



FAIRFAX COUNTY

APPLICATION FILED: March 24, 1999
APPLICATION AMENDED: May 4, 1999
PLANNING COMMISSION: July 21, 1999
BOARD OF SUPERVISORS: July 26, 1999 @ 4:30 PM

V I R G I N I A

July 8, 1999

STAFF REPORT

APPLICATIONS RZ 1999-SU-018
(Concurrent with PCA 94-Y-033 and SEA 94-Y-038
which are addressed in a separate Staff Report)

SULLY DISTRICT

APPLICANT:	West Group Management LLC
PRESENT ZONING:	C-8, WS, AN
PROPOSED ZONING:	I-5, WS, AN
PARCEL(S):	33-2 ((1)) 6A, pt. 33-4 ((1)) 3, pt.
ACREAGE:	50.6 acres
FAR:	0.35
OPEN SPACE:	20%
PLAN MAP:	Industrial Uses
PROPOSAL:	To Rezone 50.6 acres severed from Zoning Application 94-Y-033 to permit development of a Business Park for industrial, industrial/flex and/or office uses.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 1999-SU-018 subject to the execution of proffers consistent with those contained in Appendix 1 and Board of Supervisors approval of PCA 94-Y-033.

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

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



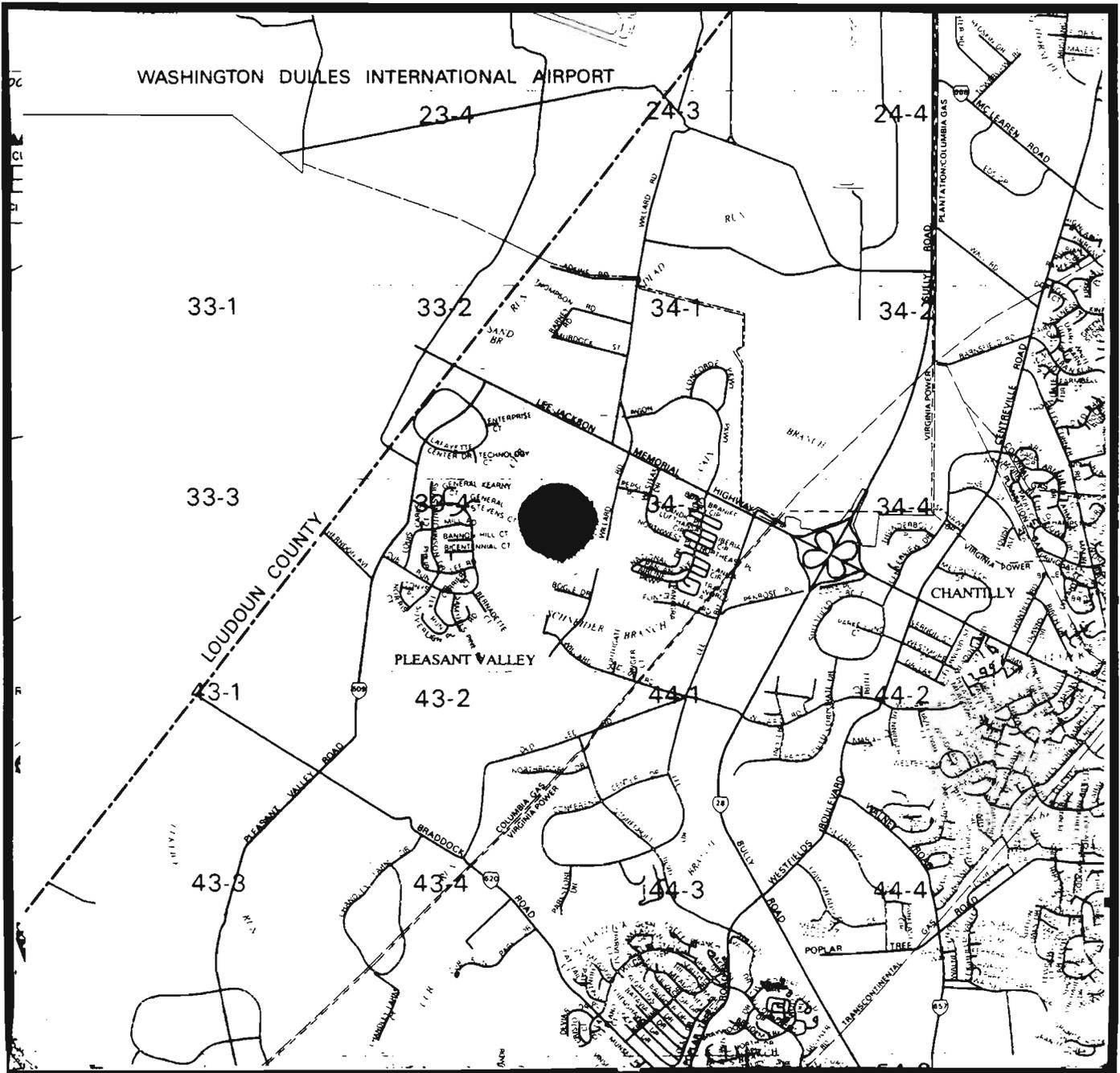
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

REZONING APPLICATION

RZ 1999-SU-018

WEST GROUP MANAGEMENT LLC

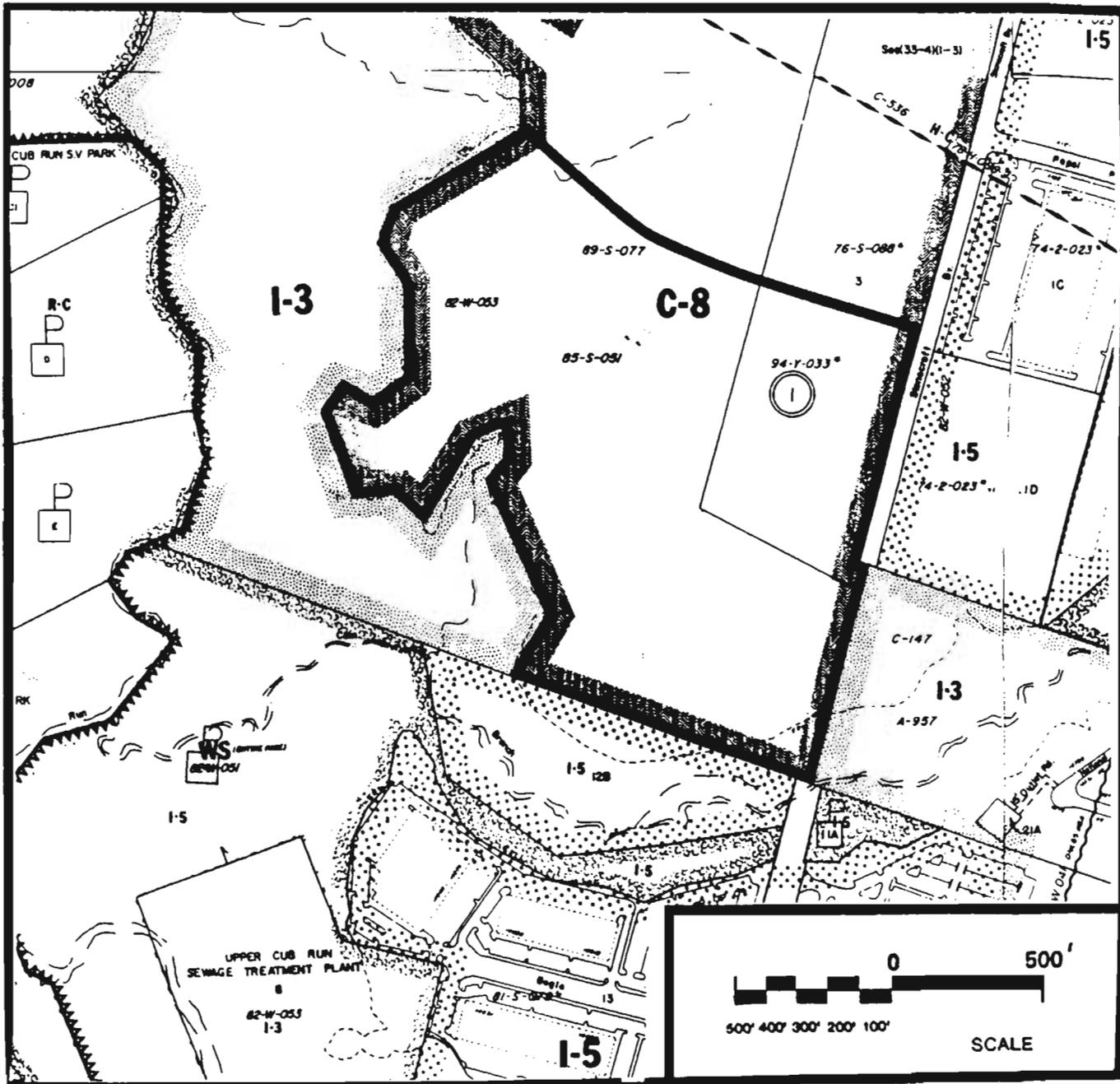
FILED 03/24/99 TO REZONE: 50.60 ACRES OF LAND; DISTRICT - SULLY
AMENDED 5/4/99 PROPOSED: REZONE FROM THE C-8 DISTRICT TO THE I-5 DISTRICT
 TO PERMIT INDUSTRIAL DEVELOPMENT
 LOCATED: W. SIDE OF STONECROFT BOULEVARD
 APPROXIMATELY 1,500 FT. SOUTH OF LEE
 JACKSON MEMORIAL HIGHWAY
 ZONING: C- 8
 TO: I- 5
 OVERLAY DISTRICT(S): AN WS
 MAP REF 033-2- /01/ /0006-A P
 033-4- /01/ /0003- P



REZONING APPLICATION

RZ 1999-SU-018

WEST GROUP MANAGEMENT LLC
 FILED 03/24/99 TO REZONE: 50.60 ACRES OF LAND; DISTRICT - SULLY
 AMENDED 5/4/99 PROPOSED: REZONE FROM THE C-8 DISTRICT TO THE I-5 DISTRICT
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 TO: I- 5
 OVERLAY DISTRICT(S): AN WS
 MAP REF 033-2- /01/ /0006-A P
 033-4- /01/ /0003- P



REZONING APPLICATION PACKAGE

STONECROFT BUSINESS PARK

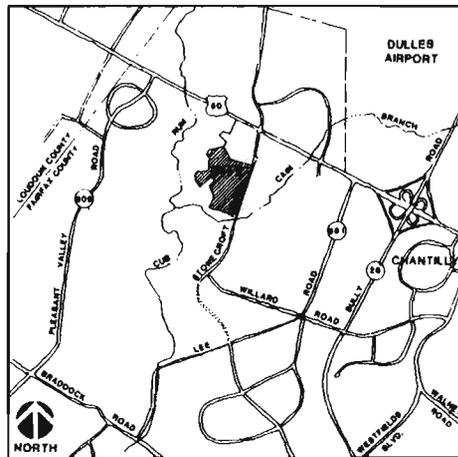
SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA MARCH, 1999

GENERAL NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS LOCATED ON FAIRFAX COUNTY ASSessor'S MAP NO. 31.2 WITH P.L. 6A AND MAP NO. 31.4 WITH P.L. 3 AND THE COMPASSES APPROXIMATELY 50.6 ACRES.
2. THIS GDP ACCOMPANIES A REZONING APPLICATION TO REZONE THE PROPERTY FROM THE C-1B DISTRICT TO THE I-5 DISTRICT.
3. THE TITLE OWNER OF THE SUBJECT PROPERTY IS AIR ASSOCIATES, INC. AS RECORDED APRIL 27, 1994 AMONG THE LAND RECORDS OF FAIRFAX COUNTY AT DEED BOOK 9996, PAGE 1705. THE APPLICANT/CONTRACT PURCHASER IS WEST * GROUP PROPERTIES, LLC.
4. BOUNDARY INFORMATION DEPICTED HEREON FROM A BOUNDARY SURVEY, PREPARED BY GREENHORNE & O'MARA, INC., DATED APRIL, 1994.
5. TOPOGRAPHIC INFORMATION DEPICTED HEREON IS FOOT CONTOUR INTERVALS FROM THE FAIRFAX COUNTY TOPOGRAPHIC SERIES WHICH IS COMPILED FROM AERIAL MAPPING.
6. (CHRYSLER) TITLE INSURANCE COMPANY PRELIMINARY COMMITMENT FOR TITLE NUMBER 18481003, WITH EFFECTIVE DATE OF JANUARY 24, 1994 WAS FURNISHED ENCUMBRANCES SINCE THAT DATE MAY NOT BE SHOWN. THE LOCATION OF EXISTING EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION AVAILABLE FROM DEEDS OF RECORD, FROM ACTUAL FIELD LOCATIONS AND FROM TITLE SEARCH.
7. ON-SITE SEWER/WATER INTENTION AS GENERALLY SHOWN HEREON IS BASED UPON PRELIMINARY ENGINEERING DESIGN BY GREENHORNE & O'MARA, INC. THE FINAL DETERMINATION AS TO THE TYPE (DRYWELL), LOCATION, AND SIZE OF FACILITIES PROVIDED SHALL BE MADE WITH FINAL ENGINEERING DESIGN.
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY CONNECTION TO THE EXISTING 8" (DN) 10" SANITARY SEWER LINE LOCATED IN STONECROFT BOULEVARD AND TO EITHER THE EXISTING 15" (DN) 10" TRUNK SEWER LOCATED SOUTH OF LAUREL BRANCH OR TO THE EXISTING 16" (DN) 10" TRUNK SEWER LOCATED WEST OF CLUB RUN. WATER SERVICE WILL BE PROVIDED BY CONNECTION TO THE EXISTING 12" WATER MAIN LOCATED IN STONECROFT BOULEVARD.
9. THE ACTUAL NUMBER OF PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
10. THE APPROXIMATE LIMITS OF THE 100 YEAR FLOODPLAIN FOR THIS SITE, AS SHOWN, ARE BASED ON U.S.G.S. FLOODPLAIN DELINEATION. NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) EXISTS ON THIS SITE. WHERE THE 100-YEAR FLOODPLAIN EXISTS ON-SITE IT SHALL BE PROTECTED WITH LIMITS OF CLEARING AND GRADING. EXCEPT THAT THE PROPOSED CONSTRUCTION OF ROADWAYS, UTILITIES, SEWER/WATER MANAGEMENT FACILITIES, TRAILS OR OTHER REQUIRED PUBLIC FACILITIES MAY BE LOCATED IN SUCH AREA SUBJECT TO APPLICABLE REGULATIONS.
11. NO KNOWN GRAVES EXIST ON THE SUBJECT PROPERTY.

PREPARED FOR:
WEST * GROUP MANAGEMENT LLC.
APPLICANT/CONTRACT PURCHASER

COVER SHEET	SHEET 1
GENERALIZED DEVELOPMENT PLAN	SHEET 2
ILLUSTRATIVE DEVELOPMENT PLAN	SHEET 3
CONCEPTUAL LANDSCAPE PLAN	SHEET 4
CONCEPTUAL LANDSCAPE PLAN	SHEET 5



VICINITY MAP
SCALE: 1" = 2,000'



SOILS MAP
SCALE: 1" = 500'

GENERAL NOTES

12. THE MAXIMUM F.A.R. FOR ALL NON-RESIDENTIAL USES ON-SITE SHALL NOT EXCEED 0.35 F.A.R., BASED ON THE EXISTING GROSS TRACT ACRES OF THE SUBJECT PROPERTY. PRIOR TO ANY POSSIBLE FUTURE DEDICATIONS, INDIVIDUAL SITES MAY DEVELOP AT F.A.R.'S WHICH EXCEED 0.35 F.A.R., BUT NO GREATER THAN 0.70 F.A.R., PROVIDED THAT THE CUMULATIVE F.A.R. FOR THE SUBJECT PROPERTY DOES NOT AT ANY TIME EXCEED 0.35 F.A.R. NOTHING HEREIN SHALL PRECLUDE THE APPLICANT OR ASSIGNS FROM ADDITIONAL F.A.R. IN ACCORDANCE WITH SECTION 9-6-18.
13. FINAL DEVELOPMENT DOCUMENTS ARE SUBJECT TO FINAL ENGINEERING DESIGN AND FAIRFAX COUNTY APPROVAL.
14. ANY BUILDING, FOOTPRINT SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL BUILDING FOOTPRINTS AND FINAL LOCATIONS AND FINAL INTERNAL ROAD ALIGNMENT MAY CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
15. FRONTAGE IMPROVEMENTS FOR THIS PROPERTY WILL BE PROVIDED, IN ACCORDANCE WITH APPLICANT'S PREFER STATEMENT.
16. DUE TO THE EXISTING TOPOGRAPHY AND LOW QUALITY VEGETATION ON THE PROPERTY, IT IS ANTICIPATED THAT THE ENTIRE SITE WILL BE CLEARED AND GRADED IN ORDER TO ACHIEVE OPTIMAL DEVELOPMENT. A MINIMUM OF 20% OPEN SPACE SHALL BE PROVIDED. THE OPEN SPACE MAY BE MORE OR LESS THAN 20% ON ANY PARCEL OR LOT, BUT NO LESS THAN 15%, AS LONG AS THE AGGREGATE FOR THE PROJECT IS EQUAL TO OR GREATER THAN 20%.
17. STATEMENT OF RELATIONSHIP TO THE COMPREHENSIVE PLAN SHALL BE SUBMITTED UNDER SEPARATE COVER.
18. THE DEVELOPMENT OF THE SUBJECT PROPERTY IS ANTICIPATED TO OCCUR IN THREE (3) OR MORE PHASES WITH INITIAL CONSTRUCTION AND SUBSEQUENT PHASING TO PROCEED COMMENSURATE WITH MARKET DEMAND.
19. HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 111.6.4, 302.4 AND 355, OR HAZARDOUS WASTES AS SET FORTH BY COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 8722-10-1, OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280, MAY BE UTILIZED AND/OR STORED ON-SITE.
20. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS. ANY VARIANCE, EXCEPTION OR VARIATION FOR THE SUBJECT PROPERTY IS SPECIFICALLY NOTED ON THIS PLAN, WITHIN THESE GENERAL NOTES OR WITHIN THE PREFER STATEMENT.
21. NO BUILDING HEIGHT SHALL EXCEED FOUR (4) STORES.
22. A WAIVER OF SECTION 9-0-11 AND 11.201, PARAGRAPH 10.B (SUBMISSION REQUIREMENTS) OF THE ZONING ORDINANCE, TO WAIVE THE REQUIREMENTS TO SHOW APPROXIMATE LOCATION AND DIMENSION OF ALL PROPOSED STRUCTURES AND USES IS HEREBY REQUESTED.
23. LANDSCAPING AND SEEDING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 11 UNLESS MODIFIED BY THE D.O.S. EXISTING VEGETATION WILL BE UTILIZED WHENEVER FINAL GRADING ALLOWS.

PREPARED BY:



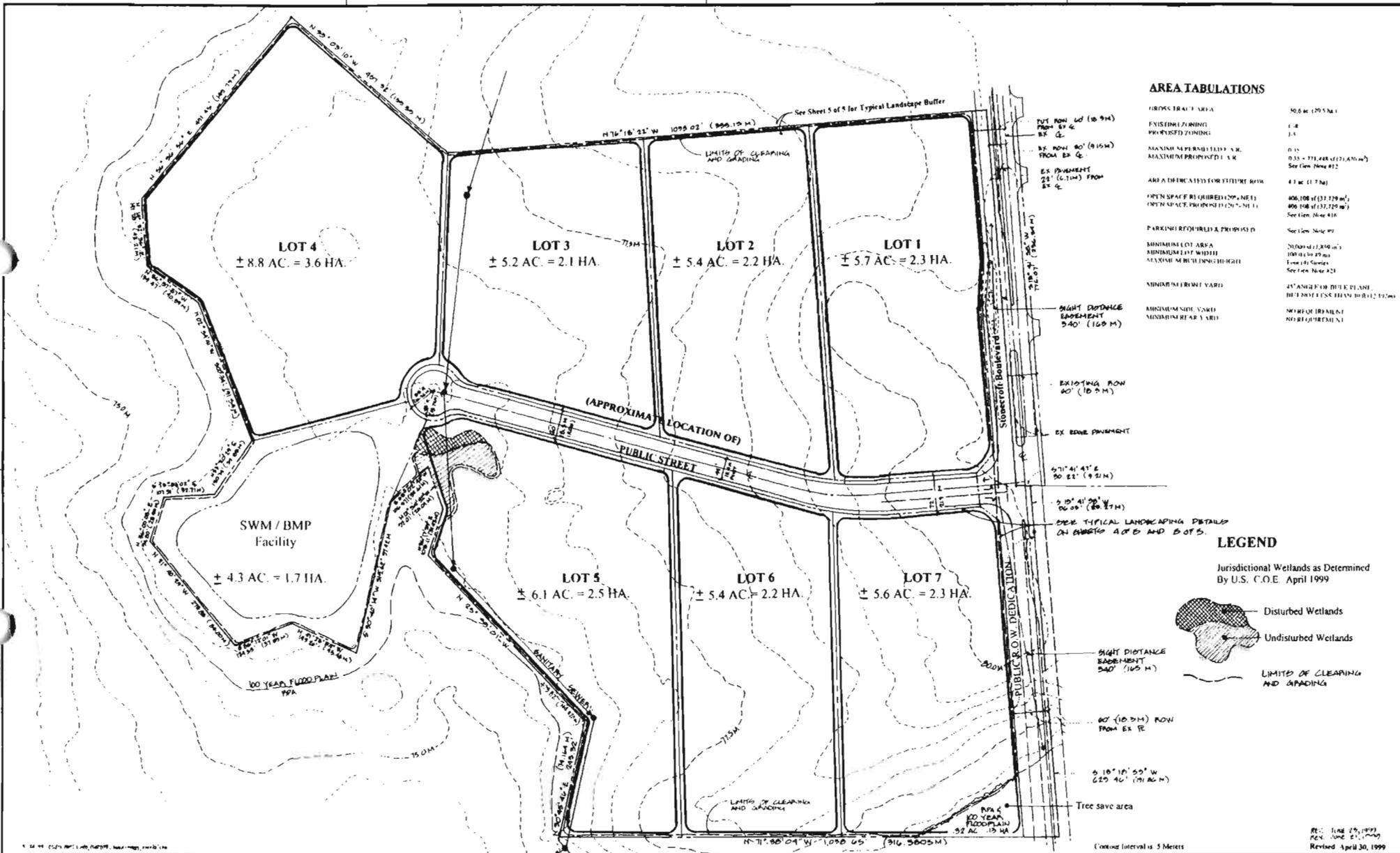
PLANNING • SITE ENGINEERING • TRANSPORTATION • ENVIRONMENTAL • SURVEYING/MAPPING
Greenhorne & O'Mara, Inc.
11211 WAPLES MILL ROAD
FAIRFAX, VIRGINIA 22030
(703) 433-9800

NUMBER OF SHEETS: 5 TOTAL SHEETS: 5 SHEET NO.: 1 OF 5 SHEET TITLE: REZONING APPLICATION PACKAGE

DATE: 05/03/99

PROJECT CONTACT: PAUL J. KRAUCUNAS, P.E.

