



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

March 19, 2012

Mr. David T. McElhaney
Urban Ltd.
7712 Little River Turnpike
Annandale, VA 22003

Re: Interpretation for PCA 80-L-004, Loisdale Business Center, Tax Map 90-4 ((1)) 3: Site Layout, Parking, Stormwater Management and Architecture

Dear Mr. McElhaney:

This is in response to your letters dated October 6, 2011 and March 12, 2012 (attached), requesting an interpretation of the proffers and Generalized Development Plan (GDP) accepted by the Board of Supervisors in conjunction with the approval of PCA 80-L-004. As I understand it, the question is whether the proposed modifications to the site layout, parking, stormwater management and architecture would be in substantial conformance with the proffers and the GDP. This determination is based on your letters and submitted exhibits which consist of the proposed revised site layout titled Loisdale Business Center prepared by Urban Limited dated March 12, 2012 and schematic architectural elevations prepared by the M Group and dated August 26, 2011.

PCA 80-L-004 was approved by the Board of Supervisors, subject to proffers, on April 27, 2009, to amend RZ 80-L-004 previously approved for commercial development to revise the proffers and the site design to permit the construction of a two-story office building containing 59,476 square feet at a maximum floor area ratio (FAR) of 0.50 in the C-2 Zoning District. As shown on the approved GDP, the site entrance was to be centered along the Loisdale Road frontage of the property, the building included an underground garage accessed from the front of the building, and a total of 196 parking spaces were provided (174 in the garage and 22 surface spaces in front of the building). Two stormwater management infiltration areas were depicted at the southern end of site, noted on Sheet 7 of the GDP to achieve 60.6% phosphorous removal for the entire site. A loading space and dumpster were depicted at the front of the site near the southwestern corner of the building. The approved open space was 40% and the maximum building height was 40 feet. The architectural elevations depicted a two-story building with a flat roof and a raised domelike structure above the atrium. The building façade was indicated to be comprised of glass and masonry materials.

You indicate that the subject property (Lot 3) and two adjacent properties to the south (Tax Map 90-4 ((1)) 4 and 5) were recently purchased by a new owner who seeks to develop an integrated two-building office project with complementary access and building architecture on the consolidated parcels. As a result, several modifications are proposed to the zoning approval for Loisdale Business Center. Each of these modifications is discussed below.

- Entrance Location. The main site entrance is proposed to be shifted from the middle of the site frontage to the southern end of the site frontage.
- Garage Entrance. The parking garage entrance is proposed to be relocated from the front to the rear of the office building.

- Parking. Total parking is proposed to be reduced from 196 to 179 spaces, given that 5,750 square feet of cellar space originally proposed would not be constructed. The garage parking would be decreased from 174 to 160 parking spaces and surface parking would be reduced from 22 to 19 parking spaces.
- Stormwater Management. One infiltration facility is proposed, instead of two, and would be located on the southern side of the office building. At the rear of the site, 0.47 acres are proposed to be designated as a conservation easement area to meet the Best Management Practices (BMP) requirements for the site.
- Loading/Dumpster. The loading space and dumpster are proposed to be relocated from the front of the site to the southeastern corner of the site.
- Open Space. The proposed site modifications result in an increase in open space from 40% to 41%.
- Architecture. The architectural elevations depict the building without the raised domelike structure above the atrium. Glass and masonry materials would still be used for the façade of the building.

It is my determination that the proposed modifications to the site layout (entrance, garage, loading, dumpster), parking, stormwater management and architecture would be in substantial conformance with the proffers and the GDP, provided that all other proffer commitments continue to be met, and subject to approval by the Department of Public Works and Environmental Services (DPWES). Given that PCA 80-L-004 only governs Lot 3, it does not ensure that the proposed consolidation will occur, or that the by-right portion of the consolidation will be developed as proposed. As such, it is essential to maintain compliance with the PCA proffers and GDP in the context of both the consolidation and independent of the consolidation. Therefore, in the event that the proposed two building office project is submitted as a consolidated site plan, separate tabulations shall be included in the site plan for the property subject to PCA 80-L-004 to demonstrate compliance with the proffers and the GDP.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator and only addresses the issues discussed herein. If you have any questions regarding this interpretation, please feel free to contact Kelli-Mae Goddard-Sobers at (703) 324-1290.

