



APPLICATION ACCEPTED: February 6, 2012
PLANNING COMMISSION: July 19, 2012
BOARD OF SUPERVISORS: July 31, 2012 @ 3:30pm

County of Fairfax, Virginia

WSPOD

July 9, 2012

STAFF REPORT

APPLICATION PCA 86-W-001-12 and FDPA 86-W-001-07

BRADDOCK DISTRICT

APPLICANT:	Board's Own Motion
PRESENT ZONING:	PDC
PARCEL(S):	56-1 ((15)) 5A, 5B, 6, 7, 8, 14 (PCA) 56-1 ((15)) 5A, 6, 7, 8 (FDPA)
ACREAGE:	116.93 acres (PCA area) 26.54 acres (FDPA)
FAR/DENSITY:	0.23 (PCA) 0.69 (FDPA)
OPEN SPACE:	48% (PCA) 41.8% (FDPA)
PLAN MAP:	Fairfax Center Area; Office mixed-use with an overall FAR not to exceed 0.35
PROPOSAL:	Proffered Condition Amendment application to amend RZ 86-W-001, previously approved for 999,014 square feet of office development, to transfer 26,667 square feet of land area from Land Bay C to Land Bay B. Final Development Plan Amendment to permit a 275,000 square foot office building with parking structure and other site improvements.

Suzie Zottl

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



STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 86-W-001-12 subject to proffers consistent with those contained in Appendix 1 of this report.

Staff recommends approval of FDPA 86-W-001-07 subject to the Board's approval of PCA 86-W-001-12 and the development conditions contained in Appendix 2 of this report.

Staff recommends approval of a modification of loading spaces to provide 4 rather than 10 (for both the Public Safety building and the Herrity Building).

Staff recommends approval of a modification of Transitional Screening and Barrier requirements for the site's Legato Road frontage to provide a 50' wide yard with landscaping in lieu of the 25' wide Transitional Screening yard and barrier.

Staff recommends approval of a modification of the sidewalk requirement for the portion along Monument Drive in favor of a trail connection through the site.

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

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

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

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

N:\PCA\PCA 86-W-001-12 Public Safety Center\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).

Proffered Condition Amendment

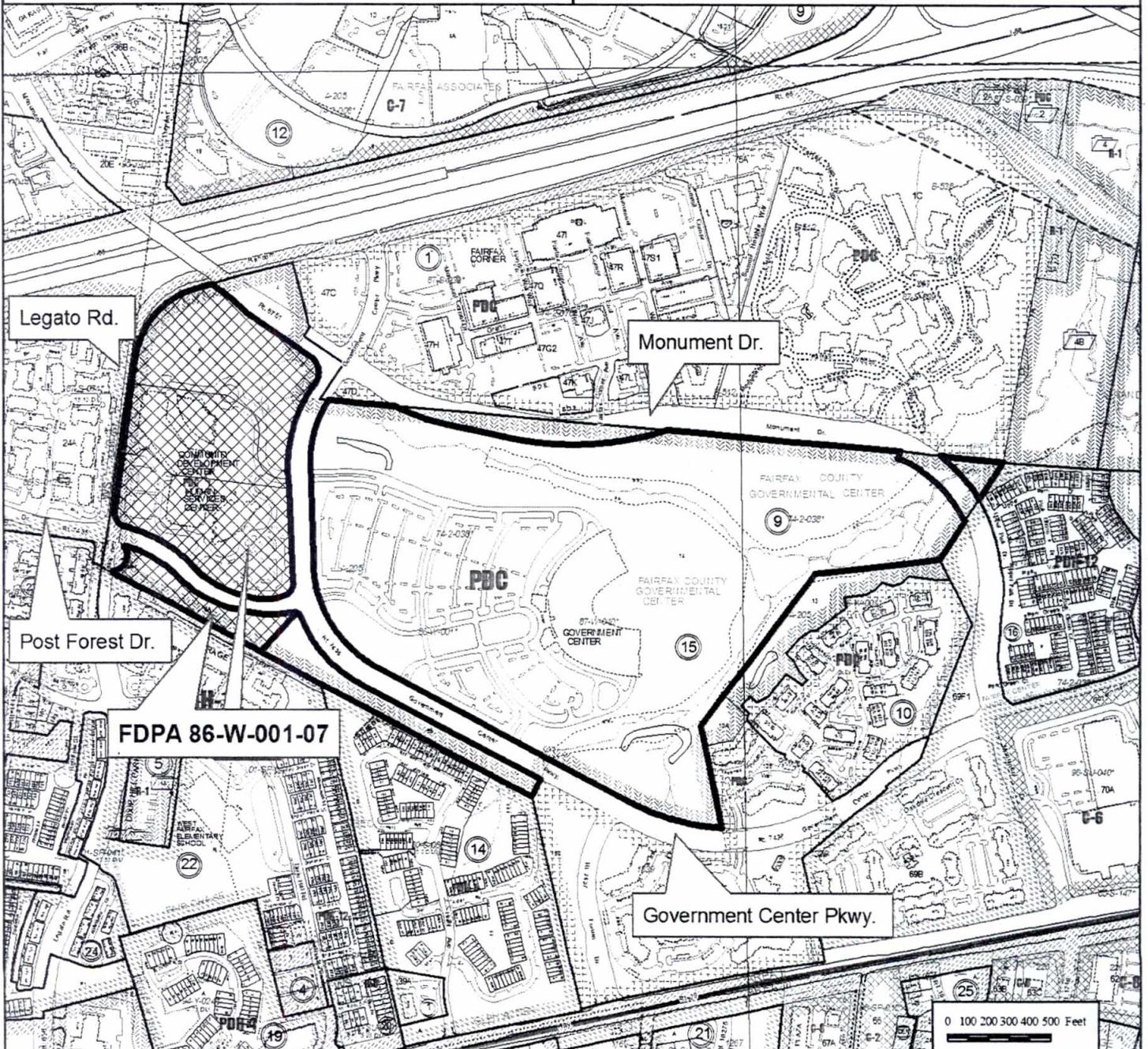
PCA 86-W-001-12

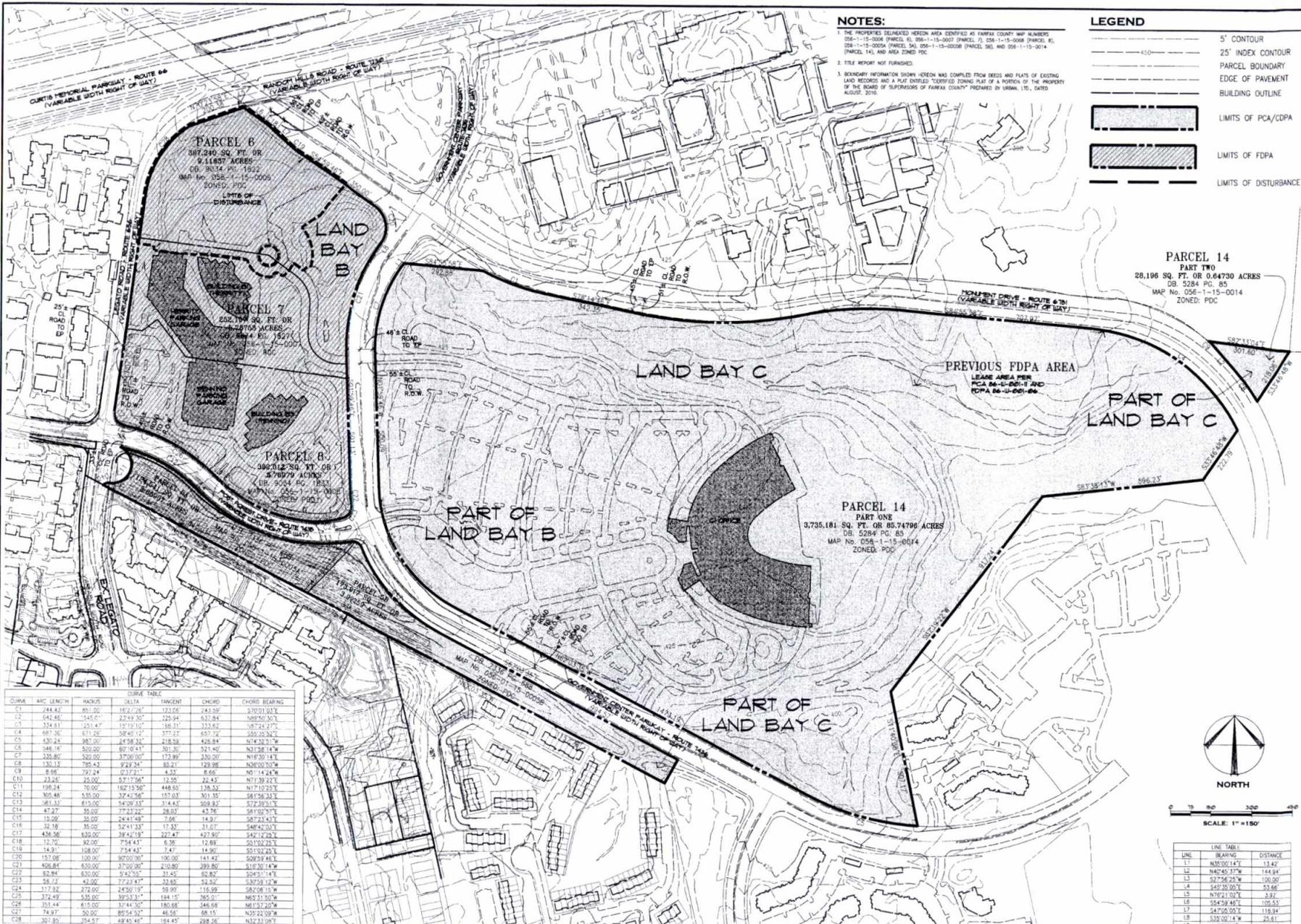
Applicant: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY
Accepted: 02/06/2012
Proposed: TO MODIFY THE PROFFERS ASSOCIATED WITH RZ 86-W-001 TO PERMIT BUILDING ADDITION AND SITE MODIFICATIONS
Area: 116.93 AC OF LAND;
District - BRADDOCK; ZIP - 22035
Located: MONUMENT DRIVE AND GOVERNMENT CENTER PARKWAY OF SOUTHEAST AND SOUTHWEST QUADRANTS OF THE INTERSECTION
Overlay District: WS
Zoning: PDC
Map Ref Num: 056-1- /15/ /0005A /15/ /0005B /15/ /0006 /15/ /0007 /15/ /0008 /15/ /0014

Final Development Plan Amendment

FDPA 86-W-001-07

Applicant: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY
Accepted: 02/06/2012
Proposed: AMEND FDP 86-W-001 PREVIOUSLY APPROVED FOR MIXED USE TO PERMIT BUILDING ADDITION AND SITE MODIFICATIONS
Area: 26.54 AC OF LAND;
District - BRADDOCK; ZIP- 22035
Located: MONUMENT DRIVE AND GOVERNMENT CENTER PARKWAY ON SOUTHWEST QUADRANT OF INTERSECTION
Overlay District: WS
Zoning: PDC
Map Ref Num: 056-1- /15/ /0005A /15/ /0006 /15/ /0007 /15/ /0008





NOTES:

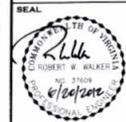
1. THE PROPERTIES DELINEATED HEREIN ARE IDENTIFIED AS FAIRFAX COUNTY MAP NUMBERS 056-1-15-0006 (PARCEL 6), 056-1-15-0007 (PARCEL 7), 056-1-15-0008 (PARCEL 8), 056-1-15-0009 (PARCEL 9), 056-1-15-0010 (PARCEL 10), 056-1-15-0011 (PARCEL 11), 056-1-15-0012 (PARCEL 12), 056-1-15-0013 (PARCEL 13), AND AREA ZONED PDC.
2. TITLE REPORT NOT FURNISHED.
3. BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED FROM DEEDS AND PLATS OF EXISTING LAND RECORDS AND A PLAT ENTITLED "CERTIFIED TYPING PLAT OF A PORTION OF THE PROPERTY OF THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY" PREPARED BY SHAWK, LTD., DATED AUGUST, 2010.

LEGEND

- 5' CONTOUR
- 25' INDEX CONTOUR
- PARCEL BOUNDARY
- EDGE OF PAVEMENT
- BUILDING OUTLINE
- LIMITS OF PCA/CDPA
- LIMITS OF FDPA
- LIMITS OF DISTURBANCE

PARCEL 14
PART TWO
 28,106 SQ. FT. OR 0.64730 ACRES
 DB 5284 PG. 65
 MAP No. 056-1-15-0014
 ZONED: PDC

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 13000 Lee Road, Suite 200
 Fairfax, VA 22030
 PH: 703-261-0700
 FAX: 703-261-0706
 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



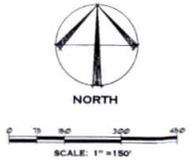
REVISIONS

1/30/12	Accepted
3/29/12	For Scaling
5/10/12	Comments
5/30/12	Comments
6/20/12	Comments

OVERALL DEVELOPMENT PLAN - LANDBAY B & C
FAIRFAX PUBLIC SAFETY HEADQUARTERS
 PCA/CDPA/FDPA
 PCA 86-W-001-12, FDPA 86-W-001-07
 BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

CURVE DATA TABLE

CURVE	ARC LENGTH	CHORD	CHORD BEARING	CHORD BEARING	
C1	244.42	851.02	182° 22' 28"	122.06	243.50
C2	641.46	1,645.01	232° 49' 30"	125.94	637.84
C3	174.81	1,251.47	110° 10' 00"	158.61	333.65
C4	95.35	671.08	38° 40' 15"	171.61	652.72
C5	430.24	987.00	84° 58' 32"	218.59	426.84
C6	346.81	509.00	80° 10' 41"	201.30	521.40
C7	150.13	785.43	82° 34' 34"	88.21	123.98
C8	8.86	137.24	0° 27' 21"	2.87	8.86
C9	20.24	29.00	37° 00' 00"	173.89	230.20
C10	198.24	76.00	162° 15' 50"	448.80	338.33
C11	303.46	538.00	37° 43' 56"	157.63	301.35
C12	901.83	1,800.00	37° 15' 56"	214.62	309.82
C13	47.27	35.09	77° 23' 22"	28.03	45.76
C14	15.00	35.09	24° 41' 49"	7.66	14.97
C15	35.18	35.09	39° 14' 57"	7.47	14.90
C16	436.56	630.00	38° 41' 18"	327.47	427.92
C17	12.70	32.00	7° 54' 43"	6.36	12.68
C18	14.92	108.00	7° 54' 43"	7.47	14.90
C19	157.08	100.00	90° 00' 00"	100.00	141.42
C20	409.84	630.00	37° 00' 00"	210.80	399.82
C21	62.84	630.00	90° 00' 00"	31.62	62.82
C22	58.73	42.00	77° 23' 41"	33.69	52.52
C23	177.92	274.00	24° 50' 11"	59.97	156.99
C24	372.49	338.00	37° 15' 56"	184.15	265.07
C25	351.44	615.00	37° 44' 30"	180.68	446.68
C26	74.97	50.00	89° 54' 52"	48.56	68.15
C27	301.80	354.57	89° 54' 49"	184.45	288.36



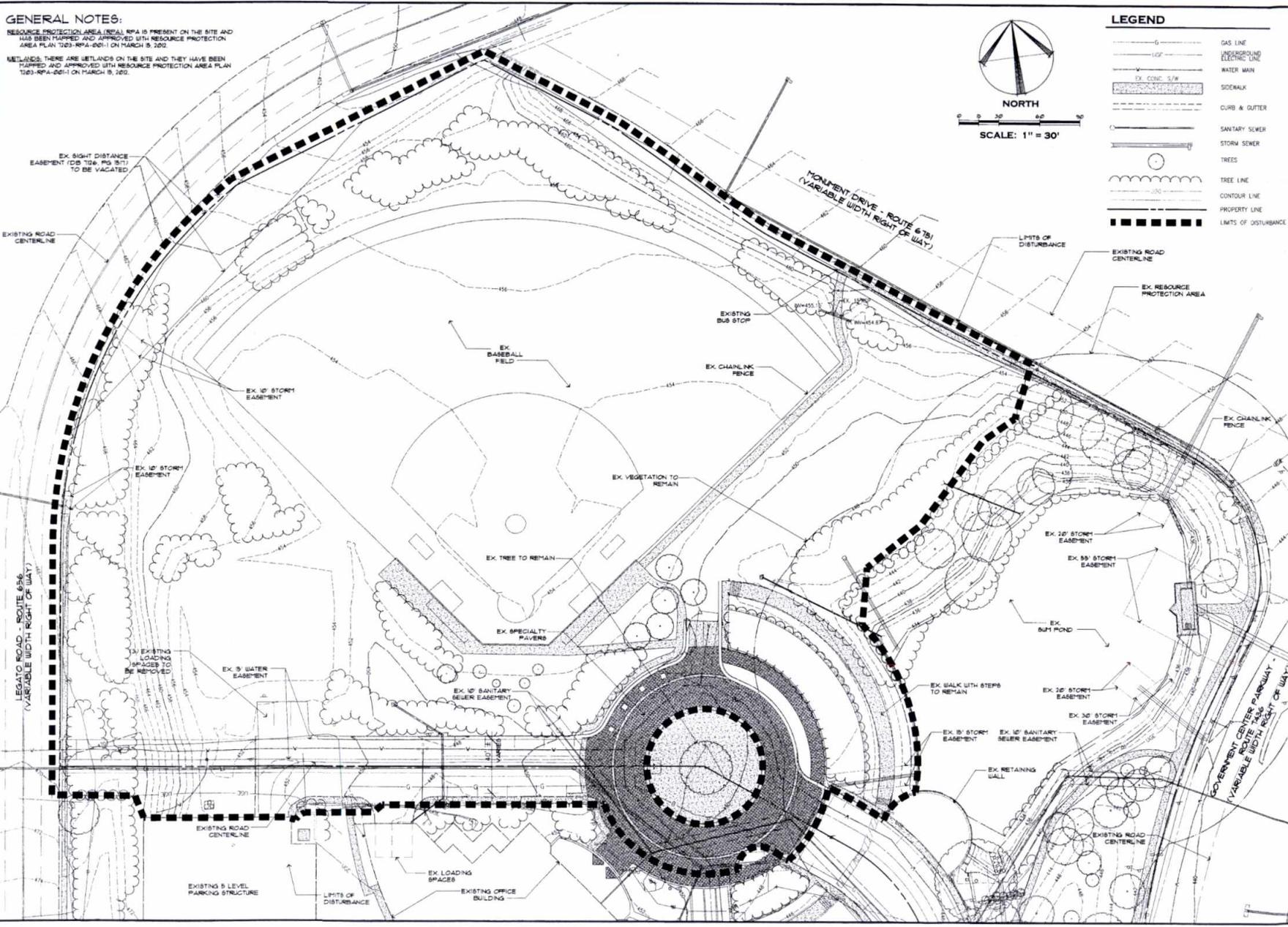
LINE TABLE

LINE	BEARING	DISTANCE
L1	N83°01'42\"	13.42
L2	N42°40'37\"	144.84
L3	S27°36'25\"	100.00
L4	S27°30'00\"	53.66
L5	N76°11'00\"	3.92
L6	S54°59'44\"	109.53
L7	S33°01'41\"	26.61
L8	N49°30'00\"	53.66

SCALE 1"=150'
 DATE DECEMBER 23, 2011
 DRAWN JPW/JK/COS
 CHECKED RW
 JOB # 0734-0220CV.dwg
 CAD FILE
 SHEET # 3 of 18

GENERAL NOTES:

RESOURCE PROTECTION AREA (RPA) IS PRESENT ON THE SITE AND HAS BEEN MAPPED AND APPROVED WITH RESOURCE PROTECTION AREA PLAN 1003-RPA-0011 ON MARCH 8, 2012.
 WETLANDS ARE PRESENT ON THE SITE AND THEY HAVE BEEN MAPPED AND APPROVED WITH RESOURCE PROTECTION AREA PLAN 1003-RPA-0011 ON MARCH 8, 2012.



LEGEND

- G GAS LINE
- ELEC. ELEC. LINE
- W.M. WATER MAIN
- S.S. SIDERAIL
- C.C. CURB & GUTTER
- S.S. SANITARY SEWER
- S.S. STORM SEWER
- T. TREES
- T.L. TREE LINE
- C.L. CONTOUR LINE
- P.L. PROPERTY LINE
- L.D. LIMITS OF DISTURBANCE



SCALE: 1" = 30'

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 WWW.WHGA.COM



REVISIONS

DATE	BY	DESCRIPTION
1/30/12	WEGORD	PRELIMINARY
3/29/12	WEGORD	REVISED
5/10/12	WEGORD	REVISED
5/30/12	WEGORD	REVISED
6/20/12	WEGORD	REVISED

FAIRFAX PUBLIC SAFETY HEADQUARTERS
 PCA/CDPA/FDPA
 PCA 86-W-001-12 FDPA 86-W-001-07
 BRADDOCK DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1" = 30'

DATE DECEMBER 23, 2011

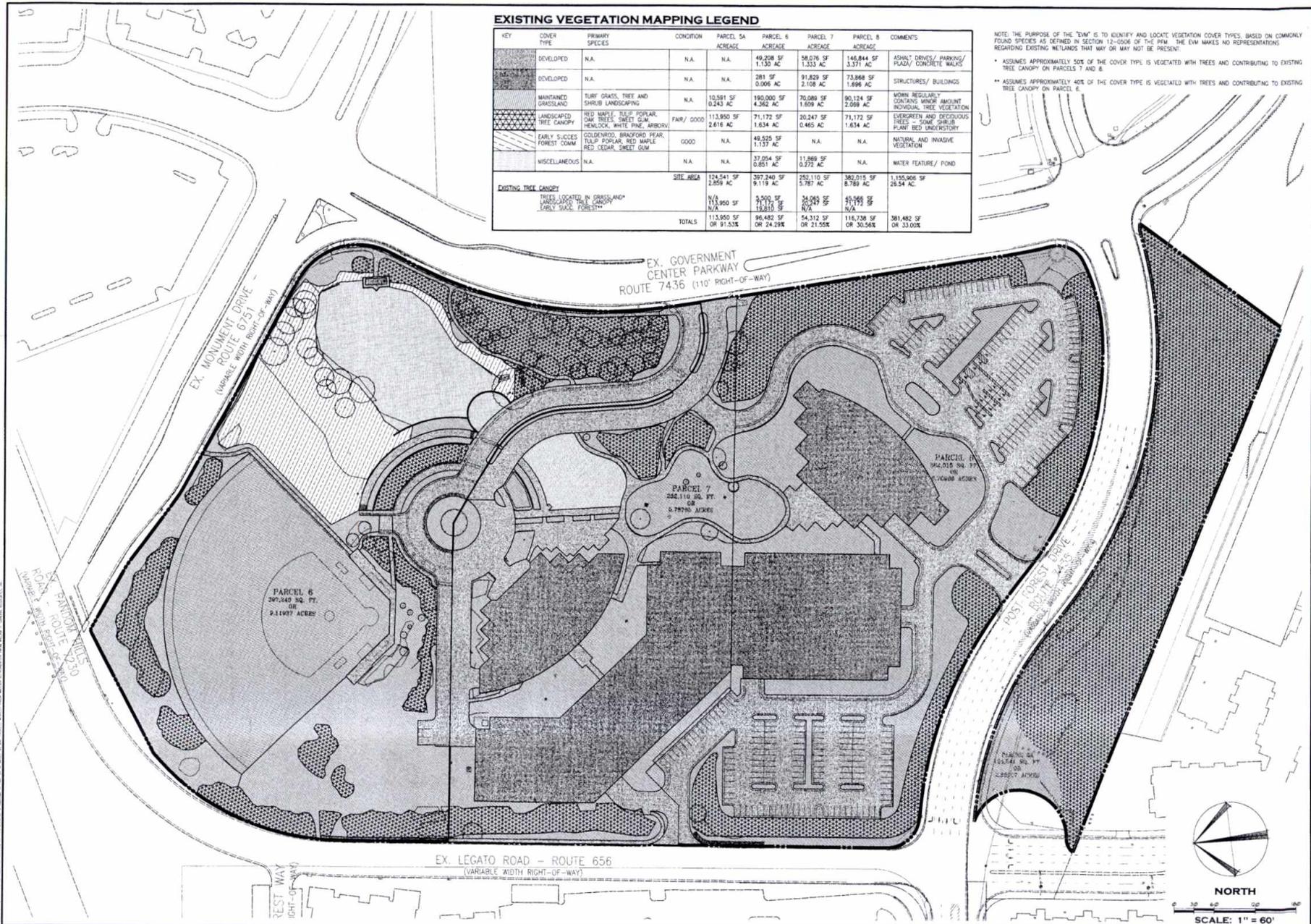
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CHECKED RW

JOB # 0734-0220

CAD FILE 0734-0220/EX.A.dwg

SHEET #



EXISTING VEGETATION MAPPING LEGEND

KEY	COVER TYPE	PRIMARY SPECIES	CONDITION	PARCEL 5A ACREAGE	PARCEL 6 ACREAGE	PARCEL 7 ACREAGE	PARCEL 8 ACREAGE	COMMENTS
[Pattern]	DEVELOPED	N.A.	N.A.	N.A.	49,208 SF 1.130 AC	58,076 SF 1.333 AC	146,844 SF 3.371 AC	ASPHALT DRIVES/ PARKING/ PLAZA/ CONCRETE WALKS
[Pattern]	DEVELOPED	N.A.	N.A.	N.A.	281 SF 0.006 AC	91,829 SF 2.108 AC	73,866 SF 1.696 AC	STRUCTURES/ BUILDINGS
[Pattern]	MAINTAINED GRASSLAND	TURF GRASS, TREE AND SHRUB LANDSCAPING	N.A.	10,581 SF 0.243 AC	180,000 SF 4.132 AC	70,088 SF 1.609 AC	90,124 SF 2.069 AC	MOWN REGULARLY CONTAINS MINOR AMOUNT INDIVIDUAL TREE VEGETATION
[Pattern]	LANDSCAPED TREE CANOPY	RED MAPLE, TULIP POPLAR, OAK TREES, SWEET GUM, HEMLOCK, WHITE PINE, ARBORVITAE	FAIR/ GOOD	113,950 SF 2.616 AC	71,172 SF 1.634 AC	20,247 SF 0.465 AC	71,172 SF 1.634 AC	EVERGREEN AND DECIDUOUS TREES - SOME SHRUB PLANT BED UNDERSTORY
[Pattern]	EARLY SUCCESS FOREST CANOPY	GOLDENROD, BRANFORD PEAR, TULIP POPLAR, RED MAPLE, RED CEDAR, SWEET GUM	GOOD	N.A.	49,525 SF 1.137 AC	N.A.	N.A.	NATURAL AND INVASIVE VEGETATION
[Pattern]	MISCELLANEOUS	N.A.	N.A.	N.A.	37,054 SF 0.851 AC	11,869 SF 0.272 AC	N.A.	WATER FEATURE/ POND
EXISTING TREE CANOPY				SITE AREA				
[Pattern]	TREES LOCATED IN GRASSLAND*			124,541 SF 2.859 AC	367,240 SF 8.419 AC	252,110 SF 5.787 AC	362,015 SF 8.289 AC	1,155,906 SF 26.34 AC
[Pattern]	LANDSCAPED TREE CANOPY			N/A	3,900 SF 0.090 AC	34,040 SF 0.780 AC	45,966 SF 1.050 AC	
[Pattern]	EARLY SUCCE. FOREST**			N/A	113,950 SF 2.616 AC	N/A	N/A	
				TOTALS				
					113,950 SF OR 2.616 AC	86,482 SF OR 1.968 AC	54,312 SF OR 1.243 AC	116,738 SF OR 2.670 AC
					381,482 SF OR 8.743 AC			

NOTE: THE PURPOSE OF THE "EVM" IS TO IDENTIFY AND LOCATE VEGETATION COVER TYPES, BASED ON COMMONLY FOUND SPECIES AS DEFINED IN SECTION 12-2-006 OF THE FPM. THE EVM MAKES NO REPRESENTATIONS REGARDING EXISTING VEGETATION THAT MAY OR MAY NOT BE PRESENT.

* ASSUMES APPROXIMATELY 50% OF THE COVER TYPE IS VEGETATED WITH TREES AND CONTRIBUTING TO EXISTING TREE CANOPY ON PARCELS 7 AND 8.

** ASSUMES APPROXIMATELY 40% OF THE COVER TYPE IS VEGETATED WITH TREES AND CONTRIBUTING TO EXISTING TREE CANOPY ON PARCEL 6.

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WHA
DANIELS - JARVIEYS - FORMER - LANDSCAPE ARCHITECTS



REVISIONS

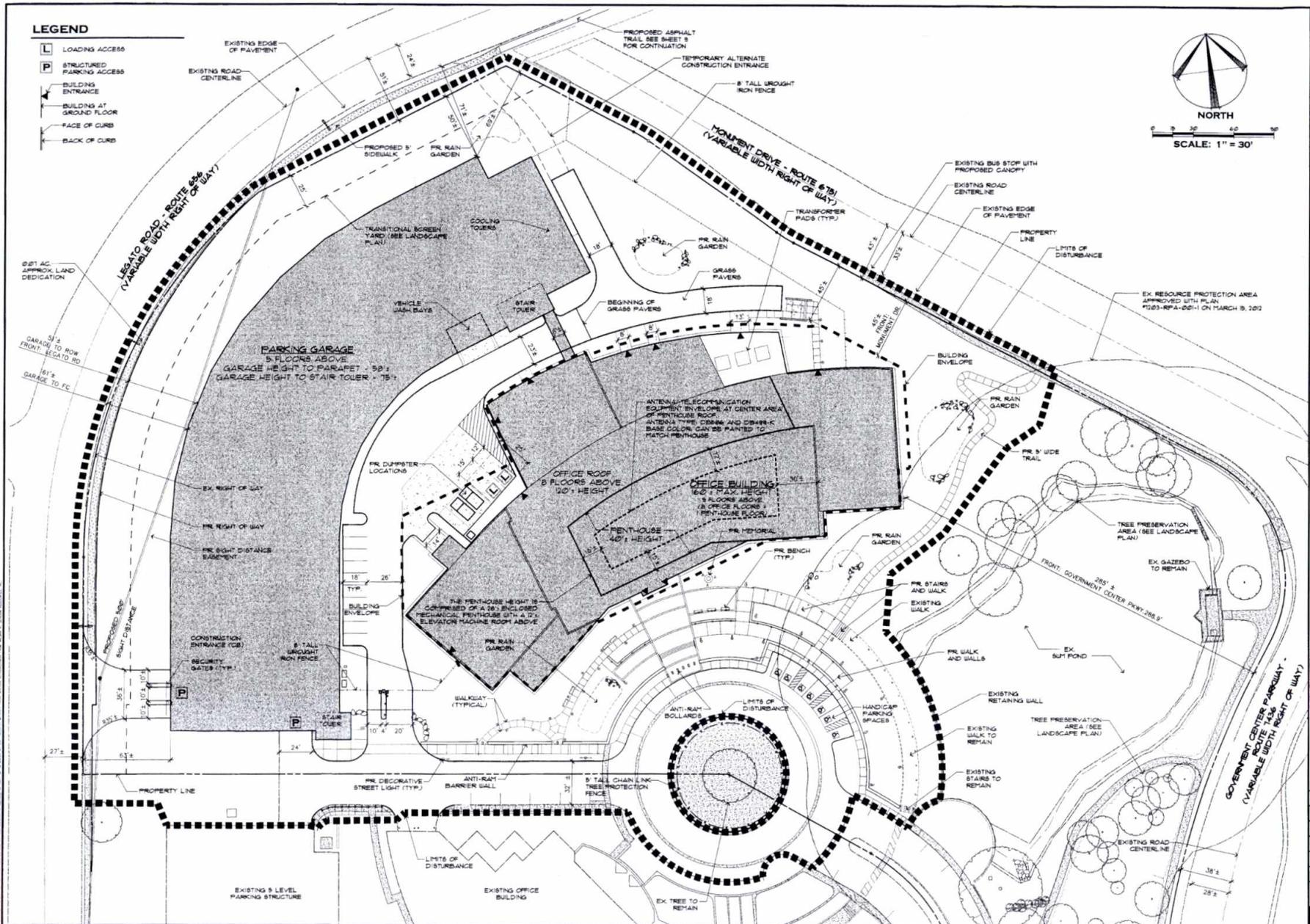
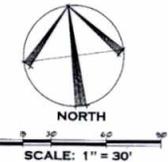
DATE	DESCRIPTION
1/30/12	Acceptance
3/29/12	Permitting
5/10/12	Survey
5/30/12	Design
6/20/12	Survey
	Contract

FDPA EXISTING VEGETATION MAP
FAIRFAX PUBLIC SAFETY HEADQUARTERS
PCA/CDFPA/FDPA
PCA 86-W-001-12 / FDPA 86-W-001-07
BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE 1"=60'
DATE DECEMBER 23, 2011
DRAWN JPW/JK/OS
CHECKED RW
JOB # 0734 0220
CAD FILE 0734-0220/EVM.dwg
SHEET # 6 of 18

LEGEND

- L** LOADING ACCESS
- P** STRUCTURED PARKING ACCESS
- BUILDING ENTRANCE
- BUILDING AT GROUND FLOOR
- FACE OF CURB
- BACK OF CURB



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 ENGINEERS: SURVEYORS PLANNERS LANDSCAPE ARCHITECTS



REVISIONS

DATE	DESCRIPTION	BY	CHKD
1/30/12	Approved		
3/29/12	Per Owner		
5/10/12	Setting		
5/30/12	Setting		
6/20/12	Setting		

FAIRFAX PUBLIC SAFETY HEADQUARTERS
 PCA/CDPA/FDPA
 PCA 86-W-001-12 FDPA 86-W-001-07
 BRADDOCK DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1" = 30'

DATE DECEMBER 23, 2011

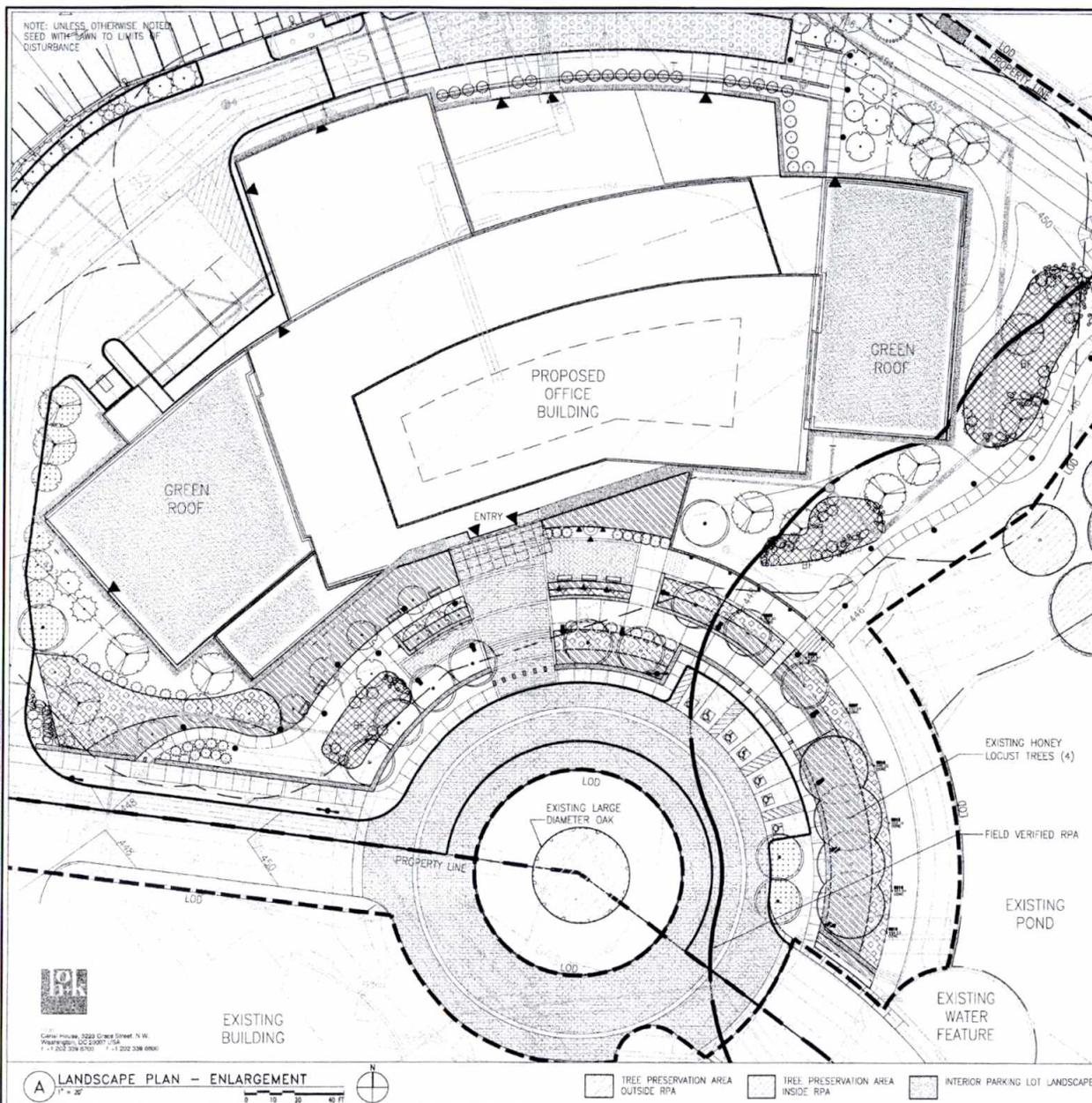
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JOB # 0734-0220

CAD FILE 0734-0220FDPA.dwg

SHEET # 7 of 18



CONCEPT PLANT SCHEDULE

<p>CATEGORY II: DECIDUOUS TREES</p> <p>13 TREES (FRAXINUS AND MAGNOLIA) PLANTED FOR WATER QUALITY BENEFITS (X1: 25)</p> <p>14 TREES (DOGWOOD AND SWEETGUM) PLANTED FOR WILDLIFE BENEFITS (X1: 50)</p> <p>AMELANCHIER ARBOREA / DOWNY SERVICEBERRY</p> <p>CHAMAENANTHES VIRGINICA / WHITE FRAGRANT TREE</p> <p>CORNUS FLORIDA / EASTERN DOGWOOD</p> <p>MAGNOLIA VIRGINIANA / SWEET BAY</p>	27
<p>CATEGORY III: DECIDUOUS TREES</p> <p>7 TREES (ALL SPECIES EXCLUDING HONEY LOCUST) PLANTED FOR WILDLIFE AND/OR AIR QUALITY BENEFITS (X1: 50)</p> <p>BETULA NEREA / PAPER BIRCH</p> <p>QUERCUS TRIACANTHOS VAR. INERMIS / THORNLESS HONEY LOCUST</p> <p>OSYRIS SPICATA / SPICEBUSH</p> <p>NYSSA SYLVATICA / SOUR GUM</p> <p>FRAXINUS AMERICANA / WHITE OAK</p> <p>TRIA CORDATA / LITTLELEAF LINDEN</p>	36
<p>CATEGORY IV: DECIDUOUS TREES</p> <p>ALL TREES PLANTED FOR WILDLIFE BENEFITS (X1: 50)</p> <p>ACER RUBRUM / RED MAPLE</p> <p>LIRIODENDRON TULIPIFERA / TULIP TREE</p> <p>QUERCUS COCCINEA / SCARLET OAK</p> <p>QUERCUS FALCATA / SOUTHERN RED OAK</p> <p>QUERCUS PRINCEPS / MELLOW OAK</p>	26
<p>CATEGORY V: EVERGREEN TREE</p> <p>20 TREES (AMERICAN HOLLY) PLANTED FOR WILDLIFE BENEFITS (X1: 50)</p> <p>ILIX OPAKA / AMERICAN HOLLY</p> <p>JUNIPERUS VIRGINIANA / EASTERN RED CEDAR</p>	30
<p>CATEGORY VI: EVERGREEN TREE</p> <p>ALL TREES PLANTED FOR WILDLIFE BENEFITS (X1: 50)</p> <p>PNUS RESINOSA / PITCH PINE</p> <p>PNUS TAEDA / LEBERLEAF PINE</p> <p>PNUS VIRGINIANA / VIRGINIA PINE</p>	35
<p>MEDIUM DECIDUOUS SHRUB</p> <p>CORNUS ALBA 'ECONY FALD' TM / TATARIAN DOGWOOD, CORNUS VAR. 'BAHHALD'</p> <p>HAMAMELIS VIRGINIANA / CORNUS WITCH HAZEL</p> <p>ILIX VERTICILLATA / WATERBERRY</p> <p>VIBURNUM DENTATUM / VIBURNUM</p>	130
<p>MEDIUM EVERGREEN SHRUB</p> <p>EDY CLARKEA / INKBERY HOLLY</p> <p>IMPATIENS PENNSYLVANICA / NORTHERN DANDELION</p> <p>KNOXGONDRON MULTICADMIUM / DELAWARE VALLEY WHITE / DELAWARE VALLEY WHITE AZALEA</p>	161
<p>GREEN ROOF (OFF ROOF 3)</p> <p>ANDROPOGON VIRGINICUS VIRGINICUS / BROADLEAF BLUESTEM</p> <p>ASCLEPIAS VERTICILLATA / WINKLED MILWAUKEE</p> <p>ASTER ERIGOIDES / HEATH ASTER</p> <p>ASTER ORLANDIFOLIUS / FALL ASTER</p> <p>DANthonIA SPICATA / POWERTY OAT GRASS</p> <p>ERAGROSTIS SPECTABILIS / LOVE GRASS</p>	12,000 SF
<p>STORMWATER SEED MIX BY JUNE OR 80</p> <p>ASCLEPIAS INCAKATA / SWAMP MILWAUKEE</p> <p>CARYA VULPINOIDEA / DOWNY FOX GLOVE</p> <p>ERAGROSTIS VIRGINICUS / VIRGINIA WILD RYE</p> <p>GLYCERHIZA STRIATA / FOLK MANNA GRASS</p> <p>HELENIUM AUTUMNALE / FLEET'S FLOUNDER/HELENIUM</p> <p>JUNCUS EFFUSUS / JUNCUS</p> <p>LEERIA BRIZOIDES / RICE CUTGRASS</p> <p>MIRABILIS PALMIFOLIA / RED MONKEY FLOWER</p> <p>PANICUM VIRGATUM / SWITCH GRASS</p> <p>PENTHEDON SEDOIDES / GREEN SPOONLEAF</p> <p>SCIRPUS ATROVIRENS / DARK GREEN BURNING</p> <p>SENA HYDRICARPA FELD SENNA</p> <p>TRIALICTRUM GASTRIFOLIUM / PURPLE MEADOW RUE</p>	4,954 SF
<p>GROUNDCOVER</p> <p>DIAPYSPERMA / GREENING LAY TURF</p> <p>LOBELIA CARDINALIS / CARDINAL FLOWER</p> <p>PNUS ARGENTATA 'GRD LOW' / GRD LOW FRAGRANT BURNING</p> <p>SPOROBOLUS HETEROLEPIS 'TRAK' / PRAIRIE DROPSEED</p>	5,064 SF
<p>GRASSES</p> <p>MULTIFLORIBERIA CAPILLARIS 'AUTUMN BLUSH' / PINK MURLEY</p> <p>PANICUM VIRGATUM 'SHEMENOVA' / BURGUNDY SWITCH GRASS</p> <p>PENNISETUM ALDRIDGEI 'CASSIAN'S CHOICE' / CASSIAN POINTAIN GRASS</p>	3,757 SF
<p>INTERIOR PARKING LOT LANDSCAPING TREE, TYP</p> <p>PERIPHERAL PARKING LOT LANDSCAPING TREE, TYP</p> <p>TRANSITIONAL SCREENING YARD TREE</p>	

NOTE:

1. THE LIST ABOVE REPRESENTS A GENERAL PALETTE OF PROPOSED PLANT MATERIAL FOR THE SITE, THOUGH IS NOT INTENDED TO BE FULLY INCLUSIVE OF ALL VARIETIES THAT MAY BE PLANTED. FINAL PLANT SELECTIONS WILL INCLUDE SPECIES LISTED IN PFM-12-0000 TABLE 12.7, OR OTHERS AS APPROVED BY THE URBAN FORESTER AT THE TIME OF SITE PLAN SUBMISSION.
2. EXTENT OF GREEN ROOF AND FINAL PLANT SELECTIONS, QUANTITIES, AND LAYOUT SUBJECT TO CHANGE WITH FINAL SITE PLAN SUBMISSION.
3. A MODIFICATION FOR THE REQUIRED TRANSITIONAL SCREEN YARD 1 AND BARRIER D, E OR F IS BEING SOUGHT WITH THIS APPLICATION (SEE SHEET 2, NOTE 6) TO PROVIDE THE LANDSCAPING SHOWN ON THESE PLANS.

