



FAIRFAX COUNTY

APPLICATION FILED: March 27, 2000
PLANNING COMMISSION: September 6, 2000
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

August 23, 2000

STAFF REPORT

APPLICATION SE 00-Y-017

SULLY DISTRICT

APPLICANT: Axar Management, Inc.

ZONING: I-5, AN, WS, HC

PARCEL(S): 34-4 ((12)) C2

ACREAGE: 10.0 acres

FAR: 0.35

OPEN SPACE: 19%

PLAN RECOMMENDATION: Campus-style office and industrial/flex use up to a maximum FAR of 0.35

SE CATEGORY: Category 5, Use 14; Hotels, Motels

PROPOSAL: Special Exception to permit the development of two hotels.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 00-Y-017 subject to the Proposed Development Conditions contained in Appendix 1.

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

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

SPECIAL EXCEPTION APPLICATION

SE 00-Y-017

SE 00-Y-017

FILED 03/27/08

AXAR MANAGEMENT, INC.

TWO HOTELS

ZONING DIST SECTION: 05-0504

ART 9 CATEGORY/USE: 05-14

10.00 ACRES OF LAND; DISTRICT - SULLY

LOCATED: IN THE S.W. QUADRANT OF THE INTERSECTION
OF CENTERVIEW DR. AND THUNDERBOLT PL.

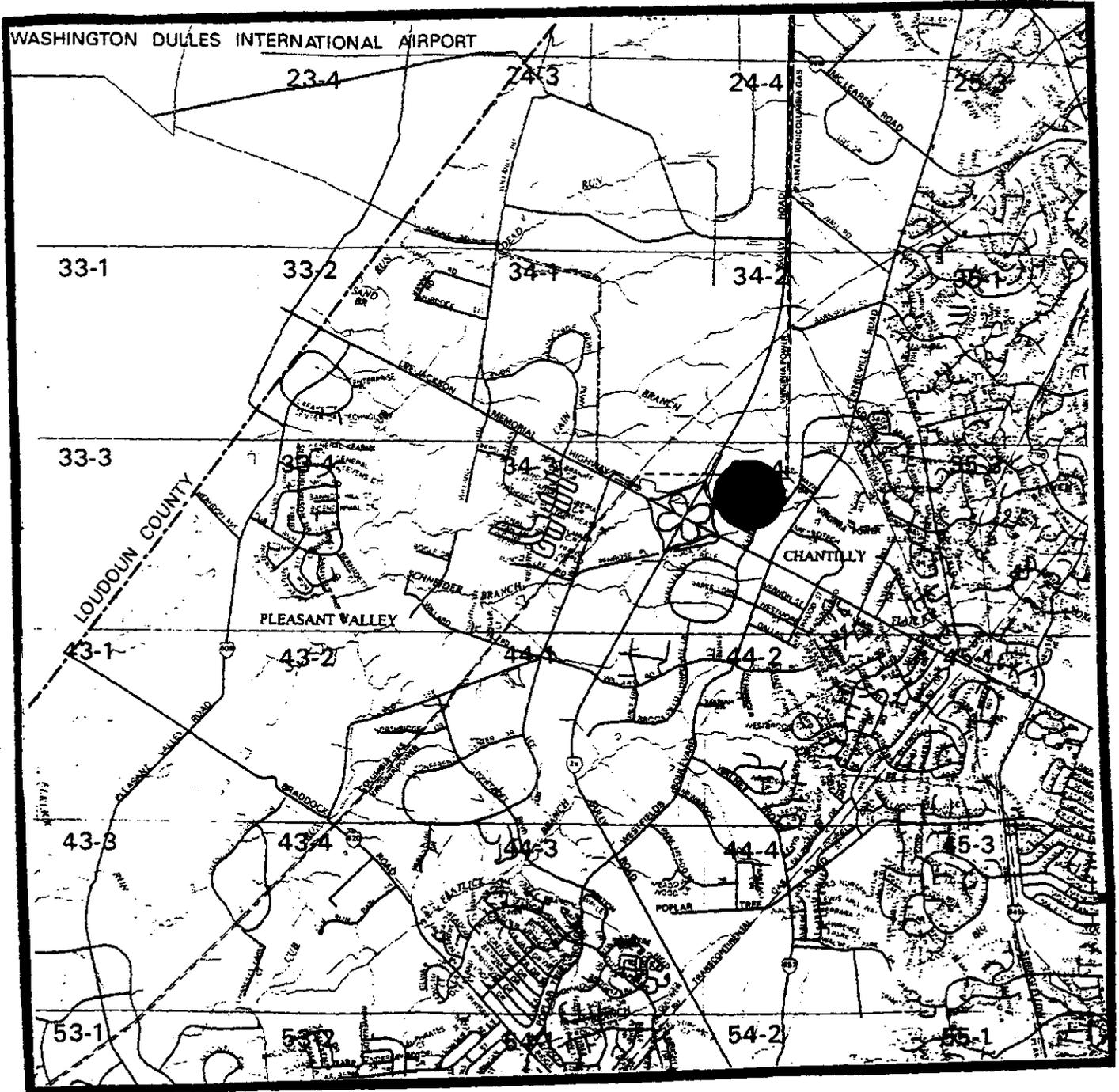
ZONED I-5

PLAN AREA 3

OVERLAY DISTRICT(S): AN WS MC

TAX MAP

034-4- /12/ / -C2



SPECIAL EXCEPTION APPLICATION

SE 00-Y-017

SE 00-Y-017

FILED 03/27/00

AXAR MANAGEMENT, INC.

TWO HOTELS

ZONING DIST SECTION: 05-0504

ART 9 CATEGORY/USE: 05-14

10.00 ACRES OF LAND; DISTRICT - SULLY

LOCATED: N.W. QUADRANT OF THE INTERSECTION OF CENTREVILLE DR. AND THUNDERBOLT PL.

