



APPLICATION ACCEPTED: December 7, 2011
PLANNING COMMISSION: June 14, 2012
BOARD OF SUPERVISORS: June 19, 2012 @ 3:30pm

County of Fairfax, Virginia

May 31, 2012

STAFF REPORT

APPLICATION SE 2011-HM-019

HUNTER MILL DISTRICT

APPLICANT: Coresite Real Estate 12100 Sunrise Valley Drive, LLC

ZONING: I-4

PARCEL(S): 17-3 ((8))(3A)-1A

ACREAGE: 13.88 acres

OPEN SPACE: 41%

FAR: 0.70

PLAN MAP: Office

SE CATEGORY: Category 6 – Increase in FAR

PROPOSAL: The applicant requests approval of a special exception to permit an increase in floor area ratio to 0.7 to allow for the construction of a new data center building adjacent and connected to the applicant's existing building and associated modifications and waivers.

Brent Krasner, AICP

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2011-HM-019, subject to the proposed development conditions contained in Appendix 1.

Staff recommends a waiver of the barrier requirements along Sunrise Valley Drive and the northern property line in favor of the existing and proposed fencing and plantings depicted on the SE Plat.

Staff recommends a modification of the peripheral parking lot landscaping requirements in favor of the existing conditions and proposed vegetation depicted on the planting plan in the SE Plat.

Staff recommends a modification of the trails requirement along Sunrise Valley Drive in favor of the existing asphalt sidewalk.

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

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

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

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

O:\bkrasner\ZED\Applications\Special Exceptions\Coresite SE 2011-HM-019\Report\SE 2011-HM-019_Coresite_Staff_Report_Cover.doc



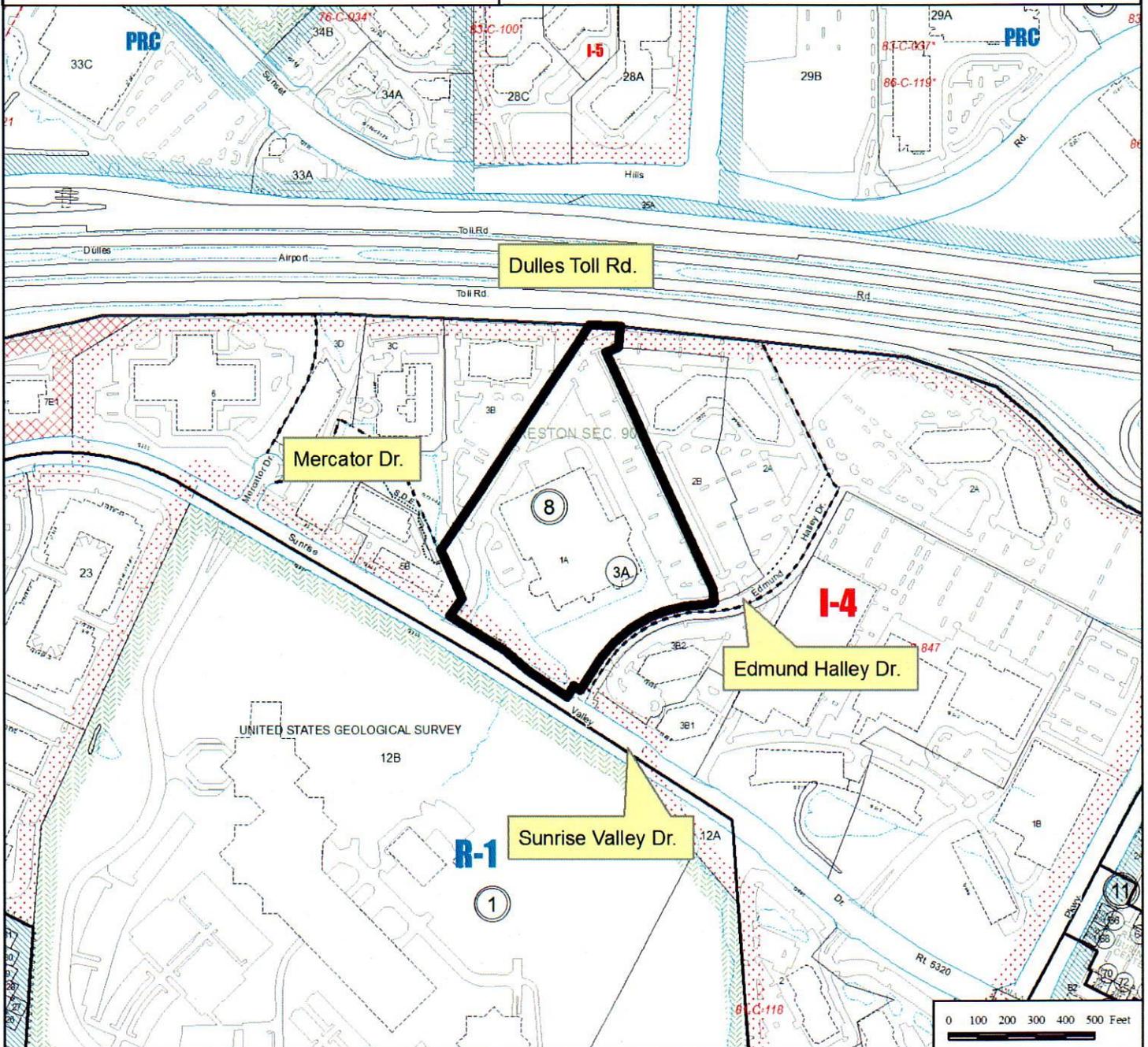
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2011-HM-019



Applicant: CORESITE REAL ESTATE 12100,
SUNRISE VALLEY DRIVE LLC
Accepted: 12/07/2011
Proposed: INCREASE IN FAR
Area: 13.88 AC OF LAND;
DISTRICT - HUNTER MILL
ZIP - 20191
Zoning Dist Sect: 09-0618
Art 9 Group and Use: 6-15
Located: 12100 SUNRISE VALLEY DRIVE
Zoning: I- 4
Plan Area: 3
Map Ref Num: 017-3- /08/3A/0001A



SPECIAL EXCEPTION PLAT

FOR

CORESITE REAL ESTATE 12100 SUNRISE DRIVE, LLC

LOCATION OF SITE
 LOT 1-A
 BLOCK 3-A SECTION 904
 RESTON
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VA

CONTACT INFORMATION

REFERENCES

- BOUNDARY & TOPOGRAPHICAL SURVEY. BOHLER ENGINEERING TITLED "PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY, CORESITE, LOT 1-A, BLOCK 3-A SECTION 904, RESTON, CENTREVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA" PROJECT: 5580735 DATED: 19/05/11
- BOUNDARY & TOPOGRAPHICAL SURVEY. BOHLER ENGINEERING TITLED "PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY, CORESITE, LOT 1-A, BLOCK 3-A SECTION 904, RESTON, CENTREVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA" PROJECT: 55073358 DATED: 04/07/10

GOVERNING AGENCIES

- FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES HENRY BUILDING 12095 GOVERNMENT CENTER PKWY 8th FLOOR, SUITE 809 FAIRFAX COUNTY, VA 22035 PHONE: (703) 324-3033
- FAIRFAX COUNTY DEPARTMENT OF PLANNING AND ZONING HENRY BUILDING 12095 GOVERNMENT CENTER PKWY 8th FLOOR, SUITE 801 FAIRFAX COUNTY, VA 22035 PHONE: (703) 324-1300
- DOMINION VA POWER 7866 BACKLICK ROAD SPRINGFIELD, VA 22150 CONTACT: RICK DENNINGTON PHONE: (703) 490-2692
- COX COMMUNICATIONS 3589 WINSTON DRIVE TOWNS CENTER SUITE 100 ALEXANDRIA, VA 22315 CONTACT: TIMOTHY GULBICKI PHONE: (703) 486-7835
- VERIZON COMMUNICATIONS 2802 PARKWAY DRIVE 6TH FLOOR FALLS CHURCH, VA 22042 CONTACT: STEVEN M. PLAYFAIR PHONE: (703) 390-3477
- WASHINGTON GAS 801 INDUSTRIAL ROAD SPRINGFIELD, VA 22151 CONTACT: CARLOS GUZMAN PHONE: (703) 754-4745

SHEET INDEX

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LOCATION MAP
 COPYRIGHT ACC TO THE MAP PEOPLE
 PRINTED USE NO. 2002/01/04
 SCALE: 1"=200'

OWNER
 CRP 12100 DND, LLC
 12100 SUNRISE VALLEY DRIVE
 RESTON, VIRGINIA 20191
 CONTACT: JEFFREY R. FREDMAN
 PHONE: (703) 391-1990

DEVELOPER
 CORESITE REAL ESTATE 12100
 SUNRISE VALLEY DRIVE, LLC
 12100 SUNRISE VALLEY DRIVE
 RESTON, VIRGINIA 20191
 CONTACT: JEFFREY R. FREDMAN
 PHONE: (703) 391-1990

PREPARED BY



22630 DAVIS DRIVE, SUITE 200
 STERLING, VIRGINIA 20164
 Phone: (703) 709-9500
 Fax: (703) 709-9501

www.BohlerEngineering.com

CONTACT: DAVID B. LOGAN, P.E.

WAIVERS AND MODIFICATIONS

REQUIREMENT	CODE	SECTION	PROVIDED
TYPE H BARRIER (SOUTH)	ZONING ORDINANCE	13-303	NONE (EX. POND)
TYPE H BARRIER (NORTH)	ZONING ORDINANCE	13-304	NONE
4 PERIPHERAL PARKING LOT LANDSCAPING (EAST)	ZONING ORDINANCE	13-203	3.7' MINIMUM WIDTH PLANTING REQUIREMENT MET
4 PERIPHERAL PARKING LOT LANDSCAPING (NORTH)	ZONING ORDINANCE	13-203	0' WIDTH, NO TREES (EXISTING PARKING LOT)
IF MAJOR PAVED TRAIL (SOUTH)	ZONING ORDINANCE	15-201	EXISTING 6' ASPHALT TRAIL

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PROJECT MANAGER: DAVID B. LOGAN, P.E.
 ENVIRONMENTAL CONSULTANT: DAVID B. LOGAN, P.E.
 LANDSCAPE ARCHITECT: DAVID B. LOGAN, P.E.

REVISIONS

REV	DATE	COMMENT	BY
01	01/09/10	REV PER COUNTY COMMENTS	DLB
02	04/07/10	REV PER COUNTY COMMENTS	DLB
03	09/19/12	REV PER COUNTY COMMENTS	DLB

NOT APPROVED FOR CONSTRUCTION

PROJECT: SPECIAL EXCEPTION PLAT
 DRAWN BY: DAVID B. LOGAN
 CHECKED BY: DAVID B. LOGAN
 SCALE: AS SHOWN
 DATE: 05/15/12

PROJECT: SPECIAL EXCEPTION PLAT
 FOR: CORESITE REAL ESTATE 12100 SUNRISE VALLEY DRIVE, LLC
 LOCATION OF SITE: LOT 1-A, BLOCK 3-A SECTION 904 RESTON HUNTER MILL DISTRICT FAIRFAX COUNTY, VA

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DAVID LOGAN
 Lic. No. 43616
 05/15/12

SHEET TITLE: COVER SHEET
 SHEET NUMBER: 1 OF 6

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET (NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ON-SITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---

CONCRETE CURB & GUTTER	CURB AND GUTTER
---	---
---	---
---	---
---	---

UTILITY POLE WITH LIGHT	POLE LIGHT
---	---
---	---
---	---
---	---

TRAFFIC LIGHT	UTILITY POLE	TYPICAL LIGHT	ACORN LIGHT	TYPICAL SIGN	PARKING COUNTS
---	---	---	---	---	---
---	---	---	---	---	---
---	---	---	---	---	---

CONTOUR LINE	SPOT ELEVATIONS
---	---
---	---

SANITARY LABEL	STORM LABEL	SANITARY SEWER LATERAL	UNDERGROUND WATER LINE	UNDERGROUND ELECTRIC LINE	UNDERGROUND GAS LINE	OVERHEAD WIRE	UNDERGROUND TELEPHONE LINE	UNDERGROUND CABLE LINE	STORM SEWER	SANITARY SEWER MAIN	HYDRANT	SANITARY MANHOLE	STORM MANHOLE	WATER METER	WATER VALVE	GAS VALVE	GAS METER	TYPICAL END SECTION	HEADWALL OR ENDWALL
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STANDARD ABBREVIATIONS

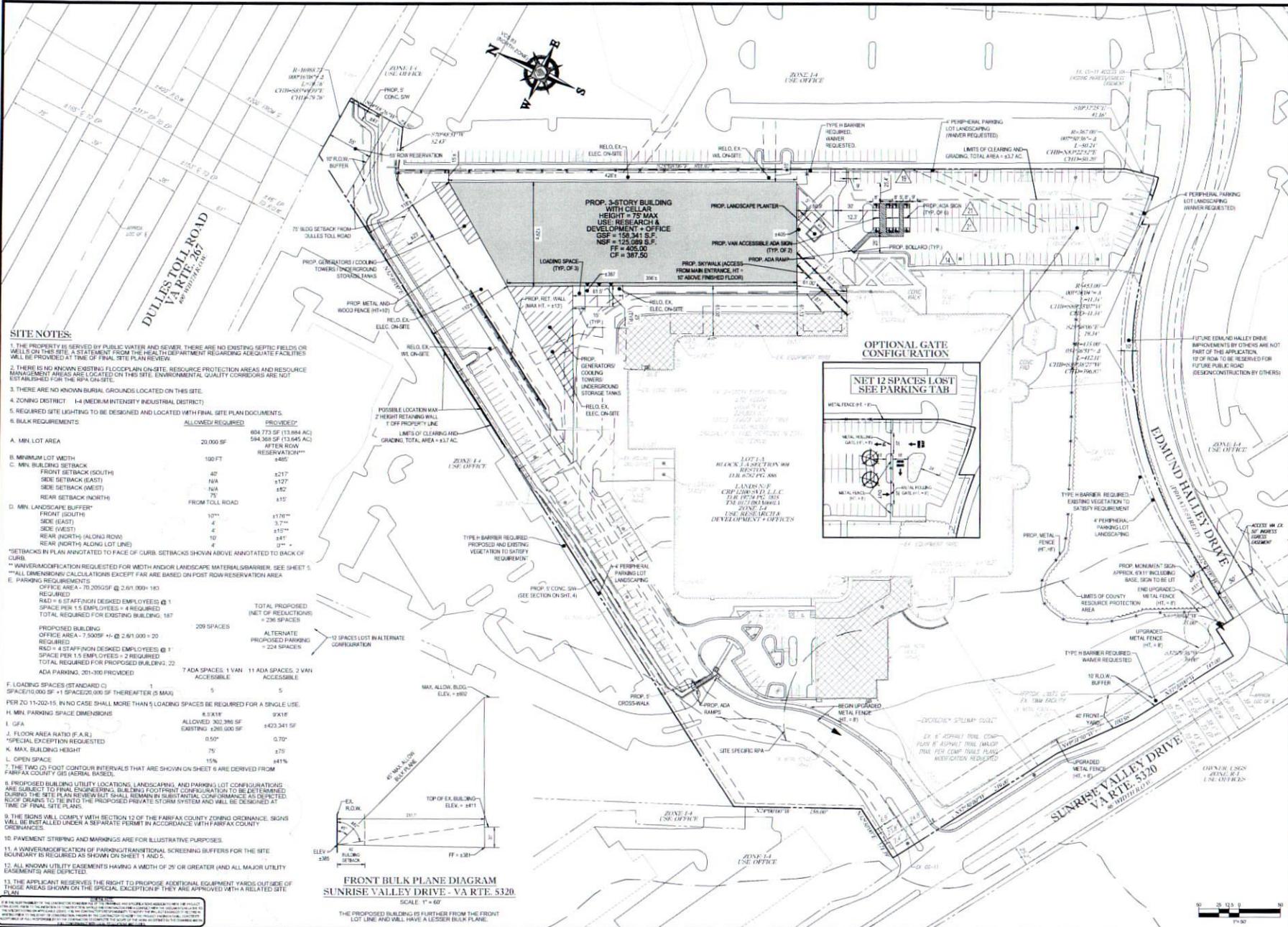
FOR ENTIRE PLAN SET

AC	ACRES	FG	FINISHED GRADE
ADA	AMERICANS WITH DISABILITY ACT	G	GRADE
ARCH	ARCHITECTURAL	GF	GARAGE FLOOR (AT DOOR)
BC	BOTTOM OF CURB	GH	GRADE HIGHER SIDE OF WALL
CF	CELLAR FLOOR	GL	GRADE LOWER SIDE OF WALL
BK	BLOCK	GRT	GRATE
BL	BASELINE	GV	GATE VALVE
BDD	BUILDING	HDP	HIGH DENSITY POLYETHYLENE PIPE
BM	BUILDING BENCHMARK	HP	HIGH POINT
BRL	BUILDING RESTRICTION LINE	HOR	HORIZONTAL
CF	CUBIC FEET	HW	HEADWALL
CL	CENTERLINE	INT	INTERSECTION
CMP	CORRUGATED METAL PIPE	INV	INVERT
CONN	CONNECTION	LF	LINEAR FOOT
CONC	CONCRETE	LOC	LIMITS OF CLEARING
CPP	CORRUGATED PLASTIC PIPE	LOD	LIMITS OF DISTURBANCE
CY	CUBIC YARDS	LOS	LINE OF SIGHT
DEC	DECORATIVE	LP	LOW POINT
DEP	DEPRESSED	LS	LANDSCAPE
DP	DUCTILE IRON PIPE	MAX	MAXIMUM
DOM	DOMESTIC	MIN	MINIMUM
ELEC	ELECTRIC	MH	MANHOLE
ELEV	ELEVATION	MJ	MECHANICAL JOINT
EP	EDGE OF PAVEMENT	OC	ON CENTER
ES	EDGE OF SHOULDER	PA	POINT OF ANALYSIS
EW	END WALL	PCR	POINT OF COMPOUND CURVATURE CURB RETURN
EX	EXISTING	PI	POINT OF INTERSECTION
FES	FLARED END SECTION	POG	POINT OF GRADE
FF	FRESH FLOOR	PROP	PROPOSED
FH	FIRE HYDRANT	PT	POINT OF TANGENCY

YARD INLET	CURB INLET	CLEAN OUT	ELECTRIC MANHOLE	TELEPHONE MANHOLE	ELECTRIC BOX	ELECTRIC PEDESTAL	MONITORING WELL	TEST PIT	BENCHMARK	BORING
---	---	---	---	---	---	---	---	---	---	---

POINT OF TANGENCY CURB RETURN	POLYVINYL CHLORIDE PIPE	POINT OF VERTICAL INTERSECTION	POINT OF VERTICAL TANGENCY	RADIUS	REINFORCED CONCRETE PIPE	RELOCATED	RETAINING WALL	RIGHT OF WAY	SLOPE	SANITARY SEWER	SQUARE FEET	STATION	STORM	TO BE REMOVED	TO BE RELOCATED	TOP OF CURB	TELEPHONE	TREE PROTECTION FENCE	TOP OF WALL	TYPICAL	UNDERGROUND	UTILITY POLE	WIDE	WATER LINE	WATER METER	PLUS OR MINUS	DEGREE	DIAMETER	NUMBER	
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THESE NOTES APPLY TO ALL DRAWINGS UNLESS OTHERWISE SPECIFIED. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY OTHERS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY OTHERS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY OTHERS.



- SITE NOTES:**
1. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. THERE ARE NO EXISTING SEPTIC FIELDS OR WELLS ON THIS SITE. A STATEMENT FROM THE HEALTH DEPARTMENT REGARDING ADEQUATE FACILITIES WILL BE PROVIDED AT TIME OF FINAL SITE PLAN REVIEW.
 2. THERE IS NO KNOWN EXISTING FLOODPLAIN ON-SITE. RESOURCE PROTECTION AREAS AND RESOURCE MANAGEMENT AREAS ARE LOCATED ON THIS SITE. ENVIRONMENTAL QUALITY CONSIDERATIONS ARE NOT ESTABLISHED FOR THE RPA ON-SITE.
 3. THERE ARE NO KNOWN BURIAL GROUNDS LOCATED ON THIS SITE.
 4. ZONING DISTRICT I-4 (MEDIUM INTENSITY INDUSTRIAL DISTRICT).
 5. REQUIRED SITE LIGHTING TO BE DESIGNED AND LOCATED WITH FINAL SITE PLAN DOCUMENTS.
 6. BULK REQUIREMENTS

	ALLOWED/REQUIRED	PROPOSED
A. MIN. LOT AREA	20,000 SF	604,773 SF (13,884 AC) 584,369 SF (13,445 AC) AFTER ROW RESERVATION**
B. MINIMUM LOT WIDTH	100 FT	485'
C. MIN. BUILDING SETBACK		
FRONT SETBACK (SOUTH)	40'	±217'
SIDE SETBACK (EAST)	N/A	±127'
SIDE SETBACK (WEST)	N/A	±52'
REAR SETBACK (NORTH)	70'	±15'
D. MIN. LANDSCAPE BUFFER*		
FRONT (SOUTH)	10'	±176'
SIDE (EAST)	4'	±37'
SIDE (WEST)	4'	±15'
REAR (NORTH) ALONG ROAD	10'	±41'
REAR (NORTH) ALONG LOT LINE	4'	±7'

*SETBACKS IN PLAN ANNOTATED TO FACE OF CURB. SETBACKS SHOWN ABOVE ANNOTATED TO BACK OF CURB.
 **WATERMODIFICATION REQUESTED FOR WIDTH AND/OR LANDSCAPE MATERIALS/BARRIER. SEE SHEET 5.
 ***ALL DIMENSIONS/ CALCULATIONS EXCEPT FAR ARE BASED ON POST ROW RESERVATION AREA.
 7. PARKING REQUIREMENTS

	REQUIRED	PROPOSED
OFFICE AREA - 70,200 SQ FT @ 2.61, 000' ± 183 REQUIRED		
RATIO = 4 STAFF/1000 DESKED EMPLOYEES @ 1 SPACE PER 1.5 EMPLOYEES = 4 REQUIRED		
TOTAL REQUIRED FOR EXISTING BUILDING, 187		
PROPOSED BUILDING OFFICE AREA - 7,500 SQ FT @ 2.61, 000' ± 20 REQUIRED		
RATIO = 4 STAFF/1000 DESKED EMPLOYEES @ 1 SPACE PER 1.5 EMPLOYEES = 2 REQUIRED		
TOTAL REQUIRED FOR PROPOSED BUILDING, 22		
A4A PARKING, 200,000 PROVIDED		
12 ADA SPACES, 1 VAN ACCESSIBLE		
11 ADA SPACES, 2 VAN ACCESSIBLE		
ALTERNATE PROPOSED PARKING = 236 SPACES		
TOTAL PROPOSED (NET OF REDUCTIONS) = 236 SPACES		
 8. LOADING SPACES (STANDARD C)

SPACES/1,000 SF ± 1 SPACE/200 SF THEREAFTER (2) MAX	1	5
FOR 20' 11"-20'21.15" IN NO CASE SHALL MORE THAN 5 LOADING SPACES BE REQUIRED FOR A SINGLE USE		
 9. MIN. PARKING SPACE DIMENSIONS

	ALLOWED	EXISTING
1. GFA	6.5'X16'	9'X11'
2. FLOOR AREA RATIO (F.A.R.)	ALLOWED: 302,396 SF EXISTING: 1,200,000 SF	423,341 SF
 10. SPECIAL EXCEPTION REQUESTED
 11. MAX. BUILDING HEIGHT: 75' ± 279'
 12. OPEN SPACE: 15% ± 441%
 13. THE TWO (2) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON SHEET 6 ARE DERIVED FROM FAIRFAX COUNTY (2) DIGITAL BASES.
 14. PROPOSED BUILDING UTILITY LOCATIONS, LANDSCAPING, AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING, BUILDING FOOTPRINT CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED. ROOF DRAINAGE TO BE INTO THE PROPOSED PRIVATE STORM SYSTEM AND WILL BE DESIGNED AT TIME OF FINAL SITE PLANS.
 15. THE SIGNS WILL COMPLY WITH SECTION 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE. SIGNS WILL BE INSTALLED UNDER A SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES.
 16. PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES.
 17. A WATERMODIFICATION OF PARALLEL/TRANSITIONAL SCREENING BUFFERS FOR THE SITE BOUNDARY IS REQUIRED AS SHOWN ON SHEET 1 AND 5.
 18. ALL KNOWN UTILITY EASEMENTS HAVING A WIDTH OF 25' OR GREATER (AND ALL MAJOR UTILITY EASEMENTS) ARE DEPICTED.
 19. THE APPLICANT RESERVES THE RIGHT TO PROPOSE ADDITIONAL EQUIPMENT YARDS OUTSIDE OF THOSE AREAS SHOWN ON THE SPECIAL EXCEPTION IF THEY ARE APPROVED WITH A RELATED SITE PLAN.