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 Fax: 757-533-0700

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 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

SEAL
 ROBERT W. WALKER
 3198
 6/20/12

REVISIONS

1/30/12	Acceptance
3/29/12	Preparation
5/10/12	Review
5/30/12	Design
6/20/12	Construction

LANDSCAPE PLAN ENLARGEMENT

FAIRFAX PUBLIC SAFETY HEADQUARTERS
 PCA / CDPA / FDPA
 PCA 86-W-001-12 / FDPA 86-W-001-07
 BRAIDLECK DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE 1"=20'

DATE DECEMBER 23, 2011

DRAWN JPW/JK/OS

CHECKED RW

JOB # 0734-0220

CAD FILE 0734-0220 S.dwg

SHEET # 10A of 18

Step	Description	Value
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	96,432
B	Percentage of gross site area covered by existing tree canopy =	24.2%
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 =	2.42%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	98.4% or 38,083 SF
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 § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target is not being met.	N/A
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0506.4	N/A
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10	N/A

Step	Description	Value	Reference
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE Table 12.3, use § 12-0508.2 for list providing 10,000 SF of required elements and SF of Tree Worksheet	
B. Tree Canopy Requirement			
B1	Identify gross site area =	397,240	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage =	3,046	§ 12-0511.1B
B3	Subtract area of exemptions through § 12-0511.1C(8) =	0	
B4	Adjusted gross site area (B1 - B2) =	394,194	PDG/ D10a
B5	Identify site zoning and/or use =	PDG/ D10a	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-810.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	35,419	
B8	Modification of 10-year Tree Canopy Requirements requested? =	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification is located =	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	9,813	or 24.2% of 10 Year Canopy
C2	Total canopy area meeting standards of § 12-0504.0 =	14,007	
C3	Area of canopy provided by unique or valuable forest or woodland communities =	17,800	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0	
C5	Area of canopy provided by "Heritage," "Memorial," "Open-space," or "Street" trees =	0	§ 12-0510.3B(1)
C6	Total canopy area provided by "Heritage," "Memorial," "Open-space," or "Street" trees =	0	
C7	Area of canopy provided by trees within Resource Protection Areas and 100-year floodplains =	0	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	28,774	
C9	Total canopy area provided by trees within Resource Protection Areas and 100-year floodplains =	28,774	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	48,283	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D

Item	Description	Value	
D1	Area of canopy to be met through tree planting (B7-C10) =	18,550	
D2	Area of canopy planted for air quality benefits =	150	
D3	Area of canopy planted for energy conservation =	225	x 1.5 = § 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	N/A	
D5	Area of canopy planted for water quality benefits =	1,300	x 1.5 = § 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	1,825	x 1.25 = § 12-0510.4B(3)
D7	Area of canopy planted for wildlife benefits =	22,400	
D8	Area of canopy planted for wildlife benefits =	33,600	x 1.5 = § 12-0510.4B(4)
D9	Area of canopy provided by native trees =	N/A	
D10	Area of canopy provided by native trees =	N/A	
D11	Area of canopy provided by improved cultivars and varieties =	N/A	x 1.5 = § 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	N/A	
D13	Area of canopy provided through tree seedlings =	N/A	x 1.25 = § 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	N/A	
D15	Area of canopy provided through native shrubs or woody seed mix =	N/A	x 1.0 = § 12-0510.4D(1)
D16	Area of canopy provided through native shrubs or woody seed mix =	N/A	
D17	Percentage of D14 represented by D15 =	N/A	Must not exceed 33% of D14
D18a	Total of canopy area provided through regular trees =	3,400	No factor applied
D18b	Total of canopy area provided through tree planting =	38,850	
D19	Is an offset planting relief requested? =	No	Yes or No
D20	Tree Bank or Tree Fund? =	No	§ 12-0812
D21	Amount to be deposited into the Tree Preservation and Planting Fund =	N/A	
D22	Canopy area requested to be provided through offset banking or tree fund =	0	
D23	Amount to be deposited into the Tree Preservation and Planting Fund =	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	48,283	
E2	Total of canopy area provided through tree planting (D17) =	38,850	
E3	Total of canopy area provided through offset mechanism (D19) =	N/A	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3) =	85,133	Total of E1 through E3. Area should meet or exceed area required by B7

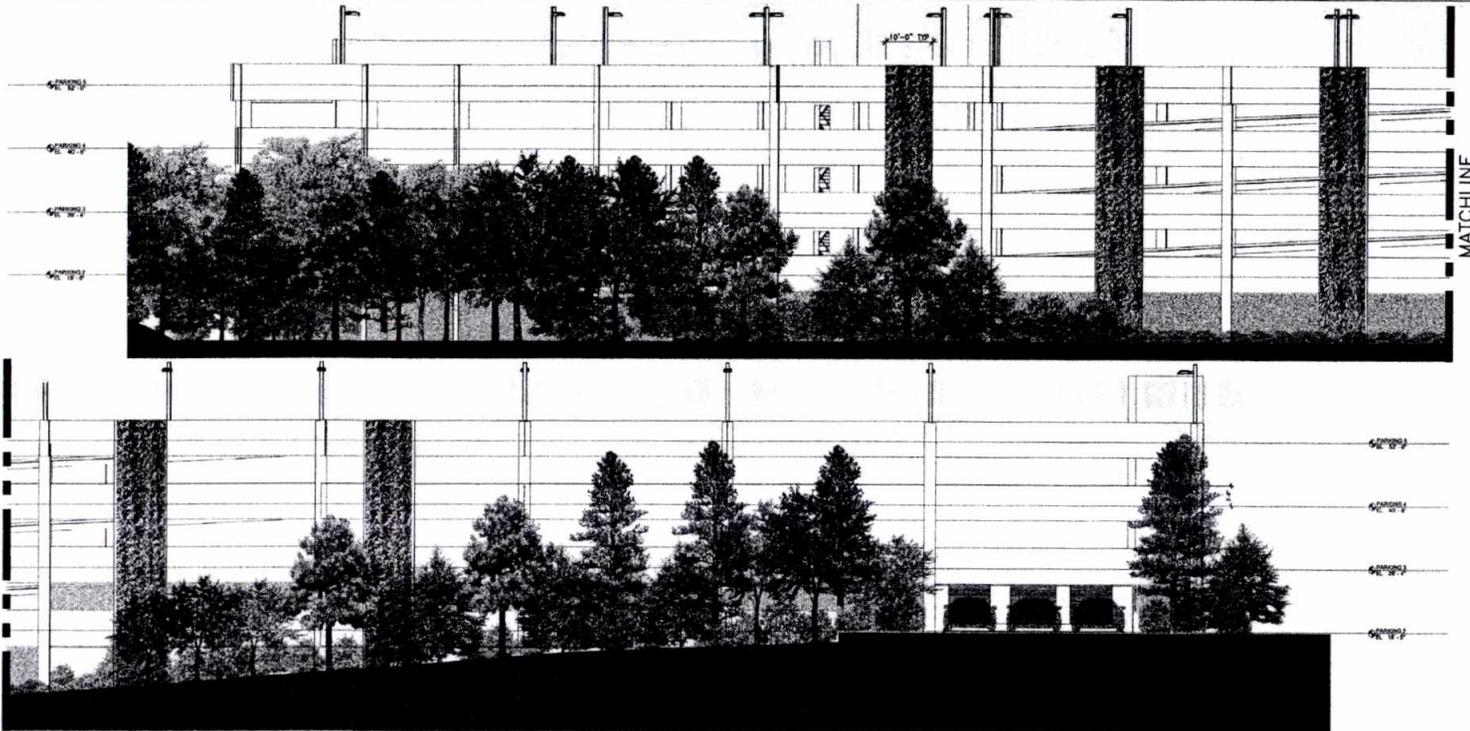
Item	Description	Value
A	Area to be counted	90,900 SF
B	Per Landscaping Standard (2%)	1,818 SF
C	Total Shade Tree Canopy Provided	500 SF
D	23 trees at 200 SF each	4,600 SF
E	8 trees at 100 SF each	800 SF
F	Total Area Required	4,548 SF
G	Total Area Provided	4,860 SF

Item	Description	Value
A	Area to be counted	294,194
B	Open Space Required (15%)	50,586
C	Total Area Provided	81,550

Item	Description	Value
A	Length of Frontage	866 LF
B	Total Trees Required (1 for every 40 linear feet of frontage)	23
C	Trees Provided	33

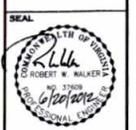
Item	Description	Value
A	Length of Frontage Along Multi-Family Land Use	370 LF
B	Buffer Yard Required	26 x 350 (9,100 SF)
C	Total 10-year Area of Trees Required for Coverage	75% Min (6,825 SF)
D	Total 10-year Area of Trees Provided for Coverage	7,000 (26%)
E	Total Number of Trees Provided	34
F	Total 10-year Area of Evergreen Trees Required (70% of above number)	5,000 (17%)
G	Total Number of Evergreen Trees Provided	25
H	Total Number of Shrubs Required (3 for every 10 feet of frontage)	111
I	Total Number of Shrubs Provided	111

A LANDSCAPE TABULATIONS



B LEGAT ROAD GARAGE ELEVATION

William H. Gordon Associates, Inc.
 10000 Old Dominion Road, Suite 200
 Fairfax, VA 22031
 Phone: 703-433-0766
 Fax: 703-433-0766
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



DATE	DESCRIPTION
1/30/12	Submittal
3/29/12	Per Drawing
5/10/12	Per Drawing
5/30/12	Per Drawing
6/20/12	Per Drawing

LANDSCAPE NOTES & TABULATIONS
FAIRFAX PUBLIC SAFETY HEADQUARTERS
 10000 LEGAT ROAD, SUITE 107
 BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE: N/A
 DATE: DECEMBER 23, 2011
 DRAWN: JPW/JK/CS
 CHECKED: R.W.
 JOB #: 0734-0201
 CAD FILE: 0734-0201 S.dwg



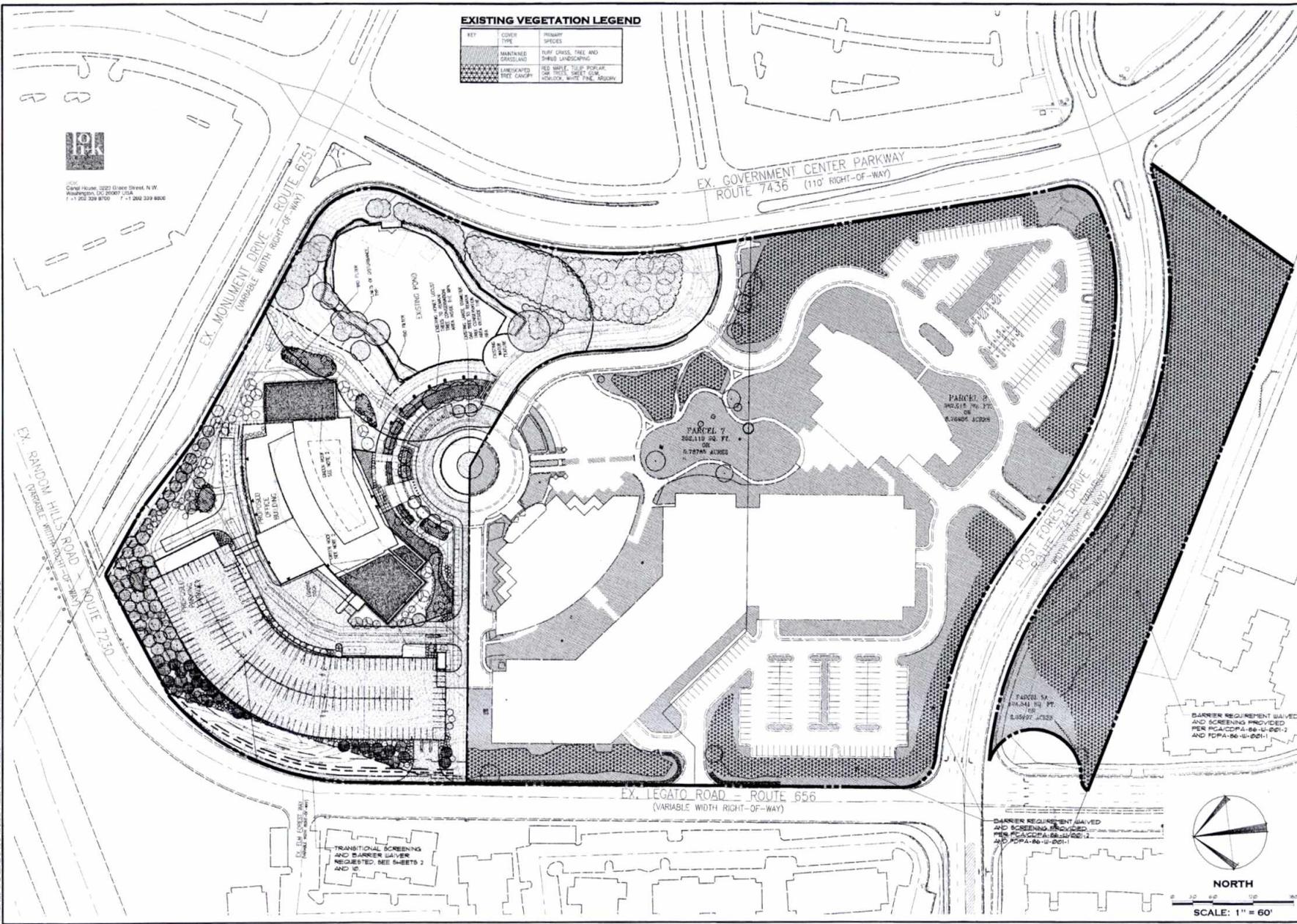
JPK
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 Fairfax, VA 22031
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 Fax: 703-433-0766



James O. P. K.
 Carol House, 2221 Grace Street, N.W.
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EXISTING VEGETATION LEGEND

KEY	COVER TYPE	PLANT SPECIES
[Pattern]	MAINTAINED GRASSLAND	PURN GRASS, PINE AND SHRUB LANDSCAPING
[Pattern]	LANDSCAPED TREE CANOPY	RED MAPLE, SUGAR POPLAR, HONEYLOC, WHITE PINE, BIRCH



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 FAX 703-263-1000
 ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS

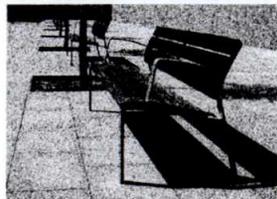
SEAL
 ROBERT W. WILKINSON
 PROFESSIONAL ENGINEER
 NO. 27809

REVISIONS

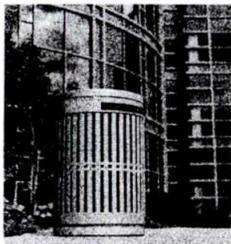
DATE	DESCRIPTION
1/30/12	As Noted
3/29/12	Per Comments
5/10/12	Grading
5/30/12	Grading
6/20/12	Grading

LANDBAY B LANDSCAPE PLAN
FAIRFAX PUBLIC SAFETY HEADQUARTERS
 PCA/CDPA/FDPA
 PCA 86-W-001-12 / FDPA 86-W-001-07
 BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE 1" = 60'
DATE DECEMBER 23, 2011
DRAWN JPW/JK/COS
CHECKED RW
JOB # 0734-0220
CAD FILE 0734-0220 S.O.V.dwg
SHEET # 11 of 18



G TYPICAL BENCH
K13



H TYPICAL TRASH CAN
K13



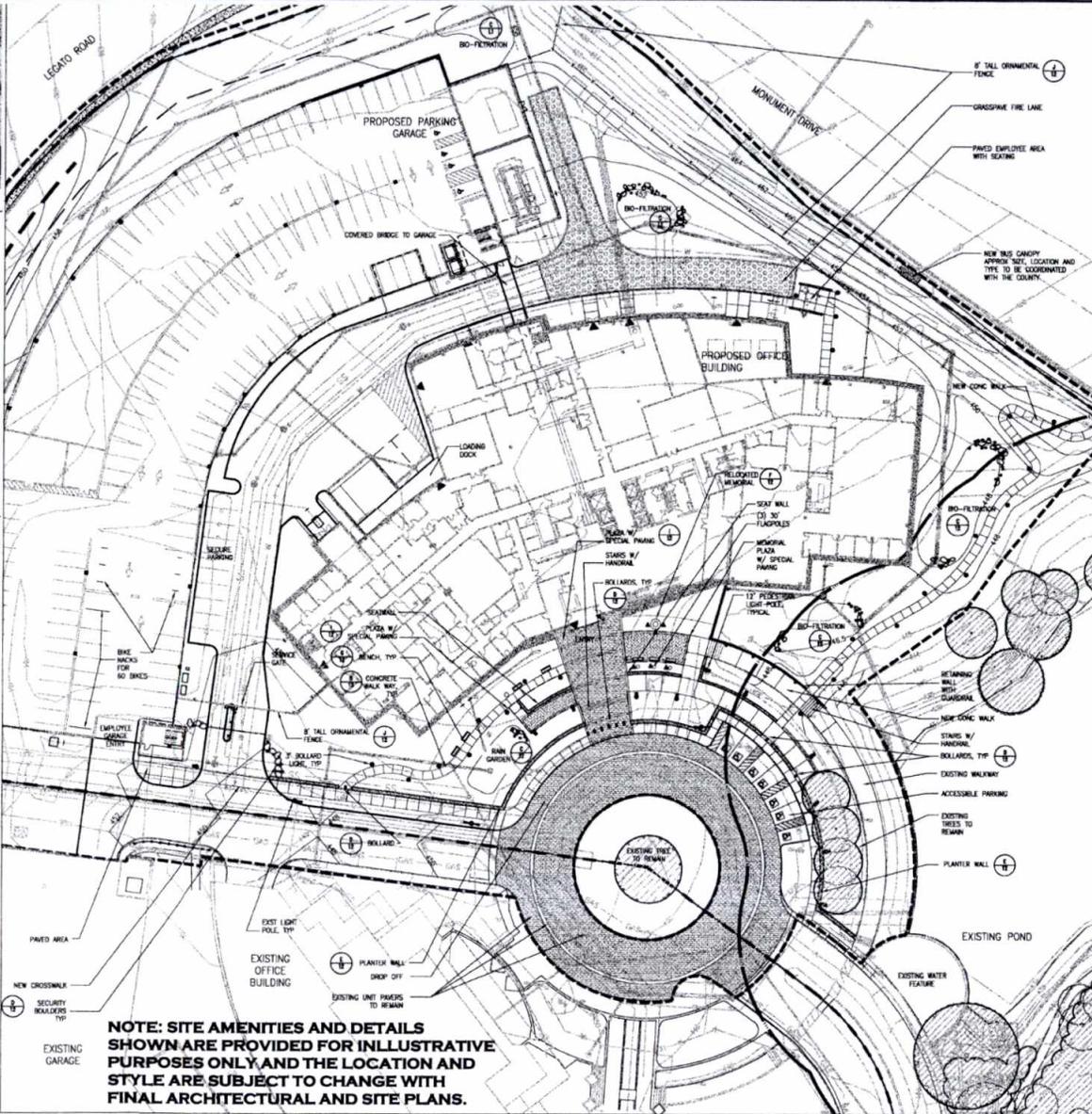
I TYPICAL PLAZA PAVING TO MATCH EXISTING CAMPUS
K13



J 8' ORNAMENTAL FENCE
K13



William H. Gordon Associates, Inc.
3223 Grace Street, N.W.
Washington, DC 20007 USA
Tel: 202.389.8700 Fax: 202.330.8800



NOTE: SITE AMENITIES AND DETAILS SHOWN ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND THE LOCATION AND STYLE ARE SUBJECT TO CHANGE WITH FINAL ARCHITECTURAL AND SITE PLANS.

A SITE AMENITY PLAN
1" = 30'



B INFORMAL PATHWAYS
K13



C BIOFILTRATION PLANTING
K13



D SECURITY BOLLARDS AND BOULDERS
K13



E PLANTER (ANTI-RAM) WALL
K13



F EXISTING MEMORIAL (RELOCATED)
K13

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ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



REVISIONS

1/30/12	Approved
3/29/12	Revised
5/10/12	Revised
5/30/12	Revised
6/20/12	Revised

SITE AMENITY PLAN
FAIRFAX PUBLIC SAFETY HEADQUARTERS
PC: 0734-02201.S.dwg
PCA 86-W-001-12
FDP 86-W-001-07
BRADDOCK DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1" = 30'

DATE: DECEMBER 23, 2011

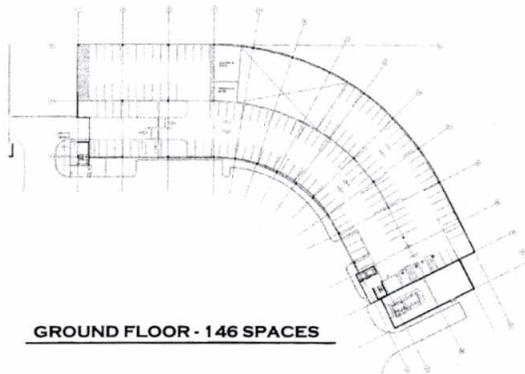
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CHECKED: R.W.

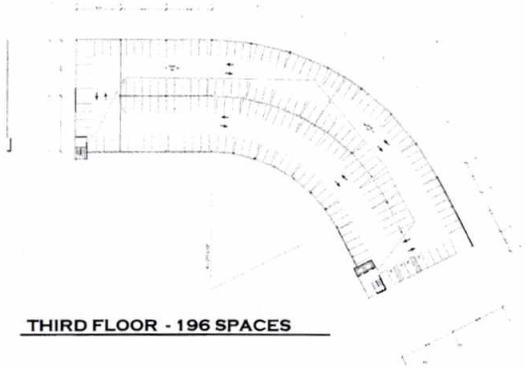
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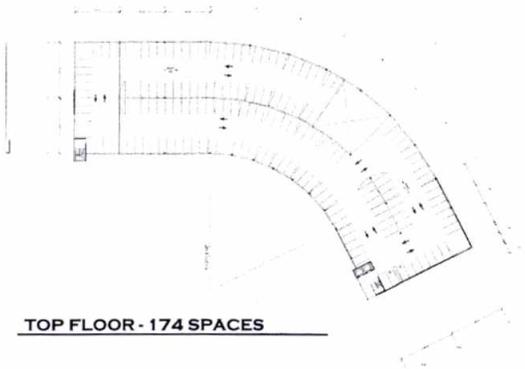
SHEET #



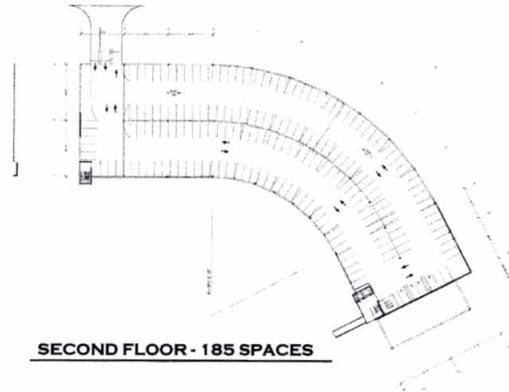
GROUND FLOOR - 146 SPACES



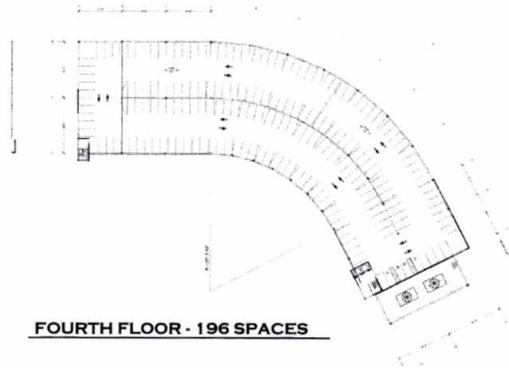
THIRD FLOOR - 196 SPACES



TOP FLOOR - 174 SPACES



SECOND FLOOR - 185 SPACES

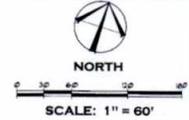


FOURTH FLOOR - 196 SPACES

FLOOR	STANDARD	CAR ACCESSIBLE	VAN ACCESSIBLE	TOTAL
GROUND	142	1	3	146
SECOND	181	4	0	185
THIRD	192	4	0	196
FOURTH	192	4	0	196
TOP	172	2	0	174
TOTAL	879	15	3	897

850 (MIN.)

PARKING GARAGE PARKING COUNT



THESE FLOOR PLANS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ARCHITECTURAL PLANS. ALL GARAGE PARKING SPACES ARE 18' x 8.5'.

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REVISIONS

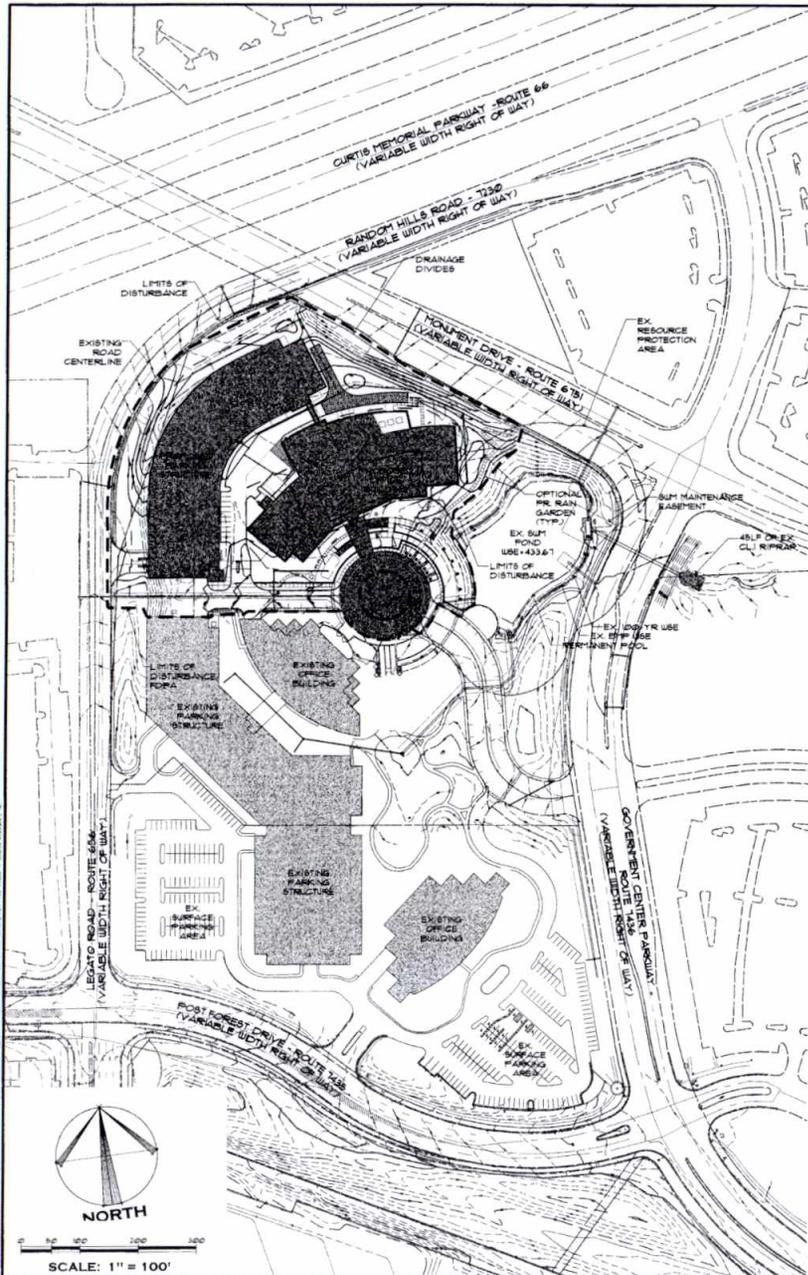
DATE	DESCRIPTION
1/30/12	Approve
3/29/12	Comments
5/10/12	Comments
5/30/12	Comments
6/20/12	Comments

PSHQ GARAGE PARKING PLANS
FAIRFAX PUBLIC SAFETY HEADQUARTERS
 PCA / CDDPA / FDPA
 PCA 86-W-001-12 / FDPA 86-W-001-07
 BRAEDDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE	1"=60'
DATE	DECEMBER 23, 2011
DRAWN	JPW/JK/CS
CHECKED	RW
JOB #	0734-0220
CAD FILE	0734-0220\PKG.dwg
SHEET #	14 of 18



11/11
 Carol Huxley, 2020 Green Street, N.W.
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 T +1 202 330 8700 F +1 202 330 8800



OVERALL BMP TABULATIONS

PARCEL ID	IMPERVIOUS AREA	TOTAL AREA	% IMPERVIOUS	C FACTOR
PARCEL 6 (LANDSBY B1)	4.35	9.12	48%	0.54
PARCEL 7 (LANDSBY B2)	3.47	5.79	60%	0.63
PARCEL 8 (LANDSBY B3)	5.27	8.77	60%	0.63
PARCEL 9A (LANDSBY B4)	0.00	2.86	0%	0.20
OFF-SITE	7.08	3.66	75%	0.21

DRAINAGE AREA	DRAINAGE ACREAGE	C VALUE	C x A
PARCEL 6 (LANDSBY B1)	9.12	0.54	4.92
PARCEL 7 (LANDSBY B2)	5.79	0.63	3.65
PARCEL 8 (LANDSBY B3)	8.77	0.63	5.53
PARCEL 9A (LANDSBY B4)	2.86	0.85	2.43
TOTAL	26.54	WEIGHT C FACTOR	0.62

DRAINAGE AREA	DRAINAGE ACREAGE	C VALUE	C x A
ON-SITE	26.54	0.62	16.45
OFF-SITE	0.2 x 9.96 = 1.99	0.65	1.29
TOTAL	26.54	WEIGHT C FACTOR	0.68

TOTAL BMP VOLUME REQUIRED FOR LANDSBY B 105,494 CF
 VOLUME AVAILABLE FOR BMP 128,465 CF
 EXCESS VOLUME AVAILABLE FOR BMP 15,961 CF

BMP FACILITY DESIGN CALCULATIONS

Plan Name: FAIRFAX PUBLIC SAFETY HEADQUARTERS Date: 5-25-12
 Plan Number: 0734-0220 Engineer: JFW

I. WATER QUALITY NARRATIVE (PARCEL 6 ONLY)

See narrative on sheet 16

II. WATERSHED INFORMATION

Part 1. List all of the Subarea and "C" factors used in the BMP Computations

Subarea Designation	"C"	Acres	Product
(1)	(2)	(3)	(4)
ON-SITE DRAINAGE (LANDSBY B PARCELS SA, B, 7 AND 8)	0.62	26.54	16.45
OFF-SITE DRAINAGE	0.65	9.96	6.50
Total		36.50	

III. a. PHOSPHORUS REMOVAL - "OCOCOQUAN METHOD"

Part 2. Compute the Weighted Average "C" Factor for the Site

Area of the Site	(a)	26.54 acres	
Subarea Designation	"C"	Acres	Product
(1)	(2)	(3)	(4)
ON-SITE DRAINAGE	0.62	26.54	16.45
OFF-SITE DRAINAGE	0.65	9.96	6.50
(b) Total			16.45

(c) Weighted average "C" factor (b)/(a) = (c) 0.62

Part 3. Compute the Total Phosphorus Removal for the Site

Subarea Designation	Removal Efficiency (%)	Area (A)	"C" Ratio	Product
(1)	(2)	(3)	(4)	(5)
ON-SITE DRAINAGE	50	1.000	1.00	50.00
OFF-SITE DRAINAGE	50	0.075	1.37	5.15
(a) Total				55

Part 4. Determine Compliance with Phosphorus Removal Requirement

Select Requirement	(a)	50
Water Supply Overlay District (Occoquan Watershed)	90% (Fairfax County and Prince William County)	
Chesapeake Bay Preservation Area (New Development)	40% (Fairfax County)	
Chesapeake Bay Preservation Area (Redevelopment)	50% (Prince William County)	
(1 - 0.9 x (% per % post) x 100 =		%

(b) If Line 3(a) = Line 4(a), the Phosphorus removal requirement is satisfied

Line 3(a) 55 >> 50

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

*BASED ON DEVELOPMENT CONDITION, THIS APPLICATION WILL BE REQUIRED TO ADHERE TO THE WATER SUPPLY OVERLAY DISTRICT (SOS)

IV. SITE COVERAGE

Part 5. Determine Compliance with Site Coverage Requirement

Sum all the uncontrolled onsite areas and compute a weighted average "C" factor. Do not include qualifying open space

Subarea Designation	"C"	Acres	Product
(1)	(2)	(3)	(4)
NA	N/A	N/A	N/A

(a) Total uncontrolled area (b) Total uncontrolled area (c) Weighted average "C" factor (d) If Line 5(b) < 20% of Line 2(a), then the site coverage requirement is satisfied. Line 5(a) is the equivalent offset area for which coverage may be required. 100 x Line 5(b) / 0.20 = 26.54 = (d) 0.02%

SITE COVERAGE REQUIREMENT IS SATISFIED

Part 6. Determine the Offset Area for this Coverage is Required

(A) For the offset areas listed in Part 1 which flow to proposed onsite BMPs, compute the equivalent area

Subarea Designation	"C"	Acres	Product
(1)	(2)	(3)	(4)
OFF-SITE DRAINAGE	0.65	1.39	0.89

(a) Total 1.69 ac.

V. STORAGE

Part 7. Compute the Weighted Average of "C" Factor for Each Proposed BMP Facility

(A) List the areas to be controlled by the proposed BMP

Subarea Designation	"C"	Acres	Product
(1)	(2)	(3)	(4)
ON-SITE DRAINAGE	0.62	26.54	16.45
OFF-SITE DRAINAGE	0.65	1.99	1.29
			0.05
			0.00
			0.00

(a) Total 28.53 ac.

