



FAIRFAX COUNTY

APPLICATION FILED: May 28, 2002
PLANNING COMMISSION: July 10, 2002
BOARD OF SUPERVISORS: July 22, 2002 @4:00 p.m.

V I R G I N I A

June 27, 2002

STAFF REPORT

APPLICATION RZ/FDP 2002-MV-002
(Concurrent with RZ 2002-MV-018 and PCA 1996-MV-037-06 and
FDPA 1996-MV-037-03)

MOUNT VERNON DISTRICT

APPLICANT:	South Station LLC
PRESENT ZONING:	PDC
REQUESTED ZONING:	PRM
PARCEL(S):	107-2 ((1)) 43 pt.
ACREAGE::	4.38 Acres
FAR:	1.46
DENSITY:	57.3 du/acre
OPEN SPACE:	35%
PLAN MAP:	Mixed Use
PROPOSAL:	Rezone from the PDC District to the PRM District to permit the development of 251 multi-family units.
WAIVERS/MODIFICATIONS:	Waivers of transitional screening and barrier requirements along the east, south, and west in favor of landscaping shown.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2002-MV-002, subject to the execution of proffers consistent with those contained in Appendix 1

Staff recommends approval of FDP 2002-MV-002, subject to development conditions contained in Appendix 2 and subject to the Board of Supervisors' approval of RZ 2002-MV-002 and subject to the execution of proffers consistent with those contained in Attachment 1.

Staff recommends approval of waivers of transitional screening and barriers to that shown, subject to proposed development conditions contained in Appendix 2.

It should be noted that it is not the intent of the 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 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.

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



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



FAIRFAX COUNTY

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V I R G I N I A

June 27, 2002

STAFF REPORT

APPLICATION RZ 2002-MV-018
(Concurrent with PCA 1996-MV-037-06/FDPA 1996-MV-037-03 and
RZ/FDP 2002-MV-002)

MOUNT VERNON DISTRICT

APPLICANT: South Station LLC

PRESENT ZONING: R-1

REQUESTED ZONING: R-1

PARCEL(S): 107-2 ((1)) 27 pt.

ACREAGE:: 3.25 Acres

OPEN SPACE: 100%

PLAN MAP: Mixed Use

PROPOSAL: Rezone from R-1 to R-1 for open space and trail purposes.

WAIVERS/MODIFICATIONS: None

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2002-MV-018, subject to the execution of proffers consistent with those contained in Appendix 1.

It should be noted that it is not the intent of the 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 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.

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PROFFERED CONDITION AMENDMENT /

FINAL DEVELOPMENT PLAN AMENDMENT

PCA 1996-MV-037-06

FDPA 1996-MV-037-03

PCA 96-V-037 -06
FILED 01/15/02

FDPA 96-V-037 -03
FILED 01/15/02

SOUTH STATION L.L.C.

SOUTH STATION L.L.C.

PROFFERED CONDITION AMENDMENT

FINAL DEVELOPMENT PLAN AMENDMENT

PROPOSED: AMEND PROFFERS FOR RZ 1996-MV-037 TO REALLOCATE
RESIDENTIAL AND COMMERCIAL USES

PROPOSED: TO AMEND FDP 1996-MV-037 TO PERMIT MIXED
USE DEVELOPMENT

APPROX. 20.83 ACRES OF LAND; DISTRICT - MT VERNON
LOCATED: WEST SIDE OF LORTON STATION BOULEVARD APPROXIMATELY
1000 FEET NORTH OF LORTON ROAD

APPROX. 20.83 ACRES OF LAND; DISTRICT - MT VERNON
LOCATED: WEST SIDE OF LORTON STATION BOULEVARD APPROXIMATELY
1000 FEET NORTH OF LORTON ROAD

ZONING: POC

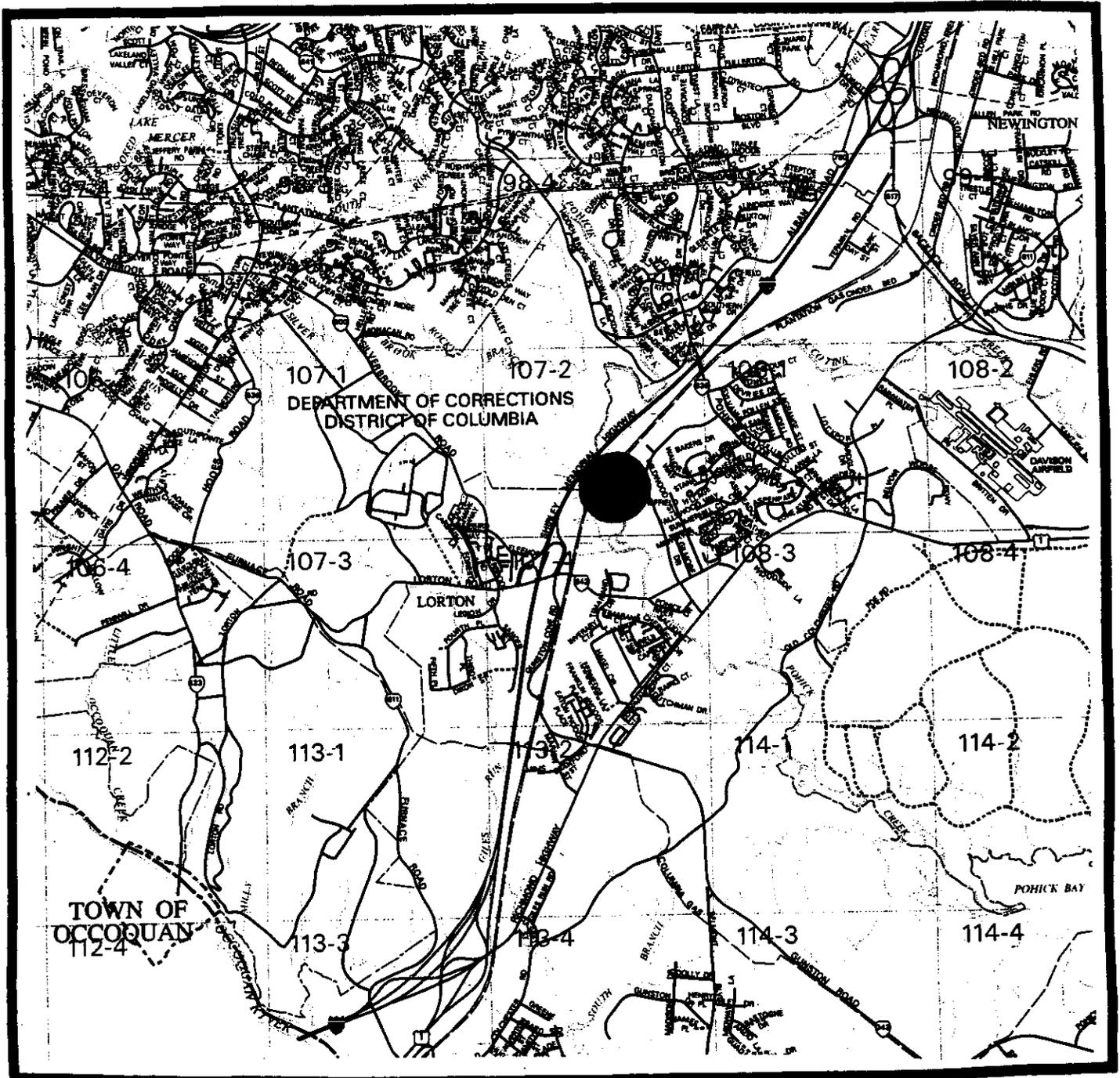
ZONING: PDC

OVERLAY DISTRICT(S):

OVERLAY DISTRICT(S):

MAP REF 107-2- /01/ /D043- P,0044- P,0048- P

MAP REF 107-2- /01/ /0043- P,0044- P,0048- P



PROFFERED CONDITION AMENDMENT /

FINAL DEVELOPMENT PLAN AMENDMENT

PCA 1996-MV-037-06

FDPA 1996-MV-037-03

PCA 96-V-037 -06
FILED 01/15/02

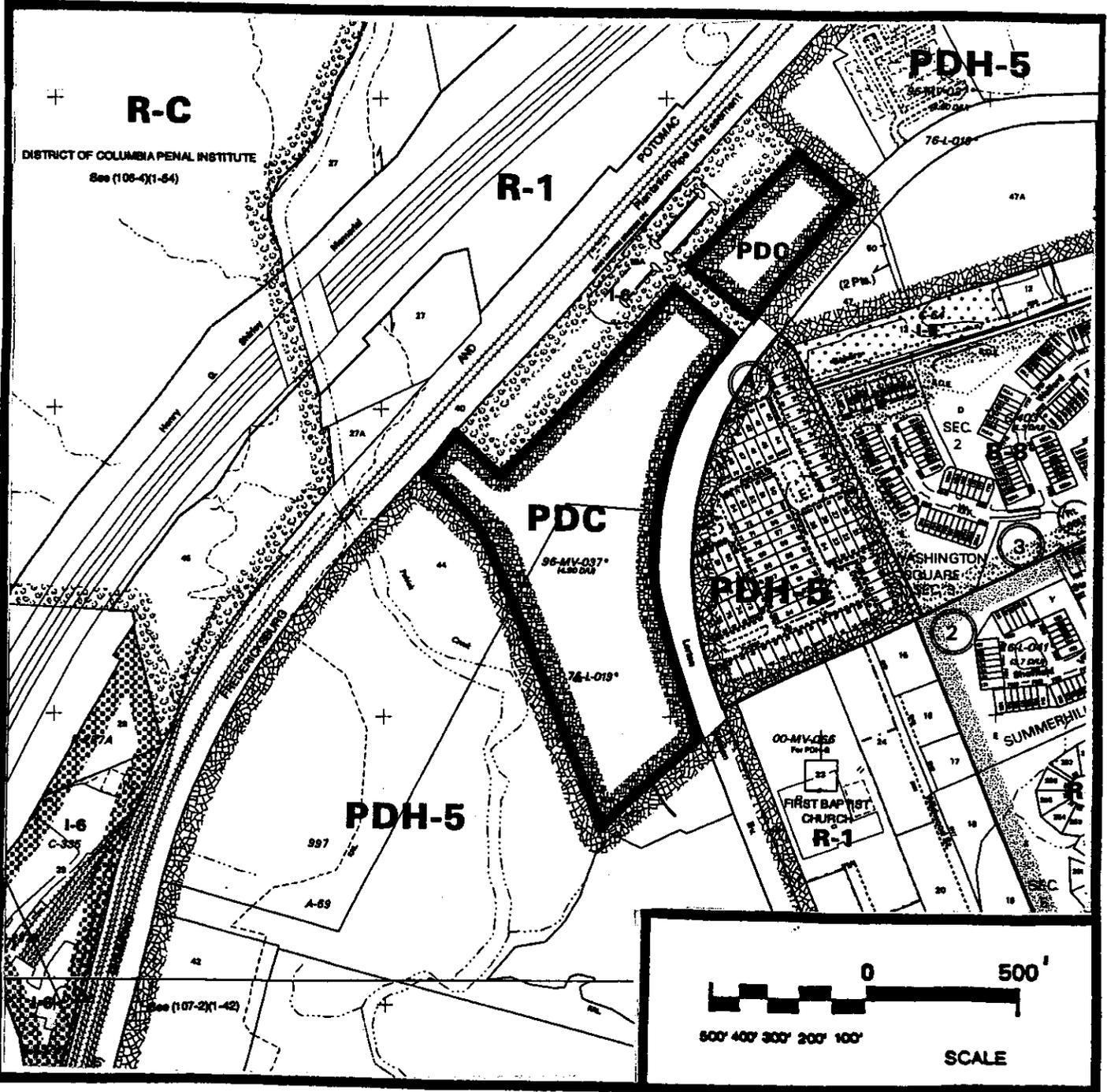
FDPA 96-V-037 -03
FILED 01/15/02

SOUTH STATION L.L.C.
PROFFERED CONDITION AMENDMENT
PROPOSED: AMEND PROFFERS FOR RZ 1996-MV-037 TO REALLOCATE
RESIDENTIAL AND COMMERCIAL USES
APPROX. 20.83 ACRES OF LAND; DISTRICT - MT VERNON
LOCATED: WEST SIDE OF LORTON STATION BOULEVARD APPROXIMATELY
1000 FEET NORTH OF LORTON ROAD
ZONING: PDC
OVERLAY DISTRICT(S):

SOUTH STATION L.L.C.
FINAL DEVELOPMENT PLAN AMENDMENT
PROPOSED: TO AMEND FDP 1996-MV-037 TO PERMIT MIXED
USE DEVELOPMENT
APPROX. 20.83 ACRES OF LAND; DISTRICT - MT VERNON
LOCATED: WEST SIDE OF LORTON STATION BOULEVARD APPROXIMATE
1000 FEET NORTH OF LORTON ROAD
ZONING: PDC
OVERLAY DISTRICT(S):

MAP REF 107-2- /01/ /0043- P,0044- P,0048- P

MAP REF 107-2- /01/ /0043- P,0044- P,0048- P

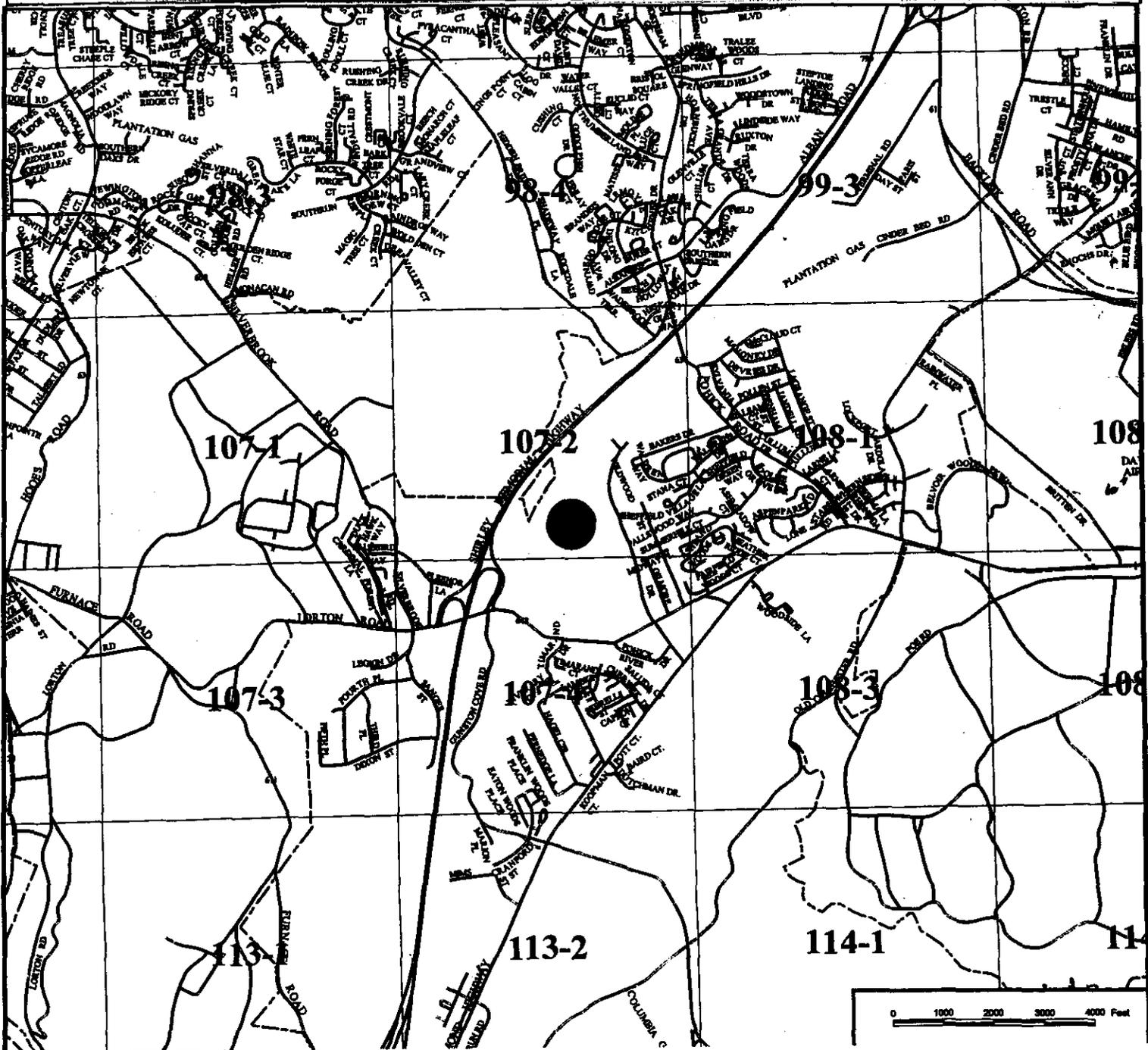


Rezoning Application
RZ 2002-MV-018

Applicant: SOUTH STATION L.L.C.
Filed: 05/28/2002
Proposed: OPEN SPACE AND TRAIL PURPOSES
Area: 3.25 AC OF LAND; DISTRICT - MOUNT VERNON
Located: W. SIDE OF LORTON STATION BLVD.,
 APPROX. 1000 FT N. OF LORTON RD. BETWEEN
 THE FREDERICKSBURG AND POTOMAC RAILROAD
 AND I-95
Zoning: FROM R- 1 TO R- 1
Overlay Dist:
Map Ref Num: 107-2- /01/ 0027 PT.

Rezoning Application
RZ 2002-MV-002

Applicant: SOUTH STATION L.L.C.
Filed: 05/28/2002
Area: 4.38 AC OF LAND; DISTRICT - MOUNT VERNON
Proposed: REZONE FROM PDC TO PRM TO PERMIT
 MULTIFAMILY RESIDENTIAL DEVELOPMENT
Located: WEST SIDE OF LORTON STATION BOULEVARD
 APPROXIMATELY 1000 FEET NORTH OF LORTON
 ROAD
Zoning: FROM PDC TO PRM
Overlay Dist:
Map Ref Num: 107-2- /01/ /0043 PT.



Final Development Plan

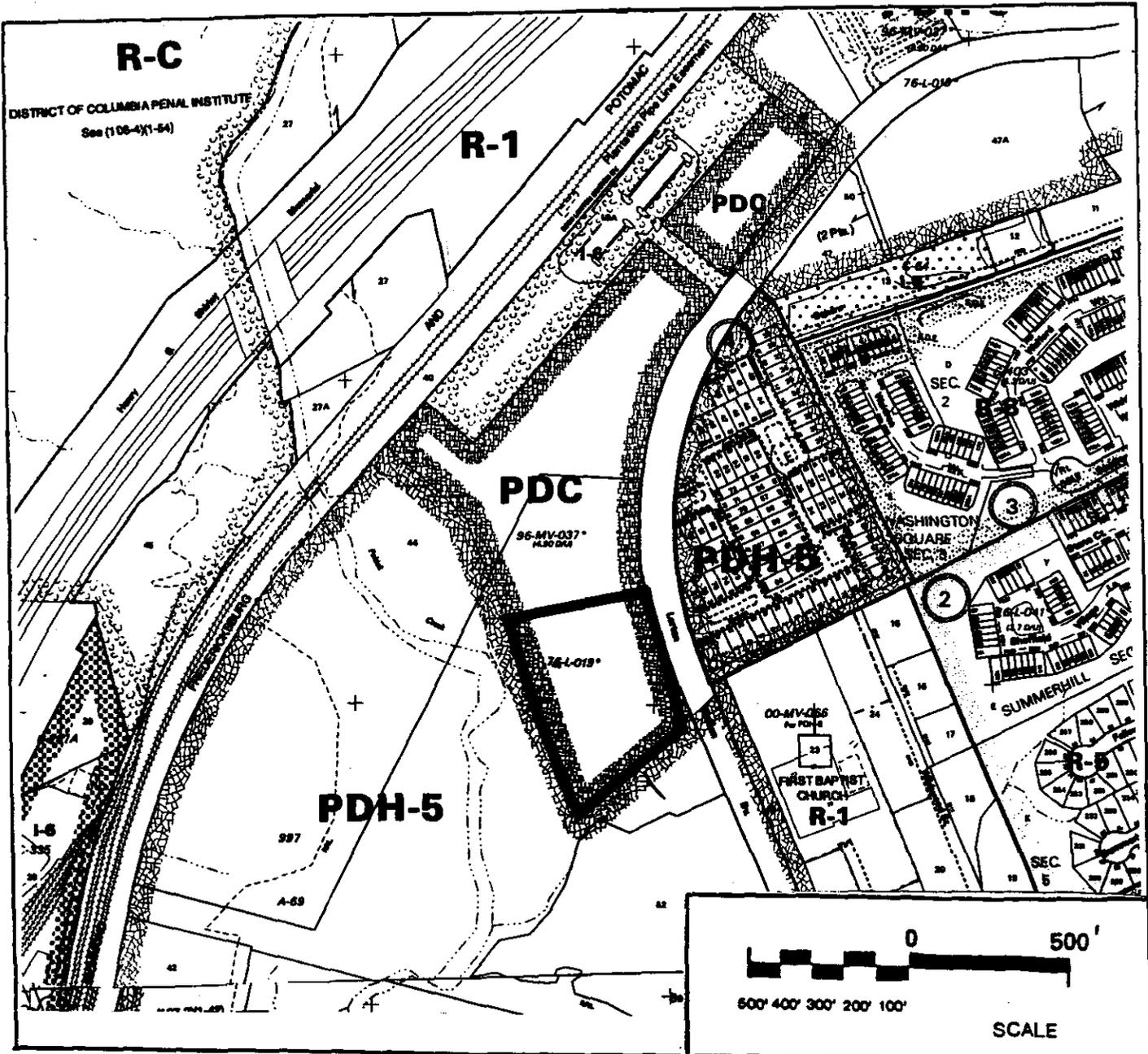
FDP 2002-MV-002

Applicant: SOUTH STATION L.L.C.
Filed: 06/05/2002
Proposed: REZONE FROM PDC TO PRM TO PERMIT MULTI FAMILY RESIDENTIAL DEVELOPMENT
Area: 4.38 AC OF LAND; DISTRICT - MOUNT VERNON
Located: WEST SIDE OF LORTON STATION BOULEVARD APPROXIMATELY 1000 FEET NORTH OF LORTON ROAD
Zoning: PRM
Overlay Dist:
Map Ref Num: 107-2- /01/ /0043 PT.

Rezoning Application

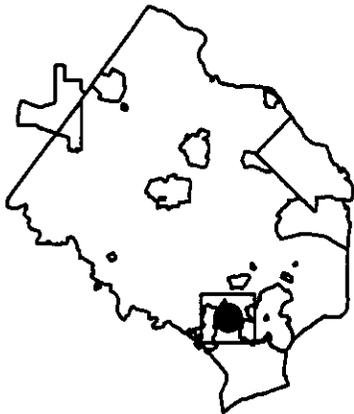
RZ 2002-MV-002

Applicant: SOUTH STATION L.L.C.
Filed: 05/28/2002
Area: 4.38 AC OF LAND; DISTRICT - MOUNT VERNON
Proposed: REZONE FROM PDC TO PRM TO PERMIT MULTIFAMILY RESIDENTIAL DEVELOPMENT
Located: WEST SIDE OF LORTON STATION BOULEVARD APPROXIMATELY 1000 FEET NORTH OF LORTON ROAD
Zoning: FROM PDC TO PRM
Overlay Dist:
Map Ref Num: 107-2- /01/ /0043 PT.

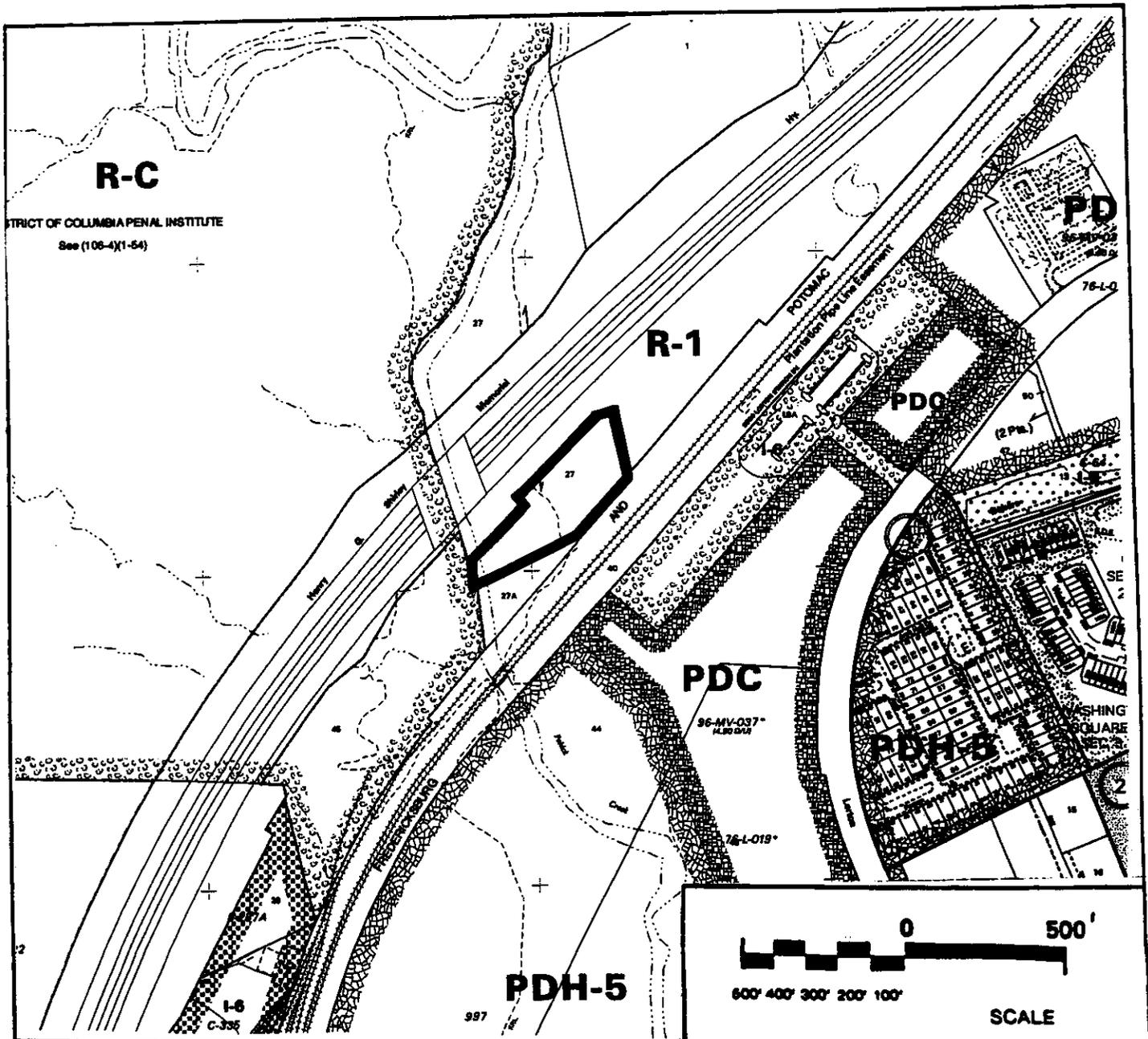


Rezoning Application

RZ 2002-MV-018



Applicant: SOUTH STATION L.L.C.
Filed: 05/28/2002
Proposed: OPEN SPACE AND TRAIL PURPOSES
Area: 3.25 AC OF LAND; DISTRICT - MOUNT VERNON
Located: W. SIDE OF LORTON STATION BLVD.,
 APPROX. 1000 FT N. OF LORTON RD. BETWEEN
 THE FREDERICKSBURG AND POTOMAC RAILROAD
 AND I-95
Zoning: FROM R-1 TO R-1
Overlay Dist:
Map Ref Num: 107-2- 101/ 0027 PT.



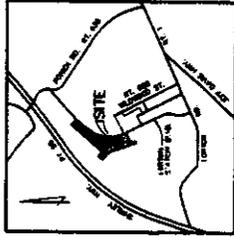
Lorton Town Center

Mount Vernon District
Fairfax County, Virginia

REZONING/ CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT

CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT

PCA/FDPA 1996-MV-037-6
RZ 2002-MV-002
RZ 2002-MV-018



APPLICANT:

SOUTH STATION L.L.C.
c/o KSI SERVICES, INC.
8081 WOLF TRAP ROAD, SUITE 300
VIENNA, VIRGINIA 22182

November 28, 2001
Revised April 5, 2002
Revised May 15, 2002
Revised June 17, 2002

SHEET INDEX:

1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN
3. NOTES & TABULATION
4. PEDESTRIAN CIRCULATION PLAN
5. LANDSCAPE PLAN
6. 50-SCALE ENLARGEMENT - BUILDINGS B, C, D, E, & F
7. 50-SCALE ENLARGEMENT - BUILDINGS A, G, & H
8. PLAN VIEW DETAILS AND SECTIONS
9. SITE FURNITURE
10. ELEVATIONS AND ILLUSTRATIVES
11. ELEVATIONS AND ILLUSTRATIVES
12. CONCEPT PLAN

Lorton Town Center

Mount Vernon District
Fairfax County, Virginia



REZONING/
CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT
Dewberry & Davis LLC
A Dewberry Company
1000 North 19th Street
Falls Church, VA 22046
Tel: (703) 441-8118 Fax: (703) 441-8118



INFRSTATE 95

PARCEL 107-2 ((1)) 27
TO REMAIN ZONED R-1 AND
DEDICATED TO THE
FAIRFAX COUNTY PARK AUTHORITY
FOR PUBLIC PARK PURPOSES
3.25± AC.