FRONT BULK PLANE DIAGRAM
 SUNRISE VALLEY DRIVE - VA RTE. 5320
 SCALE: 1" = 60'

THE PROPOSED BUILDING IS 10 FEET FROM THE FRONT LOT LINE AND WILL HAVE A LESSER BULK PLANE.

BOHLER ENGINEERING
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 SUITE 200
 FALLS CHURCH, VA 22044
 (703) 759-9501
 WWW.BOHLERENGINEERING.COM

REVISIONS

REV	DATE	COMMENT	BY
1	01/08/12	REV PER COUNTY COMMENTS	BJS
2	02/02/12	REV PER COUNTY COMMENTS	BJS
3	09/19/12	REV PER COUNTY COMMENTS	BJS

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: 1206-0001
 DRAWN BY: J. LOGAN
 CHECKED BY: M. MATTHEWS
 DATE: 09/15/12
 SCALE: AS SHOWN

SPECIAL EXCEPTION PLAT

FOR
CORISITE REAL ESTATE 12100 SUNRISE VALLEY DRIVE, LLC
 LOCATION OF SITE: LOT 14A BLOCK 34A SECTION 904 RESTON HUNTER HILL DISTRICT FAIRFAX COUNTY, VA

BOHLER ENGINEERING
 2206 DAVIS DRIVE, SUITE 200
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DAVID LOGAN
 Lic. No. 43916
 05/15/12
 PROFESSIONAL ENGINEER

SPECIAL EXCEPTION PLAT

SHEET TITLE: 2 OF 8
 SHEET NUMBER: 2 OF 8

TREE PRESERVATION NARRATIVE

THIS NARRATIVE IS PROVIDED TO SERVE AS THE REQUIRED TREE PRESERVATION NARRATIVE PER SECTION 12-4509 OF THE COUNTY OF FAIRFAX PUBLIC UTILITIES MANUAL FOR THE DEVELOPMENT OF CORESITE DATA CENTER, RESTON, FAIRFAX COUNTY VA

- THERE ARE NO HAZARDOUS TREES ON-SITE.
- THERE ARE NO INVASIVE SPECIES ON SITE WITHIN THE LIMITS OF WORK OR SPECIAL EXCEPTION.
- CURRENTLY THERE ARE NO "HERITAGE", "SPECIMEN", "MEMORIAL", OR "STREET" TREES LOCATED ON SITE OR LOCATED OFF-SITE ADJACENT TO THE DEVELOPMENT SITE THAT WILL NEED TO BE PROTECTED.
- TREES TO REMAIN WILL BE PROTECTED WITH TREE PROTECTION FENCING TO BE SPECIFIED AT TIME OF SITE PLAN. OTHER AGROBIOLOGICAL PRACTICES MAY BE SPECIFIED TO ENSURE TREE SURVIVAL AT TIME OF SITE PLAN.
- OFFSITE TREES WITH CRITICAL ROOT ZONES WITHIN THE SUBJECT PROPERTY'S LIMITS OF CLEARING AND GRADING WILL HAVE ROOT PRUNING PERFORMED ALONG THE LIMITS OF WORK. ROOT PRUNING IN ACCORDANCE WITH FAIRFAX COUNTY PFM PLATE 7-12 WILL OCCUR BEFORE ROUGH GRADING OF THE SITE.
- TREE PROTECTION FENCING WILL BE INSTALLED IN ACCORDANCE WITH FAIRFAX COUNTY PFM REGULATIONS. TREE PROTECTION MEASURES WILL BE SPECIFIED AT TIME OF SITE PLAN.
- NO TREES ARE TO BE TRANSLANTED ON-SITE.

**LEGEND FOR EXISTING VEGETATION
MAP AND TREE INVENTORY PLAN**

(A)		EARLY SUCCESSIONAL FOREST COMMUNITY		EXISTING TREE TO BE REMOVED
(B)		MAINTAINED GRASSLANDS		EXISTING TREE TO REMAIN
(C)		DEVELOPED LAND		EXISTING TREE LINE
(D)		MISCELLANEOUS		LIMITS OF DEVELOPMENT

NOTES
1. TREES DO NOT MEET THE MINIMUM 12" REQUIREMENT TO BE INVENTORIED OR ARE MORE THAN 10' WITHIN THE LOD.

EXISTING VEGETATION MAP (EVM)

COVER TYPE SUMMARY TABLE
CORESITE DATA CENTER RESTON, FAIRFAX COUNTY VA
AREA OF SPECIAL EXCEPTION PLAT 13.876 ACRES
EVM PREPARED BY NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-5081A ON 11/11/11

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	CONDITION	COMMENTS
A	EARLY SUCCESSIONAL FOREST COMMUNITY	OAKS, MAPLES, AND WHITE PINES	MD	1.484 AC	GOOD	SEE DESCRIPTION BELOW
B	MAINTAINED GRASSLANDS	N/A	N/A	3.043 AC	N/A	SEE DESCRIPTION BELOW
C	DEVELOPED LAND (BUILDINGS, PARKING AREA, WALKWAYS)	N/A	N/A	6.480 AC	N/A	SEE DESCRIPTION BELOW
D	MISCELLANEOUS (POND)	N/A	N/A	0.869 AC	N/A	SEE DESCRIPTION BELOW
				TOTAL ACREAGE: 13.876 AC		

DESCRIPTION

AREA A: WOODED AREAS THAT INCLUDE OAKS, MAPLES, AND WHITE PINES. MANY OF THESE TREES ARE IN GOOD CONDITION.

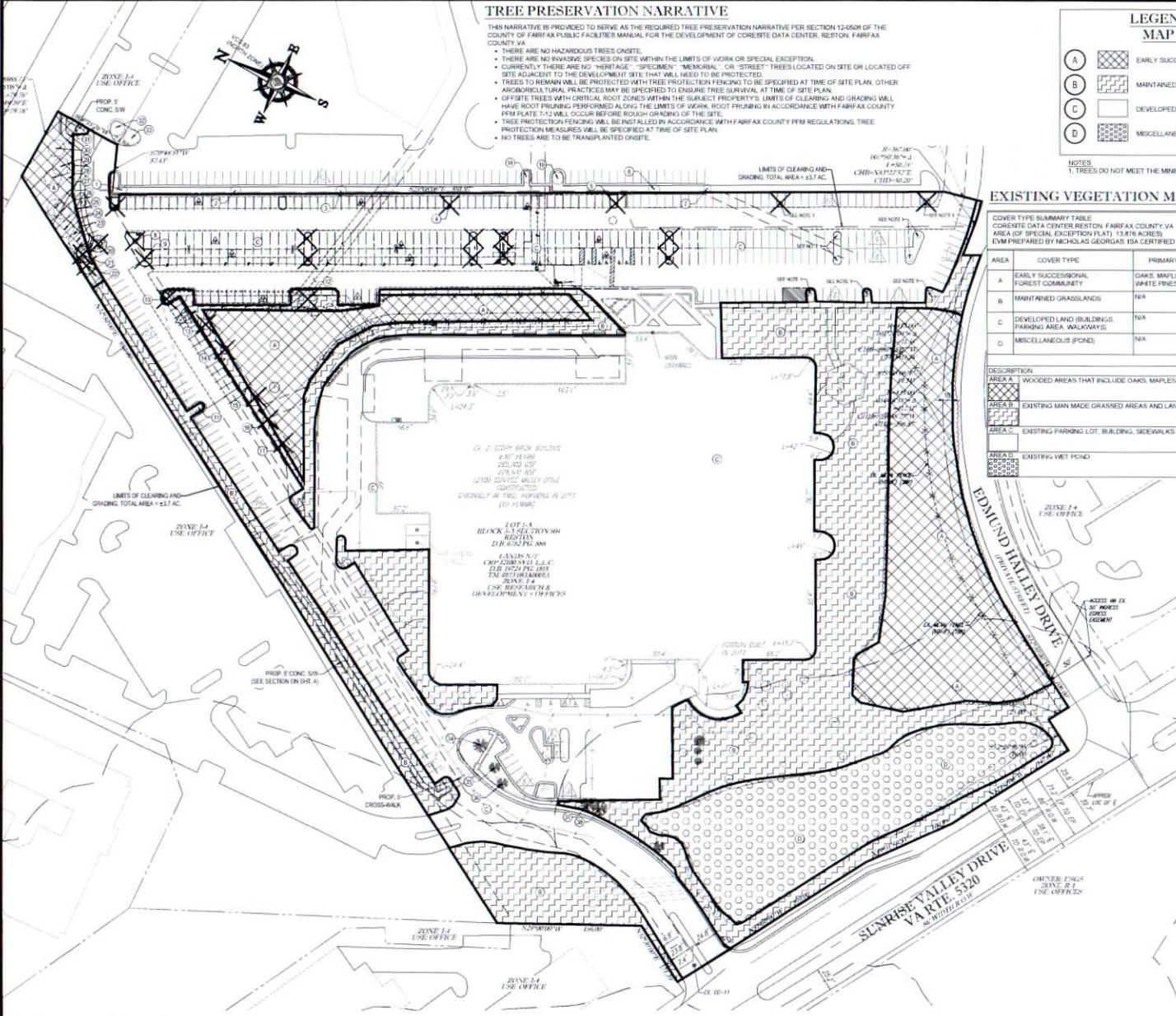
AREA B: EXISTING MAN MADE GRASSED AREAS AND LANDSCAPED AREAS

AREA C: EXISTING PARKING LOT, BUILDING, SIDEWALKS WITH SOME LANDSCAPING

AREA D: EXISTING VIET POND

Tree Condition Analysis for Corsite
Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5081A on 11/11/11

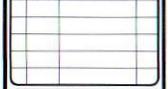
#	Species	Size (DBH in inches)	Condition Rating (%)	Species Rating (%)	Preserve or Remove Tree	Remarks	CRZ (feet)
1	Sweet Gum	16	60%	65%	Preserve	Offsite	16
2	Sweet Gum	17	65%	65%	Preserve	Offsite	17
3	Sweet Gum	15	90%	65%	Preserve	Offsite	15
4	Red Maple	3	65%	70%	Remove	3	3
5	Red Maple	3	70%	70%	Remove	3	3
6	Sweet Gum	20	85%	65%	Preserve	Offsite	20
7	Sweet Gum	18	60%	65%	Preserve	Offsite	18
8	Red Maple	6	80%	70%	Remove	6	6
9	Red Maple	3	55%	70%	Remove	3	3
10	Water Oak	20	80%	70%	Remove	20	20
11	Red Maple	26	75%	70%	Preserve	Offsite	26
12	Water Oak	18	70%	75%	Remove	18	18
13	Water Oak	15	75%	75%	Remove	15	15
14	Water Oak	12	85%	75%	Remove	12	12
15	Water Oak	24	85%	75%	Remove	24	24
16	Water Oak	16	70%	75%	Remove	16	16
17	White Pine	24	50%	70%	Remove	24	24
18	Sweet Gum	13	65%	65%	Preserve	Offsite	13
19	Sweet Gum	12	65%	65%	Preserve	Offsite	12
20	Red Maple	5	70%	70%	Remove	5	5
21	Red Oak	20	70%	80%	Remove	20	20
22	Red Oak	24	80%	80%	Preserve	Offsite	24
23	Red Maple	18	70%	70%	Preserve	Offsite	18
24	White Oak	28	70%	80%	Preserve	Offsite	28
25	Beech	12	70%	70%	Preserve	Offsite	12
26	Red Oak	28	60%	80%	Preserve	Offsite	28
27	White Oak	30	75%	80%	Preserve	Offsite	30
28	Red Oak	22	70%	80%	Preserve	Offsite	22
29	White Oak	13	70%	80%	Preserve	Offsite	13
30	Tulip Poplar	23	70%	70%	Preserve	Offsite	23
31	Sweet Gum	16	70%	65%	Preserve	Offsite	16
32	Sweet Gum	16	70%	65%	Preserve	Offsite	16
33	Sweet Gum	10	70%	65%	Preserve	Offsite	10
34	Black Pine	11	85%	65%	Preserve	Offsite	11
35	Black Pine	10	85%	65%	Preserve	Offsite	10
36	Black Pine	12	90%	65%	Preserve	Offsite	12
37	Black Pine	12	85%	65%	Preserve	Offsite	12
38	Black Pine	8	70%	65%	Preserve	Offsite	8



BOHLER ENGINEERING
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LANDSCAPE ARCHITECTS
1201 E. COMB LINDEN BLVD. SUITE 100
FAIRFAX, VA 22033
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REVISIONS

REV	DATE	COMMENTS	BY
1	10/09/12	REV PER COUNTY COMMENTS	ASL
2	10/11/12	REV PER COUNTY COMMENTS	BE
3	08/16/12	REV PER COUNTY COMMENTS	ASL



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PROJECT FILE: 20838 DAVIS DRIVE, SUITE 250
DRAWN BY: STERLING, VIRGINIA 20154
CHECKED BY: PHOENIX, (703) 799-9601
DATE: 11/01/11
SCALE: 1"=10'-0"

SPECIAL EXCEPTION PLAT
FOR
CORESITE REAL ESTATE 12100
SUNRISE VALLEY DRIVE, LLC
LOCATION OF SITE
LOT 1A
BLOCK 3-A SECTION 904
RESTON
HUNTER HILL DISTRICT
FAIRFAX COUNTY, VA

BOHLER ENGINEERING
20838 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20154
PHOENIX, (703) 799-9601
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DAVID LOGAN
Lic. No. 43616
05/15/12
PROFESSIONAL LANDSCAPE ARCHITECT

EXISTING VEGETATION/TREE CONSERVATION PLAN

SHEET NUMBER
3
OF 6

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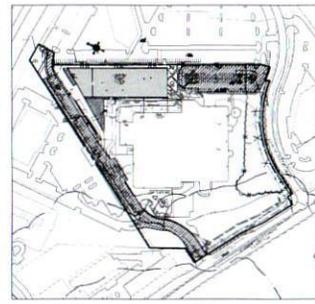
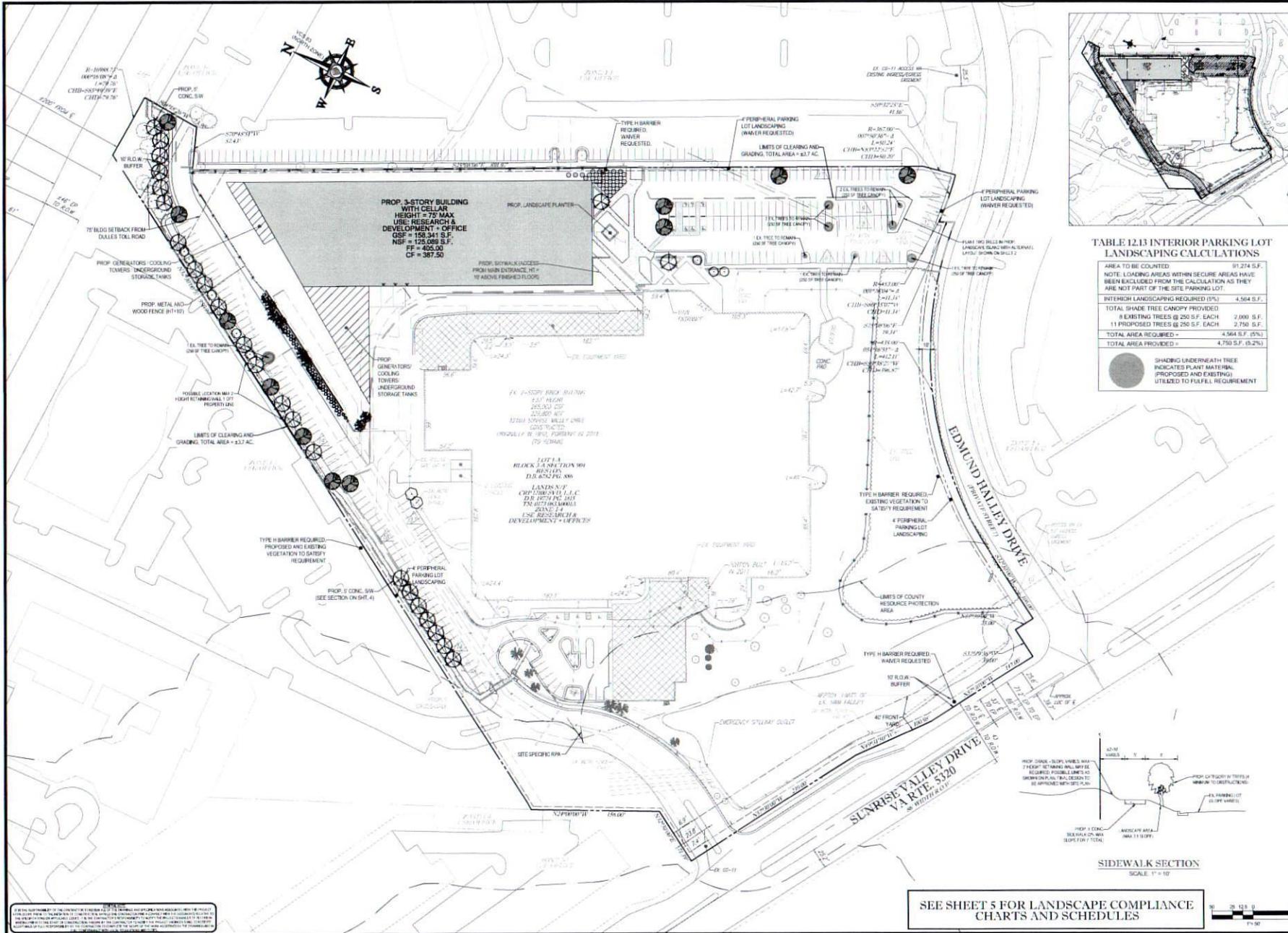


TABLE 12.13 INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

REV.	DATE	COMMENT	BY
1	1/2/2024	REV PER COUNTY COMMENTS	MLG
2	4/26/24	REV PER COUNTY COMMENTS	MLG
3	10/19/24	REV PER COUNTY COMMENTS	MLG

AREA TO BE COUNTED	81,274 S.F.
NOTE: LOADING AREAS WITHIN SECURE AREAS HAVE BEEN EXCLUDED FROM THE CALCULATION AS THEY ARE NOT PART OF THE SITE PARKING LOT.	
INTERIOR LANDSCAPING REQUIRED (15%)	4,564 S.F.
TOTAL SHADE TREE CANOPY PROVIDED	2,000 S.F.
11 PROPOSED TREES @ 250 S.F. EACH	2,750 S.F.
TOTAL AREA REQUIRED =	4,564 S.F. (5.6%)
TOTAL AREA PROVIDED =	4,750 S.F. (5.8%)

SHADING UNDERNEATH TREE INDICATED PLANT MATERIAL (PROPOSED AND EXISTING) UTILIZED TO FULFILL REQUIREMENT

BOHLER ENGINEERING
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REVISIONS

REV.	DATE	COMMENT	BY
1	1/2/2024	REV PER COUNTY COMMENTS	MLG
2	4/26/24	REV PER COUNTY COMMENTS	MLG
3	10/19/24	REV PER COUNTY COMMENTS	MLG



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PROJECT NO. 2024-001
 DRAWN BY: MLG
 CHECKED BY: MLG
 DATE: 11/19/24
 SCALE: AS SHOWN
 CADD: MLG

SPECIAL EXCEPTION PLAT

FOR
CORESITE REAL ESTATE 12100 SUNRISE VALLEY DRIVE, LLC
 LOCATIONS OF SITE: LOT 1-3A BLOCK 3-A SECTION 904 RESTON HUNTER HILL DISTRICT FAIRFAX COUNTY, VA

BOHLER ENGINEERING
 2068 DAVIS DRIVE, SUITE 250
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LANDSCAPE PLAN

SHEET NUMBER: **4**
 OF 6

SEE SHEET 5 FOR LANDSCAPE COMPLIANCE CHARTS AND SCHEDULES



NOTICE:
 I, the undersigned, being a duly licensed Professional Engineer in the State of Virginia, do hereby certify that I am the author of the design and drawings herein and that I am a duly licensed Professional Engineer in the State of Virginia, License No. 43616.

COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
13-203 PERIPHERAL PARKING LOT LANDSCAPING	NORTH PROPERTY LINE 1. WHEN THE PROPERTY LINE ABUTS LAND NOT IN THE RIGHT-OF-WAY OF A STREET: A. A LANDSCAPING STRIP FOUR (4) FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT. B. AT LEAST ONE (1) TREE FOR EACH FIFTY (50) FEET SHALL BE PLANTED IN THE LANDSCAPING STRIP; HOWEVER, THIS SHALL NOT BE CONSTRUED AS REQUIRED THE PLANTING OF TREES ON FIFTY (50) FOOT CENTERS.	NORTH PROPERTY LINE REQUIRED: 4' WIDTH 30% OF PROPERTY LINE (EXCLUDES ENTRANCES) 8 TREES REQUIRED PROVIDED: 3 TREES PROVIDED A WAIVER/MODIFICATION IS REQUESTED FOR THE PLANTING REQUIREMENT DUE TO VARIOUS EASEMENTS AND THE PROPERTY LINE IS AT THE BACK OF CURB ALONG THE EXISTING PARKING TO REMAIN WHICH PREVENTS THE REQUIRED NUMBER OF PLANTINGS FROM BEING INSTALLED.	MODIFICATION WAIVER REQUESTED FOR PLANTING REQUIREMENT AND WIDTH
	WEST PROPERTY LINE 1. WHEN THE PROPERTY LINE ABUTS LAND NOT IN THE RIGHT-OF-WAY OF A STREET: A. A LANDSCAPING STRIP FOUR (4) FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT. B. AT LEAST ONE (1) TREE FOR EACH FIFTY (50) FEET SHALL BE PLANTED IN THE LANDSCAPING STRIP; HOWEVER, THIS SHALL NOT BE CONSTRUED AS REQUIRED THE PLANTING OF TREES ON FIFTY (50) FOOT CENTERS.	WEST PROPERTY LINE REQUIRED: 4' WIDTH 1.25% LF OF PROPERTY LINE (EXCLUDES ENTRANCES) 25 TREES REQUIRED PROVIDED: 19 WIDTH 176 LF OF EXISTING TREE CANOPY ALONG WESTERN PROPERTY LINE (13.3% OF PROPERTY LINE IS WOODED); 4 EQUIVALENT TREES 22 PROPOSED TREES 26 TOTAL TREES PROVIDED SEE EVM FOR A GENERAL DESCRIPTION AND SPECIES LOCATED WITHIN THE STAND.	COMPLIES
13-203 PERIPHERAL PARKING LOT LANDSCAPING	EAST PROPERTY LINE 1. WHEN THE PROPERTY LINE ABUTS LAND NOT IN THE RIGHT-OF-WAY OF A STREET: A. A LANDSCAPING STRIP FOUR (4) FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT. B. AT LEAST ONE (1) TREE FOR EACH FIFTY (50) FEET SHALL BE PLANTED IN THE LANDSCAPING STRIP; HOWEVER, THIS SHALL NOT BE CONSTRUED AS REQUIRED THE PLANTING OF TREES ON FIFTY (50) FOOT CENTERS.	EAST PROPERTY LINE REQUIRED: 4' WIDTH 50% LF OF PROPERTY LINE (EXCLUDES ENTRANCES) 11 TREES REQUIRED PROVIDED: 37 WIDTH 40% LF OF EXISTING TREE CANOPY ALONG EASTERN PROPERTY LINE (76% OF PROPERTY LINE IS WOODED) SEE EVM FOR A GENERAL DESCRIPTION AND SPECIES LOCATED WITHIN THE STAND.	MODIFICATION WAIVER REQUESTED FOR WIDTH REQUIREMENT

LANDSCAPE LEGEND

SYMBOL	QTY	TYPE/SPECIES	10-YEAR CANOPY COVERAGE
	24	2 1/2" CATEGORY IV DECIDUOUS TREE	250
	11	2 1/2" CATEGORY IV DECIDUOUS TREE USED FOR INTERIOR PARKING LOT LANDSCAPING	250
	2	2 1/2" OR 8-10' HT. CATEGORY II SPECIMEN TREES	100
	8	2 1/2" OR 8-10' HT. CATEGORY II DECIDUOUS TREE	100
	7	8-10' HT CATEGORY III EVERGREEN TREE	175
	39	8-7' HT CATEGORY II EVERGREEN TREE	50
	35	SMALL SHRUB WITH NATURAL HEIGHT OF LESS THAN 5' MEDIUM SHRUB	

SEE TABLE 12.12 ON THIS SHEET FOR 10-YEAR CANOPY CALCULATIONS

COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
13-304 BARRIER REQUIREMENTS	SOUTH PROPERTY LINE BARRIERS SHALL BE GENERALLY LOCATED BETWEEN THE REQUIRED TRANSITIONAL SCREENING AND THE USE OR ACTIVITY IN CONNECTION WITH WHICH THEY WILL MOST ADEQUATELY SCREEN SUCH ACTIVITIES FROM THE EXISTING OR PROPOSED FIRST FLOOR LEVEL OF ADJOINING DEVELOPMENT AS DETERMINED BY THE DIRECTOR.	SOUTH PROPERTY LINE REQUIRED: TYPE H BARRIER (OFFICE OFF-SITE GROUP II, RESEARCH & DEVELOPMENT ON-SITE GROUP 13) PROVIDED: NO BARRIER	WAIVER/MODIFICATION REQUESTED
	NORTH PROPERTY LINE BARRIERS SHALL BE GENERALLY LOCATED BETWEEN THE REQUIRED TRANSITIONAL SCREENING AND THE USE OR ACTIVITY IN CONNECTION WITH WHICH THEY ARE REQUIRED WHERE THEY WILL MOST ADEQUATELY SCREEN SUCH ACTIVITIES FROM THE EXISTING OR PROPOSED FIRST FLOOR LEVEL OF ADJOINING DEVELOPMENT AS DETERMINED BY THE DIRECTOR.	NORTH PROPERTY LINE REQUIRED: TYPE H BARRIER (OFFICE OFF-SITE GROUP II, RESEARCH & DEVELOPMENT ON-SITE GROUP 13) PROVIDED: NO BARRIER	WAIVER/MODIFICATION REQUESTED
13-304 BARRIER REQUIREMENTS	WEST PROPERTY LINE BARRIERS SHALL BE GENERALLY LOCATED BETWEEN THE REQUIRED TRANSITIONAL SCREENING AND THE USE OR ACTIVITY IN CONNECTION WITH WHICH THEY WILL MOST ADEQUATELY SCREEN SUCH ACTIVITIES FROM THE EXISTING OR PROPOSED FIRST FLOOR LEVEL OF ADJOINING DEVELOPMENT AS DETERMINED BY THE DIRECTOR.	WEST PROPERTY LINE REQUIRED: TYPE H BARRIER (OFFICE OFF-SITE GROUP II, RESEARCH & DEVELOPMENT ON-SITE GROUP 13) PROVIDED: PROPOSED AND EXISTING VEGETATION PROVIDED TO SATISFY BARRIER REQUIREMENT	COMPLIES
	EAST PROPERTY LINE BARRIERS SHALL BE GENERALLY LOCATED BETWEEN THE REQUIRED TRANSITIONAL SCREENING AND THE USE OR ACTIVITY IN CONNECTION WITH WHICH THEY WILL MOST ADEQUATELY SCREEN SUCH ACTIVITIES FROM THE EXISTING OR PROPOSED FIRST FLOOR LEVEL OF ADJOINING DEVELOPMENT AS DETERMINED BY THE DIRECTOR.	EAST PROPERTY LINE REQUIRED: TYPE H BARRIER (OFFICE OFF-SITE GROUP II, RESEARCH & DEVELOPMENT ON-SITE GROUP 13) PROVIDED: EXISTING VEGETATION PROVIDED TO SATISFY BARRIER REQUIREMENT	COMPLIES

URBAN FOREST MANAGEMENT POLICY ON LANDSCAPE IMPLEMENTATION

THIS COMPILATION OF SELECTED PORTIONS OF THE PUBLIC FACILITIES MANUAL IS INTENDED TO SUMMARIZE AND CLARIFY REGULATIONS PERTAINING TO THE IMPLEMENTATION OF LANDSCAPE PLANS ON DEVELOPMENT SITES SUBJECT TO REVIEW AND INSPECTION BY THE COUNTY. INCLUDED ARE REGULATIONS GOVERNING THE MOST COMMON AREAS OF NONCOMPLIANCE EXPERIENCED BY STAFF IN THE COURSE OF CONDUCTING LANDSCAPE INSPECTIONS AND A BRIEF SUMMARY OF THE POLICY REGARDING SEASONAL LANDSCAPE DEFERRALS.