Sincerely,



Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

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Attachments: A/S

cc: Jeffrey C. McKay, Supervisor, Lee District
James Migliaccio, Planning Commissioner, Lee District
Diane Johnson-Quinn, Deputy Zoning Administrator, ZAD, DPZ
Ken Williams, Plan Control, Land Development Services, DPWES
Kevin J. Guinaw, Chief, Special Projects/Applications Management, ZED, DPZ
File: PCA 80-L-004, PI 11 01 109, Imaging, Reading File

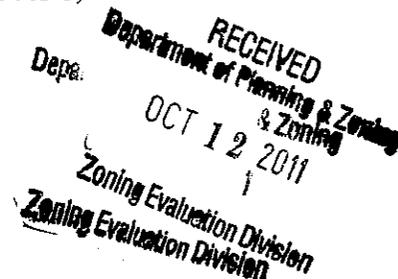


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October 6, 2011

Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509



Re: Determination Request for PCA 80-L-004
Loisdale Business Center
(Tax Map 90-4-((01)) Parcel 3)

Dear Ms. Berlin:

We are respectfully requesting a determination that the proposed layout (attached hereto) is in substantial conformance with PCA 80-L-004 which was approved by the Board of Supervisors on April 27, 2009. The following is justification supporting this request:

- The subject property is planned to be developed in conjunction with the properties immediately to the south (Tax Map 90-4-((01)) Parcels 4 & 5). The subject property and those adjacent southern properties were recently purchased and are now owned by Scannell Properties. Their intent is to develop an integrated two-building office project with complementary building architecture. The two-building project will be known as Loisdale Business Center, with the North Building located on Parcel 3 and the South Building located on Parcels 4 & 5. The site infrastructure improvements are proposed to optimally serve both properties as explained in this letter.
- The proposed building setbacks from the perimeter property lines meet or exceed those shown on the approved Generalized Development Plan (GDP).
- The proposed building Gross Floor Area is a maximum of 59,476 square feet of office and 5,750 square feet of cellar which matches the development program specified in Proffer 3.
- The proposed building height will not exceed 40 feet and will consist of two stories of office space and underground parking in accordance with Proffer 4.
- Parking for the proposed North Building will be provided by the underground parking structure and by surface lots on both Parcels 3 & 4. The number of spaces will meet or exceed the requirements of Article 11 of the Zoning Ordinance.



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- Stormwater Management (SWM) and Best Management Practices (BMP's) will be provided for both sites utilizing structural facilities located under the proposed parking lot on the eastern portion of Parcel 4. This approach will provide for more efficient and effective SWM/BMP measures for both sites. A SWM Agreement will be executed at the time of the South Building Site Plan approval which will establish maintenance requirements for the owner and ensure that the facilities will also serve the North Building.
- The North Building architecture and building materials will be in general conformance with the elevations shown on Sheet 10 of the GDP. The architecture for the South Building will complement the North Building. Proposed architectural elevations have been provided for your reference. Please note that the loading and garage entrances have been relocated to the side and rear of the building respectively, to improve the front building elevation appearance and to improve vehicular circulation.
- The proposed limits of clearing and grading will adhere to the approved GDP. Due to the relocated garage entry at the rear of the building, it will be necessary to construct a retaining wall to preserve trees in this area.
- An outdoor patio is proposed at the rear of the building consistent with the approved GDP. In addition, a central, landscaped area has been provided between the two buildings.
- The proposed open space on the North Building property is approximately 45% which exceeds the proposed open space requirement of 40%.
- The dumpster pad and loading areas have been moved to hide them from public view from Loisdale Road and to accommodate the central entry drive serving both buildings.
- The central entry will facilitate safe and efficient vehicular circulation to both parcels and will provide a common entrance from Loisdale Road. VDOT has indicated that access by means of the shared entrance is preferable to multiple, separate entrances serving each property. Subject to VDOT approval, left and right turn lanes will be provided on Loisdale Road at the central entrance location. A right-in/right-out entrance is proposed at the northern end of the property which also eliminates the dead end parking configuration on the original plan. In addition, interparcel access is proposed to the south which connects to a proffered travelway to be constructed by the Jennings Business Park.



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- Loisdale Road will be improved and a major trail constructed along the property frontage consistent with the approved Proffers.

