



APPLICATION ACCEPTED: April 10, 2012
PLANNING COMMISSION: October 4, 2012
BOARD OF SUPERVISORS: October 16, 2012 at 3:30 PM

County of Fairfax, Virginia

September 19, 2012

CRA

STAFF REPORT

RZ/ FDP 2012-PR-009

PROVIDENCE DISTRICT

APPLICANT: Prosperity Metro Plaza of Virginia, LLC

PRESENT ZONING: PDC and PRM

REQUESTED ZONING: PDC

PARCEL(S)/ ACREAGE: 49-1 ((13)) 19B pt (Existing Site): 3.47 acres
49-1 ((13)) 19B pt (Vacated ROW): 0.25 acres
3.72 acres

FAR: 1.4 FAR

OPEN SPACE: 20%

PLAN MAP: Office Use with Support Retail

RZ PROPOSAL: The applicant seeks to rezone the subject property from the PDC and PRM Districts to the PDC District to allow an increase in the existing gross square footage of development from 309,160 to 361,440 square feet (which would increase the FAR from 1.25 to 1.4) and to permit a potential increase in height of one or both existing office buildings from approximately 100 feet to a maximum of 135 feet. As part of this request, the applicant seeks to add 10,855 square feet of land to the current site, (which currently functions as a cul-de-sac for Dorr Avenue and is proposed to be vacated and abandoned by the Fairfax County Board of Supervisors to allow for an extension of Dorr Avenue north to Prosperity Avenue.)

William O'Donnell

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2012-PR-009 subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval FDP 2012-PR-009 subject 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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application. For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

N:\ZED\Rezoning\ RZ 2012-PR-009 Prosperity Metro\reports\RZ 2012-PR-009 Prosperity Metro Report Cover.doc