ROBERTY CREEK

RPA LINE PER DAD RPA
DEPARTMENT

PARK CREEK

PORTION OF
EX FLOODPLAIN AND
STORM-DRAINAGE DRAINAGE
DUE TO BE RELOCATED
TO BE RELOCATED

100-YEAR FLOODPLAIN

WICKY CREEK

LORTON STATION BOULEVARD

WILSON PALACE CENTER

LEGEND

- PROPOSED SIDEWALK OR TRAIL (4' WIDTH UNLESS OTHERWISE NOTED)
- PROPOSED SPECIAL PAVERS FOR PLAZA/SIDEWALKS/STREET



DATE: 7/1/2002
DRAWN BY: [Name]
CHECKED BY: [Name]

PEDESTRIAN CIRCULATION PLAN
LORTON TOWN CENTER
MOUNT VERNON DISTRICT

PCA/FDA 1996-MV-037-6
RZ 2002-MV-002
RZ 2002-MV-018
FAIRFAX COUNTY, VIRGINIA

Dewberry & Davis LLC
A Dewberry Company

8401 Arlington Blvd.
Fairfax, VA 22031
(703) 648-0100 Fax: (703) 648-0118

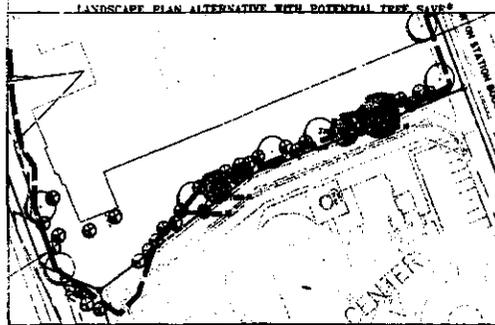
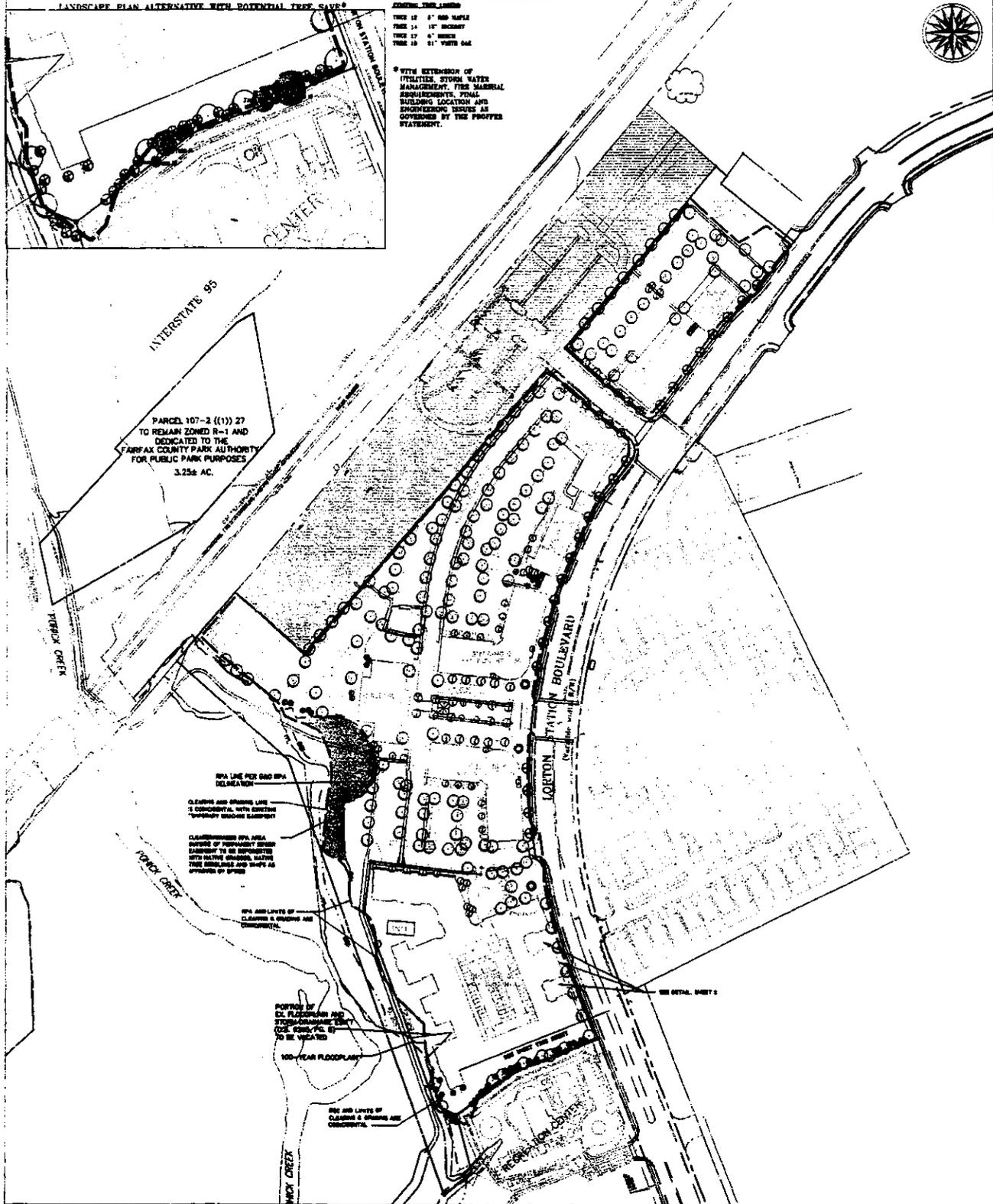
Engineers
Planners
Surveyors
Landscape Architects

LANDSCAPE PLAN ALTERNATIVE WITH POTENTIAL TREE SAUWS

POTENTIAL TREE SAUWS AND SUPPLEMENTAL LANDSCAPE

- TYPE 16 2" DIA. APPLE
- TYPE 14 12" HICKORY
- TYPE 17 6" BIRCH
- TYPE 18 8" WHITE OAK

WITH EXTENSION OF UTILITIES, STORM WATER MANAGEMENT, FIRE SAFETY REQUIREMENTS, FINAL BUILDING LOCATION AND ENGINEERING ISSUES AS GOVERNED BY THE PROPER STATEMENTS.



INTERSTATE 95

PARCEL 107-2 ((1)) 27 TO REMAIN ZONED R-1 AND DEDICATED TO THE FAIRFAX COUNTY PARK AUTHORITY FOR PUBLIC PARK PURPOSES 3.25± AC.

POTOMAC CREEK

LORETON TOWN CENTER BOULEVARD

RPA LINE PER DAD RPA DELINEATION

CLEARING AND GRADING LINE IS CONFORMANT WITH CURRENT "SLOTTED" SLOTTED EASEMENT

BOUNDARY OF PROPOSED DRAINAGE EASEMENT TO BE SUBJECT TO THE SLOTTED AND SLOTTED AS PROVIDED BY STATE

RPA AND LIMITS OF CLEARING & GRADING ARE

PORTION OF EX. FLOODPLAIN AND STORMWATER MANAGEMENT PLAN TO BE VISIBLE

100-YEAR FLOODPLAIN

RPA AND LIMITS OF CLEARING & GRADING ARE CONFORMANT

SEE DETAIL SHEET 1

LEGEND

- PROPOSED TOWN SQUARE/SITE LANDSCAPING TREE OPTIONS (NOT LIMITED TO)
 - 3-3 1/2" Cal. min.
 - Honeylocust
 - Chanticleer Pear
 - Littleleaf Linden
 - Green Vase Zelkova
- PROPOSED COLUMNAR STREET TREE OPTIONS (NOT LIMITED TO)
 - 3 1/2" Cal. min. (10'-20' Ht.)
 - Upright Hornbeam
 - Chanticleer Pear
 - Princeton Sen. → Ginkgo
 - Upright English Oak
- PROPOSED ORNAMENTAL TREE OPTIONS (NOT LIMITED TO)
 - 8'-10' Ht.
 - Okame Cherry
 - Sweetbay Magnolia
 - Japanese Snowbell
 - Sourwood
- PROPOSED EVERGREEN TREE OPTIONS (NOT LIMITED TO)
 - 6'-7' Ht.
 - American Holly
 - Japanese Cryptomeria
 - Leyland Cypress
 - Serbian Spruce



LANDSCAPE PLAN
LORTON TOWN CENTER
 MOUNT VERNON DISTRICT

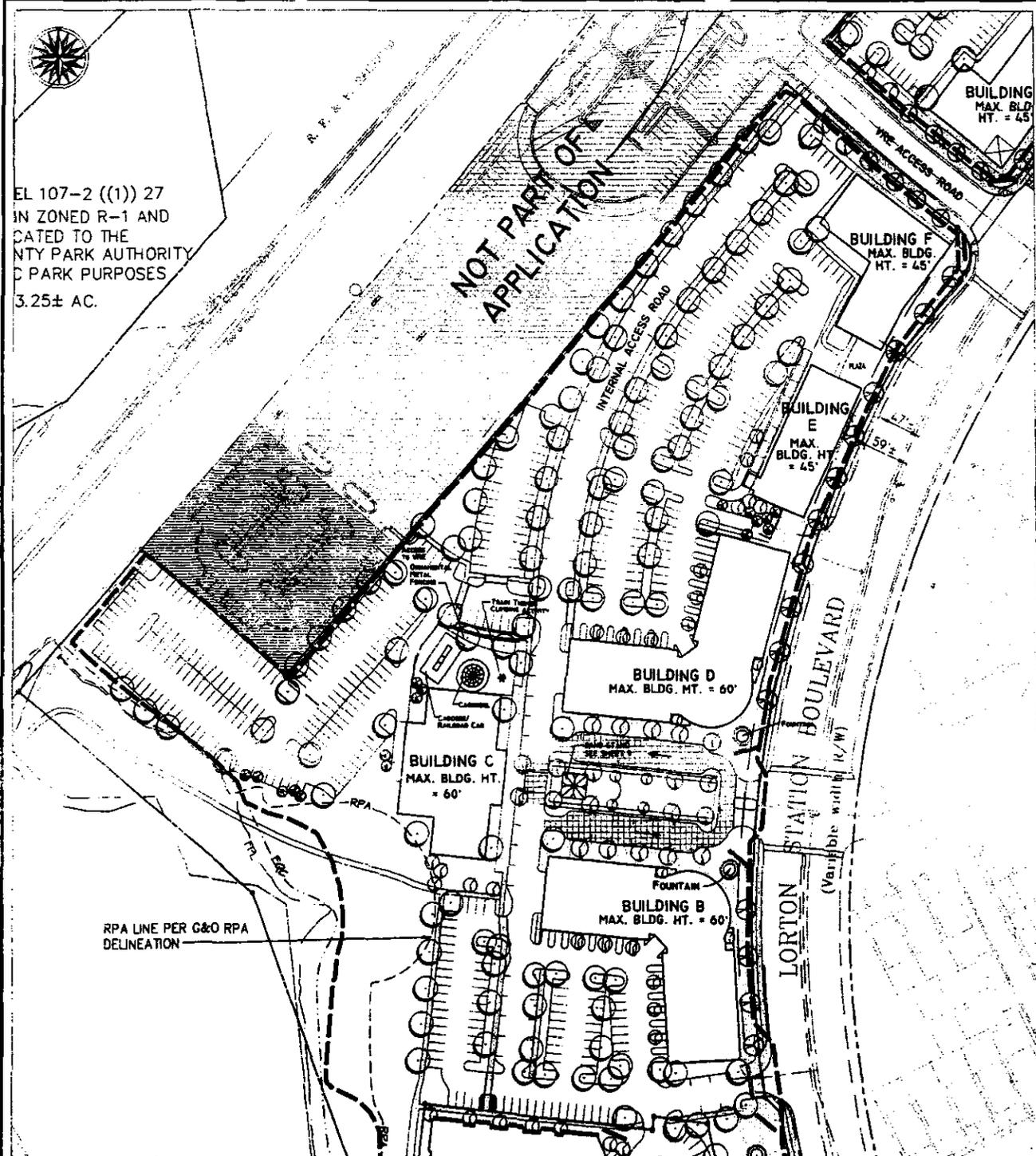
PCA/FDPA 1996-MV-057-6
 EZ 2002-MV-002
 EZ 2002-MV-018

Dewberry & Davis LLC
 A Dewberry Company
 Engineers Planners Surveyors Landscape Architects
 940 Arlington Blvd.
 Fairfax, VA 22031
 (703) 849-0100 FAX (703) 849-2118



EL 107-2 ((1)) 27
 IN ZONED R-1 AND
 CATED TO THE
 NTY PARK AUTHORITY
 C PARK PURPOSES
 3.25± AC.

NOT PART OF
 APPLICATION



RPA LINE PER G&O RPA
 DELINEATION

LEGEND

- FDC LIMITS (APPROVED LORTON TOWN CENTER FDC BATED 2-13-04)
- SFC PER G&O RPA DELINEATION
- 100-YEAR FLOODPLAIN
- ST. FLOODPLAIN AND STORM DRAINAGE ENCL'Y (A.S. 2001, PG. 6)
- PROPOSED LIMITS OF CURBING AND GRADING
- PROPOSED TOWN SQUARE/SITE LANDSCAPING TREES
- PROPOSED COLUMBIA STREET TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SIDEWALK
- PROPOSED TRAIL
- PROPOSED FREQUENCY PATTERN/PLAZA
- PROPOSED ROCK



50 SCALE ENLARGEMENT
LORTON TOWN CENTER
 MOUNT VERNON DISTRICT

PCA/FDPA 1996-MV-037-6
 RZ 2002-MV-002
 RZ 2002-MV-018

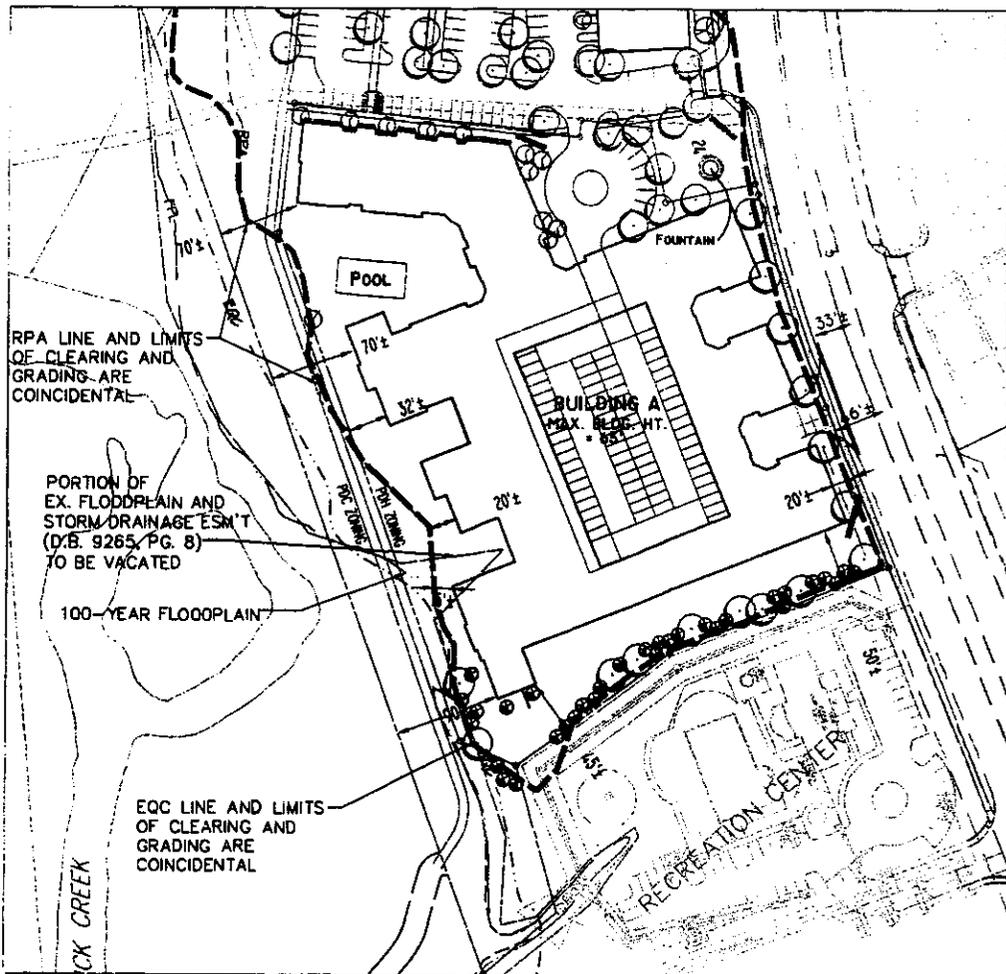
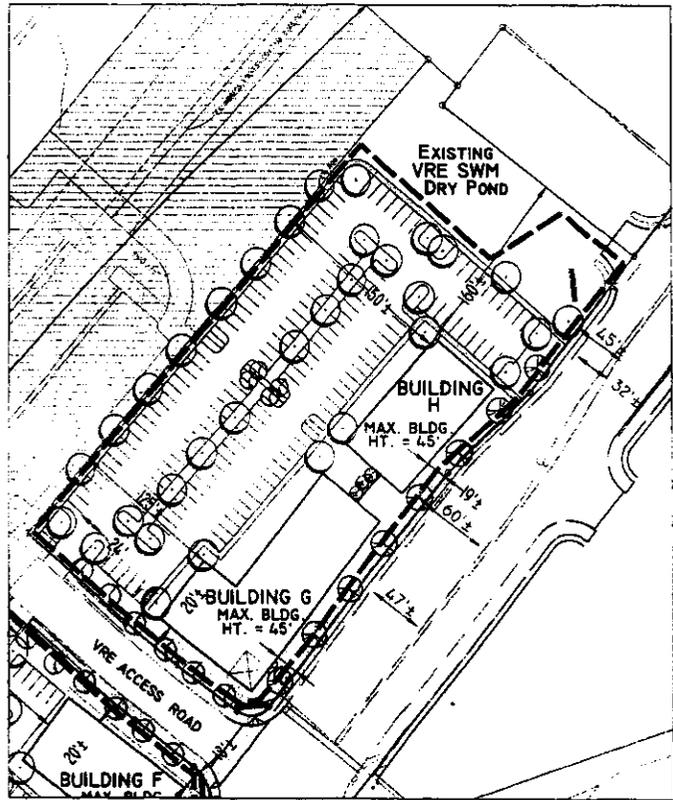
Dowberry & Davis LLC
 A Dowberry Company
 9401 Arlington Blvd.
 Fairfax, VA 22031
 (703) 549-1100 Fax (703) 549-0118

DATE: 01/11/05
 DRAWN BY: JLD
 CHECKED BY: JLD
 APPROVED BY: JLD
 PROJECT NO: 05-01
 SHEET NO: 1 OF 1



LEGEND

- EQC LIMITS (APPROVED LORTON TOWN CENTER FDP DATED 2-13-98)
- RPA PER GAO RPA DELINEATION
- 100-YEAR FLOODPLAIN
- EX. FLOODPLAIN AND STORM DRAINAGE ESM'T (D.B. 9265, PG. 8)
- PROPOSED TOWN SQUARE/SITE LANDSCAPING TREES
- PROPOSED COLUMNAR STREET TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED SIDEWALK
- PROPOSED TRAIL
- PROPOSED SPECIALTY PAVERS/PLAZA
- PROPOSED SIGN



50 SCALE ENLARGEMENT
LORTON TOWN CENTER
 MOUNT VERNON DISTRICT

PCA/FDPA 1998-MV-037-6
 EZ 2002-MV-002
 EZ 2002-MV-018

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 A Dewberry Company
 Engineers
 Planners
 Surveyors
 Landscape Architects
 8403 Arlington Blvd.
 Fairfax, VA 22031
 (703) 848-0180 Fax (703) 848-0118

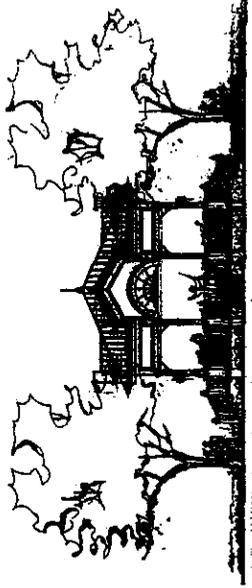
PROJECT NO.	10000
DATE	9/17/10
SCALE	AS SHOWN
DESIGNED BY	DAVID S. DAVIS
CHECKED BY	DAVID S. DAVIS
DATE	9/17/10
PROJECT	LOTION TOWN CENTER
LOCATION	MOUNT VERNON DISTRICT
OWNER	FAIRFAX COUNTY, VIRGINIA

REV. APRIL 5, 2008
 REV. MAY 15, 2008
 REV. JUNE 17, 2008

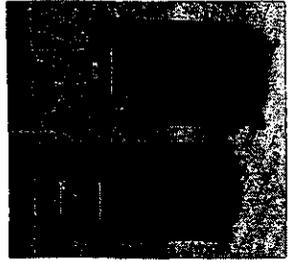
LOTION TOWN CENTER
 SITE FURNITURE
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PC/L/DPA 1996-NV-057-6
 EZ 2002-NV-002
 EZ 2002-NV-019

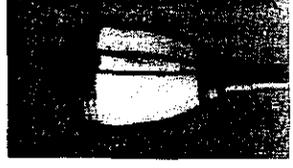
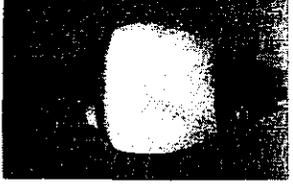
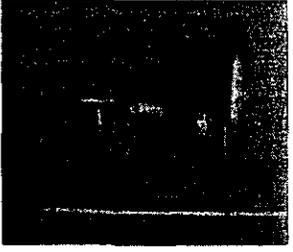
Dowdell & Davis LLC
 A Dowdell Company
 6401 ALBERTSON DRIVE
 FARMERS BRANCH, VA 22029
 (703) 848-0100 Fax (703) 848-0118



BAND STAND ILLUSTRATIVE



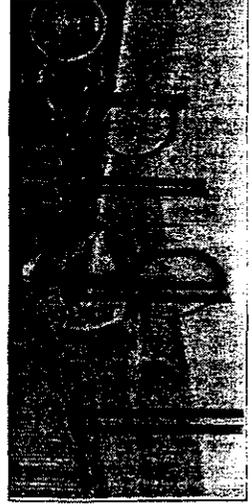
TYPICAL TRASH RECEPTACLE ILLUSTRATIVE



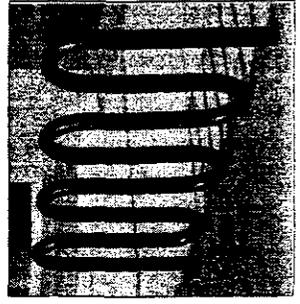
TYPICAL STREET LIGHT ILLUSTRATIVE



TYPICAL BENCH ILLUSTRATIVE



BIKE RACK ILLUSTRATIVE



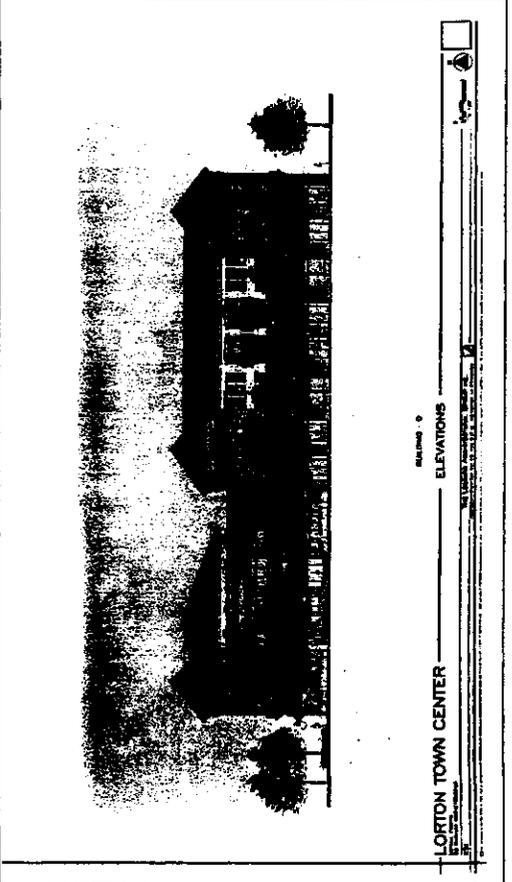
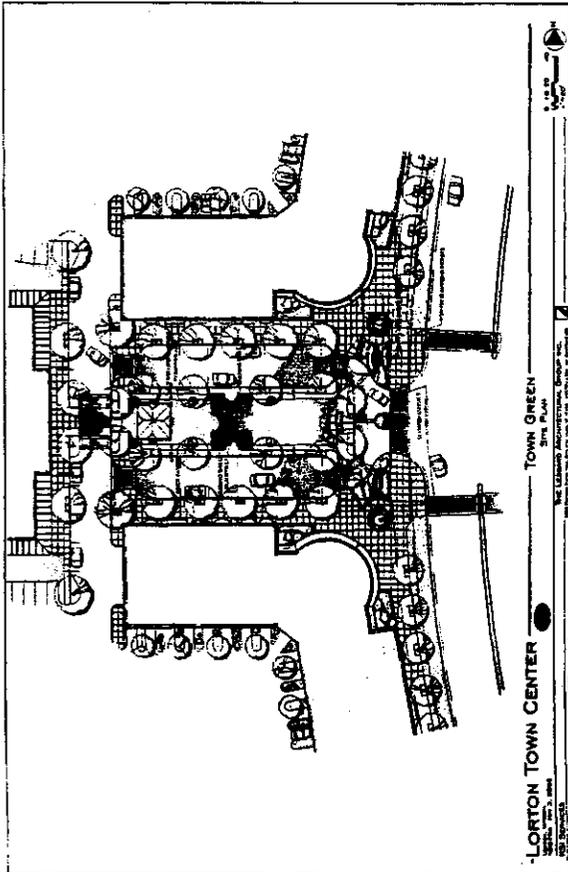
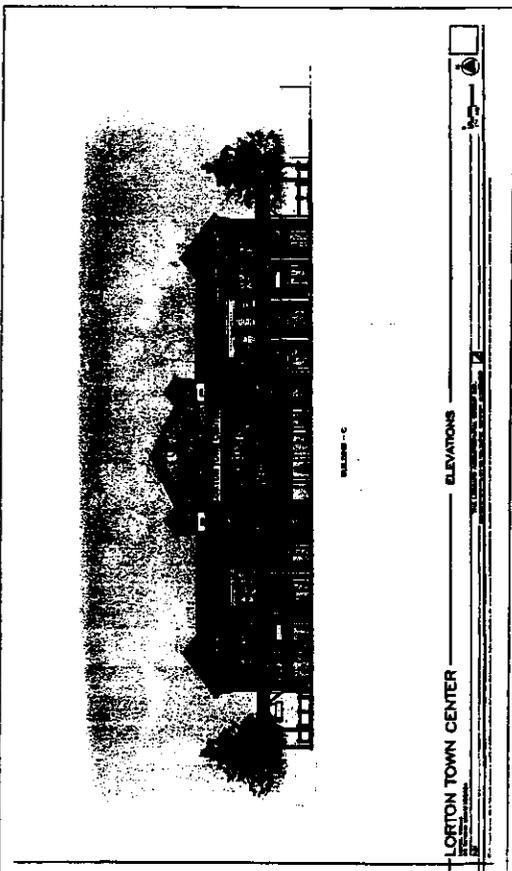
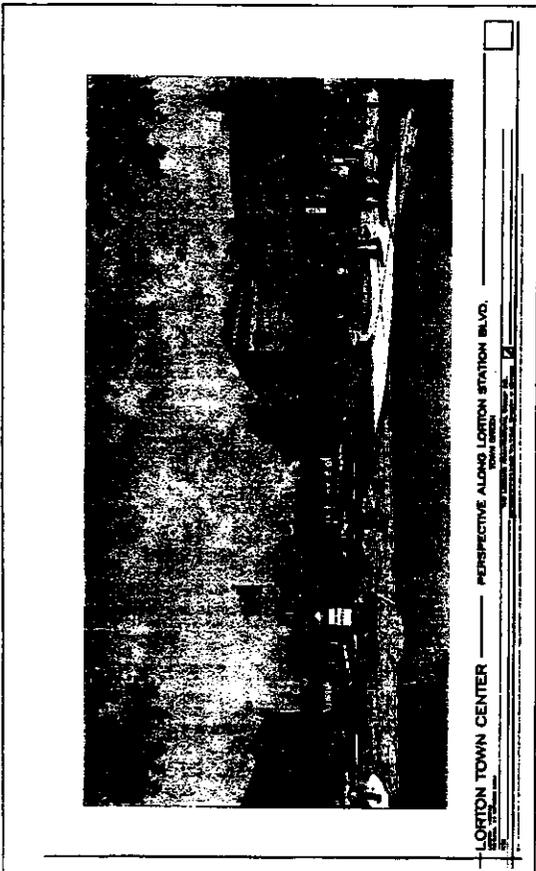
Dowberry & Davis LLC
 Landscape Architects
 5 Dowberry Company
 5401 Arlington Ave
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 (703) 648-0100 Fax (703) 648-0118

PC/A/PDA 1996-NV-027-6
 RE 2002-NV-002
 RE 2002-NV-018
 FAIRFAX COUNTY, VIRGINIA

ELEVATIONS
LORTON TOWN CENTER
 MOUNT VERNON DISTRICT



REV. APRIL 5, 2002
 REV. MAY 15, 2002
 REV. JUNE 17, 2002

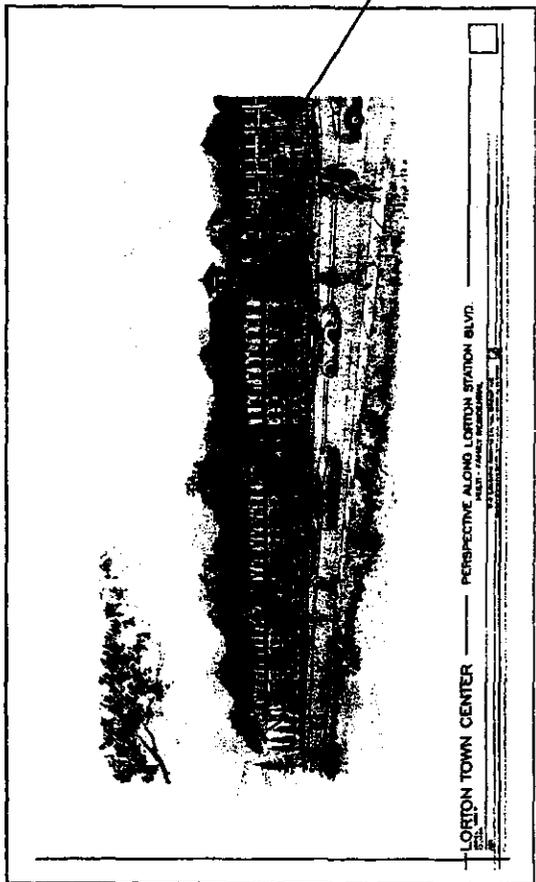
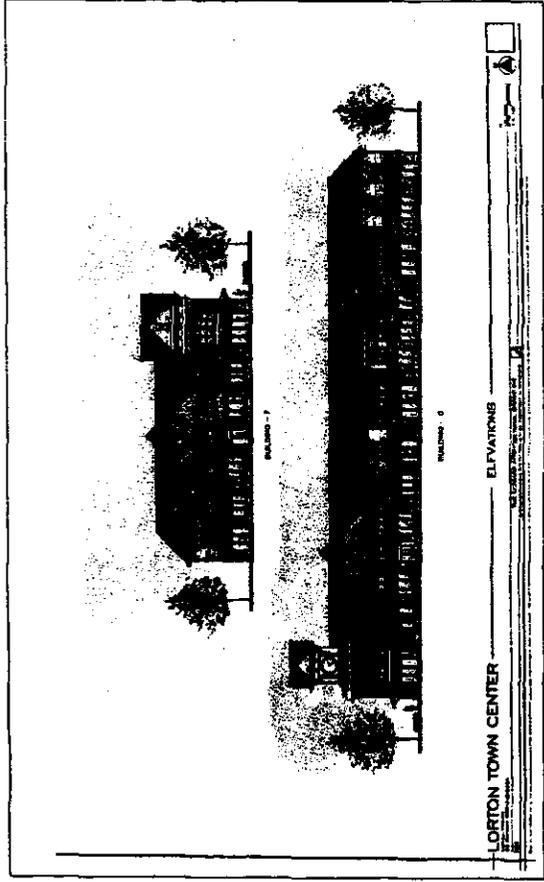
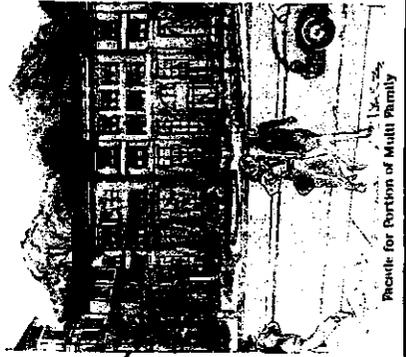
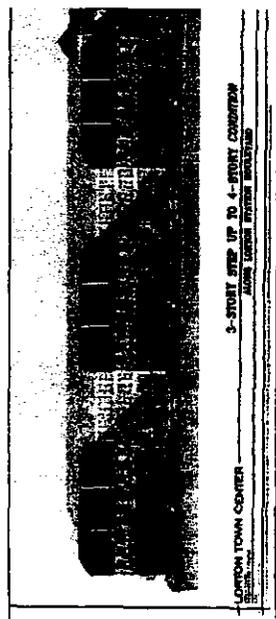


Dowberry & Davis LLC
 Architects
 4401 Ardmore Blvd
 Fairfax, VA 22031
 (703) 448-0100 Fax (703) 448-0118

PCA/72PA 1996-RT-087-4
 RE 2002-RT-018
 FAIRFAX COUNTY, VIRGINIA

LORTON TOWN CENTER
 ELEVATIONS
 MOUNT VERNON DISTRICT

DATE	NOV 13 2002
BY	DAVID DAVIS
PROJECT	LORTON TOWN CENTER
SCALE	AS SHOWN
REVISIONS	
NO.	DESCRIPTION
1	REVISED PER COMMENTS
2	REVISED PER COMMENTS
3	REVISED PER COMMENTS
4	REVISED PER COMMENTS
5	REVISED PER COMMENTS
6	REVISED PER COMMENTS
7	REVISED PER COMMENTS
8	REVISED PER COMMENTS
9	REVISED PER COMMENTS
10	REVISED PER COMMENTS





Illustrative Section for the Proposed Multi-family Building



Illustrative Section for the Proposed Multi-family Building in the Context of
Existing Residential Development

3

C

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

DESCRIPTION OF THE APPLICATION

The applicant, South Station, LLC, has filed three (3) concurrent applications which seek to rezone 4.38 acres of the Lorton Town Center, which is the approved commercial core of the Lorton Station development which is zoned Planned Development Commercial (PDC), to the Planned Residential Mixed Use District (PRM) in order to develop a 251 unit four-story multi-family development, and, to modify the design and layout of the 16.45 acres remaining in the PDC District. In addition, a 3.25 acre parcel of land which is located on the east side of the RF&P railroad tracks is proposed to be rezoned from the R-1 District to the R-1 District to permit dedication for park purposes. Specific details of each application follow.

