



APPLICATION ACCEPTED: November 18, 2011  
PLANNING COMMISSION: March 14, 2012  
BOARD OF SUPERVISORS: TBD

# County of Fairfax, Virginia

---

February 28, 2012

## STAFF REPORT

### APPLICATIONS PCA C-696-8

#### DRANESVILLE DISTRICT

**APPLICANT:** Camden Summit Partnership, L.P.

**PRESENT ZONING:** PDC

**PARCEL:** 15-4 ((5)) 7A1

**ACREAGE:** 2.61 acres

**FAR:** **PCA: 1.94**  
**Original RZ Application: 0.99 (on 63.12 acres)**

**OPEN SPACE:** 23%

**PLAN MAP:** Mixed Use

**PROPOSAL:** The PCA application seeks to amend the approved proffers associated with RZ C-696 previously approved for a mixed use development consisting of office, hotel, retail and residential uses, to permit an option to convert 15,000 square feet of commercial space in Building H to residential space and to permit associated modifications to the approved proffers. No change to the previously approved floor area ratio (FAR) of 0.99 for the original rezoning application area or to the permitted gross floor area for Building H is proposed.

#### STAFF RECOMMENDATIONS:

Staff recommends approval of PCA C-696-8 subject to the execution of the proffers consistent with those in Appendix 1 of this report.

---

William O'Donnell

Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703-324-1290 FAX 703-324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



Staff recommends reaffirmation of the previously approved waivers and modifications:

- Modification of the loading space requirement in favor of loading spaces shown on the CDPA/FDPA.
- Modification of the transitional screening yard and barrier requirements along a portion of the southern boundary of the site where it abuts the existing multifamily development in favor of the landscaping shown on the CDPA/FDPA.
- Waiver of the 600 foot maximum length for a private street.
- Modification of the construction materials for sidewalks per Section 8-0100 of the Public Facilities Manual (PFM).
- Modification of the construction materials for trail requirements per Section 8-0200 of the PFM.
- Modification of the use limitation for the PDC District to permit the gross floor area of residential uses (secondary use) to exceed 50% of the principal uses to allow residential uses up to 81 percent of the principal uses.

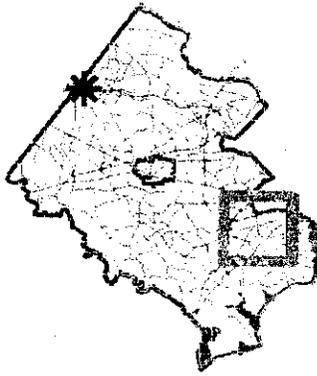
It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors. The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application. 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.



# Proffered Condition Amendment

PCA -C-696-08



Applicant:  
Accepted:  
Proposed:

CAMDEN SUMMIT PARTNERSHIP, L.P.  
11/18/2011  
TO AMEND THE PROFFERS ASSOCIATED WITH  
RZ C-696 PREVIOUSLY APPROVED FOR MIXED  
USE DEVELOPMENT TO PERMIT THE  
CONVERSION OF COMMERCIAL SPACE TO  
RESIDENTIAL SPACE

Area:

2.61 AC OF LAND; DISTRICT - DRANESVILLE  
ZIP - 20171

Located:

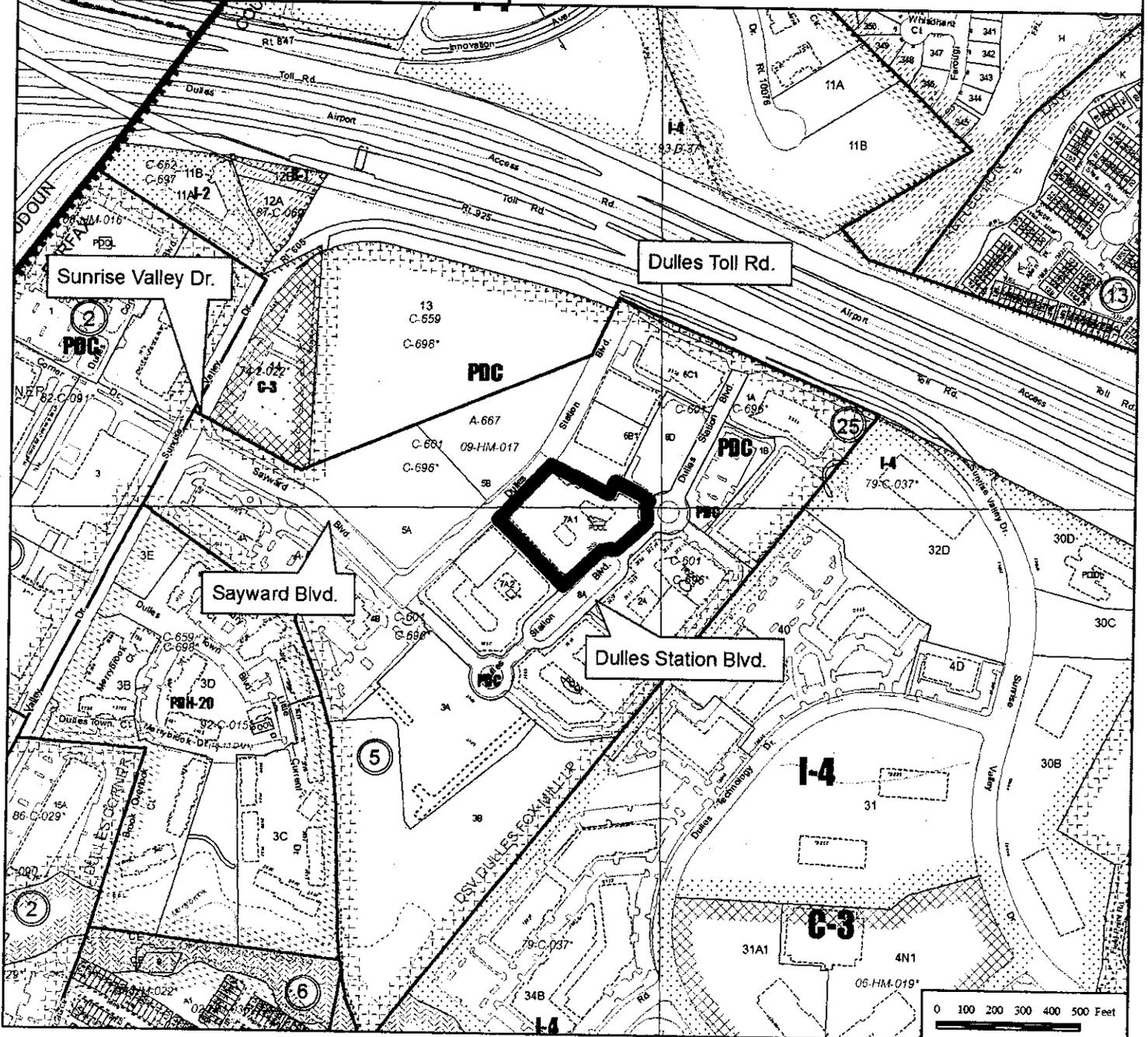
NORTH OF DULLES STATION BOULEVARD  
APPROXIMATELY 550 FEET SOUTH OF ITS  
INTERSECTION WITH SUNRISE VALLEY DRIVE

Zoning:

PDC

Map Ref Num:

015-4 /05/ /0007A1

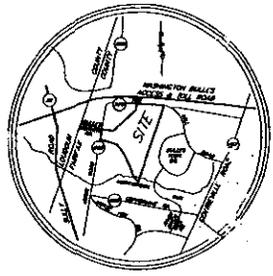


# DULLES STATION

## FINAL DEVELOPMENT PLAN AMENDMENT

HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

PCA-C-696-2



VICINITY MAP  
SCALE: 1" = 2,000'

### SHEET INDEX

1. COVER SHEET
2. FDPA PLAN
3. LANDSCAPE PLAN
4. STREET SECTIONS
5. ARCHITECTURAL RENDERINGS
6. NOTES

### APPLICANT/TITLE OWNER

DSV DULLES FOX MILL LP  
455 Spring Park Place  
Suite 100  
Herndon, VA 20170

IN CARE OF:  
CRIMSON PARTNERS  
455 Spring Park Place  
Suite 100  
Herndon, VA 20170  
Telephone (703) 834-9700