TREE SPECIES AND SIZE
1. TREES AND SHRUBS THAT ARE PLANTED SHALL BE OF THE SPECIES AND SIZE SPECIFIED ON THE APPROVED PLANS. THERE SHALL BE NO DEVIATIONS FROM THE APPROVED SPECIFICATIONS EXCEPT AS APPROVED BY FAIRFAX COUNTY URBAN FOREST MANAGEMENT (UFMD). (PFM 12-0705.1A)
2. ALL TREES AND SHRUBS SHALL MEET THE STANDARDS FOR SIZES AND QUALITY SPECIFIED IN THE AMERICAN ASSOCIATION OF NURSERIES' AMERICAN STANDARD FOR NURSERY STOCK. (ANSI Z60.1-1999). (SEE ATTACHMENT #1). (PFM 12-0705.1B)

SPECIES SUBSTITUTIONS
3. SPECIES SUBSTITUTIONS WITHIN THE TREE CATEGORIES LISTED IN TABLE 12.19 ARE GENERALLY ACCEPTED UNLESS OTHERWISE SPECIFIED BY CATERGORY CONDITIONS, DEVELOPMENT CONDITIONS, SPECIAL EXCEPTIONS, OR SPECIAL PERMITS. ANY TREE SUBSTITUTION SHALL ALSO BE IN CONFORMANCE WITH THE FOLLOWING: (PFM 12-0705.1C)
4. **PLANT DIVERSITY** - THE USE OF SUBSTITUTIONS SHALL NOT RESULT IN ANY SPECIES MAKING UP MORE THAN 10 PERCENT OF THE TOTAL NUMBER OF TREES REQUIRED TO BE PLANTED ON THE SITE. (PFM 12-0705.1D)

5. **AUTHORIZATION** - A LETTER SIGNED BY THE PERMITTEE SHALL BE PROVIDED TO UFMD ACKNOWLEDGING ANY PROPOSED SUBSTITUTIONS TO TREES AND SHRUBS SHOWN ON THE APPROVED PLANS. (PFM 12-0705.1E)
6. **SUBSTITUTIONS OUTSIDE OF TREE CATEGORY** - SUBSTITUTION OF A TREE SHOWN ON THE APPROVED PLAN FROM ONE TREE CATEGORY AS LISTED IN PFM TABLE 12.19 WITH A TREE FROM A DIFFERENT CATEGORY SHALL REQUIRE A REVISION TO THE APPROVED PLAN. (PFM 12-0905.1C.3)
7. **SPECIES SUITABILITY** - SUBSTITUTED SPECIES MUST BE SUITED TO THE POST-DEVELOPMENT CONDITIONS OF THE PLANTING LOCATION FOR WHICH IT IS INTENDED. (PFM 12-0905.1E)
8. **ADDITIONAL TREE COVER CREDIT** - IN CASES WHERE ADDITIONAL TREE COVER CREDIT HAS BEEN GIVEN, NO TREE SUBSTITUTIONS SHALL BE MADE EXCEPT AS APPROVED BY THE URBAN FOREST MANAGEMENT. EXEMPTIONS OF ADDITIONAL CREDIT INCLUDE THE FOLLOWING: AIR QUALITY (PFM 12-0905.4B.1) WATER QUALITY (PFM 12-0505.4B.2) ENERGY CONSERVATION (PFM 12-0505.4B.2) NATIVE TREES (PFM 12-0505.4B.5)

PLANTING LOCATIONS
4. PLANTING LOCATIONS OF ALL TREES ON THE SITE SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLAN. LAND ACKNOWLEDGES THAT NOT ALL TREES MAY BE OPTIMALLY LOCATED, AS SHOWN ON THE PLAN, AND ENCOURAGE INPUT FROM PERMITTEES AND THEIR LANDSCAPE PROFESSIONALS REGARDING PROPOSED IMPROVEMENTS THAT MAY BE IMPLEMENTED. ANY SUBSTANTIVE DEVIATIONS FROM THE APPROVED PLAN THAT ARE MADE IN THE FIELD MUST BE APPROVED BY UFMD AND SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
4. **PLANTING AREA** - AT LEAST THE MINIMUM SIZE PLANTING AREA SHALL BE PROVIDED FOR EACH TREE ACCORDING TO ITS PROJECTED 10-YEAR TREE COVER AREA AS FOUND IN TABLE 12.7. (PFM 12-0905.1B)
5. **ENVIRONMENTAL CONDITIONS** - LIGHT, MOISTURE, AND OTHER CONDITIONS AFFECTING THE HEALTH AND VIABILITY OF THE TREE AT THE FIELD LOCATION SHALL BE SUITABLE FOR THE SPECIES. (PFM 12-0905.1E)

6. **COMPACTED SOIL** - IF PLANTING IN AREAS THAT HAVE BEEN PREVIOUSLY COMPACTED, THE SOIL SHALL BE PROPERLY PREPARED (TILLED AND AMENDED AS NEEDED BASED ON SOIL SAMPLES) TO A DEPTH OF 12 INCHES PRIOR TO INSTALLATION OF LANDSCAPE MATERIAL. SOIL WITH INDIVIDUAL PLANTING HOLES SHALL NOT BE AMENDED. (PFM 12-0705.3B)
7. **RESTRICTIVE BARRIERS** - TREES SHALL BE PLANTED NO CLOSER THAN FOUR FEET FROM ANY RESTRICTIVE BARRIER. (PFM 12-0905.4B.5)
8. **SPACING** - TREES SHALL BE SPACED SO THAT THE OUTER LIMIT OF THEIR PROJECTED 10-YEAR TREE COVER AREA, AS INDICATED IN TABLE 12.19, DOES NOT SIGNIFICANTLY OVERLAP OR AS DETERMINED APPROPRIATE BY UFMD FOR SITE CONDITIONS AND TO PROMOTE LONG-TERM SURVIVAL. (PFM 12-0905.4B.5)
9. **EASEMENTS** - TREES FOR TREE COVER CREDIT SHALL NOT BE PLANTED WITHIN ANY EXISTING OR PROPOSED PUBLIC UTILITY EASEMENT OR WITHIN FIVE FEET OF STORM DRAINAGE EASEMENTS THAT CONTAIN PIPES. IN ADDITION, TREES SHALL NOT BE PLANTED IN AN AREA THAT WILL INTERFERE WITH EXISTING OR PROPOSED UTILITIES OR WITH MAINTENANCE OF THE UTILITY, AS DETERMINED BY THE DIRECTOR OF UTILITIES. (PFM 12-0514.5B)

TABLE 12.3

LETTER	DESCRIPTION	PERCENTAGE
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	50.262
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	8.3%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4)	10%
D	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	8.3%
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	79.0%
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES
G	IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN 12-0907.3	
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12-0907.4	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

TABLE 12.12

STEP	DESCRIPTION	TOTALS
A. TREE PRESERVATION TARGET AND STATEMENT		
A.1	PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATIONS	
B. TREE CANOPY REQUIREMENT		
B1	IDENTIFY GROSS SITE AREA	664.773
B2	SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE	0
B3	SUBTRACT AREA OF EXEMPTIONS	0
B4	ADJUSTED GROSS SITE AREA (B1-B2)	664.773
B5	IDENTIFY SITES ZONING AND OR USE	COMMERCIAL
B6	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED	10%
B7	AREA OF 10-YEAR TREE CANOPY REQUIRED (B4 x B5)	66.477
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENT'S REQUESTED?	NO
B9	IF BY YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED	N/A
C. TREE PRESERVATION		
C1	TREE PRESERVATION TARGET AREA	5.929
C2	TOTAL CANOPY AREA MEETING STANDARDS OF § 12-0206	47.783
C3	C2 X 1.25	59.704
C4	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES	0
C5	C4 X 1.5	0
C6	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIMEN," OR "STREET" TREES	0
C7	C5 X 1.5 TO 3.0	0
C8	CANOPY AREA OF TREES WITHIN RESURVED PROTECTION AREAS AND 100-YEAR FLOODPLAINS	0
C9	C8 X 1.25	0
C10	TOTAL OF C3, C7, AND C9	59.704
D. TREE PLANTING		
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (C7-C10)	0
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS	0
D3	X 1.5	0
D4	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION	0
D5	X 1.5	0
D6	AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS	0
D7	X 1.5	0
D8	AREA OF CANOPY PROVIDED BY NATIVE TREES	0
D9	X 1.5	0
D10	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES	0
D11	X 1.5	0
D12	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS	0
D13	X 1.0	0
D14	AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY STEM AREA	0
D15	X 1.0	0
D16	PERCENTAGE OF D14 REPRESENTED BY D15	0
D17	AREA OF CANOPY NOT MEETING MULTIPLIER CRITERIA	12.925
D17	TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING	12.925
D18	IS AN OFFSITE PLANTING RELIEF REQUESTED?	NO
D19	TREE BANK OR TREE FUNDS?	N/A
D20	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUNDS	0
D21	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND	\$0
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10)	59.704
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17)	12.925
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19)	0
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED	72.629
	PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED	12.01%

THE ALTERNATE LAYOUT AT THE SECURE ENTRANCE DATE ON SHEET 2 WILL HAVE THE SAME NUMBER OF PROPOSED TREES AND EQUIVALENT LANDSCAPE AREAS. THEREFORE ALL CALCULATIONS ON THIS SHEET WILL VALID.

BOHLER ENGINEERING
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REVISIONS

REV.	DATE	COMMENT	BY
1	10/20/10	REV PER COUNTY COMMENTS	MB
2	04/24/12	REV CO. COMMENTS	MB
3	09/19/12	REV PER COUNTY COMMENTS	MB



NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 12-00000
DRAWN BY: MB
CHECKED BY: MB
DATE: 05/15/12
SCALE: AS SHOWN

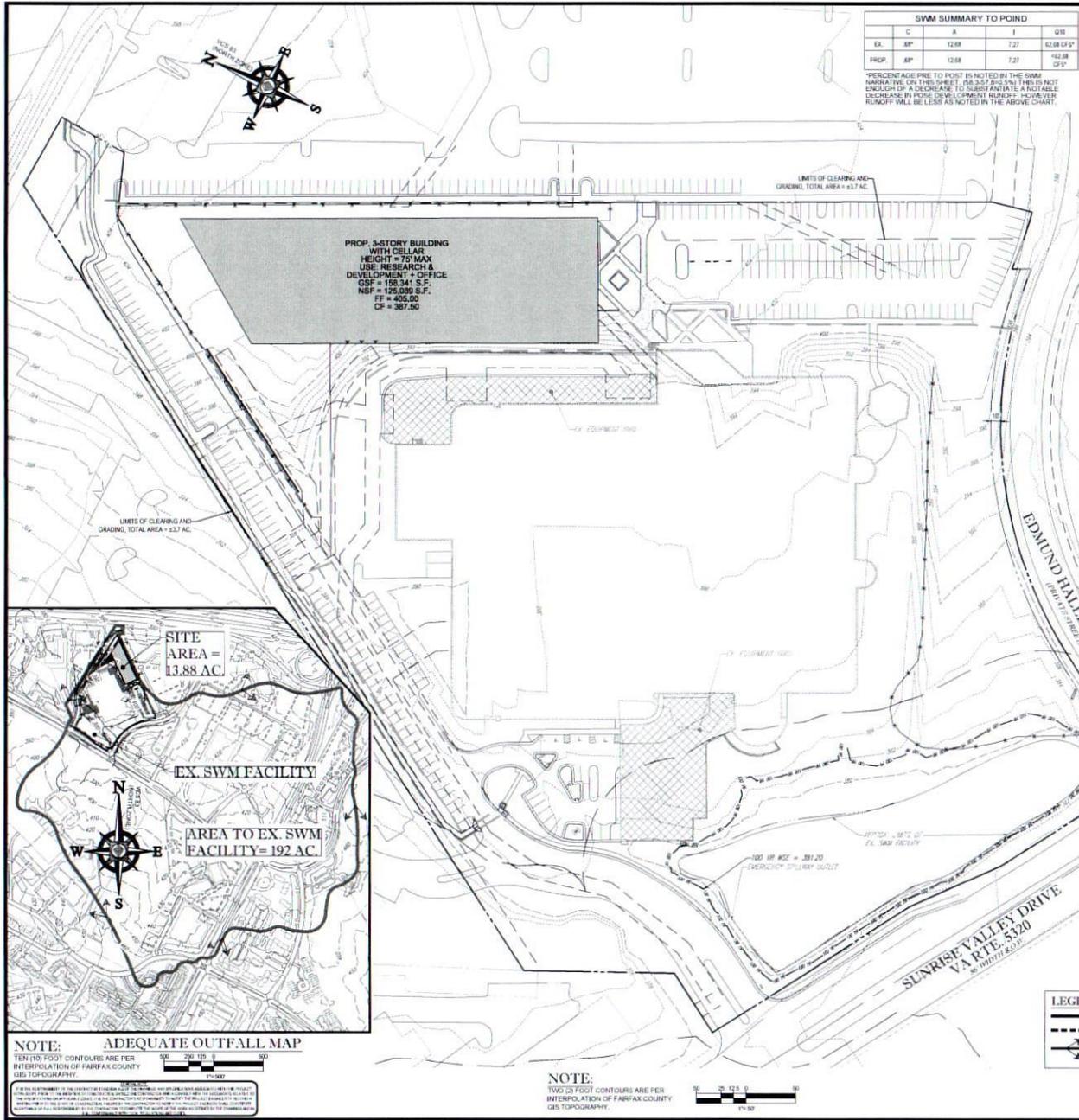
SPECIAL EXCEPTION PLAT
FOR
CORESITE REAL ESTATE 12100 SUNRISE VALLEY DRIVE, LLC
LOCATION OF SITE: LOT 14, BLOCK 3-A SECTION 904 HUNTER MILL DISTRICT FAIRFAX COUNTY, VA

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2263 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
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LANDSCAPE NOTES AND SCHEDULES

SHEET NUMBER: 5 OF 6



	C	A	I	Q10
EX. 8P*	12.68	7.27	62.08 CFS*	
PROP. 8P*	12.68	7.27	102.08 CFS*	

*PERCENTAGE PRE TO POST IS NOTED IN THE SWM NARRATIVE ON THIS SHEET. PER 2.57 PER 2.5% THIS IS NOT ENOUGH OF A DECREASE TO SUBSTANTIATE A NOTICEABLE DECREASE IN POND DEVELOPMENT RATIO. HOWEVER, RUNOFF WILL BE LESS AS NOTED IN THE ABOVE CHART.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN OR PROVIDED IN ALL ZONING APPLICATIONS, OR A WAIVER REQUEST OF THE SUBMISSION REQUIREMENT WITH JUSTIFICATION SHALL BE ATTACHED. NOTE: WAIVERS WILL BE ACTED UPON SEPARATELY. FAILURE TO ADEQUATELY ADDRESS THE REQUIRED SUBMISSION INFORMATION MAY RESULT IN A DELAY IN PROCESSING THIS APPLICATION.

THIS INFORMATION IS REQUIRED UNDER THE FOLLOWING ZONING ORDINANCE PARAGRAPHS:
 SPECIAL PERMITS (8-011 2 J & L) SPECIAL EXCEPTIONS (8-011 2 J & L)
 CLUSTER SUBDIVISION (8-015 10 & 11) COMMERCIAL REHABILITATION DISTRICTS (8-022 2A (1) & (4))
 DEVELOPMENT PLANS PRE DISTRICT (16-202 3 & 4), PREC PLAN (16-202 3 & 4), PREC PLAN (16-202 3 & 4) & 10)
 FDP DISTRICTS (EXCEPT FDP) (16-502 1 F & 1Q) AMENDMENTS (16-202 10 F & 10)

1. PLAT IS AT A MINIMUM SCALE OF 1"=50' (UNLESS IT IS DETICED ON ONE SHEET WITH A MINIMUM SCALE OF 1"=100').
2. A GRAPHIC DEPICTING THE STORMWATER MANAGEMENT FACILITIES AND LIMITS OF CLEARING AND GRADING ACCOMMODATE THE STORMWATER MANAGEMENT FACILITIES, STORM DRAINAGE PIPE SYSTEMS AND OUTLET PROTECTION, POND SPILLWAYS, ACCESS ROADS, SITE OUTFALLS, ENERGY DISSIPATION DEVICES, AND STREAM STABILIZATION MEASURES AS SHOWN ON SHEETS.
3. PROVIDE:

FACILITY NAME/TYPE & NO.	ON-SITE AREA SERVED (ACRES)	OFF-SITE AREA (ACRES)	DRAINAGE AREA (ACRES)	FOOTPRINT AREA (SF)	STORAGE VOLUME (CF)	IF POND, DAM HEIGHT (FT)
EX. WET POND	12.68 AC	176.32 AC	±192 AC	60,800 SF	250,536 DRY	13 FT
					90,000 WET	

REMAINING 1.20 ACRES AROUND PERIMETER OF SITE DOES NOT FLOW TO POND.

4. ON-SITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON SHEET 6. POND INLET AND OUTLET PIPE SYSTEMS ARE SHEETS 6.
5. MAINTENANCE ACCESS (ROAD TO STORMWATER MANAGEMENT FACILITY) ARE SHOWN ON SHEET 6. HOME TO EX. POND TYPE OF MAINTENANCE ACCESS ROAD SURFACE NOTED ON THE PLAT IS (SEA ASPHALT, GEBLOCK, GRAVEL, ETC.)
6. LANDSCAPING AND TREE PRESERVATION SHOWN IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS SHOWN ON SHEETS 3-5.
7. A STORMWATER MANAGEMENT NARRATIVE WHICH CONTAINS A DESCRIPTION OF HOW DETENTION AND BEST MANAGEMENT PRACTICES REQUIREMENTS WILL BE MET IS PROVIDED ON SHEETS 6.
8. A DESCRIPTION OF THE EXISTING CONDITIONS OF EACH NUMBERED SITE OUTFALL EXTENDED DOWNSTREAM FROM THE SITE TO A POINT WHICH IS AT LEAST 100 TIMES THE SITE AREA OR WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (640 ACRES) IS PROVIDED ON SHEETS 6.
9. A DESCRIPTION OF HOW THE OUTFALL REQUIREMENTS, INCLUDING CONTRIBUTING DRAINAGE AREAS OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED IS PROVIDED ON SHEETS 6.
10. EXISTING TOPOGRAPHY WITH MAXIMUM CONTOUR INTERVALS OF TWO (2) FEET AND A NOTE AS TO WHETHER IT IS AN AIR SURVEY OR FIELD RUN IS PROVIDED ON SHEETS 6.
11. A SUBMISSION WAIVER IS REQUESTED FOR:
 - EXISTING IMPERVIOUS % = 45.01%
 - PROPOSED IMPERVIOUS % = 45.78%
12. STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE NO ON SITE STORMWATER MANAGEMENT FACILITY REQUIRED BECAUSE THE POST-DEVELOPED RELEASE RATE IS LESS THAN THE PRE-DEVELOPED RELEASE RATE AND THE OUTFALL IS CURRENTLY ADEQUATE.

COMBINED BMP/SWM NARRATIVE

THE SITE IS A DEVELOPED PARTIALLY WOODED AREA THAT IS NOT LOCATED IN THE WATERSHED OVERLAY PROTECTION DISTRICT. THE SITE IS SERVED BY AN EXISTING FUNCTIONING SWMM FACILITY. PART OF THE CONCEPT PLAN IS A TANDUM COMPUTING FACILITY AS IDENTIFIED BY 8001-001 (AMERICA ONLINE INC). THEREFORE, THE BMP REQUIREMENT IS TO DEMONSTRATE ZERO INCREASE IN IMPERVIOUS AREA AND UNDER REQUIREMENTS ADDITIONAL BMP FACILITIES.

BASED ON THE TANDUM COMPUTING SWM PLAN REFERENCED ABOVE, THE SWM REQUIREMENTS FOR THE ENTIRE DRAINAGE AREA ARE MET BY DETENTION IN THE SWM POND ON-SITE. THE BMP REQUIREMENTS FOR ON-SITE IMPERVIOUS AREAS ONLY WERE MET UNDER THE AMERICA ONLINE INC. PLANS. NO DISTURBANCE NEAR THE POND IS PROPOSED.

THE OVERALL SWM PLAN (TANDUM COMPUTING REFERENCED ABOVE) WAS PREPARED USING RATIONAL METHOD. UNDER THE OVERALL SWM PLAN, THE SITE IS CLASSIFIED WITH A C VALUE OF 1.8 (SHEET 10). THE WEIGHTED C VALUE OF THE ACTUAL DEVELOPMENT IS 0.86 AS SHOWN ON THIS SHEET. THE BMP PLAN FOR THIS SITE (AMERICA ONLINE INC) REFERENCED ABOVE WAS PREPARED USING CHEAPAKE BAY METHODS. UNDER THE BMP PLAN, THE PERMANENT POOL OF THE EXISTING STORMWATER FACILITY WAS IDENTIFIED FOR BMP TREATMENT. THE PERMANENT POOL BETWEEN ELEVATIONS 177 AND 173 WAS IDENTIFIED AS APPROXIMATELY 16,000 CFS PER SHEET 6 OF 11 OF THE AMERICA ONLINE PLANS.