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

Rezoning Application

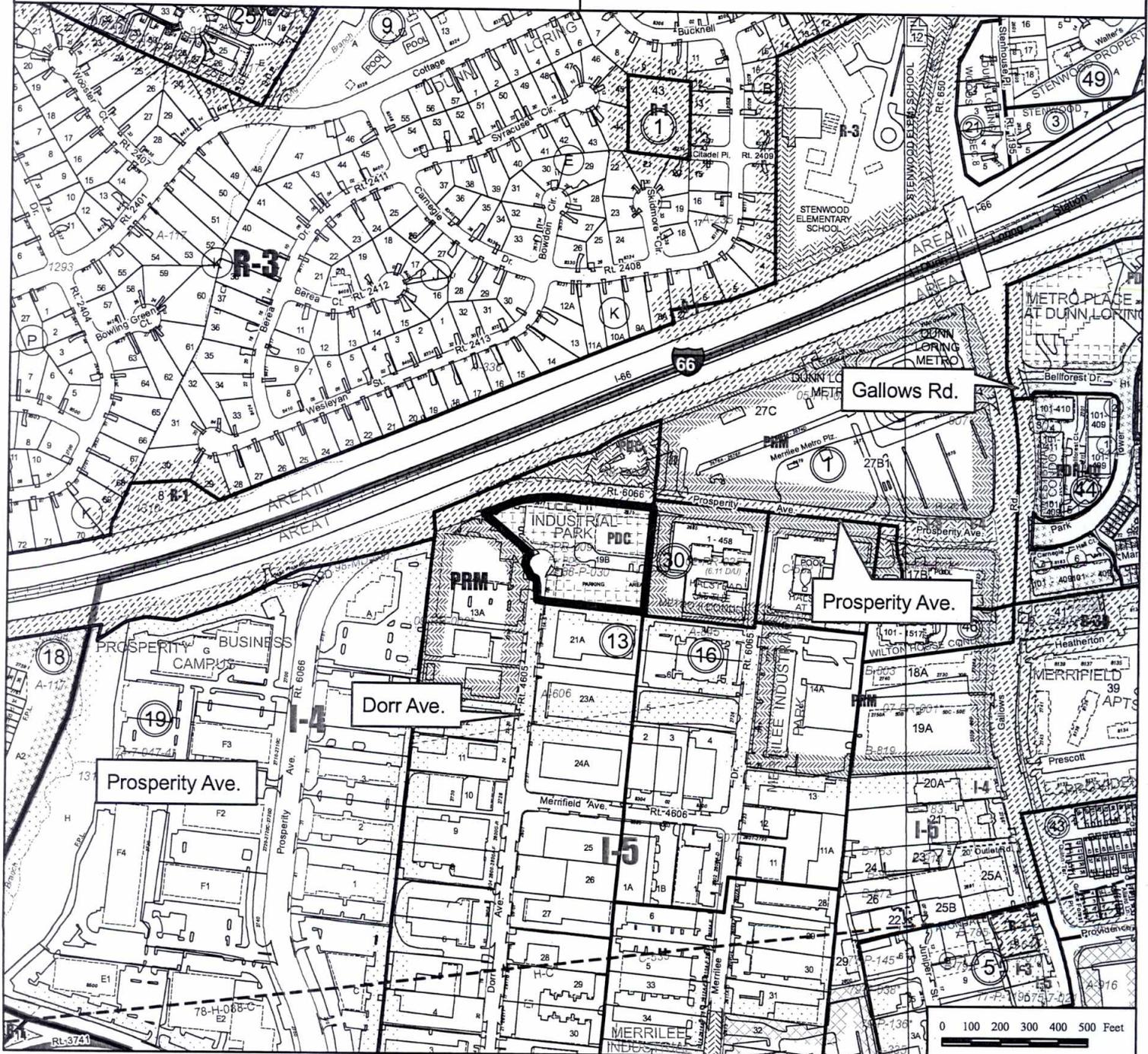
RZ 2012-PR-009

Applicant: PROSPERITY METRO PLAZA OF VIRGINIA, LLC
Accepted: 04/10/2012
Proposed: COMMERCIAL
Area: 3.72 AC OF LAND; DISTRICT - PROVIDENCE ZIP - 22031
Located: NORTH AND EAST OF THE NORTHERN TERMINUS OF DORR AVENUE AND SOUTH OF PROSPERITY AVENUE
Zoning: FROM PDC TO PDC, FROM PRM TO PDC
Overlay Dist: CRA
Map Ref Num: 049-1- /13/ /0019B pt.

Final Development Plan

FDP 2012-PR-009

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Overlay Dist: CRA
Map Ref Num: 049-1- /13/ /0019B pt.