In RZ 2002-MV-002, the applicant proposes to rezone 4.38 acres from the PDC District to the PRM District in order to develop 251 multi-family residential units at a density of 57.3 dwelling units per acre. The PDC portion of the Lorton Station development is located on the west side of Lorton Station Boulevard, which is the main spine road of the development, and is undeveloped. The overall density previously approved in the (Planned Development Housing- Five Units per Acre) PDH-5 portion of the Lorton Station development, which consisted of 198.59 acres, was 4.9 dwelling units per acre, with a total maximum number of units of 989, including 301 single-family detached units and 688 multi-family dwellings. Subsequent Proffered Condition Amendments (PCAs) and Final Development Plan Amendments (FDPAs) converted multi-family units to single-family detached units; however, the applicant's proffers and CDP have maintained the 989 unit maximum. The applicant proposes to continue to retain the proffered 989 unit maximum for the residential portion of the development, including the 4.38 acre area proposed to be rezoned to the PRM District which, with the addition of the 4.38 acres, results in a total area of 202.97 acres devoted to residential use. The total overall density is 4.85 dwelling units per acre.

In Proffer Condition Amendment PCA 1996-MV-037-06 and Final Development Plan Amendment 1996-MV-037-03 the applicant proposes to modify the previously approved design for the PDC portion of the development which is the commercial core of the town center. The PDC area included in these applications is reduced to 16.45 acres as a result of the applicant's proposal to rezone a 4.38 acre portion of the PDC area to the PRM District described above. The previously approved development plan for the PDC area included a total of 258,000 square feet of commercial uses which consisted of 108,000 square feet of large scale uses, such as an ice rink and cinema, along with 150,000 square feet of office and retail space. The applicant now proposes to develop a total of 214,992 square feet of commercial uses including office and retail in the 16.45 acre PDC section. The applicant also reserves the option to develop a maximum of 32 residential units over retail in the PDC section. Complete details of the proposed design will follow in the analysis section of this report.

Rezoning application RZ 2002-MV-018 is filed on Tax Map Parcel 107-2 ((1)) 27 which is a 3.25 acre undeveloped area owned by the applicant located west of the Lorton Station development between the RF&P railroad and I-95. The applicant proposes to rezone the 3.25 acre area from the R-1 District to the R-1 District in order to include it in the Lorton Station development for future dedication to the Fairfax County Park Authority for open space and trail uses. No development is proposed on this parcel.

The applicant seeks approval of amendments to both the Conceptual and Final Development Plans for PCA 1996-MV-037-03 and FDPA 1996-MV-037-06 and approval of a CDP and FDP for RZ 2002-MV-002 at this time. The GDP requirement was waived for RZ 2002-MV-018 since no development is proposed.

The applicant is also requesting approval of waivers of transitional screening and barrier requirements along the south, west, and east with RZ/FDP 2002-MV-002 where multi-family uses are adjacent to PDH-5 zoning. In PCA 1996-MV-037-06 and FDPA 1996-MV-037-03 waivers of transitional screening and barrier requirements are requested along the north, west, and east where commercial uses are adjacent to PDH-5 zoning and along the south where the commercial uses are adjacent to the proposed multi-family uses. The applicant proposes to substitute the on-site landscaping depicted on the development plan for the transitional screening required. Modifications of transitional screening and barrier waivers were previously approved along all of the peripheral areas of the development in favor of landscaping depicted on the FDP.

Reduced copies of the combined amended Conceptual/Final Development Plan for RZ 2002-MV-002 and PCA 1996-MV-037-6/FDPA 1996-MV-037-3 are included at the front of this report. The applicant's draft proffers are included in Appendix 1, staff's proposed development conditions are in Appendix 2, the applicant's affidavit is in Appendix 3, and the applicant's statement of justification and Development Comparison chart are included as Appendix 4. The Development Comparison Chart summarizes all of the approved development in the Lorton Station development and what is currently proposed.

The applicant has submitted draft proffers for PCA 1996-MV-037-6, RZ 2002-MV-002, and RZ 2002-MV-018 which reaffirm the original proffers, dated February 17, 1998, accepted with RZ 1996-MV-037, with amendments specific to these applications, to permit the development of 251 multi-family units in the PRM portion of the subject property and to add a post office, drive-thru pharmacy, child care center and nursery school, and a private school of general education/special education to the uses previously approved for the PDC area, subject to being shown on an approved final development plan. The proffers also provide for one of the proposed 251 multi-family units to be reserved for short term rentals as an "executive suite" for use by guests of residents living in the multi-family building or guests of residents living in the Lorton Station development, subject to availability and any fees established by the management of the apartment building.

Proffered Condition and Final Development Plans must comply with the Zoning Ordinance standards found in Section 16-101, General Standards, and Section 16-102, Design Standards, among others. A copy of these applicable standards can be found in Appendix 13 of this report.

BACKGROUND

The Lorton Station development , consisting of approximately 214 acres, was approved on February 23, 1998, pursuant to the Board's approval of PCA 76-L-019 and RZ 1996-MV-037. A Final Development Plan was approved by the Planning Commission on February 19, 1998, subject to the Board's approval of the rezoning. The Board approved the rezoning of 192.2 acres to the PDH-5 District to permit the development of 989 residential units, consisting of 301 single-family detached units and 688 multi-family units, and 21.8 acres to the PDC District to permit 258,000 square feet of commercial town center uses built around the VRE station in the Lorton Town Center. The approved maximum density in the entire PDH-5 District was 4.92 du/acre. The maximum FAR in the PDC District was approved at 0.27.

On January 10, 2000, the Board approved PCA 1996-MV-037, concurrent with RZ 1999-MV-019, which rezoned a 1.81 acre parcel, known as the Maywood Tract, to the PDH-8 District in order for it to be incorporated into the overall development. FDPA 1996-MV-037-2 and FDP 1999-MV-019 had previously been approved by the Planning Commission, subject to the Board's approval of the rezoning and PCA.

On April 24, 2000, the Board approved PCA 1996-MV-037-2 concurrent with RZ 1999-MV-025 and SE 99-V-020, in the name of Elmwood, L.L.C., which permitted a commercial center zoned C-6 on property located south of the Lorton Town Center site and deleted 2.06 acres of land zoned PDH-5 from the Lorton Town Center so that it could be incorporated into the C-6 commercial development. This 2.06 acre site had originally been located on the north side of Lorton Road where it was included in the Lorton Town Center development. Following re-alignment of Lorton Road, the area was south of Lorton Road, adjacent to the proposed C-6 commercial center.

On September 11, 2000, the Board approved PCA 1996-MV-037-3 which permitted Land Bay G of the Lorton Station development to be developed with 114 single-family dwellings instead of the 328 multi-family units which had previously been approved. A concurrent FDPA 1996-MV-037-2 was approved by the Planning Commission.

On September 10, 2001, the Board approved PCA 1996-MV-037-4 concurrent with RZ 2000-MV-066 which deleted 0.71 acres from RZ 1996-MV-037 and rezoned 7.09 acres to the PDH-3 District to permit construction of ten (10) single-family detached dwellings and the expansion of an existing church on property located on the east side of Lorton Station Boulevard and south of the Lorton Station development.

On August 6, 2001, the Board approved PCA 1996-MV-037-5 which modified a transportation contribution proffer.

Final Development Plan Amendment 1996-MV-037-4 which proposes to modify the layout of Land Bay B-2 in the Lorton Station development is scheduled to be heard by the Planning Commission on July 10, 2002.

Complete files containing all of the detailed site information for the Lorton Station Development can be viewed in the Zoning Evaluation Division of the Department of Planning and Zoning. Reductions of the Final Development Plan, a copy of the Clerk's letter, the proffers, and FDP and CDP conditions for the original rezoning are attached in Appendix 5.

LOCATION AND CHARACTER

The 20.83 acre portion of the Lorton Station development which is the subject of RZ 2000-MV-002 and PCA/FDPA 1996-MV-037-6/3 is located on the west side of Lorton Station Boulevard and is undeveloped with scattered areas of trees. EQC and RPA associated with Pohick Creek are present along the southwestern boundary. The VRE station is located adjacent to the northwestern portion of this area. The VRE access road from Lorton Station Boulevard cuts through this property. An existing VRE stormwater management dry pond is located adjacent to the northern property boundary. North of the pond is Land Bay A2 which is zoned PDH-5 and was originally approved for the development of 88 multi-family units. The applicant now proposes to construct 60 multi-family units in that land bay, pursuant to approval of an interpretation by the Zoning Administrator which determined that the change in building design was in substantial conformance with the FDP. To the south is the recreation center for the development. East of the subject area is Land Bay E which is developed with 82 single-family detached residences and a portion of property zoned R-1. The 3.25 acre area which is the subject of RZ 2002-MV-018 is an undeveloped area which is wooded and contains steep slopes located west of the Lorton Station development between the RF&P railroad tracks and I-95 and is proposed to be dedicated for public park purposes. Pohick Creek flows along the western end of this property.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area:	Area IV
Planning District:	Lower Potomac Planning District
Planning Sector:	Lorton-South Route 1 Community Planning Sector (LP-2)

The subject area is located in Sub-unit E7 of the Lorton-South Route 1 Community Planning Sector and is planned for a mixed use project with an overall FAR of 0.30 for non-residential uses and a residential density of 5 du/acre. The Plan calls for the site to be developed as one unified project to provide high quality design and an integration of uses in keeping with the "town center" concept. Complete Plan text for the Lorton Town Center are contained in the Land Use Analysis in Appendix 6.

Plan map: Mixed Use

ANALYSIS

Rezoning/Conceptual/Final Development Plan Amendment Plan (Combined Development Plan) (Copy at front of staff report)

The applicant has submitted one combined development plan for all of the applications.

Title of Combined Development Plan: Lorton Town Center

Prepared By: Dewberry & Davis

Revision Dates: June 17, 2002

The combined development plan consists of twelve (12) sheets which are summarized as follows:

Sheet 1 Cover Sheet

Sheet 2 Composite of the Conceptual/Final Development Plan of the 16.45 acre portion of the Lorton Station development which is to remain zoned PDC and the 4.83 acres to be rezoned to the PRM District and developed with 251 multi-family units. Tax map Parcel 107-2 ((1)) 27 which is zoned R-1 and proposed to be dedicated for public park purposes is also depicted on this sheet.

According to the applicant's Development Comparison Chart which is attached in Appendix 4, the total square footage of all uses in the town center commercial area will be 214,992 square feet which equates to a FAR of 0.30 in the 16.45 acre area. Between 40,878 and 81,756 square feet are proposed for office use and 53,572 to 94,450 square feet are proposed as retail use. The combined square footage for office and retail may not exceed 135,328 square feet. An additional

67,664 square feet may be developed with up to 32 residential units above the retail space. A 12,000 square foot area on the second floor of Building C is proposed as assembly space. The previously approved PDC area provided a total of 258,000 square feet of retail (116,000 square feet) and office (34,000 square feet) uses. A 58,000 square foot ice rink and 50,000 square foot cinema were also proposed. There was no residential space in the commercial area.

In this proposal, the applicant proposes to develop the Town Center area with a series of eight (8) buildings, labeled Buildings A through H beginning from south to north along the west side of Lorton Station Boulevard. Building A, a 251 unit apartment building, is located in the 4.38 acre area to be rezoned from the PDC District to the PRM District. The building is proposed with a maximum height of 65 feet and contains four (4) stories. With the exception of seven (7) parking spaces located along the traffic circle at the front of the building, all of the parking is provided in a garage in the building's interior. A pool is depicted at the rear of the building. Relative to the lot area, the building footprint is large with minimal setbacks to property boundaries. A front yard of 20 feet is proposed along Lorton Station Boulevard. In order to address compatibility with Land Bay E and to minimize building mass near the road, the applicant has proffered that the apartment building shall be a maximum of 3 stories in height on the portion of the building closest to Lorton Station Boulevard with the remainder of the building having a maximum height of 4 stories when viewed from Lorton Station Boulevard. An illustrative of this feature is contained on Sheet 11 of the CDP/FDP. The applicant has also submitted a section which is attached behind the development plan sheets at the front of the report showing the building profile. A minimum 15 foot rear yard is provided. The northern side of the building closest to the commercial development is only 10 feet from the property boundary. A 45 foot side yard is provided on the south where the building is adjacent to the recreation center.

North of Building A is the Lorton Town Center (zoned PDC), the commercial core of the Lorton Station development, which consists of a central town green with a bandstand which is flanked by two L-shaped buildings (Buildings B and D) located at the main entrance. The applicant has proffered to provide a caboose, carousel, and play equipment with a train theme in the area of the bandstand. The applicant had previously submitted a booklet of Design Guidelines which contained an exhibit showing all of the buildings located south of the VRE Access Road, including those fronting the town green to be retail use, while those north of the VRE Access Road were shown as

office uses; however, Note 28 on the development plan states that "...the amount of gross floor area and type of commercial use of specific buildings in the PDC District may be shifted from one building to another...". Note 30 states that the "retail gross floor area shown hereon can be increased by providing additional retail uses on the first floor of the proposed office buildings or the upper floors of the proposed retail buildings as long as the required parking is provided." The note also states that the total amount of office space will not be below 40,878 square feet of gross floor area. Staff requested the applicant to show proposed uses of the buildings and gross floor area; however, the applicant declined to commit to specific uses for the buildings.

A chart has been added to Sheet 2 of the CDP/FDP which lists the buildings and building use options; however, with the exception of Building A which is multi-family, all of the buildings are shown with options for both retail and office. Buildings B and D are shown with the option for 32 residential units on the upper floors. Building C is located at the terminus of the main entrance and opposite the town green and is designed to look like a railroad station. This building is proposed with retail/office below and a maximum of 12,000 square feet of assembly space above. The applicant's proffers state that a minimum of 5,000 square feet on the second floor of Building C will be able to be reserved for private events and community activities a minimum of four week nights per month and on weekends, subject to availability. The use of the remaining 7,000 square feet is not defined. The proffer states that, when Non-Residential Use Permits (Non-RUPs) have been issued for 80% of the total commercial space comprising Buildings B, C, D, E, and F, the hours of operation will be limited to weekday evenings, weekends and holidays, in keeping with the Deed of Easement. Prior to the issuance of non-RUPs for 80% of the total commercial space identified above, the function/assembly space may use existing but unused parking spaces in the commercial area. Additionally, the applicant reserves the right to seek a subsequent shared parking agreement, subject to the County's review and approval, to permit the function/assembly space to be used outside of the hours specified above. Staff is concerned about the implementation and enforcement of this proffer. It would be preferable to specify a threshold number of square feet of occupied space, instead of 80%, which is more difficult to track. In addition, it seems possible that certain large functions, such as wedding receptions, etc., could generate more vehicles than could be accommodated in the parking lot. The proffer is not clear on how the entire 12,000 square feet of space may be used.

North of Building D is Building E which is a 45 foot high building proposed for office/retail use. Building F to the north, at the intersection of Lorton Station Boulevard and the VRE access road, is proposed as office/retail with the option for a drive-through pharmacy, as depicted as an alternate layout on this sheet. Building G further north is also depicted with a maximum height of 45 feet and is also proposed for office/retail use. The northernmost building, Building H, is depicted with a maximum height of 45 feet and is planned for office/retail use with an alternate layout shown for childcare/private school use. A 15,500 square foot outdoor play area is depicted north of this building, adjacent to the VRE SWM dry pond. The applicant's proffers list child care/nursery school with a maximum enrollment of 230 students and a private school of general education/special education with a maximum enrollment of 230 students among the permitted uses in the PDC District.

With the exception of parking for the multi-family building, all of the parking is provided in surface parking lots located at the rear of the buildings. An internal access road, with parallel parking on both sides extends southward from the VRE Access Road to the entrance driveway adjacent to the multi-family building. Access into the commercial area is provided from the VRE Access Road, at the main entrance into the commercial core located opposite Land Bay E, and north of the apartment building.

The applicant proposes to use special pavers as sidewalk treatments along Lorton Station Boulevard from the northern edge of the apartment building where a fountain is located to the northern edge of Building H. Special pavers are also shown along the both sides of the VRE Access Road and in the central plaza area where two additional fountains are depicted at each side of the entrance along Lorton Station Boulevard.

Sheet 3 Notes and Tabulations and a Soils Map are contained on this sheet. Major points are summarized below.

Notes 24, 25, and 26 indicate that waivers of transitional screening and barrier requirements are requested along the entire periphery of the subject area as well as between the PDC and PRM uses within the town center.

Note 29 states that "It is understood that the retail gross floor area shown hereon can be increased by providing additional retail uses on the first floor of the proposed office buildings or the upper floors of the

proposed retail buildings, as long as required parking is provided. However, in no case will the total amount of office space be reduced below the 40,878 square feet of gross floor area.”

According to the tabulations, 606 parking spaces are required and 754 spaces are provided. Footnotes to the tabs specify that the gross floor area of retail uses may range from 53,572 square feet to 94,450 square feet. Gross floor area of office uses may range from 40,878 square feet to 81,756 square feet. The combined square footage of retail and office uses may not exceed 135,328 square feet. If a day care/private school facility is located on site, the total square footage of office/retail uses will be reduced accordingly. The parking tabulations are based on a requirement of 4.3 parking spaces per 1000 square feet of retail use and 3.6 spaces per 1000 square feet of office use. The applicant's tabulations are calculated with 62,842 square feet of retail use and 72,486 square feet of office use. Since ranges in gross floor area are permitted for both uses, the actual number of parking spaces required may be more or less than 606 spaces. No parking is provided for the assembly space which is proposed to be parked in the VRE lot, subject to the proffered restrictions on hours and days of use of 5,000 square feet of the 12,000 square foot area previously discussed.

Tabulations show the 202.97 acre of PDH-5 and PRM zoning developed with 989 dwellings at a maximum density of 4.85 dwelling units per acre. The 32 optional residential units in the PDC section are not included in the density tabulations but are included in the PDC tabulations as occupying 67,664 square feet

The 4.38 acre site which is proposed to be rezoned to PRM is shown developed with 251 multi-family dwellings which equates to a density of 57.3 dwelling units per acre. The FAR is 1.46. A maximum FAR of 3.0 is permitted. Thirty-five percent (35%) open space is provided and 20% is required. A multi-family use with 251 units requires 402 parking spaces. The application provides 439 spaces with 7 surface spaces and the remainder in the garage. Parking is provided at a ratio of 1.75 spaces per unit which exceeds the requirement of 1.6 spaces per unit.

Sheet 4 is the Pedestrian Circulation Plan

The development plan shows the use of decorative paving treatment along the entire frontage of the commercial town center, including the multi-family building, and around the town green. A trail is provided along the west side of the site partially in the RPA and EQC which extends from the back of the recreation center to I-95; however, it crosses Tax Map Parcel 107-2 ((1)) 27A which is not

owned by the applicant. The applicant's proffers commit to construct " a wilderness-style trail in the open space located west of the Town Center which will extend under the railroad bridge crossing of Pohick Creek, subject to acquisition of off-site easements and jurisdictional permits from others, and subject to being able to implement this recreational improvement without further zoning amendments or applications. The Applicant shall diligently pursue obtaining necessary offsite easements..." According to the applicant, another developer has acquired an easement across Parcel 27A which may provide an opportunity for the needed trail easement. A connection to this trail is provided from the town green area. Sidewalks are provided along both sides of the internal access road which extends from the VRE Access Road to the multi-family building at the back of the surface parking lots.

Sheet 5 is the Landscape Plan at a 1"=100' scale.

In addition to providing a standard planting scheme for the site, this sheet delineates an area of RPA along the west side of the site between Buildings A and C which is proposed to be reforested as it was previously cleared. Also of note on this sheet is a landscape plan alternative with potential tree save that is provided for an area along the south side of Building A. The southernmost part of this property contains trees worthy of preservation; however, it is likely that the Fire Marshall will require clear access to the rear of the building in this location and utilities may also be installed here. The landscape plan shows evergreen and deciduous trees along this property boundary which would replace any existing vegetation that is removed. The landscape plan alternative for this area shows four (4) trees to be preserved and supplemental plantings along the property boundary. A disclaimer states that this plan is "with extension of utilities, stormwater management, Fire Marshal requirements, final building location and engineering issues as governed by the proffer statement." The applicant's draft proffer states that "Measures will be taken to save designated trees, if possible..."

It also states that tree save and supplemental landscaping will be subject to extension of utilities and Fire Marshal requirements as stated above. The applicant has now revised the alternative plan to show clearing and grading limits which protect the driplines of the trees which may be saved. Previously, the limits of clearing and grading were at the property line. The overall planting scheme shows street trees along Lorton Station Boulevard and trees in the parking lots to provide the required interior parking lot landscaping. Street trees have been placed along both sides of the internal access road which will eventually shade the sidewalks along the road. Landscape details are better defined on the 50 scale enlargements which follow.

Sheet 6 and 7 are 50 scale enlargements which show landscape details and areas where special pavers are proposed. Special pavers are shown along the entire Lorton Station Boulevard frontage, in the town green area, and in plaza areas between buildings. In the town green, pavers will also be used in the street. Street trees are shown along the sidewalks and in the central green area of the town green. A note indicates that a bandstand will be provided in the central green area. As noted earlier, the applicant has proffered to provide a caboose, carousel, and play equipment with a train theme in the vicinity of the bandstand.

Sheet 8 contains plan view details and sections. Sections show Lorton Station Boulevard with a planted median and 6 foot wide sidewalks, with street trees planted between the sidewalks and buildings. A section of the town green shows the green area to be approximately 52 feet wide, with trees planted at the outer edges which will provide shading of parked cars and pedestrians. Parallel parking is provided along both sides of the streets. Plaza/pedestrian areas approximately 20 feet wide are shown between the street and buildings which are also planted with street trees. A section of the internal access road shows a 24 foot wide travelway with parallel parking and 6 foot sidewalks on both sides. A typical interior boulevard inset shows shrubs, grasses, perennials or groundcover planted between the street trees in a 9 foot wide landscape strip which separates the sidewalks from the adjacent parking lots. The VRE Access Road is shown with a 24 foot wide roadway with parallel parking on both sides and pedestrian zones approximately 32 feet wide in front of the buildings. Trees are planted in the pedestrian zone.

A typical courtyard/boulevard landscaping scheme for the front of the multi-family building is provided. Two of these landscaped courtyards are provided along the front of Building A to provide relief and to provide an outdoor amenity to residents of the building. The courtyards are gated, although the type of gate is not specified, but visible from the street. As shown, a focal point which could be a planter, fountain, or statuary will be provided. A possible design for planters and fountain are depicted on this sheet. Ornamental trees are proposed along the sides of the area underplanted with shrubs, perennials, groundcover, or ornamental grasses. Benches provide a seating area along a walkway. Courtyard access from the building is shown, subject to final design of the building. There is no access into or from the courtyards from the front of the building. The courtyard is flanked by additional ornamental trees and foundation plantings between the building and sidewalk.

Sheet 9 shows typical street lights and furniture and an illustration of the bandstand proposed to be located in the town green.

Sheet 10 shows a town green site plan at a 1"=20' scale, a perspective along Lorton Station Boulevard, and elevations of Buildings C and D

Sheet 11 shows elevations of Buildings F and G, additional perspectives along Lorton Station Boulevard, and facades of Building A showing the 3-story step up to 4-story condition as seen from Lorton Station Boulevard. A façade treatment for the portion of Building A which is behind the fountain at the main entry shows a design which appears to be 3-stories. A section of the multi-family building and its relationship to Lorton Station Boulevard and to the residential units opposite is attached behind the development plan at the front of the Report.

It should be noted that the applicant has now proffered to develop the PDC and PRM portions of the development in substantial conformance with the CDP/FDP, sheets 1 through 12, which provides the commitment that the buildings will be designed generally as shown. The building materials are not indicated which staff believes is a deficiency in the submission. This will be discussed further in the Design portion of the Land Use Analysis.

Sheet 12 is an overall concept plan of the town center which shows its relationship to the VRE station and the single-family detached dwellings opposite in Land Bay E.

Transportation Analysis (Appendix 7)

A Transportation Impact Analysis, dated April 16, 2002, is contained in Appendix 7. There were no vehicular transportation issues. The DOT Memo stated that the applicant should establish an additional pedestrian connection between the VRE station and the proposed retail development. The applicant's revised pedestrian circulation plan on Sheet 4 of the development plan now shows a sidewalk which provides a connection from the southern end of the VRE parking lot to the sidewalk along the internal access road which addresses this issue. A Memo from VDOT which is attached states that the applicant should provide traffic volumes for the mainline of Lorton Station Boulevard and trip generation at each entrance so that the sufficiency of the left turn bays can be evaluated. DOT did not request this information; however, VDOT may request the applicant to provide additional information at the time of site plan approval.

Land Use and Environmental Analysis (Appendix 6)

A Land Use and Environmental Assessment, dated May 29, 2002, and an Addendum, dated June 3, 2002 are contained in Appendix 5. The addition of a mid-rise multi-family building which is proposed to be oriented to the Town Center

and VRE transit use furthers the "Town Center" concept by creating a more dynamic activity cycle and mix of uses. The proffered elevations and landscape details demonstrate good integration of the multi-family building into the retail and office component of the town center. The applicant proposes to delete 4.38 acres from the PDC zoning in order to develop the multi-family building; however, the reduction in retail/office use is somewhat offset by the applicant's proposal to dedicate Parcel 27 to the Park Authority and to construct a trail. The Plan recommends a mixed use development with an overall FAR of 0.30 for non-residential uses on approximately 22 acres and a residential density of 5 du/acre. The proposed intensity/density remain consistent with the Plan. The development continues to address the Plan conditions for a mixed use development; however, the following issues were identified.

Issue: Phasing

Given the fact that much of the residential development is either completed or under construction, staff was concerned about the lack of any of the approved non-residential uses which are needed to support the community. The applicant's proffers do not contain a strong commitment to construct the non-residential elements of the town center in the first phase of development prior to any residential uses.

Resolution:

The applicant's most recent draft proffers state that "The site plan for the commercial portion of the Application Property that is located south of the VRE access road will be approved and bonded prior to issuance of building permits for the multifamily use proposed in the PRM-zoned portion of the Application Property that is the subject of RZ 2002-MV-002. Building permits for the residential building (Building A) in the PRM District will be issued with or subsequent to the issuance of building permits for the commercial buildings B, C, and D within the PDC district." The applicant's previous proffer stated that "The site plan for the commercial portion of the Application Property that is located south of the VRE Access Road will be approved and bonded prior to issuance of building permits for the multi-family use proposed in the PRM-zoned portion of the Application Property that is the subject of RZ 2002-MV-002." Staff did not believe the applicant's previous proffer provided any actual commitment on when the commercial development would occur. The latest proffer requires the commercial portion to be approved and bonded prior to the issuance of building permits for the multi-family building and states that building permits for the residential building will be issued with or subsequent to the issuance of building permits for

Buildings B, C, and D. While Staff would prefer a commitment which states that the commercial portion of the site shall be under construction prior to issuance of a building permit for the residential section, staff believes the intent of the Plan to achieve a mixed use project with the proposed phasing commitment is realized.