THE EXISTING STORMWATER FACILITY TREATED 12.68 ACRES FOR THE APPROVED PLANS. THE FACILITY WAS CREDITED AS A WET POND WITH 60% REMOVAL EFFICIENCY. UNDER THE CHEAPAKE BAY CALCULATIONS IN THE APPROVED PLANS BASED ON SWM, AREAS OF ON-SITE UNTREATED WATER AT 47% REMOVAL EFFICIENCY WAS PROVIDED BY THE EXISTING STORMWATER FACILITY. THIS UTILIZED APPROXIMATELY 60,800 CFS OR 78% OF THE AVAILABLE CAPACITY OF THE FACILITY.

THE PRE-DEVELOPED CONDITION FOR THE ENTIRE SITE IS 56% IMPERVIOUS. THE POST-DEVELOPED CONDITION FOR THE ENTIRE SITE IS 57% IMPERVIOUS. THE AREA TO THE WET POND REMAINS THE SAME FROM PRE TO POST (12.68 ACRES). THEREFORE, THE PREVIOUSLY APPROVED CALCULATIONS FOR THE EXISTING STORMWATER FACILITY (WET POND) ARE APPLICABLE AND THE FAIRFAX COUNTY PFM REQUIREMENTS FOR BMPs ARE SATISFIED FOR THIS PROJECT.

BASED ON THE ABOVE NARRATIVE, THE PREVIOUSLY APPROVED PLANS AND CALCULATIONS THAT INCLUDE THE SPECIAL EXCEPTION AREA ARE STILL VALID. ON-SITE FLOWS ARE DIRECTED VIA SHEET FLOW TO EXISTING CONFORMANCE SYSTEMS WHICH LEAD TO THE APPROVED SWMM POND. SEE THIS SHEET FOR APPROXIMATE FLOW PATHS. THERE ARE NO PROPOSED UNDERGROUND PIPES NOTED, ROCK DRAINS AND OTHER MINOR DRAINAGE. PRE-EXISTING PIPES MAY BE ADDED AT THE TIME OF TECHNICAL SITE PLANS BASED ON FINAL GRADING AND ARCHITECTURAL PLANS FOR THE PROPOSED BUILDING.

ADEQUATE OUTFALL NARRATIVE:
 THE REQUIREMENT FOR A SPECIAL EXCEPTION IS TO DESCRIBE THE OUTFALL PATH FOR ALL ON-SITE WATER. THE DESCRIPTION OF THE OUTFALL PATH FOR THE TOTAL DRAINAGE AREA TO THE OUTFALL PATH EQUALS OR EXCEEDS 100X THE ON-SITE AREA TO THAT OUTFALL PATH.

A COMBINATION OF A SITE VISIT, FAIRFAX COUNTY GIS TOPOGRAPHY, HYDROFORM PIPES, AND APPROVED PLANS (REFERENCED ABOVE) WERE UTILIZED TO FINALIZE THE ADEQUATE OUTFALL STUDY ON THIS SHEET.

THE OUTFALL FOR THE SITE SPLITS INTO TWO DIRECTIONS. OUTFALL #1 (TO THE WEST) INCLUDES 1.80 ACRES OF CHANNEL FLOW. THEREFORE, THE OUTFALL STUDY CAN BE CONSIDERED UNDER THE TOTAL AREA TO THE OUTFALL SYSTEM MEETS OR EXCEEDS 100X THIS AMOUNT (180 ACRES). THE WATER FOR THIS OUTFALL AREA IS COLLECTED BY EXISTING CURB CUTS OR SHEET FLOWS TO PAVEMENT AT THE LIMITS OF DISTURBANCE.

THE WATER FROM WITHIN THE LOD EVENTUALLY ENTERS THE EXISTING PIPE SYSTEM DEPICTED ON THE OUTFALL MAP. THE SHEET 6 FLOW PATH FOR OUTFALL #1 TRAVELS TO THE OUTFALL. IT REACHES THE EXISTING STORMWATER FACILITY. A SEPARATE OFF-SITE PIPE SYSTEM JOIN THE ORIGINAL OUTFALL SYSTEM AT THE EXISTING STORMWATER POND (SHEET #1). THIS RESULTS IN A TOTAL OUTFALL STUDY (192 ACRES) SO ACRES > 100X. A DETAILED ANALYSIS PER PFM REQUIREMENTS WILL BE PROVIDED AT THE TIME OF TECHNICAL SITE PLANS.

OUTFALL #2 AT LEAST ALSO LEAVES THE SPECIAL EXCEPTION SITE AS PRE-CHANNELIZED FLOW. A TOTAL OF 1.42 ACRES LEAVES THE SITE TO THE EAST. THEREFORE, A TOTAL DRAINAGE AREA OF 103 ACRES MUST BE REACHED (103 IN ORDER TO CONCLUDE THE OUTFALL STUDY FOR THE SPECIAL EXCEPTION. THE 1.42 ACRES LEAVES THE LOD TO THE SOUTH VIA PIPE FLOW. THE PIPES DISCHARGES AT TWO POINTS INTO AN APPROVED EXISTING CHANNEL, SOUTH-EAST OF THE SITE THAT CONVEYS THE FLOW TO THE EXISTING STORMWATER MANAGEMENT FACILITY (SHEET #2).

AT THE EXISTING STORMWATER FACILITY, THE TOTAL DRAINAGE AREA IS 103 ACRES, WHICH EXCEEDS THE 100X REQUIREMENT TO END THE OUTFALL STUDY (102 ACRES) (103 ACRES = 100X). A DETAILED ANALYSIS PER PFM REQUIREMENTS WILL BE PROVIDED AT THE TIME OF TECHNICAL SITE PLANS.

BASED ON FIELD VISIT AND THE APPROVED DESIGN PLANS AVAILABLE TO THE ENGINEER AT THE TIME OF THE SPECIAL EXCEPTION, THE DOWNSTREAM CHANNEL IS NON-EROSIVE IN THE 2 YEAR EVENT, HAS CAPACITY FOR THE 10 YEAR EVENT, AND OVERLAND FLOWS ARE PREVENTED FOR THE 10 YEAR EVENT. THEREFORE, IT IS THE PROFESSIONAL ENGINEER'S OPINION THAT ADEQUATE OUTFALL FOR THIS SITE IS PROVIDED. FINAL DETAILED ENGINEER CALCULATIONS WILL BE PROVIDED AT THE TIME OF SITE PLANS MEETING ALL PFM REQUIREMENTS.

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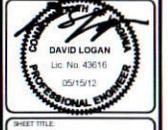
REV.	DATE	COMMENTS	BY
1	01/09/12	REV PER COUNTY COMMENTS	MS
2	02/01/12	PER CO COMMENTS	MS
3	09/13/12	COUNTY COMMENTS	MS



NOT APPROVED FOR CONSTRUCTION

SPECIAL EXCEPTION PLAT
 FOR
CORESITE REAL ESTATE 12100 SUNRISE VALLEY DRIVE, LLC
 LOT 4A
 BLOCK 3-A SECTION 904
 RESTON
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY VA

BOHLER ENGINEERING
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SHEET TITLE:
STORMWATER MANAGEMENT/ BMP/ ADEQUATE OUTFALL PLAT

SHEET NUMBER:
6
 OF 6

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

DESCRIPTION OF THE APPLICATION

SE 2011-HM-019

The subject property (Tax Parcel ID: 17-3 ((8))(3A)-1A), is located on the north side of Sunrise Valley Drive, west of Reston Parkway at Edmund Hailey Drive, and is the site of an existing data center operated by an affiliate of the applicant, Coresite Real Estate, LLC. The applicant seeks a Special Exception, as specified in Par. 3 of Sect. 5-407, to permit an increase in maximum permitted floor area ratio from 0.5 to 0.7, to allow for the construction of a new 158,341 sf. data center building adjacent to the applicant's existing 265,000 sf. facility. The applicant is also requesting several waivers and modifications from the trails, barrier, and peripheral parking lot landscaping requirements.

A reduced copy of the Special Exception plat is included at the front of this report. The proposed development conditions, the Applicant's Affidavit, and the Statement of Justification are contained in Appendices 1, 2 and 3, respectively.

Waivers and Modifications:

- The applicant requests a waiver of the barrier requirements along Sunrise Valley Drive and the northern property line in favor of the existing and proposed fencing and plantings depicted on the SE Plat.
- The applicant requests a modification of the peripheral parking lot landscaping requirements in favor of the existing conditions and proposed vegetation depicted on the planting plan in the SE Plat.
- The applicant requests a modification of the trails requirement along Sunrise Valley Drive in favor of the existing asphalt sidewalk.

LOCATION AND CHARACTER

Location:

The 13.88 acre property is located at 12100 Sunrise Valley Drive, west of Reston Parkway at Edmund Hailey Drive. Access to the site will continue to be provided from Sunrise Valley Drive and Edmund Halley Drive.

Site Description:

The property is currently developed with a two-story, 265,000 sf. data center/office building, 532 accessory parking spaces, and a stormwater wet pond. A portion (27,385 sf.) of the existing building is leased as commercial office space to a civil engineering firm. A Resource Protection Area (RPA) associated with the existing pond is mapped around the water feature at the southern end of the site.

Surrounding Area Description:

Lot 1A is surrounded by commercial office uses to the north, east, and west. The United States Geological Survey campus is located across Sunrise Valley Drive to the south. A summary of the surrounding uses, zoning, and comprehensive plan recommendations are provided in the following table:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Office	I-4	Office Use up to 0.50 FAR or Residential up to 30 du/acre (mixed-use transit option)
East	Office	I-4	Office Use up to 0.50 FAR or Residential up to 30 du/acre (mixed-use transit option)
South	Office	R-1	Office Use up to 0.50 FAR/light industrial up to 0.35 FAR
West	Office	I-4	Office Use up to 0.50 FAR or Residential up to 30 du/acre (mixed-use transit option)

BACKGROUND

The property was originally developed with the existing office building in 1982. The property has been subject to the following zoning applications:

- March 1969 – The Board approved RZ B-847 which rezoned this property and the surrounding area west of Reston Parkway from RE-1, Residential to I-P, Industrial.
- July 1981 – Site plan approved for the existing two-story office building. Building was constructed in 1982 and used as computer production, assembly, and testing facility.
- February 1996 – Site plan approved to add 220 parking spaces; building was occupied by America On-line as an office and data center.

- 2007 – The applicant acquires the building and converts it to a data center and office.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area:	III
Planning District:	Upper Potomac
Planning Sector:	UP-5 Reston
Special Area:	Reston-Herndon Suburban Center-Land Unit E-3 (part of Reston Pkwy. Transit Station Area)
Plan Map:	Office
Plan Text:	

The comprehensive plan's discussion of Land Unit E-3 does not include specific recommendations for Tax Map Parcel 17-3((8)) (3A)-1A (the subject property). The plan states that this area is planned for office use up to 0.50 FAR or residential use at 30 d.u./acre. As an option, transit-oriented residential mixed use development up to 1.0 FAR may be considered, subject to additional plan recommendations and restrictions meant to encourage transit oriented urban design.

The entire sub-unit requires pedestrian connections designed to improve circulation within the immediate area and to connect with adjacent trails and existing sidewalks. The plan also states that all proposed development should be in conformance with the urban design guidelines for transit station areas (discussed more fully below). The full plan text can be found in Appendix 4.

SE PLAT ANALYSIS

Special Exception Plat (SE Plat)

(Copy at front of report)

Title of SE Plat:	"Special Exception Plat – Coresite Real Estate 12100 Sunrise Valley Drive, LLC"
Prepared By:	Bohler Engineering
Original and Revision Dates:	November 10, 2011, revised through May 15, 2012
Number of Sheets:	6

Description of SE Plat:

Proposed Layout

The applicant's Special Exception Plat shows the proposed three-story, trapezoidal-shaped building situated about 60 feet to the northeast of the existing facility which is located in center of the lot. The two buildings would be connected by an enclosed second story skywalk adjacent to a renovated entrance courtyard. The construction of the second building would result in the removal of up to 308 parking spaces. The applicant is also proposing to add at least two equipment yards to accommodate generators and cooling equipment on the north and west sides of the existing building. An upgraded eight foot tall, estate-style fence is proposed around the periphery of the buildings. The applicant has included an option for a pair of mechanically operated rolling gates that would be located at the southern end of the main parking area, which is located on the east side of the existing building, to restrict access at the main entrance.

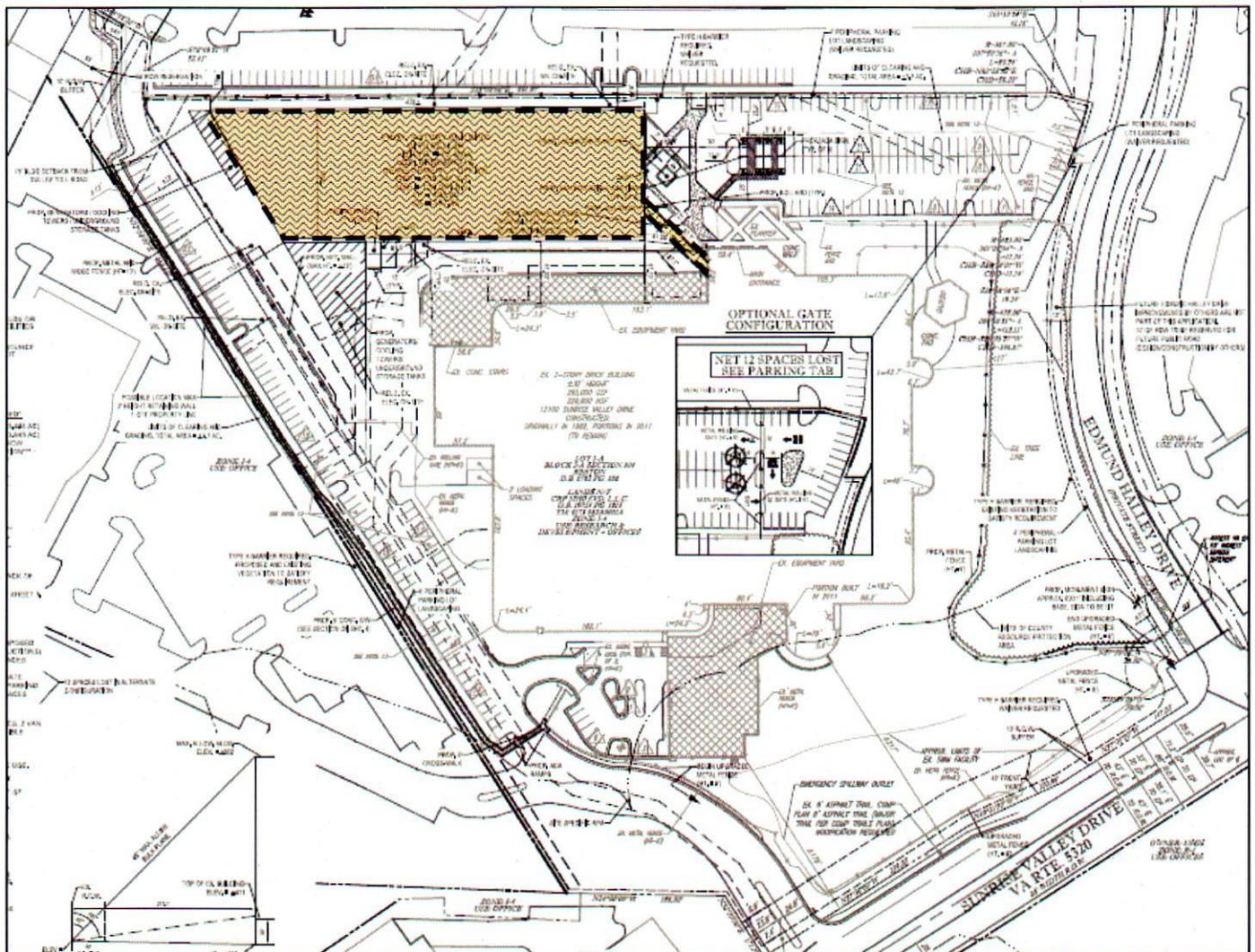


Figure 1: Site Layout (new building highlighted with dashed line)

Vehicle Access/Circulation

No changes are proposed for the two access points to the property. They will continue to be from Edmund Halley Drive at the north end of the site (via an inter-parcel easement through the Lots 2A and 2B to the northeast) and from Sunrise Valley Drive at the southwest corner, which is via a shared driveway with the property to the west. As the new building will occupy a majority of the northern portion of the existing parking lot, the vehicular connection from the front to the rear of the building through the parking area is being eliminated. However, the existing driveway connection from the rear of the site around to the northern end of the property and onto Lots 2A and 2B is being retained. At the rear of the existing building near the pond, an existing parking and loading area is being removed and partially replaced with a fenced equipment yard. Lastly, the applicant has included an option for gate-controlled access at their main entrance from Edmund Halley Dr. The two mechanically-operated rolling gates would be located at the southern end of the main parking area, about 115 feet from the entrance from Lots 2A and 2B. The data center use has less than 25 full-time employees and generates extremely low traffic volumes. The applicant has included a traffic study that shows there is sufficient queuing space to accommodate any waiting vehicles on-site. If the gate option is implemented, tenants and employees will be able to enter the site utilizing card keys; guests would be let in remotely.

Pedestrian Circulation

In addition to an expanded entry plaza to the east of the main building, the applicant is proposing to install a five foot wide concrete sidewalk along the western property line, outside of the fence. This will allow for public access around the western and northern periphery of the site; more importantly, it provides a pedestrian link for properties to the west to cross the Coresite property and eventually reach the proposed Town Center Metro Station to the east. Figure 2 shows the existing and proposed trail network in the vicinity of the Coresite property. A sidewalk currently exists along the north side of Sunrise Valley Drive. Long term transportation plans call for the upgrading and widening of Edmund Halley Drive into a publically-maintained street. At that time it is recommended that a trail be constructed that will connect with the sidewalk along Sunrise Valley Drive. At the north end of the site, the proposed new trail would terminate in the parking area for the adjacent Lots 2A and 2B. Any future redevelopment of this parcel would require a trail connection along the southern side of the Dulles Toll Road to the Metro Station-either as part of a new street or an independent trail.

Parking

The new building would occupy a large portion of the existing parking area. In total, 296 of 532 spaces would be removed (308 would be removed if the gate option is selected). This leaves the site with 236 parking spaces (224 with the gate option), including 11 ADA spaces. As the data center use is categorized as "research and development", the site will continue to comply with the zoning ordinance requirements for 209 spaces, after the addition of the new building.

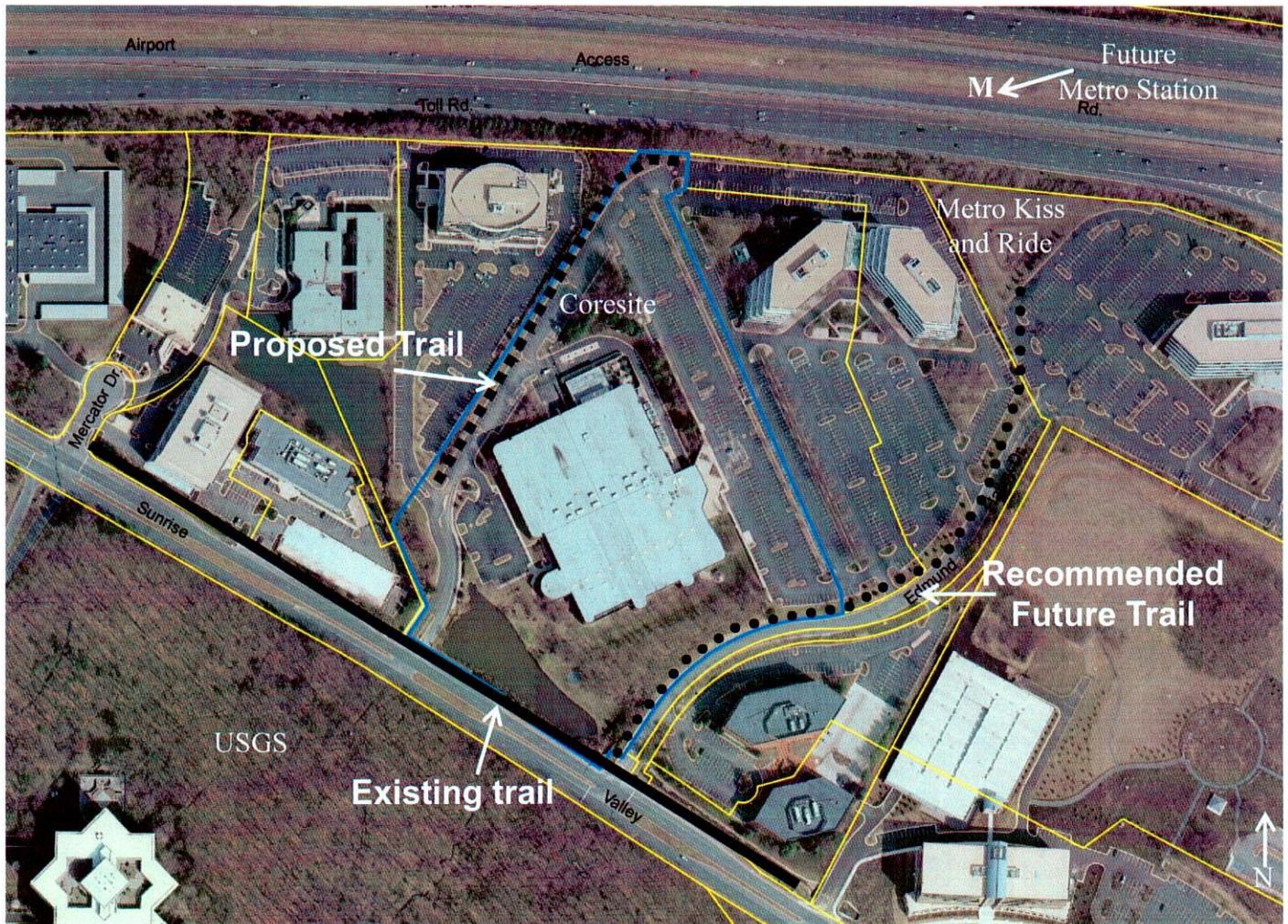


Figure 2: Existing and Proposed Trail Network

Open Space and Landscape

The Zoning Ordinance requires a minimum of 15% open space for the 13.88 acre site. The proposed plan shows 41% of the site as open space, inclusive of the existing stormwater wet pond. As the new building will occupy space currently used for the parking area, no existing open space is being utilized. Two small areas to the north and west of the new structure are proposed for new and expanded equipment yards. An existing paved area at the south side of the original building within the RPA is being removed and partially converted into an equipment yard. This will result in a 1,239 sf. reduction in impervious surface in the RPA. Overall, a 0.5% reduction in impervious cover is proposed from 58.3% to 57.8%.

The new development results in the removal of 13 trees located in the parking area and at the rear of the existing building. All trees to be removed will be replaced; additional tree and shrub plantings are proposed along the western property line.

The planting plan on Sheet 4 of the SE plat shows the applicant will meet the tree canopy cover requirements. A waiver is being requested for the peripheral parking lot requirement along the northern and eastern property lines. No disturbance is proposed to the existing mature vegetation around the detention pond or along Sunrise Valley Drive and Edmund Halley Drive.

Stormwater Management:

The site falls within the Sugarland Run Watershed. The stormwater management (SWM) narrative on Sheet 6 of the SEA Plat indicates that stormwater for the site will continue to be accommodated by existing on-site pond.

As the overall impervious surface on the site is actually being reduced slightly, the applicant contends the existing infrastructure is sufficient to handle the runoff after the construction of the new building. Final approval of the stormwater management system for adequate quantity and quality (BMPs) will be made by DPWES at the time of site plan review.

Architecture/Urban Design:

Conceptual drawings supplied by the applicant (Figure 3) show a modern design that would be a departure from Coresite's existing two-story structure. An orthogonal-shaped building with a masonry and glass façade houses three open floors for server equipment. The new building connects to the main structure via an enclosed skywalk located ten feet above grade. The new building will partly frame an expanded entry courtyard that helps to direct visitors towards the main entrance in the old building. An estate-style aluminum security fence is proposed around the periphery of the buildings and the main parking area in the eastern portion of the site.

Given the site's location in close proximity to the future metro station, a high-quality, visually distinctive design is appropriate. In addition, urban design features compatible with a transit-oriented, mixed use neighborhood are important. Further discussion of these issues is provided below.



Figure 3. Concept Rendering of Proposed Building (View from Edmund Halley Dr.)

STAFF ANALYSIS

Land Use (Appendix 5)

Issue: Conformance with the Comprehensive Plan and Urban Design Guidelines

The proposal for an expansion of the existing data center is generally consistent with the comprehensive plan recommendations for land use on this site. As a baseline, the plan recommends office use at up to 0.5 FAR or residential uses up to 30 dwelling units per acre. As the property is within the Reston Parkway Transit Station Area, conformity with transit station urban design guidelines is expected. These guidelines have wide-ranging objectives which include creating a pedestrian friendly environment, creating a high quality, attractive development, protection of adjacent residential neighborhoods through landscape buffers, and allowing for public pedestrian access between the transit station and employment and residential destinations. In addition, the guidelines have specific recommendations on building design and arrangement, design compatibility, open spaces, landscaping, pedestrian connections, vehicular circulation, parking, buffers, lighting, and signage.