(b) (a) Total 18.15

(c) Weighted average "C" factor (b)/(a) = (c) 0.64

Part 8. Determine the Storage Required for Each Proposed Facility

(A) Extended Detention Dry Pond

Chart A6-40 table (depends A3) for BMP storage per acre [(4375 x "C") - 875] or (31.25 x % imp.) = (a) cft

Design 1 148 hour duration (1.482 x "C") = 1.482 x Line 7(c) = (a) cft

Line 7(a) x Line 7(a) = (b) cft

(b) Wet Pond

Volume of runoff per acre from mean storm: (1.482 x "C") = 1.482 x Line 7(c) = (a) cft

Design 1 0.5 x Volume of runoff from mean storm event in wet storage with extended detention above the permanent pool

Wet Storage 2.5 x Line 7(a) x Line 7(a) = (a) cft

Extended Detention 2.5 x Line 7(a) x Line 7(a) = (a) cft

Line 7(a) x Line 7(a) = (a) cft

Design 2 0.4 x Volume of runoff from mean storm

4.0 x Line 7(a) 28.53 x Line 7(a) 824 = 105,404 cft

(c) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (sum) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(d) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(e) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(f) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(g) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(h) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(i) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(j) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(k) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(l) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(m) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(n) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(o) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(p) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(q) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(r) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(s) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(t) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(u) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

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Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(v) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(w) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(x) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(y) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

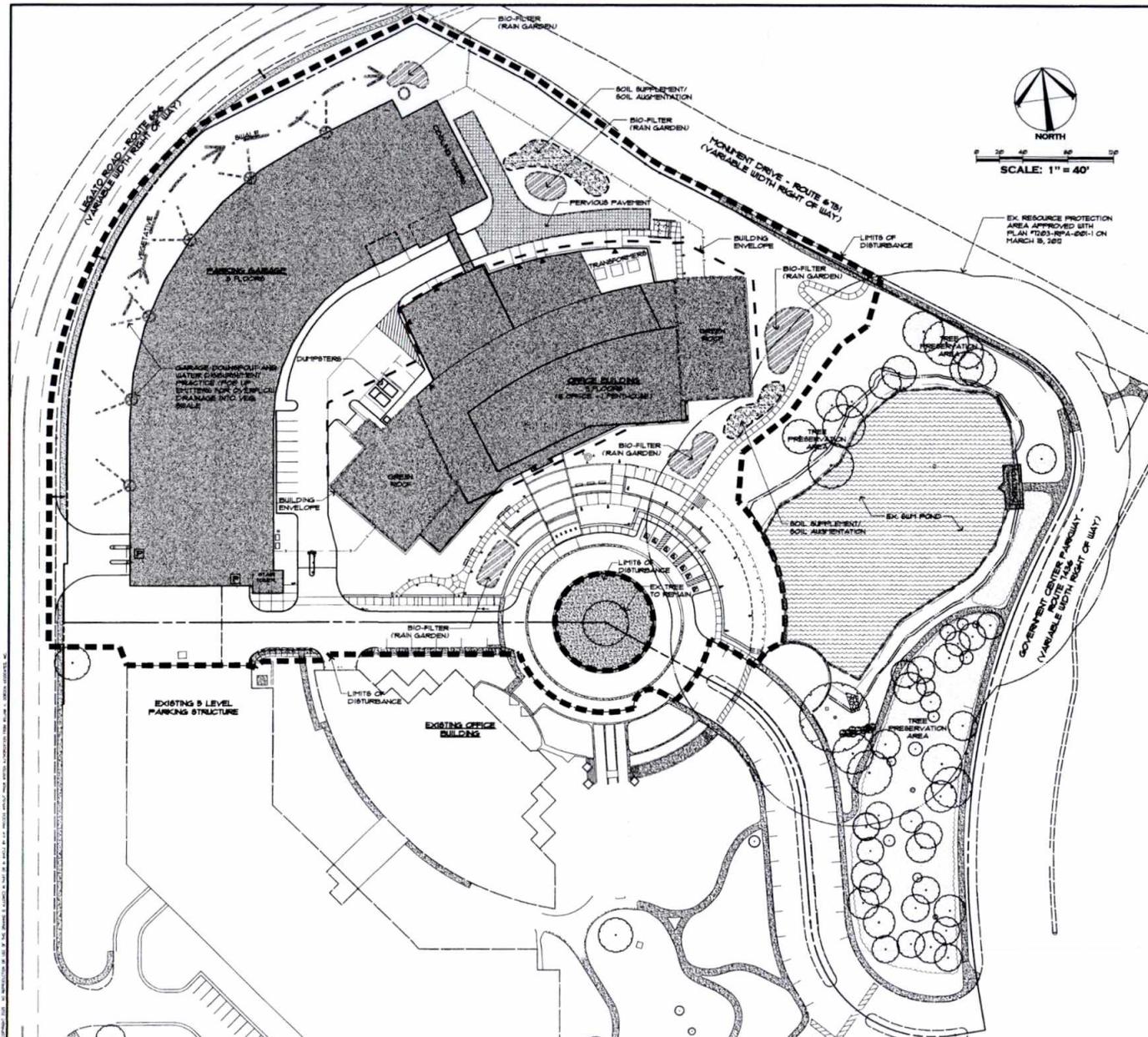
Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) cft

(z) Infiltration Trench

Design 1 - (1.00 inch per impervious acre) 0.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 2 - (1.00 inch per impervious acre) 1.00 x 36.30 x (%imp) x Line 7(a) = (a) cft

Design 3 - (3-year, 2-hour storm) (2.012 x 43960 x "C" x Line 7(a) = (a) c



SUSTAINABLE PRACTICES NARRATIVE

THIS SITE LIES WITHIN LAND BAY B OF THE GOVERNMENT CENTER. THERE IS AN EXISTING EXTENDED DETENTION SET POND ON THE SITE. THIS POND PROVIDES STORM WATER RETENTION OF THE 1 YEAR AND 30 YEAR STORM EVENTS. ADDITIONALLY, THIS POND PROVIDES WATER QUALITY FEATURES. THE FAIRFAX CENTER AREA IS DEVELOPED TO A HIGHER STANDARD AND THEREFORE THERE ARE NUMEROUS ADDITIONAL STORM WATER FEATURES THAT ARE PROPOSED ON THIS PROJECT. THE STORM WATER QUALITY FEATURES ARE SHOWN AS POTENTIAL OPTIONS. THE TYPE, LOCATION, AND NUMBER ARE TO BE DETERMINED DURING FINAL DESIGN. THEY MAY INCLUDE THE FOLLOWING:

GREEN ROOFS
APPROXIMATELY 10,000 SQUARE FEET OF GREEN ROOF IS PROPOSED WITH THIS PLAN. THE GREEN ROOFS REDUCE THE IMPACT OF IMPERVIOUS AREA AND PROVIDES EVAPOTRANSPIRATION CONTRIBUTING TO STORM WATER REUSE.

BIO-FILTERS (RAIN GARDEN)
APPROXIMATELY FOUR (4) BIO-FILTERS ARE PROPOSED WITH THIS PLAN. THE BIO-FILTERS ENHANCE WATER QUALITY FOR THE FIRST ONE INCH OF EACH STORM EVENT. THE BIO-FILTERS WILL CONTAIN NATIVE PLANTS THAT WILL ALSO PROVIDE EVAPOTRANSPIRATION THAT WILL CONTRIBUTE TO STORM WATER REUSE.

VEGETATIVE SWALE
A VEGETATIVE SWALE IS PROPOSED ADJACENT TO THE PARKING STRUCTURE TO ENHANCE WATER QUALITY FOR THE FIRST ONE INCH OF EACH STORM EVENT FOR ONE HALF THE PARKING STRUCTURE IN ADDITION TO THE SURROUNDING DRAINAGE AREA. THE SWALE IS DESIGNED TO TRAP PARTICULATE POLLUTANTS, PROMOTE INFILTRATION, AND REDUCE THE FLOW VELOCITY OF STORM WATER RUNOFF. IT WILL CONTAIN A DIVERSE STAND OF NATIVE VEGETATION COVERING THE SIDE AND BOTTOM SLOPES OF THE CHANNEL.

PERVIOUS PAVEMENT
PERVIOUS PAVEMENT WILL BE AN EFFECTIVE MEANS TO CAPTURE AND REDUCE STORMWATER RUNOFF FLOW RATE AND VOLUME, WHICH WILL RECHARGE GROUNDWATER AND MAINTAIN DOWNSTREAM BASE FLOW. THE SUBGRADE ALSO FILTERS POLLUTANTS TO BENEFIT WATER QUALITY. PERVIOUS PAVEMENT IS LESS PRONE TO THE EFFECTS OF FREEZE THAW AND WILL REQUIRE LESS REPAIR AND PATCHING THAN CONVENTIONAL PAVEMENT.

SOIL SUPPLEMENT/ SOIL AUGMENTATION
DUE TO THE NATURE OF THE EXISTING SOIL, (FILL MATERIAL) THE ADDITION OF SOIL ADDITIVES TO IMPROVE NATIVE SOILS CONDITIONS WILL PROVIDE ADDITIONAL REDUCTION IN STORMWATER RUNOFF TO RECHARGE GROUNDWATER AND CONTRIBUTE TO THE OVERALL EVAPOTRANSPIRATION COMPONENT OF NATURE.

NATIVE VEGETATION
NATIVE PLANTS ARE PROPOSED BECAUSE THEY ARE MORE LIKELY TO THRIVE UNDER THE EXISTING SITE CONDITIONS (IE SOIL, MOISTURE, SHADE, ETC) AND REQUIRE LESS WATER, FERTILIZER, AND PESTICIDES.

William H. Gordon Associates, Inc.
1501 DOW ROAD, SUITE 101
DALLAS, TEXAS 75243
PHONE 714-262-1900
FAX 714-262-1901
ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS



REVISIONS

1/30/12	Approved
3/29/12	Comments
5/10/12	Comments
5/30/12	Comments
6/20/12	Comments

SUSTAINABLE PRACTICES
FAIRFAX PUBLIC SAFETY HEADQUARTERS
PCA/CDPA/FDPA
PCA 86-W-001-12 FDPA 86-W-001-07
BRADDOCK DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE: 1"=40'

DATE: DECEMBER 23, 2011

DRAWN: JPW/JK/CS

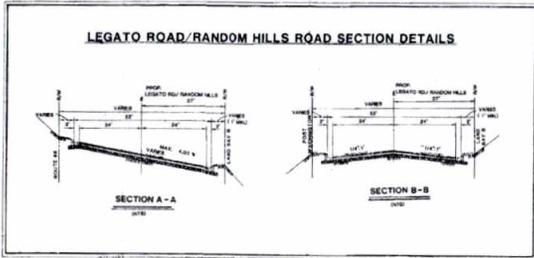
CHECKED: RW

JOB #: 0734-0220

CAD FILE: 0734-0220(1)JD.dwg

SHEET #: 15A of 18

FOR INFORMATION ONLY



PARKING TABULATIONS

NO.	DESCRIPTION	AREA (SQ. FT.)	NO. OF SPACES	TYPE
1	LAND BAY A	1,200,000	1,200	RESIDENTIAL
2	LAND BAY B	1,500,000	1,500	RESIDENTIAL
3	LAND BAY C	2,000,000	2,000	RESIDENTIAL
4	LAND BAY D	3,000,000	3,000	RESIDENTIAL
5	LAND BAY E	1,800,000	1,800	RESIDENTIAL
6	LAND BAY F	1,000,000	1,000	RESIDENTIAL
7	LAND BAY G	1,200,000	1,200	RESIDENTIAL
8	LAND BAY H	1,500,000	1,500	RESIDENTIAL
9	LAND BAY I	1,800,000	1,800	RESIDENTIAL
10	LAND BAY J	2,000,000	2,000	RESIDENTIAL
11	LAND BAY K	2,200,000	2,200	RESIDENTIAL
12	LAND BAY L	2,400,000	2,400	RESIDENTIAL
13	LAND BAY M	2,600,000	2,600	RESIDENTIAL
14	LAND BAY N	2,800,000	2,800	RESIDENTIAL
15	LAND BAY O	3,000,000	3,000	RESIDENTIAL
16	LAND BAY P	3,200,000	3,200	RESIDENTIAL
17	LAND BAY Q	3,400,000	3,400	RESIDENTIAL
18	LAND BAY R	3,600,000	3,600	RESIDENTIAL
19	LAND BAY S	3,800,000	3,800	RESIDENTIAL
20	LAND BAY T	4,000,000	4,000	RESIDENTIAL
21	LAND BAY U	4,200,000	4,200	RESIDENTIAL
22	LAND BAY V	4,400,000	4,400	RESIDENTIAL
23	LAND BAY W	4,600,000	4,600	RESIDENTIAL
24	LAND BAY X	4,800,000	4,800	RESIDENTIAL
25	LAND BAY Y	5,000,000	5,000	RESIDENTIAL
26	LAND BAY Z	5,200,000	5,200	RESIDENTIAL
27	LAND BAY AA	5,400,000	5,400	RESIDENTIAL
28	LAND BAY AB	5,600,000	5,600	RESIDENTIAL
29	LAND BAY AC	5,800,000	5,800	RESIDENTIAL
30	LAND BAY AD	6,000,000	6,000	RESIDENTIAL
31	LAND BAY AE	6,200,000	6,200	RESIDENTIAL
32	LAND BAY AF	6,400,000	6,400	RESIDENTIAL
33	LAND BAY AG	6,600,000	6,600	RESIDENTIAL
34	LAND BAY AH	6,800,000	6,800	RESIDENTIAL
35	LAND BAY AI	7,000,000	7,000	RESIDENTIAL
36	LAND BAY AJ	7,200,000	7,200	RESIDENTIAL
37	LAND BAY AK	7,400,000	7,400	RESIDENTIAL
38	LAND BAY AL	7,600,000	7,600	RESIDENTIAL
39	LAND BAY AM	7,800,000	7,800	RESIDENTIAL
40	LAND BAY AN	8,000,000	8,000	RESIDENTIAL
41	LAND BAY AO	8,200,000	8,200	RESIDENTIAL
42	LAND BAY AP	8,400,000	8,400	RESIDENTIAL
43	LAND BAY AQ	8,600,000	8,600	RESIDENTIAL
44	LAND BAY AR	8,800,000	8,800	RESIDENTIAL
45	LAND BAY AS	9,000,000	9,000	RESIDENTIAL
46	LAND BAY AT	9,200,000	9,200	RESIDENTIAL
47	LAND BAY AU	9,400,000	9,400	RESIDENTIAL
48	LAND BAY AV	9,600,000	9,600	RESIDENTIAL
49	LAND BAY AW	9,800,000	9,800	RESIDENTIAL
50	LAND BAY AX	10,000,000	10,000	RESIDENTIAL
51	LAND BAY AY	10,200,000	10,200	RESIDENTIAL
52	LAND BAY AZ	10,400,000	10,400	RESIDENTIAL
53	LAND BAY BA	10,600,000	10,600	RESIDENTIAL
54	LAND BAY BB	10,800,000	10,800	RESIDENTIAL
55	LAND BAY BC	11,000,000	11,000	RESIDENTIAL
56	LAND BAY BD	11,200,000	11,200	RESIDENTIAL
57	LAND BAY BE	11,400,000	11,400	RESIDENTIAL
58	LAND BAY BF	11,600,000	11,600	RESIDENTIAL
59	LAND BAY BG	11,800,000	11,800	RESIDENTIAL
60	LAND BAY BH	12,000,000	12,000	RESIDENTIAL
61	LAND BAY BI	12,200,000	12,200	RESIDENTIAL
62	LAND BAY BJ	12,400,000	12,400	RESIDENTIAL
63	LAND BAY BK	12,600,000	12,600	RESIDENTIAL
64	LAND BAY BL	12,800,000	12,800	RESIDENTIAL
65	LAND BAY BM	13,000,000	13,000	RESIDENTIAL
66	LAND BAY BN	13,200,000	13,200	RESIDENTIAL
67	LAND BAY BO	13,400,000	13,400	RESIDENTIAL
68	LAND BAY BP	13,600,000	13,600	RESIDENTIAL
69	LAND BAY BQ	13,800,000	13,800	RESIDENTIAL
70	LAND BAY BR	14,000,000	14,000	RESIDENTIAL
71	LAND BAY BS	14,200,000	14,200	RESIDENTIAL
72	LAND BAY BT	14,400,000	14,400	RESIDENTIAL
73	LAND BAY BU	14,600,000	14,600	RESIDENTIAL
74	LAND BAY BV	14,800,000	14,800	RESIDENTIAL
75	LAND BAY BW	15,000,000	15,000	RESIDENTIAL
76	LAND BAY BX	15,200,000	15,200	RESIDENTIAL
77	LAND BAY BY	15,400,000	15,400	RESIDENTIAL
78	LAND BAY BZ	15,600,000	15,600	RESIDENTIAL
79	LAND BAY CA	15,800,000	15,800	RESIDENTIAL
80	LAND BAY CB	16,000,000	16,000	RESIDENTIAL
81	LAND BAY CC	16,200,000	16,200	RESIDENTIAL
82	LAND BAY CD	16,400,000	16,400	RESIDENTIAL
83	LAND BAY CE	16,600,000	16,600	RESIDENTIAL
84	LAND BAY CF	16,800,000	16,800	RESIDENTIAL
85	LAND BAY CG	17,000,000	17,000	RESIDENTIAL
86	LAND BAY CH	17,200,000	17,200	RESIDENTIAL
87	LAND BAY CI	17,400,000	17,400	RESIDENTIAL
88	LAND BAY CJ	17,600,000	17,600	RESIDENTIAL
89	LAND BAY CK	17,800,000	17,800	RESIDENTIAL
90	LAND BAY CL	18,000,000	18,000	RESIDENTIAL
91	LAND BAY CM	18,200,000	18,200	RESIDENTIAL
92	LAND BAY CN	18,400,000	18,400	RESIDENTIAL
93	LAND BAY CO	18,600,000	18,600	RESIDENTIAL
94	LAND BAY CP	18,800,000	18,800	RESIDENTIAL
95	LAND BAY CQ	19,000,000	19,000	RESIDENTIAL
96	LAND BAY CR	19,200,000	19,200	RESIDENTIAL
97	LAND BAY CS	19,400,000	19,400	RESIDENTIAL
98	LAND BAY CT	19,600,000	19,600	RESIDENTIAL
99	LAND BAY CU	19,800,000	19,800	RESIDENTIAL
100	LAND BAY CV	20,000,000	20,000	RESIDENTIAL

LEGEND

PROPOSED DRAINAGE SYSTEM	PROPOSED SANITARY SYSTEM	PROPOSED WATER SYSTEM	PROPOSED POWER LINES	PROPOSED TELEPHONE LINES	PROPOSED CABLE TV LINES	PROPOSED FIBER OPTIC LINES	PROPOSED UNDERGROUND UTILITIES
PROPOSED SIDEWALKS	PROPOSED BIKEWAYS	PROPOSED TRAILS	PROPOSED PLAY AREAS	PROPOSED SPORTS FIELDS	PROPOSED GOLF COURSE	PROPOSED RECREATIONAL OPEN SPACE	PROPOSED OPEN SPACE
PROPOSED PAVEMENT	PROPOSED DRIVEWAYS	PROPOSED DRIVEWAYS	PROPOSED DRIVEWAYS	PROPOSED DRIVEWAYS	PROPOSED DRIVEWAYS	PROPOSED DRIVEWAYS	PROPOSED DRIVEWAYS



AREA TABULATIONS

NO.	DESCRIPTION	AREA (SQ. FT.)	NO. OF SPACES	TYPE
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7	LAND BAY G	1,200,000	1,200	RESIDENTIAL
8	LAND BAY H	1,500,000	1,500	RESIDENTIAL
9	LAND BAY I	1,800,000	1,800	RESIDENTIAL
10	LAND BAY J	2,000,000	2,000	RESIDENTIAL
11	LAND BAY K	2,200,000	2,200	RESIDENTIAL
12	LAND BAY L	2,400,000	2,400	RESIDENTIAL
13	LAND BAY M	2,600,000	2,600	RESIDENTIAL
14	LAND BAY N	2,800,000	2,800	RESIDENTIAL
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16	LAND BAY P	3,200,000	3,200	RESIDENTIAL
17	LAND BAY Q	3,400,000	3,400	RESIDENTIAL
18	LAND BAY R	3,600,000	3,600	RESIDENTIAL
19	LAND BAY S	3,800,000	3,800	RESIDENTIAL
20	LAND BAY T	4,000,000	4,000	RESIDENTIAL
21	LAND BAY U	4,200,000	4,200	RESIDENTIAL
22	LAND BAY V	4,400,000	4,400	RESIDENTIAL
23	LAND BAY W	4,600,000	4,600	RESIDENTIAL
24	LAND BAY X	4,800,000	4,800	RESIDENTIAL
25	LAND BAY Y	5,000,000	5,000	RESIDENTIAL
26	LAND BAY Z	5,200,000	5,200	RESIDENTIAL
27	LAND BAY AA	5,400,000	5,400	RESIDENTIAL
28	LAND BAY AB	5,600,000	5,600	RESIDENTIAL
29	LAND BAY AC	5,800,000	5,800	RESIDENTIAL
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35	LAND BAY AI	7,000,000	7,000	RESIDENTIAL
36	LAND BAY AJ	7,200,000	7,200	RESIDENTIAL
37	LAND BAY AK	7,400,000	7,400	RESIDENTIAL
38	LAND BAY AL	7,600,000	7,600	RESIDENTIAL
39	LAND BAY AM	7,800,000	7,800	RESIDENTIAL
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41	LAND BAY AO	8,200,000	8,200	RESIDENTIAL
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43	LAND BAY AQ	8,600,000	8,600	RESIDENTIAL
44	LAND BAY AR	8,800,000	8,800	RESIDENTIAL
45	LAND BAY AS	9,000,000	9,000	RESIDENTIAL
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48	LAND BAY AV	9,600,000	9,600	RESIDENTIAL
49	LAND BAY AW	9,800,000	9,800	RESIDENTIAL
50	LAND BAY AX	10,000,000	10,000	RESIDENTIAL
51	LAND BAY AY	10,200,000	10,200	RESIDENTIAL
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59	LAND BAY BG	11,800,000	11,800	RESIDENTIAL
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61	LAND BAY BI	12,200,000	12,200	RESIDENTIAL
62	LAND BAY BJ	12,400,000	12,400	RESIDENTIAL
63	LAND BAY BK	12,600,000	12,600	RESIDENTIAL
64	LAND BAY BL	12,800,000	12,800	RESIDENTIAL
65	LAND BAY BM	13,000,000	13,000	RESIDENTIAL
66	LAND BAY BN	13,200,000	13,200	RESIDENTIAL
67	LAND BAY BO	13,400,000	13,400	RESIDENTIAL
68	LAND BAY BP	13,600,000	13,600	RESIDENTIAL
69	LAND BAY BQ	13,800,000	13,800	RESIDENTIAL
70	LAND BAY BR	14,000,000	14,000	RESIDENTIAL
71	LAND BAY BS	14,200,000	14,200	RESIDENTIAL
72	LAND BAY BT	14,400,000	14,400	RESIDENTIAL
73	LAND BAY BU	14,600,000	14,600	RESIDENTIAL
74	LAND BAY BV	14,800,000	14,800	RESIDENTIAL
75	LAND BAY BW	15,000,000	15,000	RESIDENTIAL
76	LAND BAY BX	15,200,000	15,200	RESIDENTIAL
77	LAND BAY BY	15,400,000	15,400	RESIDENTIAL
78	LAND BAY BZ	15,600,000	15,600	RESIDENTIAL
79	LAND BAY CA	15,800,000	15,800	RESIDENTIAL
80	LAND BAY CB	16,000,000	16,000	RESIDENTIAL
81	LAND BAY CC	16,200,000	16,200	RESIDENTIAL
82	LAND BAY CD	16,400,000	16,400	RESIDENTIAL
83	LAND BAY CE	16,600,000	16,600	RESIDENTIAL
84	LAND BAY CF	16,800,000	16,800	RESIDENTIAL
85	LAND BAY CG	17,000,000	17,000	RESIDENTIAL
86	LAND BAY CH	17,200,000	17,200	RESIDENTIAL
87	LAND BAY CI	17,400,000	17,400	RESIDENTIAL
88	LAND BAY CJ	17,600,000	17,600	RESIDENTIAL
8				



FAIRFAX COUNTY PUBLIC SAFETY HEADQUARTERS

REZONING SUPPLEMENT

FOR PCA / CDPA/ FDPA

PROJECT IDS: PCA 86-W-001-12 & FDPA 86-W-001-07

MAY 30, 2012

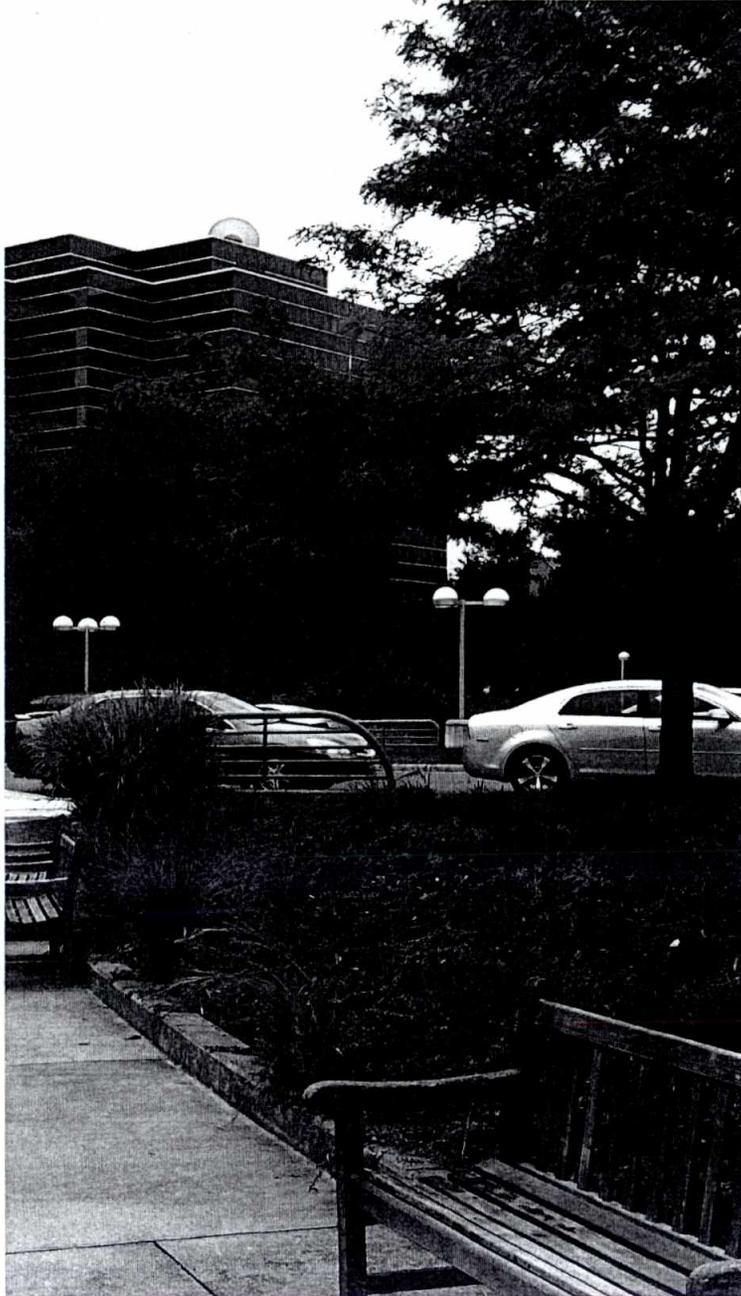
REV JUNE 20, 2012

RECEIVED
Department of Planning & Zoning

JUN 25 2012

Zoning Evaluation Division

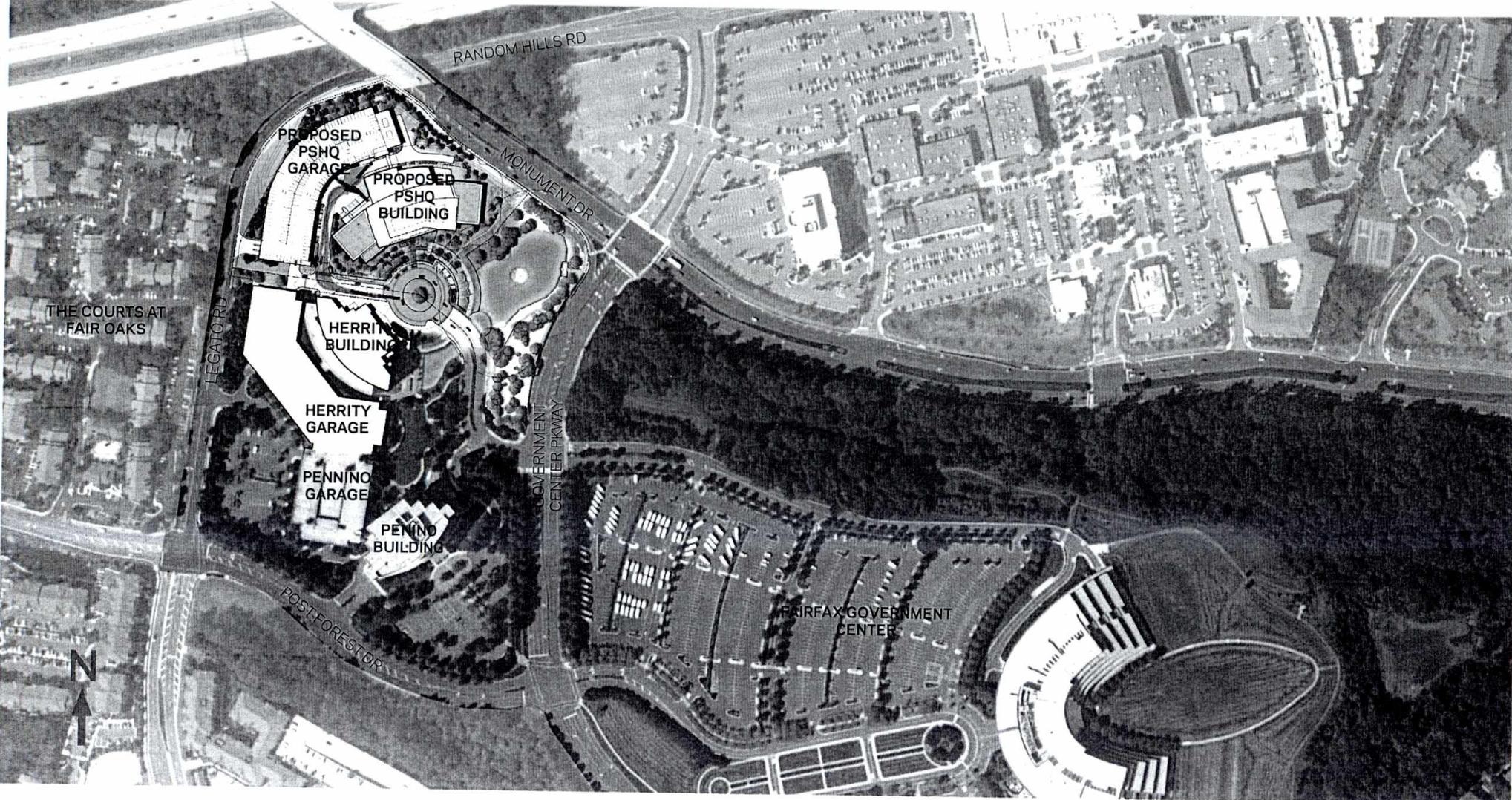




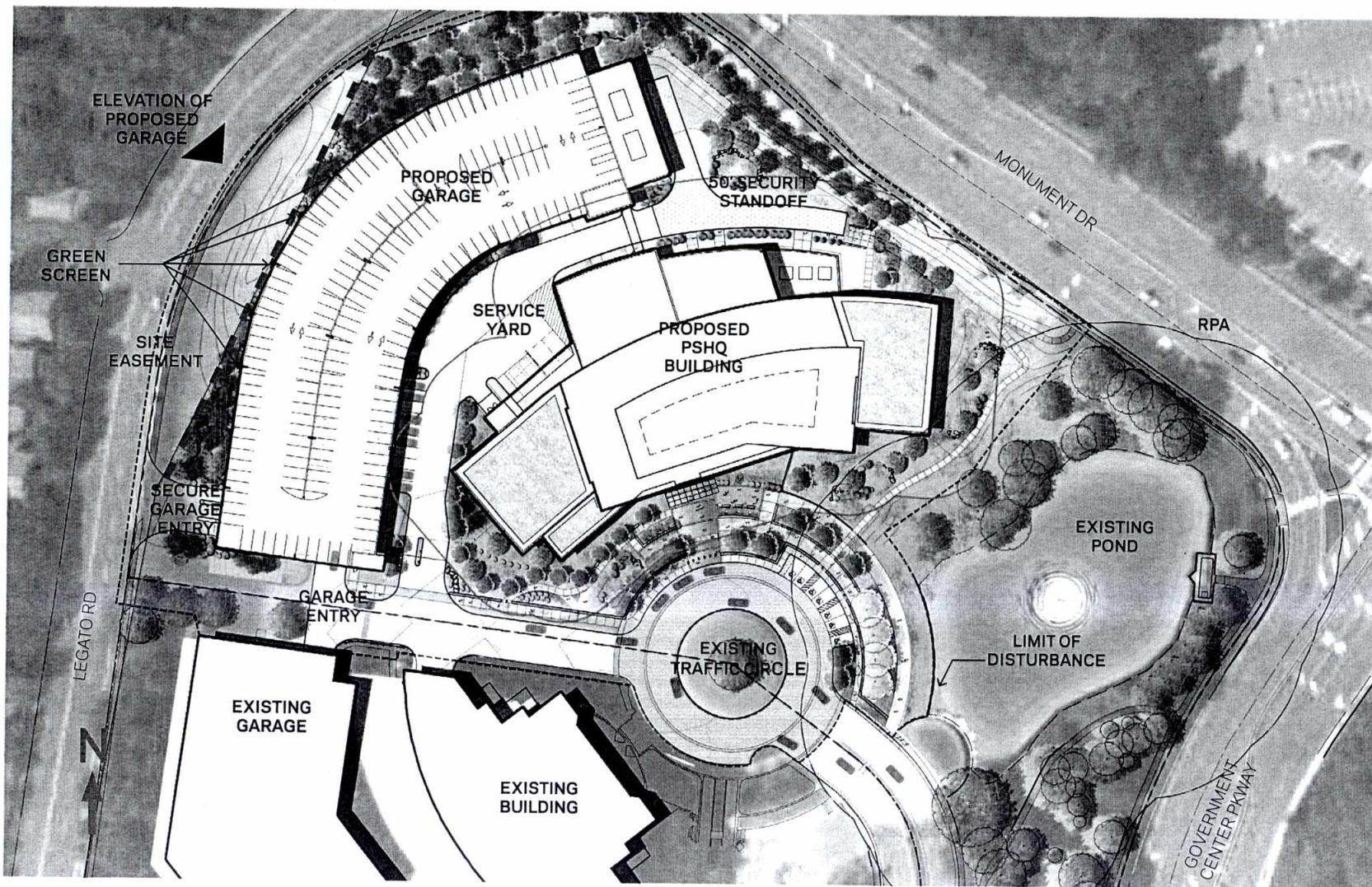
DRAWING LIST:

- CONTEXT PLAN
- SITE PLAN
- SUSTAINABLE PRACTICES PLAN
- ELEVATION OF PROPOSED GARAGE - LANDSCAPE BUFFER
- MAIN ENTRY CIRCULATION DIAGRAM
- MAIN ENTRY ENLARGEMENT PLAN
- MAIN ENTRY SECTION
- SERVICE YARD ENLARGEMENT PLAN
- AXON VIEW FROM FRONT
- AXON VIEW FROM BACK
- PERSPECTIVE VIEW
- PERSPECTIVE VIEW - OPTION 1A
- PERSPECTIVE VIEW - OPTION 1B

FAIRFAX COUNTY PUBLIC SAFETY HEADQUARTERS BUILDING CONTEXT PLAN

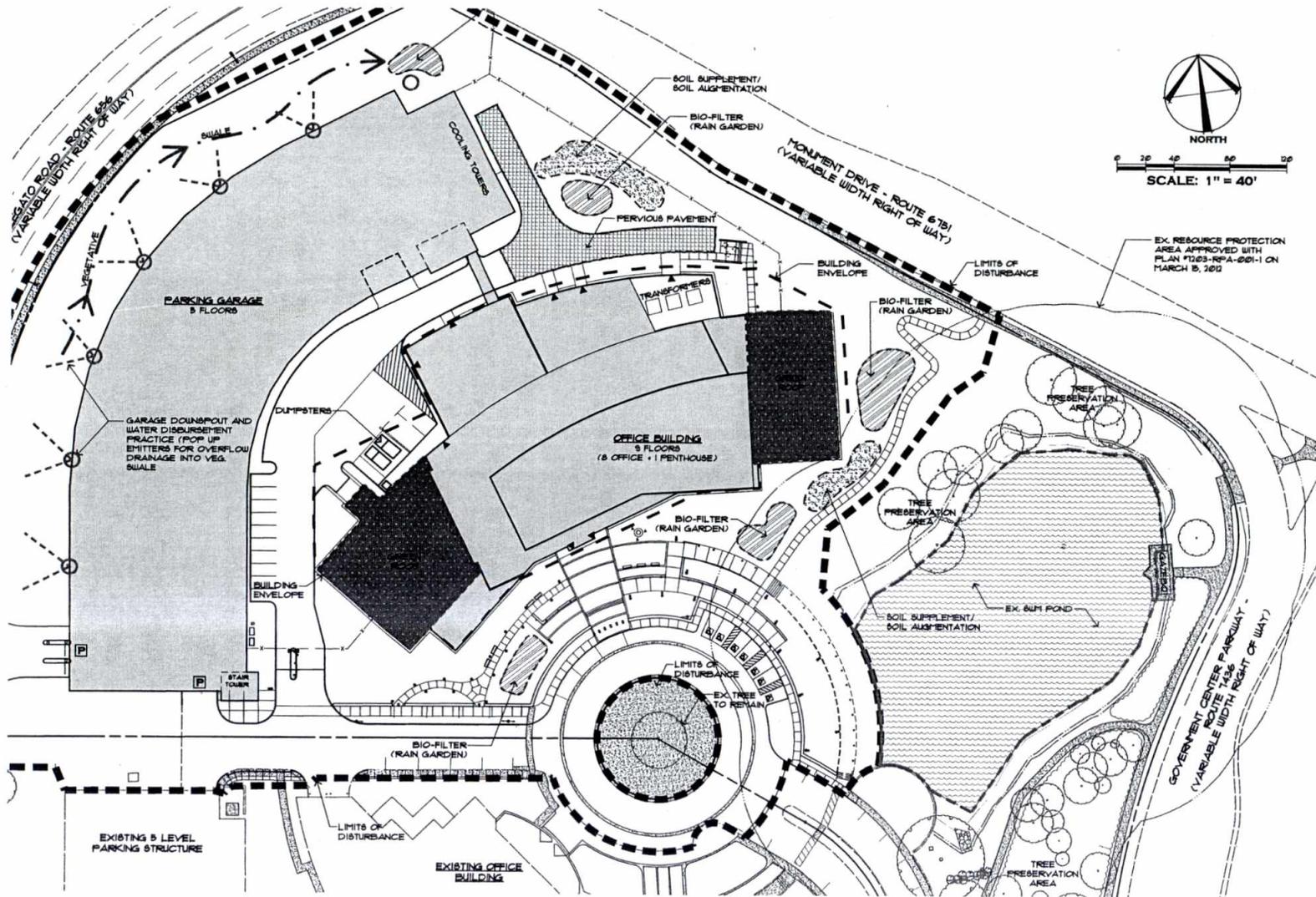


FAIRFAX COUNTY PUBLIC SAFETY HEADQUARTERS BUILDING SITE PLAN



FAIRFAX COUNTY PUBLIC SAFETY HEADQUARTERS BUILDING

SUSTAINABLE PRACTICES PLAN



SUSTAINABLE PRACTICES NARRATIVE

THIS SITE LIES WITHIN LAND BAY B OF THE GOVERNMENT CENTER. THERE IS AN EXISTING EXTENDED DETENTION LET POND ON THE SITE. THIS POND PROVIDES 600M³ WATER RETENTION OF THE 2 YEAR AND 10 YEAR STORM EVENTS. ADDITIONALLY, THIS POND PROVIDES WATER QUALITY MEASURES. THE FAIRFAX CENTER AREA IS DEVELOPED TO A HIGHER STANDARD AND THEREFORE THERE ARE NUMEROUS ADDITIONAL STORM WATER FEATURES THAT ARE PROPOSED ON THIS PROJECT. THE STORM WATER QUALITY FEATURES ARE SHOWN AS POTENTIAL OPTIONS. THE TYPE, LOCATION, AND NUMBER ARE TO BE DETERMINED DURING FINAL DESIGN. THEY MAY INCLUDE THE FOLLOWING:

GREEN ROOFS

APPROXIMATELY 10,000 SQUARE FEET OF GREEN ROOF IS PROPOSED WITH THIS PLAN. THE GREEN ROOFS REDUCE THE IMPACT OF IMPERVIOUS AREA AND PROVIDES EVAPO-TRANSPIRATION CONTRIBUTING TO STORM WATER REUSE.