Issue: Design

The applicant originally submitted a booklet of Design Guidelines to demonstrate the quality and character of the proposed town center and how it would be integrated into the entire community. The booklet was not proffered which staff felt was misleading, since the applicant referenced it in the proffers as an attachment. In fact, only the architectural and signage elements of the Design Guidelines were proffered. Staff requested the applicant to proffer the entire booklet. In addition, it was suggested that the applicant clarify that signs in the development will conform with Article 12 of the Zoning Ordinance unless a Comprehensive Sign Plan is approved.

Resolution:

The applicant was not willing to proffer the entire booklet of Design Guidelines but has provided some of the elements of the Design Guidelines on Sheets 8-12 of the development plan. Staff is of the opinion that the proposed Town Center buildings and layout are high quality and a significant improvement over the Town Center layout originally approved, however, a more specific commitment to building materials would be desirable, since the elevations do not specify what materials are used. In response to staff concern, the applicant has now submitted a proffer which states that "Facades of the commercial buildings shall consist of a majority of glass and masonry materials (i.e. brick, synthetic stucco) but may also include siding. With this proffer, up to 49% of the façades could be siding which staff does not believe would be in keeping with a high quality development, especially, in the central area around the town green which is the central focus of the entire development. The Design Guidelines originally submitted by the applicant contained a number of photographs of town center areas as examples of high quality development, including The Village at Shirlington, as examples of the type development being proposed in the Lorton Town Center; however, staff notes that there is no siding on building facades in the Shirlington commercial area. The buildings are constructed with glass and masonry products. Staff believes that siding, especially aluminum and vinyl, are not consistent with high quality design. Staff would prefer the applicant to commit to use glass, brick, and other masonry materials on at least the lower level of all commercial building facades which front Lorton Station Boulevard, the town square, the VRE access road, and the driveway entrance to Building A and has proposed a development condition to that effect. A mixture of glass, masonry, and siding could be appropriate on other facades if siding is minimized. The

applicant has proffered that Buildings E, F, and G shall have similar architectural treatment on the side facing Lorton Station Boulevard and the side facing the VRE access road which is desirable. There is no information about the rear facades of buildings which are adjacent to parking lots. Staff believes the applicant should provide finished walls on the rear of the buildings, since virtually all of the parking for the commercial area is located at the rear of the buildings which will be highly visible. Staff believes the rear facades should be attractive and not appear unfinished and has proposed a development condition which requires the rear facades to be finished with similar materials and/or colors.

The applicant has proposed the same proffered commitment to building materials for Building A which staff does not find to be problematic because the building does not function as part of the core of the Town Center where the town square and other amenities are designed to be an activity center and focal point for the community. The building design and materials of Building A will be compatible with existing development in the Lorton Station development which is generally a mixture of masonry and siding. Staff has, therefore, proposed a development condition which requires glass and brick to be the primary building materials on all of the facades described above.

The proffers state that all entry features and commercial signage shall be in conformance with Article 12 unless a comprehensive sign package is submitted to the County for approval. The proffers state that signage will conform to the general standard set forth on pages 27 and 28 of the Design Guidelines dated March 18, 2002, which are attached as an appendix to the proffers. However, there is no attachment to the applicant's latest proffers. Staff had understood that all of the elements of the Design Guideline booklet proposed to be proffered were being added to the CDP/FDP. This issue needs to be clarified.

Issue: EQC/RPA

An earlier submission of the combined development plan contained a design which intruded into portions of the EQC and RPA. In addition, a portion of the RPA had been previously disturbed with a temporary grading easement to relocate utility lines adjacent to proposed Building C. The current submission no longer proposes to intrude into the RPA/EQC areas and the applicant has indicated a willingness to replant and restore the disturbed RPA/EQC areas. It is recommended that the applicant work with the Urban Forestry Division to design and implement a restoration plan that features native plantings. The applicant should commit to maintain the area as undisturbed to ensure that it returns to its

natural state. The applicant should also work with the Urban Forester to design the trail which will be located in portions of the RPA/EQC to minimize disturbance and restore vegetation. A note on Sheet 2 of the CDP/FDP states that the "final location of the floodplain, RPA, and EQC will be shown on final site plans". It should be made clear that no further encroachments into the RPA will occur if the RPA line changes and the proposed layout is impacted.

Resolution:

To address the above concerns, the applicant's development plan now identifies the disturbed RPA area as an area to be reforested with native grasses, native tree seedlings and whips, as approved by DPWES. The applicant has proffered to submit a reforestation plan for the cleared and graded area as part of the first site plan submission for review by the Urban Forestry Division and approval by the Director, DPWES. The plan shall include information regarding the long term maintenance commitments to ensure establishment. Staff has proposed a development condition which requires the trail which is being constructed in the EQC/RPA to be field located with the Urban Forester to minimize disturbance, and that replanting be provided where appropriate, as determined by the Urban Forester. Staff has also proposed a development condition which states that there shall be no additional encroachments into the EQC.

Issue: Tree Preservation

The previously approved development plan did not provide for any tree preservation adjacent to the recreation center, which is located south of the proposed multi-family building. The currently proposal has shifted the building northward to provide a setback of 50 feet from the southern property boundary. The development plan contains an insert which shows an alternative landscape plan with tree save in this area. The draft proffers refer to this insert and state that "Measures will be taken to save designated trees, if possible, in the open space area located between the multi-family building that is the subject of Rezoning Application RZ 2002-MV-002 and the Lorton Station recreation center and to supplement with landscaping as generally shown on the Landscape Plan inset located on Sheet 5 of 12 of the CDP/FDP..." It is recommended that the applicant work with the Urban Forester and DPWES to implement a tree preservation plan with appropriate limits of clearing and grading in order to protect the trees along the southern edge of the site. The Urban Forestry Memo of April 16, 2002, which is attached as Appendix 8, identified other potential areas of tree preservation, particularly along the northern end of the parking lot adjacent to Building H. Design revisions would be required in order to provide the additional tree preservation.

Resolution:

In staff's opinion, tree preservation along the southern edge of the site is not likely given the applicant's proposal. The applicant's proffers and the landscape plan alternative depicted on Sheet 5 make tree preservation subject to the extension of utilities, stormwater management, Fire Marshal requirements, final building location and engineering issues. As stated earlier in the report, it is likely that the Fire Marshal will require access to the rear of the building along this side because this is the only side of the building where there is adequate space between the building façade and the property line. For this reason it also seems likely that utilities will be run in this area. The landscape alternative with tree save now shows limits of clearing and grading to protect driplines of the trees which may be saved. Previously, the limits of clearing and grading were coincident with the property line. Staff has proposed a development condition to require the applicant to work with the Urban Forestry Division to fully explore the option to save the depicted trees with the landscape plan, including the establishment of realistic limits of clearing and grading. The applicant declined to redesign a portion of the site in order to add tree save in the northern portion of the site near Building H. With the proposed development condition regarding tree preservation along the south, staff believes the issues have been addressed to the extent feasible.

Issue: Lighting

Lighting within the proposed development should not add to nighttime light pollution and glare but should be of high quality and efficiency. Full cut off lighting should be provided for all light fixtures, including lighting for common areas as well as for all street lighting, pedestrian lighting, and any security lighting. Up-lighting for design elements such as signs, landscaping or architectural illumination is strongly discouraged.

Resolution:

The applicant's proffers state that neon signs will not be permitted on building facades that abut and face Lorton Station Boulevard and that cut off light fixtures will be used in the parking lots of the commercial portion of the property. Sheet 9 of the CDP/FDP contains four (4) typical street light illustratives with no details regarding their locations. The fourth example appears to be a downward directed fixture. The Lighting Standards contained on page 25 of the Design Guidelines which are not proffered states that lighting that is directed downward and backlit

signage is preferable and that unshielded uplighting of signs should be discouraged. It also states that a lighting theme for streetscape lighting has already been established in Lorton Station and that decorative lighting along the Town Center streets will utilize the same type of fixture. It further states that cutoff light fixtures that direct light downward will be used in parking lot areas in most cases and that illuminated signs on the mixed use facing the town square will be minimized above the first floor retail level in deference to potential residents living on the second and third floors of these buildings. Uplighting of advertising signs in this area will generally not be permitted.

The applicant's draft proffer now states that full cut off lighting shall be used in all surface parking lots within the PDC District; semi cut off lighting fixtures shall be used for the ornamental street lighting that will be placed along Town Center streets if such fixtures are available in the general styles depicted on Sheet 10 of the CDP/FDP; and, that necessary security lighting that is installed within the Town Center shall be designed to reduce glare. Such lighting shall be directed downward to the extent that it does not hinder safety and security.

Based on the above, the lighting commitments made by the applicant do not meet all of the recommendations. Full cut off lighting has not been proffered for all fixtures. The applicant states that a lighting theme has been established for the Lorton Station development which includes street lights that are not full cut off. Illustrations of these lights are contained on Sheet 9 of the CDP/FDP. The applicant has not proffered that up-lighting will be limited. Given the proximity of commercial to residential uses, it is critical at this time that assurances are provided by the applicant that nighttime light pollution and glare will not be a by-product of this development. Staff has proposed a development condition which requires full cut-off lighting for all lighting fixtures to the maximum extent feasible so that no glare projects above the horizontal plane. With the proposed development condition, this issue has been adequately addressed.

PUBLIC FACILITIES (Appendices 9-13)

The Fairfax County Water Authority Analysis, and the Fire and Rescue Memorandum are contained in Appendices 9-10. Adequate water and sewer and fire protection are available to serve the proposed development as noted with the previous approvals for this site.

The Memorandum from the Fairfax County Park Authority, dated June 3, 2002, is contained in Appendix 11 and supercedes a previous memo that had been written on an earlier submission. The earlier issues cited included provision of funds for recreation, encroachments into the RPA, and, stream protection. The applicant's latest submission presents the issue of dedication of land to the Park Authority.

The applicant has proffered to provide an active recreation feature (sport court, multi-purpose court) in the vicinity of the Lorton Town Center, or, at the option of the Applicant, a donation of \$20,000 to the Lorton Station Homeowner's Association for development of active recreation in Lorton Station or at the Lorton Station elementary school site. The \$20,000 donation equates to \$79.68 per unit for the 251 multi-family units proposed. In addition, the applicant has proffered to provide a pool and fitness center for the exclusive use of the residents of the multi-family building. The Park Authority Memo suggests that the cost to develop recreation facilities for 251 units is \$239,705 and, if the pool costs less than that, the difference should be dedicated to the Park Authority.

The applicant's earlier submission proposed clearing into the RPA which is no longer proposed. Areas of disturbance in the RPA which are not required for the installation of utilities and trails are proposed to be re-vegetated. The applicant has now proffered to strictly adhere to the limits of clearing and grading.

The applicant has now proffered to dedicate Parcel 27 to the Fairfax County Park Authority for park purposes, as requested. Debris or waste currently on the parcel should be removed prior to its dedication. Staff has proposed a development condition which requires the applicant to remove trash and debris from Parcel 27 prior to its dedication.

The Park Authority Memo also recommends that the applicant implement Low Impact Development or other innovative SWM/BMP techniques on this site. SWM/BMPs for this site are provided off-site in facilities approved to serve the overall Lorton Station development.

A Schools Impact Analysis is contained in Appendix 12. According to the Analysis, enrollment in Saratoga Elementary, Key Middle, and Lee High schools is currently projected to be near or above capacity. The proposed 251 multi-family units will generate an additional 68 students who would require 2.72 additional classrooms. The cost of providing the classrooms is estimated to be \$952,000 based on a per classroom construction cost of \$350,000 per classroom.

ZONING ORDINANCE PROVISIONS (Appendix 13)

Transitional Screening and Barrier Requirements

The applicant has requested waivers of transitional screening and barrier requirements along all of the site periphery and between the PDC and PRM uses within the property and has cited the following Ordinance provisions to justify the requested waivers:

- Along the west, the applicant cites Par. 11 of Sect. 13-304 which states that transitional screening and barriers may be waived or modified where the subject property abuts a railroad or interstate highway, except the Dulles Airport Access Road. The western property boundary is adjacent to the RF&P railroad right-of-way. Staff supports the requested waivers because of the abutting railroad use.
- Between the PDC and PRM uses within the development, the applicant cites Par. 1 of Sect. 13-304 which states that transitional screening and barriers may be modified between uses that are to be developed under a common development plan in the PDC or PRM Districts when compatibility between uses has been addressed through a combination of the location and arrangement of buildings or through architectural or landscaping treatments. The southern side of the PDC District abuts the northern property boundary of the proposed multi-family building. A portion of this area is taken up by a landscaped vehicle drop off area and a landscaped plaza. A single row of ornamental trees and shrubs is provided adjacent to the multi-family building which addresses the compatibility issue, even though the burden to provide screening would normally be the responsibility of the commercially zoned area. Staff supports the requested waivers because adequate landscaping has been provided for a transition between the residential and commercial uses.
- Along the northern, southern, and eastern boundaries, the applicant refers to Par. 5 of Sect. 13-304 which states that transitional screening and barriers may be waived or modified where the adjoining land is designated in the Comprehensive Plan for a use which would not require the provision of transitional screening between the land under site plan and the adjoining property. The entire area which was rezoned pursuant to RZ 1996-MV-037 for the Lorton Town Center is planned for mixed use; however, given the mix of residential and commercial uses transitions between such uses are appropriate.

The northern side of the site is developed with an existing VRE stormwater management pond which is adjacent to Land Bay A2 which is proposed to be developed with multi-family use. A parking lot is proposed adjacent to the stormwater management pond with parking lot landscaping between the edge of the pond and Building H. Staff believes the stormwater management pond with the parking lot landscaping is an acceptable transition. Landscaping around the SWM pond would be desirable.

The southern side of the site is proposed to be rezoned to the PRM District and is adjacent to the recreation center which is located in the PDH-5 District. A

minimum 50 foot setback is provided between the multi-family building and the property line. Landscaping and possible tree save are proposed in this area. As discussed earlier, staff believes tree save is unlikely because of the requirement for utilities and fire access. The proposed landscaping along the southern boundary is minimal, but utility easements and fire lane requirements may preclude additional plantings. Staff has proposed a development condition which requires the landscaping in this area to be supplemented if feasible, as determined by the Urban Forestry Division. With that condition, staff supports the waivers.

The eastern side of the site is adjacent to Land Bay E which is developed with single-family detached residences, Land Bay B2 which is proposed to be developed with multi-family units and is the subject of FDPA 1996-MV-037-4, which is scheduled for the Planning Commission on July 10, 2002, and a small portion of property that was rezoned pursuant to RZ 2000-MV-066 for single-family detached residences and a church expansion. When the original rezoning for the Lorton Town Center was approved, the Board approved a modification of transitional screening and waiver of barrier requirements along Lorton Station Boulevard in favor of the landscaping that was shown on the CDP/FDP. The landscaping consisted of a single row of trees. The applicant now proposes a single row of trees which is broken up in some areas by landscaped plaza areas and landscaped courtyards. Staff is of the opinion that the proposed landscaping adequately addresses compatibility issues.

In summary, staff supports the requested waivers of transitional screening and barrier requirements in favor of landscaping shown and subject to proposed staff development conditions which are contained in Appendix 2.

Standards for Planned Development Commercial (PDC) Districts

The applicant has requested to delete land area from the PDC zoned section of the Town Center and to modify the previously approved layout and design. The applicant seeks approval of a Conceptual Development Plan Amendment (CDPA) and Final Development Plan Amendment (FDPA).

The PDC District is 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 produce detrimental effects on neighboring properties if not strictly controlled as to location and design; to insure high standards in the lay-out, design and construction of commercial developments; and otherwise to implement the stated purpose and intent of this Ordinance.

The applicant proposes to reduce the gross floor area of commercial uses from 258,000 square feet to 214,992 square feet and to change the mix of uses from office and retail with additional large commercial uses, such as an ice rink and

cinema; to office and retail with residential units above retail. The proposed revisions would increase the maximum FAR from 0.27 to 0.30 because the total land area in the PDC District would decrease from 21.8 acres to 16.45 acres. Staff believes the proposed revisions to the PDC District meet the purpose and intent of the District by the proposed design which is creative and provides a link with the VRE station through the introduction of railroad elements into the design of Building C and the town green. Appropriate transitions between the commercial use and adjacent residential dwellings have been provided. Higher standard construction could be ensured through more commitments to building materials. Development in the PDC District are subject to the General and Design Standards contained in Sects. 16-101 and 16-102 of the Ordinance which follow.

16-101 General Standards

The first General Standard requires that the development conform with the Comprehensive Plan (Par. 1). Staff has determined that this standard has generally been satisfied because the development is a mixed use project with the FAR (0.30) and overall density (4.85 du/ac) as recommended in the Plan. All of the site specific Plan conditions for a mixed use project were determined to be met at the time of the original rezoning. The modifications proposed in these applications do not significantly alter that.

The second General Standard addresses whether or not the planned development is of such a design that it achieves the purpose and intent of a planned development more than would be development under a conventional district (Par. 2). The purpose and intent of the Planned Development Commercial District is to encourage the innovative and creative design of commercial development. The district regulations are designed to accommodate preferred high density land uses which could produce detrimental effects on neighboring properties if not strictly controlled as to location and design; to insure high standards in the lay-out, design and construction of commercial developments; and otherwise to implement the stated purpose and intent of this Ordinance. Staff has determined that this Standard has been satisfied. The PDC zoning has permitted the applicant to design a town center with pedestrian-oriented buildings placed close to the road with the potential for residential units above retail space.

The third General Standard addresses the efficient use of available land and protection of scenic assets and natural features. At the time the original PDC District was approved it was determined that this Standard had been satisfied. Since that time clearing and grading in the RPA has occurred on this site as a result of utilities. The applicant has agreed to reforest this area. There are no other changes. Therefore, this standard is satisfied.

The fourth General Standard states that the planned development be designed to prevent substantial injury to the use and value of existing surrounding development, and not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan. Staff has determined that this Standard has been met. The PDC section of the South Station development was planned as an integral part of the total development which complements the adjacent uses.

The fifth General Standard addresses the adequacy of public facilities in the vicinity (Par. 5). As noted in the Public Facilities Analyses, all public facilities are adequate for the proposed development.

The sixth General Standard addresses internal linkages between internal facilities and to external facilities at a scale appropriate to the development. The roadway and pedestrian network adequately address this Standard.

16-102 Design Standards

Developments in the PDC District are also subject to the following Design Standards.

The first Design Standard specifies that, in order to complement 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 closely characterizes the particular type of development under consideration. The proposed re-design of the PDC section of the Town Center has resulted in buildings being located closer to Lorton Station Boulevard than originally approved which is desirable; however, staff believes that the proposed design which provides a landscaped walkway with plazas along the street and a unified architectural treatment throughout the PDC section compensates for this. Staff believes this Standard has been satisfied.

The second Design Standard states that 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. This Standard has been met.

The third Design Standard specifies that the street system conform with the applicable requirements and that a network of trails be provided to provide access to mass transportation facilities, recreational amenities, open space, public facilities, and vehicular access routes. Staff believes this Standard has been addressed with the proposed pedestrian network.

The PDC District provides 40% open space which exceeds the Ordinance requirement of 15%.

PRM DISTRICT

The applicant proposes to rezone 4.38 acres of land from the PDC District to the PRM District in order to develop a 251 unit multi-family apartment building. The PRM District is established to provide for high density, multiple family residential development, generally with a minimum density of 40 dwelling units per acre; for mixed use development consisting primarily of multiple family residential development, generally with a density of at least twenty (20) dwelling units per acre, with secondary office and/or other commercial uses. PRM Districts should be located in those limited areas where such high density residential or residential mixed use development is in accordance with the adopted comprehensive plan such as within areas delineated as Transit Station Areas, and Urban and Suburban Centers. The PRM District regulations are designed to promote high standards in design and layout, to encourage compatibility among uses within the development and integration with adjacent developments, and to otherwise implement the stated purpose and intent of this Ordinance. Staff believes the purpose and intent of the PRM District is met in this application which provides multi-family residential use at a density of 57.3 dwelling units per acre in close proximity to the VRE station. The Lorton Station development received zoning approval as a mixed use project, which is recommended in the Plan. The proposed multi-family building is high quality and well integrated with the community.

The requested rezoning and CDP/FDP must comply with, among others, the General and Design Standards found in Sects. 16-101 and 16-102, respectively.

Sect. 16-101, General Standards

Staff believes the General Standards have been addressed in the proposed PRM District. The high density multi-family use conforms with the Plan intent for the town center; the multi-family meets the purpose and intent of the PRM District by providing high density multi-family development which conforms with the Plan and which is within close proximity to a mass transit facility (VRE); the land area is being efficiently used and a proposed development condition requires fencing and flagging the RPA and EQC prior to land disturbing activities; the building design is sensitive to the adjacent residential development; public facilities are available; and, the roadway and pedestrian network provide all necessary linkages.

Sect. 16-102, Design Standards

Staff has determined that the PRM District also satisfies the Design Standards. Setbacks on the north and west are minimal; however, these sides abut parking and open space. The minimum setback along Lorton Station Boulevard is 20 feet which is equal to that required in the R-30 District, which is the most comparable conventional district. The applicant has attempted to minimize the bulk of the building on this side by constructing the front portion of the building as three, instead of four, stories and by providing landscaped courtyards and enhanced landscaping, as depicted on Sheet 8. The second Design Standard is met because the open space, off-street parking and loading, and signage meet the Ordinance requirements. The third Design Standard which requires streets and pedestrian networks which conform with applicable requirements and provide access to mass transportation facilities, recreational facilities, open space, and vehicular access routes is met.

In addition, at the time of their recommendation of approval of the PRM District for high density mixed-use residential development, the Planning Commission recommended that certain urban design criteria be evaluated for any such proposed developments. These criteria include: integration with adjacent communities, width and location of pedestrian walkways, circulation, access to transit and other facilities, vehicular access, building locations and shadows as well as Transportation Systems Management (TSM) and Transportation Demand Management (TDM) programs.

Staff believes these criteria have been sufficiently addressed in the proposed application. The multi-family building proposed on this site is well integrated with the remainder of the Town Center development through pedestrian connections which include 6 foot wide sidewalks into the town center area and connections to the trail system in the open space. The VRE station is easily accessed from this building via an internal access road or on foot. Staff did not request a shadow study; however, the proposed building is a 4-story structure with a maximum height of 65 feet. The west side of the building is adjacent to the EQC and RPA associated with Pohick Creek. Impacts of afternoon shadows would be minimal. The east side of the structure is opposite Land Bay E of the town center which is a single-family detached area. The applicant has submitted sections which show the relationship of this building to Lorton Station Boulevard and to the nearest residences. These sections are attached behind Sheet 12 of the CDP/FDP. As depicted in Section EE, the right-of-way of Lorton Station Boulevard in this area is 92 feet wide. The distance between the front of the multi-family building and the nearest dwelling in Land Bay E is 133 feet so that shadows will not impact the dwellings located across Lorton Station Boulevard. The north side of the building is adjacent to a parking lot. The south side abuts the recreation center. Staff believes that shadows are not an issue in this proposal.

The PRM section provides 35% open space which exceeds the requirement of 20% open space.

Parking

The applicant's tabulations state that the PDC District with 214,992 square feet of gross floor area requires 606 parking spaces while 754 parking spaces are provided. The tabs note that, if the child care/private school alternative is built, 751 parking spaces will be provided. The 12,000 square foot assembly area which is located above Building C is not included in the calculations because parking for that use is intended to be provided in the VRE parking lot. The applicant's proffers state that 5,000 square feet of this space will be available a minimum of four week nights per month and on weekends when non-RUPs for 80% of the total commercial space (Buildings B, C, D, E, and F) have been issued.. Weekday evenings are defined as from 5:00 p.m. until 2:00 a.m. and weekends are defined as from 5:00 p.m. Friday until 2:00 a.m. Monday. Prior to issuance of 80% of the non-RUPs described above, unused parking spaces in the commercial area may be used which would permit use outside the hours specified above. The applicant also reserves the right to request approval of a shared parking agreement to permit the function/assembly space to be used outside of the restricted hours. Staff's concern with the applicant's parking proffer is in the difficulty in enforcing and tracking it and the fact that no commitment has been made to seek a shared parking agreement at any specified time.

The PRM District with 251 multi-family units requires a minimum of 402 parking spaces and 439 spaces are proposed. Article 11 requires 1.6 parking spaces per multi-family unit. The applicant's proposed parking is a ratio of 1.75 spaces per unit.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant has filed three concurrent applications in order to rezone 4.38 acres of the PDC District, which was previously approved as part of the commercial core of the Lorton Town Center, to the PRM District in order to develop a 251 unit four-story multi-family apartment building. Modifications to the layout and design of the remaining PDC District are proposed. A 3.25 acre piece of undeveloped land which is located between the town center and the R,F&P railroad tracks is proposed to be dedicated to the Fairfax County Park Authority for open space and trail purposes.

A combined development plan has been submitted which includes all three of the above described applications. Waivers of transitional screening and barrier requirements are sought for the site periphery and between the PDC and PRM uses within the town center. Approval of a CDP and FDP is requested for both the PDC and PRM sections of the proposed development.

The applicant has submitted one set of proffers for all three applications with all of the original proffers re-affirmed with the exception of the proposed changes to the PDC and proposed PRM Districts. Staff is of the opinion that, with the applicant's proffers and staff proposed development conditions, the applications are in conformance with the Plan and meet Zoning Ordinance requirements. In staff's analysis, the applicant's commitment to phasing does not adequately ensure when construction of the commercial uses in the PDC District will occur. Staff also is concerned about the applicant's proffered commitment to building materials which, in staff's analysis, does not provide enough masonry in the building facades and permits excess siding.

Recommendation

Staff recommends approval of PCA 1996-MV-037-6, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 1996-MV-037-3, subject to the proposed development conditions contained in Appendix 2 and subject to the Board's approval of PCA 1996-MV-037-6.

Staff recommends approval of RZ 2002-MV-002, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2002-MV-002, subject to proposed development conditions contained in Appendix 2 and subject to the Board's approval of RZ 2002-MV-002.

Staff recommends approval of RZ 2002-MV-018, subject to the execution of proffers contained in Appendix 1.

Staff recommends approval of waivers of transitional screening and barriers along the entire site periphery and between the PDC and PRM Districts to that shown, subject to the development conditions contained in Appendix 2.

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

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

APPENDICES

1. Draft Proffers
2. Staff Proposed Development Conditions.
3. Affidavit
4. Applicant's Statement of Justification
5. Clerk's Letter, Proffers, Development Conditions and Development Plan Reductions for PCA/FDPA 1996-MV-037 and RZ/FDP 1999-MV-019
6. Comprehensive Plan Citations and Land Use and Environmental Analysis
7. Transportation Analysis and VDOT Memo
8. Urban Forestry Analysis
9. Water Authority Memo
10. Fire and Rescue Department Analysis
11. Park Authority Memo
12. Fairfax County Schools Analysis
13. Zoning Ordinance Provisions
14. Glossary of Terms

PROFFERS**SOUTH STATION LLC****PCA 1996-MV-037-06****RZ 2002-MV-002****RZ 2002-MV-018****June ~~19~~20, 2002**

Pursuant to Section 15.1-2303 (A), Code of Virginia, 1950, as amended, the undersigned Applicant and property owner, for themselves and for their successors and assigns (hereinafter Applicant), filed for a rezoning from the PDC District to the PRM District for Property identified as Tax Map 107-2 ((1)) 43 pt.; a rezoning from the R-1 District to the R-1 District for Property identified as Tax Map 107-2 ((1)) pt. 27, and Proffer Condition Amendment for property identified as Tax Map 107-2 ((1)), pt. 43, pt. 44, and pt. 48 (hereinafter referred to as Application Property), hereby agree to the following proffers, which, except as modified herein, reaffirm the Proffers dated February 17, 1998 approved with RZ 1996-MV-037, all of which are incorporated herein, provided that the Board of Supervisors (hereinafter referred to as Board) approves the rezoning of Tax Map 107-2 ((1)) 43 pt., to the PRM Zoning District, the rezoning of Tax Map 107-2 ((1)) pt 27 to the R-1 District, and PCA 1996-MV-037-06.

ADD TO 1. DEVELOPMENT PLAN:

- a. Development of the PDC and PRM portions of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (Sheets 1 through 12) (CDP/FDP), prepared by Dewberry & Davis, LLC, and last dated June 17, 2002; provided, however, that minor modifications may be permitted when necessitated by sound engineering or which may become necessary as determined by the Department of Public Works and Environmental Services (DPWES).
- g. The PRM portion of the Application Property will be developed with a maximum of 251 units.

REVISE 1. DEVELOPMENT PLAN TO READ:

- c. Applicant shall develop no more than 985 units on the PDH-5 and PRM portions of the property. The PRM portion of the Application Property will be developed with a maximum of 251 units. The PDC portion of the Application Property includes gross floor area for a maximum of 32 residential units which will be calculated on

a gross floor area/floor area ratio basis.

REVISE 2. PERMITTED USES TO READ:

- a. The following additional uses shall be permitted in the applicable PDH-5, PDC, and PRM District portions of the Application Property, as shown on the CDP/FDP:
- PDH-5 District
 - Single-family detached, residential
 - Multi-family residential
 - Community recreation
 - Elderly housing
 - Medical care facility
 - PDC District (Buildings B, C, D, E, F, G, and H)
 - Retail
 - Personal service establishment
 - Office
 - Eating establishment
 - Theater
 - Financial institution
 - Child care center and nursery school with a maximum enrollment of 230 students
 - Private school of general education/special education with a maximum enrollment of 230 students
 - Quick service food store
 - Commercial recreation
 - Hotel
 - Fast food restaurant
 - Church
 - Health Club

- Medical clinic
- Veterinary clinic
- Post office
- Drive-thru pharmacy
- PRM District (Building A)
 - Multifamily residential
 - One of the 251 multi-family units may be reserved for short term rentals as an executive suite within the PRM portion of the Application Property that is the subject of RZ 2002-MV-002 for use by guests of residents living in the multi-family building. In the event that such a suite is provided, it may be used for guests of residents living in the Lorton Station development subject to availability and any fees established by the management of the apartment building.