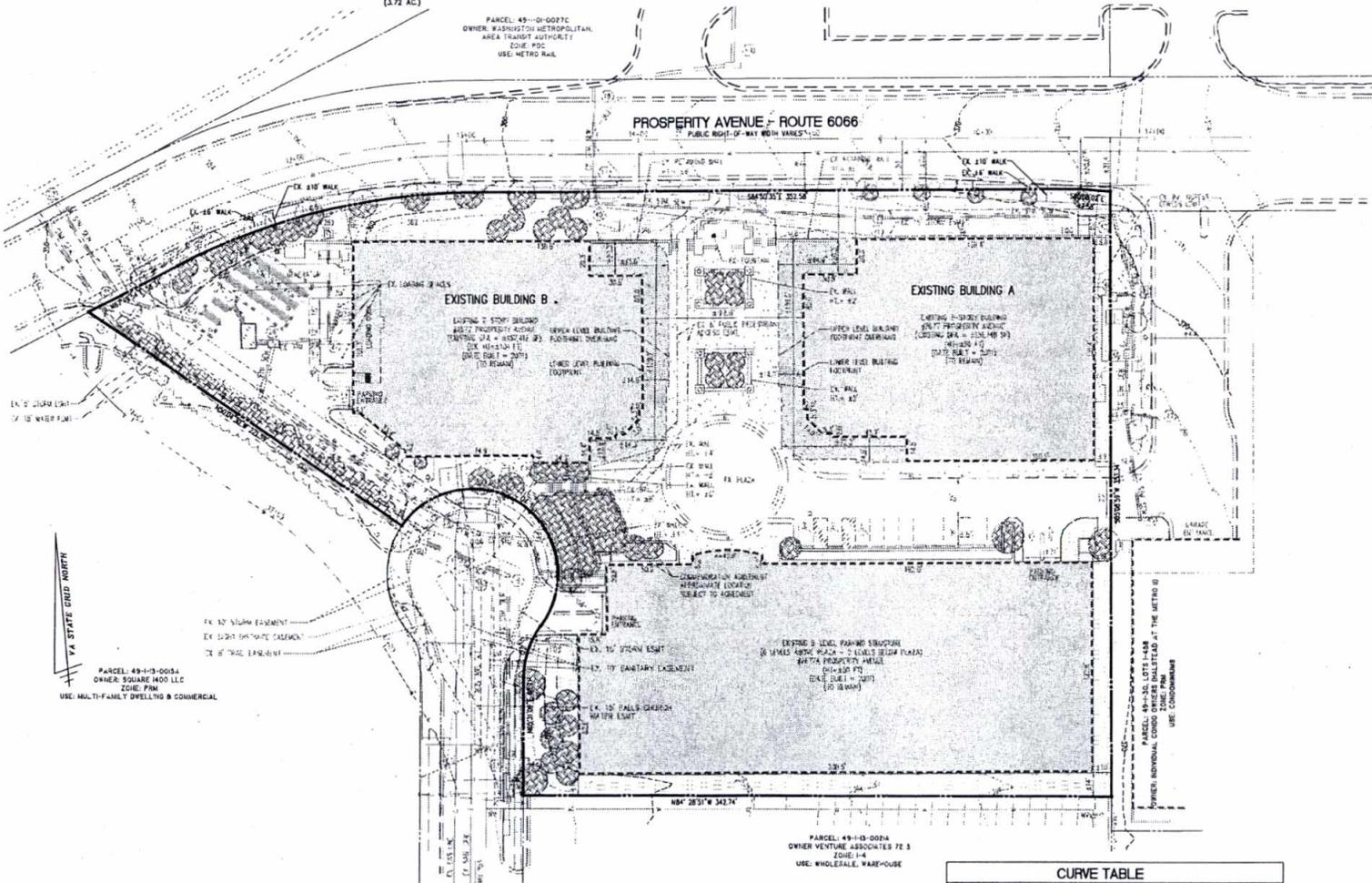
LEGEND

- AC AIR CONDITIONER
- AL AREA LIGHT
- CO CLEANOUT
- CP CONTROL PANEL
- CTV CABLE TELEVISION VAULT
- DB DEED BOOK
- EGM EASEMENT
- EST ELECTRICAL STUB
- G GAS
- FT FUEL TANK
- GEN GENERATOR
- GRS GROUND LIGHT
- IPF IRON PIPE/PI FOUND
- LFW LANDSCAPING WALL
- RF MAIL FOUND (PROPERTY CORNER)
- RF MAIL FOUND (FORMERLY)
- R PLASTER
- POB POINT OF BEGINNING
- PG PAGE
- PIF MAIL FOUND (PROPERTY CORNER)
- RF REBAR (IRON PIPE FOUND)
- SM SANITARY SEWER MANHOLE
- ST STORM STRUCTURE
- V VENT SHAFT
- WM WATER METER
- WSP WATER STANCHION
- WW/WV WATER VALVE(S)
- CL CURB AND GUTTER
- LI LIGHT
- AW AWAY WIRE
- OW OVERHEAD WIRE
- ET ELECTRIC TRANSFORMER
- UL UNDERGROUND UTILITY POLE
- UG UNDERGROUND GAS LINE
- WL WATER LINE