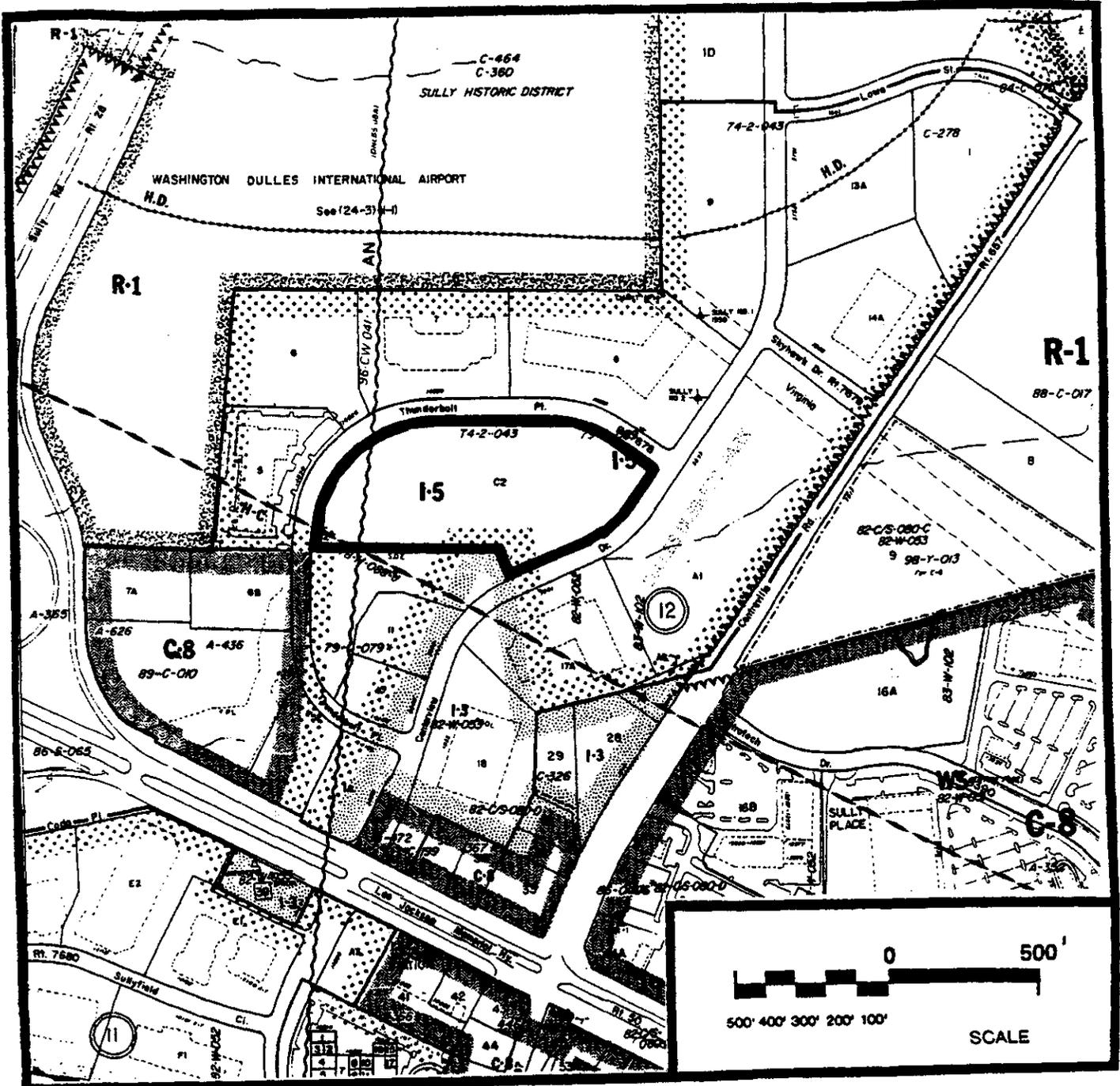
ZONED I-5

PLAN AREA 3

OVERLAY DISTRICT(S): AN WS HC

TAX MAP

034-4- /12/ / -C2



SPECIAL EXCEPTION PLAT

PROPOSED HOTELS AT DULLES BUSINESS PARK

MARCH 15, 2000

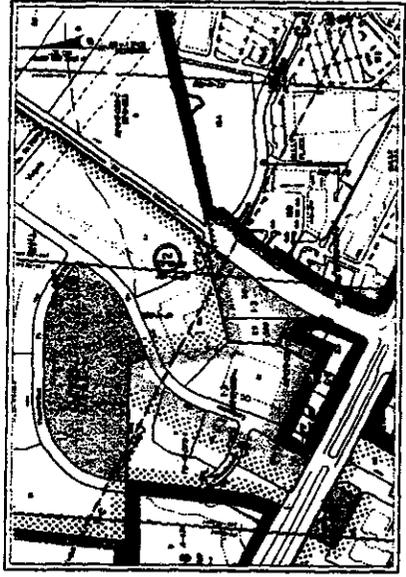
REVISED JUNE 7, 2000

REVISED JULY 25, 2000

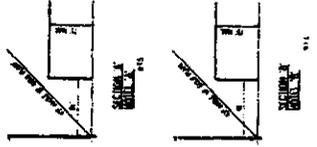
REVISED AUGUST 17, 2000

GENERAL NOTES:

- The site plan is shown in accordance with the Virginia Statewide Zoning Ordinance, 1980, as amended, and the Loudoun County Zoning Ordinance, 1980, as amended.
- The proposed site plan is shown in accordance with the Virginia Statewide Zoning Ordinance, 1980, as amended, and the Loudoun County Zoning Ordinance, 1980, as amended.
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VICINITY MAP
SCALE 1" = 500'



- SHEET INDEX**
- SHEET 1 COVER SHEET
 - SHEET 2 SPECIAL EXCEPTION PLAT
 - SHEET 3 EXISTING VEGETATION MAP

PLANNER/ENGINEER:
GREENHORNE & O'MARA, INC.
 11211 WAPLES MILL ROAD
 FAIRFAX, VIRGINIA 22030
 PH. (703) 365-9800 FAX (703) 365-5721

ATTORNEY:
 MAGUIRE WOODS, BATTLE & BOOTH, L.L.C.
 SUITE 1000
 1750 TYSONS BOULEVARD
 MCLEAN, VIRGINIA 22102
 PH. (703) 712-5862

ARCHITECT:
 D.R. BRASHER ARCHITECTS
 5560 STERRETT PLACE
 SUITE 300
 COLUMBIA, MARYLAND 21044
 PH. (301) 621-6020



Greenhorne & O'Mara, Inc.
 11211 WAPLES MILL ROAD
 FAIRFAX, VIRGINIA 22030
 PH. (703) 365-9800

PLANNED BY: SEE ARCHITECTURE, REPRODUCTION OF ARCHITECTURAL, COPYRIGHTED DRAWINGS

NO.	DATE	DESCRIPTION
1	3/15/00	PRELIMINARY PLAT
2	6/7/00	REVISED PLAT
3	7/25/00	REVISED PLAT
4	8/17/00	REVISED PLAT

DATE	BY	SCALE
3/15/00	ASB/KMM	1" = 300'

SPECIAL EXCEPTION PLAT
PROPOSED HOTELS @ DULLES BUSINESS PARK

11211 WAPLES MILL ROAD
 FAIRFAX, VIRGINIA 22030
 PH. (703) 365-9800

PLANNED BY: SEE ARCHITECTURE, REPRODUCTION OF ARCHITECTURAL, COPYRIGHTED DRAWINGS

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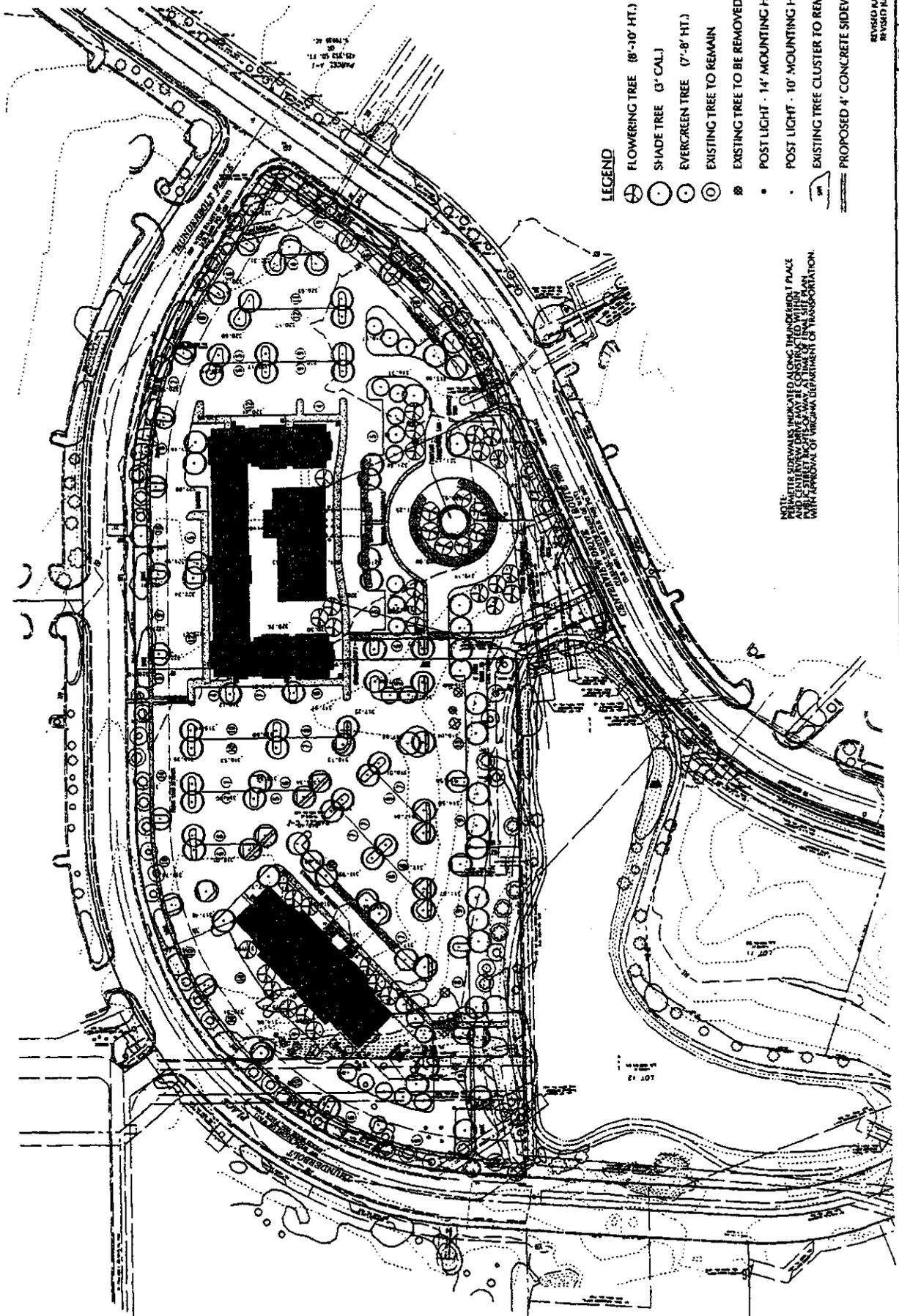


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LEGEND

- ⊕ FLOWERING TREE (8'-10' HT.)
- SHADE TREE (5' CAL.)
- EVERGREEN TREE (7'-8' HT.)
- EXISTING TREE TO REMAIN
- ⊗ EXISTING TREE TO BE REMOVED
- POST LIGHT - 14' MOUNTING HEIGHT
- POST LIGHT - 10' MOUNTING HEIGHT
- ⊞ EXISTING TREE CLUSTER TO REMAIN
- ⊞ PROPOSED 4' CONCRETE SIDEWALK