ADD TO 3. NOISE ATTENUATION:

- d. Music emanating from the carousel shall comply with Fairfax County noise ordinance regulations. In addition, after 9:00 p.m. on non-holiday weekday evenings (Monday through Thursday) and after midnight on weekend and holiday evenings, there will be no carousel music.

REVISE 4. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES TO READ:

Stormwater Management (SWM) shall be provided as per waivers approved by DPWES in accordance with applicable provisions of the Public Facilities Manual (PFM).

REVISE 6. TREE SAVE/CLEARING AND GRADING TO READ:

- a. The Applicant will strictly adhere to the limits of clearing and grading as generally described on the current CDP/FDP. The limits of clearing and grading shall be flagged prior to any permitted clearing and grading activity.
- c. Trees to be preserved shall be protected by tree protection fencing. Tree protection fencing shall consist of 4-foot high, 14 gauge welded wire attached to 6-foot steel posts driven 18-inches into the ground and placed no further than 10-feet apart. Tree protection fencing shall be installed prior to any work being conducted on the site, and placed at all limits of clearing and grading. The fencing shall be made clearly

visible to all construction personnel.

- e. Areas of disturbance in the RPA not required for installation of utilities and trails should be revegetated, as applicable. A landscape plan and a reforestation plan for the cleared and graded area shall be submitted as part of the first site plan submission. These plans shall be reviewed by the Urban Forestry Division and approved by the Director of DPWES. The reforestation plan shall incorporate native grasses and native tree seedlings and whips (2-4 feet in height) in the plant schedule, and shall include information regarding the timing, methods of installation, and long-term maintenance commitments to ensure establishment.
- g. Measures will be taken to save designated trees, if possible, in the open space area located between the multi-family building that is the subject of Rezoning Application RZ 2002-MV-002 and the Lorton Station recreation center and to supplement with landscaping as generally shown on the Landscape Plan inset located on Sheet 5 of 12 of the CDP/FDP. Such tree save and supplemental landscaping will be subject to extension of utilities, Fire Marshal fire lane requirements, final building location, and engineering issues, as approved by the Urban Forestry Division.

REVISE 7. LANDSCAPING TO READ:

- a. Delete subparagraph 3. which reads: Building foundation planting, peripheral and internal parking lot landscaping and plaza landscaping within the "Town Center"
- b. Peripheral and interior parking lot landscaping and plaza landscaping within the Town Center will be provided as generally shown on Sheet 5 of 12 of the CDP/FDP.
- c. Street trees along the Town Center's Lorton Station Boulevard frontage will range in height from 16 to 20 feet at initial planting, and will have a minimum caliper measurement of 3 ½ inches.
- d. Maintenance of the landscaping that is located in the residential PRM portion of the Application Property will be the responsibility of the multi-family building's management. Maintenance of the landscaping that is located in the commercial portion of the Application Property will be the responsibility of the commercial Town Center's management/owners association.

REVISE 8. TRANSPORTATION TO READ:

- L. With the exception of the existing public road that provides access to the VRE from Lorton Station Boulevard, streets within the Application Property will be private and will be maintained by the commercial Town Center's management/owners association.

- M. A connection between the VRE parking lot and the Application Property will be made as generally shown on the CDP/FDP to provide for intra-parcel vehicle trips between the two properties.

REVISE 9. RECREATION TO READ:

- c. **Town Square Amenities.** The town square area located in the retail portion of the Application Property will be designed to accommodate a number of special activities to be scheduled on a regular basis, including but not limited to, farmers markets, festivals, art shows, concerts, family/children's activities, performances and open-air markets. A bandstand structure having a minimum size of 700 square feet will be constructed to serve as a staging area, complete with electrical hookups, sound amplification, and lighting deemed necessary for the uses intended. Options for public seating and gathering shall be accommodated in the design of the town square area as generally depicted on the town square illustrative on Sheet 10 of 12 of the CDP/FDP. Events will be coordinated through the commercial Town Center's management/owners' association, and will include events/activities which are community sponsored as well as any that are scheduled by the Town Center.
- d. **Town Center Activity Features.** In addition to a bandstand, other activity features will be provided in the Town Center as follows:
- A caboose in the general location shown on the CDP/FDP.
 - A carousel in the general location shown on the CDP/FDP.
 - A piece of play equipment for toddlers that follows a train theme to be located in the vicinity of the carousel and caboose/railroad car.
 - Ornamental metal fencing to be placed around the caboose/railroad car, carousel, play feature, and associated open space as described above.
 - A nature overlook with one or more picnic tables and seating to be constructed in proximity to Building C along the trail detailed in Proffer 21.
b.
 - An active recreation feature (sport court, multi-purpose court) in the vicinity of Lorton Town Center or, at the option of the Applicant, a donation of \$20,000 to the Lorton Station Homeowners Association for development of active recreation in Lorton Station or at the Lorton Station elementary school site.
 - The seeding and stabilizing of the cleared slope that provides a natural

amphitheater in the vicinity of the sanitary sewer outfall easement northwest of the proposed apartment building. The purpose is to maintain this existing grassy area for lawn type seating and viewing of Pohick Creek and its surroundings.

- e. A pool and fitness center will be provided for the exclusive use of the residents of the multi-family building.

REVISE 14. SIGNS TO READ:

- a. All entry features and commercial signage shall be in conformance with Article 12 of the Zoning Ordinance unless a comprehensive sign package is submitted to the County for approval. Signage will conform to the general standard set forth on pages 27 and 28 of the Design Guidelines dated March 18, 2002, which pages are attached as an Appendix to the proffers.
- b. Neon signs will not be permitted on building facades that abut and face Lorton Station Boulevard.

REVISE 15. ARCHITECTURE TO READ:

- a. Except as proffered herein multi-family and commercial buildings shall be subject to the height restrictions shown on the CDP/FDP and shall be constructed with architectural features generally conforming to the illustrative elevations shown on the CDP/FDP.
- h. The architectural style and scale of the PDC District buildings shall be in general conformance with the Lorton Station Boulevard elevations shown on Sheets 10 and 11 of the CDP/FDP and shall create an integrated design that is compatible with the proposed residential development in the PRM District. Compatibility between buildings shall be achieved through the use of complimentary architectural styles, materials, mass, proportions, color, and quality of design details. Accent colors may be used on areas such as doors, windows, awnings and other trim or architectural details as may be appropriate to convey a corporate identity. Facades of the commercial buildings shall consist of a majority of glass and masonry materials (i.e. brick, synthetic stucco) but may also include siding.
- i. Commercial buildings identified on the CDP/FDP as E, F, G and H shall have similar architectural treatment on the side facing Lorton Station Blvd and the side facing the VRE Access Road.
- j. Outdoors seating and courtyards in the commercial area shall be integrated with the

overall design of the restaurant/retail buildings to enhance the pedestrian character of the Application Property. Street furniture shall be provided in accordance with the design motif that has already been established for the Lorton Station community.

- k. Buildings B, C & D, located on the town square, shall be at least two stories in height.
- l. To the extent permitted by law, satellite dishes will only be installed on the rear of buildings/rooflines in the commercial area. Where permitted, no more than one satellite dish will be installed per building footprint.
- m. The multi-family Building A that is the subject of RZ 2002-MV-002 shall be a maximum of 3 stories in height on the portion of the building closest to Lorton Station Boulevard with the remainder of the building having a maximum height of 4 stories when viewed from Lorton Station Boulevard as shown on the illustrative entitled "3 Story Step Up to 4 Story Condition" on Sheet 11 of 12 of the CDP/FDP. The proposed building height will not preclude exposure of the basement level toward the rear of the four-story portion of the building. The Lorton Station Boulevard facade of the residential building will consist a majority of glass and masonry materials (i.e. brick, synthetic stucco) but may also include siding, as shown on the illustrative entitled "Perspective Along Lorton Station Blvd." on Sheet 11 of 12 of the CDP/FDP.

REVISE 18. OFFICES TO READ:

- m. The Applicant shall provide a minimum of 40,878 gross square feet of office space in the Town Center.

ADD 20. COMMERCIAL AND RESIDENTIAL PHASING TO READ:

The site plan for the commercial portion of the Application Property that is located south of the VRE access road will be approved and bonded prior to issuance of building permits for the multifamily use proposed in the PRM-zoned portion of the Application Property that is the subject of RZ 2002-MV-002. Building permits for the residential building (Building A) in the PRM District will be issued with or subsequent to the issuance of building permits for commercial buildings B, C and D within the PDC District.

ADD 21. TRAILS/SIDEWALKS TO READ:

- a. As generally illustrated on the CDP/FDP, a trail connection will be made from the Town Center to the trail being developed in open space located to the west of the Lorton Station recreation center. The portion of the trail located on the Application

Property will be field located so as to minimize grading and clearing of healthy mature trees.

- b. As generally illustrated on the CDP/FDP, a wilderness-style trail will be constructed in the open space located to the west of the Town Center and will extend under the railroad bridge crossing of Pohick Creek, through Parcel 27 and 27a, and under the I-95 bridge crossing of Pohick Creek subject to acquisition of off-site easements and jurisdictional permits from others, and subject to being able to implement this recreational improvement without further zoning amendments or applications. The Applicant shall diligently pursue obtaining necessary offsite easements. The trail will be bonded with the final site plan within the PDC area, unless one or more of the off-site owners specifically refuses to grant the needed easement(s) for the trail. The trail will be field located so as to minimize grading and clearing of healthy mature trees.
- c. The wilderness-style trail will be extended from Pohick Creek to connect via a sewer line easement to the greenway trail approved in RZ 2001-MV-025, subject to appropriate grading and sewer line construction by others and subject to the acquisition of off-site easements and jurisdictional permits for the trail, and subject to being able to implement this recreational improvement without further zoning amendments or applications. The Applicant shall diligently pursue obtaining necessary offsite easements. The trail will be bonded with the final site plan within the PDC area, unless one or more of the off- site owners specifically refuses to grant the needed easement(s) for the trail.
- d. Designated crosswalks, selected sidewalk areas, and the road surrounding the Town Square portion of the Application Property will be treated with special paving materials such as scored concrete, brick or bomanite as generally illustrated on the CDP/FDP.
- e. The sidewalk located along the Lorton Station frontage of the proposed multi-family building that is the subject of RZ 2002-MV-002, will be reconstructed with special paving materials to a width of six feet, and will be tapered to the width that currently exists at the point where the recreation center path connects to the sidewalk.

ADD 22. PARK DEDICATION TO READ:

At time of Site Plan approval for the PDC development, Parcel 27 at Tax Map 107-2 ((1)), will be dedicated to the Fairfax County Park Authority for park purposes. In the event that the Fairfax County Park Authority does not accept the dedication, the Applicant shall convey the parcel to the Town Center's management/Owners Association for trail maintenance purposes, and the Property shall remain as undisturbed open space.

ADD 23. LIGHTING TO READ:

- a. Full cut off lighting fixtures shall be used in all surface parking lots within the PDC District.
- b. Semi cut off lighting fixtures shall be used for the ornamental street lighting that will be placed along Town Center streets if such fixtures are available in the general styles depicted on Sheet 10 of the CDP/FDP.
- c. Necessary security lighting that is installed within the Town Center shall be designed to reduce glare. Such lighting shall be directed downward to the extent that it does not hinder safety and security.

ADD 24. OTHER TO READ:

- a. A minimum of 5,000 square feet on the second floor of Building C will be able to be reserved for private events and community activities a minimum of four week nights per month and on weekends, subject to availability.
 - FEES: Nominal fees may be required for community use based on the cost of operating and maintaining the facility. Private use of the facility may be subject to an established user fee.
 - HOURS OF OPERATION: When non-RUPS have been issued for 80% of the total commercial space comprising Buildings B, C, D, E, and F, the hours of operation for the function/assembly space will be limited to weekday evenings, weekends and holidays in keeping with the Deed of Easement recorded in Deed Book 12739 at page 1835. As per the provisions of the easement, weekday evenings shall be deemed to be from 5:00 p.m. until 2:00 a.m. Monday through Thursday nights, and weekends shall be deemed to be from 5:00 p.m. on Friday through and until 2:00 a.m. on Monday. Holiday use shall be deemed to be for Federal holidays, starting at 5:00 p.m. the day before the holiday and ending at 2:00 a.m. the day following the holiday.
 - Prior to the issuance of non-RUPS for 80% of the total commercial space in Buildings B, C, D, E and F, the function/assembly space may use built, but unused parking spaces in the commercial area, which would permit use of this space outside of the hours listed above. Additionally, the Applicant reserves the right to seek a subsequent shared parking agreement, which would be subject to the County's review and approval, to permit the function/assembly space to be used outside of the hours listed above.
- b. PRM District Use. In addition to the structured parking, quality architectural/landscaping details, pool, and fitness center features that have been proffered, the multifamily building shall be subject to the following:

- Such high end features as a great room, resident kitchen/entertainment area, audiovisual room, conference room, business center, and sauna will be incorporated into the building;
 - A minimum of 30 units will be identified as penthouse units with high end finishes (in, for example, crown molding, chair rails, cabinets, light fixtures, paint, appliances) incorporated into these units;
 - Market rates will be used in determining rents for this proposed luxury multi-family use;
 - Occupancy limits for residential units in this multifamily building will comply with the occupancy provisions of the Fairfax County Code.
- c. Bike racks and dog tether areas will be provided in the commercial area.
 - d. All service areas, loading facilities, and trash dumpsters shall be screened from view through fencing, landscaping or building design.
 - e. Daily trash pickup within the commercial portion of the Application Property will be between the hours of 8:00 a.m. and 5:00 p.m.
 - f. To the extent permitted by law, satellite dishes will only be installed on the rear of buildings/rooflines in the commercial area. Where permitted, no more than one satellite dish will be installed per building footprint.
 - g. In the event that a child care center or a private school is provided on site, the hours of operation will be 5:30 a.m. to 7:00 p.m.; however periodic special meetings and school functions may extend to 9:00 p.m.

[SIGNATURE LINES BEGIN ON FOLLOWING PAGE]

PCA 1996MV-037-06

RZ 2002-MV-002

RZ 2002-MV-018

APPLICANT/TITLE OWNER:

SOUTH STATION, LLC

By: KSI America, L.P., Manager/Member

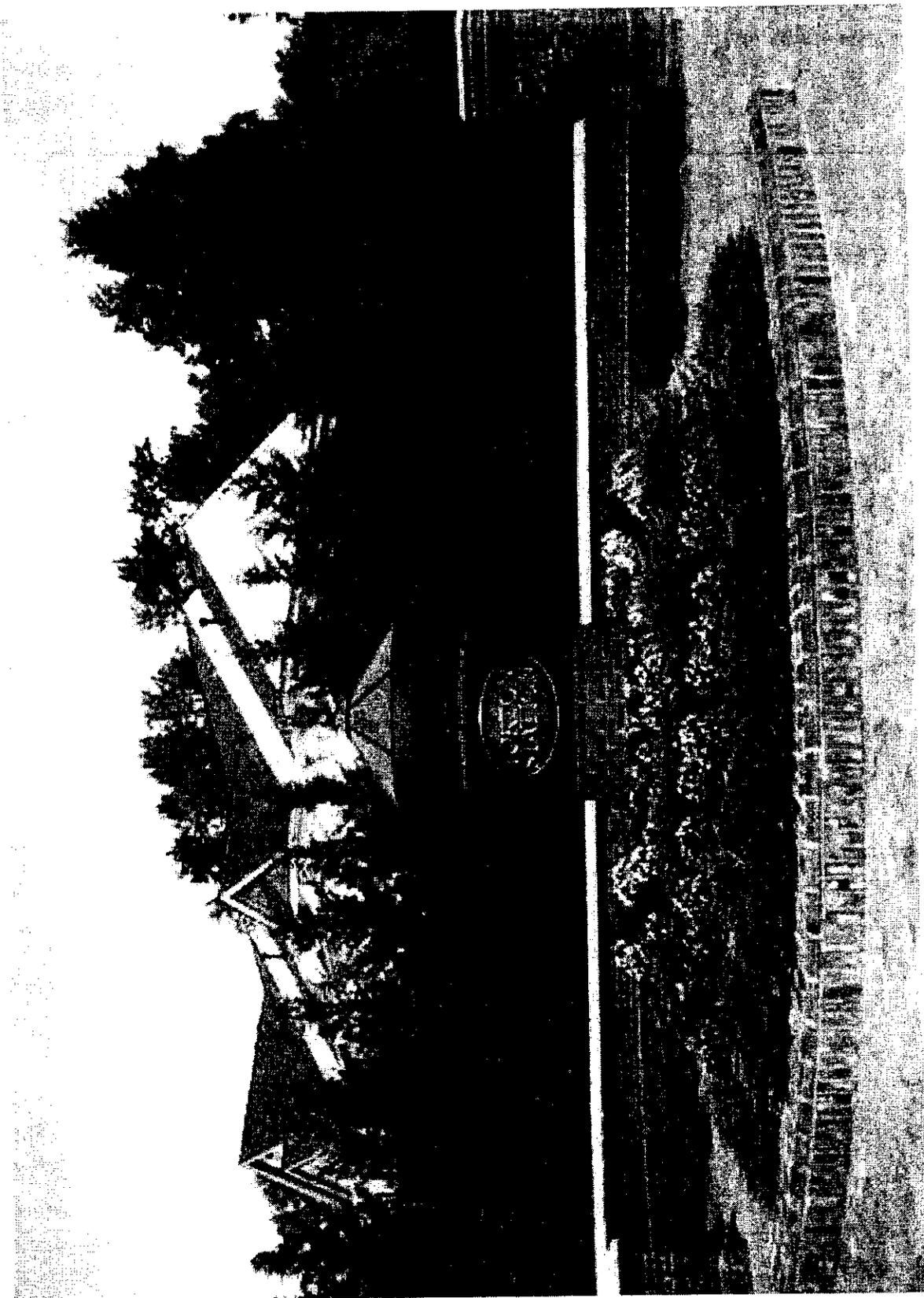
By: KSI Services/America, L.L.C., General Partner

KSI Services, Inc., Manager/Member

By: _____

Richard W. Hausler, President

[END SIGNATURES]



Signage Standards

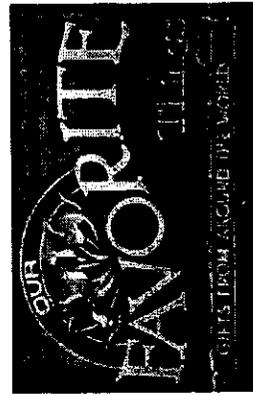
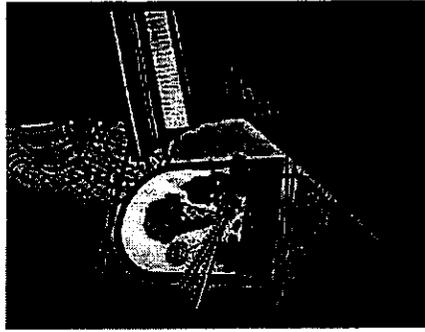
Signage Standards

Whether it identifies a place or individual use, or whether it provides direction, signage is used to communicate information to the individual. Information is more readily understood when it is presented in a systematic way, with different types of signage used for different functions.

Monument Signs and such features as banners and specialty flags can be used to identify a town center as a special place. Monument signs may be used at a major entrance to the town center or at its periphery.



Building Mounted Signs and signs inscribed on awnings and glass surfaces are used effectively to identify individual businesses within a town center. They should be of a scale that can be seen from nearby streets but conform to the size and scale of the building that they are attached to. Building mounted signs should be limited to one per commercial establishment. Merchants should be permitted appropriate flexibility in the design of building mounted signs because different images can add vitality to the streetscape.



Lorton Town Center

3

C

STAFF PROPOSED DEVELOPMENT CONDITIONS

FDPA 1996-MV-037-03

June 27, 2002

If it is the intent of the Planning Commission to approve FDPA 1996 MV-037-03 located at Tax Map 107-2 ((1)) 43 pt., 44 pt. and 48 pt. on 16.45 acres for commercial uses zoned PDC, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions which apply only to the PDC District of the Lorton Town Center. The development conditions dated February 9, 1998, which were imposed with approval of FDP 1996-MV-037, those dated October 21, 1999, which were imposed with approval of FDPA 1996-MV-037, and those dated July 26, 2000, which were imposed with approval of FDPA 1996-MV-037-2 remain in full force and effect for the remainder of the Lorton Town Center except as may be superceded here. Development conditions with asterisks are previously approved development conditions which were approved pursuant to FDP 1996-MV-037.

- *1. Private streets within the development shall be constructed in conformance with Public Facilities Manual public street standards for materials and depth of pavement, subject to DPWES approval.
- *2. Prior to any clearing or grading on the site, the limits of the RPA, EQC, and wetlands shall be fenced and flagged to prevent intrusions into these areas, subject to DPWES approval. The fencing or other suitable barriers shall remain in place during all phases of construction in the adjacent area, as determined by DPWES.
- *3. At the time of site plan approval for the central town green, an area within the central area of the town center shall be reserved for a historical marker, plaque, or statue to be designed and purchased by area residents which commemorates the history of southeast Fairfax County.
- *4. A majority of the trees planted in the Town Center area shall be species of trees classified as famous and historic trees for this area as listed in The American Forest, Familiar and Historic, subject to Urban Forestry approval.
5. The trail which is proposed to be constructed in the RPA/EQC shall be field located in order to minimize disturbance to existing vegetation, subject to Urban Forestry approval. Replanting of disturbed areas, where appropriate, shall be provided, subject to Urban Forestry approval.
6. In order to minimize nighttime light pollution and glare, lighting within the Lorton Town Center shall utilize full cut-off luminaries to ensure that light is not

projected above the horizontal plane. Full-cut off street lighting fixtures shall be provided to the maximum extent feasible, as may be available to the applicable public utility company for the purpose of lighting the public right-of-way. This condition shall not require retrofitting or the replacement of existing light fixtures in the Town Center. All parking lot lighting shall utilize full cut-off fixtures and uplighting for design elements such as signs, landscaping, or architectural illumination shall not be permitted. Security lighting, such as "wall packs", lighting for pedestrian paths and other common areas, shall also be shielded and directed downward.

- *7. Provisions of the Soil Erosion and Sedimentation Control Ordinance shall be strictly enforced. Areas which are disturbed for the purpose of removing fill for transport to other sections of the site shall be stabilized and seeded immediately following soil removal, as determined by DPWES in coordination with Urban Forestry. Disturbance and/or soil removal which damages trees in peripheral areas which are proposed to be saved shall not be permitted, subject to Urban Forestry review and approval.
8. The primary building materials on the facades of the commercial buildings which face Lorton Station Boulevard which includes the front of Building C, the VRE access road, and the driveway into the multi-family building shall be glass and masonry. The use of siding shall be limited to architectural detailing or trim. The rear facades of the commercial buildings which face the parking lots shall be finished with similar architectural treatment and/or colors.
9. No intrusions into the RPA beyond those areas indicated on the CDP/FDP where intrusions have already occurred shall be permitted.

STAFF PROPOSED DEVELOPMENT CONDITIONS

FDP 2002-MV-002

June 27, 2002

If it is the intent of the Planning Commission to approve FDP 2002-MV-002 located at Tax Map 107-2 ((1)) 43 pt. for multi-family uses zoned PRM, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions which apply only to the PRM District of the Lorton Town Center. The development conditions dated February 9, 1998, which were imposed with approval of FDP 1996-MV-037, those dated October 21, 1999, which were imposed with approval of FDPA 1996-MV-037, and those dated July 26, 2000, which were imposed with approval of FDPA 1996-MV-037-2 remain in full force and effect for the remainder of the Lorton Town Center except as may be superceded here. Development conditions with asterisks are previously approved development conditions which were approved pursuant to FDP 1996-MV-037.

- *1. Private streets within the development shall be constructed in conformance with Public Facilities Manual public street standards for materials and depth of pavement, subject to DPWES approval.
- *2. Prior to any clearing or grading on the site, the limits of the RPA, EQC, and wetlands shall be fenced and flagged to prevent intrusions into these areas, subject to DPWES approval. The fencing or other suitable barriers shall remain in place during all phases of construction in the adjacent area, as determined by DPWES.
3. The trail which is proposed to be constructed in the RPA/EQC shall be field located in order to minimize disturbance to existing vegetation, subject to Urban Forestry approval. Replanting of disturbed areas, where appropriate, shall be provided, subject to Urban Forestry approval.
4. In order to minimize nighttime light pollution and glare, lighting within the Lorton Town Center shall utilize full cut-off luminaires to ensure that light is not projected above the horizontal plane. Full-cut off street lighting fixtures shall be provided to the maximum extent feasible, as may be available to the applicable public utility company for the purpose of lighting the public right-of-way. This condition shall not require retrofitting or the replacement of existing light fixtures in the Town Center. All parking lot lighting shall utilize full cut-off fixtures and uplighting for design elements such as signs, landscaping, or architectural illumination shall not be permitted. Security lighting, such as "wall packs", lighting for pedestrian paths and other common areas, shall also be shielded and directed downward.

- *5. Provisions of the Soil Erosion and Sedimentation Control Ordinance shall be strictly enforced. Areas which are disturbed for the purpose of removing fill for transport to other sections of the site shall be stabilized and seeded immediately following soil removal, as determined by DPWES in coordination with Urban Forestry. Disturbance and/or soil removal which damages trees in peripheral areas which are proposed to be saved shall not be permitted, subject to Urban Forestry review and approval.
6. In the event the Landscape Plan Alternative is implemented along the south side of the PRM District, all reasonable efforts to preserve the trees depicted in the Plan shall be taken, in coordination with the Urban Forester. Utilities which must be located in this area shall be located to minimize disturbance of the existing trees, to the maximum extent feasible, as approved by the Urban Forester. Additional trees shall be planted along this southern property boundary, as recommended by the Urban Forester, to enhance the screening of the building.
7. No intrusions into the RPA beyond those areas indicated on the CDP/FDP where intrusions have already occurred shall be permitted.

Rezoning Attachment to Par. 1(a)

DATE: April 10, 2002

PCA 1996-MV-037-06/

2002-09a

for Application No. (s): FDPA 1996-MV-037-03

(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)
The Lessard Architectural Group, Inc.	8603 Westwood Center Drive Suite 400 Vienna, Virginia 22182	Architects/Agent
Agents: Christian J. Lessard Melissa L. Cossaboon		
Walsh, Colucci, Stackhouse, Emrich & Lubeley, PC	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Keith C. Martin M. Catharine Puskar Lynne J. Strobel Timothy S. Sampson Elizabeth D. Baker Susan K. Yantis Inda E. Stagg William J. Keefe		
Former Agent: Holly A. Tompkins		
Wells & Associates, LLC	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
Agents: Michael J. Workosky Melissa T. Hish		
Greenhorne & O'Mara	11211 Waples Mill Road Fairfax, Virginia 22030	Engineers/Agent
Agent: Daniel C. Lucey		

(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: April 10, 2002

(enter date affidavit is notarized)
PCA 1996-MV-037-06/

2002-09a

for Application No. (s): FDPA 1996-MV-037-03
(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)

South Station, LLC
8081 Wolftrap Road, Suite 300
Vienna, Virginia 22182

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)

/ KSI America, L.P., Manager/Member

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: April 10, 2002

PCA 1996-MV-037-06/ vit is notarized

2002-099

for Application No. (s): FDPA 1996-MV-037-03
(enter County-assigned application number (s))

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

KSI Services, Inc.
8081 Wolfrap Road, Suite 300
Vienna, VA 22182

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)

Robert C. Kettler
Richard W. Hausler

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

Richard W. Hausler - President/Director	William H. Goodman - CFO/Secretary
Richard I. Knapp - Senior Vice President	Robert C. Kettler, - Chairman/Director
Susan M. Brunkow - Treasurer	

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

Wells & Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M.J. Wells & Associates, Inc.
Terence J. Miller & Associates, Inc.

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: April 10, 2002

PCA 1996-MV-037-06/ _____ .ized)

2002-09a

for Application No. (s): FDPA 1996-MV-037-03
(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Martin J. Wells

Carol Sargeant (nmi) _____

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)

2

KSI Services/America, L.L.C.
8081 Wolftrap Road
Vienna, VA 22182

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)

4

KSI Services, Inc., Manager/Member
Robert C. Kettler, Member
Richard W. Hausler, Member

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: April 10, 2002

PCA 1996-MV-037-06/ _____ notarized)

2002-09a

for Application No. (s): FDPA 1996-MV-037-03
(enter County-assigned application number (s))

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

3 KH / America, L.L.C.
8081 Wolfrap Road
Vienna, VA 22182

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 C. Kettler
5 Kettler Family Limited Partnership
6 Hausler Family Limited Partnership

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)

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400
Vienna, Virginia 22182

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)

Christian J. Lessard

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: April 10, 2002

PCA 1996-MV-037-06/ (notarized)

2002-09a

for Application No. (s): FDPA 1996-MV-037-03
(enter County-assigned application number (s))

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

Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, VA 22031

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)

The Dewberry Companies LC, Member
Larry J. Keller, Member
Dennis M. Couture, Member
Steven A. Curtis, Member

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)

The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, VA 22031

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)

Sidney O. Dewberry, Member Michael S. Dewberry, Member
Barry K. Dewberry, Member Thomas L. Dewberry, Member
Karen S. Grand Pre, Member

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: April 10, 2002

PCA 1996-MV-037-06/ _____ avit is notarized)

2002-09a

for Application No. (s): EDPA 1996-MV-037-03
(enter County-assigned application number (s))

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

Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

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)

Martin D. Walsh	Michael D. Lubeley
Thomas J. Colucci	Nan E. Terpak
Peter K. Stackhouse	
Jerry K. Emrich	

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)
Terence J. Miller & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Terence J. Miller

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: April 10, 2002
(enter date affidavit is notarized)

2002-09a

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

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

Greenhorne & O'Mara
11211 Waples Mill Road
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

A. James O'Mara
Greenhorne & O'Mara Employee Stock Ownership Plan

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: April 10, 2002

(enter date affidavit is notarized)

PCA 1996-MV-037-06/

2002-09a

for Application No. (s): FDPA 1996-MV-037-03

(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)

/ KSI America, L.P.
8081 Wolfrap Road
Vienna, VA 22182

(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)

2 KSI Services/America, L.L.C., General Partner
3 KH / America, L.L.C.

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

** All listings which include partnerships, 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(c)

DATE: April 10, 2002

PCA 1996-MV-037-06/ vit is notarized)

for Application No. (s): FDPA 1996-MV-037-03
(enter County-assigned application number (s))

2002-09a

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

6 Hausler Family Limited Partnership
8081 Wolfrap Road
Vienna, VA 22182

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

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

General Partner:
Hausler Family LLC (owns less than 1%)

Limited Partners:
Lyndon Skelly-Hausler
Laurel H. Hausler
James M. Hausler
Lee Ann Hausler
Katie S. Hausler

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

REZONING AFFIDAVIT

April 10, 2002

DATE: _____
(enter date affidavit is notarized)

2002-09a

PCA 1996-MV-037-06/

for Application No. (s): FDPA 1996-MV-037-03
(enter County-assigned application number(s))

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

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

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

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

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

None

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

REZONING AFFIDAVIT

DATE: April 10, 2002
(enter date affidavit is notarized)

2002-09a

for Application No. (s): PCA 1996-MV-037-06/FDPA 1996-MV-037-03
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the filing 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 \$200 or more, with any of those listed in Par. 1 above. EXCEPT AS FOLLOWS: (NOTE: If answer is none, either "NONE" on line below.)