### PLANNER

RTKL Associates Inc.  
1250 Connecticut Avenue, NW  
Suite 300  
Washington, DC 20036  
Telephone (202) 833-4400  
Fax (202) 887-5168

### ENGINEER

URBAN ENGINEERING & ASSOC.  
7712 LITTLE RIVER TURNPIKE  
ANNANDALE, VA 22003  
Telephone (703) 642-8080  
Fax (703) 642-8251

Application No. PCA-C-696-2 Date Prep Rev  
APPROVED DEVELOPMENT PLAN  
(DP) (SDP) (CDP) CDP  
SEE # PROFFERS DATED 10/16/00  
# of (B-5) (P) approval 10/16/00  
Sheet 1 of 6  
*Development conditions dated 6/23/00*



**URBAN ENGINEERING & ASSOC., INC.**  
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
7712 LITTLE RIVER TURNPIKE  
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PLAN DATE
07-18-00
07-24-00
08-07-00
08-16-00

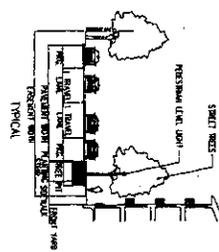
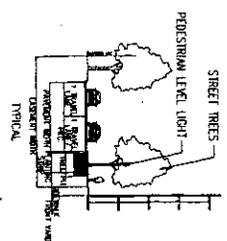
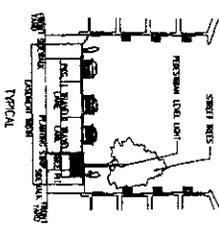
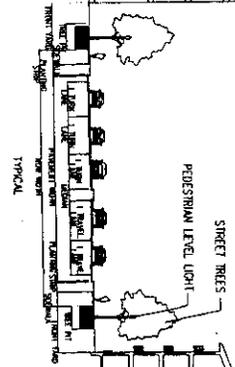
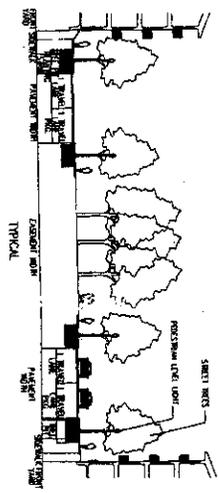
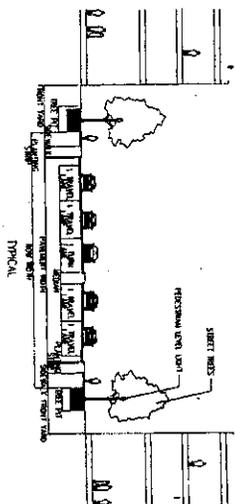
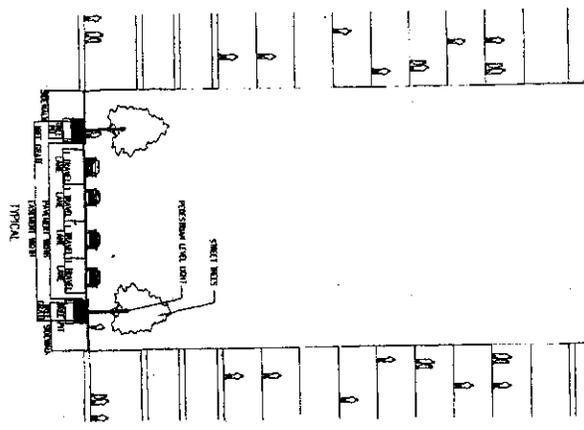
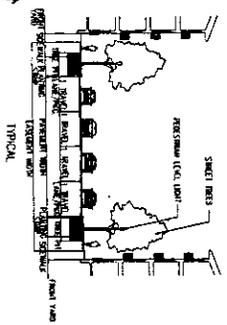
COVER SHEET  
DULLES STATION AT DULLES CORNER  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
SCALE: N/A C.I. N/A DATE: JULY, 2000

SHEET 1 OF 6
FILE No. ZF-1158-FDP

RECEIVED  
URBAN ENGINEERING & ASSOC., INC.  
NO. 2-1008







Approved by: *[Signature]*  
 APPROVED REPRESENTATIVE PLAN  
 FOR: ADRIAN COOPER (COP)  
 SEE PROPOSING DATED: 10/15/00  
 DATE OF (ISSUE) (REV) APPROVAL: 10/15/00  
 Scale: 1" = 10'-0"  
 Des. Council: dated 6/15/00

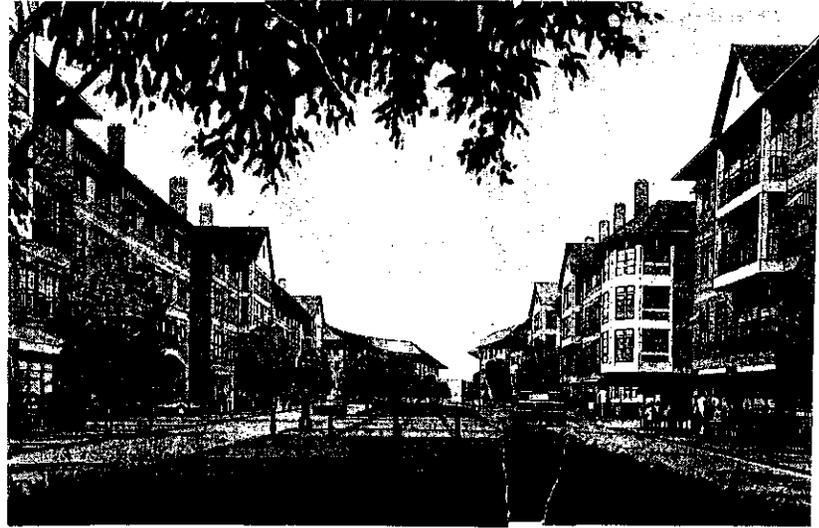
FDPA STREET SECTIONS  
**DULLES STATION AT DULLES CORNER**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1" = 10'-0" C.I. NA DATE: JULY, 2000



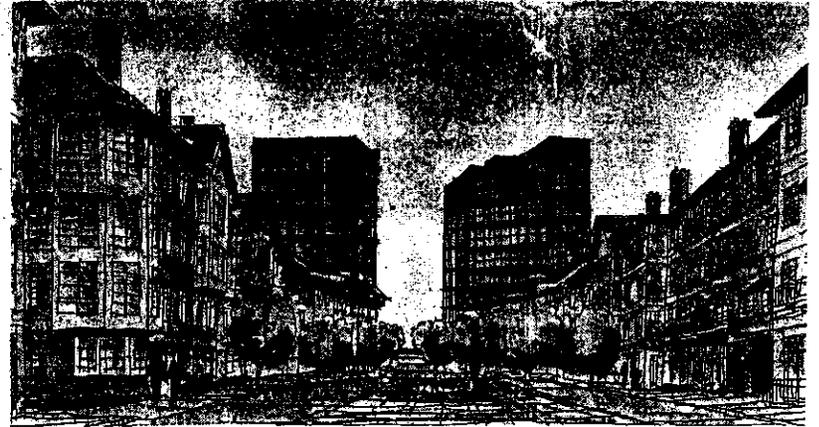
**URBAN ENGINEERING & ASSOC., INC.**  
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
 7712 LITTLE RIVER TURNPIKE  
 ANNANDALE, VIRGINIA 22005 (703) 642-8006

PLAN DATE	NO.	DATE	DESCRIPTION
07-26-00			
08-07-00			
08-08-00			

SHEET  
 4  
 OF  
 06  
 SHEET NO.  
 ZP-1158-FDP



RESIDENTIAL VIEW  
(N.T.S.)



RESIDENTIAL VIEW  
(N.T.S.)

PREPARED BY: *PA/FPA 1-604-29*  
 APPROVED DEVELOPMENT PLAN  
 (DP) (SDP) (ODP) (OP) *OP*  
 SEE PROFFERS DATED: *10/16/00*  
 FILE # OF (SDS): (PDI) APPROVAL: *10/16/00*  
 BY: *S.M.*  
*D.W. Combs dated*  
*8/23/00*

SHEET 5 OF 6 FILE No. ZP-1158-FDP	URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7710 LITTLE BETA TURNPIKE JENNINGSPLE, VIRGINIA 22124	AUTHORITY OF VIRGINIA PROFESSIONAL SEAL PAUL J. FAY CIVIL ENGINEER No. 10000	FOPA ARCHITECTURAL RENDERINGS DULLES STATION AT DULLES CORNER WALTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA
--	---	--	--

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!