BIO-FILTERS (RAIN GARDEN)

APPROXIMATELY FOUR (4) BIO-FILTERS ARE PROPOSED WITH THIS PLAN. THE BIO-FILTERS ENHANCE WATER QUALITY FOR THE FIRST ONE INCH OF EACH STORM EVENT. THE BIO-FILTERS WILL CONTAIN NATIVE PLANTS THAT WILL ALSO PROVIDE EVAPO-TRANSPIRATION THAT WILL CONTRIBUTE TO STORM WATER REUSE.

VEGETATIVE SWALE

A VEGETATIVE SWALE IS PROPOSED ADJACENT TO THE PARKING STRUCTURE TO ENHANCE WATER QUALITY FOR THE FIRST ONE INCH OF EACH STORM EVENT FOR ONE HALF THE PARKING STRUCTURE IN ADDITION TO THE SURROUNDING DRAINAGE AREA. THE SWALE IS DESIGNED TO TRAP PARTICULATE POLLUTANTS, PROMOTE INFILTRATION, AND REDUCE THE FLOW VELOCITY OF STORM WATER RUNOFF. IT WILL CONTAIN A DENSE STAND OF NATIVE VEGETATION COVERING THE SIDE AND BOTTOM SLOPES OF THE CHANNEL.

PERVIOUS PAVEMENT

PERVIOUS PAVEMENT WILL BE AN EFFECTIVE MEANS TO CAPTURE AND REDUCE STORM WATER RUNOFF FLOW RATE AND VOLUME, WHICH WILL RECHARGE GROUNDWATER AND MAINTAIN DOWNSTREAM BASE FLOW. THE SUBGRADE ALSO FILTERS POLLUTANTS TO BENEFIT WATER QUALITY. PERVIOUS PAVEMENT IS LESS PRONE TO THE EFFECTS OF FREEZE THAW AND WILL REQUIRE LESS REPAIR AND PATCHING THAN CONVENTIONAL PAVEMENT.

SOIL SUPPLEMENTS/ SOIL AUGMENTATION

DUE TO THE NATURE OF THE EXISTING SOIL (FILL MATERIAL), THE ADDITION OF SOIL ADDITIVES TO MIMIC NATIVE SOILS CONDITIONS WILL PROVIDE ADDITIONAL REDUCTION IN STORM WATER RUNOFF TO RECHARGE GROUNDWATER AND CONTRIBUTE TO THE OVERALL EVAPO-TRANSPIRATION COMPONENT OF NATURE.

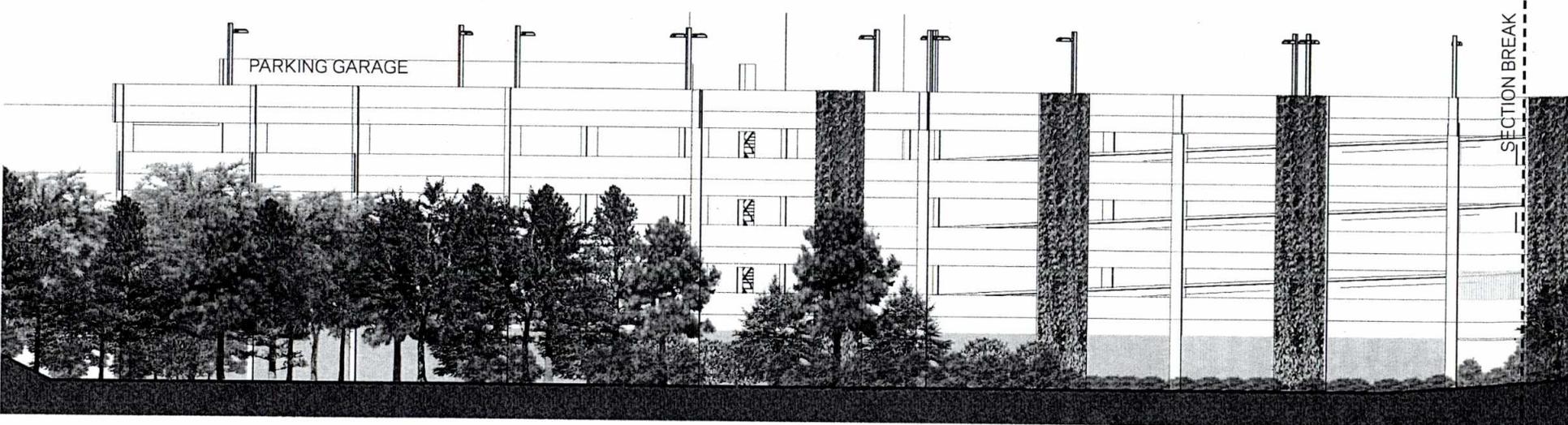
NATIVE VEGETATION

NATIVE PLANTS ARE PROPOSED BECAUSE THEY ARE MORE LIKELY TO THRIVE UNDER THE EXISTING SITE CONDITIONS (IE SOIL MOISTURE, SUN/ SHADE, ETC) AND REQUIRE LESS WATER, FERTILIZER, AND PESTICIDES.

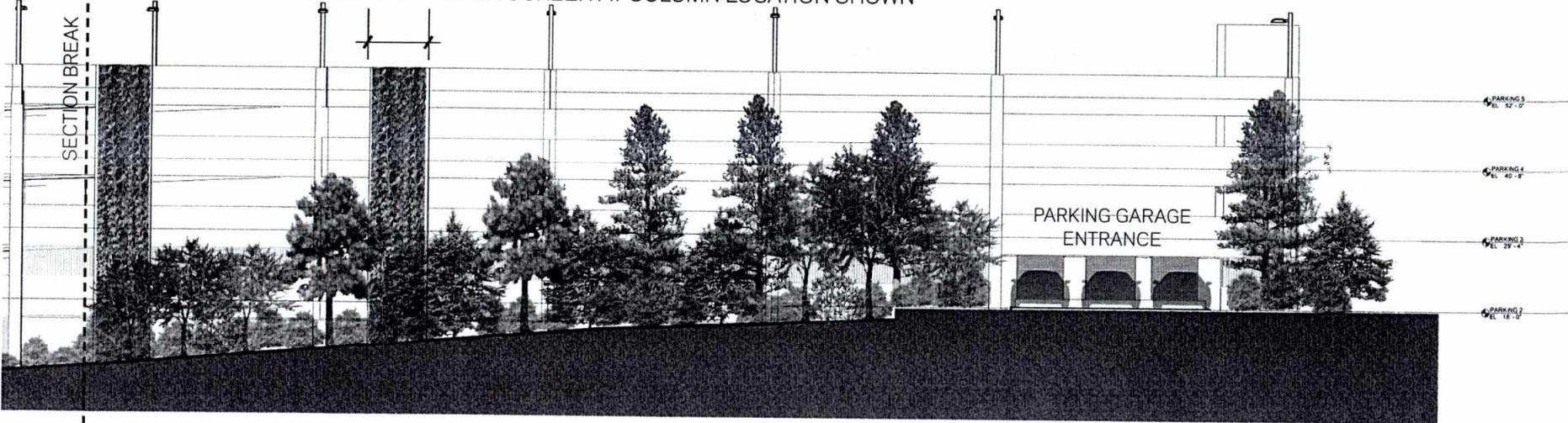


FAIRFAX COUNTY PUBLIC SAFETY HEADQUARTERS BUILDING

ELEVATION OF PROPOSED GARAGE - LANDSCAPE BUFFER



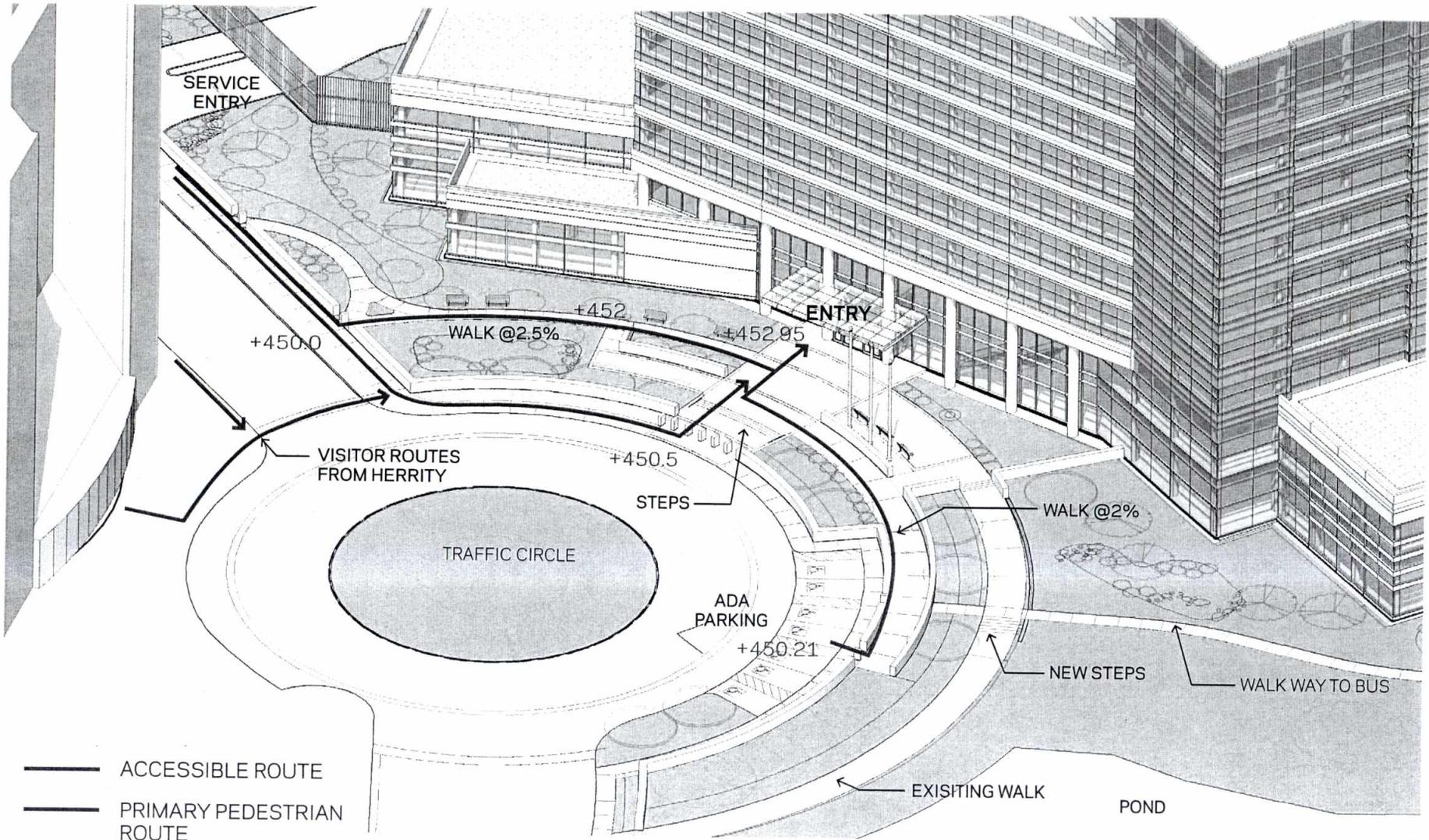
10' TYP. GREEN SCREEN AT COLUMN LOCATION SHOWN



PLANTING SHOWN AT APPROX. 10 YEARS AFTER INITIAL INSTALLATION

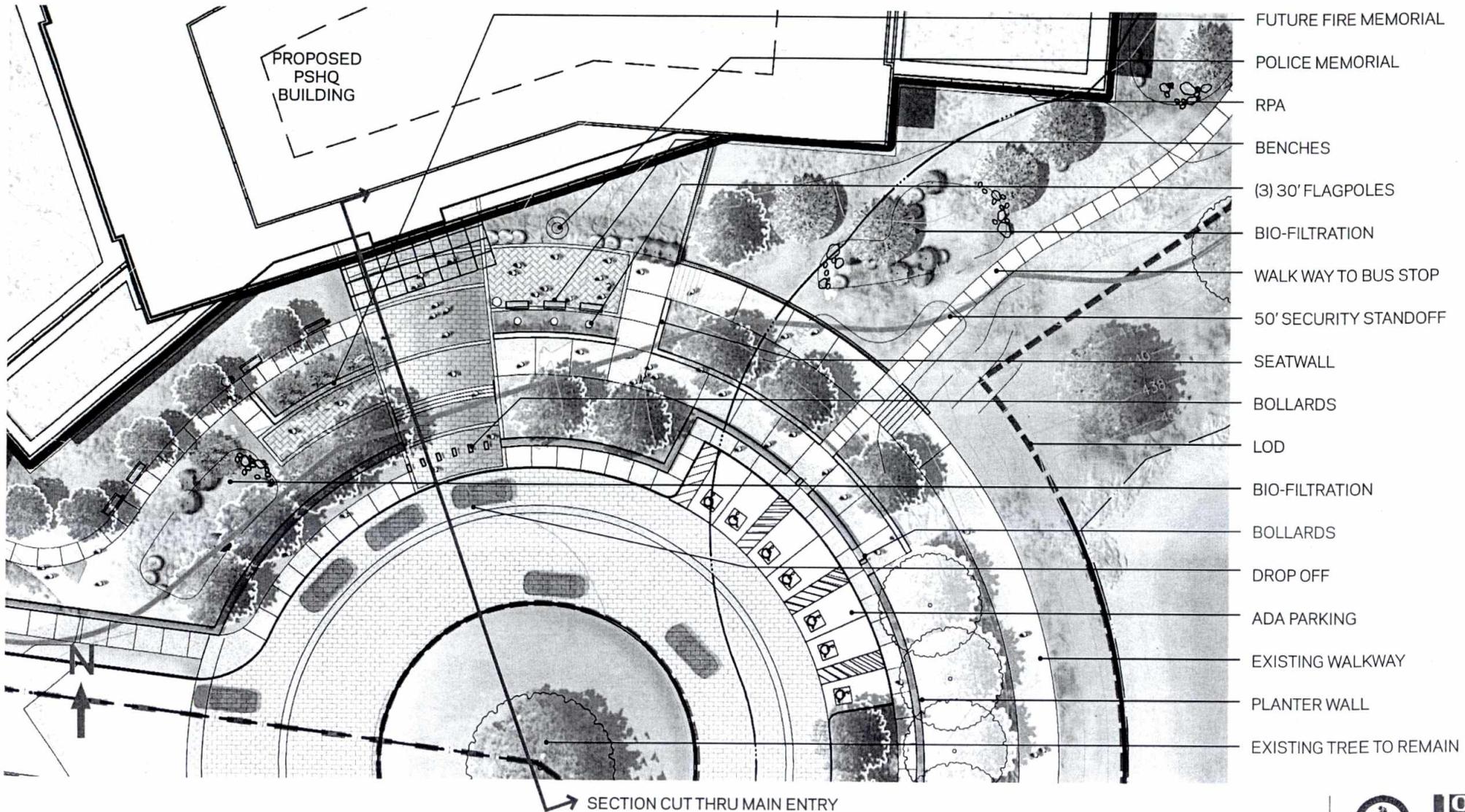
FAIRFAX COUNTY PUBLIC SAFETY HEADQUARTERS BUILDING

MAIN ENTRY CIRCULATION DIAGRAM



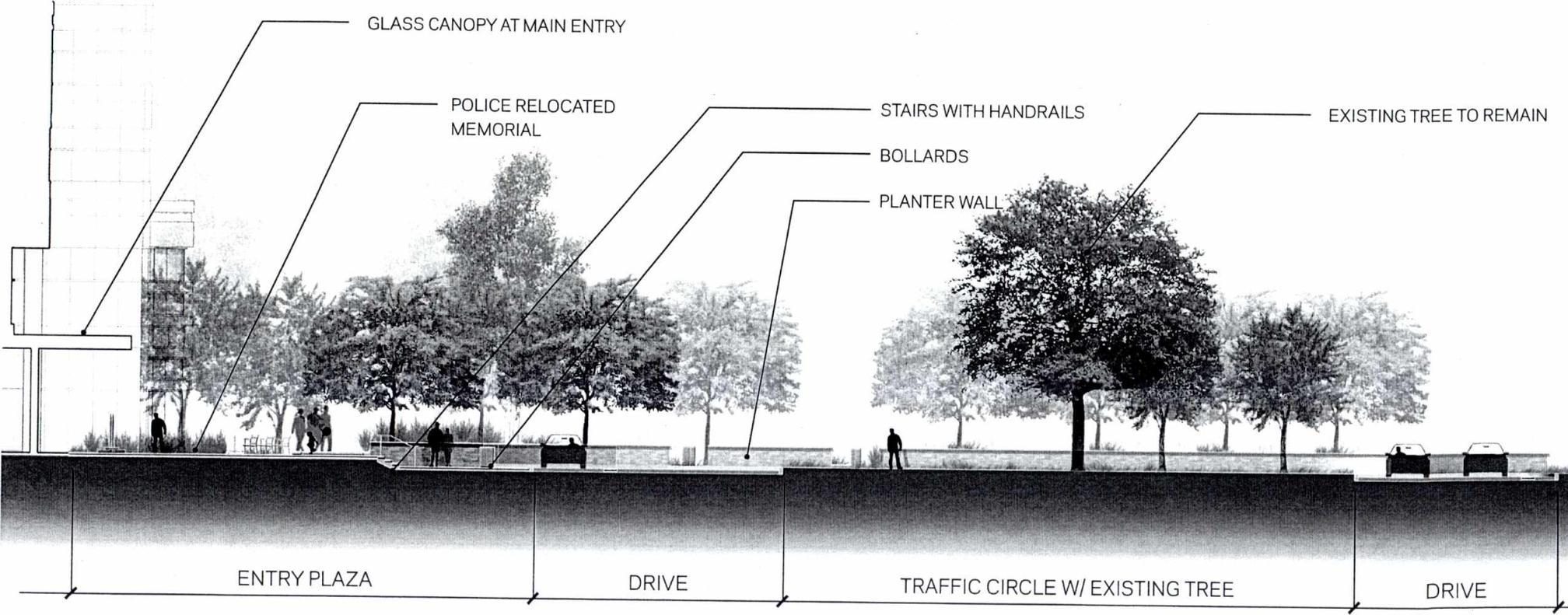
FAIRFAX COUNTY PUBLIC SAFETY HEADQUARTERS BUILDING

MAIN ENTRY ENLARGEMENT PLAN



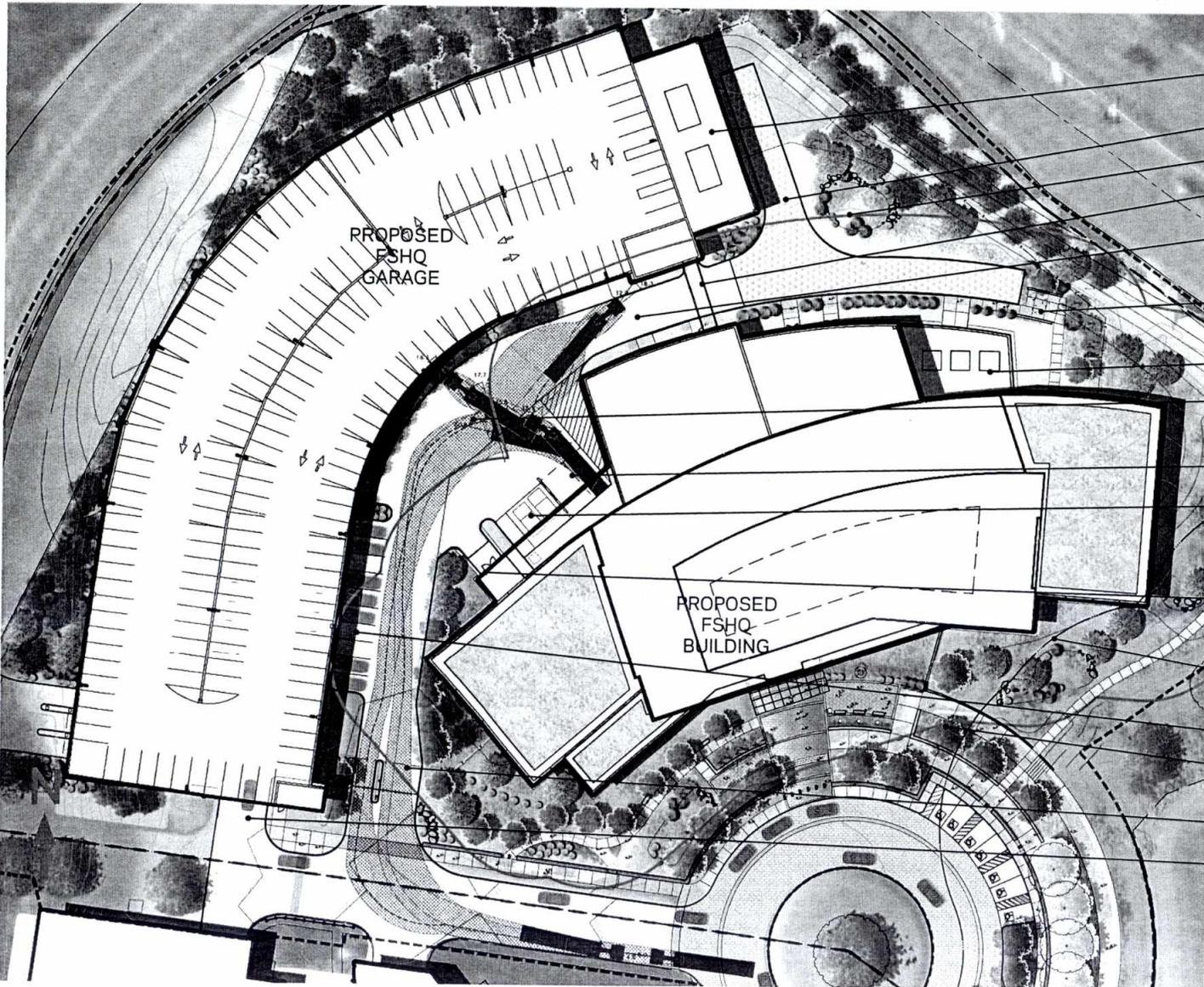
FAIRFAX COUNTY PUBLIC SAFETY HEADQUARTERS BUILDING

MAIN ENTRY SECTION



FAIRFAX COUNTY PUBLIC SAFETY HEADQUARTERS BUILDING

SERVICE YARD ENLARGEMENT PLAN

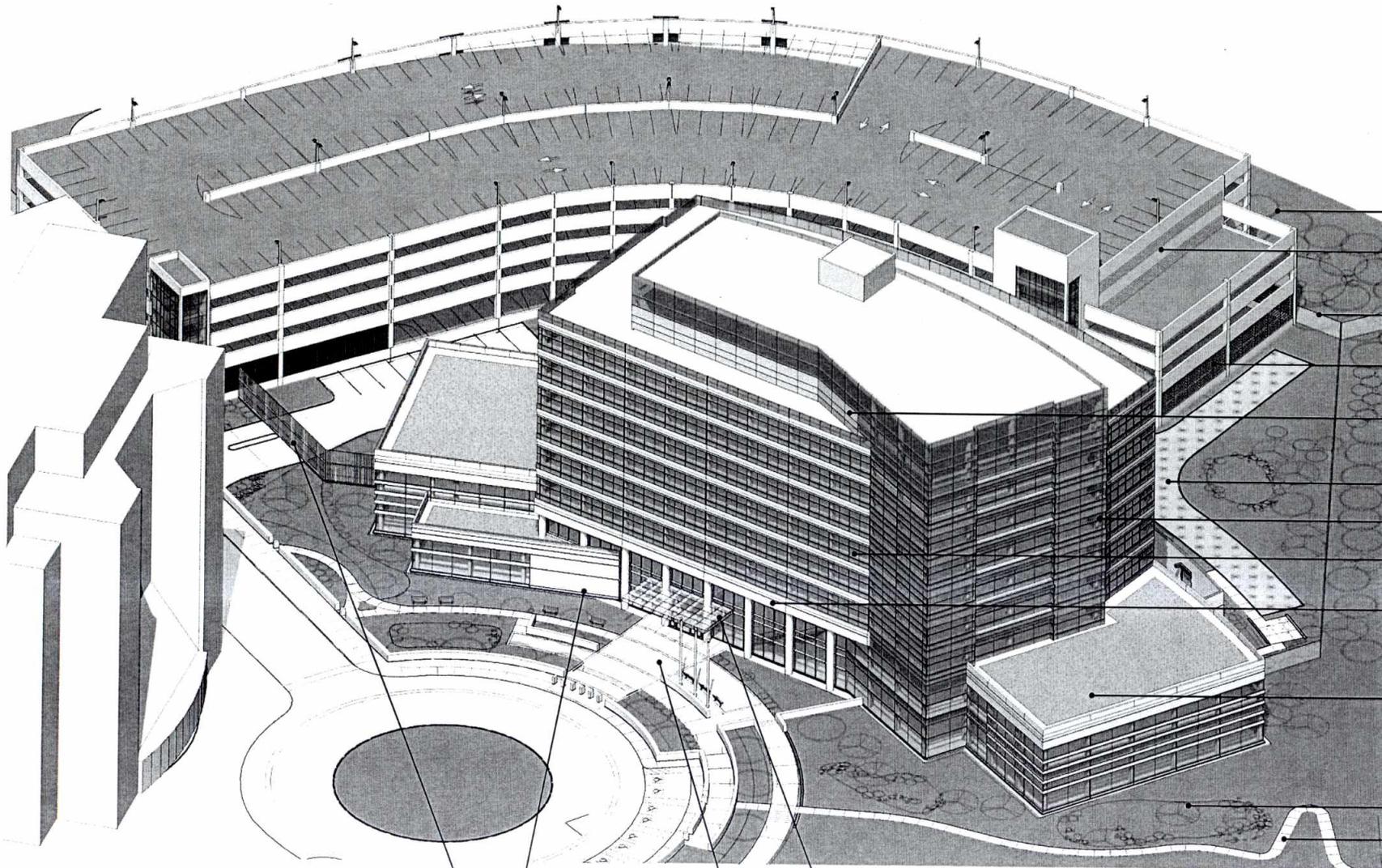


- COOLING TOWER
- GRASSPAVE FIRE LANE
- BIO-FILTRATION
- SECURE BRIDGE TO GARAGE
- FIRE RESCUE DECON. WASH AREA
- PAVED EMPLOYEE AREA WITH SEATING
- TRANSFORMER PADS
- TRUCK TURNING TEMPLATE
- LOADING DOCK
- DUMPSTER & TRASH COMPACTOR & RECYCLING LOCATIONS
- POLICE SECURE VEHICULAR SALLY PORT
- RPA
- SECURE SURFACE PARKING
- 50' SECURITY SETBACK
- SECURE SERVICE GATE
- SECURE EMPLOYEE GARAGE ENTRY



FAIRFAX COUNTY PUBLIC SAFETY HEADQUARTERS BUILDING

AXON VIEW FROM FRONT



VEGETATED BUFFER - REFER TO LEGATO RD
GARAGE LANDSCAPE BUFFER ELEVATION

PRECAST CONCRETE AT GARAGE

SECURE DECORATIVE METAL FENCE

GENERATOR ROOM & COOLING TOWER

METAL PANEL & LOUVER

GRASSPAVE FIRE LANE

GLASS CURTAIN WALL

ALUM. WINDOW WALL

PRECAST CONCRETE SPANDREL

GREEN ROOF

BIO FILTER RAIN GARDEN

WALK WAY TO BUS STOP

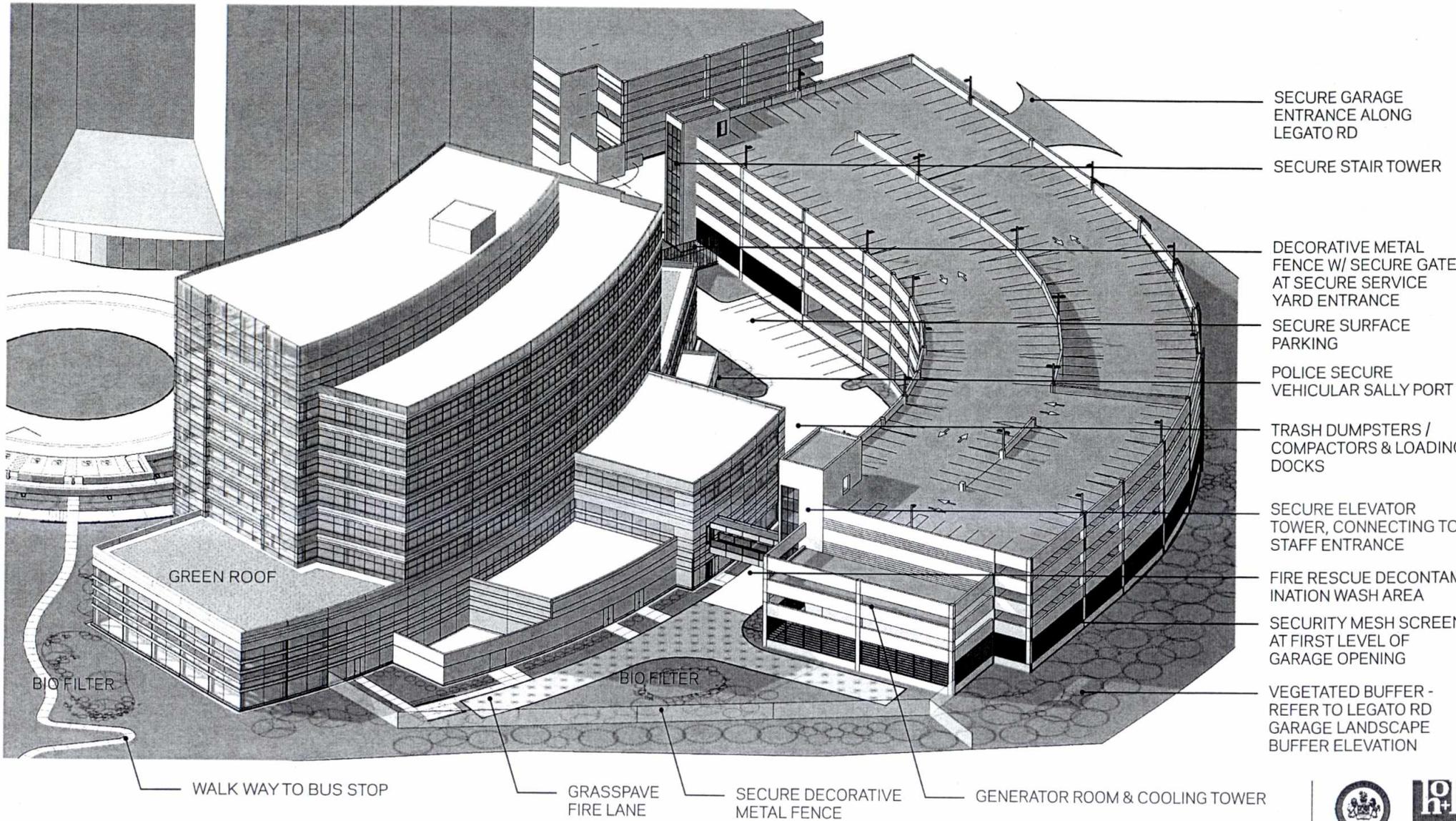
DECORATIVE METAL FENCE W/ SECURE GATE
HANDSET STONE W/ BUILDING SIGNAGE

PUBLIC ENTRANCE W/ GLASS CANOPY

PUBLIC ENTRY PLAZA

FAIRFAX COUNTY PUBLIC SAFETY HEADQUARTERS BUILDING

AXON VIEW FROM BACK



SECURE GARAGE
ENTRANCE ALONG
LEGATO RD

SECURE STAIR TOWER

DECORATIVE METAL
FENCE W/ SECURE GATE
AT SECURE SERVICE
YARD ENTRANCE

SECURE SURFACE
PARKING

POLICE SECURE
VEHICULAR SALLY PORT

TRASH DUMPSTERS /
COMPACTORS & LOADING
DOCKS

SECURE ELEVATOR
TOWER, CONNECTING TO
STAFF ENTRANCE

FIRE RESCUE DECONTAMINATION
WASH AREA

SECURITY MESH SCREEN
AT FIRST LEVEL OF
GARAGE OPENING

VEGETATED BUFFER -
REFER TO LEGATO RD
GARAGE LANDSCAPE
BUFFER ELEVATION

GREEN ROOF

BIO FILTER

BIO FILTER

WALK WAY TO BUS STOP

GRASSPAVE
FIRE LANE

SECURE DECORATIVE
METAL FENCE

GENERATOR ROOM & COOLING TOWER



FAIRFAX COUNTY PUBLIC SAFETY HEADQUARTERS BUILDING

PERSPECTIVE VIEW



FAIRFAX COUNTY PUBLIC SAFETY HEADQUARTERS BUILDING

PERSPECTIVE VIEW - OPTION 1A



OPTION 1A: REPLACE GLASS SPANDREL AT WINDOW WALL WITH LIGHT COLOR PRECAST

FAIRFAX COUNTY PUBLIC SAFETY HEADQUARTERS BUILDING

PERSPECTIVE VIEW - OPTION 1B



OPTION 1B: REPLACE GLASS SPANDREL AT WINDOW WALL WITH DARKER COLOR PRECAST

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

DESCRIPTION OF THE APPLICATION

Proposal

PCA 86-W-001-12 and FDPA 86-W-001-07 are Board's Own Motions requesting a Proffered Condition Amendment to transfer 26,667 square feet of office density from Land Bay C to Land Bay B of the (Fairfax County Government Center). A Final Development Plan Amendment (FPDA) has also been requested, which would revise the development plan for a specific portion of Land Bay B (Building B1) that is proposed for the construction of a new County facility, the Public Safety Headquarters. The overall proposed FAR is 0.23 (for Land Bays B and C) with 41.8 percent of the site remaining as open space.

Waivers Requested

The applicant has requested the following waivers and modifications:

- Modification of loading spaces to provide 4 rather than 10 (for both the Public Safety Building and the Herrity Building.)
- Modification of Transitional Screening and Barrier requirements for the site's Legato Road frontage to provide a 50' wide yard with landscaping in lieu of the 25' wide Transitional Screening yard and barrier.
- Modification of the sidewalk requirement for a portion along Monument Drive in favor of a trail connection through the site.

The applicant's draft proffers, Affidavits, and Statement of Justification can be found in Appendices 1, 3 and 4, respectively. Staff's proposed development conditions can be found in Appendix 2.

LOCATION AND CHARACTER

The subject property is located south of Monument Drive and east of Legato Road. The subject property is part of Land Bays B and C of the Fairfax County Government Center complex, containing the main Government Center building, the Herrity building, and the Pennino building. Government Center Parkway bifurcates the subject property and runs along the southern boundary. There is an existing stormwater management wet pond located on the northeast portion of the FPDA site, and this area also contains RPA. As development is proposed within the RPA, an encroachment exception has been filed and approved by the Department of Public Works and Environmental Services (DPWES), subject to conditions. This will be discussed further in the environmental section of this report.

The portion of the site proposed for development under this PCA/FDPA contains a temporary diamond ball field; an asphalt trail connection from the circular entrance road to the bus stop on Monument Drive; existing mature vegetation; and the stormwater management wet pond.

BACKGROUND

A detailed history of the Government Center property can be found in Appendix 6.

The Government Center property was rezoned from R-1 and PDH-5 to PDC through RZ 86-W-001, approved by the Board of Supervisors on March 10, 1986, for a mixed use development at a 0.33 FAR (999,014 square feet of office square footage). Since that time, a number of amendments have been approved, the most recent being the Government Center Housing application on Land Bay C (PCA 86-W-001-11 & FDPA 86-W-001-06).

The current PCA application will allow 26,667 square feet of development potential to be transferred from Land Bay C to Land Bay B, in order for a 275,000 square foot building, the Public Safety Headquarters (Building B1), to be constructed. Currently, there is approximately 248,000 square feet of available building potential on Land Bay B. There is currently approximately 98,000 square feet of development potential available on Land Bay C. Should the subject PCA application be approved, approximately 71,000 square feet will remain available on Land Bay C.

The FDPA site was always envisioned to be developed with a third office building; a third building (Building B1) is shown on previous FDPs. The stormwater management wet pond was sized to accommodate quantity and quality controls for three buildings (B2 Herrity, B3 Pennino, and the future planned B1 building). Although a third building was planned, the proposed configuration of the site, including the building location, surface parking, and the parking garage entrance from Legato/Random Hills Road have changed from that shown on previous approvals; therefore, the applicant filed the requested FDPA. In addition, while there was no RPA on the site when the original rezoning was approved in 1986, the area around the stormwater management wet pond is now classified as RPA, requiring further approvals for encroachments in this area.

With these applications, the overall approved FAR under the original rezoning will not change. The PCA application will simply allow a transfer of 26,667 square feet of development potential from Land Bay C to Land Bay B.