While not all of the guidelines' recommendations are directly applicable to the current application (as it is an existing use), because the site falls within one-quarter mile of a future transit station, the project was reviewed to ensure it was not in conflict with any of the guidelines, to the extent practical. Accordingly, several aspects of the proposal including the physical treatment of the site's edges (buffers), pedestrian connectivity, and building design were identified as key points and are discussed below.

Resolution:***Physical Treatment of the Site's Edges (buffers)***

The original submission retained the existing chain link fence at the property lines along Sunrise Valley Drive and Edmund Halley Drive. Staff commented that in order to better complement the future mixed-use residential character envisioned for the neighborhood, the fences should be relocated away from the streetline, and closer to the buildings to allow for additional plantings, pedestrian walkways, and other amenities that would help to soften the site's visual appearance while still providing security for the facility. Subsequently, the applicant revised the SE Plat to move the fence away from Edmund Halley Drive. Along Sunrise Valley Drive it was determined that the fence was actually less visible in its current location (along the edge of the wet pond) than it would be if it was closer to the building, and therefore it should remain in its current location. The applicant agreed to replace the entire existing chain link fence with a more aesthetically pleasing estate-style aluminum or wrought iron fence. Along the western and northern property lines the applicant's plans include the installation of additional trees and shrubs that will enhance the existing vegetation.

Pedestrian Connectivity

Given the proximity of the property to the future metro station, it is important that the site not pose a physical barrier to pedestrians attempting to access the station from properties located to the west. While acknowledging the applicant's security needs, staff recommended that a pedestrian connection be accommodated through the site. Subsequently, the applicant agreed to provide a five foot wide concrete sidewalk that will run from the northeastern corner of the site at the Dulles Toll Road around the western property line to the site's driveway with Sunrise Valley Drive. Although this trail would currently terminate in a parking area, it provides a means of pedestrian access across the site and addresses part of the connectivity objectives in the urban design guidelines. As properties to the east are redeveloped, further connections across Lots 2A and 2B will provide the final link to the new station. Similarly, no trail is currently proposed along Edmund Haley Drive; however, staff recommends that when the roadway is upgraded to a public street and/or the Coresite property is redeveloped that a new trail be installed within the expanded right-of-way. Staff has requested a letter from the applicant indicating a willingness to install the sidewalk at such time.

Building Design

The applicant's proposed design for the new building (as depicted conceptually in Figure 3) utilizes high-quality materials and finishes. It is staff's opinion that the generous fenestration and modern design adequately address the urban design guidelines in the comprehensive plan that calls for prominent architectural design. The applicant has agreed to a development condition that utilizes this rendering and other similar drawings as reference points and commits the applicant to a final design that is generally consistent with the quality of materials and overall aesthetic depicted in these images.

Issue: Conformance with Countywide Transportation Plan

During the course of the application review process, both staff and the applicant were made aware of a study being conducted by FCDOT on alternative alignments for a new crossing of the Dulles Toll Road (DTR). The proposed crossing would extend Town Center Parkway at Sunset Hills Road south to connect with Sunrise Valley Drive.

While the comprehensive plan conceptually shows this crossing just to the east of the subject site (utilizing Edmund Halley Drive), final engineering plans for the kiss-and-ride at the Town Center Metro Station have made that alignment infeasible. FCDOT studied a number of alternatives and subsequently developed a preferred alignment that would run under the DTR and along the western side of the subject site. Preliminary engineering drawings, including necessary ROW and construction easements, revealed that the new roadway would conflict with the northwest corner of the proposed building (see Figure 3).

Resolution

After a series of negotiations, the applicant agreed to shift the northwestern wall of the proposed building approximately 45 feet to south and east, out of the area identified for the potential tunnel alignment. The applicant has stated that they would be willing to dedicate any necessary right-of-way at such time in the future that the subject property redevelops and is no longer used as a data center by Coresite; however, there is no formal commitment to ensure this will occur. Additionally, the applicant has agreed at this time to reserve a small portion of right-of-way along the northern property line to facilitate a future east-west connection and future development of a grid of streets in this area. A development condition has been proposed to memorialize this commitment. With the shifting of the building outside of the area identified for the tunnel alignment and the imposition of these development conditions, staff believes the applicant has minimized the potential effects of the development of the future crossing based on current projections and Comprehensive Plan guidance.

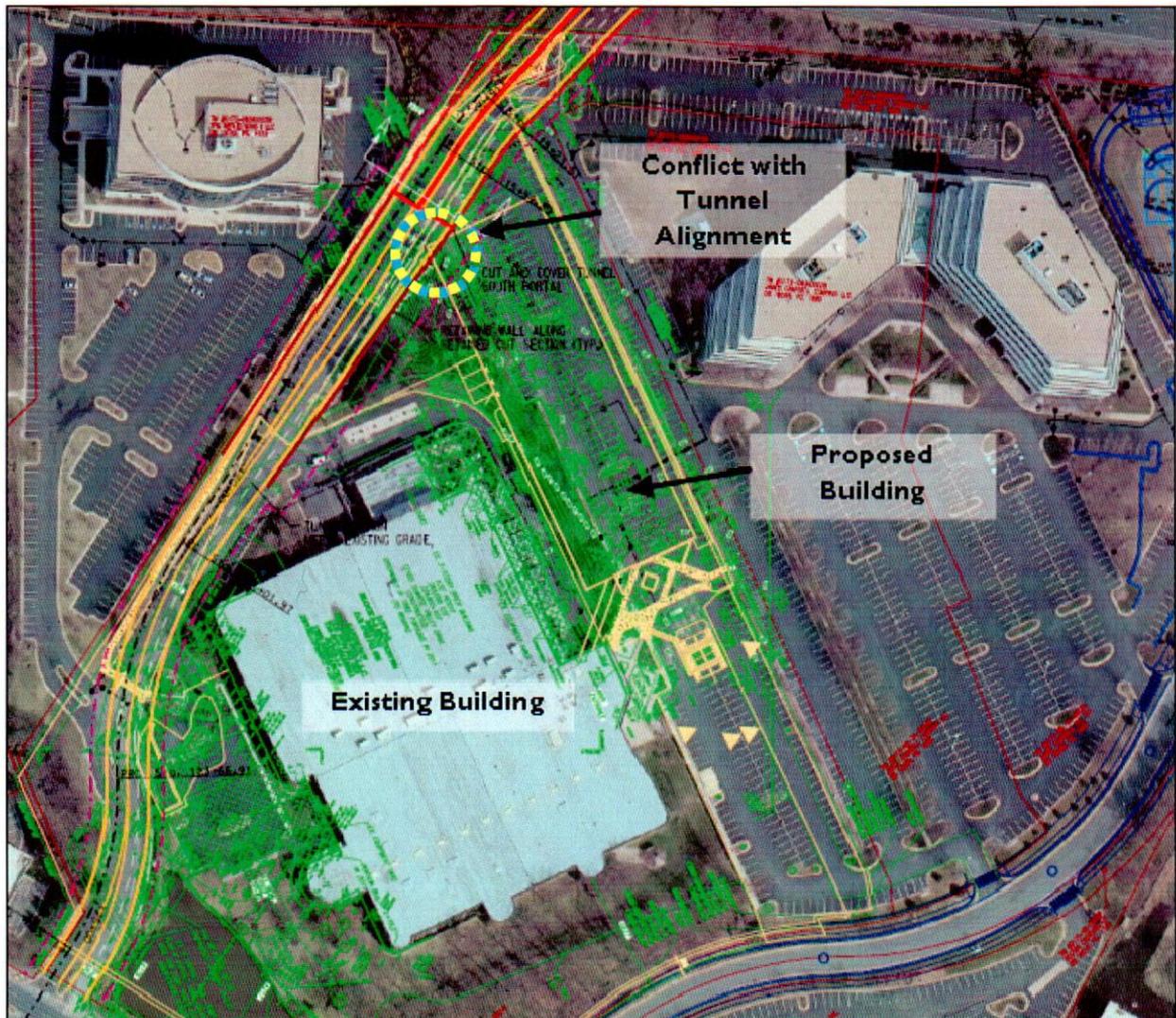


Figure 4. Overlay showing conflict between original proposal and conceptual tunnel alignment.

Environmental Analysis (Appendix 5)

Issue: Green Building Practices

The Comprehensive Plan's green building policy creates an expectation for green building certification for zoning proposals in mixed use centers that are seeking development in accordance with a Comprehensive Plan Option; at the Overlay Level; at the high end of planned density/intensity ranges; or involving a change of use from what is permitted under existing zoning. As the site is in the Reston-Herndon suburban center and is requesting an increase in intensity to the highest level permitted under the ordinance, the expectation for green building is applicable.

Resolution:

The applicant has agreed to a development condition that commits the proposed building to attain certification under the USGBC's LEED program. With the adoption of this condition, staff believes this issue has been satisfactorily addressed.

Urban Forest Management (Appendix 6)

The Urban Forest Management Branch of DPWES reviewed the application and had several comments related to the interior parking lot landscaping, peripheral parking lot landscaping, tree canopy credit, and planting details.

Issue: Interior Parking Lot Landscaping

In the original plan submission the applicant was claiming credit for trees in poor condition and for proposed trees not located in the parking area, as defined in the ordinance. As shown, the proposal did not meet the interior parking lot landscaping standards.

Resolution

The applicant has revised the landscape plan to properly identify those trees that will actually shade the parking spaces in the interior of the parking area. The revised submission includes additional new trees sufficient to meet the ordinance requirements. The plan has been reviewed by the Urban Forester and has been deemed satisfactory.

Issue: Peripheral Parking Lot Landscaping

The proposed peripheral parking lot landscaping was insufficient to meet the zoning ordinance requirements. Credit was being claimed for trees not in the periphery of the parking area, per the ordinance definition. In addition, the applicant was incorrectly applying the peripheral parking area standards where the proposed building is to abut the property line.

Resolution

In consultation with the Urban Forester, the applicant revised the planting plan to correctly identify the area where peripheral parking lot landscaping is required. Additional trees were added adjacent to the northeast corner of the proposed building. The revised plan has been reviewed by the Urban Forester and has been deemed satisfactory.

Issue: Tree Canopy Credit

The plans showed numerous trees being used to meet the tree canopy credit requirement located within four feet of a building or other barrier. The PFM

requires that any tree being used in the tree canopy credit calculations be located at least four feet from any barrier that could restrict root growth.

Resolution

The applicant has revised the location of any trees being included in the tree canopy credit calculations to be at least four feet from all barriers. The issue has been satisfactorily resolved.

Issue: Planting Legend

In the most current plan submission, the planting legend on Sheet 5 contains errors in the credit being claimed for the types and sizes of trees listed.

Resolution

A development condition is proposed that will require final approval of the tree canopy calculations by the Urban Forest Management Branch at that time of site plan review. With this condition, staff believes this issue has been satisfactorily addressed.

Transportation Analysis (Appendix 7)

The data center has less than 25 full-time employees and generates extremely low traffic volumes. However, Fairfax County DOT and VDOT staff reviewed the proposal and identified several potential issues related to future transportation improvements in the immediate area.

Issue: Right-of-Way Dedications

Conceptual long range transportation plans for the development of the Town Center Transit Station area call for several new east-west local street connections to create a grid-type network and promote a more urban development form. Accordingly, staff requested that the applicant reserve a 55' wide strip of future right-of-way at the northern edge of the site adjacent to the Dulles Toll Road. In addition, staff requested 10 feet of right-of-way along Edmund Halley Drive to allow for the future widening and upgrading of that roadway to a public street.

Resolution

The applicant has agreed to both requested reservations and has submitted revised plans that show a 55' wide reservation with a 10' buffer along the northern property line and a 10' wide reservation along Edmund Haley Drive. Development conditions have been proposed which would require the dedication of these lands upon demand by FCDOT. With the adoption of these conditions staff believes this issue has been satisfactorily addressed.

Issue: Conflict with Proposed Town Center Parkway crossing alignment

As discussed in greater detail in the land use analysis section above, the location of the proposed building as depicted on the original submission was located within the possible alignment of the Town Center Parkway extension across the Dulles Toll Road. Preliminary engineering analysis showed the northwest corner of the building in direct conflict with the required future right-of-way.

Resolution

After a series of discussions with the applicant, they agreed to relocate the northeastern building wall approximately 45 feet to the southeast and to redesign the proposed footprint to avoid any direct conflict with the conceptual roadway location. The latest revised SE plat dated May 15, 2012, reflects this change. This addresses staff's concerns to the extent possible given current information about the future roadway.

Stormwater Management (Appendix 8)

According to the applicant's BMP narrative and adequate outfall analysis on Sheet 6 of the SE plat, the existing on-site stormwater pond will continue to be utilized to accommodate run-off from the site. No net increase in impervious cover is proposed, (there will actually be a small decrease). A development condition has been proposed that requires DPWES approval of the existing stormwater management system and proposed BMPs at the time of site plan review. DPWES had several comments related to the on-site RPA and downstream complaints.

Issue: Disturbance in Resource Protection Area

DPWES commented that applicant's plans showed encroachment of a proposed equipment yard into the RPA associated with the on-site wet pond. RPA encroachment requires an exception approved by the Board.

Resolution

The encroachment into the site-specific RPA for the existing loading area was previously approved. A new WQIA for the alteration will be requested at the time of site plan review. It is noted that there will be a net zero increase in impervious cover within the RPA because the existing paved loading area is being eliminated and substituted with a smaller equipment yard area.

Issue: Downstream Drainage Complaints

Three downstream drainage complaints from properties on Mercator Drive are on file with DPWES.

Resolution

A review of the complaints revealed that none directly relate to the subject property. They included a broken manhole cover, muddy water in the pond, and ponding of water. As the proposed SE will not increase runoff at the site, it does not appear these complaints are relevant to the current SE application.

Park Authority

The Park Authority reviewed the application and has no issues with the proposal.

Sanitary Sewer (Appendix 9)

The property is located within the Sugarland Run Watershed, and is ultimately served by the Blue Plains Treatment Plant in Washington, DC through an inter-municipal agreement. There is an existing line located along Sunrise Valley Drive which is deemed adequate for the proposed addition at this time.

ZONING ORDINANCE PROVISIONS (Appendix 10)

The chart below compares the required bulk standards of the I-4 zoning district with the proposed development:

Bulk Standards (I-4)		
Standard	Required	Provided¹
Lot Size	20,000 square feet	13.88 acres
Lot Width	100 feet	485 feet
Building Height	75 feet	75 feet
Front Yard ²	40 feet	217 feet (south)
Rear Yard	75 feet	>75 feet
FAR	0.50 (0.70 by SE)	0.70
Open Space	15%	41%
Parking Spaces	209	221

1. All figures are shown after future 10' dedication of Edmund Halley Dr. ROW and 55' dedication of ROW at north end of site.

2. ABP = Angle of Bulk Plane

As shown in the chart above, the proposal conforms to all of the minimum bulk regulations for the I-4 District.

Waivers/Modifications:

Modification of the peripheral parking lot landscaping requirements in favor of the existing conditions and proposed vegetation depicted on the planting plan in the SE Plat.

The zoning ordinance requires a minimum four foot wide planting area for peripheral parking lot landscaping. Although the proposed number of trees is sufficient, the existing planting strip along the northern and eastern property lines is narrower than four feet. Along a small portion of the eastern property line, it is 3.7' wide and along the northern line it is zero feet, because the property line runs along the curb. Accordingly, a modification is being requested. Given these facts and considering the total amount of vegetation existing and proposed around the periphery of the parking area, staff supports the modification request.

Waiver of the barrier requirements along Sunrise Valley Drive and the northern property line in favor of the existing and proposed fencing and plantings.

The applicant has requested a waiver of the barrier requirements along Sunrise Valley Drive to the south and along the northern property line adjacent to the Dulles Toll Road. Per Sect. 13-304, the zoning ordinance normally requires a Type H barrier where a research and development use (Group 13) abuts an office use (Group 8). Considering that the property to the south across Sunrise Valley Drive is the heavily wooded USGS campus, and the visual buffering effect of the wet pond and fence, staff supports a modification of the barrier requirement in this location. North of the site, across the Toll Road, there is a narrow strip of land zoned PRC with an area of I-5 beyond, which technically generates a barrier requirement. The existing parking area directly abuts the northern property line leaving no room for a barrier. As this portion of the site faces the Dulles Toll Road, there is no practical effect and staff supports the waiver request in this location.

Modification of the trail requirement along Sunrise Valley Drive in lieu of the existing trail.

A six foot wide asphalt trail currently exists along Sunrise Valley Drive. The comprehensive plan calls for an eight foot wide trail in this location. It is staff's opinion that the current trail is sufficient to meet the Plan's objectives at this time. Staff supports the requested modification.

Special Exception Requirements

General Special Exception Standards (Sect. 9-006)

General Standard 1 states *that the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.* As stated in the Land Use Analysis, staff believes that the proposal for an addition to the existing data center is in harmony with the Plan. As the proposed location of the building is outside of

the area identified for the Town Center Parkway extension, the proposal is also compatible with the long range transportation plan.

General Standard 2 states that *the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations*. The proposed addition to the existing data center is consistent with the general purpose and intent of the I-4 District, which permits research and development.

General Standard 3 requires that *the proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof*. The proposed building is compatible with the surrounding office buildings. Furthermore, the high quality architectural finishes, plantings, and urban design elements, including the placement of the fencing and pedestrian walkways, are designed to be compatible with the future redevelopment of the surrounding properties into a transit-oriented mixed-use residential neighborhood as envisioned in the comprehensive plan. This standard is satisfied.

General Standard 4 states that *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*. Access to the site will continue to be from Sunrise Valley Drive and Edmund Halley Drive. The data center employs less than 25 full-time employees and generates very low traffic volumes. It will not appreciably affect the vehicular circulation in the immediate area. The addition of a sidewalk around the northern and western periphery of the site will allow for pedestrian access around the property. Accordingly, staff believes this standard has been satisfied.

General Standard 5 requires *that landscaping and screening be provided in accordance with the provisions of Article 13*. The proposed landscape plan is in conformance with Article 13 with respect to tree cover and peripheral and interior lot landscaping (with the exception of the waiver requests described earlier). Transitional screening is not required per Article 13 of the Zoning Ordinance. Staff feels that this standard has been addressed.

General Standard 6 requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located*. The site is within the I-4 Zoning District, which requires 15% open space. The applicant proposes 41% open space. Thus, this standard has been satisfied.

General Standard 7 requires that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided*. Parking requirements will be in accordance with the provisions of Article 11, despite a

significant reduction in the number of spaces. Although DPWES will not formally approve the stormwater management plan and BMPs until site plan review, as there is no increase in impervious cover proposed, no stormwater capacity issues with the existing wet pond are anticipated.

General Standard 8 requires that *signs 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.* No formal signage is shown on the SEA plat, however a development condition has been proposed that any identification signage that is ultimately displayed will conform to Article 12.

Additional Standards for Increase in FAR (Sect. 9-618)

There are no specific special exception standards for an increase in FAR; however, the comprehensive plan recommendations for this area generally encourages increased FAR for sites in proximity to transit stations.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The application seeks a special exception to allow an increase in the maximum permitted FAR in the I-4 district from 0.5 to 0.7. With this approval, the applicant intends to construct of 158,341 sf. data center building adjacent to and attached via a skywalk to the existing 265,000 sf. building. After approval of the requested SE, the proposal would conform to the FAR, open space, and bulk requirements of the I-4 district.

It is the opinion of Staff that, with the adoption of development conditions, the proposed Special Exception to allow an increase in FAR is in harmony with the comprehensive plan and zoning ordinance.

Staff Recommendations

Staff recommends approval of SE 2011-HM-019, subject to the proposed development conditions contained in Appendix 1.

Staff recommends a waiver of the barrier requirements along Sunrise Valley Drive and the northern property line in favor of the existing and proposed fencing and plantings depicted on the SE Plat.

Staff recommends a modification of the peripheral parking lot landscaping requirements in favor of the existing conditions and proposed vegetation depicted on the planting plan in the SE Plat.

Staff recommends a modification of the trails requirement along Sunrise Valley Drive in favor of the existing asphalt sidewalk.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any development conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

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

APPENDICES

1. Proposed Development Conditions SE 2011-HM-019
2. Affidavit for SE 2011-HM-019
3. Statement of Justification
4. Comprehensive Plan Citations
5. Land Use and Environmental Analysis
6. Urban Forest Management Analysis
7. Transportation Analysis
8. Stormwater Management Analysis
9. Sanitary Sewer Analysis
10. Zoning Ordinance Provisions
11. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SE 2011-HM-019

May 31, 2012

If it is the intent of the Board of Supervisors to approve SE 2011-HM-019 located at 12100 Sunrise Valley Drive [Tax Map 17-1 ((8))(3A)-1A] to permit an increase in maximum allowable FAR to 0.7 pursuant to Sect. 9-618 of the Fairfax County Zoning Ordinance, 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. Any plan submitted pursuant to the special exception amendment shall be in substantial conformance with the approved Special Exception (SE) Plat entitled "Special Exception Plat for Coresite Real Estate, 12100 Sunrise Valley Drive, LLC", consisting of six sheets prepared by Bohler Engineering dated November 10, 2012, as revised through May 15, 2012, 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 final architectural design of the new building shall be consistent with the general type, quality, and proportion of materials depicted in the illustrative perspectives, elevations, and renderings entitled "Special Exception Concept Renderings", prepared by Environetics, dated January 30, 2011 and attached to these development conditions as Attachment "A".
5. Parking spaces shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES; a parking tabulation which demonstrates that parking requirements are met shall be submitted to DPWES prior to issuance of a Non-Residential Use Permit (Non-Rup).

In the event the provisions of Article 11 as they apply to the subject use and/or site are amended to permit a further reduction in the number of parking spaces required, the applicant shall be permitted to remove such

excess parking spaces and convert that land area to open space without having to obtain Special Exception Amendment approval from the Board. In no event shall this permission be deemed to allow any other changes to the approved special exception other than those that would be considered minor modifications pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance. All areas where parking spaces are removed shall be landscaped open space.

6. All signs shall conform to Article 12 of the Zoning Ordinance.
7. On demand from the Fairfax County Department of Transportation, the applicant shall dedicate a 55 foot wide strip of right-of-way along the northern property line in a location generally consistent with the area identified and depicted as reserved for this purpose on the SE Plat.
8. On demand from the Fairfax County Department of Transportation, the applicant shall dedicate a 10 foot wide strip of right-of-way along Edmund Halley Drive in a location generally consistent with the area identified and depicted as reserved for this purpose on the SE Plat.
9. Landscaping shall be consistent with that shown on the SE Plat. A minimum caliper ranging from 2.5" – 3.0" or six feet in height for evergreen trees shall be provided for all newly planted trees, subject to alteration with approval from the Urban Forest Management (UFM) branch of DPWES.
10. Any interior parking lot landscaping that is dead, dying, or otherwise in poor condition shall be replaced as determined by Urban Forest Management. The applicant shall work with Urban Forest Management in determining the most appropriate size and species in order to ensure survivability.
11. All landscaping shall be maintained in good condition and include regular maintenance. This maintenance includes, but is not limited to, removal of dead/diseased plantings and their prompt replacement to maintain the required landscaping of this Special Exception, as determined by Urban Forest Management.
12. The proposed fence and optional gate indicated on the SE Plat shall be estate-style aluminum or wrought iron in construction and painted a dark earth tone or black and shall be of a style consistent with the architectural design of the new building. No barbed wire, razor wire, or any electrical current in said fence shall be permitted.
13. The applicant will include, as part of the site plan submission and building plan submission, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system,

or other LEED rating system determined to be applicable to the building(s) by the U.S. Green Building Council (USGBC), that the applicant anticipates attaining. A LEED-accredited professional (LEED-AP) who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.

In addition, prior to site plan approval, the applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

Prior to the building plan approval, the applicant will submit documentation, to the Environment and Development Review Branch of DPZ, regarding the U.S. Green Building Council's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Silver certification. Prior to release of the bond for the project, the applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED certification or a higher level of certification from the U.S. Green Building Council for the building.

As an alternative to the actions outlined in the above paragraphs, or if the U.S. Green Building Council review of design-oriented credits indicates that the project is not anticipated to attain a sufficient number of design-related credits to support attainment of LEED Silver certification, the applicant will execute a separate agreement and post, a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of (\$2/square foot). This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED certification or higher level of certification, by the U.S. Green Building Council, under the most current version of the LEED-NC rating system or other LEED rating system determined, by the U.S. Green Building Council. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the building

has attained LEED certification will be sufficient to satisfy this commitment.