REV: JUNE 23, 1999
REV: JUNE 21, 1999
REVISED MAY 3, 1999
SHEET 1 OF 5
M 17/99



AREA TABULATIONS

GROSS TRACT AREA	50.6 AC (20.5 HA)
EXISTING ZONING	R-4
PROPOSED ZONING	B-1
MAXIMUM PERMITTED S.F.R.	0.15
MAXIMUM PROPOSED S.F.R.	0.35 - 771,448 (312,470 m ²) See Gen. Note #12
AREA OF CATCH BASIN FOR FUTURE BOTS	4.7 AC (1.9 HA)
OPEN SPACE REQUIRED (20% NET)	406,108 (165,729 m ²)
OPEN SPACE PROVIDED (20% NET)	400,148 (162,729 m ²) See Gen. Note #16
PARKING REQUIRED & PROVIDED	See Gen. Note #9
MINIMUM LOT AREA	25,000 (10,117 m ²)
MINIMUM LOT WIDTH	100 ft (30.48 m)
MAXIMUM BUILDING HEIGHT	Four (4) Stories See Gen. Note #23
MINIMUM FRONT YARD	45' (13.7 m) OF SIDE YARD BETWEEN LOTS SHALL BE 12' (3.7 m)
MINIMUM SIDE YARD	NONE REQUIRED
MINIMUM REAR YARD	NONE REQUIRED

LEGEND

Jurisdictional Wetlands as Determined By U.S. C.O.E. April 1999

-  Disturbed Wetlands
-  Undisturbed Wetlands
-  LIMITS OF CLEARING AND GRADING

REV: JUNE 29, 1999
REV: JUNE 21, 2000
Revised: APRIL 30, 1999

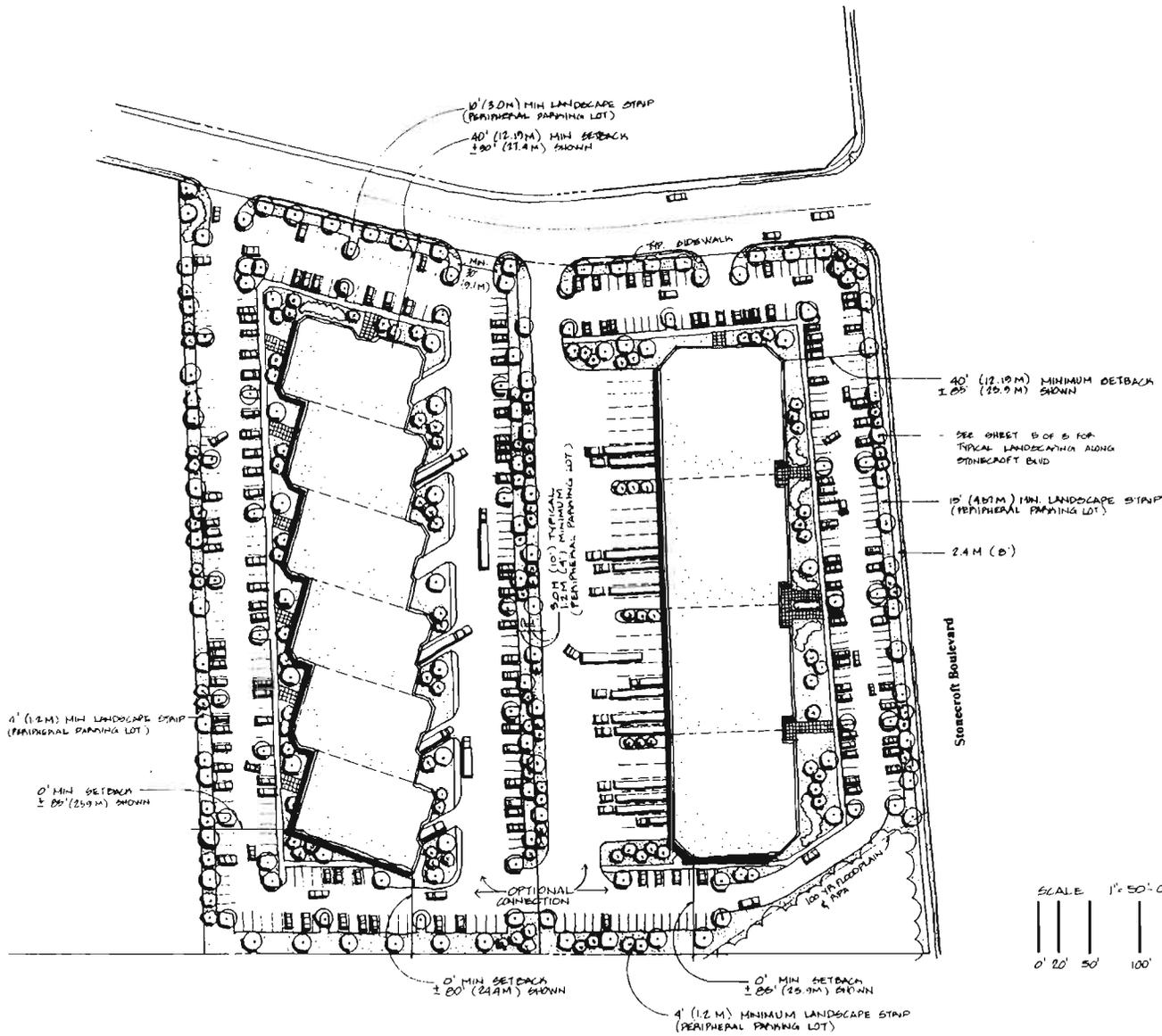
NO.	DATE	DESCRIPTION	APPROVED	DATE



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 (703) 385-9800

Generalized Development Plan
Stonecroft Business Park
 West * Group / AJB Associates
 South District, Fairfax County, Virginia

DESIGN	SCALE	1:1000
DRAWN		
CHECKED	SHEET	2 OF 5
DATE	JOB NO.	11-1128W
		FILE NO.



REV. JUL 25, 1999
 REV. 10/25/1999
 Revised April 30, 1999

REVISION APPROVED BY				
NO	DATE	DESCRIPTION	APPROVED	DATE

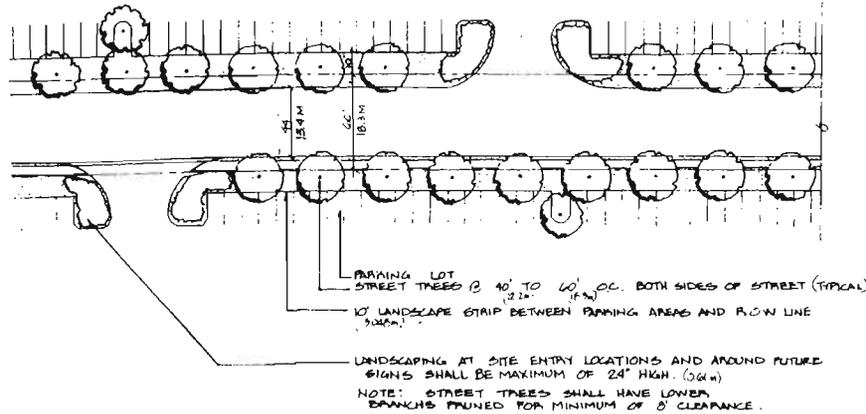


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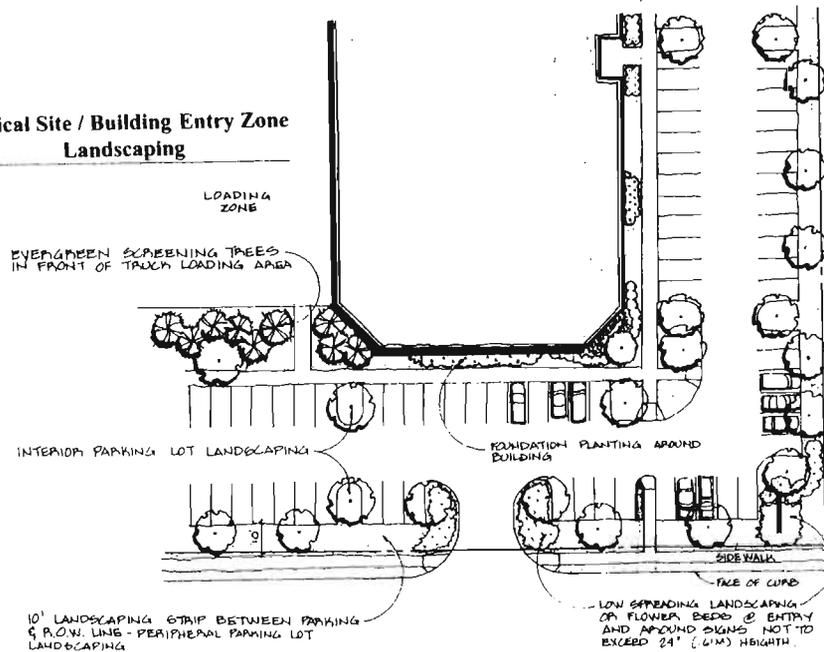
Illustrative Site Layouts
Stonecroft Business Park
 West • Group / ABJ Associates
 Sully District - Fairfax County, Virginia

DESIGN	SCALE	1" = 50'-0"
DRAWN	3 OF 5	
CHECKED	SHEET	
03/99	DATE	FILE No.
		M-1128M

TYPICAL STREETScape PLANTINGS
INTERNAL ACCESS ROAD



Typical Site / Building Entry Zone Landscaping



CONCEPTUAL PLANT LIST

- SHADE AND STREET TREES**
- ACER PLURIMUM
 - 'RED SUNSET'
 - ACER SACCHARINUM
 - 'GREEN MOUNTAIN'
 - FAXINUS AMERICANA
 - 'AUTUMN PURPLE'
 - OLEPTERIS TRICANTHOS
 - BERNARDI 'SUNLINE'
 - QUERCUS PHAELOS
 - TILIA CORDATA
 - 'GREENHORN'
 - ZELKOVA SEPPATA
 - 'GREEN VASE'
 - QUERCUS PAUCIFLORA
 - 'GREENING PINEA'
- FLOWERING ORNAMENTAL TREES**
- AMELANCHIER CANADENSIS
 - CONIUS ROSEA QUINQUELOBIS
 - 'WINTER PINK'
 - PRUNUS SPERULATA
 - 'HAWAIIAN'
 - RYALIS CALLEAYANA
 - 'SAARODD'
- SMALL TO MEDIUM EVERGREEN TREES**
- CUPRESSOCYPRUS
 - LEYLANDII
 - ILEX FORTENII
 - TILIA OCCIDENTALIS
 - 'HIGRA'
- LARGE EVERGREEN TREES**
- PISEA ABIES
 - PISEA PUNGENS GUYANA
 - PRUNUS HIGRA
 - PRUNUS SPERULATA
 - 'SAUSA'
 - CANADENSIS
- LARGE BROADLEAF EVERGREEN SHRUBS**
- ILEX GLABRA
 - PROTIA FRASERI
 - PRUNUS LANCEOLARIS
 - 'KUMIKAEHOU'
- LOW & MEDIUM EVERGREEN AND BROADLEAF EVERGREEN SHRUBS**
- DEODARUS UNDECORATUS
 - 'SATOPANPURA'
 - COTONEASTER HORIZONTALIS
 - 'DANISHANA'
 - ILEX GLABRA 'COMPACTA'
 - ILEX CRANATA 'WELLEN'
 - JUNIPERUS HORIZONTALIS
 - 'DANISHANA'
- RED JAPANESE PANEURAY**
- RED JAPANESE PANEURAY
 - ROSA COTONEASTER
 - COMPACT JAPANESE HOLLY
 - DAN HANCOCK JUNIPER

NOTE: PLANT QUANTITIES, SPECIES AND LOCATION ARE TO BE SUBJECT TO CHANGE AT THE SITE PLAN DESIGN STAGE OF THE PROJECT

5-24-99 WEL OMA / 101141E

REV. JUNE 23, 1999
REV. JUNE 21, 1999
Revised April 30, 1999

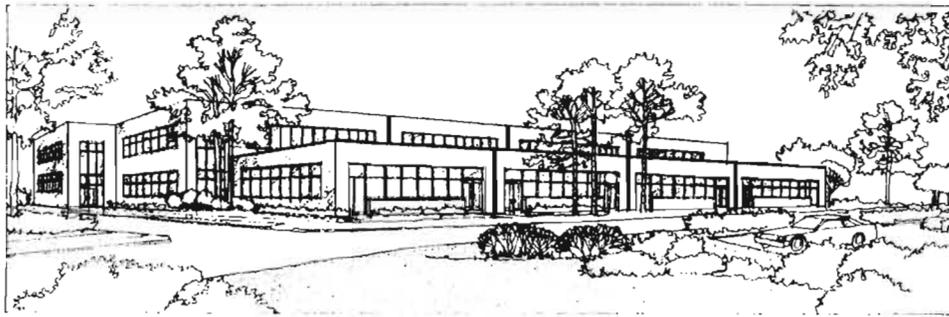
REVISION APPROVED BY				
NO	DATE	DESCRIPTION	APPROVED	DATE



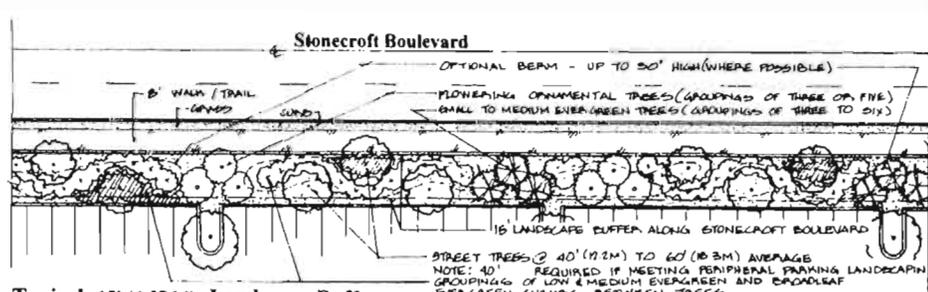
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Conceptual Landscape Plan
Stonecroft Business Park
West • Group / AJB Associates
Sully District - Fairfax County, Virginia

DESIGN	SCALE	NO	SCALE
DESIGN		4	OF 5
CHECKED			
DATE			

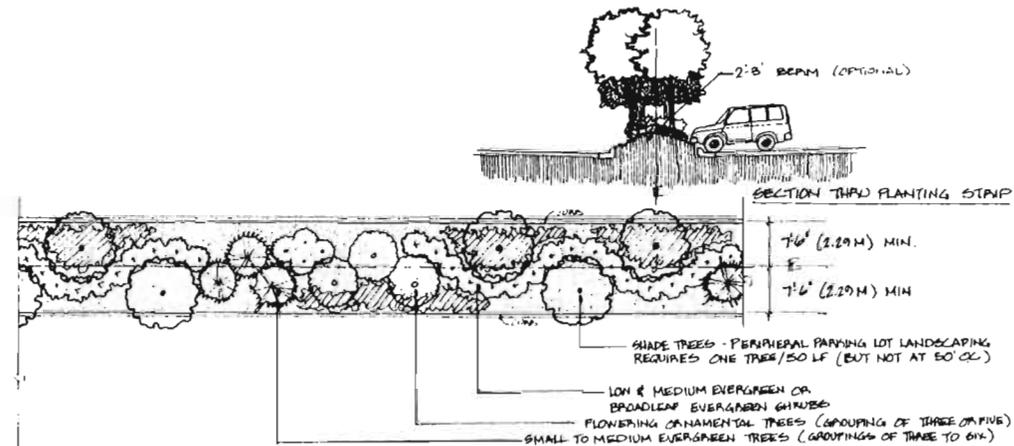


Building Illustrative



Typical 15' (4.57 M) Landscape Buffer Along Stonecroft Boulevard

SCALE 1" = 10'-0"



Typical Landscaping Between Auto Park and Business Park

SCALE 1" = 10'-0"

REV. JUNE 25, 1999
REV. JUNE 24, 1999
REVISED 6/03/99
MAY 4, 1999
Revised April 30, 1999

REVISION APPROVED BY					
NO.	DATE	DESCRIPTION	BY	APPROVED	DATE



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(703) 385-9800

Building Illustrative & Conceptual Landscaping
Stonecroft Business Park
West * Group / ABJ Associates
Sully District - Fairfax County, Virginia

DESIGN	SCALE AS SHOWN
L.A.T. DRAWN	5 OF 5
CHECKED	SHEET
DATE	JOB NO.
	FILE NO.



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

DESCRIPTION OF THE APPLICATION

Applicant: West Group Management L.L.C.

Location/Address: West side of Stonecroft Boulevard, approximately 1,500 feet south of Lee Jackson Memorial Highway (Route 50)

Request: To rezone 50.6 acres from the C-8, Water Supply Protection Overlay (WS) and Airport Noise Overlay (AN) Districts to the I-5, WS and AN District to permit development of industrial, industrial/flex and/or office uses within a coordinated business park. This 50.6 acres is being severed from the 103.48 acres previously approved for development of the Dulles International Auto Park which is the subject of a concurrent Proffered Condition Amendment and Special Exception Amendment Application, PCA 94-Y-033 and SEA 94-Y-038, which are the subject of a separate Staff Report. Those two concurrent applications permit deletion of the 50.6 acres from the original 103.48 acre Auto Park and a revised site layout for the Auto Park on the remaining 52.9 acres. The Staff Reports for both the Auto Park and the proposed business park are interrelated and should be reviewed and acted upon concurrently. A copy of the proposed GDP/SEA Plat for the Auto Park is set forth in Appendix 13.

The applicant's draft proffers, Affidavit and Statement of Justification are set forth in Appendices 1-3, respectively.

LOCATION AND CHARACTER

Site Description: The 50.6 acres comprises the southern half of the previously approved Dulles Auto Park. There is approximately 0.3 acres of jurisdictional wetlands on the site that will continue to remain undisturbed. In addition, the western and southern boundaries of the site coincide with the edge of the floodplains for Cub Run and Cain Branch. Approximately 0.32 acres in the southeast corner of the site is designated as RPA and comprises part of the floodplain for Cain Branch.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Dulles Auto Park ¹	C-8	Industrial
South	Vacant ²	I-5	Industrial
Southwest	Cub Run Stream Valley Park	I-5	Public Park
East	Industrial ³	I-5	Industrial
	Residential ⁴	I-3	Industrial
West	Vacant ⁴	I-3	Industrial

¹ The Dulles Auto Park to the north is the subject of concurrent applications (PCA 94-Y-033 and SEA 94-Y-038) to permit deletion of land area, to be rezoned pursuant to this rezoning application, and to permit a revised site layout on the remaining land area of the Auto Park.

² Immediately east of the site is the Pepsi Cola Bottling Company. Further east toward Route 28 is a Comfort Inn Hotel and the West Fax Industrial Park.

³ To the southeast, opposite the southern half of Lot 6, is open space for the Chantilly Meadows Mobile Home Park. No access to the Mobile Home Park is provided from Stonecroft Boulevard.

⁴ Except for approximately the northernmost 10 acres, this vacant tract is located within the floodplains for Cub Run and Cain Branch.

BACKGROUND

On December 12, 1994, the Board of Supervisors approved concurrent applications RZ 94-Y-033 and SE 94-Y-038 which rezoned 103.48 acres to the C-8 District and granted Special Exception approval for an Auto Sales Park which included up to a maximum of 14 vehicle sales, rental and ancillary service establishments, a child care center for customer and employee use, a fast food court consisting of up to five fast food vendors, a service station, limited to gasoline service only and a car wash. A waiver of certain sign regulations was also approved to permit a larger freestanding sign along Route 50. Copies of the approved proffers, GDP and SE Plat and approved development conditions are set forth as Appendix 4.

On February 12, 1999, AJB Associates, Inc. the applicant for the above-referenced Auto Park, filed a Proffered Condition Amendment and Special Exception Amendment Application on the entire 103.48 acres of the Auto Park to delete 50.6 acres from the Auto Park and to permit a revised site layout on the remaining 52.9 acres of the Auto Park site. On March 24, 1999, West Group Properties L.L.C. filed an application (RZ 1999-SU-018) to rezone the 50.6 acres to be deleted from the Auto Park to the I-5 District to permit establishment of an

business park for industrial, industrial/flex and/or office uses. On May 4, 1999, RZ 1999-SU-018 was amended to change the applicant name from West Group Properties to West Group Management LLC.

In an effort to complete construction of Stonecroft Boulevard as a four lane divided roadway from Route 50 to just south of the proposed entrance for the development of this site, the applicant in this rezoning application and the applicant in the concurrent application PCA 94-Y-033/SEA 94-Y-038 are negotiating a cost sharing agreement for construction of an off site portion of Stonecroft Boulevard from Pepsi Place to a point just south of the proposed Business Park entrance. It is anticipated that this agreement will be executed by all parties prior to the public hearings on this application and on PCA 94-Y-033/SEA 94-Y-038.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area III
Planning Sector: Land Unit H of the Dulles Suburban Center, Bull Run Planning District
Plan Map: Industrial

The Land Use Recommendations for Land Unit H states:

"1. Land Unit H is planned for industrial, research and development, and industrial/flex uses up to a maximum FAR of .35....."

ANALYSIS

Generalized Development Plan (GDP) (Copy at front of Staff Report)

Title of GDP: "Stonecroft Business Park"
Prepared by: Greenhorne & O'Mara, Inc.
Date: March 1999, revised through June 23, 1999

The GDP consists of five (5) sheets. Sheet 1 contains a vicinity map, general notes and listing of the sheets comprising the GDP. Sheet 2 depicts a general site layout of seven potential building lots having access off a public street from Stonecroft Boulevard and terminating in a cul-de-sac. Although no building footprints are shown, the applicant has committed to limit the maximum FAR on the site to 0.35 or a maximum of 771,448 square feet of gross floor area; however, so long as the overall FAR is not exceeded, individual building lots

may go up to a 0.70 FAR. This gross floor area will be allocated among not more than 10 building lots. Building heights will be limited to 60 feet and the applicant has committed to provide consistent architectural treatments, building materials, facades and signage for the buildings within the Business Park to present a unified design theme.

The GDP also identifies approximately 0.3 acres of undisturbed wetlands located just south of the terminus of the cul-de-sac. This 0.3 acres, when combined with the 3.3 acres of wetlands identified on the Auto Park site to the north provides for a total of 3.6 acres of wetlands over the original 103.48 acre site. This is a reduction from the previously approved five (5) acres of jurisdictional wetlands which was to be preserved over the entire 103.48 acre site, the bulk of which is located on the 52.9 acres subject to the Auto Park applications. (A discussion of this issue is presented in the Environmental Analysis section of this report) Further, the 0.7 acres of RPA located in the southeast corner of this site will continue to be preserved as originally approved with the Auto Park rezoning. The eastern stormwater management facility previously shown is being retained, while the southernmost facility has been deleted. The applicant has noted in the proffers that additional SWM facilities including BMPs may be provided either for the total site, individual land bays or multiple landbays. Of the 50.6 acres proposed for the Business Park, a minimum of 9.32 acres or 20% of the site will be provided as open space.

Sheets 3 and 4 provide a Conceptual Building layout and typical landscaping treatments for the building entry areas and the streetscape along the public access road. The lot lines and final building and site layout for individual building lots are illustrative and may change at time of site plan submission; however, the applicant has committed in the proffers that the development of the individual lots, with regard to design elements such as building entrance features/landscaping, peripheral and interior parking lot landscaping, and landscaping along the public access road shall be in general conformance with the Sheets 3 and 4 of the GDP. Further, the applicant has proffered a minimum building set back of 50 feet from Stonecroft Boulevard, which is consistent with the proffered building setback for the Auto Park.

Sheet 5 depicts the conceptual landscape plan for the Stonecroft Boulevard buffer and the landscaping proposed between the common property boundary of the Auto Park site and the proposed Business Park. These landscaping treatments are also consistent with the landscaping to be provided by the Auto Park along Stonecroft Boulevard and along the common property boundary for both uses. A conceptual building elevation is also depicted on Sheet 5.