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

**DESCRIPTION OF THE APPLICATION**

**Proposal:**

The applicant, Camden Summit Partnership, L.P., has submitted an application in Land Bay II of Dulles Station at Dulles Corner (**PCA C-696-8** filed on 15-4 ((5)) 7A1) consisting of approximately 2.61 acres of the 63.12 acres of the original rezoning application (RZ C-696). The applicant seeks to amend the approved proffers associated with RZ C-696, previously approved for mixed use development consisting of office, hotel, retail and residential uses, to permit an option to convert 15,000 square feet of commercial space in Building H to residential space and to permit associated modifications to the approved proffers. Building H was constructed in 2008 and approved for residential use with a maximum of 220,000 square feet of gross floor area (200 dwelling units). No change to the previously approved gross floor area for Building H or the floor area ratio (FAR) of 0.99 for the original rezoning application area is proposed.

Copies of the proffers, affidavit, and the statement of justification are contained in Appendices 1 through 3.

**Previously Approved Waivers & Modifications:**

The applicant is requesting a reaffirmation of all the previously approved waivers and modifications listed below.

- Modification of the loading space requirement in favor of loading spaces shown on the CDPA/FDPA.
- Modification of the transitional screening yard and barrier requirements along a portion of the southern boundary of the site where it abuts the existing multifamily development in favor of the landscaping shown on the CDPA/FDPA.
- Waiver of the 600 foot maximum length for a private street.
- Modification of the construction materials for sidewalks per Section 8-0100 of the Public Facilities Manual (PFM).
- Modification of the construction materials for trail requirements per Section 8-0200 of the PFM.

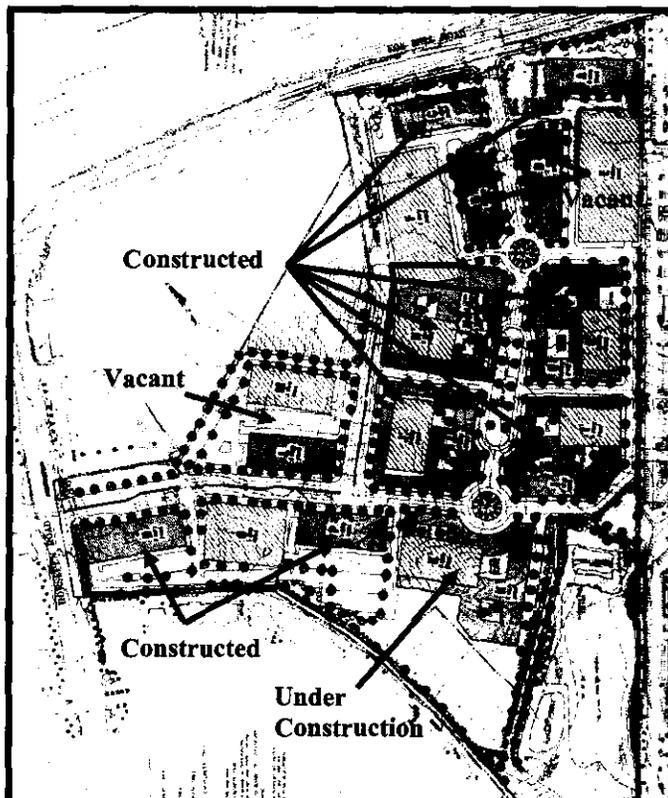
- Modification of the use limitation for the PDC District to permit the gross floor area of residential uses (secondary use) to exceed 50% of the principal uses to allow residential uses up to 81 percent of the principal uses.

## LOCATION AND CHARACTER

### Site Description:

The site is a 2.61 acre portion of the 63 acre development known as Dulles Station, which is located on the south side of the Dulles Airport Access Road (with frontage on Sunrise Valley Drive) and zoned to the PDC District, with a 0.99 FAR. This site is located in Land Bay II of Dulles Station (located to the west of Dulles Station Boulevard) and contains one four-story multi-family residential building (Building H) with approximately 155 dwelling units. Structured parking is provided to the rear of the building with vehicular access from Rock Hill Road. Approximately 15,000 square feet of commercial space was constructed on the first floor of the building, fronting Dulles Station Boulevard. Other portions of Dulles Station development are currently being developed with roads and buildings.

The following graphic identifies the location of the site and highlights portions of Dulles Station that are vacant, constructed or under construction.



The following table provides a description of surrounding area.

### Surrounding Area Description

Direction	Use	Zoning	Plan
North	Office on Parcel 14; Vacant Parcel 13; Dulles Airport Access Road; across DAAR is residential (MF & SFA) and stream valley open space.	C-3, PDC, PDH-20	Public Park
South	Residential (MF) Vacant-proposed office development	PDC	Mixed Use
East	Dulles Technology Center Office Park	I-4	Mixed Use
West	Vacant Land Dulles Corner Office Park	PDC	Mixed Use

### BACKGROUND

Application	Date	Description
RZ/FDP C-696	August 25, 1975	<sup>1</sup> Rezoned 63.12 acres from RE-1 to PDC with maximum 0.33 FAR.
PCA/FDPA C-696	August 7, 1989	<sup>2</sup> Increased FAR to 0.70 for the development of office, hotel and retail uses.
PCA C-696-2 FDPA C-696-2	October 16, 2000	<sup>3</sup> Increase the FAR to 0.99 for the development of office, retail and multifamily
PCA C-696-3	August 6, 2001	<sup>4</sup> Amended the proffers related to offsite transportation improvements
PCA C-696-4	April 29, 2002	<sup>5</sup> Amended the proffers to modify the phasing of development; provide a minimum amount or a combination of uses in specific buildings; and provide a hotel/health club option in lieu of office buildings.
PCA C-696-5	March 27, 2006	<sup>6</sup> Amended proffer relating to offsite transportation improvements to make a monetary contribution to pay for the proffered improvement rather than acquiring the land and physically constructing the improvement themselves
PCA C-696-6 FDPA C-696-3	July 31, 2006	<sup>7</sup> Permitted the construction of two hotels on Land Bay IV at an overall FAR of 0.82.

Application	Date	Description
PCA C-696-7 SE 2008-HM-018	October 20, 2008	<sup>6</sup> The PCA application clarified the principle and secondary uses permitted on the site and clarified the proffered term "restaurant" to include eating establishments and fast food restaurants per the Zoning Ordinance definitions. The SEA application permitted fast food restaurants.

1. On August 25, 1975, the Board of Supervisors approved RZ C-696, which rezoned the subject property from the RE-1 District (Residential -1 dwelling unit per acre) to the PDC District (Planned Development Commercial). In addition, the Planning Commission approved the Final Development Plan for a convention center, commercial office space, and research and development at an overall Floor Area Ratio (FAR) of 0.33.
2. On August 7, 1989, the Board of Supervisors approved PCA/FDPA C-696 to allow an increase in the FAR from 0.33 to 0.70; and to revise the site plan to include office, hotel and retail uses.
3. On October 16, 2000, the Board of Supervisors approved PCA C-696-02 to amend the Conceptual Development Plan and proffers to permit the development of office, retail, and multifamily uses at an overall FAR of 0.99. The concurrent Final Development Plan Amendment (FDPA) approved 1,505,000 square feet for office and 1,210,000 square feet for multifamily development. ***This FDPA currently governs the site and a copy is included at the front of this staff report.***
4. On August 6, 2001, the Board of Supervisors approved PCA C-696-03 to amend the proffers to modify the timing of off-site transportation improvements on Fox Mill and Centreville Roads. There were no revisions to the previously approved Conceptual/Final Development Plan Amendment.
5. On April 29, 2002, the Board of Supervisors approved PCA C-696-04 to modify the phasing of the development; to provide a minimum amount of retail, restaurant, service uses and/or combination of residential and retail, office or service uses in specific office and multifamily buildings; and to permit the option to provide hotels and/or health club/commercial recreation use(s) in lieu of specific office buildings. ***These proffers govern the site. An excerpt of these proffers is contained in Appendix 4. A complete copy is on file with the Zoning Evaluation Division of the Department of Planning and Zoning.***
6. On March 27, 2006, the Board of Supervisors approved PCA C-696-05 to amend Transportation Proffer #5 to permit the applicants to make a monetary contribution to pay for offsite transportation improvements

rather than acquiring the land and constructing the improvements themselves.