If the applicant provides to the Environment and Development Review Branch of DPZ, within one year of issuance of the final RUP/non-RUP for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the U.S. Green Building Council to fall within three points of attainment of LEED certification, 50% of the escrow will be released to the applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the applicant fails to provide, within one year of issuance of the final RUP/non-RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that the building has fallen short of LEED certification by three points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

14. Existing lighting, including streetlights, security lighting, signage lighting, and pedestrian or other incidental lighting may remain. All new and replacement outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.
15. The stormwater management system and Best Management Practices (BMPs) shall be reviewed for adequacy by DPWES at the time of site plan review; if any inadequacies are identified appropriate corrective measures shall be employed to the satisfaction of DPWES, prior to final site plan approval.
16. All existing trees to be preserved shall meet tree condition standards as required in PFM 12-0403. At the time of site plan submission, any trees shown to be preserved on the SE Plat that do not meet tree condition standards, as determined by Fairfax County Urban Forest Management Division staff, shall be replaced with new nursery stock. Soils in islands

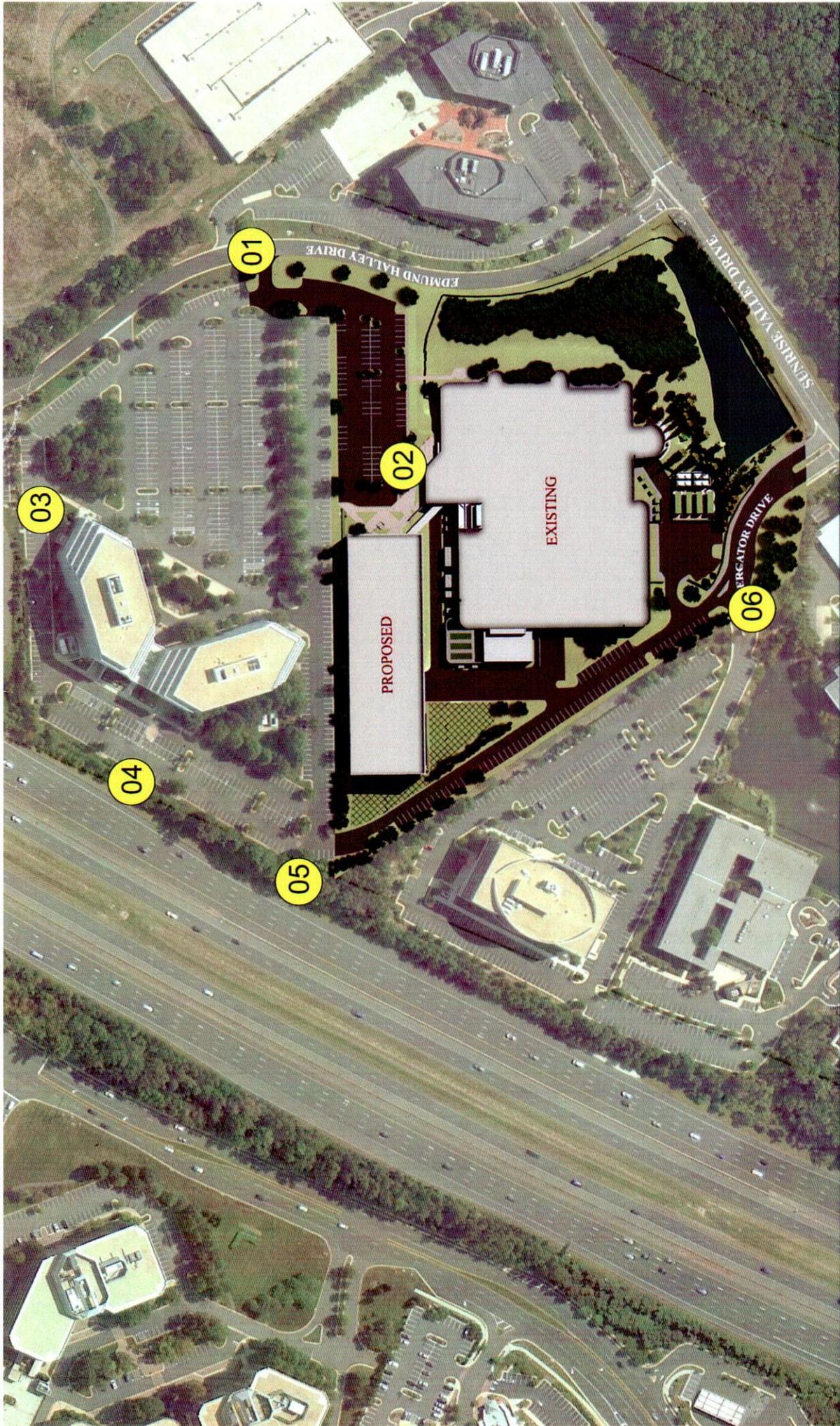
where new material is to be planted, in accordance with the approved site plan, shall be loosened to a depth of one foot and compost or humus incorporated into the soil prior to replanting. All trees shall be planted in areas where minimum planting area requirements per the Public Facilities Manual are met.

17. Trees planted in parking lot islands shall be sun tolerant and suited to the harsh environment of parking lots, as approved by Urban Forest Management.

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, at a minimum, the use has been established or construction has commenced and been diligently prosecuted for one of the proposed buildings. 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.





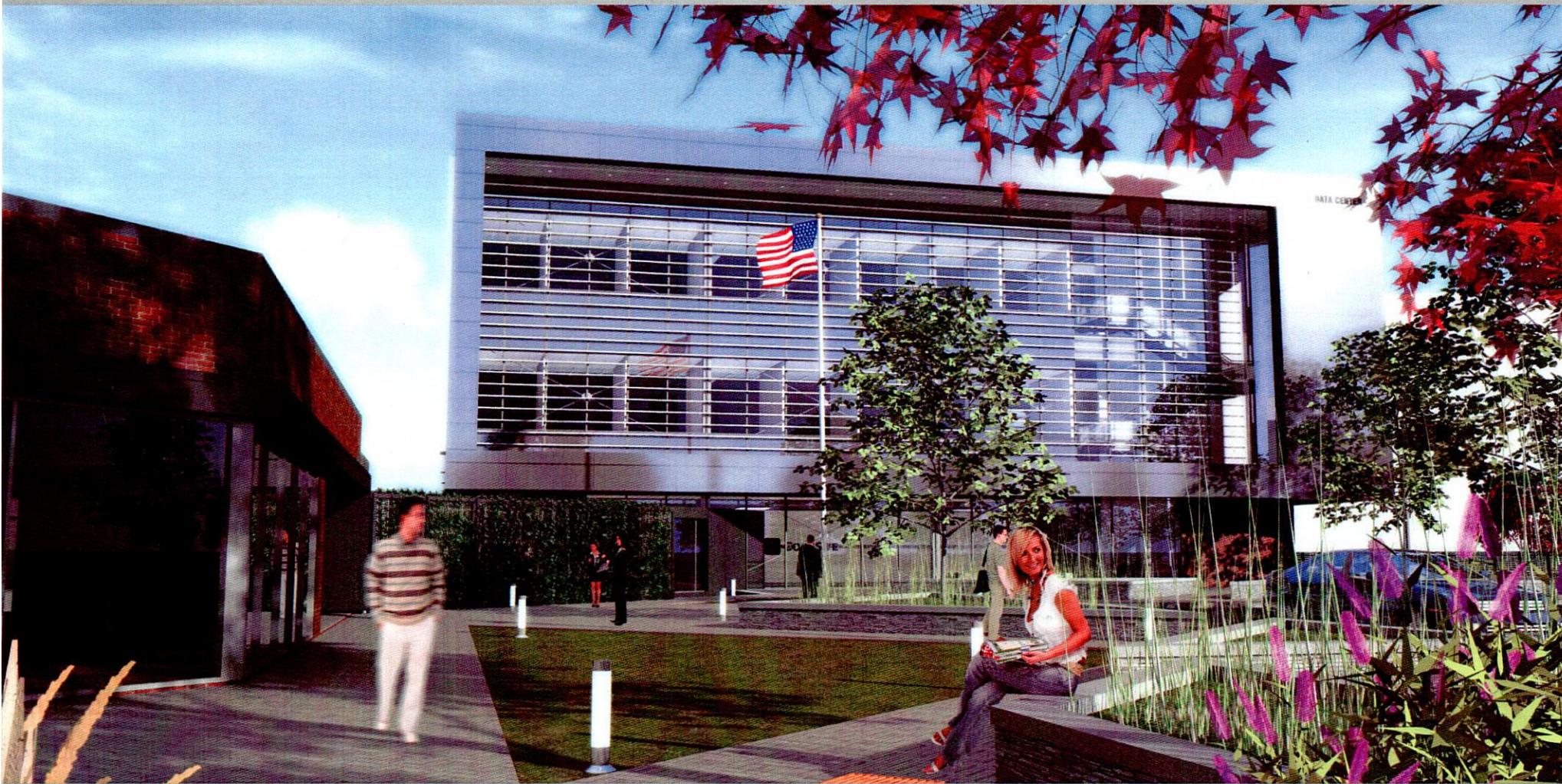
Environetics
Designing Environments That Work.

Special Exception Concept Renderings
Coresite Real Estate 12100 Sunrise Valley Drive, LLC

View 01

1.30.2011





Environetics
Designing Environments That Work.

Special Exception Concept Renderings
Coresite Real Estate 12100 Sunrise Valley Drive, LLC

View 02

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Designing Environments That Work.

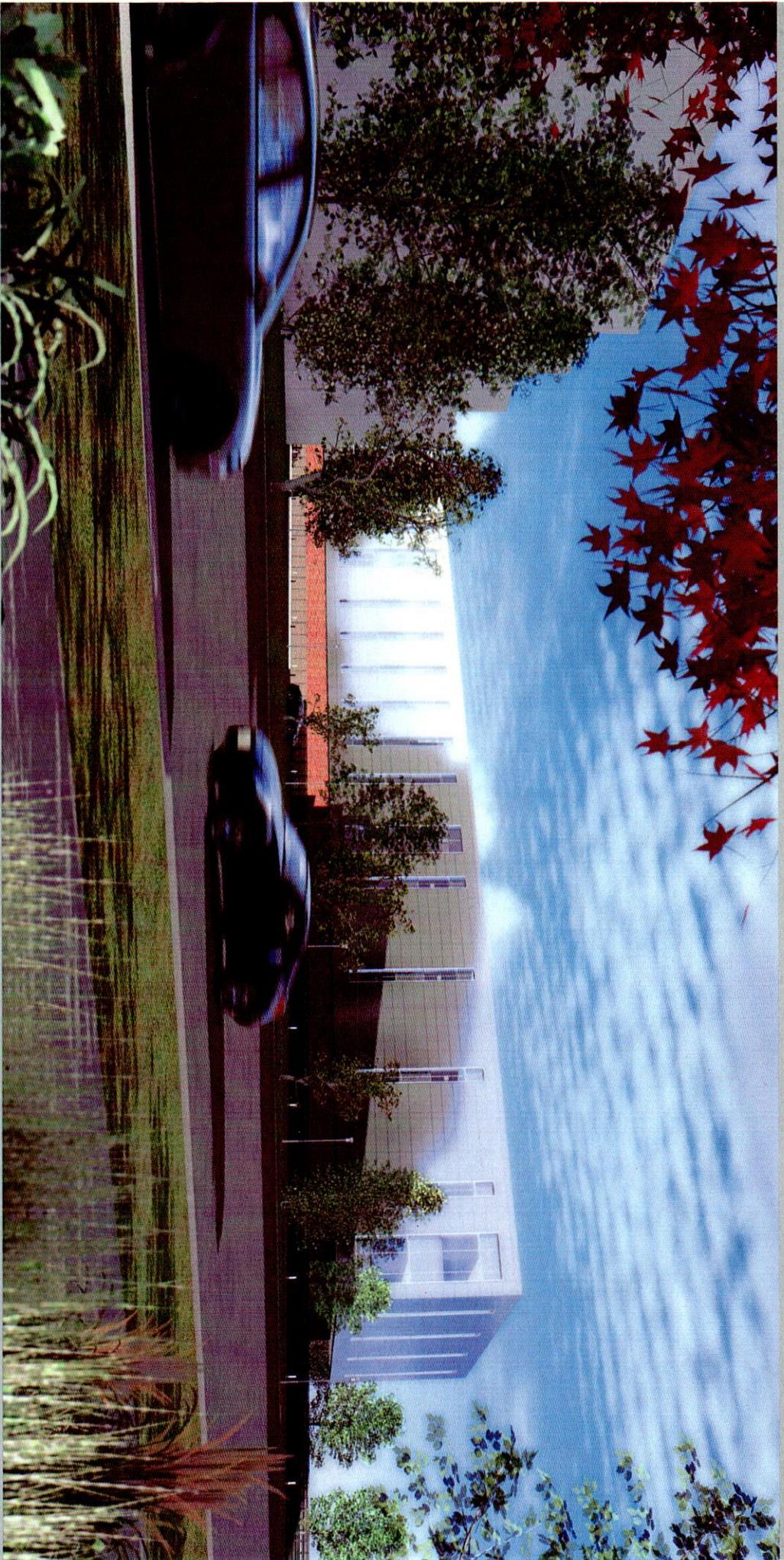
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CoreSite Real Estate 12100 Sunrise Valley Drive, LLC

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Special Exception Concept Renderings
Coresite Real Estate 12100 Sunrise Valley Drive, LLC

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Coresite Real Estate 12100 Sunrise Valley Drive, LLC

View 05

1.30.2011





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Special Exception Concept Renderings
Coresite Real Estate - 12100 Sunrise Valley Drive, LLC

1.30.2011

View 06



CORESITE

SPECIAL EXCEPTION AFFIDAVIT

DATE: MAY 9 2012
 (enter date affidavit is notarized)

I, Lori R. Greenlief, 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 114352

in Application No.(s): SE 2011-HM-019
 (enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
CoreSite Real Estate 12100 Sunrise Valley Drive L.L.C. Agent: Robert K. Rockwood	12100 Sunrise Valley Drive Reston, VA 20191	Applicant/Title Owner of Tax Map No. 17-3 ((8))(3A) 1A
Broad Street Equities, L.L.C. Agent: Steven W. Schmitz	42866 DeLeon Drive Ashburn, VA 20148	Agent for Applicant
Bohler Engineering VA, LLC Agent: David B. Logan Michael J. O'Hara, Jr.	22636 Davis Drive, Suite 250 Sterling, VA 20164	Engineer/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.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

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

Special Exception Attachment to Par. 1(a)

DATE: MAY 9 2012
(enter date affidavit is notarized)

114352

for Application No. (s): SE 2011-HM-019
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
McGuireWoods LLP Agents: Scott E. Adams Carson Lee Fifer, Jr. David R. Gill Jonathan P. Rak Gregory A. Riegler Mark M. Viani Kenneth W. Wire Sheri L. Akin Lisa M. Chiblow Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
Environetics Design, Inc. Agent: William H. Westhafter	One Penn Center 1617 JFK Boulevard, Suite 1600 Philadelphia, PA 19103	Architect/Agent

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: MAY 9 2012
(enter date affidavit is notarized)

114352

for Application No. (s): SE 2011-HM-019
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) CoreSite Real Estate 12100 Sunrise Valley Drive L.L.C.
12100 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 SHAREHOLDERS: (enter first name, middle initial and last name)

CoreSite, L.P.

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

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

Special Exception Attachment to Par. 1(b)

DATE: MAY 9 2012
(enter date affidavit is notarized)

114352

for Application No. (s): SE 2011-HM-019
(enter County-assigned application number (s))

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

Broad Street Equities, L.L.C.
42866 DeLeon Drive
Ashburn, VA 20148

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Steven W. Schmitz, sole member

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

Bohler Engineering VA, LLC
22636 Davis Drive, Suite 250
Sterling, VA 20164

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Ludwig H. Bohler
Adam J. Volanth
Mark R. Joyce
Daniel M. Duke

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

Special Exception Attachment to Par. 1(b)

DATE: MAY 9 2012
(enter date affidavit is notarized)

114352

for Application No. (s): SE 2011-HM-019
(enter County-assigned application number (s))

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

Environetics Design, Inc.
One Penn Center
1617 JFK Boulevard, Suite 1600
Philadelphia, PA 19103

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Judith O. Channick	Jeffrey B. Smith
Steven C. Devine	William H. Westhafer
John C. Kohlhas	
Jeffrey N. Morgan	
Michael (nmi) Sidlo	

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

CoreSite Realty Corporation
1050 17th Street, #800
Denver, CO 80265

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: MAY 9 2012
(enter date affidavit is notarized)

114352

for Application No. (s): SE 2011-HM-019
(enter County-assigned application number (s))

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

CoreSite CRP V Holdings, LLC
1050 17th Street, #800
Denver, CO 80265

DESCRIPTION OF CORPORATION: (check one statement)

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

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

CRP V-A AIV, L.P.*	Carlyle Realty Coinvestment V, L.L.C.*	*Does not own 10% or more of CoreSite
CRP V-B AIV, L.P.*	CRFI V AIV, L.P.*	Real Estate 12100 Sunrise Valley Drive
CRP V-C AIV, L.P.*	Carlyle Realty Partners V (Canadian), L.P.*	L.L.C., Title Owner of Tax Map No. 17-3
CoreSite CRP V AIV-A, L.L.C.*	CRP V Manager GP AIV, L.L.C.*	((8))(3A) 1A
CoreSite CRP V AIV-B, L.L.C.*		

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

CoreSite CRP III Holdings, LLC
1050 17th Street, #800
Denver, CO 80265

DESCRIPTION OF CORPORATION: (check one statement)

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

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

CRP III AIV GP, L.P.*	Carlyle Realty Partners Coinvestment,	*Does not own 10% or more of CoreSite
CRFI III OW, L.P.*	L.L.C.*	Real Estate 12100 Sunrise Valley Drive
CRQP III-A AIV, L.P.*		L.L.C., Title Owner of Tax Map No. 17-3
Carlyle Partners III (Canadian)*		((8))(3A) 1A
CRP III AIV, L.P.*		

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: MAY 9 2012
(enter date affidavit is notarized)

114352

for Application No. (s): SE 2011-HM-019
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

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

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

Equity Partners of McGuireWoods LLP

- | | | |
|-------------------------|-----------------------|-----------------------|
| Adams, John D. | Beil, Marshall H. | Burk, Eric L. |
| Alphonso, Gordon R. | Belcher, Dennis I. | Busch, Stephen D. |
| Anderson, Arthur E., II | Bell, Craig D. | Cabaniss, Thomas E. |
| Anderson, Mark E. | Beresford, Richard A. | Cacheris, Kimberly Q. |
| Andre-Dumont, Hubert | Bilik, R. E. | Cairns, Scott S. |
| Bagley, Terrence M. | Blank, Jonathan T. | Capwell, Jeffrey R. |
| Barger, Brian D. | Boland, J. W. | Cason, Alan C. |
| Barnum, John W. | Brenner, Irving M. | Chaffin, Rebecca S. |
| Becker, Scott L. | Brooks, Edwin E. | Cobb, John H. |
| Becket, Thomas L. | Brose, R. C. | Cogbill, John V., III |

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

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

Special Exception Attachment to Par. 1(c)

DATE: MAY 9 2012
(enter date affidavit is notarized)

114 352

for Application No. (s): SE 2011-HM-019
(enter County-assigned application number (s))

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

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, 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, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Covington, Peter J.
Cramer, Robert W.
Cromwell, Richard J.
Culbertson, Craig R.
Cullen, Richard (nmi)
Cutler, Christopher M.
Daglio, Michael R.
De Ridder, Patrick A.
Dickerman, Dorothea W.
DiMattia, Michael J.
Dooley, Kathleen H.
Downing, Scott P.
Edwards, Elizabeth F.
Ensing, Donald A.
Ey, Douglas W., Jr.
Farrell, Thomas M.
Feller, Howard (nmi)
Fennebresque, John C.
Foley, Douglas M.
Fox, Charles D., IV
France, Bonnie M.
Franklin, Ronald G.
Fratkin, Bryan A.
Freedlander, Mark E.
Freeman, Jeremy D.
Fuhr, Joy C.
Gambill, Michael A.

Gibson, Donald J., Jr.
Glassman, Margaret M.
Glickson, Scott L.
Gold, Stephen (nmi)
Goldstein, Philip (nmi)
Grant, Richard S.
Greenberg, Richard T.
Grieb, John T.
Harmon, Jonathan P.
Harmon, T. C.
Hartsell, David L.
Hatcher, J. K.
Hayden, Patrick L.
Hayes, Dion W.
Heberton, George H.
Hedrick, James T., Jr.
Horne, Patrick T.
Hosmer, Patricia F.
Hutson, Benne C.
Isaf, Fred T.
Jackson, J. B.
Jarashow, Richard L.
Jordan, Hilary P.
Kanazawa, Sidney K.
Kannensohn, Kimberly J.
Katsantonis, Joanne (nmi)
Kerr, James Y., II

Kilpatrick, Gregory R.
King, Donald E.
King, Sally D.
Kittrell, Steven D.
Kobayashi, Naho (nmi)
Kratz, Timothy H.
Krueger, Kurt J.
Kutrow, Bradley R.
La Fratta, Mark J.
Lias-Booker, Ava E.
Lieberman, Richard E.
Little, Nancy R.
Long, William M.
Manning, Amy B.
Marianes, William B.
Marks, Robert G.
Marshall, Gary S.
Marshall, Harrison L., Jr.
Marsico, Leonard J.
Martin, Cecil E., III
Martin, George K.
Martinez, Peter W.
Mason, Richard J.
Mathews, Eugene E., III
Mayberry, William C.
McCallum, Steven C.
McDonald, John G.

(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 Attachment to Par. 1(c)

DATE: MAY 9 2012
(enter date affidavit is notarized)

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for Application No. (s): SE 2011-HM-019
(enter County-assigned application number (s))

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

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, 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, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

McElligott, James P.
McFarland, Robert W.
McIntyre, Charles W.
McLean, J. D.
McRill, Emery B.
Moldovan, Victor L.
Muckenfuss, Robert A.
Muir, Arthur B.
Murphy, Sean F.
Natarajan, Rajsekhar (nmi)
Neale, James F.
Nesbit, Christopher S.
Nickens, Jacks C.
O'Grady, Clive R.
O'Grady, John B.
O'Hare, James P.
Oakey, David N.
Oostdyk, Scott C.
Padgett, John D.
Parker, Brian K.
Phears, H. W.
Phillips, Michael R.
Plotkin, Robert S.
Pryor, Robert H.
Pusateri, David P.
Rak, Jonathan P.

Rakison, Robert B.
Reid, Joseph K., III
Richardson, David L.
Riegle, Gregory A.
Riley, James B., Jr.
Riopelle, Brian C.
Roberts, Manley W.
Robinson, Stephen W.
Rogers, Marvin L.
Rohman, Thomas P.
Rosen, Gregg M.
Rust, Dana L.
Satterwhite, Rodney A.
Scheurer, P. C.
Schewel, Michael J.
Schill, Gilbert E., Jr.
Schmidt, Gordon W.
Sellers, Jane W.
Shelley, Patrick M.
Simmons, L. D., II
Simmons, Robert W.
Skinner, Halcyon E.
Slone, Daniel K.
Spahn, Thomas E.
Spitz, Joel H.
Stallings, Thomas J.

Steen, Bruce M.
Stein, Marta A.
Stone, Jacquelyn E.
Swan, David I.
Tackley, Michael O.
Tarry, Samuel L., Jr.
Thornhill, James A.
Van der Mersch, Xavier G.
Vaughn, Scott P.
Vick, Howard C., Jr.
Viola, Richard W.
Wade, H. L., Jr.
Walker, John T., IV
Walker, W. K., Jr.
Walsh, James H.
Watts, Stephen H., II
Westwood, Scott E.
Whelpley, David B., Jr.
White, H. R., III
White, Walter H., Jr.
Wilburn, John D.
Williams, Steven R.
Wren, Elizabeth G.
Young, Kevin J.

(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 Attachment to Par. 1(c)

DATE: MAY 9 2012
(enter date affidavit is notarized)

114352

for Application No. (s): SE 2011-HM-019
(enter County-assigned application number (s))

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

CoreSite, L.P.
1050 17th Street, #800
Denver, CO 80265

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

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

General Partner:

CoreSite Realty Corporation

Limited Partner:

- CoreSite CRP III Holdings, LLC ✓
- CoreSite CRP IV Holdings, LLC*
- CoreSite CRP V Holdings, LLC ✓
- CoreSite CRP III Holding (VCOC), LLC*
- CoreSite CRP IV Holdings (VCOC I), LLC*
- CoreSite CRP IV Holdings (VCOC II), LLC*
- Robert K. Rockwood
- David W. Dunn
- Deedee M. Beckman
- Dominic M. Tobin
- Billie R. Haggard
- Neil (nmi) Giles
- Jay (nmi) Dimaggio
- Erick (nmi) Bromfield

*Does not own 10% or more of CoreSite Real Estate 12100 Sunrise Valley Drive L.L.C., Title Owner of Tax Map No. 17-3 ((8))(3A) 1A

(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: MAY 9 2012
(enter date affidavit is notarized)

114352

for Application No. (s): SE 2011-HM-019
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

Application No.(s): SE 2011-HM-019
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: MAY 9 2012
(enter date affidavit is notarized)

114352

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

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

NONE

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

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

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

WITNESS the following signature:

L.R. Greenlief

(check one)

Applicant

Applicant's Authorized Agent

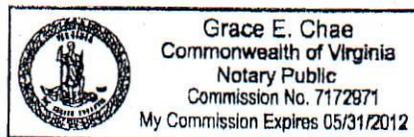
Lori R. Greenlief

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

Subscribed and sworn to before me this 9th day of May 2012, in the State/Comm. of Virginia, County/City of Fairfax.