NOTE: PERMITS FOR SIDEWALKS INDICATED ALONG WITH PERMITS FOR PLACEMENT OF LIGHTS AND SIGNAGE. PERMITS FOR PLACEMENT OF LIGHTS AND SIGNAGE MUST BE OBTAINED FROM THE PUBLIC SAFETY DIVISION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

REVISED MAY 25, 2000
REVISED JUNE 7, 2000

SCALE	1"=50'
DATE	2/03
BY	3/03
DATE	04/08/03
BY	04/11/03

SPECIAL EXCEPTION PLAT
PROPOSED HOTELS @ DULLES BUSINESS PARK

Greenhorne & O'Mara, Inc.
11211 WAPLES MILL ROAD
FAIRFAX, VIRGINIA 22030
(703) 985-9800



DATE	04/08/03
BY	04/11/03
DATE	04/11/03
BY	04/11/03

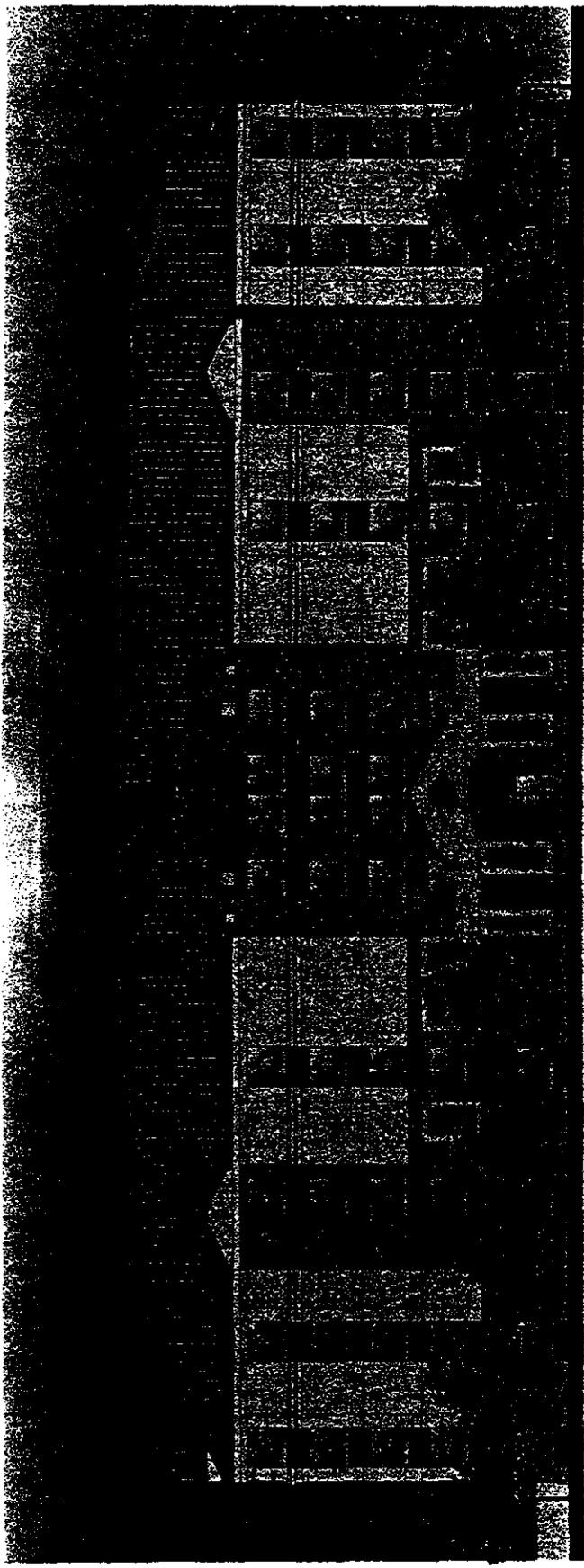


PROPOSED LOT 9
PAGE 2 OF 13
BUSINESS PARK, PHASE 111

LOT 9
3,240 SQ. FT.
B.L. 1028 P.C. 1837

PROPOSED LOT 8
PAGE 1 OF 13
BUSINESS PARK, PHASE 111

PROPOSED LOT 7
PAGE 1 OF 13
BUSINESS PARK, PHASE 111



FOR ILLUSTRATIVE PURPOSES ONLY

FRONT ELEVATION

HAWTHORN SUITES HOTEL
DULLES BUSINESS PARK - CHANTILLY, VIRGINIA

DEVELOPED BY: AXAR MANAGEMENT

25 JULY, 2006
SCALE: 1/4" = 1'-0"



FOR ILLUSTRATIVE PURPOSES ONLY

FRONT ELEVATION

STAYBRIDGE SUITES HOTEL
DULLES BUSINESS PARK - CHANTILLY, VIRGINIA

DEVELOPED BY: AXAR MANAGEMENT

25 JULY, 2009
SCALE: 3/32" = 1'-0"

0

1

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

DESCRIPTION OF THE APPLICATION

Proposal: Request approval for two hotels at 0.35 FAR and 19% open space on the 10.0 acre site zoned I-5, AN, WS, and HC. The hotels will be extended-stay; Hotel A, located on the western portion of the site will have 104 suites, meeting rooms and outdoor pool; Hotel B, located on the eastern portion of the site will have 132 suites, detached meeting room and indoor pool. The Proposed Development Conditions, Applicant's Affidavit, and Statement of Justification are contained in Appendixes 1, 2 and 3, respectively.

Waivers and Modifications: None

Category of Use: The hotels are Category 5, Use 14; Special Exceptions in the I-5 District. The uses must comply with the Use Limitations of Section 5-505, the General Standards of Section 9-006, Standards for all Category 5 Uses of Section 9-503, and the Additional Standards for Hotels, Motels in Section 9-512, among others. (Appendix 8)

LOCATION AND CHARACTER

Site Description: The 10.0 acre site is located in the southwest quadrant of the Centerview Drive and Thunderbolt Place intersection and is currently vacant.

SURROUNDING AREA DESCRIPTION:

Direction	Use	Zoning	Plan
North	Dulles Business Park Offices	I-5	Campus-style office and industrial/flex use
South	Dulles Business Park Stormwater Management Pond	I-5	Campus-style office and industrial/flex use
East	Dulles Business Park Offices	I-5	Campus-style office and industrial/flex use
West	Dulles Business Park Offices	I-5	Campus-style office and industrial/flex use

BACKGROUND**Site History:**

On June 9, 1980, the Board of Supervisors approved RZ 79-C-089 to rezone 81.6 acres from the R-1 District to I-5 District, subject to proffers. (Appendix 4) The development plan, which was submitted but not proffered, showed an industrial subdivision with 23 parcels varying in size from 1.9 acres to 9.6 acres. The applicant's 10.0 acre site has never been developed.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:	III
Planning District:	Upper Potomac Planning District
Planning Sector:	Dulles Suburban Center, Land Unit E-1
Plan Map:	Campus-style office and industrial/flex use up to a maximum FAR of 0.35.
Plan Text:	<p>"This land unit, except for parcels 34-4 ((1)) 15, 28, 29, 31, 32, 33, 34, 35, is planned for campus-style office, and industrial/flex use up to a maximum FAR of 0.35 to be compatible with existing development. Ancillary retail use up to 20 percent of the total development may be appropriate within office or industrial/flex buildings. In no event, however, should retail uses be developed as free-standing uses or as a shopping center..."</p> <p>"A motel with ancillary retail use is located near the intersection of Route 50 and Centerview Drive. The same use may be appropriate as an option elsewhere in the land unit up to a maximum FAR of 0.35 if it does not have direct access to or frontage on Route 50 or Centerville Road."</p>

ANALYSIS**Special Exception Plan (Copy at front of staff report)**

Title of SE Plat: "Special Exception Plat Proposed Hotels at Dulles Business Park."

Prepared By: Greenhome & O'Mara, Inc. and Sheets 4 and 5 prepared by D.R. Brasher Architects.

Original and Revision Dates: Dated March 15, 2000 and revised through August 17, 2000 and Sheets 4 and 5 dated July 25, 2000.