7. On July 31, 2006, the Board of Supervisors approved PCA C-696-06 and FDPA C-696-03 to permit the construction of two hotels on Land Bay IV at an overall FAR of 0.82.
8. On October 20, 2008, the Board of Supervisors approved PCA C-696-07 and SEA 2008-HM-018 to clarify the principle and secondary uses permitted on the site and to clarify the proffered term "restaurant" to include eating establishments and fast food restaurants per the Zoning Ordinance definitions. No change to the overall FAR was approved. ***These uses apply to the site and may be implemented in the future.***

## COMPREHENSIVE PLAN PROVISIONS

**Plan Area:** III  
**Planning Sector:** Dulles Suburban Center; Land Unit A  
**Plan Map:** Mixed Use  
**Plan Text:**

The Fairfax County Comprehensive Plan, 2011 Edition, AREA III, Dulles Suburban Center, as amended through March 9, 2010, under the heading Dulles Suburban Center Land Unit Recommendations, Land Unit A, beginning on page 55 states:

"Land Use

### Core Area Recommendations

Higher intensity development, envisioned as being served by Metrorail, is an appropriate option within Land Unit A. The higher intensities allowed by this option are only appropriate once construction of the rail extension in the vicinity of this transit station area has been fully funded for the rail phase. The evaluation of development proposals under this option will be based on the degree to which the following criteria are met:

1. One transit-oriented core should be developed on land that is generally within one-quarter mile of the future transit station. The core of Land Unit A should provide a focal point for development in this land unit.
2. High density residential use should be developed as integral elements of the core. Residential projects should be developed adjacent to the commercial uses, and should help transition into medium density uses away from the core.
3. Land uses supporting day and nighttime activities in the core should be encouraged.

4. Consolidation of parcels or integrated development should be achieved to provide high quality development.
5. Merrybrook Run should be preserved as an integrated element of the Dulles Greenway Open Space system. It should function as a linear park. It may include water features and trails that facilitate pedestrian traffic through the land unit, and which link to the countywide trail system.
6. Supporting retail should be developed as integral elements of developments within the land unit.
7. High urban design standards should be achieved, to include high quality architecture, landscaping and buffering, both internally and along peripheries. Visually attractive streetscapes and other amenities should be provided. Parking facilities should be well screened and buffered.
8. Pedestrian connections between all developments, transit stations and other transit access points should be provided.
9. Provisions for a transit system, including rights-of-way, station(s) and stops, with originating terminus integrated with the DAAR Transit Station, should be made, once a general alignment for a rail transit system has been determined.
10. Development should be phased to transportation system capacity.
11. Land should be allocated for rail transit facilities.

Under this option, mixed-use development, centered around the transit station, is planned to help support the transit system through increased ridership. Within a one-quarter mile radius of the transit station platform, an intensity of 1.5 FAR for mixed-use projects (including office, multi-family residential and support retail) is appropriate. Within a one-half mile radius of the transit station platform, an intensity of 1.25 FAR for mixed-use projects is appropriate. Office use is limited to a .75 FAR under this option. Hotel uses are encouraged.

## **ANALYSIS**

The applicant is requesting a Proffer Condition Amendment to add a development option to the approved proffers in PCA C-696-4. As listed in the background section of this staff report, proffers and development plans associated with FDPA C-696-2 and SE 2008-HM-018, govern the 2.61 acre subject property containing Building H.

Building H was constructed in 2008 and approved for residential use with a maximum of 220,000 gross floor area (with 200 dwelling units). No change to the maximum permitted gross floor area is proposed. The applicant merely seeks an option in the proffers to convert 15,000 square feet of commercial space constructed in Building H into residential use (approximately 15 dwelling units). No change to the overall FAR of 0.99 for Dulles Station is proposed.

For reference, the applicant submitted the development plan associated with PCA/FDPA C-696-2 approved by the Board of Supervisors on October 16, 2000 with their application. The PCA/CDPA/FDPA contained six sheets.

(A copy of the plans is located at front of Staff Report.)

**Title of FDPA Plan:** "Dulles Station Final Development Plan Amendment and PCA C-696-2"

**Prepared By:** Urban Engineering & Associates, Inc.

**Date:** August 18, 2000 (engineer seal)

**Plan Description:**

**Sheet 6**, which is particularly relevant to the current application, contains the general notes, site tabulations and proposed uses for each land bay in Dulles Station, angle of bulk plane information, and a land bay legend. As shown in the tables, Building H is approved for approximately 220,000 square feet of residential use and 200 dwelling units. **Sheet 3** shows Building H located on the west side of Dulles Station Boulevard with a 340 space structured parking facility provided to the rear of the building, which exceeds the Zoning Ordinance requirement for residential uses (320 spaces). Vehicular access is provided from Rock Hill Road.

As previously mentioned, no changes to the approved intensity or the maximum number of dwelling units for Building H are proposed in this application. The applicant is merely seeking to convert commercial space (which is currently constructed) into residential space. All previously approved proffer commitments are carried forward and will not be changed. The applicant implemented the Land Use Recommendations of Land Bay A of the Dulles Suburban Center in the Comprehensive Plan and addressed all Plan recommendations in the previous rezoning applications. Staff believes that the proposed change continues to be in conformance with all aspects of the Comprehensive Plan and is in conformance with the previously approved proffers.

**Land Use and Environmental Analysis (Appendix 5)**

Staff reviewed the application and indicated that the proposed conversion of 15,000 square feet of retail space in Building H to residential is not contrary to the Land Unit A recommendations. The Land Unit recommendations call for residential buildings to be developed adjacent to commercial uses and that supporting retail uses should be developed as integral elements of developments within the land unit; however, there are no specific recommendations for integrating multiple uses within individual buildings. Building H is part of the greater Dulles Station development of 12 buildings with

2,715,000 square feet of mixed-use development that includes residential, retail and office uses all within close proximity. The proposed conversion does not exceed the permitted amount of residential units. The applicant was previously permitted to construct 200 residential units in this building but currently provides only 155 units.

Staff recommends that the proffer amendment allows flexibility of use in the ground floor of Building H rather than the permanent conversion to residential units. Building H's location on a traffic circle on the main spine of Dulles Station (Dulles Station Blvd.) is ideally suited to ground floor retail use. It would also mirror the building on the opposite side of the street which is also multifamily residential with an existing restaurant on the ground floor facing the traffic circle. The flexibility to convert back to retail space, especially once the Route 28 Dulles Metrorail station is opened and the Dulles Station development nears completion, should be preserved to provide for a possible increased demand for retail services. Revisions to the subject proffer should reflect a flexibility to allow the ground floor to be converted to temporary residential with the expectation that the space would be converted back to retail use, as the market allows.

The applicant acknowledges this concern and has revised their commitment to allow flexibility to convert the residential back to commercial space. No other issues have been identified.

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

The Fairfax County Department of Transportation (FCDOT) reviewed the application and indicated that the applicant should carry forward all previously approved proffer commitments. FCDOT also indicated the proposed conversion to residential should include an option to convert the residential back to retail use. As noted above, the applicant has proffered to carry forward all previously approved proffers associated with the site and has revised their commitment to allow flexibility to convert the residential back to commercial space.

In addition, staff from Virginia Department of Transportation (VDOT) reviewed the application and indicated that the applicant will be required to submit a signal warrant study for the intersection of Sunrise Valley Drive and Sayward Boulevard. However, this improvement was included in the proffer commitments associated with PCA C-696-06 and FDPA C-696-03, which were approved in 2006 and permitted the construction of two hotels on Land Bay IV of Dulles Station (Buildings N and P). Therefore, the applicant will be required to provide evidence that this commitment will be performed by those associated with Buildings N and P during Building Permit Review.

### **Public Facilities Analysis**

Public facilities were reviewed with the previous rezoning application and were determined to be adequate. No substantive changes to public facilities are proposed with this FDPA.

### **Fairfax County Public Schools (Appendix 7)**

The proposed development would be served by Coates Elementary School, Carson Middle School and Westfield High School. At this time, all of these schools are over capacity. If development occurs within the next six years, these schools are projected to remain over capacity. The total number of students generated by the proposal is anticipated to be one elementary student. Based on the approved Residential Development Criteria, this increase would justify a proffer contribution of \$9,378 (1 x \$9,378) in order to address capital improvements for the receiving schools. The applicant has proffered a contribution of \$9,378 for capital improvements to Fairfax County schools.