Grace E. Chae
Notary Public

My commission expires: 5/31/2012



**STATEMENT OF JUSTIFICATION
FOR
SPECIAL EXCEPTION FOR INCREASE IN FAR
CoreSite Real Estate 12100 Sunrise Valley Drive LLC
NOVEMBER 10, 2011
Revised JANUARY 11, 2012**

Pursuant to Section 9-601 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the "Ordinance"), CoreSite Real Estate 12100 Sunrise Valley Drive LLC ("Coresite"), hereby requests approval of a special exception for an increase in floor area ratio (FAR) on property identified as Tax Map Reference Number 17-3((8))(3A)(1A).

LOCATION/BACKGROUND

The property is zoned I-4 and contains approximately 13.88 acres. It is located on the north side of Sunset Hills Road, at and west of its intersection with Edmund Halley Drive in Reston. The property is bordered on the north, east and west by property zoned I-4 and developed with office buildings. The property to the south is zoned R-1 and is developed with the headquarters for the US Geological Survey.

The property is currently developed with a data center building, 265,000 square feet in size, with 465 parking spaces.

OVERVIEW OF PROPOSAL

The Applicant is proposing to revitalize and expand the existing data center development on the property. The existing data center has been the home for CoreSite data center operations since late 2007. The Northern Virginia area has seen a large expansion in the demand for data center space and there has been much expansion activity in the "data center corridor" in Loudoun County. CoreSite would like to remain within Fairfax County and expand the existing center to help meet this increasing demand. As such, a second building in the northern portion of the property is proposed which will be joined to the existing building via a skywalk. In order to facilitate efficient and economically viable redevelopment of the property, an increase in allowable floor area ratio is requested from 0.5 to 0.7 as allowed under the regulations of the I-4 District.

SPECIAL EXCEPTION PLAT FEATURES

The special exception plat shows the existing building, centrally located on the property. The proposed expansion building will add 158,399 square feet of

gross floor area to the site and will be located to the north of the existing building. The total FAR for the site will be 0.7. The proposed building will be no more than 60 feet in height. Generators and other necessary shared equipment will be located to the west of the two buildings. The site has been historically "overparked" and the application of the parking rate for research and development uses, the rate required by the County when the existing building obtained site plan approval, has resulted in the ability to return some excess spaces to green space. There is a decrease in impervious surface on the site with this expansion project. The existing wet pond on site along Sunrise Valley Drive is will handle the future detention and water quality needs for the site.

ZONING ORDINANCE REQUIREMENTS

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

A. Type of operation: Data Center

B. Hours of operation: 24/7

C. Number of residents: N/A

Number of employees: 18

E. Estimate of traffic impact: Based on a trip generation assessment conducted by Wells & Associates, the proposed expansion will generate approximately 35 new weekday AM peak trips and 35 new weekday PM peak trips.

D. Vicinity or general area to be served by the use: Northern Virginia area

Architectural compatibility: The proposed building will be architecturally compatibility in scale, finishes and detail with the high quality office structures which surround it.

H. Hazardous and toxic substances: Submitted with this application is a letter from the Department of Environmental Quality, Commonwealth of Virginia with attachments that describe the hazardous/toxic substances to be stored on site.

- I. Statement of conformance: To the best of the Applicant's knowledge, the proposed use conforms to the provision of all applicable

ordinances, regulations, adopted standards, and any applicable conditions with the exception of those requirements which are discussed with this statement.

CONFORMANCE WITH SECT. 9-006, General Standards for Special Exceptions

1. The property is located in the Upper Potomac Planning District in the Reston-Herndon Suburban Center and Transit Station Area, Subunit E-3. The Comprehensive Plan language for this subunit indicates that the property is planned for office use at 0.5 FAR or residential use up to 30 dwelling units per acre. The Plan also contains an option for mixed use development at 1.0 FAR based on funding for mass transit. Together with the other E subunits on the north side of Sunrise Valley Drive, the Plan language reflects the tenants of a mixed use community, one of which is the reduction of trips on the surrounding road system. This can be accomplished by the incorporation of a mix of uses or the development of uses which have low trip generation rates. The proposed expansion of the data center results in an 86% percent decrease in total daily trips compared to the potential commercial office development of the site by right. When taken in context with the remainder of the E subunit on the north side of Sunrise Valley Drive, most of which are closer to the future Metro station, this proposal contributes to the overall goal of trip reduction and is in harmony with the Comprehensive Plan.
2. The intent of the I-4 Zoning District is to provide areas for scientific research, development and training, offices, manufacture and assembly of products, and related supply activities but at a greater intensity than the I-3 District. The data center development proposed at a 0.7 FAR is in harmony with the general purpose and intent of the I-4 District.
3. The use will not adversely affect the surrounding properties. The property is surrounded by office uses and the proposed development will be compatible with those buildings which surround it.
4. The proposed use will not be hazardous nor conflict with existing or anticipated traffic in the area. The traffic impact from this very low trip generator will be significantly less than that anticipated from a by-right use of the property.

5. This standard allows the Board to require landscaping and screening as necessary. The site contains some mature vegetation which is being preserved with this redevelopment. The proposed building will occupy space which is now parking lot. As a matter of fact, additional green/open

will be recovered in the northwestern area of the site and to the south of the proposed building where parking spaces are being converted to landscaped areas.
6. The open space requirement of 15% in the I-4 District is exceeded. Approximately 42 percent open space is provided on the site.
7. Utility, drainage, parking and loading requirements have been met.
8. Signs shall meet the regulations of Article 12.

CONFORMANCE WITH SECT. 9-618, Increase in FAR

This section of the Ordinance specifies that the Board may approve an increase in FAR but only in certain zoning districts of which the I-4 is one.

WAIVER REQUESTS

- A waiver of the 35' transitional screening yard along the site's frontage on Sunrise Valley Drive is requested in favor of that shown on the Special Exception plat in that the existing wet pond occupies a large majority of that 35' wide space. There is substantial existing mature vegetation around the wet pond.
- A waiver of the barrier requirement is requested along the other remaining lot lines as well as the front lot line. There is no other fencing between properties in this office park atmosphere. There is a substantial grade change between the subject property and the property to the west so no barrier is needed in that area. The northern property lot line runs through the existing travel lane of the parking lot.
- A modification of the 4' peripheral parking lot landscaping requirement is requested along the eastern and northern lot lines in favor of the existing situations which include some plantings and a width of 3.7 feet along the eastern lot line. Again, the northern lot line runs through the travel lane so no planting area is possible there.

CONCLUSION

This special exception for increased floor area ratio in the I-4 to facilitate the expansion of an existing data center is in harmony with the Comprehensive Plan recommendations for the property as a trip neutral use and in harmony with

the purpose and intent of the I-4 District regulations. Allowing the proposed development to occur at a floor area ratio of 0.7 will result in the ability for CoreSite to remain in Fairfax County and will help facilitate the development of data center uses which have proven to be a significant source of tax revenue with minimal infrastructure burden. The building itself has been carefully designed to the standards for the Reston area and fits well into the fabric of the surrounding office uses.

For these reasons and the others stated in this statement of justification, the Applicant respectfully requests approval of this special exception application for an increase in FAR.

Respectfully submitted,

Lori Greenlief
Land Use Planner
McGuirewoods LLP

included to accommodate site-generated traffic along the Sunset Hills Road frontage;

- Secondary access to the site from Old Reston Avenue should be provided, but should be restricted to possible delivery or emergency vehicle use, executive parking lot access, carpool or visitor parking area access, with primary access to the site continuing to be provided at the Sunset Hills Road entrance;
 - Pedestrian connections from the adjacent W&OD trail system and the Old Reston Avenue scenic byway should be provided; and
 - Improvements to Old Reston Avenue in substantial conformance with its proffered two-lane cross section and include a pedestrian walkway on the site on the east side of Old Reston Avenue.
4. The A. Smith Bowman House (1856 Old Reston Avenue; Tax Map 17-4((1))1) should be preserved, its present exterior retained and new buildings should be sensitively sited in relationship to the house. Other scenic assets and natural features such as the pond and gazebo should be preserved as much as possible. Because of the A. Smith Bowman House and the need for development compatible with the adjacent Planned Residential Community uses, a preliminary site plan should be submitted for approval in the same way as Reston Planned Residential Community applications. The development and architectural plans should be reviewed by the County Architectural Review Board and be in conformance with their recommendations.
 5. The portions of Land Unit D that are part of the Reston Town Center located east of Reston Parkway and both north and south of Sunset Hills Road [Tax Map 17-3((1))parts of 5 (north and south of Sunset Hills Road), 6, 15 and 17-4((1))7] are planned for mixed-use development up to .70 FAR. The remaining parcels of this portion of Land Unit D are planned for mixed-use development up to .50 FAR.

The portions of the land unit adjacent to the Reston Parkway and Wiehle Avenue TSAs are subject to the *Pedestrian/bicycle access* guidelines detailed in the Suburban Center Areawide Recommendations shown at the beginning of the Suburban Center text.

Land Unit E

Land Unit E is located south of the Dulles Airport Access Road between the Fairfax County Parkway to the west and Reston Parkway to the east (see Figure 12). The southern boundary is formed by Sunrise Valley Drive, the southern lot lines of Sunrise Technical Park II and III and South Lakes Drive.

A portion of Land Unit E adjacent to the Dulles Airport Access Road, to the west of the Reston Parkway should be dedicated for a potential rail station (no parking). The location of this station should be coordinated with the Reston Town Center transit center located in Land Unit D. There is currently a planned underpass under the Dulles Airport Access and Toll Road to connect Town Center Parkway on the north with Edmund Halley Drive on the south.

A high quality living environment can be created through the provision of well-designed residential and mixed-use projects which provide active recreation, entertainment and other site amenities. Each residential development should include on-site affordable housing that is well integrated and dispersed throughout the development.

The portion of the land unit that is adjacent to the Reston Parkway TSA is subject to the *Pedestrian/bicycle access* guidelines in the Suburban Center Areawide Recommendations shown at the beginning of the Suburban Center text.

Sub-unit E-1

This sub-unit is located north of Sunrise Valley Drive and is planned for office use up to .50 FAR.

Sub-unit E-2

This sub-unit is located south of Sunrise Valley Drive and contains office and industrial uses, as well as the offices of the U.S. Geological Survey (USGS). The area west of USGS is planned for light industrial use up to .35 FAR, while office use up to .50 FAR is appropriate for the area east of USGS.

Sub-unit E-3 (part of Reston Parkway Transit Station Area)

Sub-unit E-3 is located on the south side of the DAAR, along Sunrise Valley Drive. The sub-unit is currently developed with office uses.

This sub-unit is planned for office use at .50 FAR or residential use up to 30 dwelling units per acre. In addition, the active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

For development in this sub-unit, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Urban Design Guidelines, located after the land unit recommendations.

Transit-oriented Residential Mixed-Use Option – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.0 FAR may be considered within Sub-unit E-3 provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 35% but no more than 50% of the total gross floor area of the development. Office use may not exceed 50% of the total gross floor area and support retail, to be located in office, hotel or residential buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.

Sub-unit E-4 (part of Reston Parkway Transit Station Area)

Sub-unit E-4 is located in the southwest quadrant of Reston Parkway and the DAAR, with access from Edmund Halley Drive. The sub-unit is currently developed with office uses, including the Carr America property, currently approved for 3 office buildings up to a .70 FAR.

URBAN DESIGN GUIDELINES FOR TRANSIT STATION AREAS

Urban design applies to the entire built environment, both physical and natural, and includes aspects such as the appearance of buildings, relationships between buildings, open spaces, roadways, pedestrian paths, vegetative plantings, and signage. In general terms, it includes anything that a person sees and uses to inform themselves about where they are, how to move about an area, and where various activities take place. These urban design guidelines apply specifically to the four Transit Station Areas located within the Dulles Corridor (the Wiehle Avenue, Reston Parkway, and Herndon-Monroe Transit Station Areas located in the Reston-Herndon Suburban Center and the Route 28/CIT Transit Station Area located in the Dulles Suburban Center and the UP 4 Greater Herndon Community Planning Sector). They encourage future projects to be designed to take advantage of the benefits associated with transit-oriented development. In addition, these guidelines apply generally to the areas within the Reston-Herndon Suburban Center that are located outside of the Transit Station Areas to encourage continuity in design between the Transit Station Areas and adjacent areas in the Suburban Center.

Urban Design Objectives

The Transit Station Area Plan recommendations for the Transit Station Areas within the Dulles Corridor seek to encourage the creation of a land use environment which is supportive of mass transit, minimizes the need for the single-occupant automobile, and fosters a vibrant pedestrian atmosphere. They provide the foundation for the creation of transit-oriented development (TOD) centers. Transit-oriented development can be described as pedestrian-friendly, mixed-use developments within walking distance of a transit station. The design, configuration, and mix of buildings and activities emphasize pedestrian-oriented environments and encourage use of public transportation. The Plan recommendations provide opportunities for compact, mixed-use development at higher densities/intensities at locations close to transit station platforms, as well as opportunities to move safely and conveniently about the community by foot or bicycle. The intent of the following design objectives are twofold. First, to create a pedestrian-friendly environment which will complement the plan recommendations. Creating an environment at a pedestrian scale requires thoughtful consideration of the proportion of spaces that people use, and the types of features within an environment found pleasing to a pedestrian. Success in attracting people to walk depends upon the quality of the walkways, types of destinations, perceptions of safety, and obstacles encountered along the way.

The second objective is to protect the existing high-quality built environment and natural environment which exists within the Dulles Corridor, and ensure the compatibility of future development. The age of development and the maturity of the landscaping and vegetation varies throughout the four Transit Station Areas. Generally, the eastern part of the Corridor has older development and mature landscaping, while the built and landscaped environment in the western portion is more recent, with some parts not yet developed. It is important that the quality of development that has occurred in the eastern portion of the Corridor be continued throughout the entire length of the Corridor.

The following are general urban design objectives that should be achieved throughout the four Transit Station Areas within the Dulles Corridor.

- Create high quality development which is functionally integrated, orderly, identifiable and attractive.

- Create a pedestrian environment that is enjoyable and provides an experience which is visually diverse and stimulating.
- Design development to allow for public pedestrian access between the transit station and employment and residential destinations.
- Minimize conflicts between vehicular and pedestrian circulation.
- Provide open space for active and passive recreation and visual relief.
- Protect and enhance environmental and historic resources.
- Ensure a more efficient use of the land through strategies such as allowing shared parking for uses which have different peak demand periods.
- Protect adjacent residential neighborhoods from the impact of new development through use of landscaped buffers, berms and/or other landscaping features, maintaining a high standard for architectural quality, and minimizing noise, glare and traffic intrusion.
- Encourage parcel consolidation to realize the benefit of comprehensive urban design and circulation/access principles.
- Create highway corridors that function well, are visually appealing, and provide linkages throughout the four Transit Station Areas within the Dulles Corridor.

Urban Design Guidelines

The design guidelines outlined below have been organized into two categories: general guidelines applicable to all areas within the four Transit Station Areas, and specific guidelines which apply to those areas within one-quarter mile of the transit station platform. In addition, the general guidelines apply to those areas within the Reston-Herndon Suburban Center that are located outside of the Transit Station Areas. The guidelines developed for all areas within Transit Station Areas address the character and form of development, with specific guidelines developed for areas on the periphery of the Corridor to address key issues such as the transition between non-residential and residential areas and maintaining the integrity of existing, nearby land uses. The guidelines developed for areas within one-quarter mile of the transit station platform focus on creating developments which are pedestrian-friendly and supportive of the transit facility.

As noted previously, the built and landscaped environment varies across the Dulles Corridor. To maintain the existing high quality built and natural environments within this corridor, which are particularly evident in the eastern portion of the corridor, it is important that consistency be achieved in the design of future development and redevelopment.

Within the four Transit Station Areas there are two distinct areas that require different types of urban design guidelines - those areas at the edge of a Transit Station Area and those areas internal to the Transit Station Area. In order to preserve the integrity of existing development adjacent to Transit Station Areas, and particularly areas of transition between non-residential and residential areas, special consideration needs to be given to future developments on the periphery of each Transit Station Area. For example, the form of development and extensive landscaping that has occurred along Sunrise Valley Drive between the Washington & Old Dominion park cross-over to just west of the Fairfax County Parkway is a good example of the type of environment that should be created along the edge of a Transit Station Area when adjacent to an existing residential neighborhood. Design features along this stretch of road include low to mid-rise buildings, buildings constructed at grades below street level, sidewalks (for the most part) along both sides of the road, heavily landscaped yards with berms used to

assist in the transition between non-residential and residential uses, and parking structures with significant landscaping either surrounding the structure or incorporated into the structure design.

Reston Town Center provides a good example of the type and form of development that is envisioned to be found internally to the four Transit Station Areas within the Corridor. The core area of the Town Center can be described as having wide sidewalks, public open spaces, ground-floor storefront uses such as shops and cafes with multiple windows for pedestrians to view into, and buildings constructed to the sidewalk edge. It is also envisioned that this form of development be created along some of the major north-south roads within the four Transit Station Areas such as Wiehle Avenue, Reston Parkway, Centreville Road and Horse Pen Road.

There are a number of major roadways which provide east-west connections across the Reston-Herndon Suburban Center and Transit Station Areas, such as Sunrise Valley Drive, Sunset Hills Road, Fox Mill Road, and Coppermine Road. Since some of these roads when traveled in tandem extend from one end of the corridor to the other, it is important to maintain a level of consistency in the urban design throughout the corridor.

Design Guidelines for Transit Station Areas

Building Design, Height and Mass

- Building heights should be greatest closest to the Dulles Airport and Access Road, transitioning to lower heights at the outer edge of transit station areas. See specific height limitation in the land unit recommendations.
- Buildings at the outer edge of transit station areas should be sensitive to neighboring development with regard to height and mass.
- Varied building heights and roof lines are encouraged to create interest.
- Building facades should be interesting and varied, with an absence of blank walls. Buildings should be designed with features such as multiple windows, doors, and awnings. Blank walls on the side and back of buildings should be mitigated with landscaping, screening and buffering. Long expanses of blank walls along major roads should be avoided.
- To encourage a more urban environment and pedestrian scale, the bulk and mass of buildings should be minimized through the articulation of the building form, step backs from the building base, and plane changes within the building elevations.

Arrangement and Siting of Buildings

- Buildings should be arranged so that they frame and define the fronting streets, and give deliberate form to the street and sidewalk areas.
- Buildings should be arranged in a manner that create a sense of enclosure and defined space.
- Buildings should not be separated from fronting streets by large parking lots.
- Free-standing retail establishments are prohibited. Retail uses should be integrated into the design of the lower floors of non-residential and residential buildings.

Design Compatibility

- Development on the periphery of transit station areas adjacent to existing residential areas should be maintain or create an effective transition to the surrounding community in terms of layout, design and appearance.

Open Spaces

- Small plazas and/or courtyards should be incorporated into the designs of buildings and/or building complexes to serve the daily needs of local employees and visitors. These open spaces should be appealing places to gather with seating, lighting, landscaping and other amenities. These spaces should be integrated purposefully into the overall design of the development, and not merely be residual areas left over after buildings and parking lots are sited.
- Public art/sculpture should be incorporated into all open spaces.

Trees, Landscaping and Natural Environment

- Existing vegetation and large specimen trees should be preserved and incorporated into the site design when possible.
- Landscaping should be provided that is attractive in all seasons, and provides shade to seating areas and pedestrian paths/sidewalks during summer months.
- Significant landscaped and/or natural streetscapes, as well as street trees should be provided along all roadways, in particular roadways which form the periphery of the Suburban Center and Transit Station Areas (e.g. Sunrise Valley Drive, Sunset Hills Road, Fox Mill Road, and Coppermine Road).

Pedestrian and Bicycle Access and Connections

- Site designs should balance the needs of both the pedestrian and the automobile; however, the circulation systems for pedestrians and automobiles should remain separate.
- Pedestrian/bicycle access should be provided to facilitate circulation within, to, around, and between each transit station area. Pedestrian links could include sidewalks, trails, plazas, courtyards, and parks with path systems.
- Pedestrian access between buildings is essential to ensure opportunities are available for people to walk to nearby uses.
- Pedestrian/bicycle paths of any one development or site should interconnect with pedestrian/bicycle paths of any adjacent development or site, to create a highly-connected transit station area. In addition, pedestrian/bicycle access should connect to the countywide and regional trail systems, connecting local sites with the larger community.
- Safe and convenient pedestrian street crossings should be designed, and include good lighting as well as access elements (e.g. ramps for persons with disabilities).
- Secure and convenient bicycle storage should be provided as part of all non-residential development.

Transit Access and Connections

- Safe, convenient and direct pedestrian pathways should be provided between all types of transit stops and buildings.
- Pathways should be designed such that pedestrians do not cross parking lots/structures to reach a building.
- Bus shelters should be provided at transit stops that protect patrons from the weather, are safe, easy to maintain, and relatively vandal-proof.

Vehicular Access and Connections

- Avoid direct access from parking structures onto major arterial roads.

Parking Areas

- Parking should be provided in either above or underground structures, with limited parking areas at the sides or back of buildings. If it is not possible to accommodate parking structures behind or beside buildings, minimize parking in front of buildings.
- Locate priority parking spaces for car/vanpools close to the employee entrance of the building or parking structure to encourage ride-sharing.
- Integrate the design of parking structures with that for the building served.
- Parking structures, as well as adjacent areas, should be landscaped to create a visually attractive environment.
- Parking lots should be screened to control the view and visual impact from the street right-of-way, adjacent development, and buildings being served by the lot. Plant materials, walls, fences or earth berms should be used.
- Interior parking lot landscaping should be provided. Large parking lots should be subdivided into smaller lots by using planting areas as dividers.

Buffers

- Use natural landscaping to create edges and provide a buffer to define developments.
- Provide significant vegetated buffers in situations where non-residential development on the periphery of the Suburban Center or Transit Station Area is adjacent to existing residential neighborhoods.
- Screen from public view rooftop mechanical equipment, materials storage, utility substations and other similar items.

Lighting

- Develop coordinated lighting plans for all development complexes, in order to reinforce the complex's identity and provide a congruent appearance.
- Provide exterior lighting that enhances nighttime safety and circulation, as well as highlights key landmark features.
- Design lighting in a manner that focuses lighting directly onto parking/driving areas and sidewalks, such that lighting for a development does not project beyond the development's boundary. Utilization of fully shielded lighting fixtures is desirable in order to minimize the occurrence of glare, light trespass, and urban sky glow.

Signage

- Coordinated signage plans for all developments are encouraged to emphasize the complex's identity and provide a harmonious appearance.
- Signage should be appropriate for its location and purpose.
- Similar types of signage should be used for developments within a Transit Station Area to facilitate "way-finding" within the TSA.

Design Guidelines for Areas Within One-Quarter Mile of Station Platforms

The design guidelines below apply to those properties within one-quarter mile of the station platform that are the subject of new development or redevelopment. The primary purpose of these guidelines is to create compact developments which foster a lively pedestrian-friendly environment and ensure the access to various uses, in particular transit stations, is convenient, walkable, pleasant and safe.

Building Design, Height and Mass

- Building facades should incorporate elements to establish a human scale and foster a pedestrian-friendly environment. Buildings should incorporate features such as

multiple windows, doors, and awnings. Blank walls on the side and back of buildings should be avoided, particularly for walls along pedestrian walkways.

- Building heights should be greatest closest to the transit station platform and transition to lower heights at the outer edge of the one-quarter mile area, particularly for areas that are adjacent to established residential neighborhoods.

Arrangement and Siting of Buildings

- Buildings should be arranged so that they frame and define the fronting pedestrian walkways, and give deliberate form to the sidewalk areas, and where appropriate vehicular drives and/or streets.
- Buildings should be arranged in a manner that create a sense of enclosure and defined space.
- Buildings should not be separated from fronting pedestrian walkways/streets by large parking lots.
- Retail uses should be incorporated into the design of the lower floors of non-residential and residential buildings, and should have direct public access and display windows oriented toward pedestrian walkways, and where appropriate, vehicular drives and/or streets.

Design Compatibility

- Within the one-quarter mile area, the design, architecture, building materials, and landscaping should be compatible, harmonious, and adhere to a common design theme.

Open Spaces

- Public art should be incorporated into all open spaces, and along the primary pathways leading to the transit stations.