Building Proposal

The proposed will serve as the new Public Safety Headquarters for Fairfax County. Building occupants will include the police department, the Fire Marshal's office, and the Sheriff's office. The building will also include a fitness center for use by the building employees; police records room; and a display area for police memorabilia. Visitors to the building will have access to the non-secure floors; other floors will require employees to swipe an access card. The initial proposal submitted for zoning review included a data center; however, due to budget constraints and design concerns, this element was removed from the building proposal. Staff notes that the data center was deleted from the proposal; the overall square footage of the building was not reduced.

The attached parking structure will be for the use of the building tenants only; no visitor parking is to be allowed in the parking structure. Visitor parking will be located in the Herryty garage; along the access road from Government Center Parkway; and across Government Center Parkway (on the surface lot at the Government Center.) The garage entrances will be gated and will require proper credentials for access.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
North	Mixed Use Office/Retail/Residential (Fairfax Corner)	PDC	Fairfax Center
South	Multi-family residential (Fair Chase Apartments)	PDH-12	Fairfax Center
East	(Government Center;) Multi-Family Residential (Carriage House Condos)	PDC	Fairfax Center
West (across Legato Rd.)	Multi-family residential (Post Forest Apartments)	PDH-20	Fairfax Center

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

- Plan Area:** Area III
- Planning Sector:** Fairfax Center Area, Sub-unit P1
- Plan Map:** Fairfax Center Area

In the Area III volume of the Comprehensive Plan, 2007 Edition, Fairfax Center Area, as amended through October 19, 2010, under Land Use Recommendations, beginning on page 92, the Plan states:

"This sub-unit contains the Fairfax County Government Center. It also contains the mixed-use development planned in conjunction with the southern portion of Sub-unit I4 and the eastern portion of Sub-unit H2. Sub-unit P1 together with those portions of Sub-units I4 and H2 mentioned above are planned for office-mixed-use and the overall FAR should not exceed .35.

Buffering measures should be incorporated to mitigate potential impacts on adjacent residential communities. Pedestrian linkages to the Government Center and Fairfax Center core area are essential to the achievement of the objectives of the Plan."

ANALYSIS

Conceptual/Final Development Plan Amendment

(Copy at front of staff report)

Title of CDPA/FDPA: Fairfax Public Safety Headquarters

Prepared By: William H. Gordon Associates, Inc.

Original and Revision Dates: December 23, 2011 as revised through June 20, 2012

The sheet index is found on Sheet 1 of the Plans, which are attached to the front of this report. In addition to the CDPA/FDPA, the applicant has provided illustrative architectural drawings and landscape details (see the rezoning supplement at the front of this report) to show the general character of the proposed site, building, and parking structure.

The CDP/FDP depicts the following:

Building Layout and Character:

The development proposal depicts a 275,000 square foot office building that is a maximum of 144 feet in height (8 stories plus a penthouse), not including the enclosed mechanical equipment at the top of the building. The building will be sited in the location of the existing temporary diamond field, and a parking structure will be located along Legato Road, to the west of the proposed building. The site will have access from a new entrance on Legato Road and from the existing circular entrance road on Government Center Parkway.

The proposed building will use precast concrete and glass and be similar in character to that of the Herrity Building, but with an updated look. The

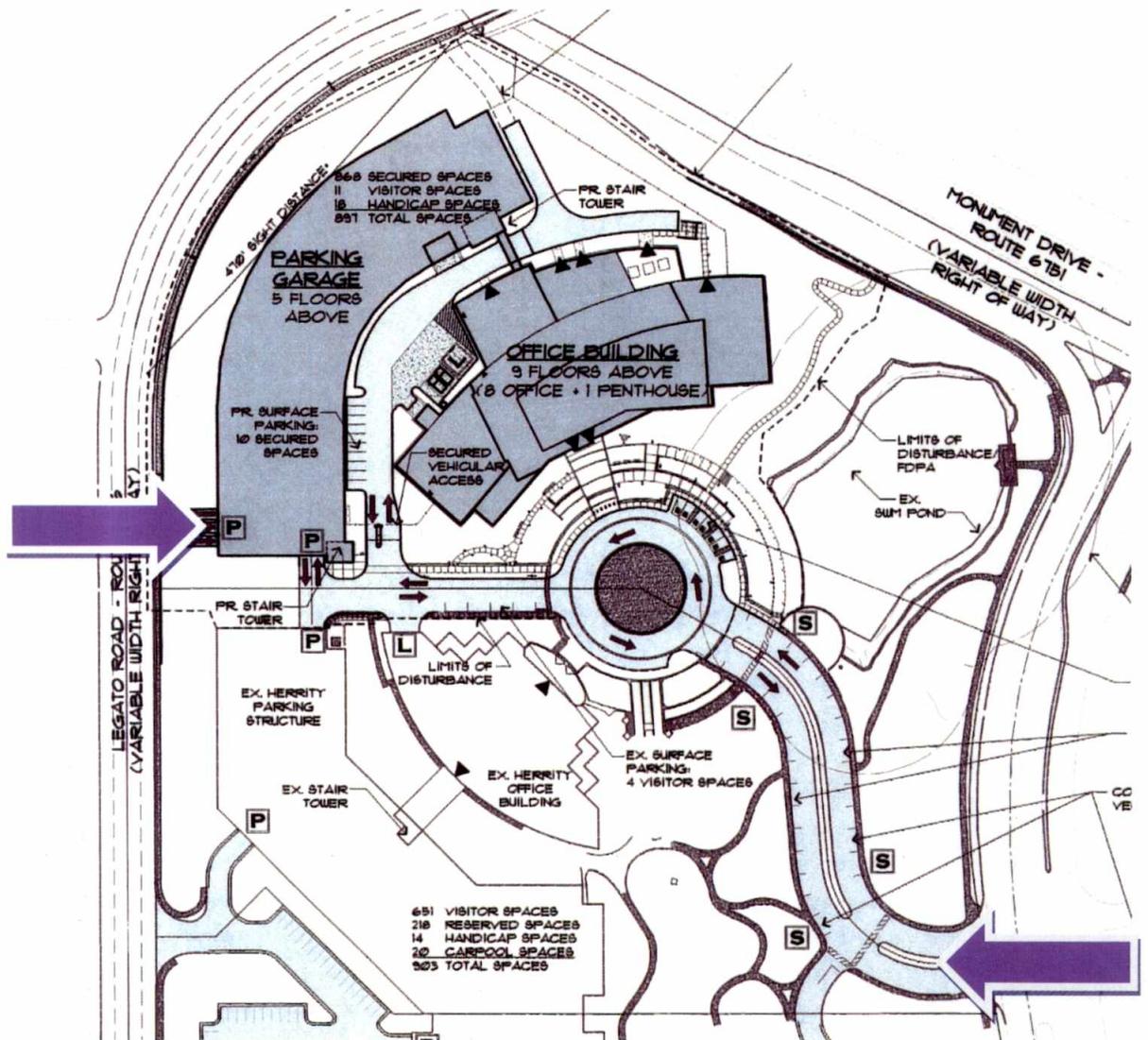
parking structure will be five levels, a maximum of 55 feet in height (not including the stair towers), and will be constructed using precast concrete. A proffer has been provided which states the applicant will construct the building consistent with the character of the architectural style shown on the CDPA/FDPA. The architecture will be generally consistent on all sides of the structure.

The entrance to the building features a series of ramps, planter walls, and pathways to offer visitors multiple ways to access the front doors of the building. Accessible parking is located off of the circular entrance road, closest to the building entry, and is accessible by ramp. The front of the building is landscaped, using a variety of canopy trees, ornamental trees, and shrubs. A minor plaza is proposed to be located to the east of the building entry. This plaza will contain a police memorial and a future fire memorial. This space is depicted as primarily hardscape material with flagpoles and bench seating.

Open Space and Landscaping: Approximately 41.8 percent of the FDPA site area will remain as open space, which is located primarily along the periphery of the development (this includes the stormwater management pond and RPA located southwest of the intersection of Monument Drive and Government Center Parkway). This area is largely proposed to be undisturbed, with most of the existing trees to remain. Transitional Screening 1 (25 feet) and a barrier is required for the western property line to the residential uses across Legato Road. The applicant has requested a modification of the Transitional Screening and Barrier requirements to allow a 50 foot transitional screening yard in lieu of a barrier. (This request will be discussed further in the waivers and modifications section of this report.)

The applicant has provided a detailed landscape plan which includes the treatment of the garage façades facing Legato Road and Monument Drive, as well as the building entrance plantings and some details of the police memorial/minor plaza.

Access and Parking: The site is accessed via two entrance points. One entrance is from Legato Road and the other from the circular entrance road off of Government Center Parkway. The graphic below shows the access points and the garage and building locations.



Parking for the building employees will be located in the secure parking garage that is attached to the building by a second level skywalk. All building visitors/non-employees will be required to park along the entrance road or in the Herryty Building garage. A parking study completed by the applicant indicates that there is excess parking in the Herryty garage to accommodate the anticipated additional visitor parking. Accessible parking will be located along the circular entrance road, closest to the new building.

There is an existing asphalt trail from the bus stop on Monument Drive that connects to the existing circular drive. This trail will be relocated to the east with the proposed site design. The graphic below illustrates the location of the existing trails and sidewalks.



Image credit: maps.google.com

In addition, the applicant has committed to provide a sidewalk connection on Legato Road that connects below the Monument Drive overpass and continues on to connect with the existing sidewalk on Random Hills Road. This is a missing link in the pedestrian network and will provide safe access for pedestrians traveling to/from Fairfax Corner. The graphic below details this proposed connection.

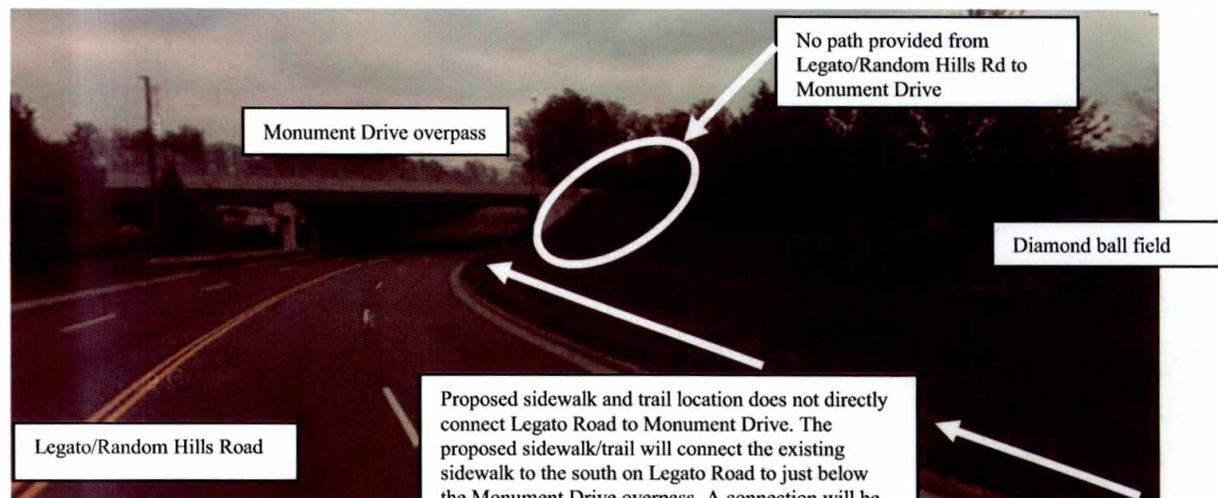


Image credit: maps.google.com

**On Legato Road facing north
(to Fairfax Corner)**

Stormwater Management: Water quality and quantity controls for this site are accommodated in the existing stormwater management wet pond. In addition to the pond, the applicant has identified potential sites for rain gardens; pervious pavement; and approximately 10,000 square feet of green roof that could provide additional quality and quantity benefits.

Land Use Analysis (Appendix 6)

Per the land unit recommendations, Sub-unit P1 is planned for office-mixed-use up to 0.35 FAR. The proposed Public Facilities Headquarters Building is in keeping with the recommended land use, as it will provide administration offices for Fairfax County departments, and is compatible with the similar government offices found within the Herrity, Pennino and Government Center buildings in the immediate area. With development of the proposed 275,000 square foot building, the Land Bay B development intensity would increase to 0.69 FAR. This is beyond the intensity of the Subunit recommendation of 0.35 FAR; (however, the previously approved FAR is 0.54.) The additional floor area of 26,667 square feet will be offset by a reduction in development potential in Land Bay C, which will be carried forward in the concurrent PCA. The effective FAR for the entire site (Land Bays B and C at 0.23) will remain under 0.35 as recommended for the Sub-unit.

Areawide Recommendations

The Fairfax Center Areawide Recommendations establish minimum objectives that should be achieved in all developments within the Fairfax Center Area.

Buffering

The use of effective buffering to provide transitions between different types of uses is a key element of both the Land Unit recommendations and Areawide Recommendations. The majority of the surrounding uses are similar to that of the proposed use; however, multi-family residences are located across Legato/Random Hills Road to the west of the subject site. The proposed parking garage (5-stories, 55 feet in height) would be located along the west and northwest portions of the property closest to these residents. Existing trees and vegetation on the subject site, as well as within the residential property, currently provide some visual screening which helps to limit the visual impact of the existing Herrity garage; however, the proposed garage for the Public Safety Building will

likely sit taller and will have a wider expanse of the structure close to the road and property boundary than does the Herrity garage.

The applicant is requesting a waiver of the required 25' screening yard and barrier along Legato Road. Instead the applicant is providing a 50' yard with limited landscaping and vegetated green screen wall panels as shown on the plans. (The ability to provide the required screening is limited by the sight distance line needed for the garage entrance on Legato Road.) The topography of the site slopes steeply down from the Legato Road to the proposed garage location. While the topography of the site helps to lessen the vertical impact of the garage, the rear entrance to the garage will be located on the second level. Staff requested that the applicant provide more detailed cross-sections and design details on the parking structure and its relationship to Legato Road and the Herrity garage so that the impacts could be further evaluated.

Due to sight distance constraints, the applicant is unable to provide planting within the entire 50 foot width of transitional screening along Legato Road. In addition, screening cannot effectively be provided through vegetation for the upper levels of the garage; therefore, staff had requested that the applicant provide a green screen wall or other architectural treatment along the Legato Road garage elevation. This green screen was added to the latest development proposal, but staff has not had the opportunity to fully evaluate the proposal prior to the publication of this report.

Pedestrian Mobility

The primary access to the site would be from the existing circular access road off of Government Center Parkway that currently serves the Herrity and Pennino Buildings. The main entrance to the building would be oriented on the northern arc of the existing traffic circle.

The Areawide Recommendations state that coordinated walkway networks should be required for each site to provide full intra and inter parcel pedestrian circulation to and from all buildings, parking, recreational facilities, and to or through open space areas. The proposed development achieves a moderate level of pedestrian mobility and access

In the initial submission of the CDP/FDP, a pedestrian bridge/enclosed skywalk was proposed from the Herrity parking garage to the Public Safety Building garage to provide a direct and safe route between the two structures. With the current development proposal, the bridge has been removed to reduce the project budget, but to the detriment of visitor access. The removal of the skywalk link from the visitor parking

within the Herrity garage to the Public Safety Building requires visitors to self-navigate through the Herrity garage and then either cross the road that provides vehicular access to both the Herrity and Public Safety Building garages or walk through the Herrity Building— both options create unnecessary vehicle-pedestrian conflict and are not protected from the elements. The applicant is proposing to provide signage that will guide visitors through the Herrity garage, and then through or around the Herrity Building to the traffic circle. Staff strongly recommends that the applicant provide a better solution for visitor access beyond what is currently proposed. The proposed parking structure will provide a minimum of 850 spaces (up to a maximum of 897 spaces); the applicant should explore designating at least a portion of these spaces for visitor parking. While limited wayfinding signage has been proposed by the applicant, additional provisions should be made for a more detailed study on parking management, allocation, and wayfinding within the Herrity garage itself.

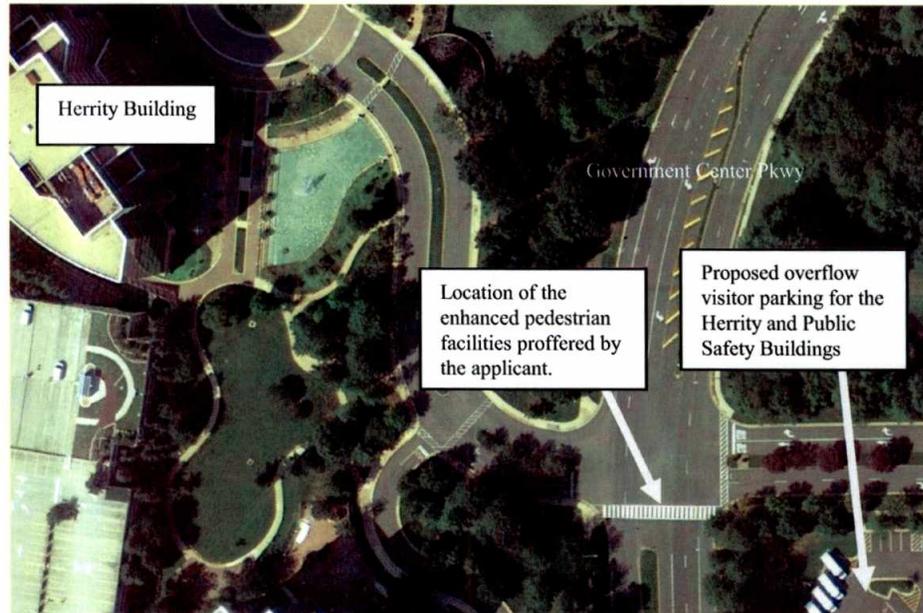
There is currently a trail that provides a direct link from the Herrity Building to the bus stop on Monument Drive. As part of the development proposal, the applicant has agreed to relocate this trail to the east. Without this trail, pedestrians would be required to go around to Government Center Parkway to get to Monument Drive, a path that would nearly double the time it takes to get from the bus stop to the buildings.

The development of the Public Safety Building will produce a significant increase in vehicular traffic and pedestrian traffic to and from the Land Bay B complex, with some improvement in pedestrian access from the site to the surrounding areas. The applicant is providing a sidewalk along Legato/Random Hills Road up to its intersection with the Monument Drive underpass, and the applicant will also provide the missing trail link on the other side of the bridge to connect to Fairfax Corner. Although a new sidewalk will be provided along Legato/Random Hills Road, there will be no direct pedestrian connection from Legato/Random Hills Road into the subject property.

The applicant is requesting a waiver of the sidewalk requirement along Monument Drive which currently has a sidewalk connection that stops at the bus stop. In order to fully achieve the Fairfax Center Areawide Recommendations, the applicant should provide a continuous sidewalk around the entirety of the site, including the link from Monument Drive to Legato/Random Hills Road.

The applicant has proffered to provide an enhanced pedestrian crosswalk at Government Center Parkway and the existing access drive, subject to approval by VDOT. Staff believes this is an important

pedestrian improvement that needs to be made, especially if overflow visitor parking will be occurring across the street in the main Government Center Parking lot. At the present time, this is a difficult pedestrian experience, and will likely worsen with the increase in vehicular traffic into and out of the access drive from Government Center Parkway.



Parking Garage Design:

As noted previously, landscape plantings will be provided to supplement the existing trees onsite and limit the visual impact of the proposed parking garage. Upper levels of the parking garage as well as sections of the garage that cannot accommodate traditional landscape screening due to sight distance requirements will not be screened from view along Legato/Random Hills Road and the Post Forest Apartments. At the request of staff, the applicant provided a green screen wall panels along the face of the garage. The sight distance line is very close to the garage; therefore, the green screen wall panels may not be acceptable to VDOT. The green screen panels were a late addition to the development proposal and staff has not had adequate time to evaluate their location or design prior to publication of this staff report. This issue remains outstanding.

Environmental Analysis (Appendix 6)

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. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

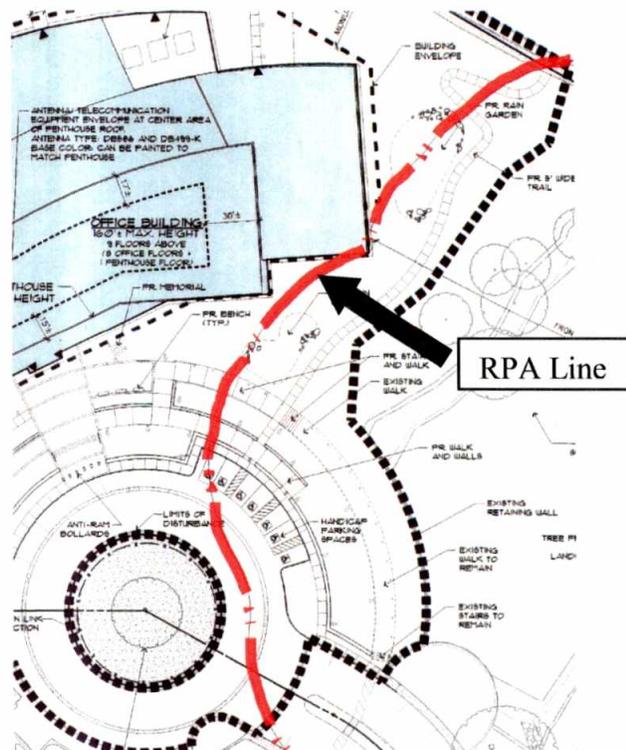
Water Quality

The subject property is located within the Difficult Run watershed, which has been designated a critical environmental area by the Commonwealth and Fairfax County. Additionally, the Fairfax Center Area Plan promotes higher water quality. A regional stormwater pond was constructed along with the development of the Herrity and Pennino buildings, and a RPA has been designated around this pond and its natural features. The applicant is proposing features that will provide enhanced stormwater management; however, the following issues should be addressed in order to more fully conform to the higher water quality recommendations of the Fairfax Center Area.

Resource Protection Area (RPA)

The Chesapeake Bay Preservation Ordinance determines areas within the county where land uses are restricted or water quality measures must be provided. The most restrictive areas lie within the Resource Protection Areas (RPAs). With few exceptions, development in these areas is restricted to water wells, recreation, infrastructure improvements, water-dependent activities and redevelopment of permitted uses.

A Resource Protection Area extends 100 feet outward from the stormwater management wet pond. The applicant is requesting a Chesapeake Bay Preservation Ordinance exception for new disturbances into the RPA boundaries. This includes a small portion of the Public Safety Building's southeast corner, a paved trail, rain garden biofilters, and accessible parking spaces surrounding the existing traffic circle. A total of 9,510 square feet (0.22 acre) of impervious area is proposed within the RPA, with a total disturbance area of 31,300 square feet (0.72 acre). The applicant is proposing less impervious surface area within the RPA than the previously approved FDPs; this is the applicant's justification for the Chesapeake Bay Ordinance Exception request for encroachment in the RPA.



Although a reduction in impervious area from the approved plans is proposed, efforts should also be made to reduce any unnecessary disturbances within the RPA. Staff recommended the applicant consider either modifying the southeast corner of the building or shifting the location of the building slightly in order to remove the area of the building footprint that is proposed within the RPA. Although the applicant has since removed the originally proposed data center within the building (which could allow for reduced floor area), no modifications to the building footprint have been made.

The rain gardens and the relocated trail proposed on the east side of the building and within the RPA also require the Chesapeake Bay Ordinance Exception. The proposed trail is an important connection for pedestrian mobility to Monument Drive; however, the applicant is strongly encouraged to consider the use of pavers or pervious materials in providing this trail.

The proposed rain gardens are shown on the plan, but the proffer language committing to providing these facilities should be strengthened. While possibly not needed to achieve LEED Silver, these facilities are recognized as important features in the Fairfax Center Area. Four rain garden locations are proposed; if not all of these rain gardens are needed, preference should be given to the locations not in the RPA. Staff has included a development condition to ensure that preference is given to the

rain garden locations outside of the RPA.

Environmental Quality Corridor (EQC)

No Environmental Quality Corridor (EQC) areas were identified on the subject property in the approved rezoning application. The stormwater pond, built after the rezoning approval, has since established a surrounding natural environment with adjacent slopes of 15 percent or greater and aquatic vegetation that exhibits similar features and ecological benefits to that of an EQC. Protection of this area should be provided to augment the EQC system established on the opposite side of Government Center Parkway, downstream from the stormwater pond. No development is proposed within this area surrounding the pond; however, the proposed limits of disturbance for the Public Safety Building would encroach into this area. In order to protect the vegetated area and help augment the EQC system within the Government Center area, staff has requested the limits of disturbance be minimized to the extent possible to avoid impacts to this environmental area.

Low Impact Development

The Fairfax Center Area's Areawide Recommendations for the Environment include an emphasis on reduction of nonpoint source pollution in the Occoquan Reservoir through stormwater BMPs that include sedimentation control, stormwater detention, stormwater retention, infiltration trenches, porous pavement usage, paved surface cleaning practices, erosion control, cluster development, grass swales and vegetation filter strips. The applicant is proposing to employ a number of sustainable stormwater practices onsite including vegetated 'green' roofs, bio-filtration rain gardens, areas of pervious pavement, soil supplements and augmentation, and native vegetation.

The applicant is proposing vegetated roofs on the lower roof areas of the building, which would provide additional water quantity management onsite before entering the stormwater pond. The applicant states that the vegetated roofs will cover the flanks of the building (the lower areas of the building, exclusive of the 10-story tower). Although previous versions of the CDP/FDP identified a green roof area of 12,000 square feet, this square footage was removed from the CDP/FDP and a minimum area of 10,000 square feet has been included in the proffers. Staff urges the applicant to consider the extent of green roof that can be provided and increase the proffered square footage to the extent possible.

Staff is supportive of the low impact features the applicant is proposing; however, it is recommended that the applicant achieve both the stormwater management credits within the LEED-NC checklist (credits 6.1 & 6.2) in order to provide a measurable objective in achieving the higher water quality and quantity recommendations of the Fairfax Center Area.

Currently, the applicant expects to achieve the stormwater quality control credit (6.2), but has not confirmed that they intend to meet the stormwater quantity credit (6.1), which would require additional infiltration, reclamation or reuse of stormwater onsite. A copy of the applicant's provided LEED Checklist can be found as part of Appendix 4.

Green Buildings

Fairfax County's green building policies in the Comprehensive Plan provide an expectation for LEED certification or equivalent third party verification for non-residential development at the high end of the intensity range in Suburban Centers. In addition, the Board of Supervisors has directed that new public facilities greater than 10,000 square feet be designed to achieve LEED-Silver certification. The applicant has provided a proffer committing that the building will be designed to LEED-Silver certification under the LEED-New Construction Program, and has provided a checklist of LEED credits indicating which credits are expected to be achieved. As mentioned previously, the stormwater quantity management credit is listed as 'maybe' and staff recommends this credit be achieved in order to fulfill the water quality objectives in the Areawide Recommendations.

Traffic Generated Noise

It was noted that the proximity to Interstate 66 may generate traffic noise that would need to be mitigated at this site in order to achieve the County's policies for maximum interior and exterior noise levels. Under those policies, interior noise levels within office uses should not exceed 50 dBA. The applicant has provided a proffer to ensure that the Public Safety Building will be built to achieve interior noise levels of 50 dBA or less.

Transportation Analysis (Appendix 7)

Issue: The Fairfax County Department of Transportation has recommended that the applicant consider redistributing the proposed accessible parking spaces at the front of the Public Safety building so that those spaces can also serve the Herrity Building.

Resolution: This issue remains unaddressed; however, staff notes that there are accessible parking spaces on the ground level of the Herrity parking garage. Redistributing the accessible spaces may be difficult due to site constraints and existing security measures.

Issue: The proposed skywalk that was located between the Herrity garage and the new garage was removed due to budget concerns. The skywalk

or a canopy should be provided from the proposed garage to the main entry of the proposed building; this would provide a friendlier pedestrian path to protect visitors from natural elements, such as rain, snow, or extreme sun.

Resolution: Due to budget and other constraints, the applicant is unable to provide either the second level skywalk connection between the garages or a covered walkway to the building entrance. The applicant has provided sidewalk connections and crosswalks to facilitate access to the proposed building from the Herrity parking garage. Staff encourages the applicant to take another look at what amenities and wayfinding signage they might be able to provide to enhance the pedestrian experience.

Issue: The applicant should resubmit the parking study with more detailed information on the number of visitors anticipated per day. While the applicant has stated that approximately 60-70 visitors a day at most will come to the Public Safety building, a definitive number has not been provided, which makes it difficult for staff to evaluate the demand for and availability of parking in the Herrity garage.

Resolution: While the applicant's parking study indicates that there is adequate space available to accommodate additional visitor parking, the definitive numbers have not been provided to staff. This issue remains outstanding.

Issue: The applicant has submitted a request to waive the required sidewalk connection from Monument Drive to Legato/Random Hills Road due to the slope of this portion of the site. Fairfax County DOT finds this waiver to be acceptable, provided the applicant completes a sidewalk connection from the bus stop on Monument Drive to the circular entrance road and continues the sidewalk from the front of the Public Safety Building to Legato/Random Hills Road.

Resolution: Staff agrees that the grades on the site are problematic and create challenges with the site design and pedestrian connectivity. While the applicant has committed to provide one of the requested connections (from the bus stop to the circular entrance road), they have not provided a direct connection from the site to Legato/Random Hills Road. While not optimal, it is possible to access Monument Drive through the Herrity parking garage; however, adequate signage should be provided if this route is encouraged. This issue remains unresolved; staff encourages the applicant to continue exploring options for providing a direct connect to Legato/Random Hills Road.

Issue: The applicant should provide additional bike racks at the following locations: near the front door of the proposed building; at ground level of

both the Herrity Building and new garage; in the Pennino Building parking garage; and at the front of the Pennino building.

Resolution: The applicant has committed to providing bike racks near the entry plaza of the Public Safety Building, at the ground level of the proposed garage, and at the ground level of the Herrity garage. Staff believes this issue is addressed, but encourages the applicant to provide additional bike facilities for the Pennino building employees and visitors.

Issue: The applicant should commit to providing preferential parking for car/van pool use.

Resolution: The applicant has provided for car/van pool spaces, but the proffers do not identify them as preferential. Staff has included a development condition to address this issue.

Issue: Sight distance for the garage access on Legato/Random Hills Road has been an ongoing issue. At this time, VDOT has not provided a formal response to the applicant's latest development plan and sight distance lines; although they have indicated that the current design could be acceptable, provided a 5' clear zone is provided on each side of the sight distance line. A green screen wall has been proposed for the garage, which could potentially impact the clear zone, depending on how far from the garage wall that structure protrudes.

Resolution: The entrance location and acceptable sight distance clearance is subject to VDOT approval. If the entrance location is rejected by VDOT, the applicant will need to seek an interpretation or possibly a Proffered Condition Amendment.

Issue: The current proffered timing for the signal at Legato Road and Post Forest Drive (to be installed within one year of the issuance of the Non-RUP) is unacceptable. Typically installation of a traffic signal should occur prior to the issuance of the non-RUP for the office building.

Resolution: This issue remains unresolved.

Issue: The applicant should submit a detailed signal warrant study for the intersection of the site's main access and Government Center Parkway.

Resolution: The applicant has been diligent in studying this intersection. The applicant's data indicates that a signal would not be warranted in this location based on future traffic volumes. In addition, the intersection is too close to the intersection of Government Center Parkway and Monument Drive and would not meet the signal spacing requirements. This issue is addressed.

Issue: Staff has concerns with the proposed stacking for the garage entrance on Legato Road. A dual entry design has been proposed for the garage, with stacking for approximately four cars total. As the entrance will be secure, employees coming into the building will have to swipe an access card and wait for the gate to open before entering the garage. While the applicant has submitted a queuing analysis that indicates the current proposal is adequate, staff believes further analysis needs to be conducted.

Resolution: Staff has included a development condition requiring the applicant to submit a study prior to site plan approval that details the shift information and the number of employees coming per shift. The entrance location and determination on adequate queuing space will be further reviewed at the time of site plan.

Issue: Staff requests that a bus shelter be provided for the stop on Monument Drive.

Resolution: The applicant has included a proffered commitment to install a bus canopy only (not a shelter) with pad in the requested location. Staff has included a development condition for a bench and trash receptacle to be provided, including maintenance of the facility and trash removal twice a week. With the proposed development condition, this issue is addressed.

Stormwater Management/Best Management Practices (Appendix 8)

An RPA encroachment request has been reviewed and administratively approved by the Site Development & Inspections Division (SDID), DPWES. However, as this is a public facility, staff has included this approval for reference in Appendix 9.

The applicant is achieving 55.15 percent of phosphorous removal for the proposed development, utilizing the existing onsite pond. This exceeds the requirement of 50 percent for the WSPOD and will need to be demonstrated at the time of site plan. The applicant has also shown other water quality potential enhancement measures as part of the development proposal. (No BMP credits are claimed for the additional measures.)

Stormwater detention is required. The development plan states that the existing onsite pond will provide the required detention for the proposed development. At site plan, the applicant will have to demonstrate that the plan still meets the requirements.

Urban Forest Management/Tree Preservation (Appendix 10)

Issue: The existing large diameter oak in the central circular drive area in front of the Herrity Building has received much care over the years to ensure its survival. In order to ensure this tree is protected during construction or utility installation, a proffer for tree preservation methods specifically for this tree should be provided by the applicant. The current limits of disturbance around the oak in the center of the circular drive are too close to the critical root zone. The disturbance limits should not extend any closer than the brick pavers currently surrounding the tree, approximately 30-35 feet from the trunk.

Resolution: The applicant has provided a proffer identifying the measures that will be taken to protect this tree during construction. They have also reduced the clearing limits to the extent possible. The circular drive area will be enclosed with chain link fence, and no parking of construction vehicles or storage of equipment shall take place inside the fence line. Staff believes this issue is addressed.

Issue: Transitional screening and a barrier are required along Legato Road. Due to sight distance issues and the nature of this project, it will be difficult to provide the full planted screening yard and the barrier. In order to mitigate this, staff suggested that the applicant consider a green screen wall to be placed on the side of the parking structure to reduce and soften the effects of the parking structure.

Resolution: In the current CDP/FDP submission, the applicant provided details on a green screen wall to be placed along the Legato Road garage elevation. However, this green screen wall may extend too far off of the face of the garage and may impact the 5' clear zone required as part of the sight distance line. Staff appreciates the applicant's attempt at addressing this comment; however, enough time has not been allotted to review the proposal and make a recommendation based on the concerns of other reviewing agencies prior to the publication of the staff report.

Fairfax County Park Authority (Appendix 11)

There is an existing 90' diamond field on Land Bay B, which is the site of the proposed Public Safety Building. This field is scheduled for public use between March 30 and November 19 through the Department of Neighborhood and Community Services. Time can be scheduled from 5:00 pm until dark Monday-Friday and all day on Saturday and Sunday. The diamond is routinely scheduled for 1,000 hours of play time, primarily for adult baseball. The diamond is also used by youth baseball, Fairfax

County Employee League Softball, and Park Authority and private camp groups (including a five day baseball camp).

According to the adopted service level standards for all diamond facility types, the Park Authority will have a year 2020 deficit with the loss of the diamond on the subject property. Although the field was always considered a temporary field, there will be negative impacts with the loss of this field. Unfortunately, with a shortage of 90' fields in the county as validated by the FCPA needs assessment, there is no other place to move these groups to. The sports groups using this field will either have to limit their registration or go outside the County to find additional field space.

The Park Authority requests that the applicant mitigate the service level impact from the loss of the field by fully funding the construction of a new diamond field at an appropriate location. For example, Patriot Park is located five miles from the subject property and is master planned for three 90' lighted and irrigated diamond fields, none of which have been built.

This issue was raised with the applicant; however, no funding has been identified for the construction of a relocated field.

Fire and Rescue (Appendix 12)

The subject property would be serviced by the Fairfax County Fire and Rescue Department Station #440, Fairfax Center. The application property currently meets fire protection guidelines.

Sanitary Sewer Analysis (Appendix 13)

The subject property is located within the Accotink Creek (M-9) watershed and would be sewerred into the Noman M. Cole Pollution Control Plant. An existing 8-inch pipeline located on the property is adequate for the proposed use.

Water Service Analysis (Appendix 14)

The property is served by Fairfax Water. Adequate water service is available from existing 8, 12, and 16-inch water mains located at the property. Depending on the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns. This will be evaluated in further detail at the time of site plan review.

Fairfax Center Checklist Analysis (Appendix 15)

The Fairfax Center Checklist is a tool used by staff in evaluating a zoning application for conformance with the Comprehensive Plan for the Fairfax Center Area. The Checklist contains transportation, environmental, site design, land use, and public facilities elements.

In Fairfax Center, there are three levels of development; the Overlay Level, which this application requests, is the most intense level. In order to justify development at the Overlay Level, this application must satisfy all applicable basic elements; all transportation elements relating to highway improvements (rights-of-way dedication, highway construction, and off-site roadway contributions) and ridesharing programs; all essential elements; and *either* three-fourths of the applicable minor elements and one-half of the applicable major elements, or the inclusion of all applicable minor elements and one-third of the major elements. Based on staff's analysis, the application, as proffered and conditioned, satisfies 82 percent of the basic elements, 58 percent of the major elements, and 87 percent of the essential elements, and all of the applicable major transportation elements. The applicant is not providing shuttle service, but has proffered to provide other Transportation Demand Management (TDM) strategies and will also participate in the countywide employee programs for ridesharing and teleworking. It is also noted that the site is directly served by public bus service and will continue to have convenient pedestrian access.

ZONING ORDINANCE PROVISIONS (Appendix 16)

Conformance with PDC District Regulations

Sect. 6-201: Purpose and Intent

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

Sect. 6-206: Use Limitations

This section of the Zoning Ordinance sets forth the use limitations for the PDC District. Below is a listing of the use limitations for all developments

in the PDC District and a discussion of how the proposed development addresses them:

- *Meet the standards of 16-101 (General Standards) and 16-102 (Design Standards.)* This issue is discussed below under the headings, "Section 16-101, General Standards" and "Section 16-102, Design Standards."
- *Comply with the performance standards of Article 14, relating to lighting and noise.* The proposed development will be required to demonstrate compliance with these standards at the time of site plan approval. A proffer has been provided which details the noise mitigation efforts that the applicant will implement to keep noise levels at an acceptable level.
- *Use the standards of Article 8 or 9 to evaluate uses categorized as Special Exception uses.* Any of the uses not established in the proffers and allowed in the District by-right may be permitted with approval of a final development plan amendment, special exception or special permit, as applicable; No such uses are anticipated in association with the proposed office building development.
- *Secondary uses shall only be permitted in a PDC District which contains one or more principal uses.* The original rezoning approved a total of 999,014 square feet of office development. Approximately 200,000 square feet of that development potential is currently residential, while the remainder is office. Approximately 80 percent of the square footage is a principal use in the PDC district (office), while approximately 20 percent is secondary (residential use). Therefore, this standard continues to be met.

Land Bay C is currently approved for 799,014 square feet of office space- a primary use in the PDC District. The PCA application proposes to convert 27,000 square feet of unbuilt office use from Land Bay C to Land Bay B; office is a principal use in the PDC District. This will result in approximately 75 percent primary use and 25 percent secondary use (residential) in Land Bay C.

- *Secondary uses shall be designed to protect the character of the adjacent properties.* No secondary uses are proposed with this application.
- *Provide signage in accordance with Article 12.* The proposed development will be required to demonstrate compliance with this standard at the time of site plan approval.