EXISTING VEGETATION MAP INFORMATION					
COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ADREAGE	COMMENTS
LANDSCAPED TREE CANOPY	OAK, MAPLE, DRAPEWYLL, PINE	N/A	FAIR TO GOOD	11,562 SF (0.27 AC)	
DEVELOPED LAND	BUILDINGS, PARKING AREAS, WALKS, ETC.	N/A	N/A	129,908 SF (2.98 AC)	
MAINTAINED GRASSLANDS	LANDSCAPED AREAS, ATHLETIC FIELD	N/A	N/A	20,685 SF (0.47 AC)	

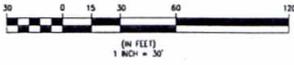
TOTAL SITE AREA: 162,155 SF (3.72 AC)

PARCEL 49-01-0077C
OWNER: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
ZONE: FDC
USE: METRO RAIL



PARCEL 49-1-3-0018A
OWNER: SQUARE 400 LLC
ZONE: PM
USE: MULTI-FAMILY DWELLING & COMMERCIAL

PARCEL 49-1-3-0018A
OWNER: VENTURE ASSOCIATES FE 3
ZONE: I-4
USE: WHOLESALE WAREHOUSE



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	30.00'	158.43'	182.77°	2328.27'	89.88'	N85°52'45"W
C2	30.00'	31.17'	85.50°	18.85'	31.85'	S23°27'00"W
C3	377.00'	129.80'	2739.31'	91.64'	178.95'	N87°52'42"E

EXISTING CONDITIONS / EXISTING VEGETATION MAP

PROSPERITY METRO
2675 & 2677 PROSPERITY AVENUE
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
 INCORPORATED
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS • ARBORISTS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 352-4183 Fax (703) 331-1301
 www.WLPHillips.com



NO.	DESCRIPTION	APPROVED BY		DATE
		DATE	DATE	

LEGEND

- PROPOSED CATEGORY IV DECIDUOUS TREE
- PROPOSED CATEGORY IV DECIDUOUS TREE (COUNTED TOWARDS INTERIOR PARKING LOT LANDSCAPING)
- PROPOSED CATEGORY II EVERGREEN TREE
- PROPOSED CATEGORY II DECIDUOUS TREE
- PROPOSED SHRUBS
- EXISTING VEGETATION (COUNTED TOWARDS TREE COVER)

TREE COVER CALCULATIONS

TOTAL SITE AREA	162,155 SF
RIGHT OF WAY DEDICATION	- 12,120 SF
ADJUSTED SITE AREA	146,035 SF
% REQUIRED	10.8%
TREE COVER REQUIRED	156,804 SF
TREE COVER PROVIDED (PLANTED)	3,000 SF
12 DECIDUOUS TREES (CATEGORY IV) @ 250 SF	3,000 SF
5 EVERGREEN TREES (CATEGORY II) @ 125 SF	625 SF
21 DECIDUOUS TREES (CATEGORY II) @ 100 SF	2,100 SF
EXISTING TREE COVERAGE	5,725 SF
18,525 x 1.25 = 23,156 SF	23,156 SF
TOTAL TREE COVERAGE PROVIDED	31,876 SF

INTERIOR PARKING LOT LANDSCAPING CALCULATION

TOTAL PARKING AREA	223,380 SF
PERCENT REQUIRED	5.8%
REQUIRED	11,100 SF
PROPOSED 4 CATEGORY IV TREES @ 250 SF	1,000 SF
EXISTING TREES	275 SF
PROVIDED	1,275 SF

TABLE 12.3

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

- PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM ENVU) 1082 SF
- PERCENTAGE OF BRUSH SITE AREA COVERED BY EXISTING TREE CANOPY: 1.8%
- PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 10%
- PERCENTAGE OF 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: 100%
- PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 100%
- HAS THE TREE PRESERVATION TARGET HITHERTO BEEN MET? YES