Description of Plat:

Sheet #	Description
Sheet 1	Title page, Site Tabulations, General Notes, Lighting Detail
Sheet 2	Site Plan, Landscape Plan
Sheet 3	Existing Vegetation Map
Sheet 4	Front Elevation (Hawthorne Suites – Hotel A)
Sheet 5	Front Elevations (Staybridge Suites – Hotel B)

- Sheet 2 provides the detail of the site design and landscape plan for the 10.0 acre site. Hotel A will be a five story building with a maximum height of 75 feet and 65,000 square feet maximum. Hotel A will contain 104 units, 800 square feet of meeting rooms, and have an outdoor pool. Hotel B will be a four story building not to exceed 75 feet in height and 91,000 square feet maximum. Hotel B will have 132 units, 625 square feet of meeting rooms, and an indoor pool. The meeting rooms and pool will be located in a separate building attached to the hotel by walkways. The two hotels combined will not exceed a maximum FAR of 0.35 or 152,566 square feet.
- The site is proposed for 19% open space, with landscaping provided on the perimeter of the site and throughout the interior of the parking lot. At the time of planting the proposed shade trees will have a 3-inch caliper, the flowering trees will be 8-10 feet in height and evergreen trees will be 7 to 8 feet in height. Landscaping is concentrated around the entrance to Centerview Drive and the turn-around where a fountain will be located.
- A four foot sidewalk will be constructed along Centerview Drive and Thunderbolt Place. The sidewalk will connect to the adjacent trail to the south that encircles

the stormwater management pond. Six foot wide paths will be constructed on the site to provide passage between the trail to the south and sidewalks located along Centerview Drive and Thunderbolt Place and the two hotels. Four foot wide sidewalks will be constructed in the parking lot area to provide passage between the two hotels.

- The site will contain 464 parking spaces and 4 loading spaces for the two hotels. Parking and security lights will be provided by 10 and 14 foot tall light poles, as illustrated on Sheet 1 and placed in accordance with Sheet 2.
- Sheets 4 and 5 prepared by D.R. Architects illustrate the elevations for the proposed hotels. The applicant has committed to develop the hotels in substantial compliance with the elevations depicted on Sheets 4 and 5.

Land Use Analysis (Appendix 5)

The application and development plan propose two hotels, up to 0.35 FAR, which are in conformance with the use and intensity recommendations of the Comprehensive Plan. All land use issues are satisfied with the adoption of the proposed development conditions, as discussed below.

Issue: Design Standards, Sidewalks

The applicant has provided a development plan with high quality site and architectural design. The buildings are complementary in design, color and materials. Streetscaping has been provided along Thunderbolt Place; staff noted that a sidewalk should be included in the streetscaping.

Resolution:

The special exception plat was amended to provide a sidewalk along Thunderbolt Place in addition to on-site connections from the hotels to the sidewalks along Thunderbolt Place and Centerview Drive and the trail located on Lot 12 to the south.

Issue: Parking Lot Landscaping

The development should provide the highest level of screening for all parking by providing additional parking lot landscaping.

Resolution:

The special exception plat was amended to provide additional parking lot islands. In addition, the applicant agreed to provide a minimum caliper and height of the trees at

planting for the proposed landscaping, which will exceed the minimum requirement of the Public Facilities Manual. The proposed landscaping at planting will have shade trees with a minimum 3-inch caliper, flowering trees with a minimum height of 8-10 feet, and evergreen trees with a minimum height of 7-8 feet.

Transportation Analysis (Appendix 6)

All transportation issues are satisfied with the proposed development conditions, as follows.

Issue: Pedestrian access

Transportation issues associated with the application relate to the need to improve the pedestrian access into the site and to the adjoining restaurants and offices. Sidewalks should be provided along the Centerview Drive frontage of the site and additional pedestrian access into and within the site. In lieu of a sidewalk along Thunderbolt Place frontage, a connection between the trail surrounding the pond and Thunderbolt Place near the existing Bob Evans Restaurant would provide a pedestrian connection to existing/planned restaurants and the proposed hotels.

Resolution:

The special exception plat was amended to provide sidewalks along Centerview Drive and Thunderbolt Place. Staff has proposed a development condition requiring the applicant to diligently pursue acquiring the necessary easements to connect the trail around the stormwater management pond on the adjacent Tax Map 34-4 ((12)) 12 to Thunderbolt Place and, if successful in obtaining the easements, to construct the trail.

Environmental Analysis (Appendix 7)

All environmental issues are satisfied with the adoption of the development conditions, as follows.

Issue: Water Quality

Stream water quality is directly related to the amount of impervious surface in a watershed. The amount of open space provided relates directly to the area available for natural infiltration of runoff and the impacts on water quality. Replacing some or all of the surface parking with structured parking and reducing the amount of parking provided would allow for greater amount of open space. Incorporating rain gardens in the parking lot islands and depression swales into the site design would aid in retaining stormwater onsite and help improve water quality.

Resolution:

The special exception plat was revised to reduce parking by 44 spaces and include additional parking lot islands. The site currently contains 464 parking spaces (273 required) and 19% open space (15% required). Staff has proposed a development condition requiring the applicant to incorporate depression swales into the site design to aid in retaining stormwater onsite and improve water quality. While it would be preferable to see a further reduction in parking areas and the use of rain gardens in the parking lot islands, in staff's opinion the applicant has satisfied this issue.

Issue: Light Pollution:

The first submission of the special exception plat did not depict the location and types of outdoor lighting. Staff noted that all outdoor lighting should be limited and contained; all exterior lighting provided on the property should be focused directly on parking/driving areas and sidewalks; and no lighting should project beyond the property line. Full cut-off should be provided for any proposed outdoor lighting. Outdoor lighting for property name signage should be designed to minimize glare. One way to minimize glare is to use front-lit rather than back-lit and direct any light downward on the sign rather than upward or horizontally.

Resolution:

The special exception plat was amended to provide detail of the type of lights (Sheet 1) and location of the lights (Sheet 2). Staff has proposed a development condition that would restrict the outdoor lighting to be full cut-off and shielded to minimize glare. In addition staff has proposed a development condition that signage be front-lit and lighting directed downward to minimize glare. In staff's opinion, with the adoption of the proposed development conditions, the issue has been resolved.

ZONING ORDINANCE PROVISIONS (Appendix 8)

Bulk Standards (I-5)		
Standard	Required	Provided
Lot Size	20,000 Square feet	10.0 acres
Lot Width	100 feet	630 feet ¹
Building Height	75 feet	75 feet
Front Yard	Controlled by 45° angle of bulk plane, but not less than 40 feet	91 feet for Hotel A ² 90 feet for Hotel B ²
Rear Yard	No Requirement	148 feet for Hotel A 226 feet for Hotel B
FAR	0.50 FAR	0.35

Bulk Standards (I-5)		
Standard	Required	Provided
Open Space	15%	19%
Parking Parking Spaces	273 parking spaces	464 parking spaces
Loading Spaces	3 spaces	4 spaces

1. Lot width measured from Centerview Drive
2. Angle of bulk plane measured from Thunderbolt Place

Conformance with Proffers

The site is subject to the proffers approved by the Board of Supervisors on June 9, 1980, for RZ 79-C-089. (Appendix 4) Proffers 1-4 are not applicable for this site and Proffers 5 & 7 are now requirements of the Public Facilities Manual. Proffer 6 requires the site to comply with Board policy regarding Dulles Airport Noise. The site is located in the Airport Noise Overlay District and staff has proposed a development condition that requires the hotels to use specific construction techniques to achieve a maximum interior noise of 45 dBA Ldn. Staff believes the proffer commitments have been fulfilled with the adoption of the proposed development conditions.

Special Exception Requirements (Appendix 8)

General Standards (Sect. 9-006)

General Standard 1 requires that the proposed use at the specified location be in harmony with the adopted comprehensive plan. The application and development plan propose two hotels up to 0.35 FAR which are in conformance with the use and intensity recommendations of the Comprehensive Plan.

General Standard 2 requires that the proposed use be in conformance with the general purpose and intent of the applicable zoning district regulations. The proposed site meets or exceeds the required bulk standards of the zoning ordinance and in staff's opinion this standard has been satisfied.

General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. The proposed hotels are limited to an FAR of 0.35 by the Comprehensive Plan and Special Exception Plat; the surrounding I-5 District is permitted to develop up to 0.50 FAR. The surrounding properties are

developed as office buildings, hotels, and restaurants of similar intensity and in staff's opinion the proposed use is harmonious with the neighboring properties and will not adversely affect their value.

General Standard 4 requires that the proposed use be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. The transportation analysis (Appendix 6) includes data published by the Institute of Transportation Engineers that states the proposed uses can be expected to generate approximately 2,060 vehicles per day (vpd) and 135 vehicles during the peak hour (vph). In comparison, by right uses or either warehousing or office can expect to generate 1,150 vpd/140 vph or 2,410 vpd/320 vph, respectively. The proposed uses generate a comparable amount of traffic as by-right uses and in staff's opinion they will not create a hazardous condition for the existing or anticipated traffic in the neighborhood.

General Standards 5, 6 and 7 require landscaping, screening, open space, adequate utility, drainage, parking and loading to be regulated in accordance with the Zoning Ordinance; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance. The applicant has met or exceeded the requirements of the Zoning Ordinance and in staff's opinion these standards have been met.

Category 5 Standards (Sect. 9-503)

Additional Standards for Hotels, Motels (Sect. 9-512)

Overlay District Requirements (Appendix 8)

Airport Noise Impact (ANIOD) (Sect. 7-400)

Highway Corridor (HC) (Sect. 7-600)

Water Supply Protection (WSPOD) (Sect. 7-800)

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

In staff's opinion SE 00-Y-017 is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of SE 00-Y-017 subject to the Proposed Development Conditions contained in Appendix 1.