Environmental Analysis (Appendix 6)

Issue: Wetland Delineation

As noted in the Staff Report for PCA 94-Y-033 and SEA 94-Y-038, the original rezoning for the Auto Park identified approximately 5.032 acres of jurisdictional non-tidal wetlands which were to be left as undisturbed open space. The wetland delineation was approved by the Army Corps of Engineers for a period of five years from September 26, 1994. Except for several isolated pockets of wetland area, the bulk of the wetland area to be preserved was located in the northern portion of the site. In the process of requesting an extension from the Corps of Engineers for the approved permit, the applicant also requested a reevaluation of the previous delineation. The Corps of Engineers ultimately approved the elimination of approximately 1.5 acres of isolated non-tidal wetlands over the original 103.48 acre Auto Park site. The large wetland area in the northern portion of the site is being retained with the revised Auto Park layout. The applicant in this rezoning is maintaining a small area of wetlands (0.3 acres) at the southeastern property boundary which is adjacent to the floodplain of Cain Branch. A slightly larger wetland area located just to the north of the wetland area being retained has been eliminated. While the 1.5 acres of isolated non-tidal wetlands which the Corps has approved for filling is not EQC because it occurs in isolation from stream valleys and other EQC features, it does have some ecological value. It would be desirable to retain these isolated wetland areas or provide for comparable open space/tree preservation areas elsewhere on the site.

Issue: Tree Preservation

There is a significant stand of mature hardwoods in the northern portion of proposed Lots 1-4. This forested area is an important asset on this site and preservation of some of this vegetation would make up for the loss of the previously designated wetland areas. The applicant has indicated an intent to preserve some of the existing vegetation along the northern boundary of the site and incorporate it into the buffer to be provided between the Auto Park and the proposed Business Park. This buffer would range from 7.5 feet in width to a maximum of 100 feet in width. The total area of the buffer along this common property boundary would not be less than 1 acre in size. While there appears to be a genuine intent to preserve some of the existing vegetation, it would be desirable for the applicant to designate on the GDP the areas to be preserved. At a minimum, the wording of the proffer should be strengthened to insure that at the time of site plan approval for any buildings located within Lots 1-4 as shown on the GDP, the applicant should identify areas of tree preservation along the northern property boundary and prepare a tree preservation plan for those areas. The draft proffers as currently submitted do not adequately address this

issue. Staff will continue to work with the applicant in an effort to craft a more substantive tree save commitment.

Issue: Environmental Quality Corridor

The 0.32 acre area in the southeastern corner of the site is noted on the GDP as a Resource Protection Area (RPA) and also is part of the floodplain associated with Cain Branch. While there is EQC associated with Cain Branch, since there are no steep slopes, wetlands or other unique habitats adjacent to the floodplain, the EQC boundary coincides with the floodplain limits shown on the Plan. Although this area is designated on the GDP to remain undisturbed, it would be desirable for the applicant to label this area as EQC and proffer that it will remain undisturbed.

Staff believes that if the proffers were revised to strengthen the commitment for tree preservation and designate the 0.32 area as EQC, all environmental issues would be satisfactorily addressed.

Transportation Analysis (Appendix 7)

The proffers approved in conjunction with the original rezoning for the Auto Park included significant transportation improvements along Route 50 and Stonecroft Boulevard (formerly Willard Road). These proffers required intersection improvements at Route 50 and Stonecroft Boulevard to include additional turn lanes from both eastbound and westbound Route 50 and the design, equipment and installation of a traffic signal at the intersection of Route 50 and Stonecroft Boulevard. The proffered improvements to Stonecroft Boulevard included construction of a four lane divided road section with turn lanes and transitions from Route 50 to the Auto Park entrance opposite Pepsi Place and construction of a temporary cul-de-sac at what was then the existing southern terminus of Stonecroft Boulevard, with an escrow of funds for construction of a half section of a four lane divided roadway from the temporary cul-de-sac to the southern property line. The Route 50 improvements and construction of Stonecroft from Route 50 to Pepsi Place are currently proffered to be completed prior to issuance of the first Non-RUP for the Auto Park.

In conjunction with proposed and ongoing development in the vicinity of Stonecroft Boulevard south of Cain Branch and unrelated to development of the Auto Park or of the business park proposed with this application, the County has been coordinating an effort to secure timely construction of the missing link of Stonecroft Boulevard across Cain Branch and to provide for a full four lane divided roadway from Route 50 southward across Cain Branch. As part of this effort, the applicant for the Auto Park (PCA 94-Y-033/SEA 94-Y-038), in conjunction with the applicant in this rezoning application, have reaffirmed the

previous commitments to construct improvements to the Route 50/Stonecroft Boulevard intersection as well as improvement of Stonecroft Boulevard to a four lane divided roadway from Route 50 to Pepsi Place. Further, the applicants are in the process of acquiring the necessary right-of-way along the east side of Stonecroft Boulevard and are negotiating a cost sharing agreement with the County for completion of the eastern half-section of Stonecroft Boulevard from Pepsi Place southward to a point slightly south of the Business Park entrance. This improvement, coupled with the proffered commitment to construct the western half of Stonecroft Boulevard from Pepsi Place to the Business Park entrance, will result in a full four lane divided roadway from Route 50 to the Business Park.

The major change from the approved proffers is the timing of the improvements. The applicants have divided the transportation improvements into two phases. The Phase I improvements, which include improvements to the intersection of Route 50 and Stonecroft Boulevard, will be completed and available for public use by the issuance of the first Non-RUP for the Auto Park and the first Non-RUP for the Stonecroft Business Park, or by July 31, 2000, whichever occurs first. The Phase II improvements which include construction of the full four lane divided section of Stonecroft Boulevard from Route 50 to a point slightly south of the proposed Stonecroft Business Park, will be completed prior to the issuance of the second Non-RUP for the Auto Park and the third Non-RUP for the Business Park, or by July 31, 2000, whichever occurs first. The Phase II improvements also include the installation of the traffic signal at Route 50 and Stonecroft Boulevard.

It is the intent of the applicants to have all of the aforementioned road improvements completed by July 31, 2000. It should be noted that the County is negotiating with the applicant of RZ 81-S-079, the owner of property along Stonecroft Boulevard south of Cain Branch to accelerate the proffered completion of Stonecroft Boulevard across Cain Branch. However, the applicants have requested the ability to obtain Non-RUPs for not more than three buildings, one for the Auto Park and two for the Business Park prior to completion of the Phase II roadway improvements, which at the latest will be completed by July 31, 2000. With the timeline as currently proposed, staff believes that the Phase II road improvements (construction of Stonecroft as a four lane divided facility from Route 50 to the Business Park entrance) will, in all likelihood, be completed prior to the issuance of any Non-RUP for either the Auto Park or the Business Park. However, the applicants have requested the flexibility to ensure that, if the timing of the road improvements lags slightly behind the construction of buildings within the Auto Park and the Business Park, the applicants have the ability to occupy at least one of the buildings within the Auto Park and up to two buildings within the Business Park prior to July 31, 2000. Staff believes that given the commitment to complete the road

improvements by July 31, 2000, the revised timing commitments are acceptable. Further, it should be noted that the intersection improvements, including the required turn lanes along Route 50 will be completed prior to occupancy of the first Non-RUP for either the Auto Park or the Business Park.

The applicants have also committed to escrow funds, in an amount to be determined by the County, for the construction of a one-half section of Stonecroft Boulevard from a point just south of the entrance to the Business Park to the southern property line. It is anticipated that the remaining four lane section of Stonecroft Boulevard from just south of the proposed Business Park entrance to a point south of Cain Branch will be constructed by a third party in fulfillment of the proffers associated with RZ 81-C-079. The funds proffered by the applicant will be utilized by this third party.

With the proposed proffer commitments all transportation issues have been satisfied.

Land Use Analysis (Appendix 5)

The applicant's proposal to develop industrial/industrial/flex and/or office uses at a maximum FAR of 0.35 on the 50.6 acres to be severed from the Auto Park is in conformance with the use and intensity guidelines of the Comprehensive Plan. However, given that the proposal maximizes the recommended Plan intensity of 0.35 FAR there are certain design issues which should be addressed.

The design guidelines for the Dulles Suburban Center set forth in the Comprehensive Plan call for provision of a development plan that provides for high quality site and architectural design, streetscaping, urban design and development amenities. In addition, the development in terms of the design, siting, style, scale and building materials should be compatible with adjacent development. While staff has no issue with the proposed reduction in land area of the Auto Park and the proposal to develop an industrial park on the land area to be severed, staff did express a desire to maintain the quality of architectural design, streetscaping and interior landscaping approved in conjunction with the Auto Park.

To that end, the applicants in both applications have coordinated the design of the buffer along Stonecroft Boulevard. The 15 foot wide buffer area (which has been reduced from the 25 feet proffered as part of the original approval for the Auto Park) will consist of a series of berms which are to be heavily landscaped with a combination of deciduous, evergreen and ornamental trees, supplemented with shrubs and ground cover. Sheet 5 of the GDP depicts the proposed landscaping treatment along Stonecroft Boulevard. While it would be

highly desirable for the landscaped open space strip along Stonecroft Boulevard to be restored to the previously approved 25 feet, staff believes that the intent of the Plan text both specifically for the Auto Park and for the Dulles Suburban Center in general, which is to provide high quality streetscaping and screening for parking and loading areas along the major roadways within the Dulles Suburban Center, will be achieved with the proposed buffer along Stonecroft Boulevard. The applicants have also coordinated to ensure that the vehicle storage areas and loading areas are screened from the view from Stonecroft Boulevard and that a consistent streetscape be provided along Stonecroft to ensure the high quality design of the Dulles Suburban Center, can be met with the proposed landscaping treatment along Stonecroft Boulevard.

The applicant's have also coordinated the landscaping to be provided along the common property boundary between the two uses. A minimum 7.5 foot wide landscape strip is to be provided along the common property boundary between the two uses. The Business Park has further committed to expand the width of this buffer between the uses to incorporate the preservation of existing hardwood trees along this boundary. The applicant has proffered to provide at least one acre of open space along this boundary. As noted in the environmental analysis of this report, the proffer language needs to be strengthened to ensure that meaningful preservation is accomplished.

Issue: Architectural Design

The design guidelines for the Dulles Suburban Center call for high quality architectural design including establishment of an architectural theme for multi-building complexes, utilizing similar materials and relating building elements such as entries, windows and roof lines.

In order to ensure a consistent architectural theme and character throughout the Business Park, the applicant has committed to construct the buildings utilizing similar building materials and architectural features, providing similar landscaping features at building entrances and by utilizing other design elements to present a unified development. The applicant has also committed to adopt a unified signage plan providing for consistency in size, location, and materials consistent with the provisions of Article 12 of the Zoning Ordinance. Staff recommends that the applicant commit to permit Planning Commission review and approval of the architectural design for the first building within the Business Park, prior to building permit approval to ensure that the high quality design envisioned for this area is provided. The applicant has not incorporated this recommendation into the draft proffer statement.

While there are several minor issues which the applicant should address, staff believes the proposed development is in conformance with the Comprehensive Plan recommendations.

Public Facilities Analyses (Appendices 8-11)

Sanitary Sewer Analysis: The proposed development is located within the Cub Run (T1) Watershed and is sewered into the UOSA Treatment Plan. An 18-inch line is located in an easement approximately 500 feet from the subject property. The main/trunk lines are adequate for the proposed use at the present time. (See Appendix 8)

Water Service Analysis: Adequate domestic water service is available at the site from an existing 12-inch main located at the property. (See Appendix 9)

Fire and Rescue Analysis: The property is served by the Fire and Rescue Department Station #15 Chantilly. The application property currently meets fire protection guidelines. (See Appendix 10)

Utilities Planning and Design Analysis, DPWES: No issues have been identified. (See Appendix 11)

Heritage Resources Analysis: With the initial rezoning a number of known and potential archaeological sites were identified on the 103 acre site. Two of the sites were known prehistoric American Indian sites which should be avoided. The original proffers required a Phase I survey of Sites 1, 2, 5 and 6 identified in the memorandum from the County Archaeologist dated August 10, 1994. It was determined that Sites 3 and 4 would not be disturbed and the applicant proffered a fifty foot buffer around these two areas. The applicant has completed archaeological recovery work on Sites 5 and 6 and testing has been completed on Sites 1 and 2. However, it was noted by the County Archaeologist that the development proposed on the southern 50.6 acres of the site which is the subject of this rezoning application would impact Sites 3 and 4. Therefore, the applicant in conjunction with the applicant in the Auto Park applications, has conducted additional investigations of these two sites to delineate the potential threat. As a result of this investigation, it was determined that Site 3 is located off-site and the threatened parts of Site 4 were identified and a controlled surface collection was initiated by the applicant. The most recent correspondence from the County Archaeologist indicates that the applicant has satisfied its archaeological obligations on the entire 103.56 acre site and that, other than doing a final field collection immediately prior to construction, there is no further archaeological interest in the site. Both applicants have proffered to notify the County Archaeological Services Division, a minimum 20 days prior to any ground disturbing activity to permit final field collection prior to construction. (See Appendix 12)

ZONING ORDINANCE PROVISIONS

This application must satisfy the bulk regulations for the I-5 District.

Bulk Regulations (I-5 District)		
Standard	Required	Provided
Minimum Lot Size	20,000	2,204,136 sq. ft*.
Minimum Lot Width	100 feet	1,780 feet
Max. Building Height	75 feet	60 feet
Front Yard	45° ABP, not less than 40 ft.	50 feet
Max FAR	0.50	0.35
Open space	15%	20%

- * The minimum lot area and lot width noted above are for the entire 50.6 acre parcel. The applicant has proffered that all individual building lots will meet the minimum lot area and lot width requirements set forth above.

Parking Requirements

The applicant has committed to provide the minimum required parking as set forth in the Zoning Ordinance for the corresponding gross floor area and uses to be developed within each building lot.

Transitional Screening and Barrier Requirements

None required

CONCLUSIONS AND RECOMMENDATIONS

The requested rezoning application proposes to rezone 50.6 acres severed from the previously approved Auto Park site from the C-8 District to the I-5 District to permit development of a Business Park for industrial, industrial/flex and/or office uses. Staff believes the proposal is in conformance with the use and intensity guidelines set forth in the Comprehensive Plan. Although the GDP does not provide for a specific building layout, the applicant has committed to certain design parameters such as minimum building setbacks, maximum building heights, buffers along Stonecroft Boulevard and along the common property boundary with the Auto Park, and consistent architecture and signage among the proposed uses. In addition, the applicant has proffered the design elements

noted on the conceptual landscaping exhibits for building entrances and peripheral and interior parking lot landscaping. However, staff recommends that the applicant commit to submit the building elevations for the first building within the Business Park back to the Planning Commission for review and approval prior to building permit approval, to ensure that the design parameters as proffered have been addressed and which will set the design standards for future development within the Business Park. Staff also believes that the applicant should revise the proffers related to tree preservation along the northern property boundary to commit to identify areas of tree preservation along the northern property boundary and prepare a tree preservation plan for those areas.

In addition, given that the proffers for this rezoning application are tied to the proffers for PCA 94-Y-033, these applications should be heard and acted upon concurrently.

Recommendations

Staff recommends approval of RZ 1999-SU-018 subject to the execution of proffers consistent with those set forth in Appendix 1 and subject to Board of Supervisors approval of PCA 94-Y-033 and SEA 94-Y-038.

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

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

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Approved Proffers and GDP/SE Plat for RZ 94-Y-033 and SE 94-Y-038
5. Plan Citation and Land Use Analysis
6. Environmental Analysis
7. Transportation Analysis
8. Sanitary Sewer Analysis
9. Water Service Analysis
10. Fire and Rescue Analysis
11. Utilities Planning and Design Analysis, DPWES

APPENDICES (Cont.)

12. Heritage Resources Analysis
13. GDP/SEA Plat for PCA 94-Y-033/SEA 94-Y-038
14. Glossary of Terms



WEST*GROUP MANAGEMENT LLC
TMP 33-4-((1))-Pt.3 & 33-2-((1))-Pt. 6A
50.5997 Acres

PROFFER STATEMENT

July 6, 1999

Pursuant to Section 15.2-2303 (A) of the Code of Virginia 1950, as amended and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), the Property Owner and Applicant and its successors or assigns (hereinafter collectively referred to as the "Applicant") hereby proffer that, subject to the Board of Supervisors' approval of the rezoning application as proposed from the C-8 District to the I-5 District, the development of the parcels under consideration and shown on the Generalized Development Plan ("GDP"), dated June 21, 1999, prepared by Greenhorne & O'Mara, Inc. ("Property"), shall be subject to the terms and conditions listed below. In the event this application is denied, these proffers shall be null and void immediately, and have no further force and effect. Further, these proffers and GDP supersede all other previous proffers and development plans for the subject property.

General

1. Applicant reserves the right to determine final building footprints, dimensions and locations at the time of final site plan design. However, subject to the provisions of Section 18-204 of the Zoning Ordinance, the Property shall be developed in conformance with the following elements of the Generalized Development Plan ("GDP") prepared by Greenhorne & O'Mara, Inc., dated June 21, 1999:

- a. The Property shall have an FAR limit of 0.35 FAR or 771,447 gross square feet. Individual land bays may be developed at an intensity of up to 0.7 FAR, but in no event shall the Property have an over-all FAR exceeding 0.35 FAR.
- b. Building heights shall not exceed four (4) stories or a maximum of 60 feet unless an increase is permitted by the Board pursuant to Sec. 9-607 of the Zoning Ordinance.
- c. The Property shall be developed in accordance with the I-5 minimum yard requirements but building setbacks shall be a minimum of 50 feet from Stonecroft Boulevard and the loading areas for Lots 1 and 7 shall be oriented away from Stonecroft Boulevard.
- d. A minimum of 20% of the Property shall be retained as open space. Open space areas shall include the proposed stormwater management facility, the wetland area, RPA and floodplain areas and the buffers along Stonecroft Boulevard and the common property line with the Auto Park as well as other landscaped areas within the Property.

- e. The lot lines shown on the GDP are for illustrative purposes only and may be reconfigured at the sole discretion of Applicant provided that:
- i. No buildable lot shall be less than 20,000 square feet or less than 100 feet in width.
 - ii. The total number of buildable lots shall not exceed 10 without a PCA and amendment to the GDP.
 - iii. Outlots (unbuildable lots or dedications of land for public uses) may be smaller than 20,000 square feet and 100 feet in width.
 - iv. The development of the individual lots, with regard to specific design elements such as building entrance features/landscaping, peripheral and interior parking lot landscaping and streetscape along the public access road shall be in general conformance with the illustrative exhibits as set forth on Sheets 3 of 5 and 4 of 5 and with this proffer statement.

Landscaping and Screening

2. Landscaping and screening shall be provided in general conformance with the illustrative exhibits as set forth on Sheets 2 of 5, 3 of 5, 4 of 5 and 5 of 5. More specifically, the following buffer and wetland preservation shall be incorporated with the subsequent Stonecroft Business Park development plans:

- (i). Along the common property line with the Auto Park, Applicant shall provide a buffer varying in width from 7.5 feet to 100 feet. The total area of this buffer along the common property line shall not be less than one (1) acre. This buffer shall consist of either the retention of existing trees and understory vegetation, or a heavily landscaped berm as generally shown on Sheet 5 of 5 of the GDP, or a combination thereof. The buffer shall be developed on a site by site basis in conjunction with the site plans for Lots 1, 2, 3 and 4. In the event the buffer area includes utilization of existing specimen trees and native understory, the area shall be delineated and preserved in accordance with the Public Facilities Manual and industry standards and under the direct supervision of a third party landscape architect, arborist or urban forester whose license is recognized by the County or State.
- (ii). Applicant shall preserve the wetland area and RPA/EQC area in the southwest corner of the Property as delineated on Sheet 2 of 5 of the GDP.
- (iii). The cumulative coverage of the landscaping provided as outlined in Paragraphs 1d, 1e(iv), 2(i), 2(ii) and 5 herein shall result in a minimum composite site plan tree coverage calculation of seventeen percent (17%)

of the gross site. Individual lots and phased site plans may provide less than seventeen percent (17%) tree coverage.

Uses

3. The proposed development shall exclude the following uses:
 - a. Crematory, human or animal
 - b. Kennels
 - c. Storage yards
 - d. Lumber yards and building material yards
 - e. Recycling center

Stormwater Management

4. Stormwater Management (including BMPs) shall be provided for the total site, for an individual lot, for multiple lots or any combination thereof, unless otherwise modified or waived by the Director of DPWES. If the subject property is served by a singular stormwater management/BMP facility, the singular facility shall be placed in a location generally consistent with the location as shown on the GDP. All SWM/BMP facilities shall be in accordance with the Public Facilities Manual and approved by the Director of DPWES. Landscaping, if so permitted by DPWES and the Urban Forester, may be provided around the perimeter of the facility(ies).

Stonecroft Boulevard Buffer

5. A fifteen- (15) foot wide landscape berm shall be provided along the Property frontage with Stonecroft Boulevard. Landscaping materials within this buffer shall be similar in quality and quantity as illustrated on the Conceptual Landscape Plan (see sheet 5 of the GDP). This planting design may be supplemented with additional plantings to include evergreen trees and understory plantings as determined as appropriate by the Urban Forester.

Stonecroft Boulevard Trail

6. A 6 or 8-foot wide asphalt trail (width to be determined by Fairfax County prior to commencement of the construction of the roadway) shall be provided within the right-of-way along the Property's frontage with Stonecroft Boulevard.

Off-Street Parking

7. Each land bay shall accommodate the minimum number of parking spaces as required per the Zoning Ordinance for the corresponding gross floor area and specific use(s).

On-Site Transportation Improvements

8. The internal spine road depicted on the GDP shall be designed and constructed in accordance with VDOT public street standards and dedicated for public maintenance. During final engineering design, the specific alignment for this spine road may vary from the GDP location due to final lot layout, geological constraints and/or topographic requirements. Applicant shall provide a four-foot sidewalk on one-side of the spine road.

On-Site Right-of-Way

9. Upon final site plan approval for the first building, or upon demand by either VDOT or Fairfax County, whichever first occurs, Applicant shall dedicate and convey in fee simple, right-of-way to the Board of Supervisors along the Property frontage on Stonecroft Boulevard from its northern property line to its proposed entrance consistent with the "Stonecroft Boulevard Road Improvement Plan (Project #064196) prepared by Greenhorne & O'Mara, Inc. and shall dedicate and convey in fee simple, 60 feet of right-of-way along the Property frontage on Stonecroft Boulevard from its proposed entrance to its southern property line.

Off-Site Right-of-Way

10. Applicant shall attempt to acquire, from the existing Route 50 right-of-way to the subject property's proposed entrance, the necessary right-of-way along the eastern side of Stonecroft Boulevard to accommodate the proposed roadway improvements, including turning lanes, consistent with the Stonecroft Boulevard Road Improvement Plan (Project #064196). If the right-of-way is unavailable, Applicant shall request Fairfax County to acquire necessary right-of-way through its powers of eminent domain, at Applicant's expense. Applicant's request will not be considered until it is forwarded, in writing, to the Director of Property Management accompanied by:

- a. Plan and profiles showing the necessary right-of-way property;
- b. An independent appraisal, by an appraiser who is not employed by the County, of the value of the land taken and damages, if any, to the residue of the affected property;
- c. A sixty (60) year title search certificate of the right-of-way property to be acquired; and
- d. A Letter of Credit in an amount equal to the appraised value of the property to be acquired and all damages to the residue which can be drawn upon by Fairfax County. It is also understood that in the event the property owner of the right-of-way property to be acquired is awarded more than the appraised value of the property and of the damages to the residue in a condemnation suit, the amount of the award shall be paid to Fairfax County by Applicant within five (5) days of said award. It is further understood that all other costs incurred by Fairfax County in acquiring the right-of-way shall be paid to Fairfax County by Applicant upon demand.