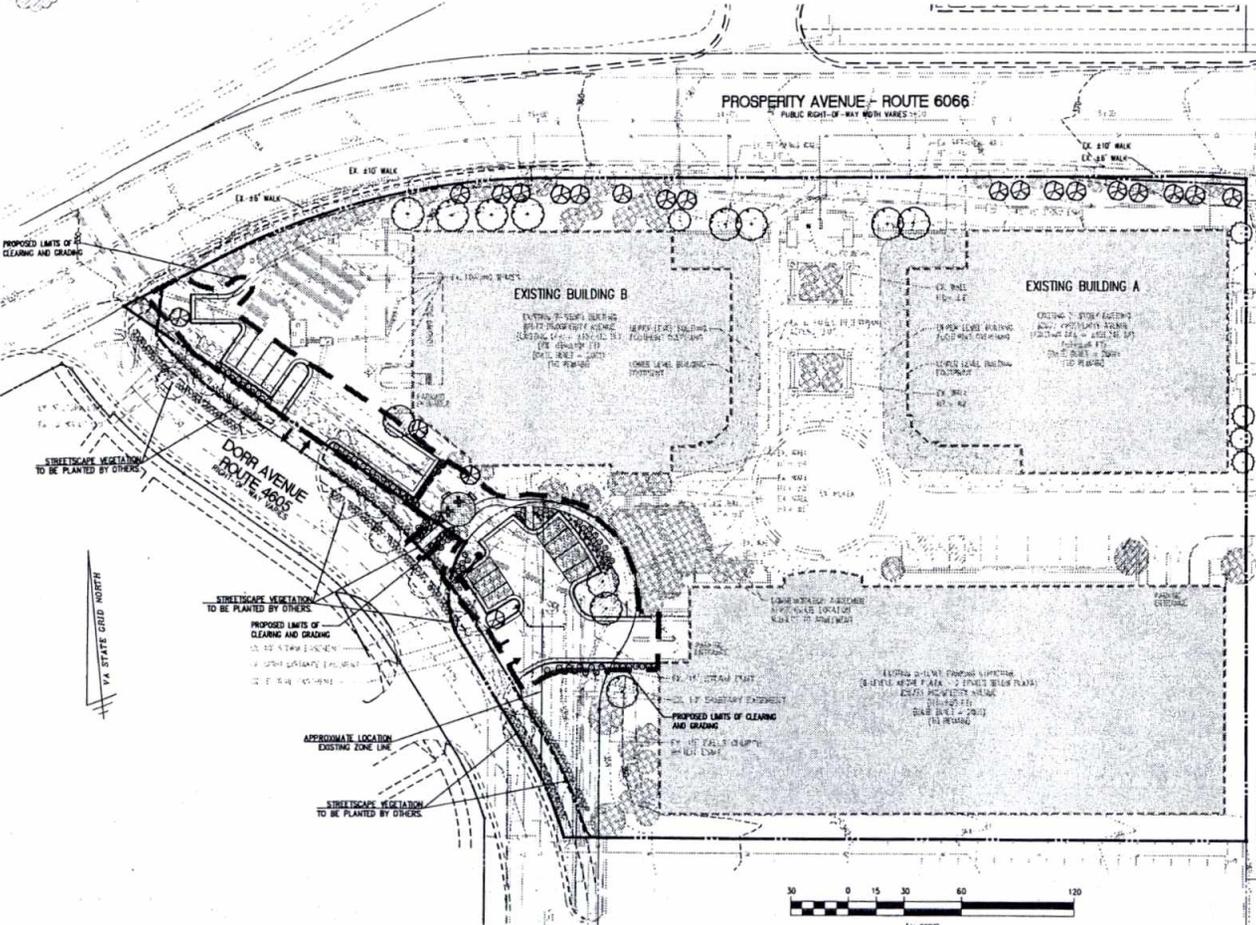


Table 12.10 10-year Tree Canopy Calculation Worksheet

Step	Totals	Reference
A. Tree Preservation Target and Statement		
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculation	SEE TABLE 12.9 for list of required elements and worksheet
B. Tree Canopy Requirements		
B1	Identify gross site area =	62,206 § 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	§ 12-0511.1B
B3	Subtract area of exemptions =	2,020 § 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 - B2) =	60,186
B5	Identify site's zoning district use	PDC
B6	Percentage of 10-year tree canopy required =	10% § 12-0510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	6,019
B8	Modification of 10-year Tree Canopy Requirements requested?	NO Yes or No
B9	If DR is yes, then list plan sheet where modification request is located	N/A Sheet number
C. Tree Preservation		
C1	Tree Preservation Target Area	1,041 SEE TABLE 12.5, THIS SHEET
C2	Total canopy area meeting standards of § 12-0400 =	8,908
C3	C2 x 1.25 =	11,135
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0
C5	C4 x 1.5 =	0
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0
C7	C6 x 1.5 to 1.0 =	0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0
C9	C8 x 1.0 =	0
C10	Total of C1, C5, C7 and C9 =	10,640
D. Tree Planting		
D1	Area of canopy to be met through tree planting (B7-C10) =	5,129
D2	Area of canopy planted for air quality benefits =	0
D3	x 1.5 =	0
D4	Area of canopy planted for energy conservation =	0
D5	x 1.5 =	0
D6	Area of canopy planted for water quality benefits =	0
D7	x 1.25 =	0
D8	Area of canopy planted for wildlife benefits =	0
D9	x 1.5 =	0
D10	Area of canopy provided by native trees =	0
D11	x 1.5 =	0
D12	Area of canopy provided by improved cultivars and varieties =	0
D13	x 1.25 =	0
D14	Area of canopy provided through tree seedlings =	0
D15	Area of canopy provided through native shrubs =	0
D16	Percentage of D14 represented by D15 =	0