Based on the foregoing, we feel that the proposed site layout for the subject property is not only in substantial conformance with PCA 80-L-004, but also provides a number of significant improvements as a result of integrated development with the South Building site.

Included with this letter are the following items for your consideration:

- Proposed Site Layout
- Proposed Schematic Architectural Elevations
- Approved Loisdale Business Center Generalized Development Plan
- Approved Loisdale Business Center Proffer Statement, PCA 80-L-004

Should you need any additional information or have any questions, please contact me at 703-642-8080 or at dmcelhaney@urban-ltd.com. We look forward to your favorable response.

Sincerely,
Urban, Ltd.

David T. McElhaney, P.E.
Principal

cc: St. Clair Williams, Zoning Evaluation, DPZ



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March 12, 2012

Kelli Goddard-Sobers, Planner II
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

Re: Supplemental Information for Determination Request for PCA 80-L-004
(originally submitted 10/6/11)
Loisdale Business Center
Tax Map 90-4-((1)) Parcel 3

Dear Ms. Goddard-Sobers,

As requested, I'm providing an updated Cadd exhibit that reflects the layout identified on the Alt "A" sketch provided to you on February 10, 2012. As we have previously discussed, the surface parking lot will have 19 surface spaces and the parking garage will have 160 spaces for a total of 179 which meets the requirements of a 59,476 GFA building as approved on the rezoning plan. Please note that there was an error on the rezoning plan that computed required parking spaces for the 5,750 sf of the parking garage described as "cellar". The computations were incorrectly computing the parking requirement based on a portion of the parking garage. We are not proposing a cellar and are providing parking based on the proposed GFA of 59,476.

The proposed open space is 41% with the attached plan which exceeds the 40% identified on the zoning plan.

The phosphorous removal efficiency will be approximately 58% which will be achieved with the use of a bioretention facility and conservation easements. It is noted that the Site Plan associated with the rezoning plan was reviewed and recommended for approval with a removal rate of 58.4%.

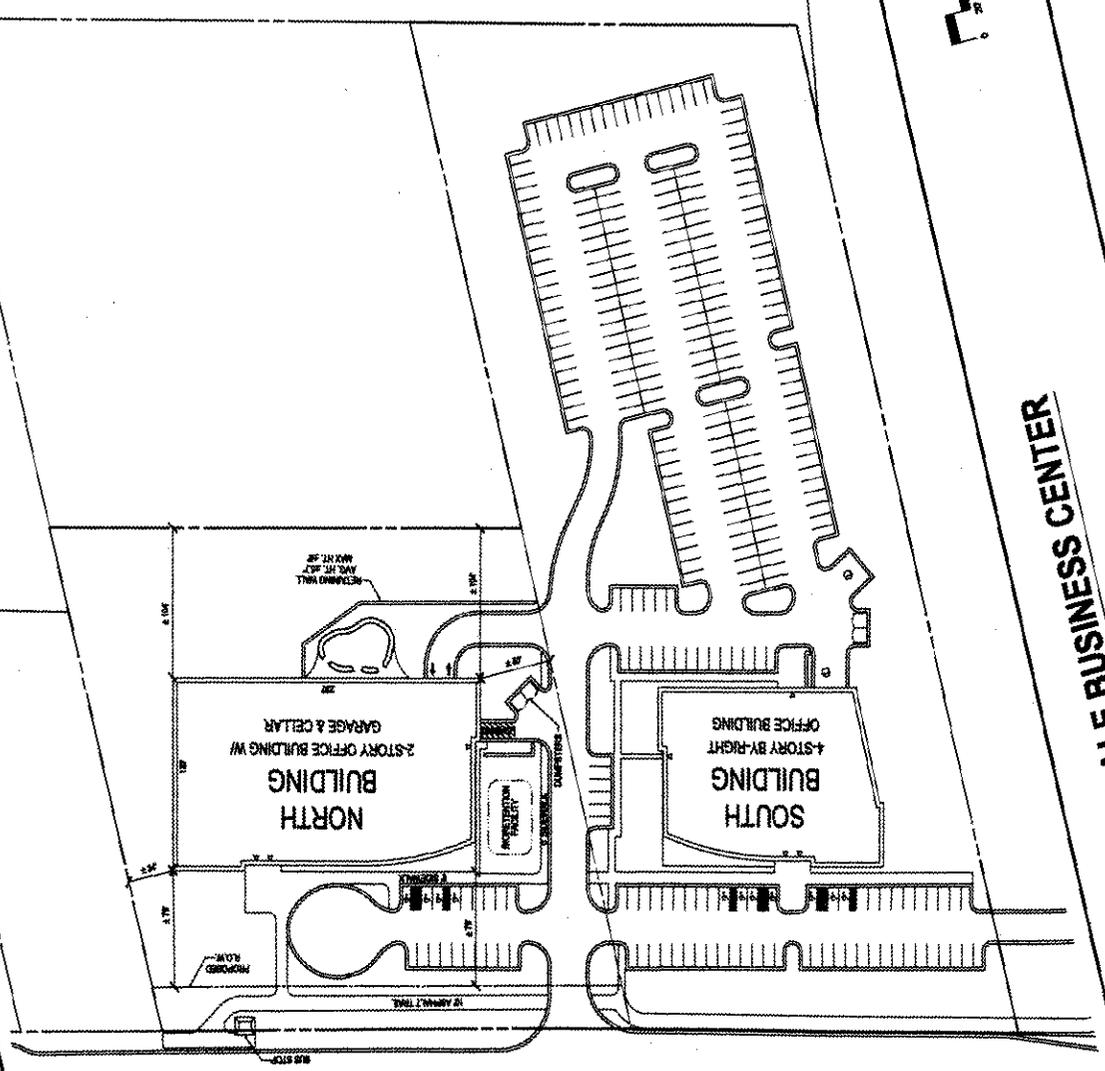
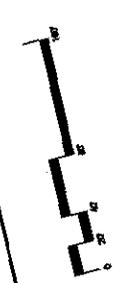
With this additional information, we are hopeful that our determination request can now be approved.