- *Fast food restaurants shall be permitted only if there is no separate entrance into the site for the use and the use is safely and conveniently accessible from surrounding uses via clearly defined pedestrian circulation system.* No fast food restaurants are proposed as part of this application.

Sect. 6-207: Lot Size Requirements

Par. 1 of this section requires that no land shall be classified in the PDC District unless the Board finds that that proposed development will either yield a minimum of 100,000 square feet of gross floor area (GFA) or the development will be a logical extension of an existing P District and yield a minimum of 40,000 square feet of gross floor area.

The application property (Land Bays B and C) currently contains 999,014 square feet of approved gross floor area. This application will transfer 26,667 square feet from Land Bay C to B, but will not change the total gross floor area; therefore, this requirement continues to be met.

Section 6-208: Bulk Regulations

The bulk regulations require that in the PDC District:

- The building heights and yard requirements be controlled by the provisions of Article 16.
- The maximum floor area ratio (FAR) be 1.5, which may be increased by the Board up to a maximum of 2.5 when the submitted CDP/FDP contains certain criteria.

The building heights and yard requirements, as controlled by Article 16, would require the development to be generally in conformance with the C-7 regulations (discussed below under Design Standards). The maximum proposed FAR for the PCA site is 0.23.

Section 6-209: Open Space

The open space regulations require that 15 percent of the gross area in a PDC District be open space.

The CDP/FDP provides 48 percent open space for the PCA area and 41.8 percent open space for the FDPA area; therefore, this requirement is met.

Sect. 16-101: General Standards

Par. 1 requires conformance with the Comprehensive Plan recommendations. The Comprehensive Plan for this site recommends office-mixed-use with an overall FAR not exceeding .35. This site comprises a part of the overall Government Center development. The application property is located in Land Bays B and C and proposes to transfer 26,667 square feet of office development potential from Land Bay C to Land Bay B. The principal use on both Land Bays will remain office. At an overall FAR of 0.23, staff believes that the proposal meets the intent of the plan text for the recommended use and FAR guidelines.

Par. 2 requires that the proposed design achieve the stated purposes of the P-District more than would development under a conventional zoning district. This FDPA continues to further the mixed use intent of the Government Center Complex. C-7 would not permit the mixed use nature envisioned by the Plan and approved by the original RZ 86-W-001.

Par. 3 requires protection and preservation of scenic assets. The area around the existing stormwater management pond will remain undisturbed and will continue to provide water quality benefits, quality tree save, and a space for wildlife habitat.

Par. 4 requires a design that prevents injury to the use of existing development and does not deter the development of undeveloped properties. Staff does not feel that the proposed development would prohibit further development of any of the adjacent properties in conformance with the Comprehensive Plan recommendations. The applicant has committed to provide a bus pad along the site frontage, as well as important trail and sidewalk connections. Moderate buffering has been provided to the residential properties to the west. Therefore, the proposal meets the standard for compatibility with existing and future development.

Par. 5 requires that adequate transportation and other public facilities are, or will be, available to serve the proposed use. This site currently has bus service. A future metro station is planned for across the street at Fairfax Corner. The applicant has provided the majority of the transportation improvements as requested by VDOT and Fairfax County DOT, including a bus pad and TDM Strategies as listed in the proffers.

Par. 6 requires that coordinated linkages among internal facilities and services, as well as connections to major external facilities and services, be provided. The applicant is providing most of the requested trails and trail connections in the most feasible locations. A sidewalk from the bus stop on Monument Drive into the site is provided, and the applicant is

completing the important sidewalk link from Legato Road, under the Monument Drive overpass, to the sidewalk on Random Hills Road.

Sect. 16-102 Design Standards

Par. 1 states that, in order to compliment development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most clearly closely characterizes the particular type of development under consideration. In this instance, the most comparable conventional district is the C-7 District. In staff's evaluation, the scale of the development and its location near transportation services provides for an appropriate edge to the type of development envisioned by the Plan. Therefore, this standard has been satisfied.

Par. 2 states that the open space, parking, loading, signage and all other similar regulations shall have application in all planned developments. This application includes 41.8 percent open space for the FDPA area, which is above the requirement of 15 percent for the PDC District. In addition, the Zoning Ordinance requires 715 parking spaces and the proposed development provides 927 spaces. The applicant has requested a modification of the loading space requirement to provide four instead of the required ten, shared between the new building and the Herrity Building. The applicant provided proposed wayfinding signage as part of the development proposal. With the approval of the loading space modification, staff believes that these Zoning Ordinance provisions are satisfied.

Par. 3 states that streets and driveways shall be designed to generally conform to the provisions of the Zoning Ordinance and should offer convenient access to mass transportation, recreational amenities, landscaped open space, and pedestrian access. The applicant has provided adequate pedestrian access and connections to and from the site (which connect to shopping and dining across Monument Drive at Fairfax Corner), has proffered to a bus canopy for the Monument Drive bus stop, and has maintained the trail connections around the existing stormwater management pond. In addition, there is public access to the minor plaza at the front of the building, which will serve as the Police Memorial and contains seating and landscaping. Staff believes this provision is satisfied.

Overlay District Requirement:

Sect. 7-800: Water Supply Protection Overlay District (WSPOD)

The provisions of the Water Supply Protection Overlay District are designed to provide a means for specific review of development proposals that may have adverse water quality impacts. This district is also designed to encourage land uses and activities that will be compatible with water quality protection, as well as ensure that structures and uses within the district will be developed in a manner that will serve the health, safety, and welfare objectives of preserving the environmental integrity of public water supply reservoirs.

The applicant's supplemental stormwater management information indicates that the water quality control requirements will be met primarily through the use of the existing stormwater pond. The information on the CDP/FDP Plat demonstrates that the application is meeting the phosphorous removal rate for the WSPOD; additional details will be provided at site plan.

Waiver/Modification Requests

- Modification of loading spaces to provide 4 rather than 10 for both the new building and the Herrity Building.

The applicant's justification for this request is that the 10 spaces required under the Zoning Ordinance provisions will not be needed. They have requested to provide two additional loading spaces in addition to the two existing loading spaces for the Herrity Building.

- Modification of Transitional Screening and Barrier requirements for the site's Legato Road frontage to provide a 50' yard with landscaping in lieu of the 25' Transitional Screening yard and barrier.

Due to the sight distance constraints and the lack of desirability of having a barrier along the parking garage, staff supports the modification request to allow the 50' transitional screening yard with landscaping. However, staff urges the applicant to continue to explore the extent and location of the proposed green screen walls and landscaping along this frontage. The applicant should consider additional or alternative architectural treatments.

- Modification of the sidewalk requirement for the portion along Monument Drive (from the bus stop to the bridge) in favor of a trail connection through the site.

A sidewalk is required to be provided along the site's Monument Drive frontage. This required sidewalk would end at the Monument Drive overpass, which has no sidewalk on the southern side (and no room to provide one) leaving pedestrians to either walk back down to the Monument Drive/Government Center Parkway intersection or cross at the bridge illegally, which is very unsafe. Staff supports a modification of the required sidewalk in favor of the applicant providing a pedestrian path from the bus stop on Monument Drive along the eastern portion of the site, connecting to the circular entrance road.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff believes that the PCA standards have been met, provided the proposed development conditions are met. Staff's proposed development conditions are designed to address the outstanding Plan and Zoning ordinance concerns. Staff urges the applicant to consider the following and incorporate the development conditions into the proffers:

- Commit to providing more detail on the employee shift breakdown and number of employees per shift so that the adequacy of the stacking provided at the Legato Road garage entrance can be evaluated.
- Provide more details on the proposed garage façade along Legato Road, including how it interfaces with the Herrity Building garage. The applicant should provide additional details on the width and extent of the proposed green screen as well as alternative or additional architectural treatments to address the upper levels of the parking structure that cannot be screened by traditional landscape plantings.
- Provide a better evaluation of the visitor parking demands and demonstrate how those demands are met with the existing parking. Consider allowing a small percentage of the new garage spaces to be designated for visitors.
- Continue to evaluate how the pedestrian experience can be improved. Commit to a more robust wayfinding signage plan, including within the Herrity parking garage itself.
- Continue to explore how a sidewalk or trail connection from the site to Legato/Random Hills Road could be provided.
- Commit to preferential van/carpool parking.

-Commit to providing the traffic signal at Legato Road and Post Forest Drive prior to the issuance of the first Non-RUP.

-Consider further reducing the clearing limits to minimize the disturbance within the RPA and environmentally sensitive areas.

-Commit to 12,000 square feet of green roof as originally proposed.

-Provide a greater commitment to the stormwater management techniques proposed.

-Provide funding for the construction of a relocated field at Patriot Park.

Staff Recommendations

Staff recommends approval of PCA 86-W-001-12 subject to proffers consistent with those contained in Appendix 1 of this report.

Staff recommends approval of FDPA 86-W-001-07 subject to the Board's approval of PCA 86-W-001-12 and the development conditions contained in Appendix 2 of this report.

Staff recommends approval of a modification of loading spaces to provide 4 rather than 10 (for both the new building and the Herrity Building).

Staff recommends approval of a modification of Transitional Screening and Barrier requirements for the site's Legato Road frontage to provide a 50' yard with landscaping in lieu of the 25' Transitional Screening yard and barrier.

Staff recommends approval of a modification of the sidewalk requirement for a portion along Monument Drive in favor of a trail connection through the site.

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.

The approval of this proffered condition 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.

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

APPENDICES

1. Draft Proffers
2. Proposed Conditions
3. Affidavits
4. Statement of Justification and LEED Checklist
5. History of the Government Center
6. Land Use and Environmental Analysis
7. Transportation Analysis
8. Stormwater Management Analysis
9. RPA Encroachment Exception
10. Urban Forest Management Analysis
11. Park Authority Analysis
12. Fire and Rescue Analysis
13. Sanitary Sewer Analysis
14. Water Analysis
15. Fairfax Center Checklist
16. Zoning Ordinance Provisions
17. Glossary of Terms

DRAFT PROFFERS**FAIRFAX COUNTY PUBLIC SAFETY CENTER HEADQUARTERS
AT THE FAIRFAX COUNTY GOVERNMENT CENTER LANDBAY B****PCA-86-W-001-12****June 26, 2012**

Pursuant to Section 15.2-2303(a), *Code of Virginia*, 1950 as amended and subject to the Board of Supervisors approving a proffered condition amendment and conceptual development plan amendment/final development plan amendment, for property identified as Tax Map 56-1 ((15)), Parcels 5A, 6, 7, and 8 and hereinafter referred to as the "Application Property", the Applicant and the title owner proffer for themselves, their successors and assigns, the following conditions. All previous or development conditions which apply to the Application property shall, as applicable, remain in effect as stated in the proffer statements dated July 25, 1988, and approved August 1, 1988, as amended, by the Board of Supervisors. Should there be any inconsistencies between these proffers and prior proffers, these proffers shall replace and supersede those prior proffers or portions thereof to the extent of said inconsistencies.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN

- A. Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP) prepared by William H. Gordon Associates, Inc. consisting of 22 sheets dated December 23, 2011, as revised through June 20, 2012.
- B. Notwithstanding that the CDP/FDP is presented on 22 sheets, it shall be understood that the proffered portion of the CDP shall be the plan relative to the points of access, the amount and location of open space, the location of the limits of clearing and grading, and the general location and arrangement of the building and parking garage. The FDP shall be the plan relative to that portion of the Application Property containing approximately 26.54 acres identified as Tax map 56-1 ((15)) Parcels 5A, 6, 7, and 8.
- C. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the Final Development Plan (FDP) may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP as determined by the Zoning Administrator and do not increase building height, increase surface parking, decrease the amount of open space; decrease the setback from the peripheries; or reduce open space or landscaping.

2. TRANSPORTATION

- A. Subject to the approval of VDOT and FCDOT, the Applicant shall install a traffic signal at the intersection of Legato Road and Post Forest Drive, if the traffic warrants are approved by VDOT. Installation of the signal shall be subject to required land acquisition and/or acquisition of required off site signal easements and the signal shall be installed within one year after issuance of non-RUP (non-Residential Use Permit) for the office building. If necessary to serve four northbound lanes (one left turn lane, two through lanes and a right turn lane), minor improvements in the form of minimal widening shall be made to the northeast side of this intersection to provide proper alignment of the northbound through lanes. The need for this improvement should be determined by a traffic analysis conducted as part of the signal design of this intersection. If improvements in the form of minimal widening are not required at the time of site plan, the applicant shall reserve (up to 1,000 SF) of right of way for this minor improvement to be constructed by others. The applicant shall install crosswalks, countdown pedestrian signals, medians and re-stripping necessary subject to VDOT approval.
- B. Subject to the approval of VDOT and FCDOT, the Applicant shall adjust the timing of the traffic signal at the intersection of Lee Highway and Legato Road if the traffic warrants are approved by VDOT. The signal timing shall be completed within one year after issuance of non-RUP for the office building.
- C. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein, or as may be required by Fairfax County or VDOT at the time of site plan approval.
- D. Zoning Administrator Consideration: Upon demonstration by the applicant that, despite diligent efforts and due to factors beyond the Applicant's control, any of the improvements proffered in Proffer 2A or 2B (or an improvement in any other Proffer the timing of which is associated with an improvement proffered in this Proffer 2A or 2B) have been delayed (due to, but not limited to an inability to secure necessary permission for utility relocations, and/or VDOT approval) beyond the timeframes provided by these proffers, the Zoning Administrator may approve a later date completion of the improvement(s) without requiring a PCA.

3. LANDSCAPING

- A. A landscape plan that shows, at a minimum, landscaping in conformance with the landscape design shown on the FDP shall be submitted in conjunction with the site plan for that land area encompassed by the FDP. Planting shall include trees, shrubs, perennials, grasses and/or ground cover as coordinated with, and reviewed

and approved by the Fairfax County Urban Forest Management Division (UFMD).

- B. The first submission of the site plan, and all subsequent plan submissions, shall include a landscape plan and specifications, for review and approval by the UFMD. The landscape plan and specifications shall incorporate techniques designed to reduce maintenance requirements; and contribute to a cleaner and healthier environment with improved air quality, water quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation.
- 1) Reduce turf areas to minimize mowing operations and the resulting air pollution. Mulched planting beds incorporating groups of trees and other plants shall be used to the extent possible to provide a root zone environment more favorable to trees and shrubs.
 - 2) Provide a diverse selection of native, adapted and non-invasive plants to reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides, and chemical control of insects and diseases.
 - 3) Landscaping implemented with the site plan can be made up of groups of trees including larger, over story type trees (Category III and IV, as listed in PFM Table 12.19) together with smaller understory type trees (Category II). In this application, it is acceptable for the 10-year projected canopies of over story trees to overlap the canopies of understory trees, as may occur in a multi-layered wooded environment.
 - 4) Inspection of mulch beds for conformance with the approved site plan shall be conducted at the time that the non-RUP is issued. After mulch areas have been accepted, they shall become the responsibility of the applicant who shall not be precluded from managing or planting these areas according to their preference.

4. TREE PRESERVATION AND LIMITS OF CLEARING

- A. Clearing, grading and construction shall conform to the limits of clearing and grading as shown on the FDP, except as may be necessary for the installation of necessary utility lines, trails and other required site improvements, all of which shall be installed in the least disruptive manner possible, considering cost and engineering. The applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting, and the Applicant and Project Landscape Architect shall walk the limits of clearing and grading with an Urban Forest Management representative to determine where adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading.

- B. The large diameter oak tree in the central circular drive shall be protected with a 5' tall chain link fence to be located at the back of curb and installed with posts every 10' on center to serve as tree protection for this area. No construction vehicle parking and storage of materials shall occur within this area and bilingual signage shall be installed to read "Tree Preservation Area, No Entry."

5. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

- A. The Applicant shall provide on-site stormwater management (SWM) and Best management Practices (BMPs) facilities as generally shown on the FDP to satisfy detention and water quality requirements in accordance with the requirements of the Public Facilities Manual, DPWES, and Chapter 118 of the Fairfax County Code, subject to the review and approval by DPWES.
- B. The applicant shall, to the extent practicable, incorporate low impact development techniques into the SWM/ BMP facilities. The facilities shown on the FDP may be modified, moved, or reduced in size and number subject to final design. The applicant shall choose these measures from the menu of options such as green roofs on a portion of the roof, rain gardens/ bio-filters, pervious pavement, vegetated swales, and limited areas with soil amendments, as generally shown on the FDP, and approved by DPWES.

6. SUSTAINABLE DESIGN AS APPLIES TO THE PUBLIC SAFETY HEADQUARTERS BUILDING:

- A. In accordance with the Fairfax County policy for sustainable public facilities greater than 10,000 square feet, the County Building will be designed and built with green building measures to attain at a minimum the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Silver certification rating.
- B. The applicant will commit to install a minimum of 10,000 square feet of vegetated green roof as generally shown on the FDP.

7. ARCHITECTURAL DESIGN

- A. The architectural design of the building, subject to the FDP, shall be generally consistent with the elevations shown on Sheet 13, and shall be generally consistent in style on all sides of the structure. Primary building materials shall be comprised of precast concrete and glass. The elevations may be refined as a result of final design and engineering so long as the character and quality of the building remains in substantial conformance with that shown on the FDP.

8. NOISE MITIGATION AS APPLIES TO THE PUBLIC SAFETY HEADQUARTERS BUILDING:

- A. In order to reduce interior noise to a level of approximately 50 dBA Ldn, in office areas, facades of the Headquarters Building which are projected to be impacted by highway noise having levels above 70 dBA Ldn, shall be constructed with the following acoustical measures:
- i. Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39.
 - ii. Windows and glazing shall have a laboratory STC rating of at least 34, unless glazing constitutes more than 20% of any façade exposed to noise levels above 70 dBA Ldn. If glazing constitutes more than 20% of an exposed façade, then a building shell analysis will be performed to determine modifications needed to ensure recommended interior noise levels.
 - iii. With the exception of Service Areas, doors shall have a laboratory STC rating of at least 28. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.
 - iv. Any facades requiring mitigation shall be identified on the site plan.

9. PEDESTRIAN FACILITIES

- A. The Applicant shall construct a five (5) foot wide concrete sidewalk along the Application Property's Legato Road frontage as generally shown on the FDP.
- B. The applicant shall construct an off-site asphalt trail (8 ft wide minimum) along the frontage of Tax Map 56-1 ((15)) Parcel 4 to facilitate pedestrian connections along Random Hills Road.
- C. Government Center Parkway Crossing: Applicant shall submit a signing and striping plan for the existing crossing at the site entrance to include elements such as a respite area within the median, revising the location of the crosswalk, enhanced crosswalk striping, and signage within the crosswalk. If such plan is approved by VDOT, the applicant will install measures within one year after issuance of non-RUP for the office building.
- D. The applicant shall install a five (5) foot trail from the existing bus stop on the west side of Monument Drive to the pedestrian facilities at the central circular drive on the applicant's property, as generally shown on the FDP, and approved by DPWES.

10. TRANSPORTATION DEMAND MANAGEMENT STRATEGIES AS APPLIES TO THE PUBLIC SAFETY HEADQUARTERS BUILDING:

- A. Transportation Demand Management (“TDM”) strategies shall be utilized to reduce to reduce vehicular trips during peak hours. TDM coordination duties shall be implemented by a Transportation Demand Management Coordinator (the “TDM Coordinator”), who shall be appointed to enforce such TDM strategies within 30 days of receiving a non RUP for the office building. The contact information of the TDM Coordinator shall be provided to FCDOT within 30 days of such appointment. The TDM Coordinator position may be part of other duties assigned to the individual(s).
- B. Mass transit, ride-sharing, and other transportation strategies shall be utilized to reduce baseline trips generated from the Headquarters Office as shown on the FDP during peak hours.
- C. The following is a list of strategies that shall be instituted by the Applicant within 30 days of issuing non-RUP and substantial building occupancy for those improvements indentified on the FDP:
 - i. Distribution and promotion of TDM-related materials to office employees such as but not limited to, maps, schedules and other transportation information pertaining to transit service options, car/van pooling formation services, tele-working, and flexible work schedules to the extent that any of these are available to employees who commute to and from the property on a daily basis.
 - ii. Display of TDM –related materials in a publicly accessible central location within the Headquarters Building.
 - iii. Provide conveniently located bicycle racks, locker rooms and shower facilities for use by the employees.
 - iv. Provide designated parking spaces for use by carpool/vanpool vehicles, alternative fuel vehicles and or car-sharing vehicles.
 - v. Twelve months following the issuance of the Non-RUP, the TDM Coordinator will administer a survey of the Headquarters Building employees. The survey shall be coordinated with FCDOT and shall include, at a minimum, details regarding the number of times per week the employee commutes, the mode of transportation for commuting purposes, routes, and timing.

11. ANTENNAS AS APPLIES TO THE PUBLIC SAFETY HEADQUARTERS BUILDING:

- A. No antenna space shall be leased to non-government users.

12. CONSTRUCTION

- A. Except as may be specified herein, all transportation, pedestrian, and landscaping improvements shall be constructed and/or installed concurrent with the development of the development shown on the FDP.
- B. Construction Traffic shall enter/exit from Legato Road. The subject construction access shall be chained, or otherwise made non-accessible during non-construction hours. Wash Racks shall be installed at the access point to the Applicant Property to clean construction vehicle of dust and debris prior to exiting the Applicant's Property.
- C. Construction Activity should be limited to the hours of 7:00 am and 7:00 pm, Monday thru Friday and 8:00 am to 6:00 pm on Weekends. On Sundays only light interior construction is allowed and exterior work is restricted to clean up and other non-noise invasive activities. No construction activity shall be permitted on Thanksgiving Day, Christmas Day, and New Years Day. These hours shall be posted on the Application Property prior to any land disturbing activities. A contact telephone number will be given to the (formerly Post Forest HOA) and posted on site. The applicant shall include a construction site hour notice in its contract with its general contractors.
- D. To the extent possible, the Applicant shall avoid the staging of construction vehicles on adjacent rights of way, and construction personnel shall be directed to park on the applicant's property. In all events Legato Road shall remain open to ensure safe passage of vehicles. All deliveries to the Application Property shall be conducted on-site.

13. BUS SHELTER

- A. The Applicant shall install a bus canopy with pad at or near the existing bus stop on Monument Drive with the location and design to be coordinated with FCDOT.

14. BIKE RACKS

- A. The applicant shall provide bike racks at the following locations:
 - i. Near the entry plaza but no less than 50 feet from the face of the building. (For visitors).
 - ii. At the ground level of the proposed garage as generally shown on the FDP.
 - iii. At the ground level of the Herrity garage (for employees). Location to be determined at final design.

15. LIGHTING AS APPLIES TO THE PUBLIC SAFETY HEADQUARTERS BUILDING:

- A. Outdoor lighting shall comply with the Outdoor Lighting Standard of Part 9 of Article 14 of the Zoning Ordinance. Outdoor lighting fixtures associated with the parking garage shall utilize full cut off fixtures. Light poles on top of the parking garage shall be no higher and no greater in number than the minimum required to provide adequate security lighting. The Applicant shall install a device to lower lighting levels for lights associated with the parking garage between the hours of 11 p.m. and 6 am while maintaining reasonable and adequate security lighting.

16. SUCCESSORS AND ASSIGNS

These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

17. COUNTERPARTS

These proffers may be executed in one or more counterparts, each of which, when so executed and delivered, shall be deemed an original document and all of which, taken together, shall constitute but one in the same instrument.

[SIGNATURES WILL EVENTUALLY BE CONTINUED ON NEXT PAGE]

PROPOSED DEVELOPMENT CONDITIONS**FDPA 86-W-001-07****Board of Supervisors of Fairfax County****July 9, 2012**

1. Development of the subject property shall be in substantial conformance with the FDPA plat entitled "Public Safety Headquarters," prepared by Urban H. Gordon Associates, Inc, consisting of 272 sheets, and dated December 23, 2011 as revised through June 20, 2012. Minor modifications to the approved FDPA may be permitted pursuant to Par.4 of Sect. 16-403 of the Zoning Ordinance.
2. Activity on the property shall be in conformance with the Development Conditions associated with the Resource Protection Area (RPA) Encroachment Exception # 7203-WRPA-001-1, as outlined in Attachment A.
3. Four rain gardens are located on the CDPA/FDPA, two of which are shown in the RPA. In order to minimize the disturbance in the RPA, if, at the time of site plan, not all of the rain gardens are to be constructed, the applicant shall give preference to the locations outside of the RPA.
4. The applicant shall provide and install a bench and trash receptacle at the bus stop on Monument Drive, with the design and final location to be coordinated with Fairfax County Department of Transportation (FCDOT). The applicant shall be responsible for the maintenance and upkeep of the facility, including trash removal at least two times per week.
5. The Legato Road entrance location for the proposed garage, the proposed green screen wall on the proposed garage, and the proposed construction access point on Legato Road just south of the Monument Bridge overpass shall be subject to review and final approval by VDOT for sight distance compliance.
6. The minor plaza (police and fire memorials) shall be vegetated and designed to serve as a meditative space for visitors to use the memorial as a reflective space. Vegetation used shall be appropriate in scale and size to provide shade and visual interest for visitors, as well as soften the space.
7. Disturbance of the vegetated area along the RPA shall be minimized to the extent possible. Any vegetation within or along the RPA that is disturbed shall be restored to pre-disturbance conditions, subject to review and approval by DPWES.
8. Within one year prior to occupancy of the Public Safety Headquarters, the applicant shall file an amendment for Comprehensive Sign Plan

CSP 86-W-001-07 to incorporate the proposed way finding and garage signage into the overall CSP for the Government Center.

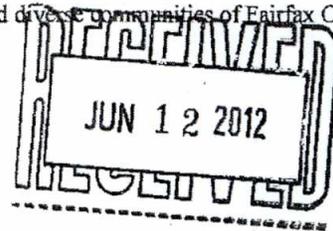
9. If at all possible, at the time of site plan, Credit 6.1 (stormwater quantity) should be achieved as part of the attainment of LEED Silver.
10. If possible, at the time of site plan, consideration should be given to better distribution of accessible parking as to provide spaces closer to the Herrity building.
11. Prior to site plan approval, the applicant shall complete a more detailed study on parking management, allocation, and wayfinding within the Herrity garage itself. A wayfinding signage plan shall be designed and shall address the critical pedestrian intersections (the bus stop at Monument Drive and the entrance on Government Center Parkway.) This work shall be completed prior to the issuance of a Non-RUP for the Public Safety Building.
12. Parking Lot Signage – The applicant shall coordinate with the Government Center Parking Committee, who is responsible for assigned spaces, to design and implement a parking lot signage plan for the Herrity Building.
13. The applicant shall designate the provided car/vanpool spaces as preferential spaces, subject to review and approval by FCDOT.
14. At the time of site plan approval, the applicant shall consult with FCDOT on the exact number of bicycle facilities to provide.
15. Prior to the approval of the site plan, the applicant shall provide a breakdown of the employee shift information and the number of employees coming per shift in order to evaluate the adequacy of the proposed entrance aisles and queuing space at the Legato Road garage entrance. Adequacy of the proposal shall be evaluated by DPWES and FCDOT and is subject to their approval.
16. Lighting within the parking structure shall be located underneath the beams as to reduce the glare and visibility from off-site.
17. The street furnishings (including but not limited to trash cans, benches, signage, and light fixtures) proposed shall be similar in style to that which is existing on the Government Center Complex, subject to review and approval by DPWES.
18. The final architectural treatments and materials of the new garage, including the green wall screen, shall be reviewed and approved by DPZ prior to the approval of the site plan.



County of Fairfax, Virginia

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

JUN 06 2012



Jeremiah D. Kamerer, P.E.
 Project Manager
 William H. Gordon Associates, Inc.
 4501 Daly Drive, Suite 200
 Chantilly, Virginia 20151

Subject: Fairfax County Governmental Center, Parcel 6, Fairfax Public Safety
 Headquarters, Zoning Application # PCA 86-W-001-12/FDPA 86-W-001-07,
 Exception Request dated March 28, 2012, Tax Map #056-1-15-0006, Braddock
 District

Reference: Resource Protection Area Encroachment Request #7203-WRPA-001-1

Dear Mr. Kamerer:

This is in response to your request for an exception to encroach into the Resource Protection Area (RPA) for the construction of referenced public facility according to previously approved rezoning application # RZ-86-W-001. Based on Section 118-1-12 of the Chesapeake Bay Preservation Ordinance (CBPO), and the County "Policy for Treatment of Approved and Pending Plans of Development," adopted by the Board of Supervisors on July 7, 2003, your request to encroach the RPA is approved subject to the following conditions:

1. Where possible, an area equal to the area encroaching into the RPA buffer area shall be established elsewhere on the lot or parcel in a way to maximize water quality protection.
2. The project shall be in compliance with all state and federal permits, if required.
3. Any land disturbing activity that exceeds an area of 2500 square feet shall comply with the requirement of Chapter 104 of the Code of the County of Fairfax, Virginia, CBPO 118-3-2(e).
4. Construction shall be in a manner that protects water quality. The limits of clearing and grading shall be honored during construction. In addition, add a note to the plan stating:

"The Limits of Clearing and Grading shown near and within the limits of any Resource Protection Area (RPA) must be strictly observed and enforced. Any encroachment into, or disturbance of, the RPA not shown on this plan is considered a violation of the Chesapeake Bay Preservation Ordinance (CBPO) and is subject to the penalties of CBPO Article 9 (Violations and Penalties)."

Department of Public Works and Environmental Services
 Land Development Services, Site Development and Inspections Division
 12055 Government Center Parkway, Suite 535
 Fairfax, Virginia 22035-5503
 Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Jeremiah D. Kamerer, P.E.
RPA Encroachment Request #7203-WRPA-001-1
Page 2 of 2

5. A "super" silt fence shall be installed along the lower clearing limits for this lot and remain in place for the duration of construction on the lot.
6. The total disturbance within the RPA for the proposed public facility shall not exceed 31,300 square feet, as proposed with your request dated March 28, 2012.
7. The total impervious area within the RPA for the proposed public facility shall not exceed 9,510 square feet as proposed with your request. It is understood that of the various scenarios being considered, the most impervious area within the RPA is 9,510 square feet.

This exception in no way relieves you of any other CBPO requirement or any other County drainage requirement, including adequacy of outfall, pro-rata share payments, etc.

This exception shall automatically expire, without notice, 24 months after the date of this letter, unless the subject project has been approved

Please ensure that a copy of this letter is made a part of the subject site plan.

If further assistance is desired, please contact Durga Kharel, P.E., Senior Engineer III, Site Development and Inspections Division (SDID), at 703-324-1720.

Sincerely,



Judith A. Cronauer, P.E.
Chief, Central Branch
SDID

JAC/am

cc: Don Demetrius, Chief, Watershed Evaluation Branch, Stormwater Planning Division,
DPWES
Durga Kharel, P.E., Senior Engineer III, SDID, LDS, DPWES
Location File

REZONING AFFIDAVIT

DATE: June 15, 2012
 (enter date affidavit is notarized)

I, Hossein Malayeri, P.E., 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

115261a

in Application No.(s): FDPA 86-W-001-07
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Board of Supervisors Fairfax County	12000 Government Center Parkway Fairfax VA 22035	Title Owner/Applicant
Edward L. Long, Jr., County Executive	12000 Government Center Parkway Fairfax VA 22035	Agent for Title Owner/Applicant
DPWES Building Design & Construction Div. Agent: Hossein Malayeri, P.E., Project Coordinator	12000 Government Center Parkway, #449 Fairfax VA 22035	Agent for Title Owner/Applicant
William H. Gordon Associates, Inc. Agents: Robert W. Walker, P.E. Omer F. Syed, L.A. Jeremiah D. Kamerer, P.E. Steven C. Pandish	4501 Daly Drive, Suite 200 Chantilly VA 20151	Agent / Civil Engineers/Land Planners

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

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

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

Rezoning Attachment to Par. 1(a)

DATE: June 15, 2012
 (enter date affidavit is notarized)

115261a

for Application No. (s): FDPA 86-W-001-07
 (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)
Hellmuth, Obata & Kassabaum, PC Agents: James R. Kessler, AIA Scott A. Hemlock, AIA Michael M. Zajkowski, AIA Zachary D. Christeson	Canal House, 3223 Grace Street NW Washington DC 20007	Agent / Architects/Interior Design/Landscape Architects Agent
Construction Consultants, Inc. Agent: Jeffrey S. Schuette	7700 Leesburg Pike, Suite 113 Falls Church VA 22043	Agent / Cost Estimators
Gorove Slade Associates, Inc. Agents: Christopher M. Tacinelli Felice B. Brychta	3914 Centreville Road, Suite 330 Chantilly VA 20151	Agent / Traffic Engineers
James Posey Associates, Inc. Agent: Jeffrey S. Caldwell, P.E.	3112 Lord Baltimore Drive, 2nd Floor Baltimore MD 21244	Agent / Mechanical/Plumbing/Electrical/ Fire Protection Engineers
Walker Parking Consultants / Engineers, Inc. Agent: William C. Reiter	565 E. Swedesford Road, Suite 300 Wayne PA 19087	Agent / Parking Garage Consultants

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

REZONING AFFIDAVIT

DATE: June 15, 2012
(enter date affidavit is notarized)

115261a

for Application No. (s): FDPA 86-W-001-07
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

William H. Gordon Associates, Inc.
4501 Daly Drive, Suite 200
Chantilly VA 20151

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)

William H. Gordon
Joseph W. McClellan
R. Steven Hulsey

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: June 15, 2012
(enter date affidavit is notarized)

115261a

for Application No. (s): FDPA 86-W-001-07
(enter County-assigned application number (s))

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

Hellmuth, Obata & Kassabaum, P.C.
Canal House, 3223 Grace Street, N.W.
Washington DC 20007

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Patrick E. MacLeamy
William K. Hellmuth
Thomas H. Robson
Gary (NMI) Kuzma

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

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

Construction Consultants, Inc.
7700 Leesburg Pike, Suite 113
Falls Church VA 22043

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)

Robert S. Noland	Thomas P. Wilson
Martin P. O'Connell	Jeffrey S. Schuette

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

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

Rezoning Attachment to Par. 1(b)

DATE: June 15, 2012
(enter date affidavit is notarized)

11 5261a

for Application No. (s): FDPA 86-W-001-07
(enter County-assigned application number (s))

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

Gorove Slade Associates, Inc.
3914 Centreville Road, Suite 330
Chantilly VA 10151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt
Erwin N. Andres

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

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

James Posey Associates, Inc.
3112 Lord Baltimore Drive, 2nd Floor
Baltimore MD 21244

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)

Jeffrey S. Caldwell	Stephen J. Hudson	Kevin R. McCarthy
Timothy F. Cech	Richard E. Lang	Michael P. Sherren
Thomas M. Clippinger	Patrick M. Marquez	

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

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

Rezoning Attachment to Par. 1(b)

DATE: June 15, 2012

115 261 a

(enter date affidavit is notarized)

for Application No. (s): FDPA 86-W-001-07

(enter County-assigned application number (s))

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

Walker Parking Consultants / Engineers, Inc.
565 E. Swedesford Road, Suite 300
Wayne PA 19087

DESCRIPTION OF CORPORATION: (check one statement)

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

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

N/A

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: June 15, 2012
(enter date affidavit is notarized)

115 261 a

for Application No. (s): FDPA 86-W-001-07
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
None

(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**)

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

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

REZONING AFFIDAVIT

DATE: June 15, 2012
(enter date affidavit is notarized)

115 261a

for Application No. (s): FDPA 86-W-001-07
(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.)

Board of Supervisors Fairfax County Title Owner/Applicant
12000 Government Center Parkway
Fairfax VA 22035

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

REZONING AFFIDAVIT

DATE: June 15, 2012
(enter date affidavit is notarized)

11526/a

for Application No. (s): FDPA 86-W-001-07
(enter County-assigned application number(s))

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

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

William H. Gordon, a shareholder of William H. Gordon Associates, Inc. (which corporation is shown as an agent of the Title Owner/Applicant) contributed, on August 23, 2011, in excess of \$100 on behalf of 4501 Daly L.P. to Supervisor Michael Frey. However, 4501 Daly L.P. is not associated with this application.

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

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

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

WITNESS the following signature:

(check one) [] Applicant Hossein Malayeri [x] Applicant's Authorized Agent

Hossein Malayeri, P.E., Project Coordinator/Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 15th day of June 2012, in the State/Comm. of Virginia, County/City of Fairfax.

Maya G. Jerome
Notary Public

My commission expires: September 30, 2012

MAYA G. JEROME
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #336610
My Commission Expires Sept. 30, 2012

REZONING AFFIDAVIT

DATE: June 15, 2012
(enter date affidavit is notarized)

I, Hossein Malayeri, P.E., 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

115082 a

in Application No.(s): PCA 86-W-001-12
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Board of Supervisors Fairfax County	12000 Government Center Parkway Fairfax VA 22035	Title Owner/Applicant
Edward L. Long, Jr., County Executive	12000 Government Center Parkway Fairfax VA 22035	Agent for Title Owner/Applicant
DPWES Building Design & Construction Div. Agent: Hossein Malayeri, P.E., Project Coordinator	12000 Government Center Parkway, #449 Fairfax VA 22035	Agent for Title Owner/Applicant
William H. Gordon Associates, Inc. Agents: Robert W. Walker, P.E. Oomer F. Syed, L.A. Jeremiah D. Kamerer, P.E. Steven C. Pandish	4501 Daly Drive, Suite 200 Chantilly VA 20151	Agent / Civil Engineers/Land Planners

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)DATE: June 15, 2012
(enter date affidavit is notarized)

115082a

for Application No. (s): PCA 86-W-001-12
(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)
Hellmuth, Obata & Kassabaum, PC Agents: James R. Kessler, AIA Scott A. Hemlock, AIA Michael M. Zajkowski, AIA Zachary D. Christeson	Canal House, 3223 Grace Street NW Washington DC 20007	Agent / Architects/Interior Design/Landscape Architects Agent
Construction Consultants, Inc. Agent: Jeffrey S. Schuette	7700 Leesburg Pike, Suite 113 Falls Church VA 22043	Agent / Cost Estimators
Gorove Slade Associates, Inc. Agents: Christopher M. Tacinelli Felice B. Brychta	3914 Centreville Road, Suite 330 Chantilly VA 20151	Agent / Traffic Engineers
James Posey Associates, Inc. Agent: Jeffrey S. Caldwell, P.E.	3112 Lord Baltimore Drive, 2nd Floor Baltimore MD 21244	Agent / Mechanical/Plumbing/Electrical/ Fire Protection Engineers
Walker Parking Consultants / Engineers, Inc. Agent: William C. Reiter	565 E. Swedesford Road, Suite 300 Wayne PA 19087	Agent / Parking Garage Consultants

(check if applicable)

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

REZONING AFFIDAVIT

DATE: June 15, 2012
(enter date affidavit is notarized)

115082a

for Application No. (s): PCA 86-W-001-12
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
William H. Gordon Associates, Inc.
4501 Daly Drive, Suite 200
Chantilly VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

- [] There are 10 or less shareholders, and all of the shareholders are listed below.
[X] 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)

William H. Gordon
Joseph W. McClellan
R. Steven Hulsey

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: June 15, 2012
(enter date affidavit is notarized)

115082a

for Application No. (s): PCA 86-W-001-12
(enter County-assigned application number (s))

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

Hellmuth, Obata & Kassabaum, P.C.
Canal House, 3223 Grace Street, N.W.
Washington DC 20007

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Patrick E. MacLeamy
William K. Hellmuth
Thomas H. Robson
Gary (NMI) Kuzma

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

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

Construction Consultants, Inc.
7700 Leesburg Pike, Suite 113
Falls Church VA 22043

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)

Robert S. Noland	Thomas P. Wilson
Martin P. O'Connell	Jeffrey S. Schuette

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

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

Rezoning Attachment to Par. 1(b)

DATE: June 15, 2012
(enter date affidavit is notarized)

115082a

for Application No. (s): PCA 86-W-001-12
(enter County-assigned application number (s))

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

Gorove Slade Associates, Inc.
3914 Centreville Road, Suite 330
Chantilly VA 10151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt
Erwin N. Andres

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

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

James Posey Associates, Inc.
3112 Lord Baltimore Drive, 2nd Floor
Baltimore MD 21244

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)

Jeffrey S. Caldwell	Stephen J. Hudson	Kevin R. McCarthy
Timothy F. Cech	Richard E. Lang	Michael P. Sherren
Thomas M. Clippinger	Patrick M. Marquez	

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

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

Rezoning Attachment to Par. 1(b)

115082a

DATE: June 15, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 86-W-001-12
(enter County-assigned application number (s))

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

Walker Parking Consultants / Engineers, Inc.
565 E. Swedesford Road, Suite 300
Wayne PA 19087

DESCRIPTION OF CORPORATION: (check one statement)

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

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

N/A

=====

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

=====

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

=====

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

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

REZONING AFFIDAVIT

DATE: June 15, 2012
(enter date affidavit is notarized)

115082a

for Application No. (s): PCA 86-W-001-12
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
None

(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)

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

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

REZONING AFFIDAVIT

DATE: June 15, 2012
(enter date affidavit is notarized)

115082a

for Application No. (s): PCA 86-W-001-12
(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.)