None

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

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

[x] Applicant's Authorized Agent

Keith C. Martin, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 10 day of April 20 02, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly A. Klemm
Notary Public
Commissioned as Kimberly A. Klemm

My commission expires: 11/30/2003

REZONING AFFIDAVIT

DATE: April 10, 2002
(enter date affidavit is notarized)

I, Keith C. Martin, attorney/agent, 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 2002-10a

in Application No.(s): RZ 2002-MV-002
(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)
South Station LLC Agents: Robert C. Kettler Richard W. Hausler Edward S. Byrne Karen A. Arnold	8081 Wolftrap Road, Suite 300 Vienna, VA 22182	Applicant/Title Owner Tax Map 107-2 ((1)) 43 pt., 27
Dewberry & Davis LLC Agents: Lawrence A. McDermott	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Planners/Agent

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

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

Rezoning Attachment to Par. 1(a)

DATE: April 10, 2002
(enter date affidavit is notarized)

2002-10a

for Application No. (s): RZ 2002-MV-002
(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)
The Lessard Architectural Group, Inc.	8603 Westwood Center Drive Suite 400 Vienna, Virginia 22182	Architects/Agent
Agents: Christian J. Lessard Melissa L. Cossaboon		
Walsh, Colucci, Stackhouse, Emrich & Lubeley, PC	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Keith C. Martin M. Catharine Puskar Lynne J. Strobel Timothy S. Sampson Elizabeth D. Baker Susan K. Yantis Inda E. Stagg William J. Keefe		
Former Agent: Holly A. Tompkins		
Wells & Associates, LLC	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
Agents: Michael J. Workosky Melissa T. Hish		
Greenhorne & O'Mara	11211 Waples Mill Road Fairfax, Virginia 22030	Engineers/Agent
Agent: Daniel C. Lucey		

(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: April 10, 2002
(enter date affidavit is notarized)

2002-10a

for Application No. (s): RZ 2002-MV-002
(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)
South Station, LLC
8081 Wolfrap Road, Suite 300
Vienna, Virginia 22182

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)

/ KSI America, L.P., Manager/Member

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: April 10, 2002
(enter date affidavit is notarized)

2002-10a

for Application No. (s): RZ 2002-MV-002
(enter County-assigned application number (s))

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

4 KSI Services, Inc.
8081 Wolfrap Road, Suite 300
Vienna, VA 22182

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)

Robert C. Kettler
Richard W. Hausler

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

Richard W. Hausler - President/Director	William H. Goodman - CFO/Secretary
Richard I. Knapp - Senior Vice President	Robert C. Kettler, - Chairman/Director
Susan M. Brunkow - Treasurer	

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

Wells & Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M.J. Wells & Associates, Inc.
Terence J. Miller & Associates, Inc.

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: April 10, 2002
(enter date affidavit is notarized)

2002-10a

for Application No. (s): RZ 2002-MV-002
(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Martin J. Wells
Carol Sargeant (nmi)

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)

2 KSI Services/America, L.L.C.
8081 Wolfrap Road
Vienna, VA 22182

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)

4 KSI Services, Inc., Manager/Member
Robert C. Kettler, Member
Richard W. Hausler, Member

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: April 10, 2002
(enter date affidavit is notarized)

2002-10a

for Application No. (s): RZ 2002-MV-002
(enter County-assigned application number (s))

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

3 KH / America, L.L.C.
8081 Wolfrap Road
Vienna, VA 22182

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)

Robert C. Kettler
5 Kettler Family Limited Partnership
6 Hausler Family Limited Partnership

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)

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400
Vienna, Virginia 22182

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)

Christian J. Lessard

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: April 10, 2002
(enter date affidavit is notarized)

for Application No. (s): RZ 2002-MV-002
(enter County-assigned application number (s))

2002-10a

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

Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, VA 22031

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)

The Dewberry Companies LC, Member
Larry J. Keller, Member
Dennis M. Couture, Member
Steven A. Curtis, Member

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)

The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, VA 22031

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)

Sidney O. Dewberry, Member Michael S. Dewberry, Member
Barry K. Dewberry, Member Thomas L. Dewberry, Member
Karen S. Grand Pre, Member

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: April 10, 2002
(enter date affidavit is notarized)

2002-10a

for Application No. (s): RZ 2002-MV-002
(enter County-assigned application number (s))

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

Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

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)

Martin D. Walsh	Michael D. Lubeley
Thomas J. Colucci	Nan E. Terpak
Peter K. Stackhouse	
Jerry K. Emrich	

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)

Terence J. Miller & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Terence J. Miller

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: April 10, 2002
(enter date affidavit is notarized)

2002-10a

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

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

Greenhorne & O'Mara
11211 Waples Mill Road
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

A. James O'Mara
Greenhorne & O'Mara Employee Stock Ownership Plan

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: April 10, 2002
(enter date affidavit is notarized)

2002-10a

for Application No. (s): RZ 2002-MV-002
(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)

/ KSI America, L.P.
8081 Wolftrap Road
Vienna, VA 22182

(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)

- 2 KSI Services/America, L.L.C., General Partner
- 3 KH / America, L.L.C.

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

** All listings which include partnerships, 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(c)

DATE: April 10, 2002
(enter date affidavit is notarized)

2002-10a

for Application No. (s): RZ 2002-MV-002
(enter County-assigned application number (s))

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

5 Kettler Family Limited Partnership
8081 Wolfrap Road
Vienna, VA 22182

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

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

General Partner:

KSLP (owns less than 1%)

Limited Partner:

Robert Kettler Family Trust f.b.o. Robert Kettler's descendants including Milton Kettler, Forest Kettler, Caroline Kettler, Robert Kettler

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

Rezoning Attachment to Par. 1(c)

DATE: April 10, 2002
(enter date affidavit is notarized)
RZ 2002-MV-002

2002-10a

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

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

6 Hausler Family Limited Partnership
8081 Wolftrap Road
Vienna, VA 22182

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

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

General Partner:
Hausler Family LLC (owns less than 1%)
Limited Partners:
Lyndon Skelly-Hausler
Laurel H. Hausler
James M. Hausler
Lee Ann Hausler
Katie S. Hausler

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

REZONING AFFIDAVIT

DATE: April 10, 2002
(enter date affidavit is notarized)

2002-10a

for Application No. (s): RZ 2002-MV-002
(enter County-assigned application number(s))

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

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

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

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

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

None

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

REZONING AFFIDAVIT

DATE: April 10, 2002
(enter date affidavit is notarized)

2002-10a

for Application No. (s): RZ 2002-MV-002
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the filing 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 \$200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS: (NOTE: If answer is none, either "NONE" on line below.)**

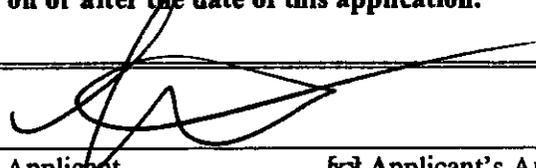
None

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

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

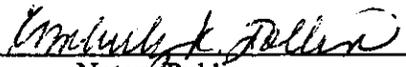
WITNESS the following signature:



(check one) Applicant Applicant's Authorized Agent

Keith C. Martin, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 10 day of April 2002, in the State/Comm. of Virginia, County/City of Arlington.


Notary Public

My commission expires: 11/30/2003

Commissioned as Kimberly A. Klemm

REZONING AFFIDAVIT

DATE: May 21, 2002
(enter date affidavit is notarized)

I, Keith C. Martin, attorney/agent, 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 2002-82

in Application No.(s): RZ 2002-MV-018
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

(NOTE: All relationships to the application listed above in **BOLD** print 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)
South Station LLC Agents: Robert C. Kettler Richard W. Hausler Edward S Byrne Karen A. Arnold	8081 Wolftrap Road, Suite 300 Vienna, VA 22182	Applicant/Title Owner Tax Map 107-2 ((1)) 27
Dewberry & Davis LLC Agents: Lawrence A. McDermott	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Planners/Agent

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

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

Rezoning Attachment to Par. 1(a)

DATE: May 21, 2002
(enter date affidavit is notarized)

2002-82

for Application No. (s) P 2 2002-MN-018
(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)
The Lessard Architectural Group, Inc. Agents: Christian J. Lessard Melissa L. Cossaboon	8603 Westwood Center Drive Suite 400 Vienna, Virginia 22182	Architects/Agent
Walsh, Colucci, Stackhouse, Enrich & Lubeley, PC Agents: Martin D. Walsh Keith C. Martin M. Catharine Puskar Lynne J. Strobel Timothy S. Sampson Elizabeth D. Baker Susan K. Yantis Inda E. Stagg William J. Keefe	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Wells & Associates, LLC Agents: Michael J. Workosky Melissa T. Hish	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
Greenhorne & O'Mara Agent: Daniel C. Lucey	11211 Waples Mill Road Fairfax, Virginia 22030	Engineers/Agent

(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: May 21, 2002
(enter date affidavit is notarized)

2002-82

for Application No. (s): RZ 2002-MU-018
(enter County-assigned application number(s))

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

(NOTE: Include SOLE PROPRIETORSHIPS, 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)
South Station, LLC
8081 Wolftrap Road, Suite 300
Vienna, Virginia 22182

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)

/ KSI America, L.P., Manager/Member

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: May 21, 2002
(enter date affidavit is notarized)

2002-82

for Application No. (s) 22 2002-WV-018
(enter County-assigned application number (s))

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

4 KSI Services, Inc.
8081 Wolftrap Road, Suite 300
Vienna, VA 22182

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)

Robert C. Kettler
Richard W. Hausler

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

Richard W. Hausler - President/Director	William H. Goodman - CFO/Secretary
Richard I. Knapp - Senior Vice President	Robert C. Kettler - Chairman/Director
Susan M. Brunkow - Treasurer	

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

Wells & Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M.J. Wells & Associates, Inc.
Terence J. Miller & Associates, Inc.

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

4 (check if applicable) There is more corporation information and Par 1(b) is continued further on a

Rezoning Attachment to Par. 1(b)

DATE: May 21, 2002
(enter date affidavit is notarized)

2002-82

for Application No. (s): 117-2002-MU-018
(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Martin J. Wells
Carol Sargeant (nm)

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)

2 KSI Services/America, L.L.C.
8081 Wolftrap Road
Vienna, VA 22182

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)

4 KSI Services, Inc., Manager/Member
Robert C. Kettler, Member
Richard W. Hausler, Member

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: May 21, 2002
(enter date affidavit is notarized)

2002-82

for Application No. (s): 62-2002-MU-018
(enter County-assigned application number (s))

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

3 KH / America, L.L.C
8081 Wolfrap Road
Vienna, VA 22182

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)

Robert C. Kettler
5 Kettler Family Limited Partnership
6 Hausler Family Limited Partnership

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)

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400
Vienna, Virginia 22182

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)

Christian J. Lessard

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: May 21, 2002
(enter date affidavit is notarized)

2002-82

for Application No. (s): 12-2002-MU-018
(enter County-assigned application number (s))

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

Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, VA 22031

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)

The Dewberry Companies LC, Member
Larry J. Keller, Member
Dennis M. Couture, Member
Steven A. Curtis, Member

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)

The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, VA 22031

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)

Sidney O. Dewberry, Member Michael S. Dewberry, Member
Barry K. Dewberry, Member Thomas L. Dewberry, Member
Karen S. Grand Pre, Member

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.

FORM RZA-1 (7/27/89) 5-Version (1/18/99) Updated (11/14/01)

Rezoning Attachment to Par. 1(b)

DATE: May 21, 2002

for Application No. (s): (enter date affidavit is notarized)
02-2002-111-018
(enter County-assigned application number (s))

2002-82

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

Walsh, Colucci, Stackhouse, Enrich & Lubeley, P C
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

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)

Martin D. Walsh	Michael D. Lubeley
Thomas J Colucci	Nan E. Terpak
Peter K. Stackhouse	
Jerry K. Enrich	

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)

Terence J. Miller & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Terence J. Miller

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.

FORM RZA-1 (7/27/89) E-Version (8/18/99) Updated (11/14/01)

Rezoning Attachment to Par. 1(b)

DATE: May 21, 2002
(enter date affidavit is notarized)

2002-82

for Application No. (s): PZ 2002-411-018
(enter County-assigned application number (s))

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

Greenhorn & O'Mara
11211 Waples Mill Road
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

A. James O'Mara
Greenhorn & O'Mara Employee Stock Ownership Plan

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.

FORM RZA-1 (7/27/89) E-Version (8/18/99) Updated (11/14/01)

REZONING AFFIDAVIT

DATE: May 21, 2002
(enter date affidavit is notarized)

2002-82

for Application No (s): 122 2002 - MV - 018
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

/ KSI America, L.P.
8081 Wolftrap Road
Vienna, VA 22182

(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)

- 2 KSI Services/America, L.L.C. General Partner
- 3 KH / America, L.L.C.

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

** All listings which include partnerships, 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(c)

DATE: May 21, 2002

(enter date affidavit is notarized)

2002-82

for Application No. (s):

12 2002-410-018
(enter County-assigned application number (s))

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

5 Kettler Family Limited Partnership
8081 Wolftrap Road
Vienna, VA 22182

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

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

General Partner:

KSLP (owns less than 1%)

Limited Partner:

Robert Kettler Family Trust f.b.o. Robert Kettler's descendants including Milton Kettler, Forest Kettler, Caroline Kettler, Robert Kettler

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

Rezoning Attachment to Par. 1(c)

DATE: May 21, 2002
(enter date affidavit is notarized)

2002-82

for Application No. (s): 167 2002-110-018
(enter County-assigned application number (s))

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

6 Hausler Family Limited Partnership
8081 Wolfrap Road
Vienna, VA 22182

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

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

General Partner:
Hausler Family LLC (owns less than 1%)
Limited Partners:
Lyndon Skelly-Hausler
Laurel H. Hausler
James M. Hausler
Lee Ann Hausler
Kate S. Hausler

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

REZONING AFFIDAVIT

DATE: May 21, 2002
(enter date affidavit is notarized)

2002-82

for Application No. (s): 22 2002-MU-018
(enter County-assigned application number(s))

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

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

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

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

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

None

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

REZONING AFFIDAVIT

DATE: May 21, 2002
(enter date affidavit is notarized)

for Application No. (s): 02-2002-WV-018
(enter County-assigned application number(s))

2002-82

3. That within the twelve-month period prior to the filing 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 \$200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS:** (NOTE: If answer is none, either "NONE" on line below.)

None

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

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

Applicant's Authorized Agent

Keith C. Martin, attorney/agent
(type or print first name, middle initial, last name, and title of signer)

Subscribed and sworn to before me this 21 day of May 20 02, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Peller
Notary Public
Commissioned as Kimberly A. Klemm

My commission expires: 11/30/2003



WALSH COLUCCI
STACKHOUSE EMRICH
& LUBELEY PC

Keith C. Martin
(703) 528-4700 x19
kcmr@arl.wtsel.com

REVISED

May 7, 2002

Via Facsimile and First Class Mail

Barbara Byron
Fairfax County Department of Planning & Zoning
Director, Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Re: Applications by South Station LLC for rezoning of
Tax Map 107-2 ((1)) pt. 43, from PDC District to the
PRM District (RZ 2002-MV-002);
Proffer Condition Amendment 1996-MV-037;
Final Development Plan Amendment 1996-MV-037
(TM 107-2 ((1)), pt. 43, pt. 44, pt. 48); and for rezoning of
TM 107-2 ((1)) 27 from the R-1 District to the R-1 District

Dear Ms. Byron:

The following is submitted as an **REVISED** statement of justification for the above-referenced Rezoning, Proffer Condition Amendment (PCA) and Final Development Plan Amendment (FDPA) applications. All of the applications involve all of or a portion of the 20.83 acres of land currently zoned PDC, located on the western side of Lorton Station Boulevard, adjacent to the Virginia Railway Express (VRE) station. The PDC rezoning approved with RZ 1996-MV-037, permitted approximately 258,000 square feet of office and retail uses. Approximately 50% of the approved commercial space consisted of large box retail uses, surrounded by surface parking. The surrounding PDH-5 land area approved with the rezoning application, allowed up to 989 units. Subsequent PCA and FDPA applications reduced the total number of approved residential units by converting multi-family units to single-family detached units, but the proffers and Conceptual Development Plan maintained the maximum of 989 units.

The objective of the proposed rezoning, PCA and FDPA applications is to replan the commercial area with an appropriate amount and scale of commercial uses while introducing an upscale multi-family building adjacent to the town center and VRE station. The PCA and FDPA applications concern the entire 20.83 acre town center area. A Development Comparison Chart comprising the approved and proposed gross floor areas and number of units is attached hereto

PHONE 703 528 4700 • FAX 703 525 3197 • WWW.WTSEL.COM
COURTHOUSE PLAZA • 2200 CLARENDON BLVD., THIRTEENTH FLOOR • ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 • MANASSAS OFFICE 703 330 7400 • PRINCE WILLIAM OFFICE 703 680 4664

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for your reference. The CDP/FDP prepared by Dewberry & Davis depicts approximately 214,992 square feet of office, retail and residential units over retail. One of the focal points of the development is a building designed in the vintage train station style which will provide approximately 16,000 square feet of first floor retail and 12,000 square feet of second floor function/assembly space. This assembly space is planned for multiple uses, including receptions, weddings, and community meeting space. The proposed office space has been increased to a minimum of 40,000 square feet with up to a maximum of 81,756 square feet and is located closest to the VRE station. An extended stay type hotel is also envisioned as an optional use in this location.

Retail uses remain a cornerstone of the Town Center. A maximum of 62,842 square feet of retail is shown on the CDP/FDP. As an option, retail uses could replace first floor office use up to a total of 94,450 square feet. The retail buildings have been designed to provide an appropriate scale and mix of shops, restaurants, and other community-serving retail uses designed to serve the Lorton Station community as well as VRE commuters and surrounding neighborhoods. A maximum of 67,664 square feet of space is shown on the second level of the retail buildings as potential residential units or additional retail space.

Rezoning application RZ 2002-MV-002 involves the southernmost 4.38 acres of the land area currently zoned PDC. The application proposes a rezoning to the PRM District. The CDP/FDP depicts 251 multi-family units. The units would be contained in 4-story elevator buildings with lofts surrounding corresponding levels of structured parking for tenants and visitors. The residential building has been designed to maximize the views of the western Environmental Quality Corridor. The building is situated close to Lorton Station Boulevard to maintain the streetscape of the Town Center. The 251 multi-family units would bring the overall residential unit count to 985 units in Lorton Station. The proposed overall density of 4.85 dwelling units per acre is consistent with the currently approved Conceptual Development Plan and proffers for Lorton Station.

In conjunction with the Rezoning application for the R-1 District, the Applicant intends to proffer to dedicate Parcel 27, consisting of approximately 3.25 acres of land on the western side of the railway right-of-way as public parkland. This park dedication will maintain the 3.25 acres in an undisturbed state in perpetuity and provide a critical County wide trail link with the Laurel Hill development. Parcel 27 will remain zoned R-1 and its acreage attributed to the Town Center Plan.

It is submitted that these applications are in conformance with the recommendations of the Comprehensive Plan. The proposed commercial development is consistent with the maximum .3 FAR recommendations of the Plan. The area proposed to remain PDC for the Town Center in addition to the 3.25 acre park dedication are also consistent with the envisioned 21 acres of Town Center in the Plan text.

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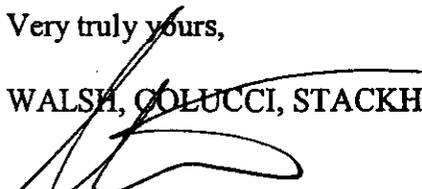
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Page 3
May 7, 2002

If you have any questions regarding the above or should you require further information in order to process these applications concurrently, please do not hesitate to contact me.

Very truly yours,

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY



Keith C. Martin

KCM:jms

cc: Karen Arnold
Richard Hausler
Eddie Byrne

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**Lorton Station Development Comparison
Approved/Proposed Development**

	Approved Development for Lorton Station	Proposed Development for Lorton Station
Total Acreage	223.41 ac.¹	219.41 ac.⁴ (222.66 ac with Parcel 27 included)
Lorton Town Center Commercial Area	21.8 ac ²	16.45 ac ⁵ (19.7ac with Parcel 27 included)
Residential Neighborhoods	201.61 ac. ³	202.96 ac. ⁵
Lorton Town Center Commercial Area Square Footage of All Uses		
Office	258,000 SF	214,992 SF
Retail	34,000 SF	40,878 SF - 81,756 SF
Ice rink	116,000 SF	53,572 SF - 94,450 SF
Cinema	58,000 SF	---
Live/work	50,000 SF (2400 seats)	---
Assembly space	---	67,664 SF (32 residential units over retail)
	---	12,000 SF
FAR	0.27	0.30 ⁷
Building Height	65'	65' Max.
Open Space	5 ac. +/-	6.58 ac. +/-
Total Residential Unit Count	989 units	985 Units
Single Family Detached	301 units ⁸	398 Units
Land Bay A-1	56	53
Land Bay B-1	88	82
Land Bay E	88	82
Land Bay G	---	114
Land Bay I	17	12
Land Bay J	52	55
Multi-Family	688 units ⁹	587 units
Land Bay A-2	88	60
Land Bay B-2	28	28
Land Bay G	328	---
Land Bay K	244	248
Land Bay - New	---	251
Density	4.9	4.85
Building Height	65'	65' maximum ¹⁰
Open Space	114.6 ac. ¹¹	118 ac. +/-

¹ Total acreage derived from original CDP/FDP dated February 13, 1998. Original boundary survey by Christopher consultants (230.7255 ac) minus the VRE Parcel A (7.3224 ac).

² As shown on original CDP/FDP dated February 13, 1998.

³ As shown on original CDP/FDP dated February 13, 1998.

⁴ Acreage derived from original Boundary Survey by Christopher consultants (230.7255 ac) minus the VRE Parcel A (7.3224 ac) minus Land Bay M (3.9852 ac) and more refined acreage calculations as land bays have reached subdivision approval stage. With the 3.25 acres Parcel 27 added to the application, Town Center acreage will total 222.66 acres.

⁵ Parcel 27 comprises 3.25 acres of land located between I-95 and the railroad. It will be dedicated to the Park Authority by proffer to provide for future pedestrian access to the commercial area. A total of 19.70 +/- acres will therefore be associated with the Lorton Town Center commercial area.

⁶ Acreage derived from original Boundary Survey by Christopher consultants (230.7255 ac) minus the VRE Parcel A (7.3224 ac) minus Land Bay M (3.9852 ac), minus acreage remaining in the PDC commercial district, and more refined acreage calculations as land bays have reached subdivision approval stage. This figure anticipates the addition of 4.38 ac. of PDC-zoned land to be rezoned to the PRM District.

⁷ Calculated on 16.45 acres of PDC zoned land.

⁸ A total of 398 single family detached units were subsequently approved with changes to Land Bay G, as represented on the Lorton Town Center Conceptual Development Plan Amendment (CDPA) last dated July 20, 2000 and approved by the Board of Supervisors on September 11, 2000. Total number of approved residential units in Lorton Station remained at 989, thus reducing the total number of permitted multi-family units to 591.

⁹ See note 8, above.

¹⁰ Building height will be controlled by the provisions of the CDP/FDP and proffers, but will not exceed 65 feet.

¹¹ As represented on the Lorton Town Center Conceptual Development Plan Amendment (CDPA) last dated July 20, 2000 and approved by the Board of Supervisors on September 11, 2000

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FAIRFAX
COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Govern APPENDIX 5

-- 53:
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V I R G I N I A

Telephone: 703-324-315
FAX: 703-324-3921
TDD: 703-324-3901

May 7, 1998

Martin D. Walsh, Esquire
Walsh, Colucci, Stackhouse,
Emrich and Lubeley, P.C.
2200 Clarendon Boulevard
Thirteenth Floor
Arlington, Virginia 22201-3359

RE: Rezoning Application
Number RZ 1996-MV-037
(Concurrent with PCA 76-L-019-2)
AMENDED - LETTER ONLY

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on February 23, 1998 granting Rezoning Application Number RZ 1996-MV-037 in the name of South Station, LLC. to rezone certain property in the Mount Vernon District from the R-1 and I-6 Districts to the PDH-5 and PDC Districts subject to the proffers dated February 17, 1998, on subject parcel 107-4 ((1)) 17A consisting of approximately 214.0 acres.

The Conceptual Development Plan was approved subject to Development Conditions dated February 23, 1998; the Planning Commission having previously approved Final Development Plan FDP 1996-MV-037 on February 19, 1998, subject to the proffers dated February 11, 1998 and the Development Plan Conditions dated February 19, 1998, as amended by the applicant on February 19, 1998, and subject to the Board of Supervisors' approval of RZ 1996-MV-037.

The Board also:

- Modified the transitional screening;

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RZ 1996-MV-037

May 7, 1998

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- Waived the barrier requirements as shown on the **Finalized Development Plan (FDP)**; and
- Directed that the Acting Director of the Department of Environmental Management (DEM) approve private streets which exceed 600-feet in length.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Div., Dept. of Tax Administration
Michael Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., OCP
Fred R. Beales, Supervisor Base Property Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Dorothy Purvis, Permits Department, VDOT
Land Acq. & Planning Div., Park Authority
James D. Gorby, Acting Director, Facilities Mgmt. Div., Office of General Svcs.
Barbara J. Lippa, Deputy Executive Director, Planning Commission

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAY 11 1998
ZONING EVALUATION DIVISION

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PROFFERS
SOUTH STATION, LLC
RZ 1996-MV-037

February 17, 1998

Pursuant to Section 15.2-2303(A), of the Code of Virginia, 1950 as amended, and Section 18-204 of the Zoning Ordinance of Fairfax County, the property owner and applicants, for themselves and their successors or assigns (hereinafter collectively referred to as the "Applicant") in this rezoning, proffer that the development of the parcel under consideration and shown on the Fairfax County tax map as tax map reference 107-4 ((1)) 17A (hereinafter the "Property") will be in accordance with the following conditions, subject to approval of this rezoning application. The proffered conditions are:

1. DEVELOPMENT PLAN -

- a. The Property shall be developed in substantial conformance with the Conceptual Development Plan ("CDP") dated January 14, 1998 (3 sheets) prepared by Dewberry & Davis; provided, however, that minor modifications may be permitted when necessitated by sound engineering or which may become necessary as part of final engineering, as determined by the Department of Environmental Management ("DEM").
- b. Notwithstanding that the CDP/FDP is the subject of Proffer of 1A above, the Applicant, its successors and assigns shall have the option to request Final Development Plan Amendments ("FDPA") from the Planning Commission for the entire plan or portions thereof in accordance with the provisions set forth in Section 16-402 of Zoning Ordinance without the need for the approval of a proffered condition amendment.
- c. Applicant shall develop no more than 989 units on the Property. A maximum of 301 are proposed to be single-family detached houses and a maximum of 688 are proposed to be multi-family units.
- d. Pursuant to Part 8 of Article 2, the Applicant shall provide affordable dwelling units ("ADUs") on the property subject to such modifications and/or amendments which may occur to the Zoning Ordinance. Applicant shall ensure that the ADUs are distributed in various locations of any of the multi-family sections (Land Bay A-2, G or K) of the proposed community.

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- e. All homes shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy efficient homes or its equivalent, as determined by DEM for either electric or gas energy systems.
- f. All multi-family unit land bays shall have a minimum of two (2) off-street parking spaces per unit.

2. PERMITTED USES -

The following uses shall be permitted in the applicable PDH-5 or PDC District portion of the Property, subject to being shown on an approved final development plan:

PDH-5 District

- Single-Family Detached, Residential
- Multi-Family, Residential
- Community Recreation
- Elderly Housing
- Medical Care Facility
- Temporary Park and Ride Lot

PDC District

- Retail
- Personal Service Establishment
- Office
- Eating Establishment
- Theater
- Financial Institution
- Child Care
- Service Station
- Quick Service Food Store
- Commercial Recreation
- Hotel
- Fast Food Restaurant
- Church
- Health Club
- Medical Clinic
- Veterinarian

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3. NOISE ATTENUATION -

- a. For any residential units within a noise impact zone of 65 dBA Ldn within 500 feet from the centerline of Interstate 95, a maximum interior noise level of 45 dBA Ldn shall be achieved. Such standard may be met by employing some or all of the following:
 - (i) Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 39.
 - (ii) Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than 20% of any facade, they should have the same laboratory STC rating as walls.
 - (iii) Measures to seal and caulk between surfaces shall follow measures approved by the American Society for Testing and Materials to minimize sound transmission.
- b. The Applicant may pursue other methods of mitigating highway noise if it can be demonstrated, through an independent noise study for review and approval by DEM, that these methods will be effective in reducing interior noise levels to 45 dBA Ldn or less, or that noise impacts are less than forecasted by County staff.
- c. Prior to final site plan approval for the development of Land Bay A-2, the Applicant shall submit a noise study to determine the extent of exterior noise adjacent to the proposed buildings. Applicant shall implement mitigation measures if deemed necessary by the study, as approved by DEM.

4. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES -

If not waived by DEM, Stormwater Management (SWM) shall be provided via the pond shown on the CDP/FDP. If required, such pond shall comply with Best Management Practices ("BMP") as required by the Public Facilities Manual ("PFM").