### **ZONING ORDINANCE PROVISIONS (Appendix 8)**

There are no revisions to the approved CDPA/FDPA and the proposed proffered condition amendment application does not alter the previous analysis regarding the general or design standards for the P District, waivers and modifications, or other applicable Zoning Ordinance provisions as established with the currently proffered Final Development Plan (FDPA C-696-2) for the subject property.

The previously approved CDPA/FDPA is referenced with this application and was approved with waivers and modifications that staff considers appropriate to be reaffirmed; these waivers and modifications are listed below.

- Modification of the loading space requirement in favor of loading spaces shown on the CDPA/FDPA.
- Modification of the transitional screening yard and barrier requirements along a portion of the southern boundary of the site where it abuts the existing multifamily development in favor of the landscaping shown on the CDPA/FDPA.
- Waiver of the 600 foot maximum length for a private street.
- Modification of the construction materials for sidewalks per Section 8-0100 of the Public Facilities Manual (PFM).

- Modification of the construction materials for trail requirements per Section 8-0200 of the PFM.
- Modification of the use limitation for the PDC District to permit the gross floor area of residential uses (secondary use) to exceed 50% of the principal uses to allow residential uses up to 81 percent of the principle uses.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff concludes that the proposal is in harmony with the Comprehensive Plan and is in conformance with the applicable Zoning Ordinance provisions, subject to the execution of the proffers contained in Appendix 1.

### **Staff Recommendations**

Staff recommends approval of PCA C-696-8 subject to the execution of the proffers consistent with those in Appendix 1 of this report.

Staff recommends reaffirmation of the previously approved waivers and modifications:

- Modification of the loading space requirement in favor of loading spaces shown on the CDPA/FDPA.
- Modification of the transitional screening yard and barrier requirements along a portion of the southern boundary of the site where it abuts the existing multifamily development in favor of the landscaping shown on the CDPA/FDPA.
- Waiver of the 600 foot maximum length for a private street.
- Modification of the construction materials for sidewalks per Section 8-0100 of the Public Facilities Manual (PFM).
- Modification of the construction materials for trail requirements per Section 8-0200 of the PFM.
- Modification of the use limitation for the PDC District to permit the gross floor area of residential uses (secondary use) to exceed 50% of the principal uses to allow residential uses up to 81 percent of the principle uses.

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

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

## **APPENDICES**

1. Proposed Proffers for PCA C-696-07
2. Affidavit for PCA C-696-08
3. Statement of Justification
4. Excerpt of the previously approved proffers for PCA C-696-04
5. Land Use and Environmental Analysis
6. Transportation Analysis
7. Public Schools Analysis
8. Zoning Ordinance Provisions
9. Glossary

## Proffers

Dulles Station (Building H)  
PCA C-696-8

February 8, 2012

Pursuant to Section 2-2303(a), Code of Virginia 1950 as amended, and subject to the Board of Supervisors approval of the requested Proffered Condition Amendment on property identified as Tax Map 15-4 ((5)) 7A1 (hereinafter referred to as the "Property"), the Applicant and owners for themselves, their successors and assigns proffer that the development of the Property shall be subject to the approved proffers associated with PCA C-696-4 dated April 26, 2002 and PCA C-696-7 dated August 26, 2008, which shall remain in full force and effect except as amended below.

Revise Proffer I. GENERAL 10(d) to read:

10. The Applicant shall provide retail, restaurant and service establishments as specified on attached Exhibit B entitled "Retail Plan"...

...d. A minimum of 15,000 square feet of retail, restaurant and/or service (the "Commercial") uses shall be provided at the ground level of Building H. ~~The retail, restaurant and/or service~~ Commercial uses shall be located adjacent the central spine road as depicted in Exhibit B and shall have direct public access and windows oriented toward the central spine road.

As an option, residential and Commercial establishments may be established in combination or exclusively within these 15,000 square feet on the ground level of Building H (the "Flexible Space").

Add new Proffer VII. OTHER 9 to read:

9. Schools Contribution. At the time of site plan approval the Applicant shall contribute the amount of \$9,378.00 to the Fairfax County Board of Supervisors for the construction of capital improvements to Fairfax County public schools to which the students generated by the Property are scheduled to attend.

[SIGNATURES ON NEXT PAGE]

APPLICANT/TITLE OWNER OF  
TAX MAP 15-4 ((5)) 7A1

CAMDEN SUMMIT PARTNERSHIP, L.P.

By: Camden Summit, Inc., its General Partner

---

By: Mark J. Bucci  
Its: Vice President

[SIGNATURES END]

**REZONING AFFIDAVIT**

DATE: January 25, 2012  
 (enter date affidavit is notarized)

I, Inda E. Stagg, agent, 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            114238

in Application No.(s): PCA C-696-08  
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Camden Summit Partnership, L.P. (f/k/a Summit Properties Partnership, L.P.)  Agents: Jay K. Johnson Mark J. Bucci Mark K. Coletta	c/o Camden 1420 Spring Hill Road Suite 200 McLean, VA 22102	Applicant/Title Owner of Tax Map 15-4 ((5)) 7A1
Urban Engineering & Associates, Inc. t/a Urban Ltd.  Agents: Clayton C. Tock	7712 Little River Turnpike Annandale, VA 22003	Engineer/Agent

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

\* 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).

**Rezoning Attachment to Par. 1(a)**

DATE: January 25, 2012  
(enter date affidavit is notarized)

114238

for Application No. (s): PCA C-696-08  
(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.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby		

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

REZONING AFFIDAVIT

DATE: January 25, 2012  
(enter date affidavit is notarized)

114238

for Application No. (s): PCA C-696-08  
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

Camden Summit, Inc.  
3 Greenway Plaza, Suite 1300  
Houston, TX 77046

**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)

Camden Property Trust

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

Richard J. Campo, Chairman & CEO; D. Keith Oden, President; H. Malcolm Stewart, COO Dennis M. Steen, SVP-Finance and CFO; Alex Jessett, SVP-Finance and Treasurer; Cynthia B. Scharringhausen, SVP-Human Resources; William W. Sengelmann, SVP-Real Estate Investments; Stephen R. Hefner, SVP-Construction; Kristy Simonette, SVP-Strategic Services; J. Robert Fisher, VP-General Counsel and Secretary; Michael P. Gallagher, VP-Chief Accounting Officer

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

\*\*\* All listings which include partnerships, 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.

**Rezoning Attachment to Par. 1(b)**

DATE: January 25, 2012  
(enter date affidavit is notarized)

114238

for Application No. (s): PCA C-696-08  
(enter County-assigned application number (s))

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

Camden Property Trust  
3 Greenway Plaza, Suite 1300  
Houston, TX 77046

**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 SHAREHOLDER:** (enter first name, middle initial, and last name)

Camden Property Trust is a publicly held real estate investment trust organized under Texas law and is traded on the New York Stock Exchange under the symbol CPT. No shareholder holds a 10% or more beneficial interest in Camden Property Trust.

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

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

Urban Engineering & Associates, Inc. t/a Urban Ltd.  
7712 Little River Turnpike  
Annandale, Virginia 22003

**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)

Barry B. Smith  
J. Edgar Sears, Jr.  
Brian A. Sears

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: January 25, 2012  
(enter date affidavit is notarized)

114238

for Application No. (s): PCA C-696-08  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

**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 SHAREHOLDER:** (enter first name, middle initial, and last name)  
David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Peter M. Dolan, Jr., Jay du Von, Jerry K. Emrich (former), William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

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

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

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

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

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

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

REZONING AFFIDAVIT

DATE: January 25, 2012
(enter date affidavit is notarized)

114238

for Application No. (s): PCA C-696-08
(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, number, street, city, state and zip code)

Camden Summit Partnership, L.P.
c/o Camden
1420 Spring Hill Road, Suite 200
McLean, VA 22102

(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)

General Partner:
Camden Summit, Inc.