D17	Total of canopy area provided through tree planting =	5,129
D18	Is an off-site planting credit requested?	NO Yes or No
D19	Tree Bank or Tree Fund?	N/A § 12-0512
D20	Canopy area requested to be provided through off-site banking or tree fund	N/A
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A
E. Total of 10-year Tree Canopy Provided		
E1	Total of canopy area provided through tree preservation (C10) =	10,640
E2	Total of canopy area provided through tree planting (D17) =	5,129
E3	Total of canopy area provided through off-site banking (D19) =	N/A
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	16,448

CONCEPTUAL LANDSCAPE PLAN
PROSPERITY METRO
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DATE: 05/22/2017 BY: R17/2017 SCALE: 1"=30'

PRELIMINARY BMP FACILITY DESIGN CALCULATIONS

THE EXISTING PROPERTY IS CURRENTLY AND ADEQUATELY SERVED BY BMP FACILITIES WHICH CONSIST OF THREE (3) VORTEXES WATER QUALITY DEVICES INSTALLED WHEN THE PROPERTY WAS PREVIOUSLY REDEVELOPED UNDER PLAN NUMBER 5171-01-27. WITH THIS PLAN, THE PROPERTY WILL BE REDEVELOPED AGAIN, THEREFORE, UNDER PPA SECTION 6-0401.2C, THE WATER QUALITY REQUIREMENT IS THAT THE PROPOSED PHOSPHOROUS LOAD AFTER REDEVELOPMENT SHALL NOT EXCEED THE EXISTING PHOSPHOROUS LOAD. THE FOLLOWING COMPUTATIONS DEMONSTRATE THAT THE SITE'S IMPERVIOUSNESS WILL BE REDUCED THEREBY REDUCING THE PHOSPHOROUS LOAD AND COMPLYING WITH THE WATER QUALITY REQUIREMENT.

SITE AREA = 3.72 AC.
EXISTING PERCENT IMPERVIOUS AREA = $3.07/3.72 \times 100 = 83\%$
POST-REDEVELOPMENT PERCENT IMPERVIOUS AREA = $2.99/3.72 \times 100 = 80\%$

WHILE THE PROPOSED REDEVELOPMENT PROJECT REQUIRES NO ADDITIONAL WATER QUALITY MEASURES, THIS PROJECT PROPOSES TO INSTALL PERMEABLE PAVERS (SECTION 1, WITHOUT MIXTURE) IN SOME OF THE PROPOSED NEW PARKING SPACES. THE COMPUTATIONS BELOW COMPUTE THE PHOSPHOROUS REMOVAL THAT WILL BE PROVIDED BY THE PERMEABLE PAVERS.