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

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. RZ 79-C-089 Proffers
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Applicable Zoning Ordinance Provisions and Special Exception Requirements
9. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SE 00-Y-017

August 23, 2000

If it is the intent of the Board of Supervisors to approve SE 00-Y-017, located in the southwest quadrant of the Centerview Drive and Thunderbolt Place intersection (Tax Map 34-4 ((12)) C2) for the use of two hotels pursuant to Sect. 5-504 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Proposed Hotels at Dulles Business Park", prepared by Greenhome & O'Mara and dated March 15, 2000 and revised through August 17, 2000, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The maximum FAR of the site shall be limited to 0.35 (152,566 square feet). Hotel A may be developed to a maximum of 65,000 gross square feet and Hotel B to a maximum of 91,000 gross square feet.
5. The two hotels may be developed to a combined maximum of 236 rooms. Use of hotel facilities, including the swimming pool and other recreational facilities shall be limited to registered hotel guests only and shall not be open to the general public.
6. The maximum building height shall be limited to 75 feet.
7. Landscaping shall be provided in substantial conformance with the location, size, quality, quantity and design as depicted on Sheet 2 of the Special Exception Plat as determined by the Urban Forestry Branch.

8. The architecture of all four sides of Hotel A and Hotel B shall be in substantial conformance with the elevations prepared by D.R. Brasher Architects dated July 25, 2000 and shown on Sheets 4 and 5 of the Special Exception Plat, respectively.
9. Pedestrian connections shall be provided as displayed on Sheet 2 of the Special Exception Plat between the two hotels and the trail to the south of the site, located on Tax Map 34-4 ((12)) 12 and the sidewalks on Thunderbolt Place and Centerview Drive. Prior to the time of site plan approval for the first approved hotel, the applicant shall diligently pursue the off-site approvals necessary to provide a pedestrian connection between Thunderbolt Place and the existing trail which encircles the stormwater pond located on Tax Map 34-4 ((12)) 12. The applicant shall construct the connection to the standard determined by DPWES. If the applicant is unable to secure the necessary easements they must demonstrate to the satisfaction of DPWES that they diligently pursued the necessary approvals and shall escrow the necessary funds, to DPWES satisfaction.
10. All freestanding and building-mounted signs shall comply with the provisions of Article 12 of the Zoning Ordinance. No pole mounted signs shall be permitted. Signage shall be front-lit and light directed downward onto the sign to minimize glare.
11. Outdoor lighting fixtures used to illuminate the parking area and walkways between buildings shall not exceed 14 feet in height, shall be of low intensity design and shall focus directly on the subject property. All outdoor pole lighting fixtures shall be full cut-off, focused downward and shielded to minimize glare, and shall meet the Performance Standards set forth in Article 14 of the Zoning Ordinance. The lights shall be in general conformance with the light fixture detail shown on Sheet 1 and located in substantial conformance as illustrated on Sheet 2 of the Special Exception Plat.
12. In order to achieve a maximum interior noise of 45 dBA Ldn the proposed hotels shall have the following acoustical attributes as approved by DPWES:
 - (a) Roof and exterior walls shall have a laboratory sound transmission class (STC) of at least 45.
 - (b) Doors and windows shall have a laboratory STC of at least 37. If "windows" function as the walls, then they shall have the STC specified for exterior walls.
 - (c) Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

13. Depression swales or similar passive means as determined by DPWES, shall be incorporated into the site design of the parking lot to aid in retaining stormwater onsite and help improve water quality.

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established 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.

SPECIAL EXCEPTION AFFIDAVIT

AUG 15 2000

DATE:

(enter date affidavit is notarized)

I, Gregory A. Riegler, Agent for Applicant, do hereby state that I am an
(enter name of applicant or authorized agent)

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

2000-58a

in Application No(s):

SE 00-Y-017

(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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relation- ships listed in BOLD above)
Fidelio Properties Agent: Steven R. Bonacci	c/o Buverno Properties, Inc. 1901 N. Moore Street #804 Arlington, VA 22209	Owner Tax Map 34-4-((12))-C2
Axar Management, Inc. Agent: Heeren Patel	2406 Roberts Avenue Lumberton, NC 28358	Applicant/Contract Purchaser
McGuireWoods LLP Agents: Gregory A. Riegler, Esquire Carson Lee Fifer, Jr., Esquire John J. Bellaschi, Esquire Molly E. Harbin, Urban Planner	1750 Tysons Blvd., Ste. 1800 McLean, VA 22102	Attorneys/Agent Jill Gottdiener, former agent
Greenhome & O'Mara, Inc. Agent: Martin E. Crahan	11211 Waples Mill Road, Ste. 100 Fairfax, VA 22030	Engineer/Agent
DR Brasher Architects, Inc. Agent: D. Ronald Brasher	5560 Sterrett Place, Ste. 300 Columbia, MD 21044	Architects/Agent

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: AUG 15 2000
-(enter date affidavit is notarized)

2000-58a

for Application No(s): SE 00-Y-017
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

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

Axar Management, Inc. 2406 Roberts Avenue
Lumberton, NC 28358

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 & title)

Balder Patel (nmi)
Pravin Patel (nmi)
Harish Patel (nmi)

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

** All listings which include partnerships 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: AUG 15 2000
(enter date affidavit is notarized)

SE 00-Y-017

2000-58a

for Application No(s): _____
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Greenhome & O'Mara, Inc. 11211 Waples Mill Road, Ste. 100
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)

A. James O'Mara

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

DR Brasher Architects, Inc. 5560 Sterrett Place, Ste. 300 ✓
Columbia, MD 21044

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)

D. Ronald Brasher
Fredric E. Melby

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

DATE: AUG 15 2000
(enter date affidavit is notarized)

2000-58a

for Application No(s): SE 00-Y-017
(enter County-assigned application number(s))

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

Janivo Realty, Inc. c/o Fidelio Properties
1901 N. Moore Street, #804
Arlington, VA 22209

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)

Janivo Holdings B.V.

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

Janivo Holdings B.V. c/o Fidelio Properties
1901 N. Moore Street, #804
Arlington, VA 22209

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)

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

DATE: AUG 15 2000
(enter date affidavit is notarized)

SE 00-Y-017

2000-58a

for Application No(s): _____
(enter County-assigned application number(s))

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

c/o Fidelio Properties
1901 N. Moore Street, #804
Arlington, VA 22209

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)

Petrolin B.V.

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

Petrolin B.V.

c/o Fidelio Properties
1901 N. Moore Street #804
Arlington, VA 22209

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)

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

DATE: AUG 15 2000
(enter date affidavit is notarized)

2000-58a

for Application No(s): SE 00-Y-017
(enter County-assigned application number(s))

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

Orvan, Inc. c/o Fidelio Properties
1901 N. Moore Street #804
Arlington, VA 22209

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)

Donelux, Inc.

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

Fidelio Properties Management, Inc. c/o Fidelio Properties
1901 N. Moore Street, #804
Arlington, VA 22209

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)

Janivo Realty, Inc.
Donelux, Inc.

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

DATE: AUG 15 2000
(enter date affidavit is notarized)

2000-58a

SE 00-Y-017

for Application No(s): _____
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
F. P. Investments, Inc. 1901 N. Moore Street
Arlington, VA 22209

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)
Fidelio Properties

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
VBM-USA, Inc. c/o Waterford Development, Inc.
11800 Sunrise Valley Drive
Reston, VA 20191

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)

Chris Zachariasse

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

DATE: AUG 15 2000
(enter date affidavit is notarized)

2000-589

for Application No(s): SE 00-Y-017
(enter County-assigned application number(s))

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

F. P. Executive Partners, L.L.C. c/o Fidelio Properties ✓
1901 N. Moore Street, #804
Arlington, VA 22209

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)

F.P. Investments, Inc., Managing Member ✓
Steven R. Bonacci, Member
John H. Gardner, Member
VBM - USA, Inc., Member ✓

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

DATE: AUG 15 2000
(enter date affidavit is notarized)

2000-58a

for Application No(s): _____
(enter County-assigned application number(s))

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

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

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

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

Equity Partners of McGuireWoods LLP

Adams, Robert T.
Allen, George F.
Ames, W. Allen, Jr.
Anderson, Arthur E., II
Anderson, Donald D.
Armstrong, C. Torrence
Atkinson, Frank B.
Aucutt, Ronald D.
Bagley, Terrence M.
Barr, John S.
Bates, John W., III
Belcher, Dennis I.
Boland, J. William
Bracey, Lucius H., Jr.
Brittin, Jocelyn W.
Broadus, William G.
Brown, Thomas C., Jr.
Burke, John W., III
Burkholder, Evan A.
Burrus, Robert L., Jr.