Should you need any additional information or have any question, please contact me at 703-642-8080.

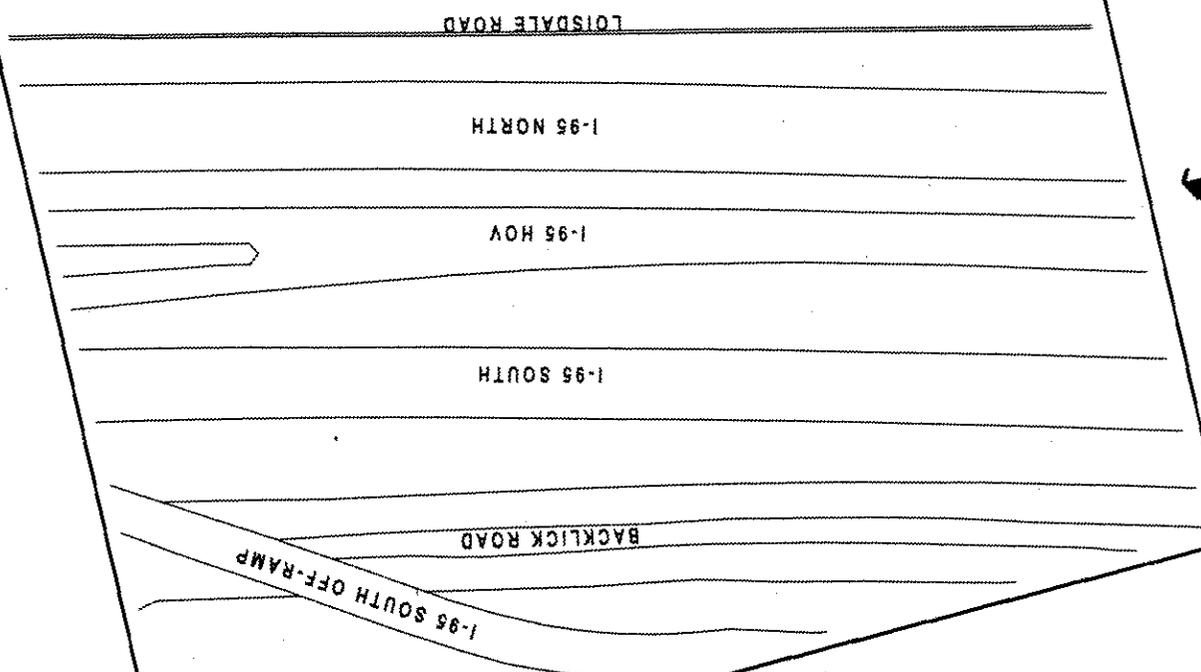
Sincerely,
Urban, Ltd.