REZONING AFFIDAVIT

DATE: June 25, 1999
(enter date affidavit is notarized)

THOMAS D. FLEURY, WEST*GROUP MANAGEMENT LLC (3)

I, _____, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [] applicant
[X] applicant's authorized agent listed in Par. 1(a) below 99-896

in Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Contains entries for AJB ASSOCIATES, INC., WEST*GROUP MANAGEMENT LLC, GREENEHORNE & O'MARA, and WILTSE & ASSOCIATES INC.

(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.

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

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

REZONING AFFIDAVIT

DATE: June 25, 1999
(enter date affidavit is notarized)

99-896

for Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

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

(1) AJB Associated, Inc.
10287 Lee Hwy.
Fairfax, VA. 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

William E. Schuiling - Sole Shareholder

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

WILLIAM E. SCHUILING - CHAIRMAN, PRESIDENT - DIRECTOR
CHARLES S. STRINGFELLOW, JR. - TREASURER - DIRECTOR
CATHERINE PARSEL - SECRETARY - DIRECTOR
JOHN E. WRIGHT - ASST. SECRETARY - AKA JOHN WRIGHT

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

DATE: June 25, 1999
(enter date affidavit is notarized)

99-896

for Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
(3) WILTSE & ASSOCIATES, INC.
5227 Stallion Rd.
Broad Run, VA. 20137

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
H. Joe Wiltse

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
(4) GREENHORNE and O'MARA
11211 Waples Mill Road
Fairfax, VA. 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

(27) ESOP (EMPLOYEE STOCK OWNERSHIP PLAN)
A. JAMES O'MARA

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

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

DATE: June 25, 1999
(enter date affidavit is notarized)

99-896

for Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s))

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

(2) WEST*GROUP PROPERTIES LLC
1600 ANDERSON ROAD
MCLEAN, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

- (5) WEST*PARK ASSOCIATES L.P.
(40) WEST*GATE, A VIRGINIA L.P.
(6) PARK GATE GROUP LLC
(7) ROLIM WEST LLC

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

- G. T. HALPIN, PRESIDENT
THOMAS F. NICHOLSON, VICE PRESIDENT/TREASURER
CHARLES B. EWING, JR., VICE PRESIDENT
KATHRYN A. MACLANE, VICE PRESIDENT/SECRETARY
JOHN C. ULFELDER, VICE PRESIDENT

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

(3) WEST*GROUP MANAGEMENT LLC
1600 ANDERSON ROAD
MCLEAN, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

- (11) WEST*GROUP, INC.
(6) PARK GATE GROUP LLC
(8) RA WEST, INC.

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

- G. T. HALPIN, COB/PRESIDENT
KATHRYN A. MACLANE, EX VP/CORP SEC
CHARLES H. SMITH, JR. EVP
ROBERT A. ABT, SR VP, CONSTRUCTION & DESIGN
THOMAS D. FLEURY, SR VP, DEVELOPMENT SERVICES
WILLIAM GUE, SR VP/GEN COUNSEL
ETER A. OGNIBENE, SR VP/TREASURER
WILLIAM B. RUCKER, SR VP, LEASING
PAT SHOOLTZ, SR VP
MICHAEL BASHEDA, VP/ASSOCIATE COUNSEL
ROBERT BELL, VP, PROPERTY MANAGEMENT
MICHAEL D. DAVIES, VP, PROPERTY MANAGEMENT
WAYNE HALLHEIMER, VP, LEASING
WAYNE HOFFMAN, VP, LEASING
MARGARET F. HOWELL, VP, DEVELOPMENT SERVICES
MALCOLM LONG, VP, CONSTRUCTION
MARK LOWHAM, VP, BUSINESS DEVELOPMENT
ERIC MAGGIO, VP, CONTROLLER
SIMON ROMANO, VP, CONSTRUCTION
ALICE M. STARR, VP, COMMUNICATIONS
KEITH TURNER, VP, ADMINISTRATION
JOHN ULFELDER, VP
BRUCE WILBER, VP, PROPERTY MANAGEMENT

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

DATE: June 25, 1999
(enter date affidavit is notarized)

99-845

for Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s))

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

(12) WESTEQUITIES, INC.
1600 ANDERSON ROAD
MCLEAN, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

GERALD T. HALPIN
THOMAS F. NICHOLSON
CHARLES B. EWING, JR.
MARTHA U. SEELEY

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

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

(11) WEST*GROUP, INC.
1600 ANDERSON ROAD
MCLEAN, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

GERALD T. HALPIN
CHARLES B. EWING, JR.
THOMAS F. NICHOLSON
THE MARTHA U. SEELEY FAMILY TRUST F/B/O MARTHA U. SEELEY

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

G. T. HALPIN, PRESIDENT AND CHAIRMAN	THOMAS D. FLEURY, SENIOR V.P.
CHARLES B. EWING, JR., EXECUTIVE V.P./SEC.	ROBERT A. ABT, SENIOR V.P.
THOMAS F. NICHOLSON, EXECUTIVE V.P.	MARGARET F. HOWELL, V.P.
KATHRYN A. MACLANE, EXECUTIVE V.P.	JOHN T. KENNEY, V.P.
CHARLES H. SMITH, EXECUTIVE V.P.	PETER A. OGNIBENE, SR. V.P./TRES.

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

DATE: June 25, 1999
(enter date affidavit is notarized)

99-896

for Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s))

(13) NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
EAGLE MANAGEMENT CORPORATION
1600 ANDERSON ROAD
MCLEAN, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

GERALD T. HALPIN

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

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

(14) THE SEELEY FAMILY CORPORATION
1441 KIRBY ROAD
MCLEAN, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

MARTHA U. SEELEY

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

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

DATE: June 25, 1999
(enter date affidavit is notarized)

99-896

for Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s))

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

(5)

SOUTHFORK CORPORATION
1322 MERCHANT LANE
MCLEAN, VA 22101

DESCRIPTION OF CORPORATION: (check one statement)

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

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

CHARLES B. EWING, JR.

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

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

(16)

FAIRFAX ROAD CORPORATION
400 CHAIN BRIDGE ROAD
MCLEAN, VA 22101

DESCRIPTION OF CORPORATION: (check one statement)

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

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

THOMAS F. NICHOLSON

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

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

DATE: June 25, 1999
(enter date affidavit is notarized)

99-896

for Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
RA WEST, INC.
C/O CGR ADVISORS
(8) 950 EAST PACES FERRY RD., SUITE 2275, ATLANTA, GA 30326

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
ROLIM ASSOCIATES, A GENERAL PARTNERSHIP
(18)

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
ROLIM WEST LLC
(7) C/O CGR ADVISORS
950 EAST PACES FERRY RD., SUITE 2275, ATLANTA, GA 30326

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
ROLIM REAL ESTATE INVESTMENTS, INC.
(19)

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

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

DATE: June 25, 1999
(enter date affidavit is notarized)

99-896

for Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s))

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

(19) ROLIM REAL ESTATE INVESTMENTS, INC.
C/O CGR ADVISORS 950 EAST PACES FERRY RD., SUITE 2275, ATLANTA, GA 30326

DESCRIPTION OF CORPORATION: (check one statement)

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

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

(18) ROLIM ASSOCIATES, A GENERAL PARTNERSHIP

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

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

(20) WESTGATE VIRGINIA INC
1600 ANDERSON ROAD
MCLEAN, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

THE MAPLE FAMILY TRUST F/B/O RUTH U. COVO; HOWARD ULFELDER FIRST MARITAL FUND F/B/O HOWARD ULFELDER, JR., JOHN C. ULFELDER AND THOMAS H. ULFELDER; THE MARTHA U. SEELEY FAMILY TRUST F/B/O MARTHA U. SEELEY, JOHN N. SEELEY, MARGARET A. SEELEY AND JULIE A. SEELEY; SIDNEY ULFELDER FAMILY TRUST F/B/O SANDRA U. WALLICK; SIDNEY ULFELDER FAMILY TRUST F/B/O BARBARA U. SMITH; HELEN R. HALPIN; GERALD T. HALPIN.

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

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

DATE: June 25, 1999
(enter date affidavit is notarized)

99-896

for Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s))

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

(21)

STICHTING PENSIOENFONDS Abp (Pension Fund)
OUDE OPINDASTRAAT 70
6411 EJ HEERDEA THE NETHERLANDS

DESCRIPTION OF CORPORATION: (check one statement)

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

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

THERE ARE OVER ONE MILLION (1,000,000) BENEFICIARIES. THIS IS THE PENSION FUND FOR ALL DUTCH GOVERNMENT EMPLOYEES.

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

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

(22)

SUNDAM II B.V.
C/O CGR ADVISORS
950 EAST PACES FERRY RD., SUITE 2275, ATLANTA, GA 30326

DESCRIPTION OF CORPORATION: (check one statement)

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

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

RODAMCO NORTH AMERICA B.V.

(23)

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

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

DATE: June 25, 1999
(enter date affidavit is notarized)

99-8a v

for Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s))

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

RODAMCO NORTH AMERICA B.V.
C/O CGR ADVISORS
950 EAST PACES FERRY RD., SUITE 2275, ATLANTA, GA 30326

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.

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

RODAMCO N.V.
STICHTING PENSIOENFONDS ABP

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

RODAMCO N.V.
COOLSINGEL 120
3011 AG ROTTERDAM THE NETHERLANDS

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.

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

STICHTING PENSIOENFONDS ABP

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

DATE: June 25, 1999
(enter date affidavit is notarized)

99-842

for Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s))

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

(6) PARK GATE GROUP LLC
1600 ANDERSON ROAD
MCLEAN, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

(9) WEST*PARK ASSOCIATES L.P. _____
 (10) WEST*GATE, A VIRGINIA L.P. _____
 (11) WEST*GROUP, INC. _____

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

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

(27) ESOP (EMPLOYEE STOCK OWNERSHIP PLAN)
11211 WAPLES MILL ROAD
FAIRFAX VA 22030

(GREENEHORNE & O'MARA)

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: June 25, 1999
(enter date affidavit is notarized)

99-896

for Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

(10) WESTGATE, A VIRGINIA LIMITED PARTNERSHIP
1600 ANDERSON ROAD
MCLEAN, VA 22102

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

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

(20) GENERAL PARTNER: WESTGATE VIRGINIA, INC.

(17) LIMITED PARTNERS: WESTEQUITIES ASSOCIATES L.P. HOWARD ULFELDER FIRST MARITAL FUND F/B/O HOWARD ULFELDER, JR., JOHN C. ULFELDER AND THOMAS H. ULFELDER HOWARD ULFELDER IRREVOCABLE TRUST F/B/O HOWARD ULFELDER, JR. HOWARD ULFELDER IRREVOCABLE TRUST F/B/O JOHN C. ULFELDER HOWARD ULFELDER IRREVOCABLE TRUST F/B/O THOMAS H. ULFELDER HOWARD ULFELDER 1983 IRREVOCABLE TRUST F/B/O HOWARD ULFELDER, JR., SUSANNA ULFELDER, JENNIFER ULFELDER, STEVEN ULFELDER, DAVID ULFELDER AND ABIGAIL ULFELDER HOWARD ULFELDER 1983 IRREVOCABLE TRUST F/B/O JOHN C. ULFELDER, SUSAN ULFELDER, WILLIAM ULFELDER, AND JOHN ULFELDER, JR. HOWARD ULFELDER 1983 IRREVOCABLE TRUST F/B/O THOMAS H. ULFELDER, JEAN ULFELDER, EMILY ULFELDER, ALEX ULFELDER AND JAMES ULFELDER THE MAPLE FAMILY TRUST F/B/O RUTH COVO THE BLACK OAK TRUST F/B/O JOANNE COVO THE WHITE OAK TRUST F/B/O MARILYN COVO KRISTEN COVO PETER PAUL COVO NATHANIEL SCHMIDT MATTHEW SCHMIDT SIDNEY ULFELDER IRREVOCABLE TRUST F/B/O SANDRA WALLICK SIDNEY ULFELDER IRREVOCABLE TRUST F/B/O BARBARA SMITH SIDNEY ULFELDER FAMILY TRUST F/B/O SANDRA WALLICK SIDNEY ULFELDER FAMILY TRUST F/B/O BARBARA SMITH THE MARTHA U. SEELEY FAMILY TRUST F/B/O MARTHA U. SEELEY, JOHN N. SEELEY, MARGARET R. SEELEY, AND JULIE A. SEELEY THE RUDOLPH SEELEY AND MARTHA U. SEELEY IRREVOCABLE TRUST F/B/O JOHN N. SEELEY THE RUDOLPH SEELEY AND MARTHA U. SEELEY IRREVOCABLE TRUST F/B/O MARGARET R. SEELEY THE RUDOLPH SEELEY AND MARTHA U. SEELEY IRREVOCABLE TRUST F/B/O JULIE A. SEELEY THOMAS H. ULFELDER

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

DATE: June 25, 1999
(enter date affidavit is notarized)

99-896

for Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s))

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

WESTGATE, A VIRGINIA LIMITED PARTNERSHIP (CONTINUED)
1600 ANDERSON ROAD
MCLEAN, VA 22102

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

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

LIMITED PARTNERS (CONTINUED):

- JOHN C. ULFELDER
JOHN N. SEELEY
JULIE ANN SEELEY
MARGARET R. SEELEY
MARTHA U. SEELEY
GERALD T. HALPIN
HELEN R. HALPIN
JOHN N. GROVER
LESTER WEIL, TRUSTEE. U/D/T 5/29/76 F/B/O LESTER L. WEIL AND RUTH S. WEIL
ENFIELD ASSOCIATES
THOMAS F. NICHOLSON
CHARLES B. EWING, JR.
EMILY W. MYATT
SHERIDAN NICHOLSON
THE RAYMOND FRIEDMAN TRUST F/B/O MYRA FRIEDMAN
MYRA FRIEDMAN
J. NORMA AND BARBARA ROSSEN REV. TRUST F/B/O J. NORMAN ROSSEN AND BARBARA ROSSEN
GEORGE C. PIERCE
JACQUES WACHTEL
ROSE WACHTEL
JACOB AND DOROTHY ENTEL, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
KEITH RUMBEL
HELEN RUMBEL
R. O. WEBSTER
THE ELLIOT MITCHELL TRUST F/B/O MILDRED MITCHELL
ROGER A. GOLDE
JOSEPH PHILIPSON TRUST F/B/O STELLA PHILIPSON, JEAN PHILIPSON, DAVID PHILIPSON, ALICE PHILIPSON, ROBERT PHILIPSON, STEPHANIE RAUGUST AND HIROMI IDEHAR
NIEDERMAN FAMILY TRUST F/B/O RICHARD NIEDERMAN AND ROBERT NIEDERMAN
CHARLES G. LUBAR
NANCY L. SOMMERS
JOAN L. ALVAREZ
KURT AND/OR SUSAN BERLIN
HARRIET D. MCLUCAS
BRUCE MARK OLCOTT
MIRIAM B. AND HAROLD M. LANDAU
JOHN B. PHILLIPS
RUTH E. WACHTEL
JANET L. WACHTEL
ALAN L. WACHTEL
LENA GITTER
ELEANOR M. CELLER
JEROME NIEDERMAN TRUST F/B/O JACQUELINE NIEDERMAN, MICHAEL NIEDERMAN AND MARK NIEDERMAN

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

DATE: June 25, 1999
(enter date affidavit is notarized)

99-896

for Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s))

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

(10) WEST*GATE, A VIRGINIA LIMITED PARTNERSHIP (CONTINUED)
1600 ANDERSON ROAD
MCLEAN, VA 22102

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

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

LIMITED PARTNERS (CONTINUED):

CHERYL N. LILIENSTEIN
RICHARD NIEDERMAN
ROBERT NIEDERMAN
PETER T. HALPIN
JOHN B. PHILLIPS TESTAMENTARY TRUST F/B/O WILLIAM H. CROCKET, ANN CROCKET CRUMP, CAROL KRAUSS, CHARLES PHILLIPS, FRANCES G. PHILLIPS, HARRY PHILLIPS, JOHN PHILLIPS AND BETTY SALIGA

Multiple horizontal lines for additional information or signatures.

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

DATE: June 25, 1999
(enter date affidavit is notarized)

99-896

for Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s))

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

(9) WEST*PARK ASSOCIATES LIMITED PARTNERSHIP
1600 ANDERSON ROAD
MCLEAN, VA 22102

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

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

- GENERAL PARTNERS:
- (13) EAGLE MANAGEMENT CORPORATION
 - (15) SOUTHFORK CORPORATION
 - (14) THE SEELEY FAMILY CORPORATION
 - (16) FAIRFAX ROAD CORPORATION
- GERALD T. HALPIN
CHARLES B. EWING, JR.
THOMAS F. NICHOLSON

LIMITED PARTNERS:

- THE MARTHA U. SEELEY FAMILY TRUST F/B/O JOHN SEELEY, MARGARET RUTH SEELEY, JULIE ANN SEELEY
 - HOWARD ULFELDER IRREVOCABLE TRUST F/B/O HOWARD ULFELDER, JR.
 - HOWARD ULFELDER IRREVOCABLE TRUST F/B/O JOHN C. ULFELDER
 - HOWARD ULFELDER IRREVOCABLE TRUST F/B/O THOMAS H. ULFELDER
 - THE MAPLE FAMILY TRUST F/B/O RUTH ULFELDER COVO
 - THE BLACK OAK TRUST F/B/O JOANNE COVO
 - THE WHITE OAK TRUST F/B/O MARILYN COVO SCHMIDT
 - RUDOLPH G. SEELEY AND MARTHA U. SEELEY IRREVOCABLE TRUST U/D/D 12/15/70 F/B/O JULIE ANN SEELEY
 - RUDOLPH G. SEELEY AND MARTHA U. SEELEY IRREVOCABLE TRUST U/D/D 12/15/70 F/B/O JOHN NICHOLAS SEELEY
 - RUDOLPH G. SEELEY AND MARTHA U. SEELEY IRREVOCABLE TRUST U/D/D 12/14/70 F/B/O MARGARET RUTH SEELEY
 - SIDNEY ULFELDER IRREVOCABLE TRUSTS U/D/D 12/15/70 F/B/O BARBARA ULFELDER SMITH
 - SIDNEY ULFELDER IRREVOCABLE TRUSTS U/D/D 12/15/70 F/B/O SANDRA ULFELDER WALLICK
- (25) THE 1985 GROUP
- (17) WESTEQUITIES ASSOCIATES L.P.
 - (11) WEST*GROUP, INC.
 - (2) WEST*GROUP PROPERTIES LLC
 - (3) WEST*GROUP MANAGEMENT LLC

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

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99-896

for Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s))

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

(17) WESTEQUITIES ASSOCIATES LIMITED PARTNERSHIP
1600 ANDERSON ROAD
MCLEAN, VA 22102

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

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

(12) GENERAL PARTNER:
WESTEQUITIES, INC.

LIMITED PARTNERS:

- GERALD T. HALPIN
- THOMAS F. NICHOLSON
- CHARLES B. EWING, JR.
- MARTHA U. SEELEY
- LINDA P. BEALE
- JOAN W. BOWE
- WILLIAM A. CLARK
- FLOYD D. DAVIS
- WOODROW DUNCAN, JR.
- PAMELA J. EDGEBERT
- THOMAS D. FLEURY
- MARY FOSTER
- FREZEL GRAHAM
- C. B. HAMMERLE
- R. L. HEDGPETH
- GEORGE E. HEFLIN
- MARGARET DAWN HOLBROOK
- MYRA C. HUGHES
- JOHN T. KENNEY
- JEFFREY LEE LONG
- MALCOLM J. LONG
- MICHAEL D. LYNCH
- KATHRYN A. MACLANE
- DAVID S. MCCOY
- MITCHELLE C. MCCRACKEN
- ROBERT C. NEWMAN
- ROGER W. PHIPPS
- ROBERT A. POTTS
- ELIZABETH M. SAMPSON
- JANET L. SISSON
- LARRY E. SMITH
- LEROY DEMPSEY SMITH
- HARRY E. TILSON
- DALE R. TOLLEY
- PAUL JR AND KATHERINE AN WEBER
- FRANCES LOUISE WICKER
- BRUCE K. WILBER
- DANIEL L. WONG
- WALTER A. WOOD III

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

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99-896

for Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s))

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

(25) THE 1985 GROUP
1600 ANDERSON ROAD
MCLEAN VA 22102

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

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

GENERAL PARTNER
GERALD T. HALPIN

LIMITED PARTNERS
FRANK J. HALPIN
MARY H. NODAR
KATHRYN A. MACLANE
JAMES T. HALPIN

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

DATE: June 25, 1999
(enter date affidavit is notarized)

99-896

for Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s))

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

(18) ROLIM ASSOCIATES, A GENERAL PARTNERSHIP
C/O CGR ADVISORS
950 EAST PACES FERRY RD., SUITE 2275, ATLANTA, GA 30326

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

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

(22) SUNDAM II B.V., G.P.
(21) STICHTING PENSIOENFONDS ABP. G.P.

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

DATE: June 25, 1999
(enter date affidavit is notarized)

99-876

for Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s))

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

(24) ENFIELD ASSOCIATES
120 NORTH ST., ASAPH STREET
ALEXANDRIA, VA 22314

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

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

CHARLES H. SMITH, JR., GENERAL PARTNER
WILLIAM FRANCIS SMITH, GENERAL PARTNER
CATHERINE SMITH SPRATLEY, GENERAL PARTNER

Lined area for listing additional partners and their titles.

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

REZONING AFFIDAVIT

DATE: June 25, 1999
(enter date affidavit is notarized)

99-896

for Application No(s): RZ 1999-SU-018
(enter County-assigned application number(s))

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

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

NONE

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

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

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

- SUPERVISOR DIX \$100 FROM KATHRYN A MACLANE 3/98
SUPERVISOR DIX \$100 FROM G T HALPIN 3/98
SUPERVISOR FREY \$250 FROM KATHRYN A MACLANE 6/98
SUPERVISOR CONNOLLY \$540 FROM KATHRYN A MACLANE 9/98
SUPERVISOR BULOVA \$150 FROM KATHRYN A MACLANE 9/98
SUPERVISOR HYLAND \$200 FROM KATHRYN A MACLANE 10/98
SUPERVISOR HYLAND \$200 FROM CHARLES B EWING, JR 10/98

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

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

WITNESS the following signature: WEST*GROUP MANAGEMENT LLC

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

Thomas D. Fleury, Sr. VP Development Services
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 25 day of June, 1999, in the state of Virginia.

My commission expires: Oct 31, 1999.

Margaret J. Hawley
Notary Public

WEST*GROUP PROPERTIES LLC
TMP 33-4-((1))-Pt.3 & 33-2-((1))-Pt. 6A
50.5997 acres

STATEMENT OF JUSTIFICATION

The subject property is located within the current boundaries of the previously approved Dulles Auto Park which is at the Route 50/Stonecroft Boulevard intersection. The auto park has recently requested a Proffer Condition Amendment (PCA 94-Y-033) to reduce its current size from 104 acres to approximately 53 acres with the balance of the property being encompassed by the subject application. In an effort to assist the County in addressing a variety of land use and transportation objectives for the area, it is the intent of both applicants to have their respective applications reviewed and processed concurrently.