Busch, Stephen D.
Cabaniss, Thomas E.
Cairns, Scott S.
Capwell, Jeffrey R.
Carter, Joseph C., III
Cogbill, John V., III
Courson, Gardner G.
Cranfill, William T., Jr.
Cullen, Richard
Dabney, H. Slayton, Jr.
Deem, William W.
Den Hartog, Grace R.
Douglass, W. Birch, III
Dudley, Waller T.
Dyke, James Webster, Jr.
Earl, Marshall H., Jr.
Edwards, Elizabeth F.
Evans, David E.
Feller, Howard
Fennebresque, John C.

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

DATE: AUG 15 2000
(enter date affidavit is notarized)

2000-589

for Application No(s): _____
(enter County-assigned application number(s))

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

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

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

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

Fifer, Carson Lee, Jr.
Flemming, Michael D.
France, Bonnie M.
Franklin, Stanley M.
Getchell, E. Duncan, Jr.
Gieg, William F.
Giguere, Michael J.
Gillece, James P., Jr.
Glassman, M. Melissa
Good, Dennis W., Jr.
Goodall, Larry M.
Grandis, Leslie A.
Grimm, W. Kirk
Hampton, Glenn W.
Harmon, T. Craig
Hay, Jeffrey S.
Heberton, George H.
Isaf, Fred T.
Kane, Richard F.
Katsantonis, Joanne
Keefe, Kenneth M., Jr.
King, Donald E.
King, William H., Jr.
Kittrell, Steven D.
Krueger, Kurt J.
La Frata, Mark J.
Lawrie, Jr., Henry deVos
Lindquist, Kurt E., II
Little, Nancy R.
Mack, Curtis L.
Marshall, Gary S.
Martin, George K.
McArver, R. Dennis

McCallum, Steve C.
McElligott, James P., Jr.
McFarland, Robert W.
McGee, Gary C.
McGonigle, Thomas J.
McMenamin, Joseph P.
Melson, David E.
Menges, Charles L.
Menson, Richard L.
Michels, John J.
Milton, Christine R.
Murphy, Brian D.
O'Grady, Clive R. G.
O'Grady, John B.
Oakey, David N.
Page, Rosewell, III
Pankey, David H.
Pollard, John O.
Price, James H., III
Rice, C. Daniel
Richardson, David L., II
Robertson, David W.
Robinson, Stephen W.
Rohman, Thomas P.
Rogers, Marvin L.
Rooney, Lee Ann
Russell, Deborah M.
Rust, Dana L.
Schewel, Michael J.
Schill, Gilbert E., Jr.
Scruggs, George L., Jr.
Shelley, Patrick M.
Skinner, Halcyon E.

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

DATE: AUG 15 2000
(enter date affidavit is notarized)

2000-589

for Application No(s): _____
(enter County-assigned application number(s))

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

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

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

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: AUG 15 2000
(enter date affidavit is notarized)

2000-58a

for Application No(s): SE 00-Y-017
(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 "Special Exception 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.)

Michael J. Giguere, partner with McGuireWoods LLP has made a contribution in excess of \$200 to Chairman Katherine Hanley, Board of Supervisors.

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

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

WITNESS the following signature:

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

Gregory A. Riegler, Agent for Applicant

(type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 15th day of August, 2000, in the state of Virginia.

My commission expires: 3-31-2002

Ramona L. Terrence
Notary Public

MAR 16 2000

STATEMENT OF JUSTIFICATION
SPECIAL EXCEPTION APPLICATION
BY AXAR MANAGEMENT, INC.
TAX MAP 34-4 ((12)) C2 ("the Property")

ZONING EVALUATION DIVISION

March 15, 2000

This Application is a request for approval of a special exception to permit the development of two new hotels on the above-referenced Property. One hotel will operate for extended stays and will contain approximately 132 suites. This hotel will provide a complimentary breakfast buffet each morning and a complimentary evening manager's reception. The other hotel will contain approximately 104 suites and will include suites with a microwave, mini-refrigerator, wet bar and coffee maker.

The following information is provided pursuant to Section 9-011 of the Fairfax County Zoning Ordinance.

1. Type of Operation: Two(2) hotels, one consisting of four stories with 132 suites and one consisting of five stories with 104 suites, in approximately 152,547 total square feet of gross floor area.

2. Hours of Operation: Twenty-four (24) hours per day, seven (7) days per week.

3. Proposed number of employees: The number of employees for each hotel will vary from shift to shift, estimated as follows: 7:00am to 3:00pm - 15 to 20 employees; 3:00pm to 11:00pm - 2 to 4 employees; and 11:00pm to 7:00am - 1 to 2 employees. There are no restaurants, bar facilities, or large conference rooms in the hotel.

4. Estimated number of patrons: Average occupancy rates for extended stay hotels are typically in the range of 72%. The average number of patrons for the extended stay hotel can therefore be estimated to be between 100 and 125 guests at any one time. Average occupancy rates for non-extended stay hotels are typically in the range of 75%. The average number of patrons for the other hotel can therefore be estimated to be between 80 and 100 at any one time.

5. Qualifications of the operator/applicant: The Applicant has a lengthy and productive history of developing, owning, and managing high quality hotel establishments.

6. Traffic impact: Based on the Institute of Transportation Engineers (ITE) Manual, each proposed hotel use will generate between sixty and seventy trips in the peak AM and PM hours.

7. Area served: This use will serve the Sully District as well as business generated from the Washington-Dulles International Airport. It will provide an opportunity for patrons of the hotel to

conduct business activities both on site and at area corporations. The local economy will benefit from hotel guests' patronage of shopping and eating establishments.

8. Architectural compatibility: The architecture of the proposed hotels will be compatible with surrounding buildings.

9. Hazardous and toxic substances: There are no hazardous or toxic substances on the property. If any such substances are discovered, impacts will be mitigated and/or remediated in accordance with governing County, State and Federal laws.

10. Statement of conformance: To the best of the Applicant's knowledge, the proposed development conforms with the requirements of the Fairfax County Zoning Ordinance with the exception of the following.

Respectfully submitted,

McGuire, Woods, Battle & Boothe LLP

By: Juli R. Godwin
Agent for Applicant

PROFFER STATEMENT APPLICATION 79-C-089

1. Comply with the current policy and ordinance provisions of the Sully Historic District, for those portions of the site located within the historic district boundaries.
2. Dedicate to 45 feet from centerline on Centreville Road and construct road widening with face of curb set 35 feet from centerline.
3. Relocate site entrance and provide interparcel access generally in accord with the map shown in Appendix 7 of the staff report, except that only one access street would be provided to adjacent properties along the northeasterly boundary.
4. All parcels shall have access from the internal road system, not from Centreville Road.
5. Site plans shall be submitted to the Geotechnical Review Board as may be required by DEM.
6. Comply with Board policy regarding Dulles Airport Noise Exposure Forecast zoned as noted in Appendix 8 of the staff report.
7. Meet the storm water management provisions of the ordinance and Public Facilities Manual in force at the time of site plan submission. Institute BMP recommendations if site plans are submitted prior to new criteria being added to the Public Facilities Manual.