Board of Supervisors Fairfax County Title Owner/Applicant
12000 Government Center Parkway
Fairfax VA 22035

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

REZONING AFFIDAVIT

DATE: June 15, 2012
(enter date affidavit is notarized)

115082a

for Application No. (s): PCA 86-W-001-12
(enter County-assigned application number(s))

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

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

William H. Gordon, a shareholder of William H. Gordon Associates, Inc. (which corporation is shown as an agent of the Title Owner/Applicant) contributed, on August 23, 2011, in excess of \$100 on behalf of 4501 Daly L.P. to Supervisor Michael Frey. However, 4501 Daly L.P. is not associated with this application.

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

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

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

WITNESS the following signature:

(check one)

Applicant H Malayeri Applicant's Authorized Agent

Hossein Malayeri, P.E., Project Coordinator/Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 15th day of June 20 12, in the State/Comm of Virginia County/City of Fairfax.

Maya G Jerome
Notary Public

My commission expires: September 30, 2012

MAYA G. JEROME
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #336610
My Commission Expires Sept. 30, 2012



July 6th, 2012

Statement of Justification

for the
Fairfax County Public Safety Headquarters
Gordon Project No: 0734-0220

Applications for a Proffered Condition Amendment, a Conceptual Development Plan Amendment, and a Final Development Plan Amendment
The Fairfax Board of Supervisors ("the Applicant")
Tax Map 56-1 ((15)) Parcels 5A, 5B, 6, 7, 8 and 14 ("the PCA property")
Tax Map 56-1 ((15)) Parcels 5A, 5B, 6, 7, 8 and 14 ("the CDPA parcels")
Tax Map 56-1 ((15)) Parcels 5A, 6, 7, and 8 ("the FDPA parcels")

This is as a statement of justification for three related applications affecting portions of the Fairfax Government Center property located in the Braddock District of Fairfax County. All applications are on behalf of the Fairfax County Board of Supervisors (BOS) who propose to authorize development of a new Public Safety Center Headquarters on the remaining vacant land on Landbay B which is presently a temporary ball field. The purpose of the three applications is to allow a transfer of density from Land bay C to Land Bay B and to revise the specific layout of the development program for Land Bay B.

Proffered Condition Amendment (PCA) and Conceptual Development Plan Amendment

The first two parts of the application are a PCA and CDPA for Land bays B and C of the Fairfax Government Center. The land is presently zoned PDC, Planned Development Commercial District. The Government Center was rezoned via RZ 86-W-001 in 1986 and has been the subject of subsequent amendments. The PCA and CDPA property is owned by the BOS. The County recently approved a request to develop an 8.12 acre portion of the Government Center property with affordable housing on a portion of Land Bay C. The Applicant seeks a Proffered Condition Amendment and Conceptual Development Plan Amendment to allow a transfer of density from Land bay C to Land Bay B and to revise the specific layout of the development program for Land Bay B. A request has been made to waive the graphic requirements of the portions of the application that are not subject to proposed improvements per this application. These are existing areas that have been developed with the previously approved development plan.

Land Bay B is currently approved for 771,666 square feet, of which a total of 523,333 square feet have been constructed. Land Bay C is currently approved for 1,024,014 square feet of office use of which a total of 685,715 square feet of office space has been constructed. An additional 240,000 square feet of residential has recently been approved. This application proposes the transfer of 26,667 square feet of density from land bay C to Land bay B.

Final Development Plan Amendment (FDPA)

The third part of the application is an FDPA for Land bay B. The FDPA property is owned by the BOS. The Applicant seeks a FDPA to revise the specific layout of the development program for Land Bay B and to reflect the transfer of density from Landbay C to Landbay B as described above. Detailed graphics are provided as required by the Zoning Ordinance for the portion of Landbay B subject to this application. A request has been made to waive the graphic

requirements of the remaining portions of Landbay B. These areas are existing and have been developed with the previously approved development plan.

Additional Project Details for the Public Safety Center Headquarters

Building- The Public Safety Center Headquarters is planned to be a headquarters for the Fairfax County Police Department, the County Sheriff's Office and the County's Fire and Rescue Department. The building is proposed as a nine (9) story building (including penthouse) consisting of approximately 275,000 square feet.

Access- Site access is provided by the existing roadway on Landbay B that connects to the Government Center Parkway. An additional secured entrance is proposed along Legato Road directly into the secured parking garage.

Parking- Parking will be provided in a parking garage that will accommodate approximately 850 minimum secured parking spaces. A sufficient number of handicap accessible spaces will be provided in the garage. Additionally, seven (7) handicap accessible spaces are proposed as surface spaces near the front main entrance accessed from the traffic circle.

Visitor Parking - Visitor parking is proposed in the existing parking garage behind the Herrity Building (Herrity Garage) that is adjacent to this site. The existing garage has been identified to have excess spaces. Additional visitor spaces are available on Landbay C if needed. Visitors will be directed to the front entrance of the Public Safety Center Headquarters via several walkways and way-finding signage. There are parallel parking spaces that will remain along the existing access road for oversized vehicles.

Pedestrian circulation – Pedestrian circulation is provide throughout Land bay B by a series of walkways , trails and plazas. The proposed development enhances that circulation by providing sidewalks and a pedestrian plaza in front of the proposed building. A sidewalk is proposed to replace the existing trail that provides access to an existing bus stop along Monument Drive. Additionally, a sidewalk is proposed along Legato Road along the remaining frontage of the site to comply with the Zoning Ordinance.

Landscape and Tree Preservation – Approximately 39,000 square feet of tree save is proposed on this project. Additional landscaping is proposed to enhance the campus and to help screen the project form the adjacent residential development to the west.

Resource Protection Area (RPA) – The original development plan was approved and proffered prior to the adoption of the Chesapeake Bay Protection Act. The on-site pond is a man-made pond constructed with the development of earlier work on Land bay B. In recent years the County has designated the pond and its vicinity as an RPA. The previous development plan proposed impervious area and disturbance in what is now RPA, therefore, a Chesapeake Bay Exception was submitted and has been approved to allow some development encroachment into the RPA as was previously planned. The justification for this exception was based on a previous Board policy regarding approved proffered plans of development.

Storm Water Quantity and Quality Controls – Land bay B was previously master planned to include a third building and parking garage similar to what is planned for this project. The existing on-site pond was designed to provide storm water quantity control and quality control

for the entire land bay B, therefore, these controls are being provided on-site. Supplemental storm water quality controls are shown to further improve the quality of the storm water runoff.

Floodplain and Environmental Quality Corridor (EQC) - there is no 100 year major or minor floodplain or EQC on this project.

LEED- The project is being designed to a LEED Silver minimum standard.

Antennas- The proposed Public Safety Headquarters Building will have antennas on the roof. No leasing of antennas to non-government companies is anticipated.

Fairfax Center Area Guidelines - The PCA Property, CDPA Property, and FDPA Property are located within the Fairfax Center Area of the Area III Comprehensive Plan, specifically within the Sub-unit P-1. The Comprehensive Plan text for Sub-unit P-1 recommends office and mixed uses with an overall FAR not to exceed 0.35. The proposed development is in conformance with the Plan recommendations and results in a mixed-use development when considering all Land Bays A, B, C, and D with an overall FAR of 0.35. Enhanced open spaces and landscaping are proposed for the development along with pedestrian plazas, streetscape enhancement, and other site amenities in keeping with the quality of the Fairfax Center Area section of the Comprehensive Plan. Additionally, two memorials are proposed on the project to commemorate both the Police and Fire Departments.

To the best of our knowledge, there are no known existing hazardous or toxic materials that presently exist on the FDPA property other than fuel for emergency power generators. Fuel storage tanks are proposed to provide emergency power for the Public Safety Center Headquarters.

Waivers and Exceptions- To the best of our knowledge and belief, the proposed use will be in conformance with all applicable ordinances, regulations, and adopted standards with the following exception(s):

- A. Loading spaces : A modification of the loading space requirements of Article 11-200 to provide four (4) loading spaces rather than the required ten (10) for both the existing Herrity Building (Building B2) and the Public Safety Center Headquarters (Building B1). Justification for this request is the programming of these buildings does not require a large number of loading spaces.
- B. Interior parking lot landscaping: a modification of the requirements of the zoning ordinance article 13-202 interior parking lot landscaping to provide the landscaping as shown herein in lieu of the required 5% of landscape cover adjacent to parking areas and travelways. Justification for this request is due to the cost associated with planting trees on top of the parking garage and limited areas for planting available adjacent to the existing travel aisles.
- C. Transitional screening and barrier: a modification of the requirements of the zoning ordinance article 13-300 to provide a 50 foot yard with landscaping as shown herein in lieu of the required 25 foot transitional screen yard 1 and barrier type d,e, or f. Justification for this request this request is made to provide the sight distance from the proposed parking garage entrance on legato road.

D. Sidewalk along monument drive: a waiver of the requirements of the zoning ordinance sections 17-201.1 and 17-201.4. To provide a sidewalk along the southern portion of monument drive. Justification for this request is there is no sidewalk on the south/ east side of the existing i-66 bridge. Additionally, a walkway does exist on the northern portion of monument drive and on the northern side of the bridge.

We hereby respectfully request your approval of the three applications.



Robert W. Walker P.E., C.L.A., LEED AP
Principal
William H. Gordon Associates, Inc.



Project Name: Fairfax Public Safety Date: 09 May 2012
 Project Number: 11.14012.00 Phase: SD

FTE: 725, Visitors up to 200

LEED-NC 2009 LEED Project Checklist

Prerequisite	Yes	Maybe	No	Design / Construction
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Use Limits of Disturbance for LEED Site Boundary. Include parking 'service' of existing garage but do not include physical structure within project LEED Boundary.

Sustainable Sites

Y	C	Prereq	Credit	Prerequisite	Requirement	Total Possible Points	Comments/Next Steps	Responsibility
					Prereq 1 Construction Activity Pollution Prevention		WHGA to develop plan, GC to implement.	WHGA
			1	D	Credit 1 Site Selection	1	Site is previously developed (baseball field).	HOK
			5	D	Credit 2 Development Density & Community Connectivity	5	Amenities within 1/2 mile include: School, Restaurants, Bookstore, Bike Shop, Banks, Fitness, Shopping/Retail, Libraries, Clinics, Childcare; Apartments. Confirm walkable routes.	HOK
				D	Credit 3 Brownfield Redevelopment	1	Site is not currently considered a brownfield.	
			6	D	Credit 4.1 Alternative Transportation: Public Transportation Access	6	Confirm bus stops (at least 2 routes within 1/4 mile walking distance). Is there a 'campus' shuttle?	HOK
			1	D	Credit 4.2 Alternative Transportation: Bicycle Storage & Changing Rooms	1	Lockers rooms and 10 showers to be provided. Secure bicycle storage in employee section of new garage, visitor bicycle storage in unsecure section of new garage. 60 bike racks total.	HOK
			3	D	Credit 4.3 Alternative Transportation: Low Emitting & Fuel Efficient Vehicles	3	Dedicate 5% parking for LE/FE vehicles in both old and new garages.	HOK
				D	Credit 4.4 Alternative Transportation: Parking Capacity	2	Parking already exceeds zoned min. by 150 spaces.	
			1	C	Credit 5.1 Site Development: Protect or Restore Habitat	1	Site area - building footprint: 274,554.95 sq. ft. would be 137,277.48 sq. ft. Native and adaptive vegetation provided: 139,579.27 sq. ft.	HOK
			1	D	Credit 5.2 Site Development: Maximize Open Space	1	15% open space req'd by county, exceed by 25% for LEED. May include green roof and pedestrian-oriented hardscape in calculations. TOTAL SITE	HOK
			1	D	Credit 6.1 Stormwater Management: Quantity Control	1	Vegetated roof on podium, bioswales are incorporated into landscape design. Additional infiltration, reclamation and reuse or other design measures required to achieve credit. Strong maybe.	WHGA
			1	D	Credit 6.2 Stormwater Design: Quality Control	1	Vegetated roof on podium, bioswales, retention pond will support achievement of credit.	WHGA
			1	C	Credit 7.1 Heat Island Effect: Non-Roof	1	Over 50% covered parking.	HOK
			1	D	Credit 7.2 Heat Island Effect: Roof	1	Design will include vegetated and reflective roof membrane.	HOK
			1	D	Credit 8 Light Pollution Reduction	1	Discuss security, garage, landscape, site lighting.	HOK/JPA
15	8	3			26 Points Available	26		

Water Efficiency

Y		C	Prereq 1	Water Use Reduction		Specify low flow fixtures.	JPA			
	4			D	Credit 1	Water Efficient Landscaping	4	Include no irrigation system; hose bibs ok.	HOK	
				2	D	Credit 2	Innovative Wastewater Technologies	2	Not feasible for this project.	
	2	2			D	Credit 3	Water Use Reduction (30% = 2 points; 35% = 3 points; 40% = 4 points)	4	Specify .375 gpm lavatories, 1-1.75 gpm showers, ultra low flush/dual flush WCs and .125 gpf urinals. Discuss testing fixtures at PSTOC.	JPA
	6	2	2			10 Points Available		10		

Energy & Atmosphere

Y		C	Prereq 1	Fundamental Commissioning of the Building Energy Systems		Brinjac Engineering to join team in DD phase.	BE			
Y		D	Prereq 2	Minimum Energy Performance		Project will meet 10% below ASHRAE 90.1 req't.	JPA			
Y		D	Prereq 3	Fundamental Refrigerant Management		Project will include no CFCs.	JPA			
	4	15			D	Credit 1	Optimize Energy Performance	19	With downsizing of data center, energy savings compared to ASHRAE baseline estimated at 18%.	HOK/JPA
				7	D	Credit 2	On-Site Renewable Energy	7	Not feasible for this project.	FC
	2				C	Credit 3	Enhanced Commissioning	2	Brinjac Engineering to join team in DD phase.	BE
	2				D	Credit 4	Enhanced Refrigerant Management	2	JPA to target in design. Include fire suppression, vending, food service equipment with > .5lbs refrigerant.	JPA
				3	C	Credit 5	Measurement & Verification	3	Not feasible for this project.	N/A
		2			C	Credit 6	Green Power	2	Discuss purchase from Dominion or RECs.	FC
	8	17	10			35 Points Available		35		

Materials & Resources

Y		D	Prereq 1	Storage & Collection of Recyclables		Provide estimated volume of recycleables, frequency of pickup; include collection points in pantries, copy areas, dining areas; storage in trash room or loading dock.	HOK/FC	
		3	C	Credit 1.1	Building Reuse: Maintain Existing Walls, Floors & Roof (55% = 1 Pt; 75% = 2 Pts; 95% = 3 Pts)	3	Not feasible for this project.	
		1	C	Credit 1.2	Building Reuse: Maintain Existing Interior Nonstructure Elements	1	Not feasible for this project.	
2			C	Credit 2	Construction Waste Management (50% = 1 Point; 75% = 2 Points)	2	Target over 75% waste diversion (95% for Exemplary Performance).	GC
		2	C	Credit 3	Materials Reuse (5% = 1 Point; 10% = 2 Points)	2	Not feasible for this project.	
2			C	Credit 4	Recycled Content (10% = 1 Point; 20% = 2 Points)	2	Target over 20% (30% for Exemplary Performance) Recycled Content. Structure will probably be steel.	GC
2			C	Credit 5	Regional Materials (10% = 1 Point; 20% = 2 Points)	2	Target over 20% (40% for Exemplary Performance) Regional materials.	GC
		1	C	Credit 6	Rapidly Renewable Materials	1	Not feasible for this project.	
1			C	Credit 7	Certified Wood (50% = 1 Point)	1	Include in specifications and track in construction.	GC
7	0	7		14 Points Available		14		

Indoor Environmental Quality

Y		D	Prereq 1	Minimum IAQ Performance		Project will meet min. ventilation req'ts ASHRAE 62.	JPA	
Y		D	Prereq 2	Environmental Tobacco Smoke (ETS) Control		Facility will be no-smoking, designate outdoor area min. 25' from entries, intakes.	HOK	
1			D	Credit 1	Outdoor Air Delivery Monitoring	1	JPA to include in design. Positive energy impact.	JPA
		1	D	Credit 2	Increased Ventilation	1	Not feasible for this project.	
1			C	Credit 3.1	Construction IAQ Management Plan: During Construction	1	Include in specifications, track in construction.	GC
1			C	Credit 3.2	Construction IAQ Management Plan: Before Occupancy	1	Include in specifications, track in construction.	GC
1			C	Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1	Include in specifications, track in construction.	GC
1			C	Credit 4.2	Low-Emitting Materials: Paints & Coatings	1	Include in specifications, track in construction.	GC
1			C	Credit 4.3	Low-Emitting Materials: Flooring Systems	1	Include in specifications, track in construction.	GC
1			C	Credit 4.4	Low-Emitting Materials: Composite Wood & Agrifiber Products	1	Include in specifications, track in construction.	GC
1			D	Credit 5	Indoor Chemical & Pollutant Source Control	1	Mechanically and physically isolate areas of chemical concentration, high volume copy rooms (if any); include walk off mats and/or grilles; MERV 13 filters. Exhaust air risers anticipate future demand.	HOK/JPA
1			D	Credit 6.1	Controllability of Systems: Lighting	1	Include task lighting in open work areas, controls in enclosed offices and conference rooms.	JPA
		1	D	Credit 6.2	Controllability of Systems: Thermal Comfort	1	Not feasible for this project.	
1			D	Credit 7.1	Thermal Comfort: Design	1	Project will meet ASHRAE 55 req'ts.	JPA
	1		D	Credit 7.2	Thermal Comfort: Verification	1	BAS will suffice for monitoring, County to confirm survey.	JPA/FC
		1	D	Credit 8.1	Daylight & Views: Daylight (75% = 1 Point)	1	Not feasible for this project.	HOK
1			D	Credit 8.2	Daylight & Views: Views (90% = 1 Point)	1	Design for open office areas and interior glazed partition walls, side lights, etc.	HOK
11	1	3		15 Points Available		15		

Innovation & Design Process

1			C	Credit 1.1	Innovation in Design: Exemplary Performance 40% Regional Materials, 30% Recycled Content, 100% Certified Wood, 95% Construction Waste Diversion.	1	Target Exemplary Performance.	GC/HOK
1			D	Credit 1.2	Innovation in Design: Cooling Tower Water Management (LEED-EB)	1	Use condensate and roof stormwater runoff for make-up water.	JPA
1			C	Credit 1.3	Innovation in Design: Low Emitting Walls, Ceiling, Insulation (LEED for Schools)	1	Include in specifications, track in construction.	GC
1			C	Credit 1.4	Innovation in Design: Green Housekeeping OR Integrated Pest Management OR Low Mercury Lighting OR Low Emitting Systems Furniture and Seating	1	Borrow credit from another rating system.	FC
1			C	Credit 1.5	Innovation in Design: Education and Outreach	1	Discuss tours, case study and/or signage.	FC
1			C	Credit 2	LEED Accredited Professional	1	Many LEED APs on team.	HOK

6 0 0

6 Points Available

6

Regional Priority

		1	D	Credit 1	Regional Priority: EAc2 1% Renewable Energy	1	Not feasible for this project.	
1			C	Credit 1	Regional Priority: MRc2 50% Construction Waste Diversion	1	Project is targeting.	GC
	1		D	Credit 1	Regional Priority: SSC6.1 Stormwater Design, Quantity Control	1	Confirm stormwater calculations.	WGA
	1		D	Credit 1	Regional Priority: WEc3 40% Water Use Reduction	1	Confirm fixture availability and water calculations.	JPA

1 2 1

4 Points Available

4

54	30	26

Total

110

Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80 points and above

Government Center History

Applications	Date	Description
RZ 74-2-038	November 1, 1976	Rezoned 263 acres from RE-0.5 and RE-1 Districts to PDH-5 District. ¹
RZ 86-W-001	March 10, 1986	Rezoned 216.5 acres from R-1 and PDH-5 to PDC District for a mixed use development at 0.3346 FAR. ²
PCA 86-W-001 CDPA 86-W-001-1 FDP 86-W-001 RZ 87-W-040	August 3, 1987	Rezoned 0.03 acres from the PDH-5 District and increased FAR to 0.3347. Approved Land Bay A for a hotel and two office buildings at 0.49 FAR. ³
SE 87-P-116	May 31, 1988	Withdrawn. ⁴
PCA 86-W-001-2 CDPA 86-W-001-2 FDPA 86-W-001-1 RZ 89-P-089	August 1, 1988	Land swap with Fair Lakes for the 3.29 acres rezoned with RZ 86-P-089 for 2 acres in Land Bay A. Approved Land Bay A for a hotel and two office buildings at 0.43 FAR. ⁵
CSP 86-W-001 CSP 86-P-089	June 20, 1990	Comprehensive Sign Plan for the Fairfax County Government Center. ⁶
PCA 86-W-001-3 PCA 86-P-089	April 8, 1991	Amended the recreation facilities in Land Bay D. ⁷
PCA 86-W-001-4 FDPA 86-W-001-2	December 7, 1992	Reduced proffered parking for Land Bay C. ⁸
PCA 86-W-001-5 FDPA 86-W-001-3 PCA 86-P-089-2	January 12, 1995	Withdrawn ⁹
PCA 86-W-001-6 FDPA 86-W-001-4 PCA 86-P-089-3 FDP 86-P-089	October 30, 1995	Approved interim athletic fields in Land Bay A. ¹⁰
PCA 86-W-001-7 FDPA 86-W-001-5 PCA 86-P-089-4 FDPA 86-P-089	August 4, 1997	Redesigned Land Bay A stormwater management pond and reconfigured the hotel and office development at 0.43 FAR. ¹¹
PCA 86-W-001-08 PCA 86-W-001-09 CDPA 86-W-001-03 FDPA 86-W-001-05-02-01 PCA 86-P-089-05 FDPA 86-P-089-02	September 23, 2002	Transferred 25,000 SF from Land Bay C to Land Bay A. Redesigned Land Bay A to permit office and retail development at 0.45 FAR and 40% open space. ¹²
PCA 86-W-001-10 FDPA 86-W-001-05-02-02 PCA 86-P-089-06 FDPA 86-P-089-03 PCA 82-P-069-13 FDPA 82-D-069-14-03	January 26, 2004	Redesigned Land Bay A to permit retail and residential development at 0.45 FAR and 40% open space. Approved future retail and parking for a portion of Land Bay VB3 of Fair Lakes. ¹³
PCA 86-W-001-11 FDPA 86-W-001-06	March 8, 2011	Transferred 200,000 SF from office to residential use. Permitted a 270 unit affordable and workforce housing multifamily residential development. ¹⁴

1. On November 1, 1976, the Board of Supervisors approved RZ 74-2-038 to rezone 263 acres from the RE-0.5 (currently R-2) and RE-1 (currently R-1) Districts to the PDH-5 (Planned Development Housing – five dwelling units per acre) District. Land Bays B, C and D of the Government Center were part of the area of this RZ. A copy of the application is on file with the Zoning Evaluation Division of the Department of Planning and Zoning.
2. On May 10, 1986, the Board of Supervisors approved RZ 86-W-001 to rezone 216.5 acres from the R-1 (Residential – one dwelling unit per acre), PDH-5 and WS Districts to the PDC and WS Districts and approved a Conceptual Development Plan for a mixed use development with an overall Floor Area Ratio (FAR) of 0.3346 (3,157,292 square feet) and 49% open space. Land Bay A depicted office and hotel uses at 0.45 FAR and 40% open space. Copies of the proffers and Conceptual Development Plan are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.
3. On August 3, 1987, the Board of Supervisors approved PCA 86-W-001, CDPA 86-W-001-1, FDP 86-W-001 and RZ 87-W-040. The application rezoned 0.03 acres from PDH-5 to PDC to be incorporated in the Government Center development and increased the FAR to 0.3347. Land Bay A was approved for a hotel and two office buildings for a total of 695,000 square feet (0.49 FAR) and 40% open space. Copies of the proffers, Conceptual/Final Development Plans and development conditions are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.
4. On May 31, 1988, a special exception request (to permit stormwater detention in a floodplain) was withdrawn for Land Bay A.
5. On August 1, 1988, the Board of Supervisors approved PCA 86-W-001-2, CDPA 86-W-001-2, FDPA 86-W-001-1 and RZ 86-P-089, which effectuated a land swap with Fair Lakes Partnership for the incorporation of the 3.29 acres rezoned as part of RZ 86-P-089 into Land Bay A and the deletion of two acres from RZ 86-W-001 on the western portion of Land Bay A to be incorporated into the Fair Lakes development. In addition, the applications transferred intensity from Land Bay A to Land Bay C to increase the Government Center facility to 1,024,014 square feet and decrease the commercial/office uses in Land Bays A and B to 1,414,592 square feet. The overall Government Center development was increased to 3,171,786 square feet but overall FAR was not increased (0.3347 FAR). Land Bay A was approved for 642,926 square feet (0.43 FAR) of development consisting of a ten-story hotel and two office buildings.
6. On June 20, 1990, the Board of Supervisors approved CSP 86-W-001 and CSP 86-P-089, for a comprehensive sign plan (CSP) for the Fairfax County Government Center to show the location, type and size of signs permitted in Land Bays A, B, C and D. Copies of the conceptual sign plan and conditions are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.
7. On April 8, 1991, the Board of Supervisors approved PCA 86-W-001-3 and PCA 86-P-089, to revise the management and ownership structure of the recreation facilities in Land Bay D. Copies of the proffers are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.
8. On December 7, 1992, the Board of Supervisors approved PCA 86-W-001-4 and FDPA 86-W-001-2, to amend the proffers to reduce the proffered parking in Land Bay C. Copies of the proffers, Conceptual/Final Development Plans and development conditions are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.
9. On January 12, 1995, PCA 86-W-001-5, FDPA 86-W-001-3 and PCA 86-P-089-2, which proposed three options for residential development in Land Bay A, were withdrawn.

10. On October 30, 1995, the Board of Supervisors approved PCA 86-W-001-6, FDPA 86-W-001-4, PCA 86-P-089-3 and FDP 86-P-089, to permit the construction of temporary athletic fields in Land Bay A on the western portion of the site until the approved hotel was constructed. Copies of the proffers, Conceptual/Final Development Plans and development conditions are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.
11. On August 4, 1997, the Board of Supervisors approved PCA 86-W-001-7, FDPA 86-W-001-5, PCA 86-P-089-4 and FDPA 86-P-089, to permit a redesign of Land Bay A to modify the stormwater management pond into a two-phase stormwater management pond system and to reconfigure the hotel and office development for a total development of 624,926 square feet (0.43 FAR) and 40% open space. Copies of the proffers, Conceptual/Final Development Plans and development conditions are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.
12. On September 23, 2002, the Board of Supervisors approved PCA 86-W-001-08 to transfer 25,000 square feet of intensity from Land Bay C to Land Bay A. The application was approved concurrently with PCA 86-W-001-09, CDPA 86-W-001-03, FDPA 86-W-001-05-02-01, PCA 86-P-089-05 and FDPA 86-P-089-02 to redesign Land Bay A to permit office and retail development at 0.45 FAR and 40% open space
13. On January 26, 2004, the Board of Supervisors approved PCA 86-W-001-10, FDPA 86-W-001-5-2-2, PCA 86-P-089-6, FDPA 86-P-089-3, and PCA 82-P-069-13 (with the Planning Commission having previously approved FDPA 82-D-069-14-3 on January 22, 2004) for a 35.5 acre mixed-use development. The application property included Land Bay A (34.08 acres) of the Government Center and a portion of Land Bay VB3 (1.45 acres) of Fair Lakes. PCA 86-W-001-10/FDPA 86-W-001-5-2-2; PCA 86-P-089-6/FDPA 86-P-089-3 amended the proffers and Conceptual/Final Development Plan associated with RZ 86-P-089 (3.29 acres) and a portion of RZ 86-W-001 (30.79 acres), which are collectively known as Land Bay A (Tax Map 56-2 ((1)) 15) of the Government Center zoned PDC and WS Districts. The Board of Supervisors approved a mixed-use development consisting of residential uses; retail and other related non-residential uses. Specifically, 190 multi-family units within either one or two buildings (R-1) and between 60,000 to 120,000 square feet of retail uses within either two or three buildings (S-1, S-2, S-3) on the western portion of the site and 210 stacked "townhouse" units (including 13 affordable dwelling units) on the eastern portion of the site (R-2). The western multi-family would consist of either one four-story building (49 feet in height) with underground parking or two ten-story buildings (100 feet in height) with the first two levels as parking. Either western multi-family building option would result in the same number of units/square footage, since the two ten-story buildings would have a smaller footprint than the four-story building. The entire development consisted of 400 dwelling units (11.8 dwelling units per acre), including 13 affordable dwelling units and 40% open space. Chesapeake Bay Exception #026133 was also approved by the Board of Supervisors to permit encroachment into the RPA for the proposed noise wall, roads, parking areas, stormwater management facility, trails and utilities. PCA 82-P-069-13 and FDPA 82-P-069-14-3 amended the proffers and CDP/FDP for the 1.45 acre portion (Tax Map 55-2 ((1)) 14B1 pt.) of Land Bay VB3 of Fair Lakes (RZ 82-P-069) that is zoned PDC and WS and located adjacent to Land Bay A for additional future retail and parking. Final design of the parking and retail would require additional approval for Tax Map 55-2 ((1)) 14B1 pt, but would not necessarily require concurrent approval for Land Bay A. The proffers for PCA 86-W-001-2, CDPA 86-W-001-2, FDPA 86-W-001 and RZ 86-P-089 as amended by PCA 86-W-001-08 and PCA 86-W-001-10 and PCA 86-P-089-06 currently governs Land Bay A. The CDPA/FDPA approved with PCA 86-W-001-10, FDPA 86-W-001-5-2-2, PCA 86-P-089-6 and FDPA 86-P-089-3 currently governs Land Bay A. On March 8, 2012, the Board of

Supervisors approved PCA 86-W-001-12 and the associated CDPA to transfer 200,000 square feet of development potential in Land Bay C from office use to residential use. The application was approved concurrently with FDPA 86-W-001-06 to permit a 270-unit affordable and workforce housing multifamily residential development at an overall density of 0.26 du/ac with 61 percent of the site remaining as open space. Copies of the proffers are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.



County of Fairfax, Virginia

MEMORANDUM

DATE: June 5, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis and Environmental Assessment:
PCA/CDPA 86-W-001-12, FDPA 86-W-001-07
Public Safety Headquarters Building

The memorandum, prepared by Scott Brown, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan dated January 30, 2012 and revised through May 30, 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 Fairfax County Board of Supervisors, the applicant, is proposing a proffered condition amendment and final development plan amendment in order to construct a 10-story office building to serve as the County's Public Safety Headquarters. The proffered condition amendment and conceptual development plan amendment will provide a transfer of density from Land Bay C of the Fairfax Government Center to Land Bay B, and revise the layout of the development program for Land Bay B. The final development plan amendment revises the development plan for the specific portion of Land Bay B that is proposed for the construction of the Public Safety Headquarters (PSHQ), tax map parcel 56-1 ((15)) 6.

The PSHQ building once constructed would be home to the administration offices and headquarters for the Fairfax County Police Department, Sheriff's Office and Fire & Rescue Department. The first three floors will be publicly accessible areas, while the fourth through eighth floors will be secure offices and facilities. The top two floors of the building will be constructed as penthouse levels. The secured 5-story parking garage will hold approximately 850 parking spaces. Visitor parking will be provided in the existing Herry Building garage.

Additional handicap and loading spaces will be provided behind the PSHQ between the building and parking garage.

LOCATION AND CHARACTER OF THE AREA

The subject property is part of Land Bay B of the Fairfax County Government Center. The approved development plans for Land Bay B included three 10-story office buildings with associated parking structures, two of which are already built – the Herrity and Pennino buildings. The PSHQ building will be a curved building that will continue the concentric pattern established by the Herrity Building around the existing traffic circle that is the terminus of the access road off of Government Center Parkway. The building would be located on the north side of the traffic circle.

The subject site is bounded by Legato and Random Hills Road along the west and northwest. Midrise multi-family development is located across the street to the west and southwest on the opposite side of Legato Road. To the south are the Herrity Building, Herrity and Pennino parking garages, and then the Pennino Building. On the east side of the traffic circle a stormwater management pond is located within the Land Bay B complex. Land Bay B is bounded on the east side by Government Center Parkway, and the Fairfax Government Center is located on the opposite side. To the northeast across Monument Drive is Fairfax Commons, a mixed use center with retail, office, and multi-family housing, and beyond that to the northeast and north is Interstate 66. Several other multi-family housing developments are located within the vicinity.

COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, 2011 Edition, Fairfax Center Area, as amended through March 6, 2012, Land Unit Recommendations, Land Unit P, Sub-unit P1, p. 96:

“Land Unit P1

This sub-unit contains the Fairfax County Government Center. It also contains the mixed-use development planned in conjunction with the southern portion of Sub-unit I4 and the eastern portion of Sub-unit H2. Sub-unit P1 together with those portions of Sub-units I4 and H2 mentioned above are planned for office-mixed-use and the overall FAR should not exceed .35.

Buffering measures should be incorporated to mitigate potential impacts on adjacent residential communities. Pedestrian linkages to the Government Center and Fairfax Center core area are essential to the achievement of the objectives of the Plan.”

Fairfax County Comprehensive Plan, 2011 Edition, Fairfax Center Area, as amended through March 6, 2012, Use-Specific Performance Criteria, pages 134-138, can be found here:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/fairfaxcenter.pdf>

Environment

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

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 7-21:

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

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 such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas.
- Encourage cluster development when designed to maximize protection of ecologically valuable land.
- Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas.
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes.
- Encourage the use of open ditch road sections and minimize subdivision

street lengths, widths, use of curb and gutter sections, and overall impervious cover within cul-de-sacs, consistent with County and State requirements.

- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.
- Encourage shared parking between adjacent land uses where permitted.
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements.

Policy I: In order to augment the EQC system, encourage protection of stream channels and associated vegetated riparian buffer areas along stream channels upstream of Resource Protection Areas (as designated pursuant to the Chesapeake Bay Preservation Ordinance) and Environmental Quality Corridors. To the extent feasible in consideration of overall site design, stormwater management needs and opportunities, and other Comprehensive Plan guidance, establish boundaries of these buffer areas consistent with the guidelines for designation of the stream valley component of the EQC system as set forth in Objective 9 of this section of the Policy Plan. Where applicable, pursue commitments to restoration of degraded stream channels and riparian buffer areas. . . .

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. . .

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 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 the 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 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: Fairfax Center Area

LAND USE ANALYSIS

PROFFERED CONDITION AMENDMENT (PCA/CDPA 86-W-001-12)

The proposed action under the PCA/CDPA involves a density transfer from Fairfax County Government Center Land Bay C to Land Bay B. The total land area of the subject PCA/CDPA is 116.93 acres of land and includes tax map parcels 56-1 ((15)) 5A, 6, 7, 8, 5B, and 14.

Land Bay B is currently approved for 771,666 square feet. With previous development of the Herryty and Pennino Buildings developed to a total of 523,333 square feet of gross floor area, the site has a remaining 248,333 square feet of approved development floor area. In order to construct the desired 275,000 square foot Public Safety Headquarters Building, the applicant is proposing a density transfer of 26,667 square feet from Land Bay C.

Land Bay C is approved for 1,024,014 square feet of office space, and only 685,715 square feet of office is developed and 240,000 square feet of residential is recently approved. The PCA proposal will transfer 26,667 square feet of density from Land Bay C to Land Bay B, enough to construct the proposed Public Safety HQ with 275,000 sf of floor area.

The total development on Land Bay B will produce an intensity of greater than the planned 0.35 FAR. However, the overall development within Land Bays B and C of the Government

Center (subject properties of this application) is within the desired intensity range. With all proposed development and dedications, the Government Center would have an overall FAR of 0.30, which is within the planned intensity of 0.35 FAR.

FINAL DEVELOPMENT PLAN AMENDMENT (FDPA 86-W-001-07)

The FDPA includes tax map parcels 56-1 ((15)) 5A, 6, 7 and 8, a total area of 26.54 acres. This subject area includes the existing Pennino (parcel 8) and Herrity Buildings (parcel 7), the undeveloped parcel across Post Forest Drive from Pennino Building, and parcel 6 that includes the existing stormwater pond and softball field where the proposed building would be located.

Land Unit Recommendations

Use & Intensity

Per the land unit recommendations, Sub-unit P1 is planned for office-mixed-use up to 0.35 FAR. The proposed Public Facilities Headquarters Building is in keeping with the recommended land use, as it will provide administration offices for Fairfax County departments, and is compatible with the similar government offices found within the Herrity, Pennino and Government Center buildings in its immediate surroundings. With development of the proposed 275,000 square foot building, the Land Bay B development intensity would be 0.557 FAR. This is beyond the intensity of the Subunit recommendation of 0.35 FAR; however, the previously approved FAR is 0.538. The additional floor area of 26,667 square feet will be offset by a reduction in development potential in Land Bay C, which will be carried forward in the concurrent PCA. The effective FAR for the entire site (Land Bay B&C) will remain under 0.35 as recommended for the Sub-unit.

As part of the land unit recommendations, adequate buffering and pedestrian linkages should also be provided to achieve the objectives of the Plan. These aspects are discussed in the next sections, as they are also integral elements of the Fairfax Center Areawide Recommendations.

Areawide Recommendations

The Fairfax Center Areawide Recommendations are minimum objectives that should be achieved in all developments within the Fairfax Center Area.