With respect to the Comprehensive Plan, the subject property is within the County's designated Dulles Suburban Center; specifically, Land Unit H. The County's development concept for this Center is to promote "high quality, well conceived, integrated and functional multiple use employment" areas. The proposed Industrial/Flex-Tech business park will support and enhance this development concept. Specifically, the proposed park will provide a variety of industrial, industrial/flex, research and development and related office uses. Complementing the park will be extensive landscaping along Stonecroft boulevard, a coordinated point of access on Stonecroft Boulevard and a uniform sign program.

In response to the Comprehensive Plan objectives for this area, the proposed business park will "promote a high quality of life for those who work" at the site. This objective will be accomplished by having a diversity of well designed uses in conjunction with extensive landscaping at the park. In addition, it is envisioned that the Park will have its buildings clustered along a spine road and each land bay will illustrate a low intensity industrial/flex use or related R&D use. This design concept will support the Plan's objective of providing flexibility for economic enterprises and sites for national, international and regional businesses in the Dulles Suburban Center. All of these uses and accompanying elements will be integrated through an architectural theme which will promote an excellence in design which is the trademark of a **WEST*GROUP** development.

With respect to the transportation objectives for this area, the Comprehensive Plan recommends that future developments provide comprehensive transportation programs which serve local travel needs within the Center and also interconnect with the regional transportation network.

A transportation improvement which encompasses these transportation objectives is the interconnection and upgrading of existing Stonecroft Boulevard between Route 50 and Bogle Drive. This improvement, when completed, will provide a direct and critical connection in the local transportation system and it will also be an important transportation link for regional traffic access within the Center. Although the timing for this important roadway is still uncertain, it is apparent that a Public/Private Partnership will be required to advance this transportation improvement from its current design stage to the construction phase. It is the intention of the applicant to participate with adjoining landowners, Fairfax County and VDOT in the completion this comprehensive transportation program.

In summary, the proposed industrial business park will promote the economic, and land use objectives for the Dulles Suburban Center. Further, resolution of the Stonecroft Boulevard improvement will relieve local access and congestion issues within the immediate area for a variety of private and public uses. Accordingly, the proposed **WEST*GROUP/Route 50** development will be in full conformance with the Comprehensive Plan.



Thomas D. Fleury, VP.

WEST*GROUP MANAGEMENT LLC, Agent

March 12, 1999

PROFFERS

RZ 94-Y-033

November 17, 1994

Pursuant to Section 15.1-491(a) Code of Virginia, 1950 edition as amended, subject to the Board of Supervisors rezoning the application property (the "Subject Property") to the C-8 District, the applicant proffers to the following:

1. EXHIBITS -

- a. **Proffered Exhibits.** The applicant commits to develop the Subject Property in substantial conformance with the following exhibits:
 - i. **The Generalized Development Plan/Special Exception plat ("GDP/SE" plat),** Sheets 2 and 3 of 17, dated November 1994, prepared by Greenhorne & O'Mara, Inc.
 - ii. **Conceptual Landscape Plan,** dated November 1994, Sheets 4 and 5 of 17, prepared by Greenhorne & O'Mara, Inc.
 - iii. **Entry Feature and Visitor Center,** Sheet 7 of 17, dated November 1994, prepared by Greenhorne & O'Mara, Inc.
 - iv. **Route 50 Sign and Flag,** Sheet 8 of 17, dated November 1994, prepared by Greenhorne & O'Mara, Inc.
 - v. **Pedestrian Access Details,** Sheet 9 of 17, dated November 1994, prepared by Greenhorne & O'Mara, Inc.
- b. **Illustrative Exhibits.** The following illustrative exhibits are submitted with these proffers for illustrative purposes only. Final building and individual dealership lot size and location may change at time of final site plan submission, but shall be generally consistent in character with that depicted on the Illustrative Exhibits. Specific features, such as architecture, Floor Area Ratio, entry, peripheral lot and parking lot landscaping will be provided throughout the site in conformance with the proffered paragraphs herein and with the proffered exhibits.
 - i. **Route 50 and Willard Road Screening Elevations,** Sheet 6 of 17, dated November 1994, prepared by Greenhorne & O'Mara, Inc.

- ii. Conceptual Dealership Layout, Sheet 10 of 17, dated November 1994, prepared by Gutierrez & Shlanta Architects, Ltd. and Greenhorne & O'Mara, Inc.
 - iii. Conceptual Dealership Elevations, Sheet 11 of 17, dated November 1994, prepared by Gutierrez & Shlanta Architects, Ltd. and Greenhorne & O'Mara, Inc.
 - iv. Illustrative Visitor Center Layout, Sheet 12 of 17, dated November 1994, prepared by Greenhorne & O'Mara, Inc.
 - v. Illustrative Food Court/Day Care/Gas Service Layout, Sheet 13 of 17, dated November 1994, prepared by Greenhorne & O'Mara, Inc.
 - vi. Conceptual Auto Unloading Area Layout, Sheet 14 of 17, dated November 1994, prepared by Greenhorne & O'Mara, Inc.
 - vii. Proposed Frontage and Loop Road Improvements, Sheet 15 of 17, dated November 1994, prepared by Greenhorne & O'Mara, Inc.
 - viii. Concept Study, Sheet 16 of 17, dated November 1994, prepared by Greenhorne & O'Mara, Inc.
 - ix. Illustrative Plan, Sheet 17 of 17, dated November 1994, prepared by Gutierrez & Shlanta Architects, Ltd. and Greenhorne & O'Mara, Inc.
2. **USES - Permitted uses shall be limited to:**
- a. **Vehicle Sale, Rental and Ancillary Services Establishment.**
 - b. **Fast food restaurant. (A freestanding food court type building).**
 - c. **Service station, limited to gasoline service only.**
 - d. **Child care for customer and employee use only.**
 - e. **Car Wash.**
 - f. **Body Shop.**
 - g. **Visitor Center.**

- h. Personal Services (Beauty/Barber Shop)
- 3. **FLOOR AREA RATIO (FAR)** - The maximum floor area ratio shall not exceed 0.20. The maximum number of vehicle sales buildings shall be 14. Notwithstanding the maximum overall site 0.20 FAR, individual lots within the development may exceed a 0.20 FAR.
- 4. **BUILDING HEIGHT** - The maximum building height shall be limited to 40 feet.
- 5. **ARCHITECTURE** - All of the vehicle sales buildings shall be constructed with the same exterior materials and will have a common architectural design and building facade. Rear building facades visible from Route 50 and Willard Road, the body shop, food court and Day Care buildings shall be architecturally treated to be similar with the front facades.
- 6. **PEDESTRIAN CROSSINGS** - There shall be a minimum of three (3) painted crosswalks across the interior loop road with corresponding directional signs for pedestrian access purposes.
- 7. **SIGNAGE/ENTRANCE FEATURE** - A freestanding sign shall be permitted along the Subject Property's Route 50 frontage in substantial conformance with the Signage Plans (Sheets 6 and 7 of 17), prepared by Greenhorne & O'Mara, Inc., dated November 1994. Building mounted signs and directional signs shall be permitted in conformance with applicable provisions of the Fairfax County Zoning Ordinance. The applicant reserves the right to provide additional signs subject to the provisions of Article 12 of the Zoning Ordinance and with all required approvals without the need for approval of a Proffered Condition Amendment.
- 8. **LANDSCAPING** - Landscaping shall be provided on-site in substantial conformance with the GDP/SE plat and the Conceptual Landscape Plan, prepared by Greenhorne & O'Mara, Inc., dated November 1994. Landscaping shall be provided in substantial conformance with the following guidelines:
 - a. **Street Trees.** Street trees shall be planted on both sides of the interior loop road. The trees shall be planted approximately 40 to 50 feet on center. The trees shall be a minimum of 2.5 inches caliper at planting. Species of trees shall be one or more of the species noted on the Conceptual Landscape Plan, to be determined in consultation with the Urban Forester.

- b. **Dealership Entry Features.** Each dealership shall have an identifiable entry along the interior loop road. Entry features shall be provided as shown on Sheet 8 of 17 and shall include:
 - i. A five foot wide sidewalk running directly from the edge of the loop road to the main entrance to the dealership building.
 - ii. A receiving area for the auto park's shuttle service.
 - iii. Peripheral parking lot landscaping on both sides of the path connecting the individual dealership parking lots. Landscaping shall consist of shrubs, ornamental trees and seasonal flowers.
 - iv. Building foundation plantings consisting of shrubs and seasonal flowers.
- c. **Parking Lot Landscaping.** Parking lot islands with shade trees shall be planted within each dealership's visitor and employee parking lots. One tree and island shall be provided at a minimum for every 12 parking spaces. There shall be no parking lot landscaping island requirement to landscape new or used car storage areas. New or used car storage areas shall be designated as such on the site plan(s).
- d. **Buffer Strips Between Dealerships.** A minimum eight foot wide buffer strip shall be provided between every dealership lot. The buffer strip shall run from a point adjacent to the rear of a dealership building to the rear property line of each dealership lot. Trees, as shown on the Conceptual Landscape Plan, interspersed with evergreen trees shall be planted (at a minimum of 2.5 inch caliper at time of planting) and 30 feet on center within the buffer strip.
- e. **Body Shop Landscaping.** The body shop lot shall be landscaped as follows:
 - i. Evergreen trees shall be planted (a minimum of 6 feet in height at time of planting) in a staggered row along the front property line and at least 2 other property lines. The trees shall be planted 15 to 20 feet on center or as determined to be appropriate by the Urban Forester.
 - ii. A 25 foot wide undisturbed buffer strip, shall be provided along the property line directly adjacent to the 100 year floodplain.
- f. **Tree Cover.** The cumulative coverage of the landscaping provided as outlined in Sub-Paragraph 6.a. through e. above in conjunction with Paragraphs 9 and

10 below shall result in a minimum composite site plan tree coverage calculation of seventeen percent (17%) of the gross site. Individual dealership lots and phased site plans may provide less than seventeen percent (17%) tree coverage.

9. **ROUTE 50 BUFFER** - A buffer, a minimum of 50 feet in width, shall be provided along the Subject Property's Route 50 frontage as shown on the GDP/SE plat and Conceptual Landscape Plan. The buffer area shall consist of a combination of existing vegetation in the areas designated as wetlands, berms and landscaping as shown on the Conceptual Landscape Plan in coordination with the Urban Forester. The intent of this proffer is to visually screen car storage and rear buildings from Route 50. A small segment of the buffer area will be improved with the monument sign and associated landscaping as shown on the GDP/SE plat and the Project Sign Plan.
10. **WILLARD ROAD BUFFER** - A buffer, a minimum of 25 feet in width shall be provided along the Subject Property's Willard Road frontage as shown on the GDP/SE Plat and Conceptual Landscape Plan. The intent of this proffer is to visually screen car storage and rear of buildings from Willard Road. The buffer may be supplemented with additional vegetation to include evergreen trees and/or additional understory plantings if determined necessary by the Urban Forester to meet this objective.
11. **TREE PRESERVATION** - Existing vegetation shall be preserved within the limits of clearing and grading, as shown on the GDP/SE plat, as follows:
 - a. Within the buffer along the Subject Property's Route 50 frontage.
 - b. Within the wetland areas in the interior of the Subject Property.
 - c. A 50 foot wide buffer adjacent to any archeological site found on-site or along the Subject Property's boundary, as determined by a Phase I Study and as determined necessary by Heritage Resources Branch. Upon recovery of artifacts, any such buffer areas may be removed or disturbed, as approved by Heritage Resources Branch and DEM.
12. **VISITOR PARKING/VISITOR CENTER** - A visitor parking lot and visitor center shall be constructed along Subject Property's Willard Road frontage as shown on the GDP/SE plat and in substantial conformance with the Illustrative Visitor Center Layout exhibit prepared by Greenhome & O'Mara, Inc., dated November 1994. The visitor center will be constructed prior to the issuance of a building permit for the

6th vehicle sales building. The visitor center will be operated during normal hours of operation.

13. **STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES** - Storm water management ponds shall be constructed on-site as shown on the GDP/SE plat. The two ponds and open space areas will be provided and constructed to meet Best Management Practices ("BMP") criteria. Sand filters, as approved by DEM, may be utilized where necessary to assist in removing hydrocarbon runoff on the Subject Property. Access and maintenance easements shall be granted to Fairfax County, as determined necessary by DEM.
14. **RECYCLING** - All uses within the auto park shall participate in a recycling program to recycle paper, aluminum, glass, used oil and other appropriate materials. The car wash facilities will be designed to recycle "a minimum of 80% of the car wash work water," in accordance with Chapter 65 of the Fairfax County Code. The body shop shall store, contain and dispose of all automobile engine fluids, in containers and per a disposal/recycling program. Prior to site plan approval, the applicant will consult with the Fairfax County Fire Marshal to develop and implement a written plan to cause proper disposal of all petroleum products, antifreeze, solvent, and other potential pollutants used, stored or collected on the Subject Property.
15. **WILLARD ROAD RIGHT-OF-WAY** - Upon final site plan approval for the first building on site, or upon demand by either the Virginia Department of Transportation (VDOT) or Fairfax County, whichever first occurs, the applicant or assigns shall dedicate to the Board of Supervisors and convey in fee simple variable rights-of-way along the Subject Property's frontage on Willard Road as necessary to accommodate the improvements described in Paragraph 16 below. The applicant shall also provide to Fairfax County ancillary easements along portions of the Subject Property's Willard Road frontage, as determined by DEM for future improvements to Willard Road.
16. **WILLARD ROAD IMPROVEMENTS** - Prior to the issuance of the first Non-Residential Use Permit (Non-RUP), the applicant shall construct, subject to the approval of VDOT and the Fairfax County Office of Transportation (OT) in conjunction with the Department of Environmental Management (DEM), improvements to Willard Road. The intent of this proffer is to ensure that pavement shall be fully finished and available for use by traffic. Final VDOT approval shall not be required prior to issuance of the aforementioned first Non-RUP. The road improvement shall include:

- a. A full width four lane divided cross section with turn lanes and transitions as may be deemed necessary by VDOT and OT from the southern right-of-way line of Route 50 extending south to the auto park's entrance located opposite Pepsi Place.
- b. A temporary cul-de-sac shall be constructed by the applicant at the existing southern terminus of Willard Road, approximately 2,200 feet south of Route 50.
- c. Applicant shall attempt to acquire, from the southernmost entrance to the Subject Property to Route 50 necessary right-of-way along the eastern side of Willard Road to accommodate the proposed widening and turn lanes on northbound Willard Road. If the right-of-way is unavailable, the applicant shall request Fairfax County to acquire necessary right-of-way through its powers of eminent domain, at applicant's expense. The applicant's request will not be considered until it is forwarded, in writing, to the Director of Property Management accompanied by:
 - i. Plans and profiles showing the necessary right-of-way property;
 - ii. An independent appraisal, by an appraiser who is not employed by the County, of the value of the land taken and damages, if any to the residue of the affected property;
 - iii. A twenty (20) year title search certificate of the right-of-way property to be acquired; and
 - iv. A Letter of Credit in an amount equal to the appraised value of the property to be acquired and of all damages to the residue which can be drawn upon by Fairfax County. It is also understood that in the event the property owner of the right-of-way property to be acquired is awarded more than the appraised value of the property and of the damages to the residue in a condemnation suit, the amount of the award shall be paid to Fairfax County by the applicant within five (5) days of said award. It is further understood that all other costs incurred by Fairfax County in acquiring the right-of-way shall be paid to Fairfax County by the applicant upon demand.
- d. At time of completion of the interior loop road, the applicant shall construct an emergency only second entrance/exit into the auto park, as shown on the GDP/SE plat. The emergency service road shall be of sufficient width and

constructed with sufficient weight bearing material, as approved by DEM and the Fairfax County Fire Marshal.

- e. The applicant shall escrow sufficient funds, as determined by DEM, to construct one-half of a four lane divided section plus turn lanes from the site entrance opposite Pepsi Place to the southernmost property line and for removal of the temporary cul-de-sac to be constructed by the applicant, within 30 days of written request by either VDOT or Fairfax County or at the time of final site plan approval for the last vehicle sales building whichever occurs first.
 - f. A "slip ramp" entrance into the auto park southbound Willard Road as shown on the GDP/SE plat, if approved by VDOT.
17. **ROUTE 50 IMPROVEMENTS** - Prior to the issuance of the first Non-RUP, the applicant shall construct the following road improvements subject to the approval of VDOT and OT in conjunction with DEM to include:
- g. One (1) left turn lane on westbound Route 50 onto southbound Willard Road. An additional left turn lane, necessary to provide dual left turn lanes, shall be provided prior to the issuance of the third Non-RUP.
 - b. A right turn deceleration lane on eastbound Route 50 along the site's Route 50 frontage.
 - c. An acceleration lane on eastbound Route 50 which transitions into the existing deceleration lane east of the Subject Property.
 - d. Design, equipment and installation of a traffic signal at the intersection of Route 50 and Willard Road. Such signalization to be installed and operational prior to the issuance of the second Non-RUP.
 - e. Route 50/Airline Parkway. Striping improvements to provide two left turn lanes on southbound Airline Parkway onto eastbound Route 50, as determined by VDOT. Applicant will provide signal modifications, as may be deemed necessary by VDOT.

18. **TRAILS** - Pedestrian/bike trails shall be constructed as follows:
 - h. A 5 to 8 foot wide trail or sidewalk, as determined by DEM, located both on-site within easements and within portions of right-of-way (to avoid wetlands) shall be constructed along the Subject Property's Route 50 frontage.
 - i. A 5 to 8 foot wide trail or sidewalk, as determined by DEM, located entirely within right-of-way shall be constructed along the Subject Property's Willard Road frontage.
19. **SPECIAL EXCEPTION USES** - The child care center, food court, car wash and service station is intended for the use of auto park employees, agents and auto park customers only. There shall be no advertisement or signage at Route 50 or Willard Road to the public which promotes patronage of these accessory uses by the general public. Customer patronage of these uses (except for the food court) shall be regulated by the management of the auto park through issuance of customer coupons or other means of identification. The child care center, food court, car wash and service station shall be completed prior to the issuance of a building permit for the 10th dealership building.
20. **CHILD CARE CENTER** - The center building, child care operation and outside play area shall meet all state and Fairfax County requirements and regulations applicable to commercial child care centers. The center building shall be located in the southern portion of the Subject Property and inside the loop road. The building and play area shall be developed in general conformance with the layout depicted on the Food Court/Day Care/Gas Service exhibit.
21. **UNLOADING OF TRAILERS** - There shall be a reserved area within the "Display Area," as shown on the Conceptual Development Plan or other area outside the confines of the interior street system and individual dealership parking areas, for the loading and unloading of vehicles from trailers. Unloading and loading of vehicles from trailers within the loop road or visitor parking areas shall be strictly prohibited and enforced.
22. **OFF-STREET PARKING** - Each dealership lot shall be developed with at least the minimum number of parking spaces for visitors and employees as required by the Zoning Ordinance for the corresponding gross floor area, service bays and numbers of employees. Visitor parking shall be clearly marked and located directly in front and/or on the side of the main entrance to the dealership building. Employee parking and parking for vehicles being serviced shall be clearly marked and segregated from visitor parking. New car storage shall be located behind the

dealership buildings. Parking of vehicles within any open space, landscaped areas and on the loop road shall be strictly prohibited.

23. **ARCHEOLOGY** - Prior to any land disturbing activity on the Subject Property, the Applicant shall obtain a Phase I archeological survey of Site 1, 2, 5 and 6 per the memorandum from the Heritage Recourse Branch, dated August 10, 1994. The survey shall be performed by a qualified archaeological survey firm approved by the County Archaeologist. The results of such survey shall be reviewed and approved by the County Archaeologist. If determined necessary by the County Archaeologist from the result of the Phase I survey, the Applicant shall either have performed at his expense any necessary Phase II and/or Phase III archaeological survey and/or recovery work or shall leave the surveyed area undisturbed for a time period mutually agreed to by and between Heritage Resources Brand and the applicant. The scope of work and final report shall be subject to County Archaeologist approval. In addition, the County Archaeologist shall be notified at least 30 days prior to any land disturbing activity on the Subject Property and shall be permitted to recover any artifacts uncovered by any land disturbing activity.
24. **INTERPARCEL ACCESS** - At time of site plan approval for the northwestern portion of the Subject Property, the applicant shall record an ingress/egress easement for the benefit of tax map 33-2-((1))-6. The easement and access road shall be in the general location depicted on the GDP/SE plat.
25. **SHUTTLE SERVICE** -
 - j. Prior to the issuance of a Non-RUP for the eighth vehicle sales building, the applicant shall provide a free shuttle bus service within the auto park for customer use during normal vehicle sales hours of operation.
 - k. Prior to the issuance of a Non-RUP for the third vehicle sales building, the applicant shall provide a free shuttle bus service for vehicle service customers to Dulles International Airport and/or the closest mass transit station.



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 300
Fairfax, Virginia 22035-0000

Tel: 703-324-3151 Fax: 703-324-3900

V I R G I N I A

December 30, 1994

Keith C. Martin, Esquire
Walsh, Colucci, Stackhouse,
Emrich and Lubeley, P.C.
2200 Clarendon Boulevard
Thirteenth Floor
Arlington, Virginia 22201

RE: Special Exception
Number SE 94-Y-038
(Concurrent with RZ 94-Y-033)

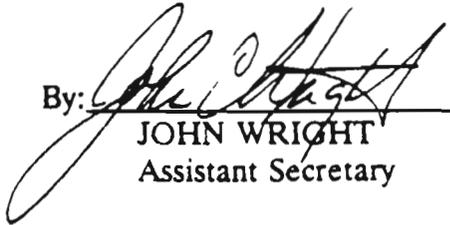
Dear Mr. Martin:

At a regular meeting of the Board of Supervisors held on December 12, 1994 the Board approved Special Exception Number SE 94-Y-038 in the name of AJB Associates, Incorporated, located at Tax Map 33-2 ((1)) 6A and 33-4 ((1)) 3, for multiple vehicle sales; rental and ancillary service establishments; fast food restaurants within a Highway Corridor Overlay District; a child care center; a service station; and a car wash pursuant to Sections 4-804; 7-607; and 9-620 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception shall be in conformance with the approved Special Exception Plat **entitled Dulles International Auto Park and prepared by Greenhorne & O'Mara, Inc. which is dated November 1994 and these conditions.**

Proffers
RZ 94-Y-033
Page 11

AJB ASSOCIATES, INC.

By: 

JOHN WRIGHT
Assistant Secretary

kcm.doc\pfr\94-y-033.rz
11/18/94

General Conditions for the Auto Park

4. The limits of clearing and grading delineated on Sheets 2 and 3 of the Generalized Development/Special Exception (GDP/SE) Plat shall serve as the permanent limits of clearing and grading, subject to the location of any necessary utility lines, which utilities shall be located and installed in the least disruptive manner possible, as reviewed and determined by the Department of Environmental Management (DEM) and the Urban Forester. Selective clearing within Wetland Areas A and B to open up sight lines for the proposed sign along Route 50 and within all other open space areas to remove undesirable vegetation may be permitted with approval from the Urban Forester. Permitted selective clearing shall be performed with hand-carried or walk behind tools and machinery such as hand saws, chain saws, small stump grinders, bush hogs, etc. The use of driver operated or large wheeled machines for this purpose will not be permitted, without specific approval from the County Urban Forester.
5. All buildings shall be setback a minimum of 100 feet from the edge of the right-of-way line for Route 50, after improvements, and a minimum of 50 feet from the edge of the right-of-way line for Willard Road, after improvements.
6. All exterior lighting shall be of a low intensity design which focuses the light directly onto the site. Shields shall be installed as necessary to prevent the light from projecting beyond the site. Freestanding light poles and building mounted security lights shall not exceed 35 feet in height.
7. There shall be no exterior loud speakers within the auto park.
8. Any on-site employee training programs or conferences shall be limited to persons employed within the Auto Park.
9. Special events sponsored by the Auto Park Management shall require the approval of a temporary special permit in accordance with Paragraph 4 of Section 8-801 of the Zoning Ordinance. Such temporary special permit shall be granted for not more than four consecutive days. Temporary Special Permit approval shall not be required for sales events sponsored by individual dealerships in the normal course of business.