Signatures



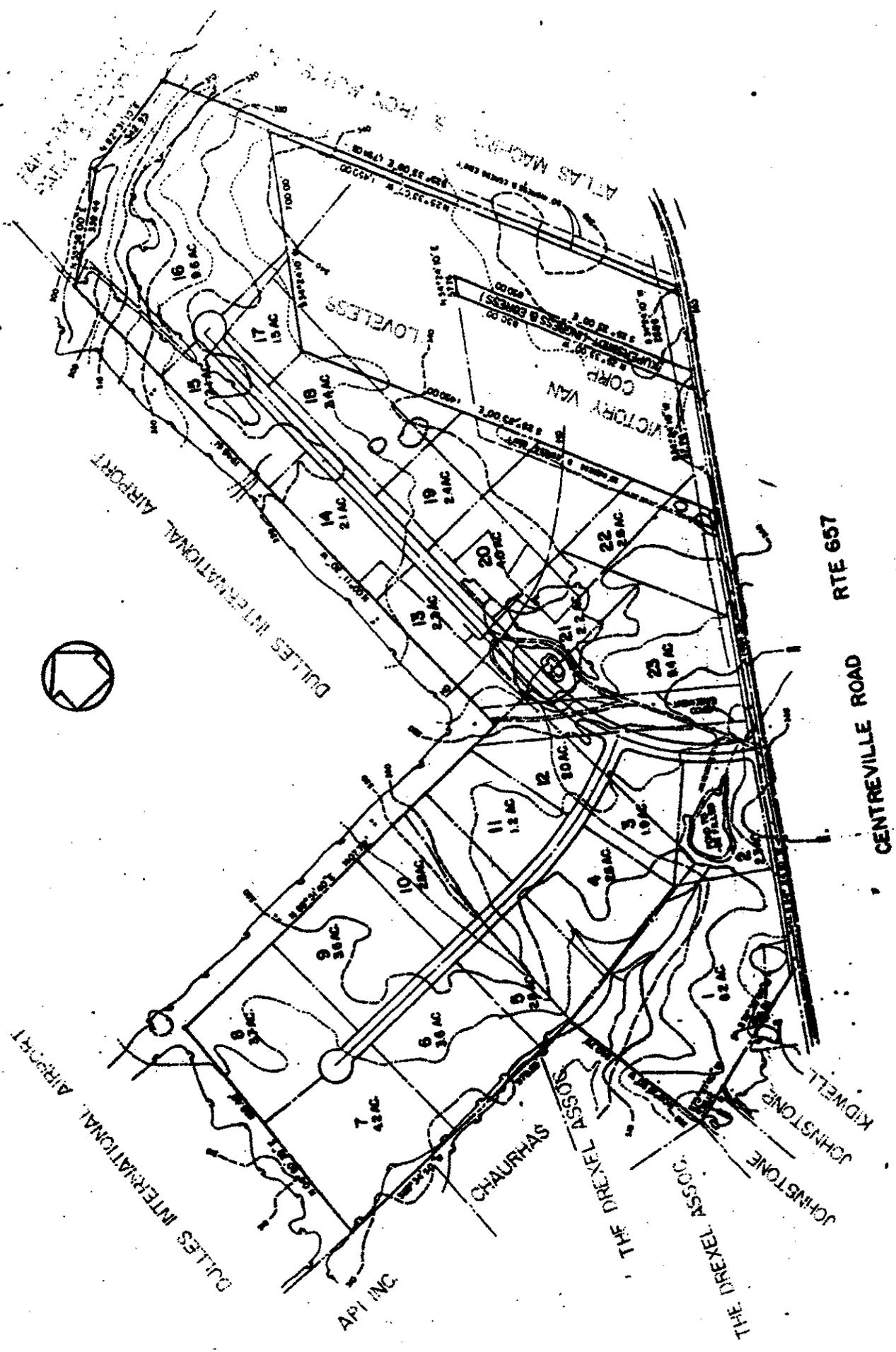
Robert M. Steinberg



E. Maurice Kupersmidt



Katherine B. Markwood



RTE 657

CENTREVILLE ROAD



COUNTY OF FAIRFAX, 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: Comprehensive Plan Land Use Analysis for: SE 00-Y-017
Axar Management, Inc.

DATE: 24 July 2000

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and development plan dated June 7, 2000. This application requests a special exception for two hotels. Approval of this application would result in a floor area ratio (F.A.R.) of .35. The extent to which the proposed use, intensity, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The subject property is presently vacant, planned for mixed use and zoned I-5. Three office buildings are located to the north of the subject property, planned for mixed use and zoned I-5. Vacant land and an office building are located to the east of the subject property, planned for mixed use and zoned I-5. To the south is located vacant land, which is planned for mixed use and zoned I-5. To the west is located vacant land, which is planned for mixed use, and zoned I-5 and C-8.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 10.07-acre property is located in the Dulles Suburban Center of the Upper Potomac Planning District in Area III. The Comprehensive Plan provides the following guidance on land use and intensity for the property:

Text:

On page 180 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, "Land Unit E-1, Recommendations, Land Use," the Plan states:

1. This land unit, except for parcels 34-4((1)) 15, 28, 29, 31, 32, 33, 34, 35, is planned for campus-style office, and industrial/flex use up to a maximum FAR of .35 to be compatible with existing development. Ancillary retail use up to 20 percent of the total development may be appropriate within

office or industrial/flex buildings. In no event, however, should retail uses be developed as free-standing uses or as a shopping center...

4. A motel with ancillary retail use is located near the intersection of Route 50 and Centerview Drive. The same use may be appropriate as an option elsewhere in the land unit up to a maximum FAR of .35 if it does not have direct access to or frontage on Route 50 or Centreville Road."

Map:

The Comprehensive Plan map shows that the property is planned for mixed use.

Analysis:

The application and development plan propose two hotels up to .35 FAR which are in conformance with the use and intensity recommendations of the Comprehensive Plan. However, the applicant should increase the parking lot landscaping for the site.

The Comprehensive Plan also provides the following text that establishes guidelines for evaluating the development proposal:

Text:

On pages 150 and 151 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, "Dulles Suburban Center Land Unit Recommendations," the Plan states:

"In order to achieve the planning objectives for the Dulles Suburban Center it is necessary that new development and redevelopment be responsive to general criteria and site-specific conditions which focus on mitigating potential impacts. 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."

Analysis:

The applicant has provided a development plan with high quality site and architectural design. The building designs are complementary in design, color and materials. Streetscaping is provided along Thunderbolt Place and a sidewalk should be included in this streetscaping. A fountain feature is provided as a development amenity.

Text:

- "2. Provision of a phasing program which includes on- and off-site public road improvements, or funding of such improvements to accommodate traffic generated by the development. If, at any phase of the development, further

mitigation of traffic generated by the development is deemed necessary, provision and implementation of a plan which reduces development traffic to a level deemed satisfactory to the Office of Transportation through Transportation System Management (TSM) strategies and Transportation Demand Management Programs (TDMs)."

Analysis:

Refer to the Department of Transportation concerning this development criterion.

Text:

- "3. Provision of design, siting, style, scale, and materials compatible with adjacent development and the surrounding community, and which serves to maintain and/or enhance the stability of existing neighborhoods..."

Analysis:

The development plan proposes a development, which is compatible in terms of design, siting, style, scale and materials, with the surrounding development.

Text:

- "6. Provision of the highest level of screening and landscaping for all parking."

Analysis:

The applicant should provide additional parking lot landscaping.

Text:

- "7. Consolidation of vehicular access points to minimize interference with arterial roadways."

Analysis:

Refer to the Department of Transportation concerning this development criterion.

Text:

- "8. Provision of stormwater management by the use of Best Management Practices which contribute to Objectives of this Dulles Suburban Center Plan calling for design of stormwater detention systems that blend with and augment features of the natural environment and contribute to the aesthetics of their sites."

Analysis:

Stormwater management requirements are determined by ordinance and the Public Facilities Manual.

Text:

- "9. Provision of active and passive recreation facilities and specified components of the Greenway system."

Analysis:

One of the hotels will have a swimming pool. A fountain and seating area are provided on the site.

BGD:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE: 3-5 (SE 00-Y-017)

SUBJECT: Transportation Impact

REFERENCE: SE 00-Y-017; Axar Management, Inc.
Traffic Zone: 1708
Tax Map: 34-4 ((12)) C2

DATE: July 20, 2000

The following comments reflect the analyses of the Department of Transportation. These comments are based on the applicant's special exception plat dated March 15, 2000, with revisions to June 7, 2000. Because this review is based in part on the referenced plat, development of the site in accordance with the plat should be made a condition of approval.

Transportation Issues. The applicant is seeking approval to construct two hotels on I-5 zoned property. Transportation issues associated with the application relate to the need to improve the pedestrian access into the site and to adjoining restaurants and offices. This Department has forwarded a sketch delineating locations for additional sidewalk placement. These include the provision of a sidewalk along the Centreview Drive frontage of the site and additional pedestrian access into the site and within the site. In lieu of a sidewalk along the Thunderbolt Place frontage, a connection between the trail surrounding the pond and Thunderbolt Place near the existing Bob Evans Restaurant would provide a pedestrian connection to existing/planned restaurants and the proposed hotels. It is recommended that sidewalks be provided as noted herein.

Note that the Centreview Drive access to Route 50 is ultimately planned to be a right-in/right-out operation.

Trip Generation. Based on data published by the Institute of Transportation Engineers, the proposed uses can be expected to generate approximately 2,060 vehicles per day (vpd) and 135 vehicles during the peak hour (vph). In comparison, by right uses of either warehousing or office can be expected to generate 1,150 vpd/140 vph or 2,410 vpd/320 vph respectively.

AKR/CAA

cc: Michelle Brickner, Director, Office of Site Development Services, DPWES

JUL 10 2000

COUNTY OF FAIRFAX, VIRGINIA

ZONING EVALUATION DIVISION

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: SE 00-Y-017
Axar Management

DATE: 7 July 2000

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 Special Exception Plat dated March 15, 2000. 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. Water Quality (Objective 2, p. 86, The Policy Plan)

"Objective 2: Prevent and reduce pollution of surface and groundwater resources.

Policy c. Minimize the amount of impervious surface created as a result of development consistent with planned land uses...

Policy k. Regulate land use activities to protect surface and groundwater resources.”

2. **Light Pollution** (Objective 5, p. 89, The Policy Plan)

“Policy a: Recognize the nuisance aspects of unfocused light emissions.”

ENVIRONMENTAL ANALYSIS:

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

1. **Water Quality**

Issue: The applicant is proposing two hotels surrounded by surface parking. Stream water quality is directly related to the amount of impervious surface in a watershed. Reducing the amount of open space will reduce the area available for natural infiltration of runoff and adversely impact water quality.