Limited Partners:
Bissell Ballantyne, LLC; Eugene E. Brucker; T. Carl Dedmon; Robert W. Donaldson, Jr.; B.D. Farmer, III; John G. Golding;
Frances J. Intagliata; Donald H. Jones; Keith H. Kuhlman Revocable Trust of 1992; Duncan A. Killen; Richard E. Killough;
Roger M. Lewis; Michael G. Malone; William B. McGuire, Jr.; Mark L. Messerly; Roy H. Michaux, Jr.; Jack R. Miller; John C. Moore;
Kenneth M. Murphy; Randy J. Pace; Bailey Patrick, Jr.; William F. Paulsen; Roberta K. Symonds Trust; Nick Tacony; David F. Tufaro;
W.A. & C.D. Frank Living Trust; Owen H. Whitfield Trust; Gerald S. Workman; Stephen C. Wylie; Bernard A. Zimmer Revocable
Trust; Camden Summit, Inc.

\*owns less than 10% of Camden Summit Partnership, L.P.

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

\*\*\* All listings which include partnerships, 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.

REZONING AFFIDAVIT

DATE: January 25, 2012  
(enter date affidavit is notarized)

114238

for Application No. (s): PCA C-696-08  
(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 "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: January 25, 2012  
(enter date affidavit is notarized)

114238

for Application No. (s): PCA C-696-08  
(enter County-assigned application number(s))

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 "Rezoning Attachment to Par. 3" form.

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

WITNESS the following signature:

(check one)

[ ] Applicant

[x] Applicant's Authorized Agent

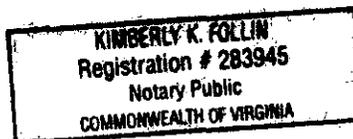
Inda E. Stagg, agent

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 25 day of January, 2012, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin  
Notary Public

My commission expires: 11/30/2015





Inda E. Stagg  
Senior Land Use Planner  
(703) 528-4700 Ext. 5423  
istagg@arl.thelandlawyers.com

WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC

RECEIVED  
Department of Planning & Zoning  
OCT 03 2011  
Zoning Evaluation Division

September 29, 2011

**Via Hand Delivery**

Barbara C. Berlin, Director  
Fairfax County DPZ/ZED  
12055 Government Center Parkway; Suite 801  
Fairfax, Virginia 22035

Re: Request for Permission to File a Partial Proffered Condition Amendment in Accordance with Par. 6 of Sect. 18-204 of the Ordinance on Behalf of Camden Summit Partnership, L.P. (the "Applicant") for Property Known as TM 15-4 ((5)) 7A1 and as Building H of Dulles Station (the "Property"), Which Was Approved Pursuant to Proffered Condition Amendment PCA C-696-7 ("PCA-7")

Dear Ms. Berlin:

The Applicant has filed a request for a partial proffered condition amendment ("PCA") request for the Property in order to amend Proffer 10d which was accepted by the Board of Supervisors pursuant to the approval of PCA-7. It is understood that a PCA application may be filed on a portion of the Property upon a determination by the Zoning Administrator that the amendment (a) would not adversely affect the use of the property subject to the proffered conditions but not incorporated into the amendment application, (b) would not inhibit, adversely affect, or preclude in any manner the fulfillment of the proffered conditions applicable to the area not incorporated into the amendment application, (c) would not adversely affect the vehicular and pedestrian circulation, connectivity, landscaping and streetscape applicable to the area not incorporated into the amendment application, and (d) would not increase the overall approved density/intensity for the development. It is also understood that previously approved proffered conditions which are not subject to the amendment request shall remain in full force and effect.

Development of the Property is encumbered by PCA-7 and FDPA C-696-2. A FDPA is not being sought with this application because the approved elements of the FDPA will not be amended, including the maximum number of 200 dwelling units approved for Building H. The only purpose of the partial PCA request is to seek relief from a proffer that is specific to Building H, which currently states,

"10. The Applicant shall provide retail, restaurant and service establishments as specified on attached Exhibit B entitled "Retail Plan"...

"...d. A minimum of 15,000 square feet of retail, restaurant and/or service uses shall be provided at the ground level of Building H. The retail, restaurant and/or service uses shall be located adjacent the central spine road as depicted in Exhibit B and shall have direct public access and windows oriented toward the central spine road."

As stated previously, Proffer 10d is specific to internal development of Building H and the Property. The total number of dwelling units that could be constructed within Building H if the requested Partial PCA is approved should not exceed 170, which is significantly less than the 200 dwelling units approved for construction in Building H pursuant to FDPA C-696-2. Therefore, amendment of Proffer 10d to permit the conversion of commercial space to residential space will not adversely affect the use of the other property subject to the proffered conditions but not incorporated into the amendment application, will not inhibit, adversely affect, or preclude in any manner the fulfillment of the proffered conditions applicable to the area not incorporated into the amendment application, will not adversely affect the vehicular and pedestrian circulation, connectivity, landscaping and streetscape applicable to the area not incorporated into the amendment application, and will not increase the overall approved density/intensity for the development.

As always, I appreciate your attention to these matters. Please feel free to contact me if you should require further information or clarification of the request.

Very truly yours,

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



Inda E. Stagg  
Senior Land Use Planner

cc: Supervisor John W. Foust; Dranesville District  
Planning Commissioner Jay Donahue; Dranesville District  
Jay Johnson; Camden Summit Partnership, L.P.  
Martin D. Walsh

**CONSOLIDATED  
PROFFERS****Dulles Station  
PCA C-696-4**

April 26, 2002

Pursuant to Section 2-2303(a), *Code of Virginia*, 1950 as amended, and subject to the Board of Supervisors approval of the requested Proffered Condition Amendment on property identified as Tax Map 15-4 ((5)) 2-5, 7, 8 and 16-1 ((25)) 1 and 6 (hereinafter referred to as the "Property"), the Applicant and owners for themselves, their successors and assigns proffer that the development of the Property shall be subject to the following proffers, which shall supercede all previously approved proffers for the Property.

**I. GENERAL**

1. The Property shall be developed in accordance with the Conceptual Development Plan Amendment ("CDPA") and the Final Development Plan Amendment ("FDPA") prepared by Urban Engineering consisting of three sheets and six sheets respectively, dated January 6, 2000, as revised through August 18, 2000.
2. Minor modifications from the FDPA may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the FDPA without requiring approval of an amended FDPA provided such changes are in substantial conformance with the FDPA and neither increase the total square footage or total number of units nor decrease the amount of open space.
3. The Applicant has the option of requesting a Final Development Plan Amendment from the Planning Commission for all or a portion of the FDPA in accordance with provisions set forth in Section 16-402 of the Zoning Ordinance, if in conformance with the approved CDPA and proffers.
4. The maximum Floor Area Ratio (FAR) of the proposed development on the Property shall in no event exceed .99. However, individual Land Bays or building sites may exceed .99 FAR.
5. The maximum elevation of any building on the Property shall not exceed 550 feet above sea level subject to FAA approval. In the event that FAA approval is not received, the Applicant shall amend the building height to comply with FAA approval.
6. Throughout the planned development of the project, the Applicant shall be permitted

to provide surface parking for the required parking in those areas designated on the CDPA and FDPA for development, without obtaining a PCA or FDPA. Interim surface parking lots shall be landscaped in general conformance with the sample plan shown on Exhibit A.

7. The Applicant shall comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities for the residential uses. The Applicant proffers that the minimum expenditure for the recreational facilities shall be \$955.00 per residential unit. The Applicant shall receive credit for the on-site recreational facilities which shall include, but not be limited to, swimming pools, a community center with exercise facilities, outdoor seating areas, picnic areas, trails if not on Comprehensive Plan and grading and seeding of the soccer/ballfield referred to in Proffer IV-3d below. Notwithstanding that the FDPA includes three swimming pools, the Applicant reserves the right to construct additional swimming pools within the courtyards of the multi-family residential buildings.
8. The architectural elevations and design details shown on Sheet 5 submitted with the FDPA, are provided to illustrate the general scale, character, quality, design intent, and organization of the proposed development. The Applicant reserves the right to modify the elevations based on final architectural design. However, the architectural design and building materials of the office buildings and residential buildings shall be compatible to the other. Building materials shall include one or more of the following: masonry, stone, pre-cast concrete, stucco, metal panels and glass. Exposed permanent facades of parking structures shall be constructed of either stone, masonry or pre-cast concrete and shall be designed to be compatible with the facade treatments of the associated office buildings and/or residential buildings.
9. On-site amenities including street landscaping, lighting, paving materials and street furniture shall be consistent for the Property to ensure commonality and harmony in design. All outdoor and parking garage lighting shall be designed to satisfy the glare standards set forth in Part 9, Article 14 of the Zoning Ordinance.