10. No buntings, flags, balloons or other type of decorative materials used for promotional purposes shall be located in such a manner as to be visible from off-site, including but not limited to, Route 50 or Willard Road except in association with the four permitted promotional events noted in Condition 9 above. Any such decorative materials displayed in conjunction with the seasonal events shall be removed at the close of the event.

Child Care Center, Food Court, Service Station and Car Wash

11. The Child Care Center, Food Court, Service Station and Car Wash shall be developed in substantial conformance with the site layout depicted on Sheet 13 of the Generalized Development/Special Exception (GDP/SE) Plat.
12. The maximum number of children permitted in the Child Care Center at any one time shall not exceed 200 children.
13. The child care center shall be subject to the applicable provisions of Chapter 30 of the Code and Section 63.1-196 of the Code of Virginia.
14. A maximum of five food vendors providing cafeteria style service shall be permitted within one food court building. There shall be no drive-thru windows permitted in association with the food court. The food court shall be oriented to cater primarily to employees and/or customers of the Auto Park.
15. The service station shall be provide gas-only service. The number of multi-product dispenser gasoline pumps shall be limited to five. Final orientation of the pump islands shall be determined by DEM at the time of site plan approval. The pump islands may be reoriented to align in a northeast/southwest axis to permit better on-site circulation and reduce potential traffic conflicts with the car wash operation. No quick-service food store may be permitted in association with the service station.
16. The car wash building shall be limited to a maximum of two bays.

Signage

17. The freestanding sign on Route 50 shall be limited to a maximum of 300 square feet of sign area calculated in accordance with Paragraph 3 of Section 12-105 of the Zoning Ordinance. The height of the sign shall not exceed 20 feet from grade level. The sign shall be limited to identifying the name of the Auto Park. No individual enterprises within the Auto Park shall be identified on the sign.

18. All other signs shall be permitted in accordance with Article 12 of the Zoning Ordinance.
19. A copy of the approved development conditions for this Special Exception shall be posted in a conspicuous place in the first vehicle sales building constructed on site until the visitor center is constructed. Upon completion of the visitor center, the approved development conditions shall then be posted in a conspicuous place and shall be made available to all departments of Fairfax County during the hours of operation of the use.
20. Evergreen trees shall be planted along the subject property's western property line, excluding areas contiguous to the two storm water management ponds as shown on the GDP/SE Plat. The trees shall be a minimum of 6 feet in height and shall be planted 30 feet on center.
21. There shall be no test driving of vehicles on Pleasant Valley Road.
22. The applicant shall submit to the Planning Commission at the time of site plan submission for the first car dealership, architectural elevations showing general architectural building materials and overall building mass for review and approval.

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

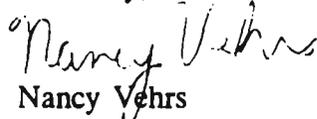
Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

The Board also waived the service drive requirements for the site's Route 50 frontage.

In addition, the Board directed that staff prepare proposed amendments to the Zoning Ordinance which would allow the Auto Park to have free-standing signs at the Willow Road entrance and allow for free-standing dealership identification signs as is permitted for office parks.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division of the Office of Comprehensive Planning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs

Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Dvs., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Frank Jones, Assistant Chief, PPRB, OCP
Audrey Clark, Chief, Inspection Srvs., BPRB, DEM
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP
Robert Moore, Trnsprt'n. Planning Dvs., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acq. & Planning Dvs., Park Authority

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: LAND USE ANALYSIS: RZ 1999-SU-018
West*Group PCA 94-Y-033
SEA 94-Y-038

DATE: 14 June 1999

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

DESCRIPTION OF THE APPLICATION:

Date of Development Plan: May 3, 1999.
Request: An industrial/flex park.
FAR: .35.
Land Area: 50.6 acres.

CHARACTER OF THE SURROUNDING AREA:

The subject property is located on Stonecroft Boulevard about one mile west of Route 28. It is about a mile east of Loudoun County. Stonecroft Boulevard is planned to be extended to Route 50 along the eastern boundary of the site. The property is just south of the southern end of the Washington Dulles International Airport in an area planned for medium intensity industrial and industrial/flex uses. There is some commercial retail use on Route 50 about one half mile east of the property. The Westfax Industrial Park is located on the east side of Stonecroft Boulevard. There is a substantial amount of vacant land south of the property as well as industrial and industrial/flex use. The extensive Cub Run flood plain is located along the western boundary of the property.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

Plan Text:

On page 201 of the 1991 Area III Plan, as amended through June 26, 1995, in the LAND UNIT RECOMMENDATIONS section, the Dulles Suburban Center portion of the Comprehensive Plan states:

“LAND UNIT H

....

1. Land Unit H is planned for industrial, research and development, and industrial/flex uses up to a maximum FAR of .35.”

Plan Map:

The Comprehensive Plan map shows the property planned for industrial and public park use.

Analysis:

There are no land use or intensity issues.

Plan Text:

On pages 150-51 in the 1991 Area III Plan, as amended through June 26, 1995, in the introduction to the DULLES SUBURBAN CENTER LAND UNIT RECOMMENDATIONS section of the Dulles Suburban Center portion of the Comprehensive Plan, the Plan states:

“Development proposals at the baseline or optional levels must be responsive to the following development criteria, which apply to all sites in the Dulles Suburban Center:

1. Provision of a development plan that provides high quality site and architectural design, streetscaping, urban design and development amenities. High quality site and architectural design will be evaluated in terms of the ability of the proposal to meet the Design Guidelines for the Dulles Suburban Center.

....

3. Provision of design, siting, style, scale, and materials compatible with adjacent development....”

On pages 214-217 in the 1991 Area III Plan, as amended through June 26, 1995, in the introduction to the DESIGN GUIDELINES FOR DULLES SUBURBAN CENTER section of the Dulles Suburban Center, the Comprehensive Plan states:

“SITE PLANNING

General

....

Plan development to ensure substantial usable open space.

....

Parking and Loading Areas

....

Screen parking lots to control the view from the street right-of-way, adjacent development, and buildings being served by the lot. Use plant materials, walls, fences or earth berms. Break up large parking lots into smaller lots by using planting areas as dividers.

....

Buffers and Screening

Use natural landscape to create edges and provide buffering to help define development.

....

Utility/Service Areas

Place utilities underground to the extent possible. Keep utility corridors separate from landscaping corridors to avoid disturbing vegetation during utility maintenance.

Provide for safe and well-screened on-site storage of refuse generated by commercial and industrial uses, including walled enclosures for dumpsters....

ARCHITECTURAL DESIGN

Scale/Mass/Form/Facades

....

Establish an architectural theme for multi-building complexes, utilizing similar materials and relating building elements such as entries, windows, and roof lines.

....

STREETSCAPE

Landscaping

Provide a well-landscaped, high-quality image both toward the street and on any facade that can be seen from adjacent buildings or side streets.

Provide color, texture and seasonal visual interest at major architectural and site focal points by using flowers and ornamental, deciduous and evergreen shrubs, trees, etc.

Preserve existing high quality vegetation and integrate it with development to the greatest possible extent. Restore disturbed natural areas to be a visually appealing landscape.

....

Signage/Street Furniture

Create a signage style for a given development complex and carry it out consistently at major roads entering the complex and at building site entries. Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building-mounted signs and ground-mounted shopping center signs incorporated within a planting strip are encouraged. Freestanding and pole-mounted signs are discouraged.

....

Lighting

Develop a comprehensive lighting plan for a given development complex, in order to provide unity and a coordinated appearance, thus contributing to a positive sense of orientation and identity for motorists and pedestrians.

....

Design lighting in a manner that minimizes glare onto adjacent sites.”

Analysis:

There are some design elements that present issues for this proposal that should be addressed for Plan compliance. This is especially relevant because the proposal maximizes the recommended Plan intensity of a .35 FAR. It is suggested that the applicant provide appropriate tree save according to the environmental analysis. Tree preservation will help meet

Barbara A. Byron
PCA 94-Y-033/SE 94-Y-038
Page 5

the Plan's objective of having natural and open space amenities as part of new development and a natural buffer between development projects. Usable open space or active recreation facilities are not needed for this use.

The streetscaping along Stonecroft Boulevard should be similar to what was provided for the Dulles International Auto Park, which is located north of this property. The parking should be screened along the street frontage.

The architecture and building materials for the entire property should be coordinated in order to provide the highest quality visual environment.

Landscaping, including flowers and ornamental shrubs, should be used extensively on this site.

BGD:SEM

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 1999-SU-018
PCA 94-Y-033
SEA 94-Y-038
STONECROFT BUSINESS PARK

DATE: 14 June 1999

BACKGROUND:

This report, prepared by Irish Grandfield, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the Development Plan revised through April 30, 1999. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

1. **Environmental Quality Corridors** (Objective 9, pp. 91 - 93, The Policy Plan)

"It is desirable to conserve a portion of the County's land in a condition that is as close to a pre-development state as is practical. A conserved network of different habitats can accommodate the needs of many scarce or sensitive plant and animal species. Natural open space also provides scenic variety within the County, and an attractive setting for and buffer between urban land uses. In addition, natural vegetation and stream valleys have some capacity to reduce air, water and noise pollution.

Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). . . . Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.
- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.
- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.
- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to non-point source water pollution, and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements . . . :

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope

measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction as described above. In addition, some intrusions that serve a public purpose such as unavoidable public infrastructure easements and rights of way are appropriate. Such intrusions should be minimized and occur perpendicular to the corridor's alignment, if practical.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation."

2. **Tree Preservation** (Objective 10, p. 93, The Policy Plan)

"Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices. . ."

3. **Trails** (Objective 4, p. 59, The Policy Plan)

"Objective 4: Fairfax County should provide a comprehensive network of trails and sidewalks as an integral element of the overall transportation network.

Policy a: Plan for Pedestrian, bicycle, and bridle path/hiking trail system components in accordance with the Countywide Trails Plan. . . "

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

1. Environmental Quality Corridor

Issues:

There is an EQC associated with Cain Branch. Since there are no steep slopes, wetlands, or other unique habitats adjacent to the Cain Branch floodplain on this property, the EQC boundary coincides with the floodplain limits. The EQC boundary should be labeled on the development plan.

Suggested Solution:

The development plan should be revised to show the EQC boundary in the south east corner of this property. The applicant should contact the Fairfax County Park Authority to find out if the EQC on this site should be dedicated to the Park Authority. If the Park Authority determines that it is not in the public interest to accept the EQC on this site, then the land should be placed in a separate lot under an appropriate conservation easement.

2. Tree Preservation

Issue:

There is a significant stand of mature hardwood trees on the northern portion of this site (on proposed lots 1 - 4). Elsewhere, the site is characterized predominately by red cedar thickets interspersed with overgrown meadows. White oaks, red oaks, and hickory predominate as canopy trees toward the northwestern and north-central part of the site. There is a fairly uncommon stand of mature Willow oak in the northeastern portion of the site.

Suggested Solution:

The forested areas are an important asset on this site. Forested areas should be preserved to the greatest extent possible. The urban forester should be consulted to identify tree preservation areas particularly on lots 1 - 4. Tree

preservation areas (including the stand of Willow Oak) should be identified on the development plan. Any tree save areas (including the dripline of the trees) should be shown on the development plan.

3. Trails

Issue:

The Trails Plan Map shows a Bicycle/Equestrian Trail along Cain Branch. It is unclear if the trail is designated for the south side (offsite) or the north side of the creek (onsite).

Suggested Solution:

The Director of DPWES will determine the requirement for a trail at site plan. The applicant should consider providing access to the trail from this development if appropriate.

JPG:BGD

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT 

FILE: 3-4 (RZ 1999-SU-018)

SUBJECT: RZ 1999-SU-018; West*Group Properties, LLC
Traffic Zone: 1701
Land Identification Map: 33-2 ((1)) 6A, 33-4 ((1)) 3

DATE: June 28, 1999

Comments by the Department of Transportation (FxDOT) regarding the subject application are noted below. These comments are based upon plats for the Stonecroft Business Park, dated March 1999, and revised through May 3, 1999, made available to this department. These comments are also based upon draft proffers provided by West*Group Properties dated June 23, 1999.

- Draft proffer 16a(i.) notes that an additional left turn lane from the westbound lanes of Route 50 to the southbound lanes of Stonecroft Boulevard will be provided if warranted by Dulles International Auto Park's third non-RUP. The timing of this proffer should be revised to state that it will be provided by the last non-RUP of either the auto park or Stonecroft Business Center, whichever occurs later, or upon demand of the County or VDOT. It is not certain at this time when Stonecroft Boulevard will be open to through traffic between Route 50 and Willard Road, thus demand for a dual left turn may not occur until closer to build-out of the site.
- An acceleration lane on Route 50 east of Stonecroft Boulevard which will transition into the existing deceleration lane for Westfax Drive should be provided. This improvement should be provided in conjunction with proffered improvements to the intersection of Route 50 and Stonecroft Boulevard.
- Draft proffer 9 should also include a statement that ancillary easements will also be provided along the property frontage on Stonecroft Boulevard from the proposed site entrance to the southern property line.

Ms. Barbara A. Byron

June 28, 1999

Page 2

- In draft proffer 12, the applicant's proffered escrow should also include an amount sufficient to provide a left-turn lane into the Stonecroft Business Park.

AKR/MAD

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator DATE: May 4, 1999
 Zoning Evaluation Division, OCP

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ 1999-SU-018
 Tax Map No. 033-2-((01))0006-A P;33-4-((01))0003-A P

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

1. The application property is located in the Cub Run (T-1) Watershed. It would be sewerred into the UOSA Treatment Plant.
2. Based upon current and committed flow, excess capacity is available in the Upper Occoquan Sewer Authority Treatment Plant at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No committment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 18 inch line located in an easement and approx. 600 feet from the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments: _____

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

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING
 APR 20 1999

April 15, 1999

ZONING EVALUATION DIVISION

MEMORANDUM

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

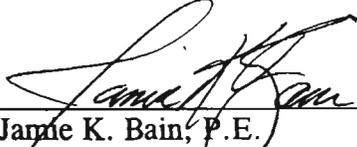
FROM: Planning Branch (Tel. 289-6363)
 Planning and Engineering Division

SUBJECT: Water Service Analysis, Rezoning Application
 PCA 94-Y-033
 SEA 94-Y-038

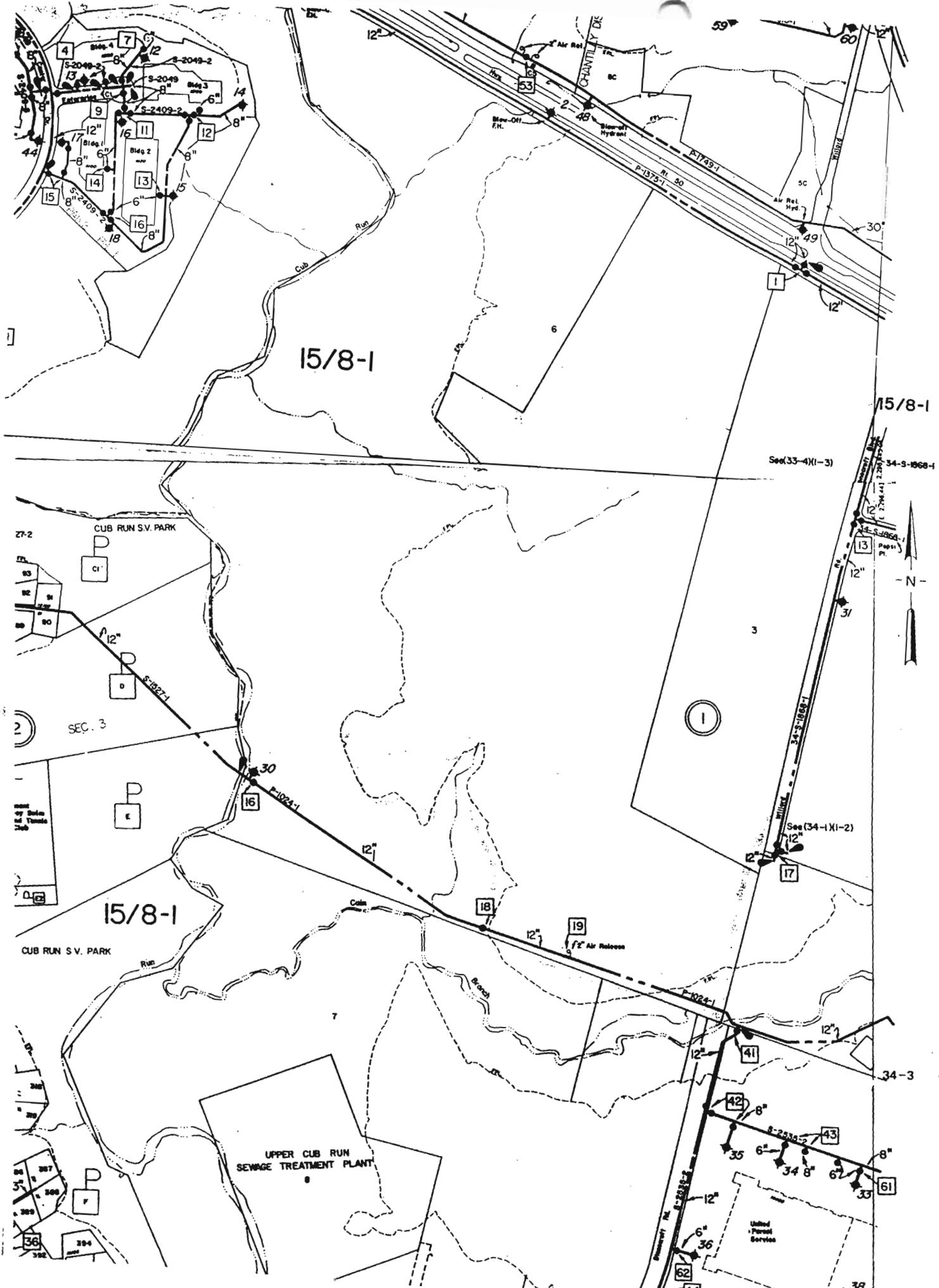
PZ 99-50-018

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

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


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

Attachment



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

April 16, 1999

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

APR 20 1999

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

ZONING EVALUATION DIVISION

FROM: Ralph Dulaney (246-3868) *RWD*
Planning Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 1999-SU-018, Proffered Condition Amendment PCA 94-Y-033 and Special Exception Amendment Application SEA 94-Y-038

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #15, Chantilly.
2. After construction programmed for FY 19__, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway, which may impact this rezoning positively.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 5/17/99

FROM: Ronald N. Kirkpatrick, Director
Utilities Planning and Design Division
Department of Public Works & Environmental Services

SUBJECT: Rezoning Application Review

Name of Applicant/Application: West*Group Properties LLC and AJB Associates, Inc.

Application Number: 1999-SU-018 94-Y-033 94-Y-038

Type of Application: RZ PCA SEA

Information Provided: Application - Yes
Development Plan - Yes
Other - Statement of Justification

Date Received in UP&DD: April 13, 1999

Date Due Back to DPZ: May 6, 1999

Site Information: Location - 33-2((1))6A pt and 33-4((1))3 pt
Area of Site - 50.6 acres
Rezone from - C-8 to I-5
Watershed/Segment - Cub Run / Pleasant Valley and Cain Branch

UP&DD Information:

I. Drainage:

- UP&DD Drainage Complaint files:

Yes No Any downstream drainage complaints on file pertaining to the outfall for this property?

If yes, describe:

- Master Drainage Plan (proposed projects): **CU331 Channel restoration and stabilization project is located approximately 9000 feet downstream of site.**
- UP&DD Ongoing County Drainage Projects: **None.**
- Other Drainage Information: **None.**

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DEPARTMENT OF PLANNING AND ZONING

MAY 19 1999

ZONING EVALUATION DIVISION

RE: Rezoning Application Review

II. Trails:

Yes No Any funded Trail projects affected by this application?

If yes, describe:

Yes No Any Trail projects on the Countywide Trails priority list or other significant trail project issues associated with this property?

If yes, describe:

III. School Sidewalk Program:

Yes No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

IV. Sanitary Sewer Extension and Improvement (E&I) Program:

Yes No Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, describe:

Yes No Any ongoing E&I projects affected by this application?

If yes, describe:

V. Other UP&DD Projects or Programs:

Yes No Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this application?

If yes, describe:

Yes No Any Commercial Revitalization Program (CRP) projects affected by this application?

If yes, describe:

Yes No Any Neighborhood Improvement Program (NIP) projects affected by this application?

If yes, describe:

Other Program Information: **Plan is in substantial accord with the agreement currently being prepared between West Group, AJB Associates, and Fairfax County. The agreement will define the limits and responsibilities of the three parties toward construction of Stonecroft Blvd. For acceptance into the State Secondary System.**

RE: Rezoning Application Review

Application Name/Number: **West*Group Properties LLC / RZ1999-SU-018 and
AJB Associates, Inc. / PCA94-Y-033, and SEA94-Y-038**

******* UTILITIES PLANNING AND DESIGN DIVISION, DPW, RECOMMENDATIONS*******

Note: The UP&DD recommendations are based on the UP&DD involvement in the below listed programs and are not intended to constitute total County input for these general topics. It is understood that the current requirements pertaining to Federal, State and County regulations, including the County Code, Zoning Ordinance and the Public Facilities Manual will be fully complied with throughout the development process. The UP&DD recommendations are to be considered additional measures over and above the minimum current regulations.

DRAINAGE RECOMMENDATIONS: **None.**

TRAILS RECOMMENDATIONS: **None.**

SCHOOL SIDEWALK RECOMMENDATIONS: **None.**

SANITARY SEWER E&I RECOMMENDATIONS:

Yes NOT REQUIRED

Extend sanitary sewer lines to the development boundaries on the _____ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works during the normal Department of Environmental Management plan review and approval process.

Other E&I Recommendations: **None.**

OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS: **None.**

UP&DD Internal sign-off by:

Planning Support Branch (Ahmed Rayyan)

Utilities Design Branch (Walt Wozniak)

Transportation Design Branch (Larry Ichter)

Stormwater Management Branch (Fred Rose)

RLM For
ALB
WTW
LLI
FR

RNK/rz99su18.wpd

cc: Gordon Lawrence, Coordinator, Office of Safety, Fx. Co. Public Schools (only if sidewalk recommendation made)
Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch
Bruce Douglas, Chief, Environment and Development Review Branch

**Fairfax
County
Park
Authority**



MEMORANDUM

TO: Leslie Johnson, Staff Coordinator
Zoning Evaluation Division – DPZ

DATE: June 24, 1999

FM: Mike Johnson, Archeologist *MJ*
County Archeological Services – RMD/FCPA

RE: Dulles Auto Park Phase III recovery

Greenhorne & O'Mara (G&O), the applicant's archeological consultant, has completed the second controlled surface collection on site 3 on subject property. I visited the site during the first collection and checked the quality of the work, which was excellent. I was notified by G&O that the second collection was completed on June 1.