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5. HOMEOWNERS ASSOCIATION -

- a. The Applicant shall convey any open space areas not dedicated to the Board pursuant to Paragraph 12 and private roads as shown on the CDP/FDP to a corporate homeowners association.
- b. Any conversion of garages that will preclude the parking of vehicles within the garage is prohibited. A covenant setting forth this restriction shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of homeowner's association, which shall be established, and the Board of Supervisors. Prospective purchasers shall be advised of this use restriction prior to entering into a contract of sale.
- c. Applicant shall record a covenant prohibiting the storage and/or parking of recreational vehicles (boats, trailers, and mobile homes) on the private street system within the property, except in specific areas designated by the HOA. Each Deed of Conveyance to the purchasers of lots shall expressly contain this disclosure and prospective purchasers shall be advised of this restriction prior to entering into any contracts of sale.
- d. The covenants reference the Proffer numbers 5.a. and 5.b. above shall run to the benefit of the homeowner's association and Fairfax County and will be approved by the County Attorney prior to the first, individual residential lot.
- e. All private streets shall be constructed pursuant to PFM pavement section standards for subdivision streets.

6. TREE PRESERVATION -

- a. The Applicant will adhere to the limits of clearing and grading as generally shown on the CDP/FDP. The limits of clearing and grading, as shown on the CDP/FDP, shall be flagged prior to any permitted clearing and grading activity. Limited clearing, to the minimum extent feasible, will be permitted for the installation of utilities, stormwater management and trails, if such are determined necessary by DEM.
- b. Subject to natural deterioration/destruction, the Applicant shall make best efforts to preserve the Monarch beech tree adjacent to the VRE Station, as generally located on the CDP/FDP. Applicant shall place a four (4) foot high orange blaze fence

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around the periphery of the Monarch beech tree, as generally shown on the FDP, prior to grading or construction activity adjacent to the tree.

- c. Prior to any clearing and grading on the site, the Applicant shall coordinate with the Urban Forester to identify and flag trees adjacent to the limits of clearing and grading which are appropriate and feasible for preservation. The driplines of those trees shall be fenced with four (4) foot high fencing or other suitable barrier as determined by the Urban Forester. To prevent damage to the root, fencing shall remain in place during all phases of construction in that Land Bay.
- d. During site plan processing of land bays containing areas of undisturbed open space, the Applicant shall identify limits of clearing (consistent with the FDP) in conjunction with the Urban Forester and shall protect trees outside the limits of clearing with preconstruction flagging and fencing.

7. LANDSCAPING -

- a. The Applicant shall plant the following vegetation within noted areas as shown on the CDP/FDP as follows, subject to Urban Forestry approval:
 1. Street trees (shade or ornamental) in the median of Potomac Bend Boulevard, subject to VDOT approval, planted 50 feet on center.
 2. Street trees planted along all private streets in the single-family detached sections of the property, as shown on the CDP/FDP.
 3. Building foundation, planting peripheral and internal parking lot landscaping and plaza landscaping within the "Town Center" as shown on the CDP/FDP.

8. TRANSPORTATION -

A. LORTON ROAD

1. At time of site plan/subdivision plan approval, or upon written request from VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors, right-of-way and ancillary construction easements along the Property's frontage, as shown on

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the CDP/FDP in conformance with VDOT project number 642-029-221, Sections C-501, C-502, B-657 and B-658 dated September 2, 1994, Stormwater management, if constructed on the Property, for VDOT project number 642-029-221 shall be located as shown on the CDP/FDP.

2. In lieu of actual construction, thirty (30) months from rezoning approval or prior to the issuance of the 429th RUP, whichever occurs first, the Applicant shall escrow funds for the cost of construction of one-half section of the four (4) lane divided roadway VDOT project referenced in 8.A.1. along the Property's frontage and for the full cost of the eastbound left-turn lane into Potomac Bend Boulevard. The escrow amount shall be based upon DEM estimates as approved by DEM for the cost of one-half section of a typical four (4) lane divided roadway excluding costs associated with the bridge improvements shown on Section B-657.

B. POTOMAC BEND BOULEVARD (Between Lorton Road and the VRE station)

1. The Applicant shall construct the expansion of Potomac Bend Boulevard from its current two lane section to a four lane section between Lorton Road and the existing entrance to the VRE station. Such construction of inside lanes shall be along the existing centerline alignment and shall be of the same geometric design elements as the current two lane section. The Applicant shall further construct the same full four-lane section of Potomac Bend Boulevard from its current terminus at the existing entrance to the VRE station to Pohick Road. Such construction shall be along the alignment shown on the CDP/FDP. Median crossovers and entrances on Potomac Bend Boulevard shall be located and spaced as shown on the CDP/FDP subject to VDOT approval.
2. The Applicant shall construct the additional north and southbound through lanes of Potomac Bend Boulevard, for the segment between Lorton Road and the VRE Station (as provided in B.1. above). Base pavement for the additional lanes shall be in place prior to the issuance of the first occupancy permit for the site.
3. The Applicant shall provide left-turn deceleration lanes within the existing median area(s) of Potomac Bend Boulevard to serve the entrance(s) to the individual Land Bays coincident with the development of the land bay. All turn lanes and median breaks shall be located as shown on the CDP/FDP.

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These turn lanes shall be in place prior to issuance of the first occupancy permit(s) for the land bay(s) which they serve.

4. The Applicant shall construct within the designated right-of-way shown on the CDP/FDP, the extension of Potomac Bend Boulevard from its current terminus to Pohick Road. Base pavement shall be complete upon the earlier of a) prior to the issuance of the first occupancy permit for the Land Bays A, B or C or b) prior to the issuance of the 429th RUP, whichever occurs first.

C. POHICK ROAD

1. The Applicant shall construct left and right turn lane access improvements on Pohick Road, as generally shown on the CDP/FDP within existing right-of-way if possible, as determined by DEM. Such improvements shall consist of right and left-turn deceleration lanes on Pohick Road at the intersection of Potomac Bend Boulevard in accordance with the Virginia Department of Transportation Standards and Specifications. At the time of connection of Potomac Bend Boulevard to Pohick Road, the Applicant shall construct the following road improvements within existing right-of-way, if possible, as determined by DEM. If off-site right-of-way is necessary and Applicant cannot obtain the right-of-way, then the provisions of Paragraph 2 below will apply.
 - a. Left and right turn deceleration lanes in accordance with VDOT standards and specifications.
 - b. A one-half section of a four (4) lane divided roadway section along the Property's Pohick Road frontage.
2. In the event that off-site right-of-way along Pohick Road is deemed necessary by VDOT and DEM in order to construct the left and right turn deceleration lanes as referenced in subparagraph C. 1.a. above and such right-of-way is not available pursuant to private agreement, the Applicant shall request to the Board of Supervisors to acquire necessary right-of-way through its powers of eminent domain, at Applicant's expense. The Applicant's request will not be considered until it is forwarded, in writing, to the Director of Land Acquisition Division accompanied by:
 - i. Plans and profiles showing the necessary right-of-way property;

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- ii. An independent appraisal, by an appraiser who is not employed by the County, of the value of the land taken and damages, if any to the residue of the affected property;
 - iii. A 20-year title search certificate of the right-of-way property to be acquired; and
 - iv. A letter of credit in an amount equal to the appraised value of the property to be acquired and of all damages to the residue which can be drawn upon by Fairfax County. It is also understood that in the event the property owner of the right-of-way property to be acquired is awarded more than the appraised value of the property and of the damages to the residue in a condemnation suit, the amount of the award shall be paid to Fairfax County by the Applicant within five (5) days of said award. It is further understood that all other costs incurred by Fairfax County in acquiring the right-of-way shall be paid to Fairfax County by the Applicant upon demand.
3. Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way and ancillary construction easements from the Property along the Property's Pohick Road frontage at time of connection of Potomac Bend Boulevard to Pohick Road or upon demand by Fairfax County, whichever occurs first.

D. NEW PUBLIC ROADWAY (Land Bays K and L)

1. The Applicant shall dedicate to Board of Supervisors in fee simple right-of-way at site plan approval for development within Land Bay K or upon demand by Fairfax County, whichever occurs first, for and, unless built by others, construct a new internal public roadway to serve the residential development proposed for Land Unit K and the proposed school site to be located on Land Unit L.
2. This new roadway shall be bonded at time of site plan approval of Land Bay K and base paved prior to the issuance of the first occupancy permit for the proposed residential development on Land Unit K.

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E. SIGNALIZATION

1. The Applicant shall make a contribution up to \$200,000.00 (\$100,000.00 each), or the actual cost, whichever is less, for the design, equipment and installation of two (2) new traffic signals at the intersections of Potomac Bend Boulevard with Lorton and Pohick Roads. The incremental contributions shall be made when the respective signals are warranted in accordance with Paragraph E.2. below.
2. The Applicant shall conduct signal warrant studies for VDOT review: a) upon the earlier of June 1, 2002 or the issuance of the 429th RUP; and b) thereafter upon request from Fairfax County.
3. If warranted by VDOT, the Applicant shall make a contribution to the Department of Environmental Management, prior to bond release of Land Bay K, a sum of \$50,000.00 as a pro-rata share for the cost to design, equip, and install a new traffic signal at the intersection of Lorton Road and the New Public Roadway discussed in proffer 8.d.

- F.** Applicant shall reserve 50 foot wide right-of-way for potential connections of Midway Place and the First Baptist Church Property to Potomac Bend Boulevard. Applicant shall dedicate and convey necessary right-of-way to the Board of Supervisors for these connections upon demand by Fairfax County.
- G.** Applicant shall provide necessary easements, purchase and construct five (5) bus shelters and pads along Potomac Bend Boulevard. Applicant shall purchase and construct one (1) shelter and pad along Lorton Road. The shelters shall be in the general locations as shown on the CDP/FDP and shall be constructed prior to bond release of the adjacent land bay.
- H.** Prior to the issuance of a Non-RUP for a building which exceeds a cumulative total within the commercial Town Center of 150,000 square feet of the gross floor area, or the issuance of the 429th RUP, whichever occurs first, Applicant shall contribute funds to DEM for the development's contribution to Lorton Area Road Improvements Fund in the amount of \$1.44 Million Dollars as adjusted from the date of rezoning approval according to the Construction Cost Index published by McGraw Hill, subject to credit for the full cost of the road improvements outlined in Paragraphs 8.A.2., 8.B.1., and for one-half of the cost of Paragraph 8.D.1. (if constructed by the Applicant.) The creditable cost of the improvements shall be submitted to DEM for review and approval.



- I. At time of subdivision plan approval for Land Bays E and I, Applicant shall dedicate pedestrian access easements for trail connections to Baker Street and Midway Place as shown on Sheet 8 of the FDP.
- J. The Applicant shall dedicate and convey in fee simple right-of-way and ancillary construction easements to the Board of Supervisors upon demand by Fairfax County for a future connection of Gunston Road extension (by others) through Land Bay M.
- K. Prior to submission of a site plan for the extension of Potomac Bend Boulevard from its existing terminus to Pohick Road, the Applicant shall provide engineering and traffic studies to the Office of Transportation for review and approval. This analysis will evaluate and determine the appropriate alignment of this connection subject to approval of the Office of Transportation.

9. **RECREATION -**

- a. Applicant shall provide the active and passive recreational facilities as shown on the CDP/FDP which include:
 - Community pool.
 - Two (2) tot lots.
 - Trails to be field located prior to the construction generally as shown on the CDP/FDP.

Applicant shall bond and construct the trails improvements in phases with the corresponding development of land bays.

- b. Prior to bond release of proffered recreation facilities, the Applicant shall provide written estimates from its contractor(s) to DEM that the Applicant has expended, or will expend, the equivalent of \$500.00 per unit (exclusive of ADUs) for recreation facilities within the development. In the event that the recreation facilities provided by the Applicant do not equal \$500.00 per unit (exclusive of ADUs) the Applicant shall contribute the balance of the amount in accordance with provisions of Section 2-704 of the Zoning Ordinance to the HOA.

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10. SCHOOL SITE -

- a. At time of subdivision plan approval for Land Bay K, or upon demand, whichever occurs first, the Applicant shall dedicate and convey in fee simple to the Fairfax County School Board, the 12.8 acre site and the public street running from Lorton Road to the school site for an elementary school site.
- b. The Applicant shall clear, grade and seed the playing fields as shown on the CDP/FDP, simultaneously with grading activity on Land Bay K. To the extent feasible, the fields will be regulation size.
- c. All other improvements within Land Bay L shall be constructed by others.

11. VRE PARKING -

- a. The Applicant shall construct parking spaces within the County owned VRE station land, subject to the review and approval of Fairfax County and DEM, subject to availability of land area within the VRE Station parcel and subject to an easement or agreement granting permission of the commercial center to park within the constructed parking spaces. The agreement will provide for (among other things) use of the spaces by the commercial center on evenings and weekends and holidays, and for satisfaction of required parking for uses within the PDC area pursuant to Article 11 of the Zoning Ordinance and pursuant to the shared parking approval referenced in Paragraph 11.b. below. The Applicant shall construct the parking spaces in phases as follows:
 - 100 spaces prior to the issuance of the 400th RUP
 - 150 spaces prior to the issuance of 600th RUP.
 - An additional 100 spaces prior to the issuance of the 800th RUP.
- b. Applicant shall apply to the Board for shared parking approval prior to site plan approval of any phase of commercial development that would require off-site parking spaces within the VRE parking lot to meet Article 11 requirements.



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12. OPEN SPACE (PUBLIC PARK - OPTIONAL) -

- a. At time of each site plan approval, the Applicant shall dedicate and convey in fee simple to the Board, the adjoining open space, as shown on the CDP/FDP (for park purposes) and bond the section of trail within the dedicated areas. Each section of trail shall be completed prior to bond release for the corresponding land bay. In the event the Board elects not to accept the dedication within 120 days from site plan approval, the areas shall be dedicated to the homeowner's association.
- b. All necessary easements, including without limitation, utilities, SWM and related ingress/egress, pedestrian trails, serving the remainder of the property shall be conveyed with the dedication of the open space, as determined by DEM.
- c. The Applicant shall construct sections of an eight (8) foot wide trail (TS Type II) within the corresponding section of dedicated open space, as generally located on the CDP/FDP. All stream crossings shall consist of fair weather crossings only.
- d. Applicant shall remove large debris (i.e. cars, construction debris) from the dedicated open space in consultation with the DEM inspector prior to bond release of adjacent land bay sections.

13. CLEARING AND GRADING -

- a. The Applicant shall be permitted to submit grading plans on the following Land Bays for simultaneous processing and approval with the following site plans or public improvement plans (P/I Plan), in conformance with the FDP.

<u>Grading Plan</u>	<u>Simultaneous with</u>	<u>Site Plan</u>
Land Bays D and F		Land Bay E
Land Bays B-1 and B-2		Land Bay K
Land Bays A-1 and A-2		Site Plan G

- b. Applicant shall be permitted to file and obtain grading permits for adjacent land bays simultaneously with public improvements plans for the road sections referenced in paragraph 8.B.

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14. SIGNS -

All entry feature, neighborhood, community recreation and commercial signage in conformance with Article 12 of the Zoning Ordinance shall be in general conformance with the illustrative signage plan shown on the CDP/FDP with respect to size and location.

15. ARCHITECTURE -

- a. All single-family detached, multi-family and commercial buildings shall be constructed with architectural features generally conforming to the illustrative elevations shown on the CDP/FDP.
- b. The architectural style and scale of the PDC District buildings shall create an integrated design that is compatible with the proposed residential development in the PDH-5 District. Compatibility between buildings shall be achieved through the use of similar architectural style, materials, mass, proportions, color, and quality of design details. Accent colors may be used on areas such as doors, windows, awnings and other trim or architectural details as may be appropriate to convey a corporate identity. Outdoor seating and courtyards shall be integrated with the overall design of the restaurant/retail buildings to enhance the pedestrian character of Land Bays C, D and F. Street furniture within Land Bays C, D and F shall be provided along Potomac Bend Boulevard in locations to be determined by the Applicant at time of site plan approval. All service areas, loading facilities and trash dumpsters shall be screened from view through either fencing, landscaping or building design.
- c. Retail buildings adjacent to Potomac Bend Boulevard shall have similar architectural treatment on the side facing Potomac Bend Boulevard and the interior building side.
- d. Decorative wrought iron or similar metal fencing shall be placed along Land Bay E's Potomac Bend Boulevard frontage across from the PDC District.
- e. In the event the residential units constructed in Land Bay E are located in a manner which results in the side of units being oriented toward Potomac Bend Boulevard, a minimum of fifty percent (50%) of the side facade of each such unit shall be constructed of brick, stucco, or other masonry type finish. There are five (5) such units as shown on the FDP. The five (5) end units in Land Bay E shall either include site entries similar to those shown on Sheet 13 of the FDP or shall incorporate windows and architectural detailing on end walls to avoid any flat, blank wall appearance.

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- f. Subject to DEM and VDOT approval, pedestrian crosswalks within the Town Center at established pedestrian crossings as generally shown on Sheet 10 of the FDP shall be constructed with special paving materials, such as scored concrete, brick, or bowmanite.
- g. All single-family detached units shall be constructed with a consistent character and quality and use of materials as generally shown on Sheet 13 of the FDP.

16. FUTURE VRE STATION DEVELOPMENT -

At time of site plan approval for Land Bays C, D and F, Applicant shall provide necessary easements for future utility and street connections to the VRE station property to allow future development of the VRE station, which do not interfere with the development shown on the CDP/FDP.

17. DEVELOPMENT NAME -

The PDC District portion of the Application Property shall be named "Lorton Town Center" and signage reflecting that name shall be placed in appropriate area(s) of the development in conformance with Article 12 of the Zoning Ordinance.

18. OFFICES -

Applicant shall complete construction of approximately 34,000 square feet of office space prior to the issuance of a Non-Residential Use Permit for space within the Town Center which exceeds a cumulative total of 150,000 square feet of commercial space.

19. ARCHAEOLOGY -

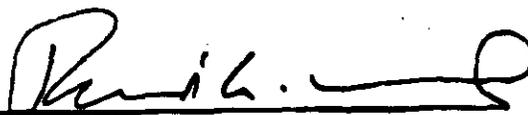
The Applicant, with assistance from the Fairfax County Archaeological Services, shall perform archaeological reconnaissance Phase II and if warranted Phase III level archaeological studies on the Property pursuant to a research design program approved by the County Archaeologist. The County Archaeologist shall be able to amend the research design program as necessary pursuant to field conditions.

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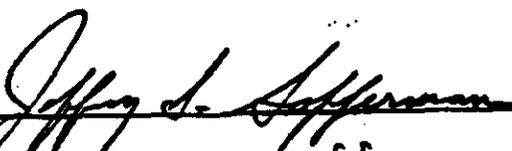
OWNER:

SOUTH STATION, LLC

By: 
Richard W. Hausler

Title: President

COMMONWEALTH ATLANTIC LAND
COMPANY

By: 
Name: Jeffrey I. Safferman
Title: Vice President

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Rev. 12/4/97, 12/16/97, 12/23/97, 12/24/97
1/2/98, 1/15/98, 1/20/98, 1/21/98, 1/22/98
1/27/98, 1/28/98, 1/29/98, 2/4/98, 2/6/98, 2/10/98

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APPROVED DEVELOPMENT CONDITIONS

FDP 1996-MV-037

February 19, 1998

If it is the intent of the Planning Commission to approve FDP 1996 MV-037 located at Tax Map 107-4 ((1)) 17A to permit a mixed use development zoned PDH-5 and developed with 989 residential units and a commercial/retail development zoned PDC and developed with 258,000 square feet of commercial/retail uses, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. The final site plan for any portion of the PDC area of the site shall be returned to OCP and the Planning Commission for review and approval to ensure conformance with the FDP prior to approval by DEM.
2. Pedestrian crosswalks shall be provided to provide safe crossing of Lorton Road and Pohick Road which connect with the on-site pedestrian circulation, subject to VDOT approval. The crosswalk on Lorton Road shall be provided prior to the issuance of the first RUP. The crosswalk on Pohick Road shall be provided at the time Potomac Bend Boulevard is extended to Pohick Road.
3. The fronts and sides elevations of any single-family detached units within Land Bay E which front on Potomac Bend Boulevard shall be constructed using a combination of brick/stone and siding in substantial conformance with the Representative Elevation-End Block Condition depicted on Sheet 13 of the FDP, subject to DEM approval. At a minimum, windows, and other architectural detailing shall be provided on these facades to avoid a blank wall appearance, as shown on the FDP.
4. Residential structures in all land bays shall be constructed in substantial conformance with the Representative Elevations presented on Sheets 12 and 13 of the FDP., subject to DEM approval. Quality of building materials, such as the ratio of brick/stone/masonry to siding, the grade of siding, and architectural treatments, including doors and windows, shall be consistent throughout the PDH-5 development.
5. All single-family detached units shall have driveways which are a minimum eighteen (18) feet long to allow the parking of vehicles without overhanging the sidewalk.
6. Private streets within the development shall be constructed in conformance with Public Facilities Manual public street standards for materials and depth of pavement, subject to DEM approval.

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7. Single-family detached lots located along the periphery of the site shall conform with the front side, and rear yard requirements of the R-5 ADU development provisions as specified in the Zoning Ordinance.
8. Purchasers of units in the PDH-5 sections shall be advised in writing prior to entering a contract of sale that the homeowners association shall be responsible for the maintenance of all the private streets in the development. The homeowners association documents shall specify that the homeowners association is responsible for the maintenance of private streets and other common facilities.
9. The twenty-five (25) foot wide buffer proposed along the eastern side of Land Bays B-1, B-2, and E shall be maintained as a landscaped buffer only. Removal of trees in this area or use of the area for storage sheds, play equipment, firewood or trash storage, or any other use which interferes with its function as a landscaped buffer shall not be permitted. A covenant setting forth this restriction shall be recorded among the land records of Fairfax county in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the homeowners association and the Fairfax County Board of Supervisors. Purchasers shall be advised in writing of this use restriction prior to entering into a contract of sale. To the extent feasible, all utilities and pedestrian trails shall be located to minimize damage to trees or other vegetation which is to be preserved, subject to Urban Forestry approval.
10. Prior to any clearing or grading in the area between Land Bays C and A-2, the dripline of the monarch beech tree shall be fenced and flagged, as determined by the Urban Forester, to prevent damage to the tree roots. The fencing or other approved barricade shall remain in place during all phases of construction in the area, as determined by Urban Forestry.
11. Prior to any clearing or grading on the site, the limits of the RPA, EQC, and wetlands shall be fenced and flagged to prevent intrusions into these areas, subject to DEM approval. The fencing or other suitable barriers shall remain in place during all phases of construction in the adjacent area, as determined by DEM.
12. Provisions of the Soil Erosion and Sedimentation Control Ordinance shall be strictly enforced. Areas which are disturbed for the purpose of removing fill for transport to other sections of the site shall be stabilized and seeded with a woody seed mix immediately following soil removal, as determined by DEM in coordination with Urban Forestry. The woody seed mix shall be applied in conformance with the general specifications on file with the Urban Forestry Branch. Disturbance and/or soil removal which damages trees in peripheral areas which have been identified to be saved, pursuant to Proffer 6c, shall not be permitted, subject to Urban Forestry review and approval.

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13. Prior to the issuance of permits for signs, a coordinated signage plan for the PDC section and the PDH-5 section shall be submitted to DEM which demonstrates that signage conforms with the requirements of Article 12 and utilizes a design which is consistent in style and materials throughout each section. The use of pole mounted signs in the PDC area shall not be permitted.
14. Where adequate vegetation does not exist in the open space areas between Land Bays A-2 and B-1, B-1 and B-2, and G and J to provide a screen between the single-family detached and multi-family uses, supplemental plantings adjacent to the multi-family buildings shall be provided, as recommended by the Urban Forester. The use of existing vegetation to provide the screening is encouraged, as determined by the Urban Forester.
15. Sidewalks shall be provided on both sides of the private streets in the residential sections of the development, subject to DEM approval.
16. In addition to the trees proposed along Lorton Road, evergreen plantings which can be maintained at a minimum height of thirty-six (36) inches shall be provided along the Lorton Road frontage of Land Bay K to provide screening of the multi-family parking lot, as determined by the Urban Forester.
17. Trash dumpsters and recycling containers shall be fully enclosed with either wood fencing or masonry walls, as determined by DEM. Locations of such facilities shall generally conform with those depicted on the FDP; however, for engineering or design reasons, minor modifications in location may be permitted, as long as the modification does not result in greater visibility of the facility from Potomac Bend Boulevard.
18. Prior to the issuance of the first Non-RUP in the PDC section, a twenty (20) foot high evergreen tree shall be planted in a central area of the Town Center as a "community tree", as approved by the Urban Forester.
19. At the time of site plan approval for Land Bays D/F, an area within the central area of the Town Center shall be reserved for a historical marker, plaque, or statue to be designed and purchased by area residents which commemorates the history of southeast Fairfax County.
20. A majority of the trees planted in the Town Center area shall be species of trees classified as famous and historic trees for this area as listed in *The American Forest, Familiar and Historic*, subject to Urban Forestry approval.
21. A meeting room in the Recreation Center Building in Land Bay G shall be available upon request, subject to availability, to Greater Lorton community civic groups for meeting purposes.

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**RZ 1996-MV-037
Conceptual Development Plan (CDP)
Development Conditions**

February 23, 1998

- 1. A pedestrian-activated signal(s) shall be installed at the crosswalks which extend across Potomac Bend Boulevard from the main entrance of Land Bay E to the main entrance into Land Bays D/F of the Town Center prior to the issuance of the final RUP for Land Bay E.**
- 2. Trees along the the Potomac Bend Boulevard frontage of the PDC District shall be planted a minimum of 40' on center.**
- 3. The meeting room referenced in FDP development condition #21 shall be provided for use by the Greater Lorton community civic groups at no charge.**

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FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: **Addendum:** Lorton South Station LLC
Land Use and Environmental Assessment: PCA 1996-MV-037-6

DATE: 4 June 2002

BACKGROUND

The applicant initially requested a rezoning of approximately 4.38 acres, which are currently part of the PDC zoned Town Center to the PDH-5 District in order to develop approximately 251 multi-family units in a mid-rise building. In addition, a 3.25 acre portion of Parcel 27, which is zoned R-1, was proposed to be added to the Town Center. A trail through this parcel is proposed to connect the Town Center to the Greenway Trail to be developed in Laurel Hill to the west. Other modifications to the previously approved plan include the deletion of the ice rink and movie theatre, increased office use, and reduced retail use. An additional access point is proposed to be added to the Virginia Railway Express commuter station, which is immediately adjacent to the Town Center. The overall density is proposed to be reduced from 4.9 to 4.85 du/ac for the entire residential component of Lorton Town Center area, including land area not included in the application. The proposed FAR for the PDC zoned Town Center is .30.

To address technical zoning aspects, the application has been revised to seek rezoning to the PRM District for the 4.38-acre portion of the Town Center. The revised application continues to propose 251 multi-family units in a mid-rise building adjacent to the Town Center as initially shown on the CDP/FDP. The proposed FAR for Lorton Town Center of .30 is unchanged. Parcel 27 is shown to remain zoned R-1 and continues to be shown to be dedicated for public park purposes.

DISCUSSION

The proposal to rezone the 4.38-acre parcel to the PRM District in order to introduce multi-family residential as an integrated component of the Lorton Town Center remains in conformance with the Comprehensive Plan. The addition of a mid-rise multi-family building which is proposed to be oriented to the Town Center and the VRE transit use furthers the "Town Center" concept with a more dynamic activity cycle and mix of uses. The layout, design and urban scale of the proposed multi-family building provide an appropriate transition from the lower intensity recreation and residential uses to the south. The architecture, building materials,



landscaping and general design theme as shown in the "Lorton Town Center Design Guidelines" booklet establish the integration of the proposed multi-family building with the office and retail component of the Town Center. The addition of Parcel 27 and the applicant's proposal to construct a trail connecting the Town Center area through Parcel 27 to another major trail system to the west is a highly desirable element of the application. The proposed development intensity for both residential and commercial uses remains consistent with the Plan guidance for the Lorton Town Center Development.

BGD: DMJ



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FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Land Use and Environmental Assessment: PCA 1996-MV-037-6
Lorton South Station LLC RZ 2002 - MV-002

DATE: 29 May 2002

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced applications and the Conceptual/ Final Development Plan Amendment dated November 28, 2001 as revised through April 5, 2002. The extent to which the proposed use, intensity and development plan are consistent with the guidance of the Plan is noted. The analysis also lists and explains applicable environmental policies for this property including a description of potential impacts that may result from the proposed development.

DESCRIPTION OF THE APPLICATION

The applicant, South Station, LLC, seeks to modify a previously approved conceptual and final development plan for the Lorton Town Center, an approximately 22 acre site which was rezoned to the PDC District and approved for approximately 258,000 square feet of commercial uses including office and retail uses, an ice rink and movie theatre. The rezoning also incorporated a PDH-5 zoning for residential use on approximately 202 acres which was initially approved for a mix of 989 single family detached and multi-family units. Subsequent amendments reduced the total number of units due to the conversion of multi-family to single family detached units. However, the proffered conceptual development plan retained approval for 989 units.

The applicant proposes to rezone approximately 4.38 acres which are currently part of the PDC zoned Town Center to the PDH-5 District in order to develop approximately 250 multi-family units in a mid-rise building. The application also proposes to add Parcel 27, a 3.25 acre parcel zoned R-1, to the Town Center. A trail through this parcel is proposed to connect the Town Center to the Greenway Trail to be developed in Laurel Hill to the west. Modifications to the previously approved plan include the deletion of the ice rink and movie theatre, increased office use and reduced retail use. An additional access point is proposed to be added to the Virginia Railway Express commuter station, which is immediately adjacent to the Town Center. The overall floor area ratio (FAR) is proposed to be increased from .27 to .30 FAR. The density is proposed to be modified from 4.9 to 4.85 du/ac.

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LOCATION AND CHARACTER OF THE AREA

The property is located on the west side of Lorton Station Boulevard, north of Lorton Boulevard. The site is surrounded by recently constructed residential development zoned PDH-5 which is part of the initial rezoning for Lorton Station. A recently approved PDH-8 development is situated to the south east across Lorton Station Boulevard, which is associated with the First Baptist Church. Open space in the form of EQC/RPA areas associated with Pohick Creek abuts the development to the west. The VRE commuter rail station and parking area abuts the development on I-6 zoned property to the northwest. The area of the Town Center development is vacant but has been subject to some preliminary grading.