10.

The Applicant shall provide retail, restaurant and service establishments as specified on attached Exhibit B entitled "Retail Plan".

- a. A minimum of 5,000 square feet of retail, restaurant and/or service uses shall be provided on the ground level of the southern corner of Building B. The retail, restaurant and/or service uses shall be located adjacent to the central spine road as depicted in Exhibit B and shall have direct public access and windows oriented toward the central spine road.

- b. A minimum of 6,000 square feet of retail, restaurant and/or service uses shall be provided on the ground level of the southern corner of Building D. The retail, restaurant and/or service uses shall be located adjacent to the central spine road as depicted in Exhibit B and shall have direct public access and windows oriented toward the central spine road.
- c. A minimum of 16,000 square feet of retail, restaurant and/or service uses shall be provided on the ground level of Buildings G. The retail, restaurant and/or service uses shall be located adjacent the central spine road as depicted in Exhibit B and shall have direct public access and windows oriented toward the central spine road.
-  d. A minimum of 15,000 square feet of retail, restaurant and/or service uses shall be provided at the ground level of Building H. The retail, restaurant and/or service uses shall be located adjacent the central spine road as depicted in Exhibit B and shall have direct public access and windows oriented toward the central spine road.
- e. A minimum of 8,000 square feet of retail, office, service and/or a combination of residential and office, residential and retail, or residential and service uses shall be designed and constructed on the ground level of Building I adjacent to the central spine road as depicted in Exhibit B and shall have direct public access and windows oriented toward the central spine road. This space shall be designed in accordance with this proffer and shall meet the appropriate building codes for non-residential uses. The Applicant shall retain a qualified commercial broker to market this space upon commencement of construction. If the retail, office, service and/or a combination of residential and office, residential and retail, or residential and service uses are not occupied within twelve months of issuance of the first Non-RUP or RUP for Building I, then temporary residential occupancy of this space may occur. However, prior to issuance of a RUP for this space, proof of best effort to lease this space for retail, office, service and/or a combination of residential and office, residential and retail, or residential and service uses shall be provided to the Director of the Planning and Zoning Department to demonstrate the failed attempts and within five years of issuance of the first RUP or Non-RUP for Building I, this area must be leased exclusively for retail, office, service and/or a combination of residential and office, residential and retail, or residential and service uses.
- f. A minimum of 8,000 square feet of retail, office, service uses and/or a combination of residential and office, residential and retail, or residential and



# County of Fairfax, Virginia

## MEMORANDUM

DATE: January 12, 2012

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

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

**SUBJECT:** **Environmental Assessment:**  
PCA-C-696-08, Dulles Station Building H

The memorandum, prepared by Scott Brown, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the requested proffer condition amendment dated October 21, 2011. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

### DESCRIPTION OF THE APPLICATION

The applicant, Camden Summit Partnership, L.P., requests a proffered condition amendment (PCA) to the approved PCA-C-696 and by reference to PCA-C-696-4. The subject of the PCA is Building H, located on tax map parcel 15-4 ((5))-7A1, a 2.61 acre property fronting Dulles Station Boulevard in the Dranesville supervisor district. Building H, a 220,000 square foot multi-family residential building with a ground floor retail shell was constructed in 2008.

Proffer 10d of the approved RZ/PCA states that a minimum of 15,000 sf of the building's ground level would be provided as space for retail, restaurant, and/or service uses. The applicant states they have been unable to lease the commercial space and requests a proffer amendment to allow the conversion of a portion or all of this space to be converted to permanent residential use.

No other changes to the subject property's previously approved applications are proposed at this time.

Department of Planning and Zoning  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5509  
Phone 703-324-1380  
Fax 703-324-3056  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



## **COMPREHENSIVE PLAN CITATIONS:**

### **Land Use**

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

Fairfax County Comprehensive Plan, 2011 Edition, Area III, Dulles Suburban Center Land Unit Recommendations, Land Unit A as amended through March 9, 2010, pages 55-62.

### “Land Use

#### **Core Area Recommendations**

Higher intensity development, envisioned as being served by Metrorail, is an appropriate option within Land Unit A. The higher intensities allowed by this option are only appropriate once construction of the rail extension in the vicinity of this transit station area has been fully funded for the rail phase. The evaluation of development proposals under this option will be based on the degree to which the following criteria are met:

1. One transit-oriented core should be developed on land that is generally within one-quarter mile of the future transit station. The core of Land Unit A should provide a focal point for development in this land unit.
2. High density residential use should be developed as integral elements of the core. Residential projects should be developed adjacent to the commercial uses, and should help transition into medium density uses away from the core.
3. Land uses supporting day and nighttime activities in the core should be encouraged.
4. Consolidation of parcels or integrated development should be achieved to provide high quality development.
5. Merrybrook Run should be preserved as an integrated element of the Dulles Greenway Open Space system. It should function as a linear park. It may include water features and trails that facilitate pedestrian traffic through the land unit, and which link to the countywide trail system.
6. Supporting retail should be developed as integral elements of developments within the land unit.
7. High urban design standards should be achieved, to include high quality architecture, landscaping and buffering, both internally and along peripheries. Visually attractive streetscapes and other amenities should be provided. Parking facilities should be well screened and buffered.
8. Pedestrian connections between all developments, transit stations and other transit access points should be provided.

9. Provisions for a transit system, including rights-of-way, station(s) and stops, with originating terminus integrated with the DAAR Transit Station, should be made, once a general alignment for a rail transit system has been determined.
10. Development should be phased to transportation system capacity.
11. Land should be allocated for rail transit facilities.

Under this option, mixed-use development, centered around the transit station, is planned to help support the transit system through increased ridership. Within a one-quarter mile radius of the transit station platform, an intensity of 1.5 FAR for mixed-use projects (including office, multi-family residential and support retail) is appropriate. Within a one-half mile radius of the transit station platform, an intensity of 1.25 FAR for mixed-use projects is appropriate. Office use is limited to a .75 FAR under this option. Hotel uses are encouraged. . .”

### **Land Use Analysis**

The applicant requests a change to proffer 10d which sets a minimum of 15,000 square feet of commercial space on the ground level of Building H. The proposed change by the applicant would allow a conversion of the space permanently to residential use. The existing proffer and the applicant’s proposed changes are below (additional language is underlined):

“10. The Applicant shall provide retail, restaurant and service establishments as specified on attached Exhibit B entitled “Retail Plan”...

..d. A minimum of 15,000 square feet of retail, restaurant and/or service uses shall be provided at the ground level of Building H. The retail, restaurant and/or service uses shall be located adjacent the central spine road as depicted in Exhibit B and shall have direct public access and windows oriented toward the central spine road. This retail, restaurant and/or service use space shall be designed in accordance with this proffer and shall meet the appropriate building codes for non-residential uses. The Applicant shall retain a qualified commercial broker to market this space upon commencement of construction.

As an option, if the retail, office, service and/or a combination of residential and office, residential and retail, or residential and service uses are not occupied within twelve months of issuance of the first non-RUP or RUP for Building H, then regardless of the graphic presented as Exhibit B, permanent residential occupancy of this space may occur.”

The conversion of this retail space to residential is not contrary to the Land Unit A recommendations. The Land Unit recommendations call for residential buildings to be developed adjacent to commercial uses and that supporting retail uses should be developed as integral elements of developments within the land unit; however, there are no specific recommendations for integrating multiple uses within individual buildings. Building H is part of

the greater Dulles Station development of 12 buildings with 2,715,000 square feet of mixed-use development that includes residential, retail and office uses all within close proximity.

The proposed conversion does not exceed the permitted amount of residential units. The applicant was previously permitted to construct 200 residential units in this building but currently provides only 155 units.

Planning staff recommends that the proffer amendment allows flexibility of use in the ground floor of Building H rather than the permanent conversion to residential units. Building H's location on a traffic circle on the main spine of Dulles Station (Dulles Station Blvd.) is ideally suited to ground floor retail use. It would also mirror the building on the opposite side of the street which is also multifamily residential with an existing restaurant on the ground floor facing the traffic circle. The flexibility to convert back to retail space, especially once the Route 28 Dulles Metrorail station is opened and the Dulles Station development nears completion, should be preserved to provide for what hopefully would be an increased demand for retail services. Revisions to the subject proffer should reflect a flexibility to allow the ground floor to be converted to temporary residential with the expectation that the space would be converted back to retail use as the market allows.