With the exception of the report on the findings, the applicant's obligation regarding archeological work on the property is satisfied. We have no other interest, other than doing a final field collection immediately prior to construction. The scope of work called for a final examination of the plowed area of site 3 as close to initial construction as possible. This part of the scope can be satisfied by the applicant notifying this office 20 days prior to ground disturbance on the site and permitting us to do the final field collection prior to construction. That action will have no impact on the applicant's construction schedule.

Please let me know if you have any questions or need additional information (703-237-4881).

MEMORANDUM

June 1, 1999

TO: Leslie Johnson, Staff Coordinator
ZED – DPZ

FM: Mike Johnson, Archeologist
County Archeological Services – RMD/FCPA

RE: Dulles Auto Park Archeology (Tax Map 33-4)

Ernie Anderson of G&O has requested that I clarify some issues related to archeological sites 3 (44FX63) and 4 (44FX62) on subject property.

The owner agreed to conduct additional investigations of these two sites to delineate the potential threat. They found that site 3 (44FX63) is off the property to the south. I looked at the results and concur in that assessment. In that respect, the owner could develop up to the property boundary without impacting the site.

G&O's testing of site 4 (44FX62) successfully delineated the threatened parts of the site. Half of the site is located on the adjoining property to the west. Currently, G&O is conducting a preliminary controlled surface collection on the threatened parts of the site. The recovery plan for the site includes a second controlled surface collection of the same area. This collection will be done this Fall or right before construction, whichever comes first.

The controlled surface collections are designed to recover the significant information contained in the threatened parts of the site. Once the second collection is completed, the parts of site 4 on the Dulles Auto Park property will have been recovered and the site can be developed. I do not see the need for a 50-foot buffer if the site has been recovered.

Please let me know if you have any questions or need additional information.

MEMORANDUM

March 6, 1999

TO: Barbara A. Byron, Director
Zoning Evaluation Division
Dept. of Planning and Zoning

FM: Mike Johnson, Archeologist *my*
County Archeological Services
Resource Management Division
Park Authority

RE: PCA 94-Y-033

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DEPARTMENT OF PLANNING AND ZONING
MAR 19 1999
ZONING EVALUATION DIVISION

In 1994, when this application was staffed as SE 94-Y-038 and RZ 94-Y-033, I informed ZED that the proposal would adversely impact two significant prehistoric archeological sites (attached memo). This was a repeat of concerns I raised earlier with the owner about these same two sites. At that time, I was reassured that something could be done to adjust the development boundaries to avoid the two sites.

We are now at the PCA and SEA stage and no action has been taken to address this problem. I realize that the applicant has very cooperative in completing archeological recovery work on sites 5 and 6 and testing in other areas of the parcel (sites 1 and 2). However, had I known that sites 3 and 4 (which are more significant) were still threatened, I would have asked that the work be done on sites 3 and 4. The reason no alarm was raised was that I was under the impression that the boundaries had been adjusted to avoid the two sites.

This is not a new concern. To impress upon you the intensity of the two sites I have also attached the results of our controlled surface plots done in 1979, when the sites were in a plowed field.

I recommend again that an effort be made to adjust the boundaries of the southwest corner of the parcel to avoid sites 3 and 4. Trading floodplain for the sites should be considered. If that cannot be done then the threatened parts should be subjected to archeological recovery.

Please let me know if you have any questions or need additional information.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Leslie Johnson, Zoning Coordinator
Zoning Evaluation Division

DATE: August 10, 1994

FROM: Mike Johnson, County Archaeologist
Heritage Resources Branch, OCP

SUBJECT: RZ 94-Y-033 Archaeology

I have annotated the attached map with known and potential archaeological sites as follows:

Loc. #1. Potential site (not surveyed yet) - Based on extensive survey experience in the Upper Cub Run watershed, I believe this location with its proximity to a spring is a prime location for a prehistoric American Indian or Civil War camp.

Loc. #2. Potential site (not surveyed yet) - Same rationale as for locale #1.

Loc. #3. Site 44FX63 - A known prehistoric American Indian site dating to at least 6,500 B.C. through ca. A.D. 1,300. This site should be avoided.

Loc. #4. Site 44FX62 - A known prehistoric American Indian site dating to at least 5,000 B.C. to A.D. 500. The site is very intense as is shown on the attached artifact distribution map from an earlier study.

Loc. #5. Potential site (not surveyed yet) - Same rationale as for locale #1.

Loc. #6. Site 44FX65 - A known prehistoric American Indian site dating to at least 6,000 B.C. to A.D. 500.

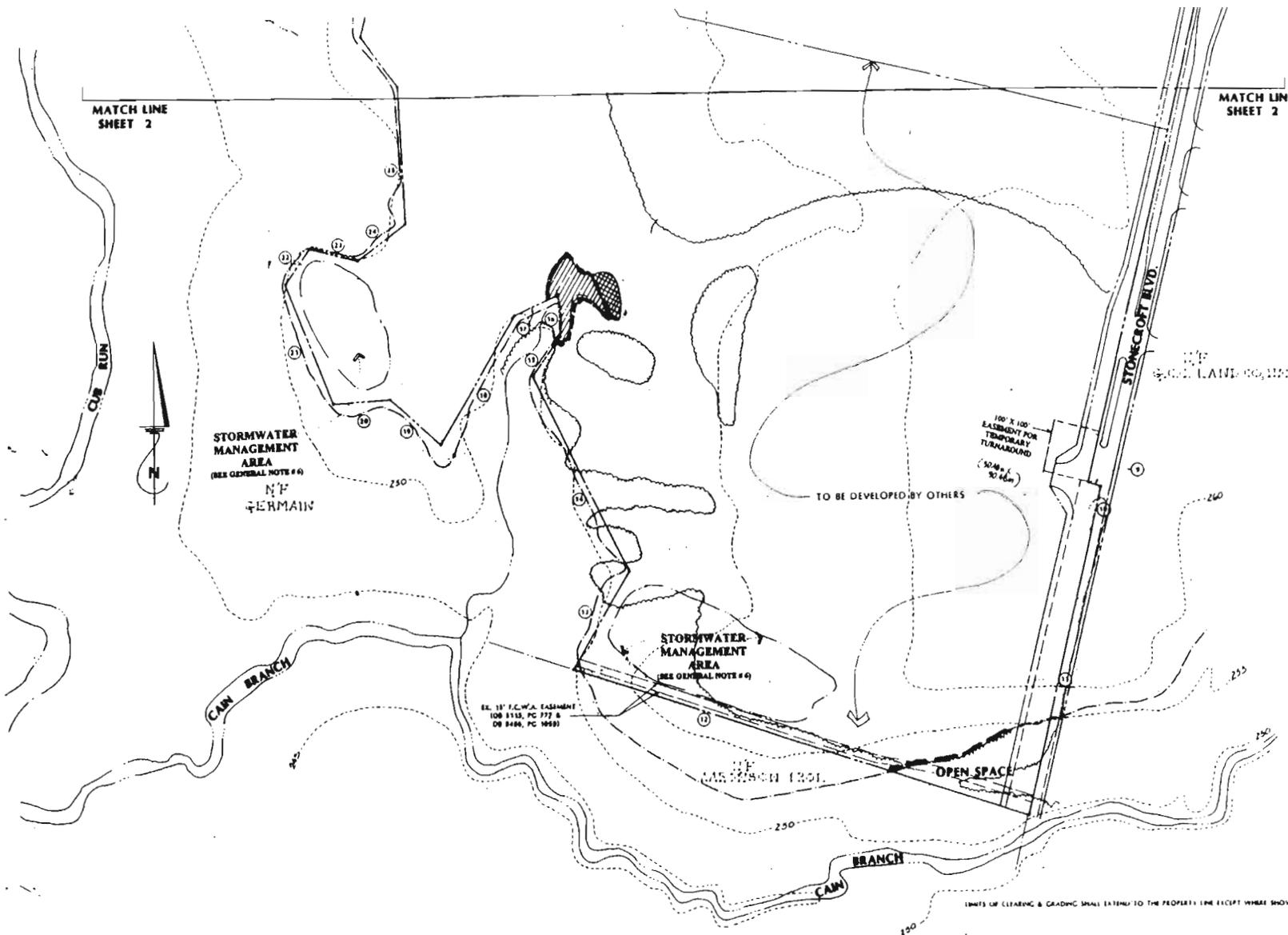
It would be desirable to avoid locales #3 and #4 providing a 50 foot buffer. It would be desirable to have a controlled surface collection done on locale #6 before destruction. It is desirable to have locales #1, #2, and #5 subjected to a phase I survey and if any are determined through field testing to have sites, those sites also should be subjected to controlled surface collections.

Locales #3 and #4 are particularly sensitive because of intensity, potential integrity, and great antiquity. A determination about the sensitivity of locales #1, #2, #5 and #6 can only be made after they are subjected to controlled collection.

MFJ/maw
(0118J)

MATCH LINE
SHEET 2

MATCH LINE
SHEET 2



JURISDICTIONAL WETLANDS AS DETERMINED BY
U.S. COE APRIL 1999
DISTURBED WETLANDS
AREA OF WETLANDS = 0.3 AC. TO 1.0 AC.
(THIS SHEET ONLY)
DENOTE LIMITS OF CLEARING AND GRADING
(SEE GENERAL NOTE # 9 - SHEET 1)

BOUNDARY DATA

KEY	BEARING	DISTANCE	AREA (SQ. FT.)
1	S 63° 30' 00" W	86.00'	10,211.76
2	S 60° 30' 00" W	130.00'	14,715.00
3	S 63° 30' 00" W	200.00'	26,000.00
4	S 62° 30' 00" W	130.00'	15,700.00
5	S 62° 30' 00" W	3.00'	3.00
6	S 62° 30' 00" W	240.00'	29,160.00
7	S - 22.00' (1.00')	23.00'	1,020.00
8	S 23° 41' 30" W	200.00'	24,000.00
9	S 71° 41' 47" W	30.00'	3,000.00
10	S 13° 41' 30" W	60.00'	7,200.00
11	S 13° 41' 30" W	60.00'	7,200.00
12	N 75° 30' 00" W	200.00'	24,000.00
13	N 20° 30' 00" W	245.00'	29,700.00
14	N 17° 30' 00" W	470.00'	56,700.00
15	N 63° 30' 00" W	100.00'	12,000.00
16	N 63° 30' 00" W	70.00'	8,400.00
17	S 62° 30' 00" W	100.00'	12,000.00
18	S 20° 17' 00" W	310.00'	37,200.00
19	N 47° 17' 00" W	140.00'	16,800.00
20	S 60° 17' 00" W	130.00'	15,600.00
21	N 33° 40' 00" W	270.00'	32,400.00
22	N 34° 30' 00" W	90.00'	10,800.00
23	S 70° 30' 00" W	107.00'	12,840.00
24	N 63° 30' 00" W	130.00'	15,600.00
25	N 63° 30' 00" W	100.00'	12,000.00
26	N 36° 17' 00" W	130.00'	15,600.00
27	N 17° 30' 00" W	140.00'	16,800.00
28	N 63° 30' 00" W	100.00'	12,000.00
29	N 63° 30' 00" W	100.00'	12,000.00
30	N 63° 30' 00" W	100.00'	12,000.00
31	N 63° 30' 00" W	100.00'	12,000.00
32	S 62° 30' 00" W	100.00'	12,000.00

REVISED JULY 6, 99
JULY 99
APR 99
REVISED DEC 98

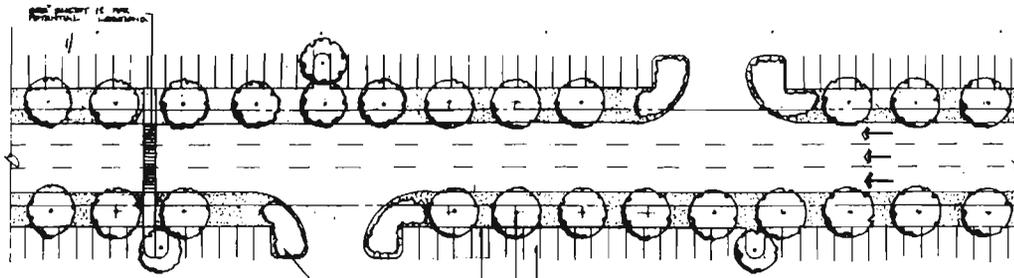
GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION PLAN

**DULLES INTERNATIONAL
AUTO PARK**

SUBJECT PROPERTY, VALENTIA

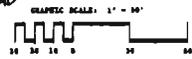
GREENHORSE & O'MARA, INC.
11511 WOODLAWN HILL ROAD, FARMERSVILLE, VIRGINIA 22034
(703) 886-8888

NO.	DATE	DESCRIPTION	BY	SCALE	SHEET
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					SHEET
					DATE

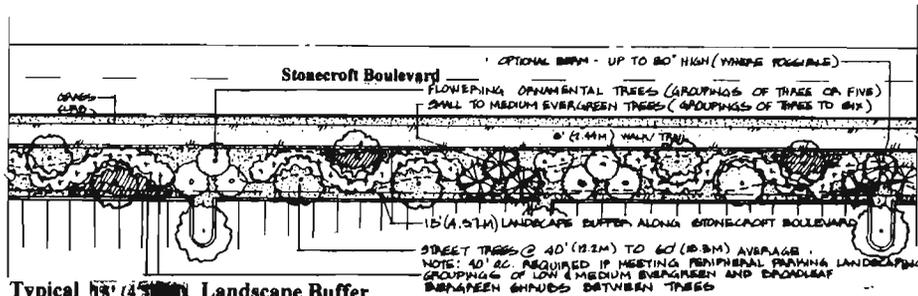


TYPICAL STREETSCAPE PLANTINGS

INTERNAL ACCESS ROAD



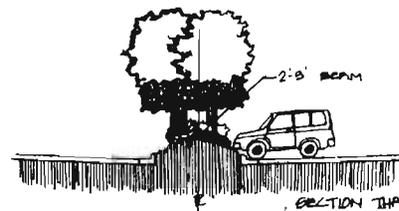
PLANTING LOT STREET TREES @ 40' TO 60' OC. BOTH SIDES OF STREET (TYPICAL)
 (8.1M) (18.3M)
 10' LANDSCAPE STRIP BETWEEN PLANTING AREAS AND FLOW LINE (3.05M)
 LANDSCAPING AT SITE ENTRY LOCATIONS AND AROUND FUTURE SIGNS SHALL BE MAXIMUM OF 24" HIGH. (0.61M)
 NOTE: STREET TREES SHALL HAVE LOWER BRANCHES PRUNED FOR MINIMUM OF 8' CLEARANCE. (2.44M)



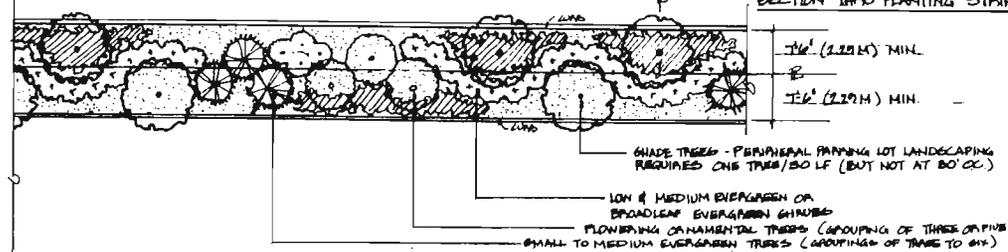
Typical 15' (4.57M) Landscape Buffer Along Stonecroft Boulevard

SCALE 1"=10'-0"

OPTIONAL BERM - UP TO 80" HIGH (WHERE FEASIBLE)
 FLOWERING ORNAMENTAL TREES (GROUPINGS OF THREE OR FIVE)
 SMALL TO MEDIUM EVERGREEN TREES (GROUPINGS OF TREES TO ONE)
 15' (4.57M) LANDSCAPE BUFFER ALONG STONECROFT BOULEVARD
 STREET TREES @ 40' (12.2M) TO 60' (18.3M) AVERAGE
 NOTE: 40' OC. REQUIRED IF MEETING PERIPHERAL PLANTING LANDSCAPING GROUPINGS OF LOW & MEDIUM EVERGREEN AND BROADLEAF BROADLEAF SHRUBS BETWEEN TREES



SECTION THRU PLANTING STRIP



Typical Landscaping Between Auto Park and Business Park

SCALE 1"=10'-0"

CONCEPTUAL PLANT LIST

- SHADE AND STREET TREES**
- ACER RUBRUM
 - RED SUNSET MAPLE
 - ACER SACCARINUM
 - GREEN MOUNTAIN SUGAR MAPLE
 - QUERCUS AMERICANA
 - AUTUMN PURPLE ASH
 - QUERCUS PHELLOPS
 - WILLOW OAK
 - TILIA CORORATA
 - GREEN-LEAFED LINDEN
 - TEUKOMA DEPPATA
 - GREEN VASE ZELKOVA

- FLOWERING ORNAMENTAL TREES**
- APELANCHIA CANADENSIS
 - IDENTY ORNAMENTAL
 - CRATAEGUS VINCIDA
 - WINTER BIRD MAGNOLIA
 - PRUNUS SPANULATA
 - KWANZAN
 - PRUNUS CALLERYANA
 - BROADLEAF PEAR

- SMALL TO MEDIUM EVERGREEN TREES**
- LELAND CYPRUS
 - LELAND CYPRUS
 - LYLY FORTER
 - PORTER HOLT
 - TRUJA OCCIDENTALIS
 - DNA AMERICAN ANDROVITA

- LARGE EVERGREEN TREES**
- PIXA ADIES
 - NORWAY SPRUCE
 - PIXA PUGNENSIS
 - COLORADO BLUE SPRUCE
 - PIXA NANA
 - AUSTRIAN PINE
 - PIXA STROBUS
 - WHITE PINE
 - PIXA CANADENSIS
 - CANADIAN HEMLOCK

- LARGE BROADLEAF EVERGREEN SHRUBS**
- ILEX GLABRA
 - INDIAN PINK
 - PROTIA FRAXINIFOLIA
 - RED PROTIA
 - PRUNUS LAURO-CERASUS
 - CHERRY LAUREL
 - SCYTHIENSIS

- LOW & MEDIUM EVERGREEN AND BROADLEAF EVERGREEN SHRUBS**
- BENEDICT THUNDERBOLT
 - RED JAPANESE CAMPELLAR
 - ATROPURPUREA
 - POIN LOTINEASTER
 - COTONWOOD HORIZONALIS
 - CONTRACT INDIAN PINK
 - ILEX GLABRA COMPACTA
 - CONTRACT JAPANESE HOLLY
 - ILEX GRACILIS 'NELLIE'
 - DNA HANSON JUNIPER
 - JUNIPERUS HORIZONTALIS
 - SPRINGWOOD

NOTE: PLANT QUANTITIES, SPECIES AND LOCATION ARE TO BE SUBJECT TO CHANGE AT THE SITE PLAN DESIGN STAGE OF THE PROJECT.

CONCEPTUAL LANDSCAPE PLAN

DULLES INTERNATIONAL AUTO PARK

GREENHORN & O'HARA, INC.
 11711 WINDY HILL ROAD, FALLS CHURCH, VIRGINIA 22040
 (703) 881-0000

NO.	DATE	DESCRIPTION	BY	DESIGN	LAT	SCALE	AS SHOWN
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				CHECKER			01/10/13
				DATE			10/10/13



TYPICAL STONECROFT BLVD. ELEVATION

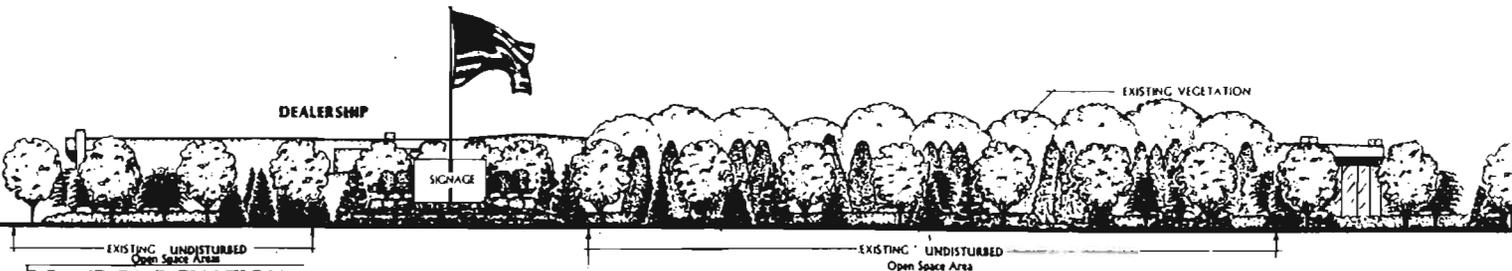


ROUTE 50 ELEVATION
(WEST OF THE UNDISTURBED OPEN SPACE AREA)

SUPPLEMENTAL PLANTINGS OUTSIDE OF THE UNDISTURBED OPEN SPACE AREA AND WHERE PLANTINGS ARE CLEARED OR WHERE THERE ARE NO EXISTING TREES

- NOTE:
- EXACT LOCATION OF BENCH SHALL BE DETERMINED AT FINAL LANDSCAPE DESIGN
- HEIGHT OF VEGETATION SHOWN AT TEN-YEAR GROW OUT

REVISED JULY 8 '99
REVISED JUNE 1999
APR '99
REVISED DEC '98



ROUTE 50 ELEVATION

ROUTE 50 & STONECROFT BLVD. SCREENING ELEVATION

DULLES INTERNATIONAL AUTO PARK

GREENHORNE & O'MARA, INC.
11211 WAPLES MILL ROAD, FAIRFAX, VIRGINIA 22030
(703) 566-9000

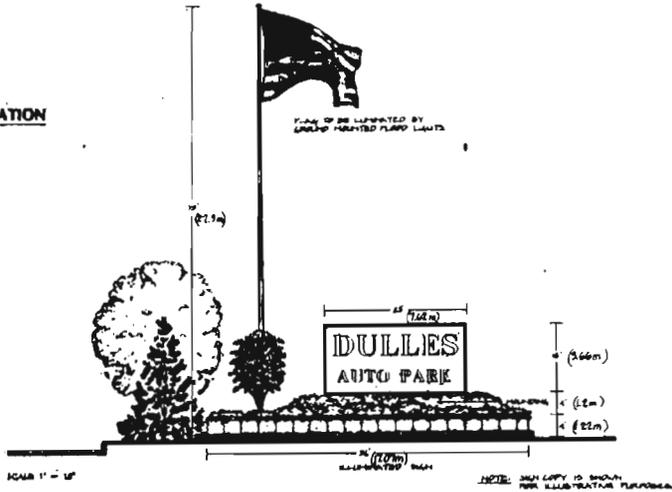
PROJECT: DULLES INTERNATIONAL AUTO PARK
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DATE: DEC 98

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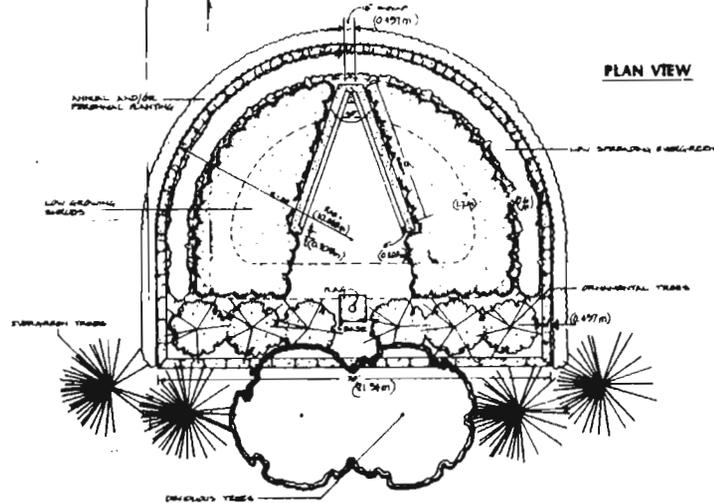
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ROUTE 50 SIGNAGE

