15	7:21	7:28	7:36	7:43	7:46

* — Temporary terminal stand on Prosperity Ave. at Gallows Rd. Stops on Gallows Rd. at Dunn Loring-Merrifield Station entrance.

Saturday Northbound — En sábados con dirección al norte

Route Number	Dunn Loring-Merrifield	Cedar La. & Bowling Green Dr.	Maple Ave. & Center (Vienna)	Tysons Towers	Tysons West-park Transit Station	TYSONS CORNER
AM Service — Servicio matutino						
2T	6:40	6:48	6:57	7:05	7:12	7:18
2T	7:40	7:48	7:57	8:05	8:12	8:18
2T	8:40	8:48	8:57	9:05	9:12	9:18
2T	9:40	9:48	9:57	10:07	10:15	10:21
2T	10:40	10:48	10:57	11:07	11:15	11:21
2T	11:40	11:48	11:57	12:07	12:15	12:21
PM Service — Servicio vespertino						
2T	12:40	12:49	12:58	1:07	1:15	1:23
2T	1:40	1:49	1:58	2:07	2:15	2:23
2T	2:40	2:49	2:58	3:07	3:15	3:23
2T	3:40	3:49	3:58	4:07	4:15	4:23
2T	4:40	4:49	4:58	5:07	5:15	5:23
2T	5:40	5:49	5:58	6:07	6:15	6:23
2T	6:40	6:49	6:59	7:05	7:12	7:21
2T	7:40	7:49	7:59	8:05	8:12	8:21
2T	8:40	8:49	8:59	9:05	9:12	9:21
2T	9:40	9:49	9:58	10:06	10:12	10:20

* — Temporary terminal stand on Prosperity Ave. at Gallows Rd. Stops on Gallows Rd. at Dunn Loring-Merrifield Station entrance.
On four Federal holidays, Columbus Day, Veterans' Day, Martin L. King Day, and Presidents' Day, Metrobus will run on a Saturday supplemental schedule. On these holidays, all Saturday trips will operate.

Sunday Northbound — En domingo con dirección al norte

Route Number	Dunn Loring-Merrifield	Cedar La. & Bowling Green Dr.	Maple Ave. & Center (Vienna)	Tysons Towers	Tysons West-park Transit Station	TYSONS CORNER
AM Service — Servicio matutino						
2T	10:00	10:08	10:15	10:22	10:28	10:34
2T	11:00	11:08	11:15	11:22	11:28	11:34
2T	11:58	12:06	12:13	12:21	12:29	12:38
PM Service — Servicio vespertino						
2T	12:58	1:06	1:13	1:21	1:29	1:38
2T	1:58	2:06	2:13	2:21	2:29	2:38
2T	2:58	3:06	3:13	3:21	3:29	3:38
2T	3:58	4:06	4:13	4:21	4:29	4:38
2T	5:00	5:08	5:15	5:23	5:31	5:40
2T	6:00	6:08	6:15	6:23	6:31	6:40
2T	7:00	7:08	7:15	7:23	7:31	7:40

* — Temporary terminal stand on Prosperity Ave. at Gallows Rd. Stops on Gallows Rd. at Dunn Loring-Merrifield Station entrance.

GLOSSARY

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

- ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of-way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.
- ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.
- AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.
- AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.
- BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.
- BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.
- BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.
- CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.
- CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.
- COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.
- dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.
- DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.
- DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.
- DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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