COMPREHENSIVE PLAN CITATIONS:

Plan Area: IV **Planning Sector:** Lower Potomac Planning District
Lorton-South Route 1 Community Planning Sector

On pages 77 through 79 of 116 of the 2000 edition of the Area IV Plan, the Plan states:

"Sub-unit E7

Sub-unit E7 is located east of the RF&P Railroad tracks generally between Pohick and Lorton Roads and includes Parcels 107-2((1)) 8, 9, 10A, 13 and 107-4((1)) 17A. This area contains significant wetlands associated with the Pohick Creek Environmental Quality Corridor and represents a unique opportunity to create a focal point for the Lorton-South Route 1 area. Sub-unit E7 is planned for the development of a mixed-use project to include opportunities for a mix of office, townhouses and multi-family housing, open space, retail, cultural center, and hotel/motel uses to further the attainment of the "Town Center" concept. Development of a mixed-use project should be contingent upon satisfactory achievement of the following conditions:

- Substantial and logical parcel consolidation should be provided so that the area is developed as one unified project to provide for high quality design and an integration of uses in keeping with the "Town Center" concept (consolidation of the entire RF&P site will satisfy this condition);
- A thorough heritage resource survey should precede development and the recovery of significant heritage resources should be undertaken in conjunction with development;
- A mixture of uses to reflect an overall floor area ratio of 0.30 FAR for non-residential uses on approximately 22 acres and a residential density of 5 du/ac, comprised of a mix of unit types, on approximately 202 acres is appropriate for this site;
- The land use mix between non-residential and residential uses should be maintained so that the residential use component accounts for at least one-fourth of the total development;
- The non-residential component of the development should be clustered around a commuter railway station;

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- Active and passive recreational uses should be provided or a contribution for recreational uses appropriate to the residential development on-site should be provided. Recreational uses consistent with the Chesapeake Bay Preservation Ordinance may be considered in the EQC;
- Substantial contribution towards transportation improvements should be provided, including improvements to the railroad/ Lorton Road underpass;
- A "spine road" should be provided to connect Lorton Road at Armistead Road from the south to Pohick Road from the north. The alignment and width of this connection should be determined after additional studies are undertaken. One option to be considered is the realignment of Pohick Road from the north to connect directly to the "spine road," thereby making the north-south connection the primary movement, and connecting existing Pohick Road from the southeast to the spine road by means of a "Tee" intersection. The extension of the spine road to Pohick Road should be provided as deemed necessary by the County, following further traffic analyses in conjunction with either the expansion of the VRE parking lot or development of the RF&P site.
- Uses and intensities should generally be arranged so that new residential uses are situated next to existing or planned residential uses and compatible in height, scale and intensity;
- Good design principles should be employed including the provision of pedestrian and vehicular circulation systems within and to this sub-unit with special attention given to the linkages to the commuter rail station;
- Landscaping and trees should be used in parking lots, plazas and streetside areas and medians along major roads in the "Town Center", including the "spine road" to create "boulevard-like effects";
- Architectural design features such as variations of window materials, as well as public space furniture or entry accents are encouraged. When appropriate, arcades, awnings or other building features to distinguish ground floor retail are desirable;
- Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building mounted and ground mounted shopping center signs incorporated within a planting strip are encouraged. Pole mounted signs are discouraged;
- Safe pedestrian access to the commuter rail station from adjacent recreational areas and from across Lorton Road, Pohick Road and the RF&P Railroad should be provided;
- Interparcel pedestrian access should be provided to the adjacent existing residential areas to the "Town Center" areas;
- Provision of a minimum of 7 acres of land for a commuter rail station, which would provide approximately 200 parking spaces initially and would be able to accommodate an additional 500 parking spaces, if needed, in the future. The commuter rail facility should be designed so as not to preclude construction of an enclosed station structure to accommodate increased passenger traffic and other



public and accessory uses in the future;

- An appropriate school site should be identified with sufficient land set aside to accommodate its construction;
- The Pohick Creek Environmental Quality Corridor is part of the Pohick Greenway and should be dedicated to the Board of Supervisors for public park purposes. The wetlands associated with it are to be protected by locating and limiting development to public uses in a manner which will not adversely impact them; and
- Substantial buffering and screening should be utilized in transition areas between residential and commercial uses."

OTHER PLAN CITATIONS:

The following citations on pages 91 through 102 of the Environment section of the Policy Plan are also applicable:

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

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

Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from avoidable impacts of land use activities in Fairfax County.

Policy a: Ensure that new development and redevelopment complies with the County's Chesapeake Bay Ordinance.

Objective 5: Minimize light emissions to those necessary and consistent with general safety.

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

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

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

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

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

And on Page 59 of the Transportation section of the Policy Plan:

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

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

Policy c. Provide for bicycle and pedestrian features, including clearly marked sidewalks and trails, and marked crosswalk and pedestrian signals, in the construction and reconstruction of roads and bridges.

Policy d. Establish trails and/or sidewalks in conjunction with roads and stream valleys as indicated by the Countywide Trails Plan.

Policy e. Provide sidewalks and/or trails which link residential concentrations with transit stations, mixed-use Centers, shopping districts, recreational facilities, and major public facilities, and provide for pedestrian circulation within mixed use centers.”

PLAN MAP: Mixed Use

ANALYSIS

Land Use

The proposal to introduce multi-family residential development as an integrated component of the Lorton Town Center remains in conformance with the Comprehensive Plan. The addition of a mid-rise multi-family building which is proposed to be oriented to the Town Center will further the Plan goal to attain the "Town Center" concept with a more dynamic activity cycle and mix of uses. The layout, design and urban scale of the proposed multi-family building provides an



appropriate transition from the lower intensity recreation and residential uses to the south. The architecture, building materials, landscaping and general design theme as shown in the "Lorton Town Center Design Guidelines" booklet establish the integration of the proposed multi-family building with the office and retail component of the Town Center. The deletion of the land area from the Town Center for the purpose of rezoning to the PDH-5 District for development of 250 multi-family units is partially off-set with the addition of Parcel 27 as part of the Town Center. The addition of this parcel and the applicant's proposal to construct a trail connecting the Town Center area through Parcel 27 to another major trail system to the west is highly desirable. The proposed development intensity and residential density remain consistent with the Plan guidance for the Lorton Town Center Development.

Issue: Phasing Much of the residential development in Lorton Town Center is either completed or under construction. The commercial uses to be developed in the Town Center are needed to support the growing residential community. The draft proffers indicate that the first phase of development will include the residential, retail and commercial buildings located south of the VRE access. Staff believes that a stronger commitment to construct the non-residential elements of the Town Center in the first phase of development prior to any additional residential uses should be provided.

Issue: Design The applicant has prepared and submitted detailed design guidelines for the Lorton Town Center. It would be desirable for the applicant to clarify and confirm the applicant's commitment to develop in accordance with the proposed design guidance. It is further noted that the applicant provides design concepts for the proposed signage. While the design booklet provides general guidance regarding the quality and style of signs, it should be clarified that the development is required to adhere to the Zoning Ordinance with respect to number, size and location of signs, absent the approval of a Comprehensive Sign Plan.

Environment

Issue: EQC/RPA The initial CDP/FDP submission featured a design, which intruded into portions of the delineated EQC and RPA areas. Furthermore, a portion of the RPA was previously disturbed with a temporary grading easement to re-locate utility lines in the area adjacent to Building C. The current submission has modified the design so that the buildings do not encroach into the RPA/EQC. Furthermore, the applicant has indicated a willingness to replant and restore the disturbed RPA/EQC areas. It is recommended that the applicant commit to working with the Urban Forester and DPWES to design and implement a restoration plan that features native trees, shrubs and ground cover. Native grasses, tree seedlings and whips (2-4 feet in height) should be incorporated into the re-vegetation plant schedule. Restoration of the area should include measures to minimize loss through predation and a commitment to maintain the area as undisturbed to ensure that the area returns to a natural state. It would be desirable to identify all areas of restoration on the CDP/FPD. It should be noted that portions of the proposed trail are shown to be located within portions of the EQC/RPA, which is acceptable. It would be desirable for the applicant to work with the Urban Forester and DPWES to design the trail to minimize disturbance and to restore vegetation along the edges of the trail easement where determined feasible and appropriate.

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Issue: Tree Preservation The previously approved development plan did not provide for any tree preservation adjacent to the recreation center, the area that is currently depicted at the south side of the proposed multi-family residential building. The current CDP/FDP has shifted the building northward to provide a setback of 50 feet. The draft proffers refer to the inset on the Landscape Plan (Sheet 5) which identifies several trees, which are proposed to be saved. It is recommended that the applicant work with the Urban Forester and DPWES to implement a tree preservation plan with appropriate limits of clearing and grading in order to protect the trees along the southern portion of the site. The Urban Forestry comments dated April 16, 2002 also identify other potential areas where preservation of trees and uncommon plant species are located, particularly at the northern edge of the parking lot adjacent to Building H. In order to address these comments, design revisions, which reduce parking spaces and/or shift the building, are recommended.

Issue: Lighting. Based on the proposal to add residential units in a closely integrated manner with the commercial town center, quality lighting to maintain a safe ambient night time environment becomes increasingly important. Therefore, lighting within the proposed development should not add to nighttime light pollution and glare but should be of high quality and efficiency. Full cut-off lighting should be provided for all lighting fixtures including lighting for common areas as well as for all street lighting, pedestrian lighting and any security lighting which may be provided. Up-lighting for design elements such as signs, landscaping or architectural illumination is strongly discouraged. The applicant is encouraged to choose luminaires for all street lighting which will be fully cut-off to ensure that no glare projects above the horizontal plane. Guidance for good lighting practices may be found in the handbook entitled "Lighting for Exterior Environments" by the *Illuminating Engineers Society of North America* (IESNA) also referred to as RP- 33.

BGD: DMJ



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 1996-MV-037)
3-4 (RZ 2002-MV-002)

SUBJECT: PCA/FDPA 1996-MV-037-6, RZ 2002-MV-002; South Station,
LLC
Land Identification Map: 107-2 ((1)) 43, 44, 48

DATE: April 16, 2002

Comments by the Department of Transportation (FCDOT) regarding the subject application are noted below. These comments are based upon a generalized development plan (GDP) revised to April 5, 2002, made available to this department.

- The applicant should establish an additional pedestrian connection between the VRE station site and the retail development. This access should be provided on the southern end of the VRE site. A cross easement may need to be established for this pedestrian connection.

AKR/MAD

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





COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

RAY D. PETHEL
INTERIM COMMISSIONER

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

March 5, 2002

Ms. Barbara A. Byron
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22033

Re: RZ 2002-MV-002, PCA 1996-MV-037-6, FDP A 1996-MV-037-3, South Station,
LLC
Tax Map No.: 107-2 ((1)), pt. 43

Dear Ms. Byron:

This office has reviewed the referenced applications and we support their approval with the following provision:

1. The applicant should provide traffic volumes for the mainline of Lorton Station Boulevard and trip generation at each entrance so that the sufficiency of the left turn bays can be evaluated.

If I may provide any additional information, please do not hesitate to contact me at (703) 383-2424.

Sincerely,

A handwritten signature in black ink, appearing to read "Jorg Huckabee-Mayfield".

Jorg Huckabee-Mayfield
Transportation Engineer Senior

c: Ms. Angela Rodeheaver

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FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Mary Anne Godfrey, Senior Staff Coordinator **DATE:** April 16, 2002
Zoning Evaluation Division, DPZ

FROM: Jessica G. Strother, Urban Forester 
Urban Forestry Division, OSDS

SUBJECT: Lorton Town Center, PCA 1996-MV-037-2, RZ 2002-MV-002

RE: Your request received on February 27, 2002

This review is based upon the Conceptual/Final Development Plan Amendment (CDP/FDPA) stamped as received by the Department of Planning and Zoning (DPZ) on April 5, 2002. The Existing Vegetation Map (EVM) is stamped as received by DPZ on November 30, 2001. The draft proffers dated April 2, 2002 were included.

Site Description: The PDC/PDH-5 portion of the Lorton Town Center is a partially forested tract that is 24.08 acres in size and contains a portion of a Resource Protection Area (RPA) and an Environmental Quality Corridor (EQC) in the southwestern third of the site. The RPA and EQC contains an early successional and sub-climax bottomland forest that consists of sycamore, Eastern red cedar, oak species, and sweet gum. Outside of the RPA and EQC the southern half of the site is mostly open and contains an existing construction trailer yard and early successional vegetation that consists of Virginia pine, Eastern red cedar, and black locust. The northern portion of the site also contains an early successional to sub-climax bottomland forest. The exception is that some of the trees are larger in diameter and portions of this area contain a forested wetland, with some unique plant species, one of which may be on Virginia's list of state threatened and endangered plant species.

1. **Comment:** The Existing Vegetation Map (EVM) and the CDP/FDPA do not reflect an accurate existing tree line in the following areas: 1) both area "A" segments are cleared within 75 feet of the access road to the VRE station, and 2) portions of the RPA and EQC have been cleared for utility lines and other construction related activity.

Recommendation: The EVM should be revised to reflect an accurate existing tree line.

2. **Comment:** The proposed sidewalk/trail is shown to be located mostly within the RPA and EQC. The RPA and EQC areas have been substantially cleared and damaged from utility installation, construction activities, and other human activities. The location of the sidewalk/trail within the RPA and EQC will further reduce the amount of tree cover and the integrity of these areas.

Lorton Town Center



Recommendation: The CDP/FDPA should be revised to show the sidewalk/trail located outside of the RPA and EQC, with the exception of the portion of the trail that is directed to, and crosses under, the RF& P railroad. The Applicant should provide commitment in the form of a proffer to address the location of the trail.

3. **Comment:** The limits of clearing and grading on the CDP/FDPA show portions of the RPA cleared in the area to the west of building C, and to the west of the parking lot south of building C. Additionally, the area in the far southern portion of the site is shown to be cleared, but on sheet 5 of 12 (landscape plan) this area is shown as a "possible tree save area."

Recommendation: The limits of clearing and grading on the CDP/FDPA should be revised to not show the RPA areas cleared. The CDP/FDPA should be revised to eliminate the possible tree save area, and either show this area preserved with limits of clearing and grading establishing an undisturbed area, or show this area removed.

4. **Comment:** It appears that the proposed street trees and supplemental landscaping may be located within existing easements and the VDOT right-of-way. There are existing utilities and associated easements located along Lorton Station Boulevard and along the spur road from the Boulevard leading to the VRE Station that have not been shown. Additionally, the VDOT right-of-way delineation should be reflected.

Recommendation: The CDP/FDPA should be revised to show all existing and proposed utilities, as well as the VDOT right-of-way delineation. Additionally, the revision should include any landscaping and infrastructure that may need to be shifted back into the site to avoid easements and the VDOT right-of-way.

5. **Comment:** A portion of the RPA on sheet 5 of 12 of the CDP/FDPA is shown to be replanted with a woody seed mix. It is preferable to have this area be planted with native tree seedlings and whips. Additionally, there are several areas adjacent to existing utility easements within the RPA and EQC that have been damaged and used as access for vehicular and foot traffic to Pohick Creek. These areas should be reforested and restored.

6. **Recommendation:** Eliminate the note on the CDP/FDPA referring to replanting the RPA with a woody seed mix. Obtain a commitment from the Applicant to provide a reforestation plan for all areas that have been overcleared and or damaged within the

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RPA. Recommended proffer language is found in the recommended revisions to the draft proffers which follows on page four.

7. **Comment:** The tree cover calculations and interior parking lot landscaping have not been provided. These requirements will be affected by the new PFM requirements for vegetation preservation and planting, Section 12, which becomes effective on April 15, 2002. Any construction plan submitted for this site after April 15, 2002, and not approved by July 15, 2002, will need to address the new requirements.

Recommendation: The CDP/FDPA should be revised to not only provide tree cover and interior parking lot landscaping calculations, but be designed in accordance with the new requirements in Section 12 of the PFM. Areas that will need particular attention include: changes in credit for trees to be preserved, changes in tree cover credit for the RPA, changes in tree species selection, and spacing requirements for all landscaping within and or adjacent to parking lots.

8. **Comment:** The northern end of the parking lot will require removal of some environmentally sensitive forest cover and habitat which contains several species of uncommon plants such as high and low bush blueberry (*vaccinium*) and several species of native azaleas (*rhododendron*). Additionally, it is noted that the number of parking spaces for the overall parking lot throughout the site are in excess by 139 spaces of the total number required.

Recommendation: A portion of the far northern parking lot adjacent to building H should be either be eliminated and or shifted to other areas of the site. The location of the sensitive forest cover and habitat should be field located in conjunction with the Urban Forestry Division and preserved. It is noted that this area is contiguous to the county owned stormwater management pond that is currently not planned for development. The CDP/FDPA should be revised to show this area undisturbed and not cleared. A commitment in the form of a proffer from the Applicant to preserve this area and establish an easement to protect it should be obtained.

Comments on Draft Proffers

1. Draft proffer 4 heading that states: Tree Save/Clearing and Grading, should be revised to read: Tree Preservation.
2. In lieu of draft proffer 4a and 4b, the following proffers are recommended:

Lorton Town Center



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- a. "Development of the application property shall be in substantial conformance with the Conceptual/Final Development Plan Amendment prepared by Dewberry and Davis Inc, dated _____. In order to preserve and protect the EQC, and minimize further impacts to the RPA, the limits of clearing and grading shall strictly conform to the limits as shown on the CDP/FDPA, subject to installation of only those utilities which cannot be reasonably accommodated elsewhere on the site as determined by the Urban Forestry Division and approved by the Director, Department of Public Works and Environmental Services."
 - b. " All trees shown to be preserved on the CDP/FDPA shall be protected by tree protection fencing. Tree protection fencing shall consist of four foot high, 14 gauge welded wire attached to 6-foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart. Tree protection fencing shall be installed prior to any work being conducted on the site, and placed at all limits of clearing and grading. The fencing shall be made clearly visible to all construction personnel."
3. Draft proffer 5a and 5b should be revised to read: " A landscape plan and a reforestation plan shall submitted as part of the first site plan submission, and shall be reviewed and approved by the Urban Forestry Division. The reforestation plan shall address reforesting of all areas previously cleared and damaged within the RPA and EQC areas, and shall incorporate native grasses, and native tree seedlings and whips (2-4 feet in height) in the plant schedule. The reforestation plan shall include, but not be limited to information regarding the timing, methods of installation, and long term maintenance commitments to ensure establishment."
4. (New Draft Proffer) It is recommended that the Applicant coordinate with the Urban Forestry Division to develop a proffer which can be utilized to protect the state threatened and endangered and unique plant species in the far northern portion of the site.

JGS/

UFDID# 02-1610

cc: Denise James, Land Use Planner, E&DRB, DPZ
Mary Anne Welton, Environmental Planner, E&DRB, DPZ
RA File

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FAIRFAX COUNTY WATER AUTHORITY

8570 EXECUTIVE PARK AVENUE – P.O. BOX 1500

MERRIFIELD, VIRGINIA 22116-0815

PLANNING AND ENGINEERING DIVISION
C. DAVID BINNING, P.E., DIRECTORTELEPHONE
(703) 289-6325FACSIMILE
(703) 289-6382

February 4, 2002

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

Re: RZ 01-MV-002
PCA 96-MV-037-06
FDPA 96-MV-037-06
Water Service Analysis

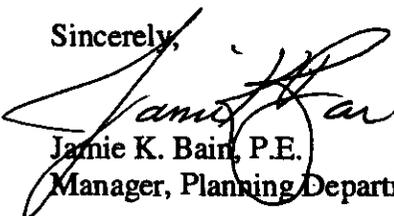
Dear Ms. Byron:

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

1. The property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from existing 12 & 8-inch water mains located at the property. See the enclosed property map. The Generalized Development Plan has been forwarded to Plan Control for distribution to Engineering Firm.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact me at (703) 289-6302.

Sincerely,

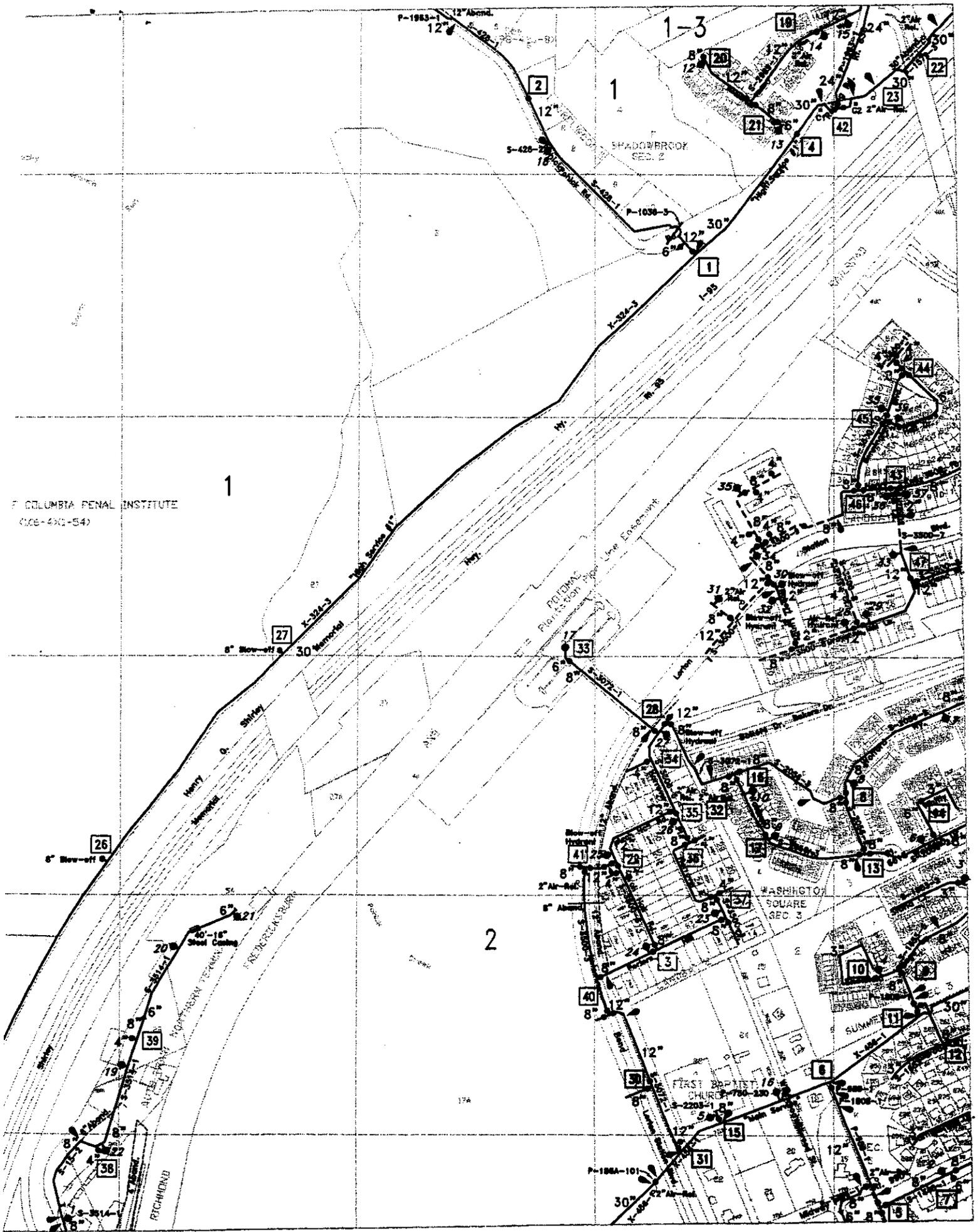


Jamie K. Bair, P.E.
Manager, Planning Department



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COLUMBIA PENAL INSTITUTE
(106-490-54)

SHADDERBROOK
SEC. 2

FOOTWAYS
Plantation

WASHINGTON
SQUARE
SEC. 3

FIRST BAPTIST CHURCH
16
CHURCH 700-230

RICHMOND

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FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

January 24, 2002

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ
2002-MV-002, PCA 1996-MV-037-06 and FDPA 1996-MV-037-06

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 #19, Lorton.
2. After construction programmed for FY 20__, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:

- a. currently meets fire protection guidelines.
- b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
- c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
- d. does not meet current fire protection guidelines without an additional facility. The application property is _____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

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FAIRFAX COUNTY PARK AUTHORITY
MEMORANDUM

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

FROM: *Lynn S. Tadlock*, Director *Kirk HOLLAY FOR*
 Planning and Development Division

DATE: June 3, 2002

SUBJECT: RZ 2002-MV-002 (w/ PCA/FDPA 1996-MV-037-06)
 South Station, L.L.C.
 Loc: 107-2((1)) 43 pt., 44 pt., 48 pt., 27

BACKGROUND

The Fairfax County Park Authority (FCPA) staff has reviewed the proposed Development Plan dated May 15, 2002 for the above referenced application. FCPA previously provided comments on an earlier version of this plan in a memo dated February 25, 2002. This report supercedes the earlier memo.

The Development Plan shows 251 new proposed dwelling units on approximately 20.83 acres. The proposal will add approximately 430 residents to the current population of Mount Vernon District.

COMPREHENSIVE PLAN CITATIONS
1. Park Services and New Development (The Policy Plan, Parks and Recreation Objective 4, p. 180)

“Maximize both the required and voluntary dedication, development, and renovation of lands and facilities for parks and recreation to help ensure an equitable distribution of these resources commensurate with development throughout the County.

Policy a: Provide neighborhood park facilities on private open space in quantity and design consistent with County standards; or at the option of the County, contribute a pro-rata share to establish neighborhood park facilities in the vicinity;...



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Policy b: Mitigate the cumulative impacts of development which exacerbate or create deficiencies of Community Park facilities in the vicinity. The extent of facilities, land or contributions to be provided shall be in general accordance with the proportional impact on identified facility needs as determined by adopted County standards. Implement this policy through application of the Criteria for Assignment of Appropriate Development Intensity.”

2. Park Protection (The Policy Plan, Parks and Recreation Objective 3, p. 179)

Policy a: “Protect park resources from the adverse impacts of development on nearby properties.”

ANALYSIS AND RECOMMENDATIONS

FCPA concerns are largely the same as identified in our earlier report. Issues include dedication of funds, encroachments to the RPA, and stream protection. As a result of the applicant’s addition of parcel 27, there is one new issue, dedication of lands to the Park Authority.

The applicant’s most recent revision now indicates that parcel 27 is part of this application. A note on the Plan indicates that parcel 27 will be dedicated for park purposes. Any debris or waste currently on the parcel should be removed prior to dedication.

Proffer #13 states that “Upon request, Parcel 27... will be dedicated to the Board of Supervisors for park purposes.” This proffer language should be changed. In accordance with the December 11, 2000 BOS resolution, “park, recreation or open space should be deeded directly to the Fairfax County Park Authority without first being deeded to the Board”. The proffers should be revised to dedicate the land directly to the FCPA and a note indicating such should be added to the Development Plan.

The residents of this development will need access to outdoor recreational facilities. Typical recreational needs include playground/tot lots, basketball, tennis and volleyball courts and athletic fields. Based on the Zoning Ordinance Section 16-404, the applicant shall provide \$955 per non-ADU (affordable dwelling unit) residential unit for outdoor recreational facilities to serve the development population. With 251 non-ADUs proposed, the cost to develop outdoor recreational facilities is \$239,705. The Development Plan shows one swimming pool that can be credited toward the cost to provide recreational facilities. If the pool costs less than \$239,705, the applicant should dedicate the difference to the FCPA.



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Designated limits of clearing along the southwest portion of the site appear to impact the Resource Protection Area (RPA). FCPA recommends that the clearing limits be revised to be located completely outside of the RPA.

Runoff from the site will flow into Pohick Creek. Pohick Creek has been cited in two Fairfax County documents as having substantially degraded biological and habitat integrity, (Stream Protection Strategy Baseline Study, 2001), and as exhibiting erosion problems (Master Plan for Flood Control and Drainage Pro Rata Share Projects, 1996). The County has documented the need for a stream channel stabilization project along Pohick Creek approximately one mile downstream from this site (stream stabilization project PC201).

Most of the Pohick Watershed, including the reach of the Pohick that will be affected by this development, is classified as a Watershed Restoration Level II area by the 2001 Fairfax County Stream Protection Strategy (SPS) Baseline Study. The primary goals for Level II streams are to maintain areas to prevent further degradation and to improve water quality. The SPS recommends that infill development similar to this one use Low Impact Development (LID) or other innovative SWM/BMP techniques that would lead to improvements in the downstream environment. In particular, SPS recommends that the focus for this area be on mitigating erosion problems. Staff recommends that the applicant implement LID and/or other innovative SWM/BMP techniques on this site in accordance with the County's Stream Protection Strategy.

cc: Kirk Holley, Manager, Planning and Land Management Branch
Marjorie Pless, Naturalist, Resource Management Division
Allen Scully, Plan Review Team, Planning and Land Management Branch
File Copy



Date: 6/18/02

Case # RZ-2002-MV-002

Map: 107-2

PU 1149

Acreage: 4.38

Rezoning

From : PDC To: PRM

TO: County Zoning Evaluation Branch (DPZ)

FROM: FCPS Facilities Planning (246-3609)

SUBJECT: Schools Impact Analysis, Rezoning Application

The following information is submitted in response to your request for a school impact analysis of the referenced rezoning application.

- I. Schools that serve this property, their current total memberships, net operating capacities, and five year projections are as follows:

School Name and Number	Grade Level	9/30/01 Capacity	9/30/01 Membership	2002-2003 Membership	Memb/Cap Difference 2002-2003	2006-2007 Membership	Memb/Cap Difference 2006-2007
Saratoga 1354	K-6	835	910	952	-117	1062	-227
Key 1161	7-8	875	848	925	-50	992	-117
Lee	9-12	1850	1845	1925	-75	2211	-361

- II. The requested rezoning could increase or reduce projected student membership as shown in the following analysis:

School Level (by Grade)	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Student Increase/Decrease	Total Students
		Units	Ratio	Students		Units	Ratio	Students		
K-6	GA	251	X.164	41	PDC			0	41	41
7-8	GA	251	X.037	9	PDC			0	9	9
9-12	GA	251	X.071	18	PDC			0	18	18

Source: Capital Improvement Program, FY 2002-2006, Facilities Planning Services Office

Note: Five-year projections are those currently available and will be updated yearly. School attendance areas subject to yearly review.

Comments

Enrollment in the schools listed (Saratoga Elementary, Key Middle, Lee High) is currently projected to be near or above capacity.

The 68 students generated by this proposal would require 2.72 additional classrooms (68 divided by 25 students per classroom). Providing these additional classrooms will cost approximately \$952,000 based upon a per classroom construction cost of \$350,000 per classroom.

The foregoing information does not take into account the potential impacts of other proposals pending that could affect the same schools.



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 planned development district, the bulk regulations and landscaping and screening



FAIRFAX COUNTY ZONING ORDINANCE

provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

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.

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GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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

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