ELEVATION



PLAN VIEW



REVISED: JULY 8, '99
REVISED: JUNE '98

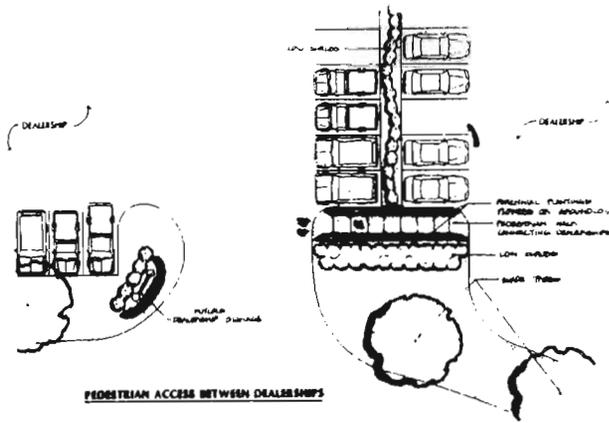
SIGNAGE: ROUTE 50 SIGN AND FLAG

DULLES INTERNATIONAL AUTO PARK

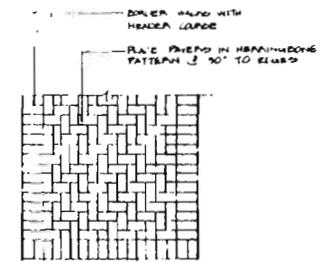
GREENHORN & O'NEARA, INC.
11251 WOLF CREEK ROAD, FALLS CHURCH, VIRGINIA 22040
(703) 441-1100

REVISIONS		DATE	DESCRIPTION	BY	CHKD	SCALE	AS SHOWN
NO	DATE	DESCRIPTION	BY	CHKD	SCALE	AS SHOWN	

SCALE: 7 OF 13
SHEET 7



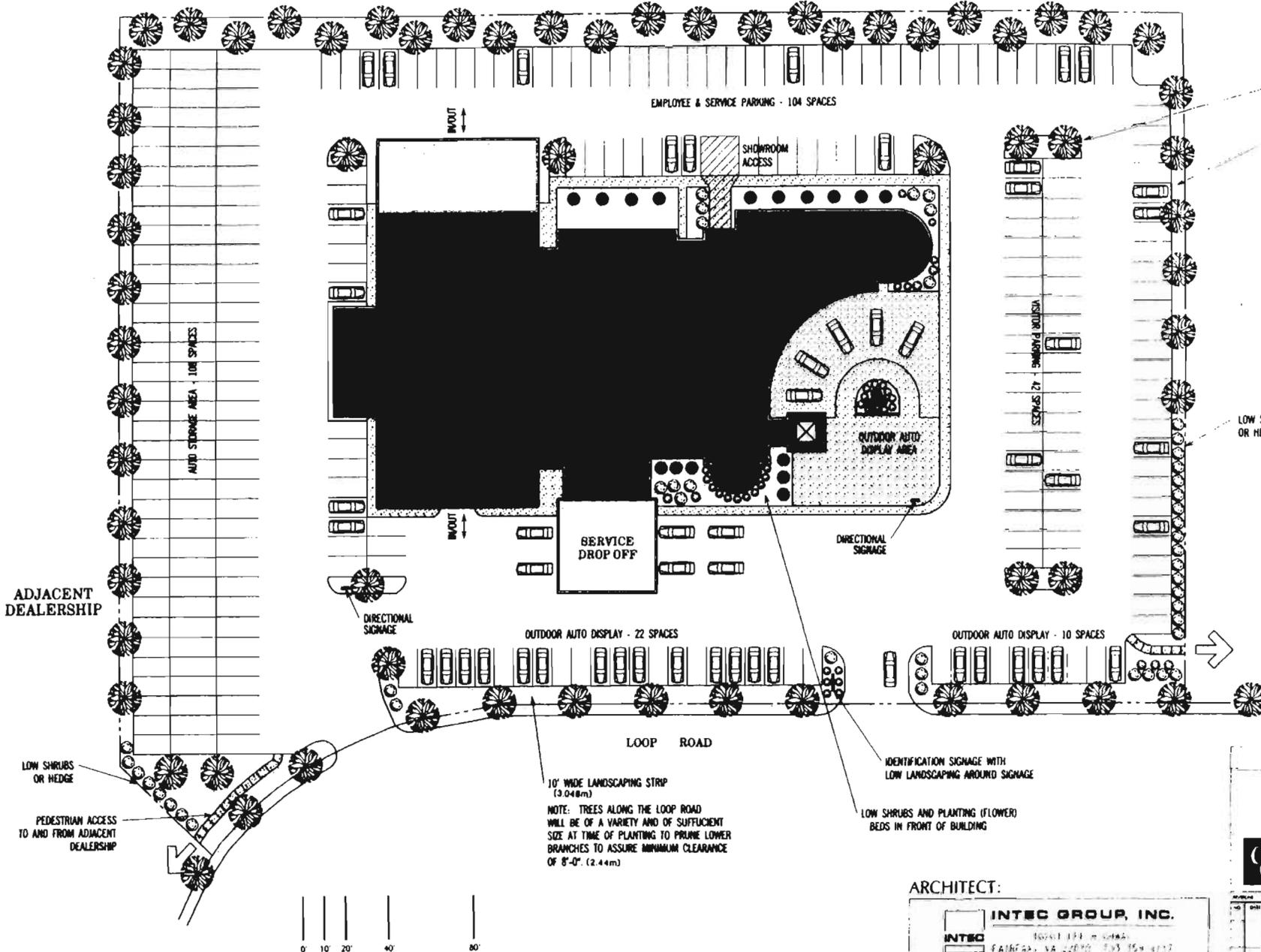
SPECIALITY PAVEMENT FOR PEDESTRIAN ACCESS BETWEEN DEALERSHIPS



REVISED JULY 8, 99
REVISED JUNE 15

PEDESTRIAN ACCESS DETAILS			
DULLES INTERNATIONAL AUTO PARK			
 GREENHORNE & O'MARA, INC. 11211 WOLFES CREEK ROAD, SUITE 200, FALLS CHURCH, VIRGINIA 22040 (703) 556-0000			
NO.	DATE	DESCRIPTION	BY
		DATE PLOTTED	SCALE
		DEC 98	AS SHOWN
			8 OF 13

ROUTE 28 OR STUNTERUP BLVD. A 30' OR A 10' (3.048m) BUFFER, RESPECTIVELY WILL LIE BETWEEN THE PARKING LOT AND THE PROPERTY/ROW LINE.



INTERIOR PARKING LOT
LANDSCAPING = 5%

LANDSCAPING STRIP 4' MIN (1.22m)
PERIPHERAL PARKING LOT
LANDSCAPING

NOTE: LANDSCAPING SHALL BE
COORDINATED BETWEEN ADJACENT
DEALERSHIPS.

ADJACENT DEALERSHIP

LOW SHRUBS
OR HEDGE

THIS IS A CONCEPTUAL LAYOUT OF AN
AUTO DEALERSHIP WITH MULTIPLE PRODUCT
LINES AND IS SHOWN FOR ILLUSTRATIVE
PURPOSES ONLY. THE ACTUAL BUILDING
FOOTPRINT, LOT CONFIGURATION AND SITE
LAYOUT ARE SUBJECT TO CHANGE.

PROFFERED TREE COVER IS 17% WHICH
MAY BE MET ELSEWHERE WITHIN THE
CONFINES OF THE TOTAL DEVELOPMENT.
THE NUMBER OF TREES SHOWN REPRESENT
THE QUANTITY REQUIRED IF EACH TREE
PLANTED PROVIDES 200 SF OF CREDIT. (18 688sq.m)
PLANTING SMALLER OR LARGER TREES WILL
INCREASE OR DECREASE THE REQUIRED NUMBER
OF TREES RESPECTIVELY.

REVISED: JULY 8, 89
REVISED JUNE 1990

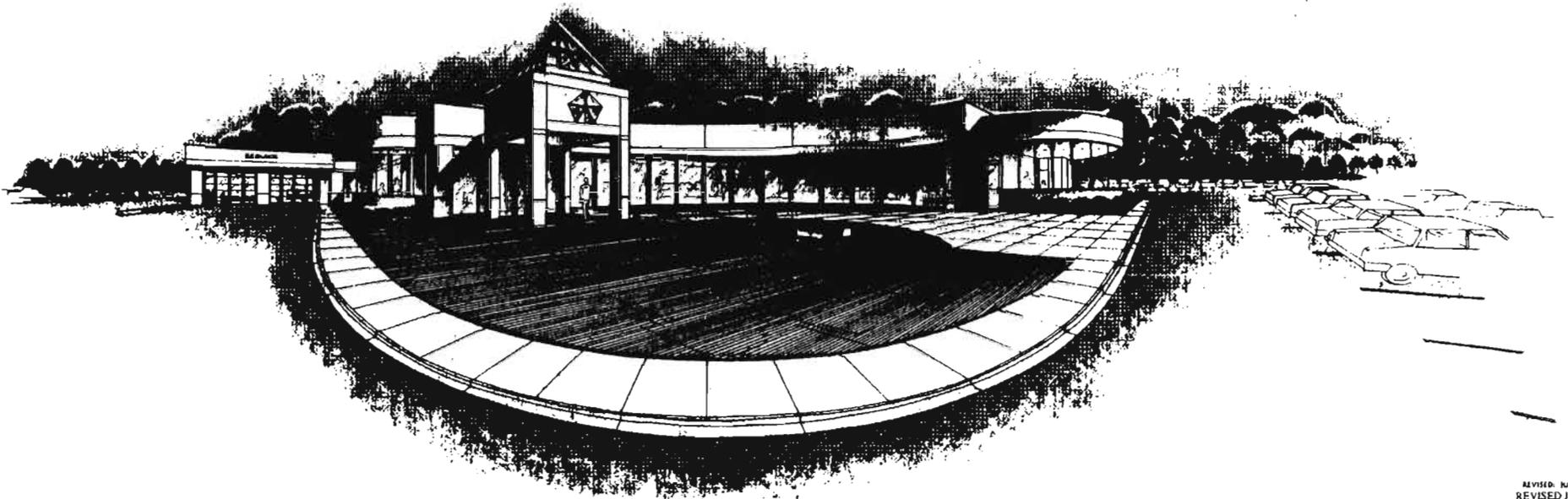
CONCEPTUAL DEALERSHIP LAYOUT

DULLES INTERNATIONAL
AUTO PARK

Greenhome & O'Mara, Inc.
11711 MAPLES HILL ROAD
FAIRFAX, VIRGINIA 22030
(703) 851-9600

ARCHITECT:
INTEC GROUP, INC.
10501 LEE HIGHWAY
FAIRFAX, VA 22030 703 954 8117

NO.	DATE	DESCRIPTION	BY	CHKD.	SCALE
					1" = 20'
					9 of 13



REVISED: JUL 10
REVISED JUN

CONCEPTUAL DEALERSHIP PERSPECTIVE VIEW

**DULLES INTERNATIONAL
AUTO PARK**

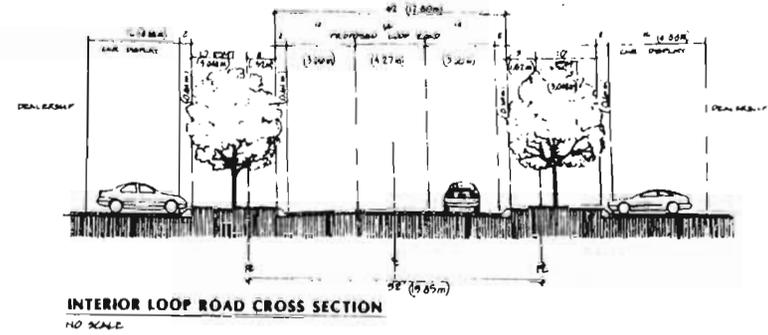
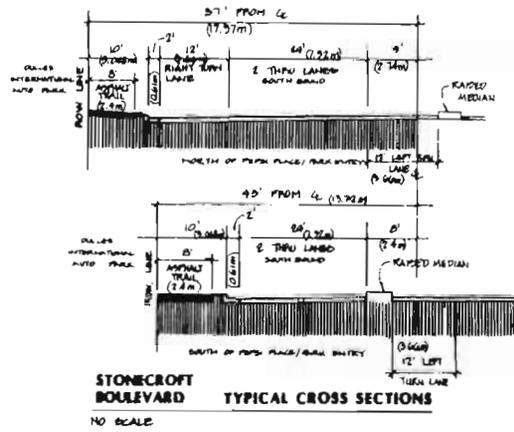
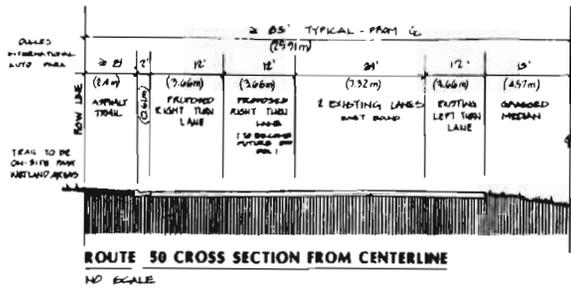


Greenhorn & O'Mara, Inc.
11211 BELLE MEAD ROAD
FAIRFAX, VIRGINIA 22030
703.271.1600

ARCHITECT:

INTEC GROUP, INC.
15201 E. HUNSMAY
FAIRFAX, VA 22036 703.359.9737

NO.	DATE	DESCRIPTION	BY	SCALE	DATE
				10' = 1"	



REVISED JULY 8
REVISED JUN 8

**PROPOSED FRONTAGE AND
LOCAL ROAD IMPROVEMENTS**

**DULLES INTERNATIONAL
AUTO PARK**

GREENHORNE & O'MARA, INC.
11811 WAPLES MILL ROAD, FARMERS VICTORIA 22066
(703) 266-0800

NO.	DATE	DESCRIPTION	BY	DESIGN	SCALE
				GAO	
				EGS	

11 OF 13
SHEET
DATE '98
JOB NO. 0000
AS SHOWN

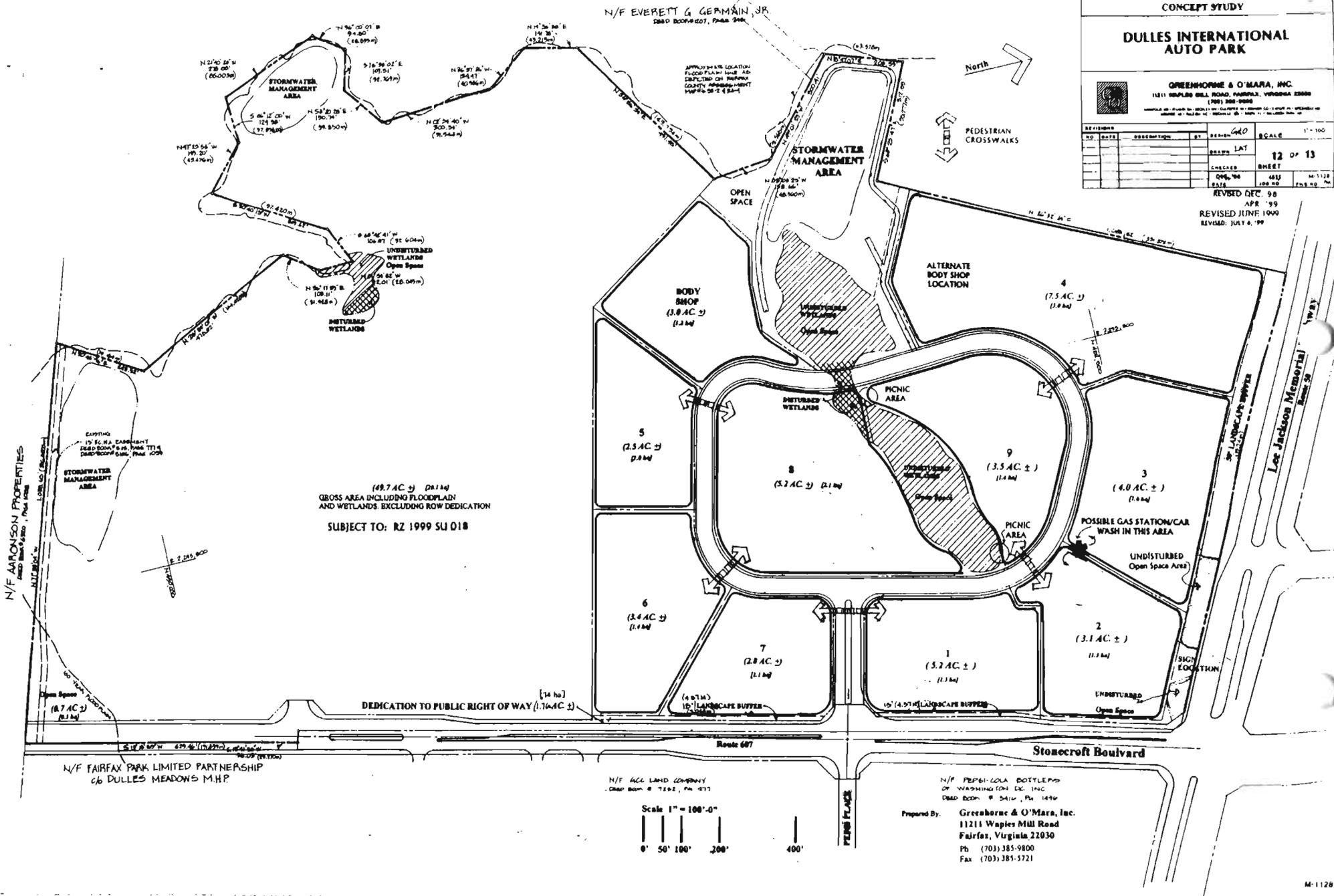
DULLES INTERNATIONAL AUTO PARK



GREENHORN & O'MARA, INC.
11211 WAPLES MILL ROAD, FAIRFAX, VIRGINIA 22030
(703) 385-9800

NO.	DATE	DESCRIPTION	BY	REVISION	SCALE
					1" = 100'

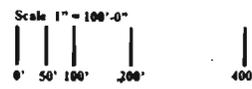
REVISED DEC. 98
APR. 99
REVISED JUNE 1999
REVISED: JULY 6, 99



(49.7 AC ±) DRAIN
GROSS AREA INCLUDING FLOODPLAIN
AND WETLANDS, EXCLUDING ROW DEDICATION
SUBJECT TO: RZ 1999 SJ 018

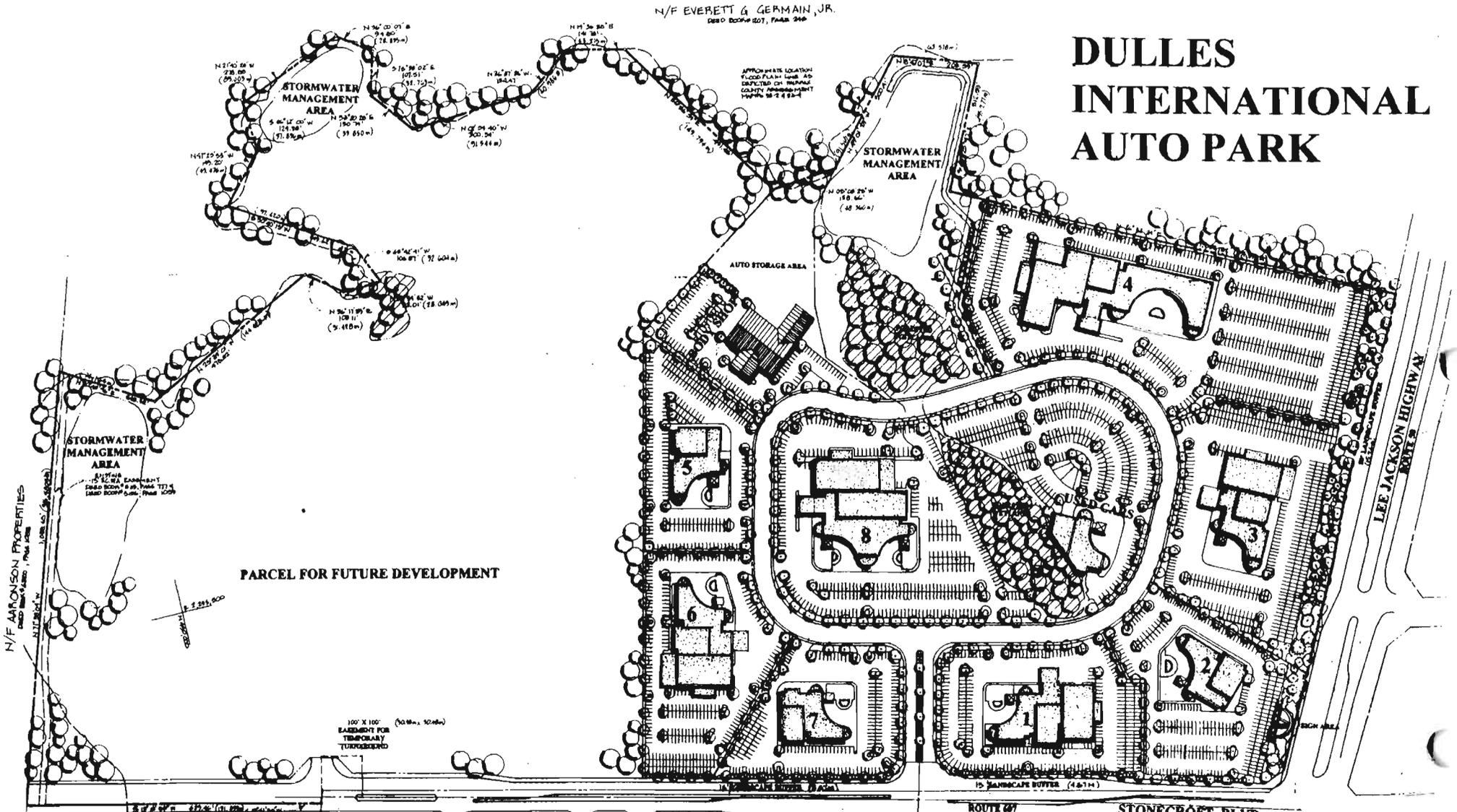
N/F ALL LAND COMPANY
DMD BOON # 7192, PA 473

N/F PEPSI-COLA BOTTLETOPS
OF WASHINGTON, INC.
DMD BOON # 5414, PA 1474
Prepared By: **Greenhorn & O'Mara, Inc.**
11211 Waples Mill Road
Fairfax, Virginia 22030
Ph (703) 385-9800
Fax (703) 385-5721

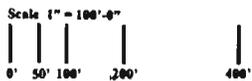


N/F EVERETT & GERMAIN, JR.
DEED BOOK 6207, PAGE 244

DULLES INTERNATIONAL AUTO PARK



ILLUSTRATIVE DEVELOPMENT PLAN



Prepared By: Greenhome & O'Mara, Inc.
11211 Waples Mill Road
Fairfax, Virginia 22030
Ph: (703) 385-9800
Fax: (703) 385-5721

REVISED: JULY 4, '99
REVISED: JUNE 1999
APR '99
REVISED DEC. 98
SHEET 13 of 13

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to

provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

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

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

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

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

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 DEM 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 DEM for review and approved pursuant to Chapter 101 of the County Code.

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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