Pedestrian and Bicycle Access and Connections

- Pedestrian/bicycle access should be provided to facilitate circulation within the ¼-mile area. Pedestrian links could include sidewalks, trails, plazas, courtyards, and parks with path systems.
- Pedestrian connections across major roadways such as Wiehle Avenue, Reston Parkway, and Monroe Street should be provided as grade-separated connections, preferably as above-ground connections (i.e. bridges) due to their perception of being safer.
- Secure and convenient bicycle storage should be provided at points close to the pedestrian bridges which lead to the station platform.

Transit Access and Connections

- Provision of support retail on pedestrian bridges which provide access to the station platform is encouraged.
- Safe, convenient and direct access should be provided between transit station pedestrian access bridges and all buildings within the ¼-mile area

Parking Areas

- Parking should be provided in either above or underground structures. Above ground parking should be integrated into the design of the building served and located preferably at the sides or back of buildings. Parking in the front of buildings should be minimized.

Transit Facility Parking Structures/Areas

- Encourage public-private partnerships to facilitate provision of a mix of uses (i.e. retail uses (dry cleaners), child care centers, and similar uses), in County-owned parking structures.
- Parking structures should be landscaped to create a visually attractive environment. Structures adjacent to residential uses that are outside of the Transit Station Areas should be heavily screened and/or berms should be used to minimize the visual impact of the structure on neighboring residential communities.
- Design 'Park-n-Ride' lots to be compatible with adjacent development.

Buffers

- Provide significant vegetated buffers in situations where non-residential development on the periphery of the ¼-mile area is adjacent to existing residential neighborhoods.

Signage

- Signage should be provided which illustrates walking directions to transit station access points.



County of Fairfax, Virginia

APPENDIX 5

MEMORANDUM

DATE May 25, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis and Environmental Assessment:** SE 2011-HM-019
Coresite Real Estate

The memorandum, prepared by Bernard Suchicital, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the special exception plat as revised through May 15, 2012. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The approximately 13.88-acre subject property is located on the north side of Sunrise Valley Drive, west of Edmund Halley Drive, and south of the Dulles Airport Access Road and Toll Road (DAAR). The application seeks approval of a special exception request for an increase in floor area ratio (FAR) to .70 in order to develop a 158,341 square foot, three-story addition to an existing 265,000 square foot data center. The property is zoned I-4, Medium Intensity Industrial District, which limits the permitted FAR to 0.50 without a special exception. The proposed building is to be sited on a portion of the parcel closest to the DAAR, on the northeast side of the subject property. The proposed building is located outside the Resource Protection Area and Environmental Quality Corridor. The site is located within a quarter-mile of the proposed Reston Town Center Metrorail station. The building height is limited to 75 feet. A total of 224 parking spaces are provided. Access to the site will continue to be provided from Sunrise Valley Drive and Edmund Halley Drive. Stormwater detention will be managed through an existing stormwater management facility pond on site.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in Area III, Reston-Herndon Suburban Center and Transit Station Areas, Upper Potomac Planning District. The property is zoned I-4. Properties to the east and

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west are developed with office uses and zoned I-4. The United States Geological Survey facility is located to the south, and is zoned R-1. North of the subject property is the DAAR.

COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District as amended through March 6, 2012, Reston-Herndon Suburban Center and Transit Station Areas, Land Unit Recommendations, page 54:

“Sub-unit E-3 (part of Reston Parkway Transit Station Area)

Sub-unit E-3 is located on the south side of the DAAR, along Sunrise Valley Drive. The sub-unit is currently developed with office uses.

This sub-unit is planned for office use at .50 FAR or residential use up to 30 dwelling units per acre. In addition, the active recreation needs of the residents should be met wither through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

For development in this sub-unit, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Urban Design Guidelines, located after the land unit recommendations.

Transit-oriented Residential Mixed-Use Option – At such time as funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.0 FAR may be considered within Sub-unit E-3 provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 35% but no more than 50% of the total gross floor area of the development. Office use may not exceed 50% of the total gross floor area and support retail, to be located in office, hotel or residential buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.”

Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District, as amended through March 6, 2012, Dulles Suburban Center Overview, Performance Criteria for Optional Uses, pages 20-21:

“Within each of the land units of the Dulles Suburban Center, recommended land uses and intensities/densities are specified with a baseline Plan recommendation for development. In some cases, other uses that may be appropriate under certain conditions are also specified. These are called optional uses. Under the options, the overall intensity may generally vary as long as the identified performance criteria for traffic impacts, compatibility and site specific conditions are met. In those instances where retail use is an option, a maximum intensity is specified to provide guidance as to the scale of retail development that is appropriate. Although not specifically referenced in each land unit, institutional uses and uses allowed by special permit and special exception may be considered as optional uses throughout the Dulles Suburban Center.

To develop property with an optional use, an applicant shall submit to the County a development proposal for a rezoning, special exception or special permit, as appropriate, with sufficient detail and information that fulfills the following items:

- Provides an analysis that demonstrates, to the satisfaction of the Fairfax County Office of Transportation, that the uses and intensities/densities proposed will result in lesser peak hour traffic impacts than would be generated if the site were to develop at the maximum allowable intensity for the Plan baseline recommendation. In those land units where a range of intensities is specified (example: .50 1.0 FAR) the low end of the range should be used for calculating peak hour trip equivalencies;
- Provides evidence that all compatibility elements are satisfied;
- Provides information that demonstrates that the proposed uses will contribute to the economic vitality of the area; and
- Provides excellence of design, as demonstrated by the development proposal's ability to respond to the Design Guidelines for the Dulles Suburban Center.”

Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District, as amended through March 6, 2012, Reston-Herndon Suburban Center and Transit Station Areas, Urban Design Guidelines for Transit Station Areas, pages 78-80:

“Design Guidelines for Areas within One-Quarter Mile of Station Platforms:

The design guidelines below apply to those properties within one-quarter mile of the station platform that are the subject of new development or redevelopment. The primary purpose of these guidelines is to create compact developments which foster a lively pedestrian-friendly environment and ensure the access to various uses, in particular transit stations, is convenient, walkable, pleasant and safe.

Building Design, Height and Mass

- Building facades should incorporate elements to establish a human scale and foster a pedestrian-friendly environment. Buildings should incorporate features such as multiple windows, doors, and awnings. Blank walls on the side and back of buildings should be avoided, particularly for walls along pedestrian walkways.

Arrangement and Sitting of Buildings

- Buildings should be arranged so that they frame and define the fronting pedestrian walkways, and give deliberate form to the sidewalk areas, and where appropriate vehicular drives and/or streets.
- Buildings should not be separated from fronting pedestrian walkways/streets by large parking lots.
- Retail uses should be incorporated into the design of the lower floors of non-residential and residential buildings, and should have direct public access and display windows oriented toward pedestrian walkways, and where appropriate, vehicular drives and/or streets.

Design Compatibility

- Within the one-quarter mile area, the design, architecture, building materials, and landscaping should be compatible, harmonious, and adhere to a common design theme.

Pedestrian and Bicycle Access and Connections

- Pedestrian/bicycle access should be provided to facilitate circulation within the 1/4-mile area. Pedestrian links could include sidewalks, trails, plazas, courtyards, and parks with path systems.

Buffers

- Provide significant vegetated buffers in situations where non-residential development on the periphery of the ¼-mile area is adjacent to existing residential neighborhoods.”

Environment

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 7:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .

- Policy f. Where practical and feasible, retrofit older stormwater management facilities to perform water quality functions to better protect downstream areas from degradation. . . .
- Policy j. Regulate land use activities to protect surface and groundwater resources.
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18:

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

- Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.
- Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 19-21:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

- Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:
- Environmentally-sensitive siting and construction of development.
 - Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
 - Optimization of energy performance of structures/energy-efficient design.
 - Use of renewable energy resources.
 - Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.

- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED[®]) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR[®] rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For

nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range. . . .

- Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.
- Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses."

COMPREHENSIVE PLAN MAP: Office

LAND USE ANALYSIS

The applicant is proposing to develop the subject property with a data center expansion to the existing data center at an overall FAR of 0.7. The Comprehensive Plan recommends office use at .50 FAR or residential uses up to 30 dwelling units per acre. The Plan also recognizes that special permit and special exception may be considered as "optional uses" throughout the Dulles Suburban Center. The proposed special exception under this application is therefore viewed as an optional use. According to the Comprehensive Plan the overall intensity of optional uses may generally vary as long as the identified performance criteria for traffic impacts, compatibility and site specific conditions are met. Staff finds that the application is consistent with specified criteria on traffic impact mitigation, land use compatibility, economic vitality and design.

The applicant notes that even though the proposed data center expansion is 158,341 additional square feet, it will only employ 18 personnel on site. The proposed development includes the existing two-story 265,000 square foot data center, a new three-story addition at 75-feet in height, connected by a sky-walk, and reduced surface parking. An existing stormwater facility pond will be adequate to handle the proposed addition. The structure is proposed to be located on the northeastern portion of the property, which places it closer to the existing commercial office development, and the DAAR which abut the northern boundary of the subject property.

Urban design and connectivity

The property is located within the Reston Parkway Transit Station Area, and thus conformity with transit station urban design guidelines is expected. These guidelines have wide-ranging objectives which include creating a pedestrian friendly environment, creating high quality, attractive development, protection of adjacent residential neighborhoods through landscape buffers, and allowing for public pedestrian access between the transit station and employment

and residential destinations. In addition, the guidelines have specific recommendations on building design and arrangement, design compatibility, open spaces, landscaping, pedestrian connections, vehicular circulation, parking, buffers, lighting, and signage.

While not all of the guidelines' recommendations are directly applicable to the current application, because the site falls within a quarter-mile of the future Reston Town Center Metro Station, the project was reviewed to ensure it was not in conflict with any of the guidelines, to the extent practical.

The applicant's original submission retained the existing chain link fence at the property line along Sunrise Valley Drive and Edmund Halley Drive. Staff commented that in order to better complement the future mixed-use residential character envisioned for the neighborhood, the fences should be relocated away from the street, and closer to the buildings to allow for plantings, pedestrian walkways, and other amenities that would help to soften the site's visual appearance while still providing security for the facility. Subsequently, the applicant revised the SE Plat to move the fence away from Edmund Halley Drive. Along Sunrise Valley Drive, it was determined that the fence was actually less visible in its current location along the edge of the wet pond that it would be closer to the building and should remain in its current location. Lastly, the applicant agreed to replace the entire existing chain link fence with a more aesthetically pleasing estate-style aluminum or wrought iron fence.

Given the proximity of the property to the future Metro station, it is important that the site not pose a physical barrier to pedestrians attempting to access the station from properties to the west. While acknowledging the applicant's security needs, staff recommended that a pedestrian connection be accommodated through the site. Subsequently, the applicant agreed to provide a five-foot wide concrete sidewalk that will run from the northeastern corner of the site at the Dulles Toll Road around the western property line to the site's driveway with Sunrise Valley Drive. This trail provides a means of east-west pedestrian access and addresses the connectivity objectives in the urban design guidelines.

The applicant's proposed design for the new building utilizes high-quality materials and finishes. It is staff's opinion that the generous fenestration and modern design adequately address the urban design guidelines in the Comprehensive Plan that calls for prominent architectural design. The applicant has agreed to a development condition that utilizes this rendering and other similar drawings as a reference point and commits the applicant to a final design that is generally consistent with the quality of materials and overall aesthetics depicted in this image.

During the course of the application review process, both staff and the applicant were made aware of a study being conducted by FCDOT on alternative alignments for a new crossing of the DAAR. The proposed crossing would extend Town Center Parkway at Sunset Hills Road south to connect with Sunrise Valley Drive.

While the Comprehensive Plan shows this crossing just to the east of the subject site utilizing Edmund Halley Drive, final plans for the kiss-n-ride at the Reston Town Center Metro Station have made that alignment infeasible. Subsequently, FCDOT developed an alternative alignment

that would run under the DAAR and along the western side of the subject site. Preliminary engineering drawings including necessary right-of-way (ROW) and construction easements revealed that the new roadway would conflict with the northwest corner of the proposed building.

After a series of negotiations, the applicant agreed to shift the northern wall of the proposed building approximately 45 feet to south, out of the area identified for the tunnel alignment. The applicant has stated that they would be willing to dedicate any necessary right-of-way at such time in the future that the property redevelops and is no longer used as a datacenter by Coresite. Additionally, the applicant has agreed to reserve a small portion of right-of-way along the northern property line to facilitate a future east-west connection and development a grid of streets in this area. Development conditions have been proposed to memorialize these commitments. With the shifting of the building outside of the area identified for the tunnel alignment and the imposition of these development conditions, staff believes this issue has been satisfactorily addressed based on current projections of the development of the future crossing and Comprehensive Plan guidance.

The Planning Division staff finds that the proposed use is in harmony with the land use recommendations of the Comprehensive Plan.

ENVIRONMENTAL ANALYSIS

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

Green Building

The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment. In accordance with the Comprehensive Policy Plan, Environment Section, there is an expectation for LEED commitment because the proposed development is at the high end of the planned intensity and is located in a Suburban Center and Transit Station Area. The applicant has agreed to a development condition that commits the proposed addition to attain LEED certification.

PGN: BSS



County of Fairfax, Virginia

MEMORANDUM

May 7, 2012

TO: Brent Krasner, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II *HUN*
Forest Conservation Branch, UFMD

SUBJECT: Forest Conservation Branch review comments

RE: Coesite Real Estate 12100 Sunrise Valley Drive LLC, SE 2011-HM-019

I have reviewed the above referenced Special Exception Plat, stamped as received by the Zoning Evaluation Division on May 4, 2012. The following comment is based on this review and a site visit conducted during review of the previous submission of this Special Exception application.

1. **Comment:** The Landscape Legend specifies types of trees proposed for the site and indicates tree canopy credit for the types and sizes specified. Tree canopy credit is incorrect for the types and sizes of trees listed.

Recommendation: Require accurate figures for tree canopy credit for the types and sizes of trees proposed in accordance with PFM Table 12.19, as follows:

2.5 to 3.0-inch caliper Category IV deciduous tree	200 sq. ft.
8 to 10 ft. high Category III evergreen tree	150 sq. ft.
6 to 7 ft. high Category II evergreen tree	75 sq. ft.

The 10-year Tree Canopy Calculation Worksheet should be revised to reflect the accurate tree canopy credits.

If there are any questions, please contact me at (703)324-1770.

HCW/
UFMID #: 167060

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
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County of Fairfax, Virginia

MEMORANDUM

February 13, 2012

TO: Brent Krasner, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II *HAW*
Forest Conservation Branch, DPWES

SUBJECT: Coresite Real Estate 12100 Sunrise Valley Drive LLC, SE 2011-HM-019

RE: Forest Conservation staff review comments

I have reviewed the above referenced Special Exception Plat, stamped as received by the Zoning Evaluation Division on January 30, 2012. The following comments and recommendations are based on this review and a site visit conducted on January 26, 2012.

1. **Comment:** The application requests waiver/modification of 35-ft. transitional screening along the site's Sunrise Valley Drive frontage in favor of that shown on the Special Exception plat. While the property on the south side of Sunrise Valley Drive is zoned R-1, the existing use is offices (USGS, a similar use). Consequently, there is no transitional screening requirement along the southern boundary of the site.

Recommendation: The Applicant should withdraw the request for waiver/modification of transitional screening.

2. **Comment:** The application requests a waiver of the barrier requirement. As all adjacent uses are similar there are no barrier requirements.

Recommendation: The Applicant should withdraw the request for waiver/modification of the barrier. In any case, the existing 8-ft. high chain link fence would satisfy a requirement for a barrier.

3. **Comment:** Interior parking lot landscaping requirements have not been met. Credit has been taken for trees that do not meet the criteria for this requirement. The plan indicates that ten existing trees and nine proposed trees are to be used to meet the interior parking lot landscaping requirement.
 - Two existing trees along the northern boundary are in poor condition and cannot be used toward meeting this requirement.

Department of Public Works and Environmental Services
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- Six trees are proposed in the northwest corner of the site toward meeting the interior parking lot landscaping requirement and the graphic provided with the interior parking lot landscaping calculation on Sheet 5 includes the adjacent paved area as part of the access to parking area. The paved area adjacent to these proposed trees does not provide access to parking on the site, so these trees are not located where they will provide shade to parking spaces or drive aisles used exclusively to access parking. Additional trees could be proposed along the western boundary to shade parking spaces west of the existing building.

Recommendation: The proposed plan and interior parking lot landscaping calculation should be revised as follows:

- Existing trees in poor condition should be replaced with new nursery stock and used toward meeting the peripheral parking lot landscaping requirement as recommended below in #4.
 - Trees in the northwest corner of the site should not be given credit toward interior parking lot landscaping. To satisfy interior parking lot landscaping requirements, additional trees should be proposed along the western boundary to shade parking spaces west of the existing building.
4. **Comment:** The application requests modification of the 4-ft. peripheral parking lot landscaping requirement along the eastern and northern (actually, western and northern) property boundaries in favor of the existing vegetation. The peripheral parking lot landscaping requirement is for a 4-ft. wide planting area between the property boundary and the parking lot.
- It is unclear why a modification of this requirement is requested along the western property boundary as the existing vegetation and proposed landscaping meet the requirement of one tree for every 50 feet (14 trees). This should not be construed as requiring trees on 50-ft. centers. Much of the northern property boundary abuts the proposed building, not the parking lot. Peripheral parking lot landscaping is not required where the building abuts the property boundary.
 - Along the northern property boundary, trees in the perimeter parking lot islands and additionally proposed trees in available planting spaces near the northeast corner of the proposed building could be used toward meeting the intent of the peripheral parking lot landscaping requirement.
 - Additional trees could be planted to shade the parking lot on the western side of the site to compensate for the loss of interior parking lot landscaping from trees used to meet the peripheral requirements.



Recommendation: The Applicant should revise the proposed plan as follows:

- Withdraw the request for modification of the peripheral parking lot landscaping requirements along the western boundary, as it is met with the existing vegetation and proposed landscaping.
- Trees should be proposed in available planting spaces near the northeast corner of the proposed building to meet the intent of the peripheral parking lot landscaping requirement along the northern boundary.
- Trees in excess of the quantity needed to meet the peripheral parking lot landscaping requirement along the western boundary can be credited toward the interior parking lot landscaping requirement to compensate for the trees that cannot be given credit as explained in the second bullet of Comment 3.

5. **Comment:** Four trees are proposed near the corner of the proposed building. These trees are shown on or within four feet of the curb. All trees used toward meeting the tree canopy requirement should be located at least four feet from barriers restricting root growth, such as buildings and pavement.

Recommendation: Alternative planting locations should be proposed for these trees along the western boundary where they can be used to meet the interior parking lot landscaping requirement.

If there are any questions, please contact me at (703)324-1770.

HCW/
UFMID #: 167060

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: May 17, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division

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

SUBJECT: Transportation Impact

FILE: 3-4

REFERENCE: SE 2011-HM-019; Coresite Real Estate, 12100 Sunrise Valley Drive, LLC
Land Identification: 017-3((8))(3A)1A

The following comments reflect the position of the Fairfax County Department of Transportation (FCDOT), and are based on the applicant's revised development plan dated May 15, 2012.

The applicant requests approval of a special exception to permit an increase in floor area ratio from 0.5 to 0.7 that will allow for the construction of a 158,399 square foot data center building immediately adjacent to the applicant's existing 265,000 square foot building.

Background:

The Comprehensive Plan Map for this area provides for an underpass under the Dulles Airport Access and Toll Road (DTR). The "exact" location of the underpass on the Plan Map shows it connecting Town Center Parkway on the north with Edmund Halley Drive on the south. Because this recommended improvement had not been engineered or studied, Transportation Planning staff conducted an alignment study that would look at a crossing to extend Town Center Parkway and connect with Sunrise Valley Drive.

The results of the study showed an alternate alignment that would run under the DTR and along the western side of the Coresite property. Because of the proximity of the proposed alternate alignment to Coresite's new building, FCDOT performed further detailed analysis to examine possible impacts. The analysis concluded that the new alignment impacts the northwest corner of Coresite's proposed data center building as well as approximately 20 feet of the existing building at its closest point.

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Barbara Berlin, Director
Zoning Evaluation Division
May 17, 2012
SE 2011-HM-019
Page 2 of 2

Following numerous discussions with the applicant and staff, FCDOT recommends the following:

- Dedicate 10 feet of Right-of-Way along Edmund Halley Drive for future road improvements
- Dedicate 55 feet of Right-of-Way across the northern portion of the site (along Dulles Toll Road) for future transportation improvements
- Proposed data center building should be relocated approximately 45 feet to the south east towards Edmund Halley Drive as indicated on the Special Exception Plat dated May 15, 2012

FCDOT does not object to the approval of the Special Exception application based on the Special Exception Plat dated May 15, 2012 and the recommendations forwarded in this document.

AKR/mdd



County of Fairfax, Virginia

MEMORANDUM

DATE: February 21, 2012

TO: Brent Krasner, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Special Exception Application # SE 2011 HM 019, Coresite Real Estate,
Special Exception Plat dated January 30, 2012, LDS Project # 9241-ZONA-
001-2, Tax Map # 17-3-08-3A-0001A, Hunter Mill District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is Resource Protection Area (RPA) on this site. Applicant has proposed encroachment within the RPA for an equipment yard. Equipment yard needs to be outside the RPA or needs a public hearing exception (CBPO 118-6-8 or CBPO 118-6-9) for the encroachment.

Water quality controls are required for this development (PFM 6-0401.2A) project (PFM 6-0401.1, CBPO 118-3-2(f) (2)). Applicant intends to provide BMP requirement using existing on-site ponds. Applicant needs to demonstrate on the site plan that the on-site pond was designed to control BMP from the subject site for the proposed development.

Floodplain

There is regulated floodplain on the property. Applicant needs to show the floodplain boundary on the plan. A floodplain study is required.

Downstream Drainage Complaints

There is a downstream drainage complaint on file. Flooding complaint has been received from the property owner at 2051 Mercator Drive in 2004. More information on this complaint is available from the Maintenance & Stormwater Management Division (703-877-2800).

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). The applicant has indicated to provide the stormwater detention requirement using existing on-site pond. Applicant needs to



Brent Krasner, Staff Coordinator
Special Exception Plan Application # SE 2011-HM-0019, Coresite Real Estate
February 21, 2012
Page 2 of 2

demonstrate on the site plan that the on-site pond was designed to detain flow from the subject site for the proposed development.

Site Outfall

An outfall narrative has been provided.

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

SR/

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



County of Fairfax, Virginia

MEMORANDUM

DATE: January 26, 2012

TO: Brent Krasner
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Sanitary Sewer Analysis Report

REF: Application No. SE 2011-HM-0019
Tax Map No. 017-3- ((8)) (3A) – 0001A

The above referenced Special Exception (SE) application will not have any adverse impact on the use of any sanitary sewer facilities. There are existing sanitary sewer facilities located on the site; any potential conflict of the proposed addition with the existing facilities will be addressed during site plan review process.

FAIRFAX COUNTY
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
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FAIRFAX COUNTY ZONING ORDINANCE

- B. The proposed access will result in a minimized traffic impact on the streets in the vicinity.
- 2. It shall be determined that the proposed driveway will not unduly impact the use or development of adjacent properties in accordance with the adopted comprehensive plan.

9-617 Density Credit for Major Utility Easements

The Board may approve a special exception to allow density credit for a major utility easement in accordance with the provisions of Par. 3 of Sect. 2-308, and the following:

- 1. The granting of an easement was not made in exchange for monetary compensation from the grantee-instrumentality; provided however, that, in the discretion of the Board, the exchange of monetary compensation may be permitted based upon the following standards:
 - A. The easement is for a major utility facility providing regional benefit;
 - B. The location of the easement impacts the subject property;
 - C. Monetary compensation is appropriate under the circumstances; and
 - D. The proposed location for the easement is determined to be significantly in the public interest.
- 2. The area which is the subject of the easement is necessary for the installation or improvement of a public facility which is in accordance with the adopted comprehensive plan. Where such proposed public facility requires approval under Sect. 15.2-2232 of the Code of Virginia, such approval shall be obtained prior to or in conjunction with the granting of density credit under this Section.

9-618 Increase in FAR

The Board may approve a special exception to allow an increase in the maximum permitted FAR for all uses in the C-6, C-7, C-8, I-3, I-4, I-5 and I-6 Districts, in accordance with the maximum FAR set forth in the respective zoning district.

9-619 Provisions for Minor Modifications to a Nonconformity

Notwithstanding the standards of Sect. 006 above, the Board may approve a special exception to allow structural alterations to any nonconforming building or to a building in which a nonconforming use is conducted subject to the following:

- 1. It is determined that such alteration is necessary as a result of a condemnation or other acquisition by any government agency for a public improvement.
- 2. It is determined that a reduction in monetary compensation associated with the public improvement, due to the allowance of such alteration, is of more public benefit than not

GLOSSARY

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

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

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

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

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

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

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

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

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

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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