PART 1: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

SUBAREA DESIGNATION AND DESCRIPTION	"C" FACTOR	ACRES
(1)	(2)	(3)
A1 ONSITE DRAINAGE AREA TO PERMEABLE PAVEMENT AREAS #1 & 2	0.75	0.11

PART 2: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE (a) 3.72 ACRES

(B) WEIGHTED AVERAGE "C" FACTOR = 0.78

(SEE OVERALL SITE DRAINAGE SUMMARY, THIS SHEET)

PART 3: COMPUTE THE ADDITIONAL PHOSPHOROUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFF. (%)	AREA (AC)	"C" FACTOR RATIO	PRODUCT
(1)	(2)	(3)	(4)	(5)	(6)
A1	ONSITE DRAINAGE AREA TO PERMEABLE PAVEMENT AREAS #1 & 2	35	0.11/3.72	0.75/0.78	1.00%
(a) TOTAL =					1.00%

NOTE:
THIS SUMMARY IS PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF SITE PLAN.

BMP NARRATIVE

THE PROPOSED CONSTRUCTION IS CONSIDERED REDEVELOPMENT AS THERE IS LESS THAN A 20% INCREASE IN IMPERVIOUS AREA IN A PPA. THERE IS ACTUALLY A DECREASE IN IMPERVIOUS AREA. THE C-FACTOR DECREASES FROM 0.80 PRE-DEVELOPMENT TO 0.78 POST-DEVELOPMENT. THE EXISTING DEVELOPMENT IS CURRENTLY ADEQUATELY SERVED BY BMP MEASURES. THEREFORE, THE PHOSPHOROUS REMOVAL REQUIREMENT FOR THIS REDEVELOPMENT IS THAT THERE CAN BE NO INCREASE IN PHOSPHOROUS LOAD RESULTING FROM THE PROPOSED REDEVELOPMENT. WITH THE DECREASE IN IMPERVIOUS AREA AND THEREFORE PHOSPHOROUS LOAD, THE BMP REQUIREMENTS ARE MET WITHOUT THE NEED FOR ANY ADDITIONAL BMP MEASURES. HOWEVER, ADDITIONAL BMP FACILITIES ARE CURRENTLY PROPOSED ON THIS PLAN. PERMEABLE PAVERS ARE CURRENTLY PROPOSED THAT WILL REMOVE 1.00% PHOSPHOROUS IN ADDITION TO THE EXISTING SITE BMP FACILITIES AS SHOWN IN THE ABOVE COMPUTATIONS.

PRELIMINARY OVERALL SITE DRAINAGE SUMMARY

I. PRE-DEVELOPMENT:

A. TOTAL AREA = 3.72 AC
CONTRIBUTING AREAS:
3.07 AC @ 0.80 (IMPERVIOUS AREA ON-SITE)
0.65 AC @ 0.30 (GREEN AREA ON-SITE)
3.72 AC