David T. McElhaney, P.E.
Principal

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Department of Planning & Zoning
MAR 13 2012
Zoning Evaluation Division

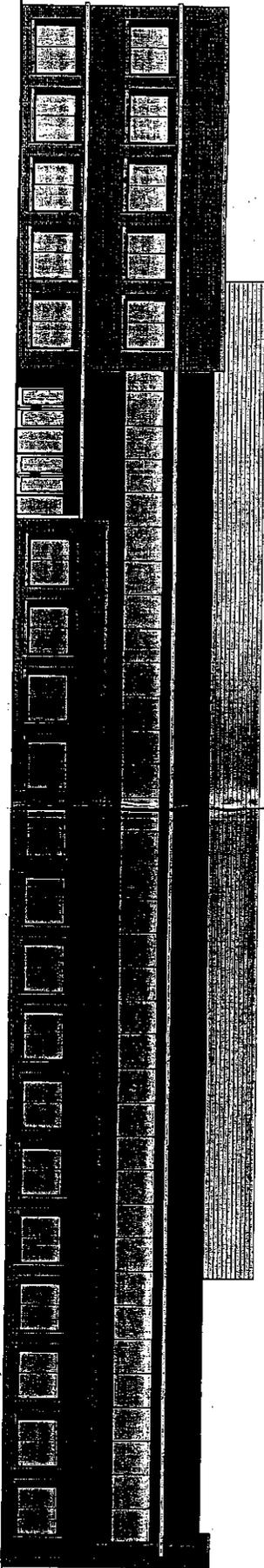


LOISDALE BUSINESS CENTER
Fisher County, Virginia



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 **SCANNELL**
PROPERTIES



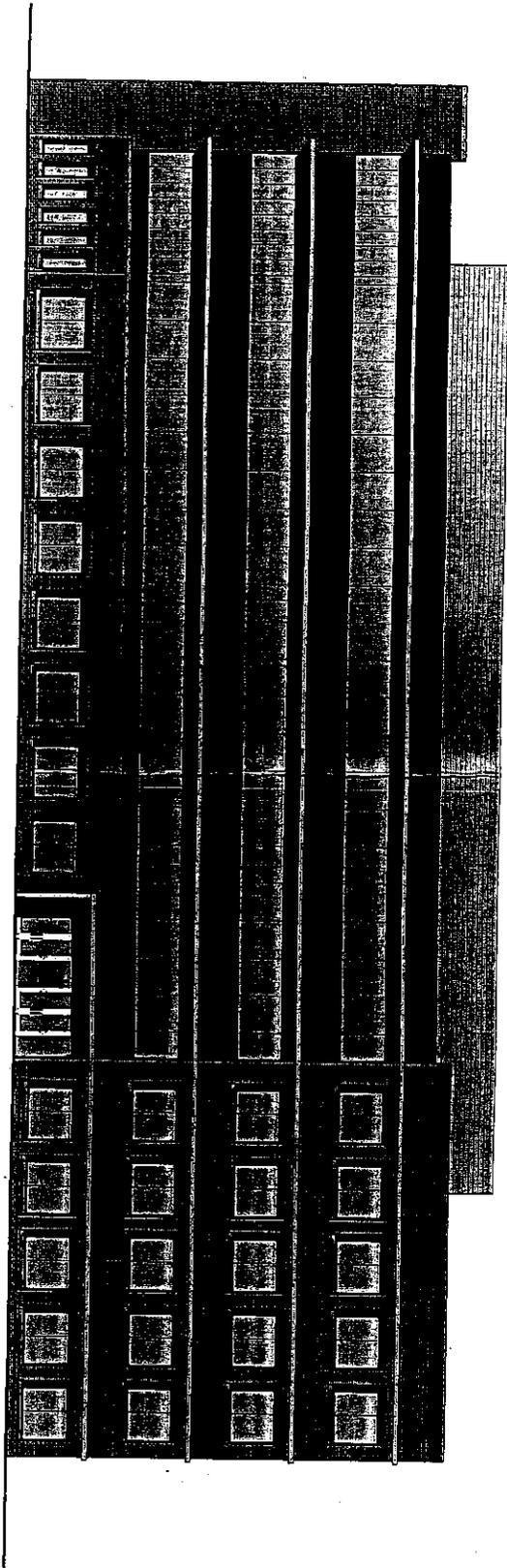
LOISDALE BUSINESS CENTER

Elevation Sketch - Study 1, Version 1

Date: 08.26.11



The M Group



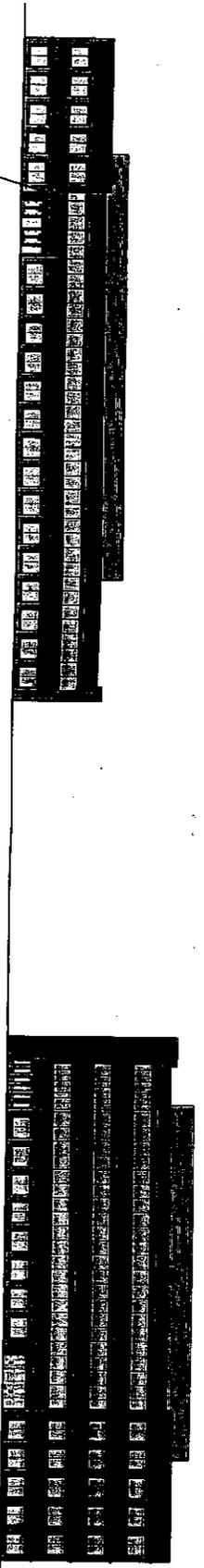
LOISDALE BUSINESS CENTER

Elevation Sketch - Study 1, Version 1

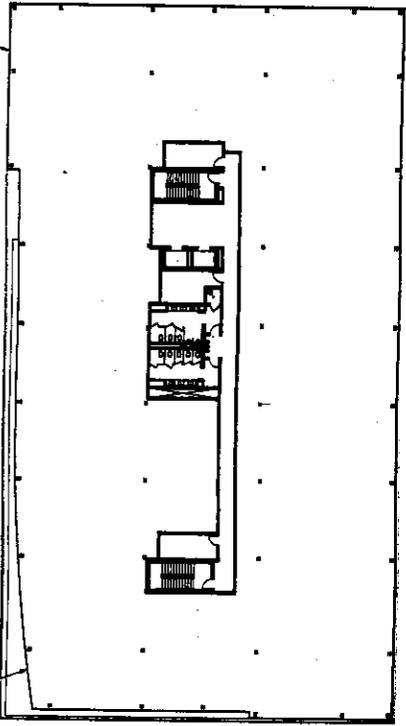
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The M Group

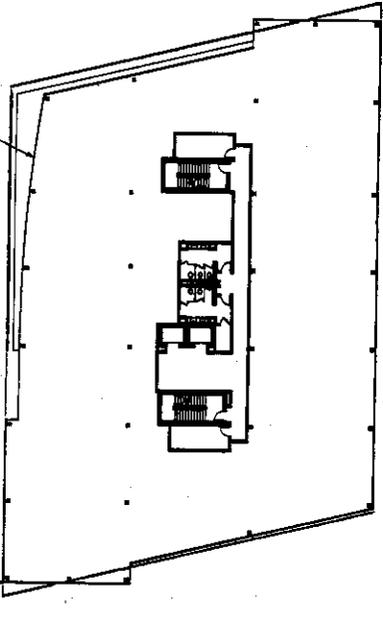


Use sunshades as accents and to define the building entry



Masonry Corner Bookends
 > Heavy masonry corners at both North and South building creates bookends that clearly tie the two buildings together visually and define boundaries of the site

TRAFFIC
 Buildings most visible in this direction



Subtle curve
 > opens up views to North Building, allows better visibility of North Building signage from Southbound 95
 > acknowledges the main drive between the buildings
 > creates another unifying design element

Most Visible Portion of Site from 95
 > emphasizes the vertical with proportions of masonry / openings
 > use deep set windows to create a sense of heaviness
 > mass, material, and deep shadows will create a foundation and a unifying feature

LOISDALE BUSINESS CENTER

Elevation Sketch - Study 1, Version 1

Date: 08.26.11