DPZ staff is continuing to negotiate with the applicant on the exact proffer language to reflect the above and determine an appropriate timeline for the conversion of temporary residential back to retail use.

PGN/STB



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** January 19, 2012

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

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

**FILE:** 3-4 (RZ C-696)

**SUBJECT:** Transportation Impact

**REFERENCE:** PCA C-696-08; Dulles Station at Dulles Corner  
Traffic Zone: 1731  
Land Identification Map: 15-4 ((5)) 7A1

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. Our comments are based on the submitted PCA justification, regarding revised proffer language to permit an all-residential use for the site's Building H in lieu of a portion of building H for commercial use.

This department does not object to the proposed amended proffer language and mentions the following:

- It is desirable for the revised proffer language to provide for both the residential and commercial options for the approved commercial square footage of Building H, as a future rail station is planned near the site.
- The Applicant should carry forward all other previously approved transportation proffers.
- VDOT requests the Applicant to submit a signal warrant study for the intersection of Sunrise Valley Drive and Sayward Boulevard.

AKR;ak W:PCA-C-696DullesStation

Fairfax County Department of Transportation  
12055 Government Center Parkway, Suite 1034  
Fairfax, VA 22035-5500  
Phone: (703) 324-1100 TTY: (703) 324-1102  
Fax: (703) 324 1450  
[www.fairfaxcounty.gov/fcdot](http://www.fairfaxcounty.gov/fcdot)





# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive  
Fairfax, VA 22030

GREGORY A. WHIRLEY  
COMMISSIONER

January 17, 2012

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

**From:** Noreen H. Maloney  
Virginia Department of Transportation – Land Development Section

**Subject:** PCA C-696-08, Dulles Station

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed the subject application and offers the following comment.

Per a previously approved Proffer, the applicant should submit a signal warrant study for the intersection of Sunrise Valley Drive/Sayward Boulevard.



Department of Facilities and Transportation Services

FAIRFAX COUNTY  
PUBLIC SCHOOLS

Office of Facilities Planning Services  
8115 Gatehouse Road, Suite 3300  
Falls Church, Virginia 22042

February 9, 2012

**TO:** Billy O'Donnell, Senior Planner  
Fairfax County Department of Planning & Zoning  
Zoning Evaluation Division

**FROM:** Denise M. James, Director  
Office of Facilities Planning Services

**SUBJECT:** PCA C-696-08, Dulles Station, Building H

**ACREAGE:** 2.61 acres

**TAX MAP:** 15-4 ((5)) 7A1

**PROPOSAL:** Partial proffer condition amendment (PCA) to permit residential use in lieu of previously approved commercial use

*AD FOR DENISE JAMES.*

**COMMENTS:** The PCA is within the school attendance area for Coates Elementary, Carson Middle, and Westfield High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity	Enrollment (9/30/11)	2012-2013 Projected Enrollment	Capacity Balance 2012-2013	2016-17 Projected Enrollment	Capacity Balance 2016-17
Coates ES	762	716	793	-31	907	-145
Carson MS	1350	1351	1355	-5	1479	-129
Westfield HS	2772	2805	2845	-73	2914	-142

Capacity and enrollment are based on the FCPS FY 2013-17 CIP

The school capacity chart above shows a snapshot in time for student enrollment and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2016-17 and are updated annually. At this time, all of the schools serving this development are over capacity. If development occurs within the next six years, these schools are projected to remain over capacity. Additional students generated from this development will increase the capacity deficit at the schools.

The PCA application proposes to replace 15,000 square feet of commercial use with residential use in the lower level of Building H of the Dulles Station development to make an all residential use building. The change of use from commercial to residential would equate to approximately 15 multi-family units.

Based on the number of residential units, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

School level	Mid/highrise MF ratio	Proposed # of units	Student yield
Elementary	.047	15	1
Middle	.013	15	0
High	.027	15	0
<b>1 Total</b>			

**SUGGESTED PROFFER CONTRIBUTION:**

The application is anticipated to yield 1 new student. Based on the approved Residential Development Criteria, the student generated would justify a proffer contribution of \$9,378 (1 student x \$9,378) in order to address capital improvements for the receiving schools.

Given that the schools serving this development are located in Cluster VIII, it is recommended that the proffer contribution be directed for use at schools within Cluster VIII at the time of site plan or building permit approval. A proffer contribution at the time of occupancy is not recommended.

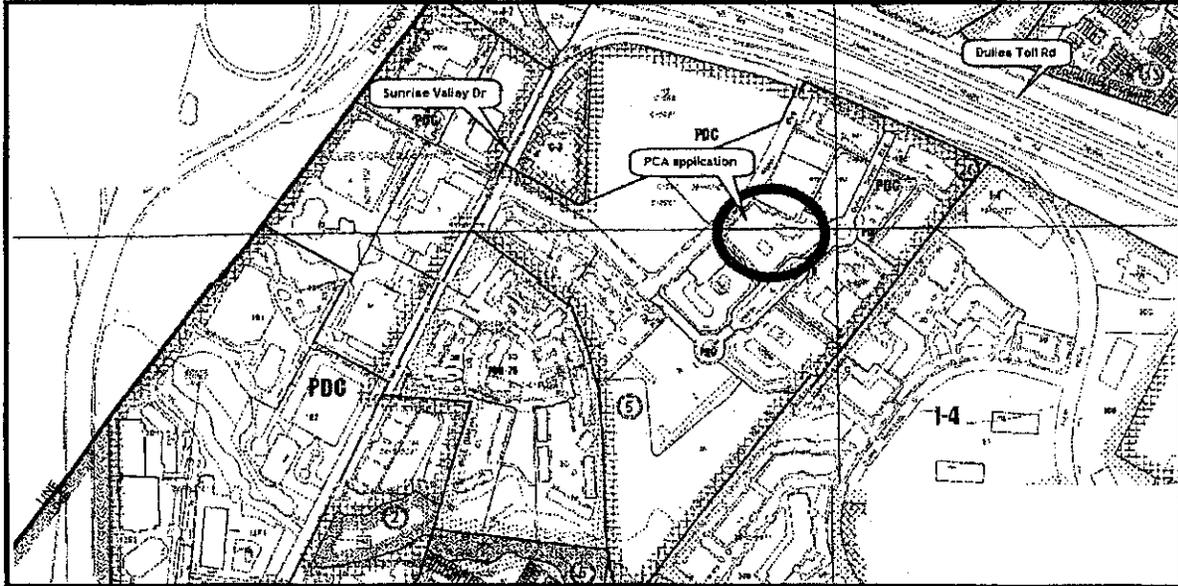
It is also recommended that notification be given to FCPS when construction is anticipated to commence. This will assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.

DMJ/mat

Attachment: Locator Map

cc: Jane Strauss, School Board, Chairman, Dranesville District  
Ilryong Moon, School Board, At-Large  
Ryan McElveen, School Board, At-Large  
Ted Velkoff, School Board, At-Large  
Dean Tistadt, Chief Operating Officer  
Fabio Zuluaga, Cluster VIII, Assistant Superintendent  
Karen Siple, Principal, Lutie Lewis Coates Elementary School  
August Frattali, Principal, Rachel Carson Middle School  
Tim Thomas, Principal, Westfield High School

Fairfax County Public Schools  
Office of Facilities Planning Services



## PLANNED DEVELOPMENT DISTRICT REGULATIONS

**PART 2 6-200 PDC PLANNED DEVELOPMENT COMMERCIAL DISTRICT****6-201 Purpose and Intent**

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

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

**6-202 Principal Uses Permitted**

The following principal uses shall be permitted subject to the approval of a final development plan prepared in accordance with the provisions of Article 16, and subject to the use limitations set forth in Sect. 206 below.

1. Business service and supply service establishments.
2. Eating establishments.
3. Establishments for scientific research, development and training where assembly, integration and testing of products in a completely enclosed building is incidental to the principal use of scientific research, development and training.
4. Exposition halls and facilities to house cultural or civic events or conventions of political, industrial, fraternal or similar associations, with a minimum gross floor area of 100,000 square feet.
5. Financial institutions.
6. Garment cleaning establishments.
7. Hotels, motels.
8. Offices.
9. Personal service establishments.
10. Public uses.
11. Repair service establishments.
12. Retail sales establishments.
13. Theatres.

## 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
DU/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		