Buffering

The use of effective buffering to provide transitions between different types of uses is a key element of both the Land Unit recommendations and Areawide Recommendations. The majority of the surrounding uses are similar to that of the proposed use; however, multi-family residences are located across Legato/Random Hills Road to the west of the subject site. The proposed parking garage (5-stories, 55 feet in height) would be located along the west and northwest portions of the property closest to these residents. Existing trees and vegetation on the subject site, as well as within the residential property provide some visual screening that helps to limit the visual impact the existing Herrity garage; however, the proposed garage for the PSHQ building is an additional level taller and will have a wider expanse of the structure close to the road and property boundary than does the Herrity garage.

The applicant is requesting a waiver of the required 25' screening yard and barrier along Legato Road. Instead the applicant is providing a 50' yard with landscaping as shown on the plans. The ability to provide the required screening is impacted by the sight distance line needed for the garage entrance off Legato Road. The landscape plan provides numerous canopy trees between the proposed garage and Legato Road, maximizing the area can be planted. In addition to the canopy trees, the topography, which slopes steeply down from the Legato Road to the proposed garage location also helps to lessen the vertical impact of the garage because the first level of the garage (which is also the tallest) will be below the plane of Legato Road- the rear entrance to the garage would be located on the second level.

Based on the landscape plan and sheet 10B of the development plan, which shows a visual exhibit of the screening provided by the proposed tree plantings, the lower levels of the parking garage will be well screened by vegetation. Screening cannot effectively be provided through vegetation for the upper levels of the garage; therefore, Planning staff has suggested the applicant provide screening through architectural means, which is discussed in the Use Specific Performance Criteria analysis.

Pedestrian Mobility

The primary access to the site would be from the existing access road off of Government Center Parkway that currently serves the Herrity and Pennino Buildings. The main entrance to the building would be oriented on the northern arc of the existing traffic circle. The vehicular entrance to the parking garage would be off the access drive opposite from the Herrity garage entrance. A secondary entrance is proposed off of Legato Road entering the second level of the garage.

The proposed development does not achieve a desired level of pedestrian mobility and access. As stated in the Areawide Recommendations, coordinated walkway networks should be required for each site to provide full intra and inter parcel pedestrian circulation to and from all buildings, parking, recreational facilities, and to or through open space areas.

In the original development application, a pedestrian bridge was proposed from the third floor of the Herrity parking garage to the PSHQ garage to provide a direct and safe route from the garage to the PSHQ building. The bridge has been subsequently removed to reduce the project budget, but to the detriment of visitor access. The removal of the pedestrian bridge link from the visitor parking within the Herrity garage to the PSHQ building requires visitors to self-navigate through the Herrity garage and then cross the road that provides vehicular access to both the Herrity and PSHQ garages – an unnecessary vehicle-pedestrian conflict. The applicant is proposing that they will provide signage that will guide visitors through the Herrity garage, and then through or around the Herrity Building to the traffic circle. Planning staff recommends providing the pedestrian bridge as originally proposed, or providing a better solution for visitor access beyond what is currently proposed.

The planned development does not provide any trail improvement. As part of another cost saving measure, the applicant has removed a proposed trail that would lead from the PSHQ building entrance and traffic circle around the east side of the building to Monument Drive,

where there is a Fairfax Connector bus stop. This proposed trail was to replace an existing trail that provides a direct link from the Herrity Building directly to the Monument Drive bus stop. The latest development plans from the applicant propose the removal of this trail without a replacement, which would require pedestrians to go around to Government Center Parkway to get to Monument Drive, greatly increasing the pedestrian route to this location. The applicant has also cited security reasons as justification for removing this trail. Planning staff recommends that this trail continue to be accommodated. Further, staff recommends a pedestrian crosswalk or sign be provided across Monument Drive to increase access to Fairfax Corner and the Fair Oaks Mall area.

The development of the Public Safety Building will produce a significant increase in vehicular traffic and pedestrian traffic to and from the Land Bay B complex without any improvement in pedestrian access from the site to the surrounding areas. Although a new sidewalk will be provided along Legato/Random Hills Road, there will be no direct pedestrian connection between Legato/Random Hills Road and the subject property. The applicant is requesting a waiver of the sidewalk requirement along Monument Drive. In order to achieve the Fairfax Center Areawide Recommendations, the applicant should provide a continuous sidewalk around the entirety of the site, including Monument Drive and Legato/Random Hills Road. Without a sidewalk along Monument Drive, there is no pedestrian route around the site from Legato Road/Random Hills Road to Monument Drive and Government Center Parkway. It should also be noted that there are no improvements planned that will increase pedestrian mobility or safety across Government Center Parkway from the access drive entrance. Under existing conditions, this is a difficult pedestrian experience, and may worsen with the increase in vehicular traffic into and out of the access drive from Government Center parkway.

Planning staff finds that the proposed development does not conform to the Fairfax Center Plan's standards for pedestrian mobility.

Use Specific Performance Criteria

The Comprehensive Plan provides use-specific criteria for commercial/campus style office park development in the Fairfax Center Area to ensure quality site planning, architectural design and landscape design. A primary objective of the site designing criteria is to provide compatibility of new development with existing uses. The previously approved FDP included three proposed office buildings: B1, B2 and B3 within Land Bay B, as well as a parking garage serving each building. Buildings B1 and B2 were to be situated around a traffic circle and the two buildings were to be semi-circular in shape as to appear radiating outward from the traffic circle. Building B2 became the Herrity Building and Building B1 was never completed. The Public Safety Headquarters building will complete the original master plan for the approved FDP for Land Bay B. Although the footprint and floor area of the proposed building is larger than that shown in the previous plan, it is in the character of the design vision that was portrayed in the original plans while also providing a more contemporary building design. Planning staff feels that overall the proposed PSHQ building and development of the site provides high-quality design that is compatible with its immediate surroundings and the overall vision of the Land Unit and Fairfax Center Area. Except where noted elsewhere in this memo,

the proposed project is in substantial conformance with the Fairfax Center Area use-specific performance criteria.

Parking Garage Design:

As noted previously, landscape plantings will be provided that will supplement the existing trees onsite and on the other side of Legato/Random Hills Road and limit the visual impact of the lower levels of the proposed parking garage. Upper levels of the parking garage will not be screened from view along Legato/Random Hills Road and would need to be treated architecturally in order to provide visual screening. Staff has recommended options to the applicant for accomplishing this objective, including providing multi-level draped vegetation, providing a 'green screen' along the face of the garage, or providing an architectural façade that with building materials and screening that would hide the open levels and provide a more visually attractive structure. This issue is still outstanding.

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. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

Water Quality

The subject property is located within the Difficult Run watershed, which has been designated a critical environmental area by the Commonwealth and Fairfax County. Additionally, higher water quality is promoted in the Fairfax Center Area. A regional stormwater pond was constructed along with the development of the Herrity and Pennino buildings, and a Resource Protection Area (RPA) has been designated around this pond and its natural features. The applicant is proposing features that will provide enhanced stormwater management; however, the following issues should be addressed in order to more fully conform to the higher water quality recommendations of the Fairfax Center Area.

Resource Protection Area (RPA)

The Chesapeake Bay Preservation Ordinance determines areas within the county where land uses are restricted or water quality measures must be provided. The most restrictive areas are within the Resource Protection Areas (RPAs). With few exceptions, development in these areas is restricted to water wells, recreation, infrastructure improvements, water-dependent activities and redevelopment of permitted uses.

A Resource Protection Area extends 100 feet outward from the stormwater management pond. The applicant is requesting a Chesapeake Bay Ordinance exception for new disturbances into the RPA boundaries. This includes a small portion of the PSHQ building's southeast corner, a paved trail, raingarden biofilters, and handicap parking spaces surrounding the existing traffic circle. A total of 9,510 square feet (0.22 acre) of impervious area is proposed within the RPA with a total disturbance area of 31,300 sf (0.72 acre). The applicant is proposing less impervious surface area within the RPA compared to the previously approved plans, and this is being used as the

applicant's justification for the Chesapeake Bay Ordinance Exception request for encroachment in the RPA.

Although a reduction in impervious area from the approved plans is proposed, efforts should be made to reduce any unnecessary disturbances within the RPA. Planning staff recommended the applicant consider either modifying the southeast corner of the building or shifting the location of the building slightly in order to remove the area of the building footprint that is proposed within the RPA. Although the applicant has since removed the originally proposed data center within the building, which could allow for reduced floor area, no modifications to the building footprint have been made as of the May resubmission.

The raingardens and the walking trail proposed on the eastside of the building and within the RPA would also require a Chesapeake Bay Ordinance Exception. The proposed trail is an important connection for pedestrian mobility to Monument Drive, and there is an existing trail that is currently in the RPA; however, the applicant is encouraged to consider the use of pavers or pervious materials in providing this trail. The applicant has removed the trail from the development plans in the most recent resubmission.

The proposed raingardens have been considered for removal by the applicant as part of efforts to reduce the project budget, but are still shown on the development plans and listed as optional. Planning staff recommends relocating the raingardens to other locations outside the RPA boundaries in areas where they might improve stormwater management.

Environmental Quality Corridor (EQC)

No Environmental Quality Corridor (EQC) areas were identified on the subject property in the approved rezoning application. The stormwater pond, built after the rezoning approval, has since established a surrounding natural environment with adjacent slopes of 15% or greater and aquatic vegetation surrounding that exhibits similar features and ecological benefits to that of an EQC. Protection of this area should be provided to augment the EQC system established on the opposite side of Government Center Parkway downstream from the stormwater pond. No development is proposed within this area surrounding the pond; however, the proposed limits of disturbance for the PSHQ building would encroach into this area. In order to protect the vegetated area and help augment the EQC system within the Government Center area, staff has requested the limits of disturbance be modified to avoid impacts to this environmental area.

Low Impact Development

The Fairfax Center Area's Areawide Recommendations for the Environment include an emphasis on reduction of nonpoint source pollution in the Occoquan Reservoir through stormwater BMPs that include sedimentation control, stormwater detention, stormwater retention, infiltration trenches, porous pavement usage, paved surface cleaning practices, erosion control, cluster development, grass swales and vegetation filter strips. The applicant is proposing a number of sustainable stormwater practices onsite including vegetated 'green' roofs, bio-filtration raingardens, areas of pervious pavement, soil supplements and augmentation, and native vegetation.

Barbara Berlin

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Public Safety Headquarters Building

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The applicant is proposing vegetated roofs on the lower roof areas of the building, which would provide additional water quantity management onsite before entering the stormwater pond. These facilities were subsequently labeled as 'optional' features in the development plans. A later version of the plans clarified that the vegetated roofs will remain in the plans, but did not indicate to what extent. Planning staff suggested the applicant clarify to what extent these features will be provided. The applicant states that the vegetated roofs will cover the flanks of the building (the lower areas of the building, exclusive of the 10-story tower), and although the final roof plan and size is still in flux, a minimum area of 12,000 square feet of vegetated roof will be provided.

Staff is supportive of the low impact features the applicant is proposing; however, it is recommended that the applicant achieve both the stormwater management credits within the LEED-NC checklist (credits 6.1 & 6.2) in order to provide a measureable objective in achieving the higher water quality and quantity recommendations of the Fairfax Center Area. Currently, the applicant expects to achieve the stormwater quality control credit (6.2), but has not confirmed that they intend to meet the stormwater quantity credit (6.1), which will require additional infiltration, reclamation or reuse of stormwater onsite.

Green Buildings

Fairfax County's green building policies in the Comprehensive Plan provide an expectation for LEED certification or equivalent third party program for non-residential development at the high end of the intensity range in Suburban Centers. In addition, the Board of Supervisors has directed that new public facilities greater than 10,000 square feet be designed to achieve LEED-Silver certification. The applicant has provided a draft proffer committing that the building will be designed to LEED-Silver certification under the LEED-New Construction Program, and has provided a checklist of LEED credits indicating which credits are expected to be achieved. As mentioned previously, the stormwater quantity management credit is listed as 'maybe' and staff recommends this credit is achieved in order to fulfill the water quality objectives in the Areawide Recommendations.

Traffic Generated Noise

It was noted that the proximity to Interstate 66 may generate traffic generated noise that would need to be mitigated at this site in order to achieve the County's policies for interior and exterior noise levels. Under those policies, interior noise levels within office uses should not exceed 50 dBA. The applicant has provided a proffer to ensure that the PSHQ building will be built to achieve interior noise levels of 50 dBA or less.

Tree Preservation

There is a total 2.17 acres of existing tree canopy onsite. The applicant is providing a total of 85,133 square feet of tree canopy (1.95 acres) as proposed in the FDP, which exceeds the 10% tree canopy requirement, and 46% of this area will be met through tree preservation.

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COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan map indicates Minor Paved trails are planned for Government Center Parkway and Monument Drive. These are currently provided on both sides of Government Center Parkway, as well as on the north side of Monument Drive.

PGN/STB



County of Fairfax, Virginia

MEMORANDUM

DATE: June 5, 2012

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

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

FILE: 3-4 (RZ 86-W-001)

SUBJECT: Transportation Impact

REFERENCE: PCA 86-W-001-12; FDPA 86-W-001-07; The Fairfax County Board of Supervisors; Fairfax County Police, Sheriff's Office and Fire and Rescue
Traffic Zone: 1689
Land Identification Map: 56-1 ((15)) 5A, 5B, 6,7,14

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised development plan dated May 10, 2012 and proposed proffers dated May 10, 2012.

The applicant proposes to construct a 10 story, 275,000 sq.-ft. office building with attached parking structure as part of the Government Center Complex. The Building will be the Headquarters for the Fairfax County Police Department, Sheriff's Office and Fire and Rescue.

This department has reviewed the subject application and offers the following comments:

Parking

- The proposed relocated handicap spaces in the front turnaround need to be more evenly dispersed so as to also serve the Herrity Building.
- The skywalk should be provided to ensure visitors parked in the Herrity garage are sheltered from the environment. A canopy should be provided from the Police parking garage to the main building access.
- The applicant should resubmit the parking study to include additional information and analysis regarding the expected number of visitors per day.

Pedestrian Amenities

- The applicant has not submitted a waiver for sidewalk from the bus stop on Monument Parkway to Legato/ Random Hills Road. FCDOT would be okay with a sidewalk from the bus stop to the traffic circle and continued sidewalk from the front of the new building to Legato/ Random Hills Road.
- The applicant should provide additional bike racks at the following locations:
 - Near the front door of the proposed Police HQ building. (visitors)
 - At ground level of both the Herry and Police HQ parking garages in the area where these garages are the closest. (employees)
 - In the Penino parking garage (employees) and the front of the Penino Building (visitors).
- A bus shelter should be provided on Monument Parkway at the existing bus stop.

Transportation Demand Management (TDM)

- The applicant needs to commit to *provide preferential* parking for car pool/car pool use.

Traffic Signals and Access

- VDOT has not provided a revised memo with regard to the applicant's repositioned access point on Legato/ Random Hills Road.
- The proffer for the traffic signal at Post Forest and Legato Road needs to be expanded upon. Add pedestrian amenities and the commitment for the intersection design.
- The applicant should submit to FCDOT and VDOT a detailed signal warrant study for the intersection of the site's main access and Government Center Parkway.
- Signage to visitor parking should also be proffered (include specifics)
- Temporary construction areas and specific should be committed to by the applicant.
- Proffer to adjust signal timing to area traffic signals if requested by VDOT.

Proffers

- In general, proffer commitments need to be more specific.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

June 6, 2012

GREGORY A. WHIRLEY
COMMISSIONER

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: PCA 1986-W-001-12 & FDPA 1986-W-001-07 Fairfax County Board of Supervisors
Tax Map # 56-1((15))0005A, 5B, 6, 7, 8 & 14

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

I have reviewed the above plan submitted on May 31, 2012, and received June 2, 2012. The following comments are offered (using the same numbers as the previous submittal with additional comments):

1. No proffers were provided for roadway improvements.
2. *The entrance on Random Hills Road should be moved to the southern edge of the parking garage to provide better sight lines for the entrance. The sight lines required will be at least 500' to the right and 470' to the left. These distances can not be met with the current site layout.*
4. *A connection to the sidewalk should be provided from Random Hills Road to the sidewalk leading to the bridge crossing on east side of Monument Drive.*
5. *A preliminary review of the signal warrants should be undertaken to determine if actual warrant studies should be provided. It appears the two possible signal locations may warrant signals.*

New Comments:

6. The alignment of Legato Road/Post Forest Drive will require widening on the east and possibly west side of Legato Road to properly align the lanes. This comment was made on a previous zoning and ignored by County staff, resulting in the poor alignment of the existing intersection lanes. This comment is the result of the possibility of the need for signalization of this intersection.
7. The existing trail on the west side of Monument Drive should either be removed or connect to pedestrian facilities on the site. This trail used to lead from the ball fields to the intersection east of the site only since there is no pedestrian crossing of the west side of the I-66 bridge.

8. The plans do not show the currently existing conditions at the Post Forest Drive/Legato Road intersection. This intersection has been in place for a number of years and will require remediation prior to the installation of a signal at this location.
9. This office does not agree a sidewalk across the site connecting the west side of Monument Drive to Legato Road will be a security risk. It is no more of a risk than any of the other sidewalks or the parking garage are to the site.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver

fairfaxrezoning1986-W-001-07rz4FxCoBdOfSupv6-6-12BB



County of Fairfax, Virginia

MEMORANDUM

DATE: June 6, 2012

TO: Suzie Zottl, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Durga Kharel, P.E., Senior Engineer III
Central Branch, Site Development & Inspection Division (SDID)
Department of Public Works and Environmental Services

SUBJECT: DPZ Application # PCA 86-W-001-12/FDPA 86W-001-07, Public Safety Center HQ, PCA/FDPA Plan dated May 30, 2012, LDS Project #7656-ZONA-004-2, Tax Map #049-1-13 -0019B, Providence District

We have reviewed the subject application (Second Submission) and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is a Resource Protection Area (RPA) on this site. RPA encroachment request # 7203-WRPA-001-1 was approved by SDID on June 6, 2012. In order to show as an example to other private developers, every effort should be made by the engineer to reduce the impervious area and disturbance in RPA for this public facility. RPA re-delineation plan # 7203-RPA-001-1 for the subject project was approved on March 15, 2012.

The plan shows that the existing onsite wet pond will provide 55.15% phosphorus removal for the proposed development which is more than the required 50%. The applicant will have to demonstrate this in site plan with other supporting documents and the existing capacity analysis of the wet pond. Other water quality enhancement measures proposed are 12,000 square feet of green roof, four (4) bio-filters, a vegetative swale, pervious pavement (size and detail not mentioned), soil augmentation (detail not shown or mentioned). No BMP credits are claimed for these additional measures.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

No downstream drainage complaints exist.



Suzie Zottl, Staff Coordinator

DPZ Application # PCA 86-W-001-12/FDPA 86W-001-07, Public Safety Center HQ

June 6, 2012

Page 2 of 2

Stormwater Detention

Stormwater detention is required (PFM 6-0301.3). The plan states that the existing onsite extended detention wet pond will provide the required detention for the proposed development. The applicant will have to demonstrate in site plan that the revised plan still meets this requirement with modified runoff coefficients and drainage areas.

Site Outfall

An outfall narrative has been provided.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new stormwater ordinance and updates to the PFM's stormwater requirements are under development. The subdivision construction plan for this application may be required to conform to the updated PFM and the new ordinance.

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

DK/

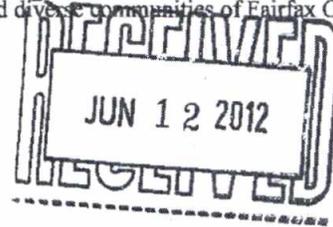
cc: Don Demetrius, Chief, Watershed Evaluation Projects Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Judy Cronaurer, Chief, Central Branch, SDID, DPWES
Hani Fawaz, Senior Engineer III, Central Branch, SDID, DPWES
Zoning Application File



County of Fairfax, Virginia

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

JUN 06 2012



Jeremiah D. Kamerer, P.E.
 Project Manager
 William H. Gordon Associates, Inc.
 4501 Daly Drive, Suite 200
 Chantilly, Virginia 20151

Subject: Fairfax County Governmental Center, Parcel 6, Fairfax Public Safety
 Headquarters, Zoning Application # PCA 86-W-001-12/FDPA 86-W-001-07,
 Exception Request dated March 28, 2012, Tax Map #056-1-15-0006, Braddock
 District

Reference: Resource Protection Area Encroachment Request #7203-WRPA-001-1

Dear Mr. Kamerer:

This is in response to your request for an exception to encroach into the Resource Protection Area (RPA) for the construction of referenced public facility according to previously approved rezoning application # RZ-86-W-001. Based on Section 118-1-12 of the Chesapeake Bay Preservation Ordinance (CBPO), and the County "Policy for Treatment of Approved and Pending Plans of Development," adopted by the Board of Supervisors on July 7, 2003, your request to encroach the RPA is approved subject to the following conditions:

1. Where possible, an area equal to the area encroaching into the RPA buffer area shall be established elsewhere on the lot or parcel in a way to maximize water quality protection.
2. The project shall be in compliance with all state and federal permits, if required.
3. Any land disturbing activity that exceeds an area of 2500 square feet shall comply with the requirement of Chapter 104 of the Code of the County of Fairfax, Virginia, CBPO 118-3-2(e).
4. Construction shall be in a manner that protects water quality. The limits of clearing and grading shall be honored during construction. In addition, add a note to the plan stating:

"The Limits of Clearing and Grading shown near and within the limits of any Resource Protection Area (RPA) must be strictly observed and enforced. Any encroachment into, or disturbance of, the RPA not shown on this plan is considered a violation of the Chesapeake Bay Preservation Ordinance (CBPO) and is subject to the penalties of CBPO Article 9 (Violations and Penalties)."

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
 12055 Government Center Parkway, Suite 535
 Fairfax, Virginia 22035-5503
 Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Jeremiah D. Kamerer, P.E.

RPA Encroachment Request #7203-WRPA-001-1

Page 2 of 2

5. A "super" silt fence shall be installed along the lower clearing limits for this lot and remain in place for the duration of construction on the lot.
6. The total disturbance within the RPA for the proposed public facility shall not exceed 31,300 square feet, as proposed with your request dated March 28, 2012.
7. The total impervious area within the RPA for the proposed public facility shall not exceed 9,510 square feet as proposed with your request. It is understood that of the various scenarios being considered, the most impervious area within the RPA is 9,510 square feet.

This exception in no way relieves you of any other CBPO requirement or any other County drainage requirement, including adequacy of outfall, pro-rata share payments, etc.

This exception shall automatically expire, without notice, 24 months after the date of this letter, unless the subject project has been approved

Please ensure that a copy of this letter is made a part of the subject site plan.

If further assistance is desired, please contact Durga Kharel, P.E., Senior Engineer III, Site Development and Inspections Division (SDID), at 703-324-1720.

Sincerely,



Judith A. Cronauer, P.E.
Chief, Central Branch
SDID

JAC/am

cc: Don Demetrius, Chief, Watershed Evaluation Branch, Stormwater Planning Division,
DPWES
Durga Kharel, P.E., Senior Engineer III, SDID, LDS, DPWES
Location File

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Suzianne Zottl, Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: June 4, 2012

FROM: Jessica G. Strother, Urban Forester II
Forest Conservation Section, UFMD, LDS, DPWES

SUBJECT: Fairfax Co Public Safety Headquarters, PCA 86-W-001-7./FDPA 86-W-001-12
Land Bay B-1, Parcel "B"

RE: Your Request for Additional Comments and Recommendations

This review is based on the Final Development Plan Amendment Plat (FDPA) received by the Department of Planning and Zoning (DPZ) on May 31, 2012. Previous comments were provided to you in March 2012, with follow-up e-mails and attendance at staffings.

General Comments: The majority of the previous comments have been adequately addressed. However, there is one new comment noted below.

A review of draft proffers can be provided, once they are forwarded for review.

1. **Previous Comment:** The existing large diameter oak in the central circular drive area, in front of the Herrity Building has received much care over the years to ensure it's survival. In order to ensure this tree is not impacted by construction or utility installation, a draft proffer should be provided by the Applicant to ensure this tree's preservation.

Recommendation: A draft proffer can be provided by UFMD to address this issue.

NEW COMMENT: New limits of disturbance are now shown on the development plan around the large canopy oak in the circular drive area. The proposed limits of disturbance are too close to the tree at present, and will impact the critical root zone. The limits of disturbance should not be closer than the existing brick pavers currently encircling the tree, approximately 30-35 feet from the trunk.

Recommendation: Revise the development plan to show this change.

2. **Comment:** Transitional screening is required along the Legato Road side of the proposed project. Due to sight distance issues and the nature of this project, it will be difficult to provide a full screening yard. In order to mitigate this, the Applicant should consider the provision of some type of green screen to be placed against the side of the parking structure, to reduce the impacts and soften the effect of the parking structure.

Continued; Additionally, a request to modify the yard width and the barrier will need to be requested.

Recommendation: The FDPA landscape plan should have a detail and specifications included that addresses the provision of a green screen.



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD 

DATE: March 05, 2012

SUBJECT: PCA 86-W-001-12/FDPA 86-W-001-7, Fairfax Public Safety Headquarters
Tax Map Number(s): 56-1 ((15)) 5A, 5B, 6, 7, 8, 14

BACKGROUND

The Park Authority staff has reviewed the proposed Proffer Condition Amendment (PCA) and Final Development Plan Amendment (FDPA) dated December 27, 2011 for the above referenced application. The subject property is presently zoned PDC (Planned Development Commercial) and subject to rezoning RZ 86-W-001 with subsequent amendments. The applicant seeks to amend the approved density and layout of Land Bay B to construct a ten-story, 275,000 square foot office building on the site of an existing 90' diamond field.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

The Fairfax Center Area recommendations in the Area III Plan describe the importance of protecting significant ecological and heritage resources and providing a full range of facilities to accommodate the active and passive recreational needs of the community (Area III, Fairfax Center Area, Area-Wide Recommendations, Parks and Recreation, pp. 40).

ANALYSIS AND RECOMMENDATIONS

Recreational Impact:

There is an existing 90' diamond on Parcel 6 of Land Bay B, which is the proposed location of the Fairfax Public Safety Headquarters. The diamond is scheduled for public use between March

30 and November 19 through the Department of Neighborhood and Community Services from 5:00PM until dark Monday through Friday and all day on Saturday and Sunday. During this timeframe for available scheduled public use, the diamond is routinely scheduled for approximately 1,000 hours of play time. The diamond is primarily used for adult baseball through partial adoption by the Northern Virginia Travel Baseball League; however, the diamond is also used by youth baseball and the Fairfax County Employee League Softball. In addition, the diamond is also periodically scheduled throughout the year for in-house (Park Authority) and private camp groups, including a five-day baseball camp.

According to the adopted service level standards for all diamond field facility types, the Park Authority will have a year 2020 deficit with the loss of the diamond on the subject property, and therefore will adversely impact the existing service levels of the other Park Authority diamond fields. The Park Authority recognizes the need for the proposed Public Safety Headquarters; however, we request that the applicant mitigate the service level impact from the loss of the field by fully funding the construction of a new diamond field at an appropriate location. Patriot Park is about five miles from the subject property and is master planned for three 90' lighted and irrigated diamonds, none of which have been built. This is an ideal location (proximity to subject property) and opportunity (master planned facility) to mitigate the loss of the diamond and maintain the existing service level.

SUMMARY OF RECOMMENDATIONS

The following are the identified major issues included in the preceding analysis section:

- Mitigate the adverse impact on service levels from the loss of the existing 90' diamond by fully funding the construction of a new diamond at Patriot Park per its Master Plan specifications.

Please note the Park Authority would like to review and comment on proffers related to park and recreation issues. We request that draft and final proffers be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Jay Rauschenbach

DPZ Coordinator: Suzie Zottl

Copy: Cindy Walsh, Director, Resource Management Division
Dan Sutherland, Manager, Park Operations Division
Chris Leonard, Director, Neighborhood and Community Services
Karen Avvisato, Manager, Athletic Services and Community Use, NCS
Chron Binder
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: April 2, 2012

TO: Barbara C. Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Eric Fisher, GIS Analyst III
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Proffered Condition
Amendment Application PCA 86-W-001-12 / Final Development Plan Amendment
Application FDPA 86-W-001-12

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #440, **Fairfax Center**
2. After construction programmed ___(n/a)___ this property will be serviced by the fire station ___(n/a)_____





County of Fairfax, Virginia

MEMORANDUM

DATE: April 4, 2012

TO: Suzie Zottl
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. PCA 86-W-001-7/FDPA 86-W-001-12
Tax Map No. 056-1- ((15)) - -5A, 5B, 6, 7, 8, 14

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

- The application property is located in Accotink Creek (M9) watershed. It would be sewered into the Noman M. Cole Pollution Control Plant (NMCCPCP).
- Based upon current and committed flow, there is excess capacity in the NMCCPCP. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8 inch line located in an easement and on the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

- Other pertinent comments:**

FAIRFAX COUNTY
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, Fax: 703-803-3297
www.fairfaxcounty.gov/dpwes





FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

February 27, 2012

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: PCA 86-W-001-12
FDPA 86W-001-07
Fairfax Public Safety
Headquarters
Tax Map: 56-1

Dear Ms. Berlin:

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

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 8-inch, 12-inch and 16-inch water mains located at the property. See the enclosed water system map.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.
4. Please note that Fairfax Water has existing transmission facilities located along the southern edge of the subject parcels (in the vicinity of Post Forest Drive). While based on our review, the proposed building and parking garage will not impact this area, should the scope of the application change, further review and consideration will be required.

If you have any questions regarding this information please contact Dave Guerra
at (703) 289-6343.

Sincerely,

A handwritten signature in cursive script that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure

cc: Hossein Malayeri, DPWES

FAIRFAX CENTER CHECKLIST

Case Number:

PCA 86-W-001-12 & FDPA 86-W-001-07

Plan Date:

6/20/2012

Not

Applicable Applicable Essential Satisfied

Comments

I. AREA WIDE BASIC DEVELOPMENT ELEMENTS					
A. Roadways					
1. Minor street dedication and construction		x	x	x	proffer for possible widening/lane alignment of Legato/Post Forest
2. Major street R.O.W. dedication	x				
B. Transit					
1. Bus loading zones with necessary signs and pavement; Bus pull-off lanes	x				
2. Non-motorized access to bus or rail transit stations		x	x	x	trail from bus stop to building entrance
3. Land dedication for transit and commuter parking lots	x				
C. Non-motorized Transportation					
1. Walkways for pedestrians		x	x	x	
2. Bikeways for cyclists	x				
3. Secure bicycle parking facilities		x	x	x	development condition

II. AREA WIDE MINOR DEVELOPMENT ELEMENTS					
A. Roadways					
1. Major roadway construction of immediately needed portions	x				
2. Signs	x				
B. Transit					
1. Bus shelters		x	x	x	
2. Commuter parking	x				
C. Non-motorized transportation					
1. Pedestrian activated signals		x	x	x	proffer for ped improvements on Government Center Parkway and Post Forest
2. Bicycle support facilities (showers, lockers)					

FAIRFAX CENTER CHECKLIST

Case Number:

PCA 86-W-001-12 & FDPA 86-W-001-07

Plan Date:

6/20/2012

	Not Applicable	Applicable	Essential	Satisfied	Comments
D. Transportation Strategies					
1. Ridesharing programs		x		x	participation in the Countywide program
2. Subsidized transit passes for employees		x		x	participation in the Countywide program
III. AREA WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Roadways					
1. Contribution towards major (future) roadway improvements		x	x	x	Fairfax Center Area Road Fund
2. Construct and/or contribute to major roadway improvements	x			x	proffer for Post Forest realignment
3. Traffic signals as required by VDOT		x	x	x	Post Forest/Legato signal
B. Transit					
1. Bus or rail transit station parking lots	x				
C. Transportation Strategies					
1. Local shuttle service	x				
2. Parking fees	x				
D. Non-motorized Circulation					
1. Grade separated road crossings		x			Monument Drive to Random Hills Rd.

FAIRFAX CENTER CHECKLIST

Case Number:

PCA 86-W-001-12 & FDPA 86-W-001-07

Plan Date:

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Not
Applicable Applicable Essential Satisfied Comments

I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Environmental Quality Corridors (EQC)					
1. Preservation of EQCs as public or private open space	x				EQC is on Land Bay C only
B. Stormwater Management (BMP)					
1. Stormwater detention/retention		x	x	x	pond designed for three buildings
2. Grassy swales/vegetative filter areas		x	x	x	reducing impervious areas
C. Preservation of Natural Features					
1. Preservation of quality vegetation		x		x	Willow Oak at circular drive
2. Preservation of natural landforms	x				
3. Minimize site disturbance as a result of clearing or grading limits		x	x	x	
D. Other Environmental Quality Improvements					
1. Mitigation of highway-related noise impacts		x	x	x	proffer for noise mitigation
2. Siting roads and buildings for increased energy conservation (Including solar access)	x				

II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS					
A. Increased Open Space					
1. Non-stream valley habitat EQCs	x				EQC is on Land Bay C only
2. Increased on-site open space		x	x	x	above minium requirement
B. Protection of Ground Water Resources					
1. Protection of aquifer recharge areas		x	x	x	50% phosphorous removal - WSPOD
C. Stormwater Management (BMP)					
1. Control of off-site flows		x	x	x	rain gardens, vegetated swales, wet pond
2. Storage capacity in excess of design storm requirements		x	x	x	rain gardens, vegetated swales, wet pond
D. Energy Conservation					

FAIRFAX CENTER CHECKLIST

Case Number:

PCA 86-W-001-12 & FDPA 86-W-001-07

Plan Date:

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Not
Applicable Applicable Essential Satisfied Comments

1. Provision of energy conscious site plan		x	x	x	LEED Silver
III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Innovative Techniques					
1. Innovative techniques in stormwater management		x	x	x	
2. Innovative techniques in air or noise pollution control and reduction		x	x	x	proffer for noise mitigation
3. Innovative techniques for the restoration of degraded environments		x			

FAIRFAX CENTER CHECKLIST

Provision of Public Facilities

Case Number:

PCA 86-W-001-12 & FDPA 86-W-001-07

Plan Date:

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Not
Applicable Applicable Essential Satisfied Comments

I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Park Dedications					
1. Dedication of stream valley parks in accordance with Fairfax County Park Authority policy	X				
B. Public Facility Site Dedications					
1. Schools	X				
2. Police/fire facilities		X		X	building is headquarters for county

II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS					
A. Park Dedications					
1. Dedication of parkland suitable for a neighborhood park	X				
B. Public Facility Site Dedication					
1. Libraries	X				
2. Community Centers	X				
3. Government offices/facilities		X		X	

III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Park Dedications					
1. Community Parks	X				
2. County Parks	X				
3. Historic and archeological parks	X				
B. Public Indoor or Outdoor Activity Spaces					
1. Health clubs	X				
2. Auditoriums/theaters	X				
3. Athletic fields/major active recreation facilities		X			

FAIRFAX CENTER CHECKLIST

Land Use - Site Planning

Case Number:

PCA 86-W-001-12 & FDPA 86-W-001-07

Plan Date:

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Not
Applicable Applicable Essential Satisfied Comments

I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS

A. Site Considerations					
1. Coordinated pedestrian and vehicular circulation systems		x	x	x	
2. Transportation and sewer infrastructure construction phased to development construction	x				road network can accommodate additional traffic
3. Appropriate transitional land uses to minimize the potential impact on adjacent sites	x				
4. Preservation of significant historic resources	x				
B. Landscaping					
1. Landscaping within street rights-of-way	x				
2. Additional landscaping of the development site where appropriate		x		x	
3. Provision of additional screening and buffering		x	x		green screen along garage needs further review

II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS

A. Land Use/Site Planning					
1. Parcel consolidation	x				
2. Low/Mod income housing	x				
B. Mixed Use Plan					
1. Commitment to construction of all phases in mixed-use plans	x				
2. 24-hour use activity cycle encouraged through proper land use mix	x				
3. Provision of developed recreation area or facilities	x				

FAIRFAX CENTER CHECKLIST

Land Use - Site Planning

Case Number:

PCA 86-W-001-12 & FDPA 86-W-001-07

Plan Date:

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Not
Applicable Applicable Essential Satisfied Comments

III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Extraordinary Innovation					
1. Site design		x			
2. Energy conservation		x	x	x	LEED Silver

FAIRFAX CENTER CHECKLIST

Detailed Design

Case Number:

PCA 86-W-001-12 & FDPA 86-W-001-07

Plan Date:

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Not
Applicable Applicable Essential Satisfied Comments

I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Site Entry Zone					
1. Signs		x	x	x	CSP exists, more signage proposed
2. Planting		x	x		detailed planting plans not provided
3. Lighting		x	x		detailed lighting plans not provided
4. Screened surface parking	x				no new surface parking proposed
B. Street Furnishings					
1. Properly designed elements such as lighting, signs, trash receptacles, etc.		x		x	development condition to match existing

II. AREA WIDE MINOR DEVELOPMENT ELEMENTS					
A. Building Entry Zone					
1. Signs		x	x	x	
2. Special planting		x			
3. Lighting		x			
B. Structures					
1. Architectural design that complements the site and adjacent developments		x	x	x	
2. Use of energy conservation techniques		x	x	x	
C. Parking					
1. Planting - above ordinance requirements		x		x	
2. Lighting		x			pole lights on top of the garage
D. Other Considerations					

FAIRFAX CENTER CHECKLIST

Detailed Design

Case Number:

PCA 86-W-001-12 & FDPA 86-W-001-07

Plan Date:

--

Not

	Applicable	Applicable	Essential	Satisfied	Comments
1. Street furnishing such as seating, drinking fountains	x				
2. Provision of minor plazas		x	x	x	satisfied with the development condition

III. AREA WIDE MAJOR DEVELOPMENT ELEMENTS

III. AREA WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Detailed Site Design					
1. Structured parking with appropriate landscaping		x	x		
2. Major plazas	x				
3. Street furnishings to include structures (special planters, trellises, kiosks, covered pedestrian areas (arcades, shelters, etc.), Water features/pools, ornamental fountains, and special surface treatment		x			bus stop improvements with the development conditions
4. Landscaping of major public spaces		x	x	x	building entrance heavily landscaped

FAIRFAX CENTER CHECKLIST

Summary

Case Number:

PCA 86-W-001-12 & FDPA 86-W

Plan Date:

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I. BASIC DEVELOPMENT ELEMENTS

1. Applicable Elements	17
2. Elements Satisfied	14
3. Ratio	0.82

II. MINOR DEVELOPMENT ELEMENTS

1. Applicable Elements	18
2. Elements Satisfied	15
3. Ratio	0.83

III. MAJOR DEVELOPMENT ELEMENTS

1. Applicable Elements	12
2. Elements Satisfied	7
3. Ratio	0.58

IV. ESSENTIAL DEVELOPMENT ELEMENTS

1. Applicable Elements	31
2. Elements Satisfied	27
3. Ratio	0.87

V. MAJOR TRANSPORTATION DEVELOPMENT ELEMENTS

1. Applicable Elements	3
2. Elements Satisfied	3
3. Ratio	1.00

VI. LOW/MODERATE INCOME HOUSING ELEMENT

yes

no

FAIRFAX CENTER CHECKLIST

Summary

-001-07

ARTICLE 16**DEVELOPMENT PLANS****PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS****16-101 General Standards**

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional

FAIRFAX COUNTY ZONING ORDINANCE

zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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