Suggested Solution: Staff recommends that some of the proposed surface parking be replaced by structured parking to allow for a greater amount of open space. Incorporating rain gardens in the parking lot islands and depression swales into the site design would also aid in retaining stormwater onsite and help improve water quality.

2. **Light Pollution**

Issue: The location and types of outdoor lighting that are proposed for this site are not shown on the plat. Outdoor lighting should be limited and contained. Staff does not support use of types of lighting that may cause light pollution.

Suggested Solution: All exterior lighting provided on the property should be focused directly on parking/driving areas and sidewalks. No lighting should project beyond the property line. Full cut-off lighting should be provided for any proposed outdoor lighting. Outdoor lighting for property name signage should be designed to minimize glare. One way to minimize glare is to use front-lit rather than back-lit signs and direct any light downward on the sign rather than upward or horizontally.

BGD:JPG

PART 5 5-500 I-5 GENERAL INDUSTRIAL DISTRICT**5-501 Purpose and Intent**

The I-5 District is established to provide areas where a wide range of industrial and industrially-oriented commercial activities may locate. Uses allowed in this district shall operate under medium performance standards designed to minimize the impact of noise, smoke, glare, and other environmental pollutants on the industries within the district and on the neighboring lands of higher environmental quality. The business and commercial activities allowed in the district will be those which provide services and supplies primarily to industrial companies, those which engage in wholesale operations, and those which are associated with warehouse establishments.

5-506 Lot Size Requirements

1. Minimum lot area: 20,000 sq. ft.
2. Minimum lot width: 100 feet
3. The minimum lot size requirements may be waived by the Board in accordance with the provisions of Sect. 9-610.

5-507 Bulk Regulations

1. Maximum building height: 75 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
 - A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feet
 - B. Side yard: No Requirement
 - C. Rear yard: No Requirement
3. Maximum floor area ratio: 0.50, provided however, an increase to 1.00 may be permitted by the Board in accordance with the provisions of Sect. 9-618
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

5-508 Open Space

15% of the gross area shall be landscaped open space

9-006

General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-503

Standards for all Category 5 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-512

Additional Standards for Hotels, Motels

1. When located in an I district, such a use shall be an integral design element of a site plan for an industrial building or building complex containing not less than 100,000 square feet of gross floor area.

PART 4 7-400 AIRPORT NOISE IMPACT OVERLAY DISTRICT

7-401 Purpose and Intent

The Airport Noise Impact Overlay District is established for the general purpose of controlling conflicts between land uses and noise generated by aircraft and to protect the public health, safety and welfare from the adverse impacts associated with excessive noise.

This district shall be in addition to and shall overlay all other zoning districts where it is applied so that any parcel of land lying in the Airport Noise Impact Overlay District shall also lie in one or more of the other zoning districts provided for by this Ordinance. The effect is to create a new district which has the characteristics and limitations of the underlying district, together with the characteristics and limitations of the overlying district.

It is the intent of this overlay district to regulate land uses within designated existing or projected airport noise impact areas by requiring acoustical performance standards. Nothing herein shall be construed as altering building materials or construction methods from those which are specified in the Virginia Uniform Statewide Building Code.

7-405 Permitted Uses

All uses permitted by right in the underlying zoning district(s), except as qualified by Sections 408 and 409 below.

7-406 Special Permit Uses

All uses permitted by special permit in the underlying zoning district(s), except as qualified by Sections 408 and 409 below.

7-407 Special Exception Uses

All uses permitted by special exception in the underlying zoning district(s), except as qualified by Sections 408 and 409 below.

7-408 Use Limitations

In addition to the use limitations presented for the zoning district(s) in which an Airport Noise Impact Overlay District is located, the following use limitations shall apply:

1. Uses within this district shall be permitted only in accordance with the Noise Compatibility Table presented at the end of this Part.
2. In those instances where a proposed use is not listed in the table, the Director, using the table as a guide, shall determine which use is most similar and which provisions of the table are applicable.
3. Where a structure contains different occupants or tenants, the more stringent requirements of the table shall apply, except where it is architecturally possible to achieve the interior noise levels specified in Sect. 409 below for the area occupied by each occupant or tenant.
4. The table identifies the uses, the Airport Noise Impact Areas and, where applicable, the respective interior noise level standards and acoustical treatment measures for each use in a given Impact Area. If a use is permitted in a given Impact Area without any interior noise level standard, it is represented on the table with a P. If a given use is not permitted, it is represented with a NP.

Many uses are permitted in a given Impact Area but only if acoustical treatment measures are provided to achieve a specified interior noise level standard for the entire structure. Such uses are represented on the table with a designation of P1, P2 or P3 which corresponds with the three (3) interior noise level standards presented in Sect. 409 below.

Many uses are represented on the table with a designation of P1, P2 or P3 and are qualified with an asterisk (*). Such uses are permitted but only if acoustical treatment measures are provided for those portions of the building which contain offices or other noise sensitive uses in accordance with one of three interior noise level standards presented in Sect. 409 below.

5. In the greater than DNL 75 dBA Impact Area, dwellings shall not be permitted, except that new dwelling units and additions to existing dwelling units may be permitted provided that: (a) the lot is located in an R district, (b) the lot had final plat approval prior to July 26, 1982 and (c) the new dwelling unit or addition complies with the Interior Noise Level Standard P1 set forth in Sect. 409 below.

7-409

Interior Noise Level Standards

1. The acoustical treatment requirements of this Section are to achieve the interior noise levels set forth below and shall apply to the construction of new structures and the alteration or repair of existing structures with enclosed interior space as established under the Virginia Uniform Statewide Building Code (VUSBC).
2. Nothing herein shall be construed as altering building materials, construction methods, plan submission requirements or inspection practices from those which are specified in VUSBC, and the acoustical treatments required shall comply with the provisions of VUSBC.
3. There shall be three (3) different interior noise level standards as identified on the table. These standards are described as follows:
 - A. Interior Noise Level P1: In the greater than DNL 75 dBA Impact Area, all structures or portions of structures as applicable shall provide acoustical treatment measures which achieve an interior noise level not to exceed DNL 45 dBA. This standard shall be met by one of the following:
 - (1) The use of roof and exterior wall assemblies which have a laboratory sound transmission class (STC) of at least 50, and doors and windows which have a laboratory STC of at least 42. The STC of construction assemblies shall be determined by a certified sound testing laboratory, or
 - (2) A certification by an acoustical engineer that the construction practices and/or materials of the structure will achieve the specified interior noise level. The acoustical professional shall submit relevant information to permit the Director to verify that the proposed measures will achieve the interior noise level standard.
 - B. Interior Noise Level Standard P2: In the greater than DNL 75 dBA Impact Area, all structures or portions of structures as applicable shall provide acoustical treatment measures which achieve an interior noise level not to exceed DNL 50 dBA. In the DNL 70-75 dBA Impact Area, all structures shall provide acoustical treatment measures which achieve an interior noise level not to exceed DNL 45 dBA. This standard shall be met by one of the following:

- (1) The use of roof and exterior wall assemblies which have a laboratory sound transmission class (STC) of at least 45, and doors and windows which have a laboratory STC of at least 37. The STC of construction assemblies shall be determined by a certified sound testing laboratory, or
 - (2) A certification by an acoustical engineer that the construction practices and/or materials of the structure will achieve the specified interior noise level. The acoustical professional shall submit relevant information to permit the Director to verify that the proposed measures will achieve the interior noise level standard, or
 - (3) A determination by the Director that the interior noise level standard is met based on the exterior and/or interior wall and roof assemblies and the location of the use in the structure.
- C. Interior Noise Level Standard P3: In the DNL 70-75 dBA Impact Area, all structures or portions of structures as applicable shall provide acoustical treatment measures which achieve an interior noise level not to exceed DNL 50 dBA. In the DNL 65-70 dBA Impact Area, all structures shall provide acoustical treatment measures which achieve an interior noise level not to exceed DNL 45 dBA. This standard shall be met by one of the following:
- (1) The use of roof and exterior wall assemblies which have a laboratory sound transmission class (STC) of at least 39 and doors and windows which have a laboratory STC of at least 28. The STC of construction assemblies shall be determined by a certified sound testing laboratory, or
 - (2) A certification by an acoustical engineer that the construction practices and/or materials of the structure will achieve the specified interior noise level. The acoustical professional shall submit relevant information to permit the Director to verify that the proposed measures will achieve the interior noise level standard, or
 - (3) A determination by the Director that the interior noise level standard is met based on the exterior and/or interior wall and roof assemblies and the location of the use in the structure.

- 7-410 Lot Size Requirements**
As specified in the underlying zoning district(s)
- 7-411 Bulk Regulations**
As specified in the underlying zoning district(s)
- 7-412 Open Space**
As specified in the underlying zoning district(s)
- 7-413 Additional Regulations**
As specified in the underlying zoning district(s)

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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