B. WEIGHTED "C":

$$\frac{(3.07) (0.80) + (0.65) (0.3)}{3.72} = 0.80$$

C. TIME OF CONCENTRATION = 5 MIN.

D. RUNOFF: O2 = (0.80) (5.45) (3.72) = 16.22 CFS

O10 = (0.80) (7.27) (3.72) = 21.64 CFS

II. POST-DEVELOPMENT:

A. CONTRIBUTING AREAS:
2.99 AC @ 0.80 (IMPERVIOUS AREA ON-SITE)
0.73 AC @ 0.30 (GREEN AREA ON-SITE)
3.72 AC

B. WEIGHTED "C":

$$\frac{(2.99) (0.80) + (0.73) (0.30)}{3.72} = 0.78$$

C. RUNOFF: O2 = (0.78) (5.45) (3.72) = 15.81 CFS

O10 = (0.78) (7.27) (3.72) = 21.09 CFS

III. INCREASE:

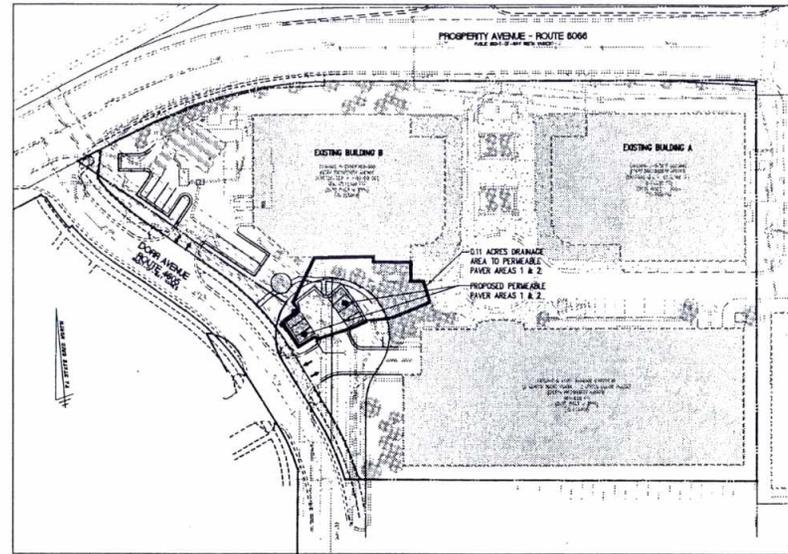
O2 = 15.81 - 16.22 = -0.41 CFS (DECREASE)

O10 = 21.09 - 21.64 = -0.55 CFS (DECREASE)

NOTE:
THIS SUMMARY IS PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF SITE PLAN.

SWM NARRATIVE

THE EXISTING DEVELOPED SITE HAS AN UNDERGROUND DETENTION FACILITY. THE ALLOWABLE RUNOFF PEAK RELEASE RATE FROM THE SITE WITH THE PROPOSED REDEVELOPMENT SHALL BE THE RELEASE RATE FROM THE SITE IN ITS CURRENT DEVELOPED CONDITION. THE 2-YEAR ALLOWABLE RELEASE RATE WILL BE 16.22 CFS AND THE 10-YEAR ALLOWABLE RELEASE RATE WILL BE 21.64 CFS. NO ADDITIONAL STORMWATER DETENTION IS REQUIRED BEYOND THE EXISTING FACILITY FOR THIS REDEVELOPMENT AS THE REDEVELOPED SITE HAS A LOWER C-FACTOR AND RUNOFF RATE THAN CURRENTLY EXISTS.



PLAN VIEW
SCALE: 1"=50'

STORMWATER MANAGEMENT CHECKLIST

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

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Viewers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing the application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (B-011.2 J & K),
Cluster Subdivisions (B-015.12 & 14),
Development Plans PRC Districts (B-302.3 & 4),
FCP P Districts (except PRC) (B-302.1F & 1G)

Special Exceptions (B-011.2 J & K),
Commercial Rehabilitation Districts (B-422.2A (1) & (14)),
PRC Plan (B-303.16 & 10),
Amendments (B-302.10F & 5)

1. Plot is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodates the stormwater management facility(ies), storm drainage pipe systems and outlet protection, silted spillways, access roads, site parking, energy dissipation devices, and stream stabilization measures as shown on sheet 2 (SEE DETENTION SHOWN ON SH. P-0501)
3. Provide EXISTING ONSITE UNDERGROUND DETENTION

Facility Name	On-site area served (acres)	Off-site area served (acres)	Discharge area (sq ft)	Footprint area (sq ft)	Storage Volume (cfs)	Height (ft)
Total						
4. Outlet drainage channels, outfalls and pipe systems are shown on Sheet P-0301
5. Pond fills and solid pipe systems are shown on Sheet N/A
6. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A.
Type of maintenance access used: surface (check on the plot) (insert permit, permit no.,)
7. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet P-0201, P-0401
8. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet P-0501
9. A description of the existing conditions of each numbered site outlet extended downstream from the site to a point which is at least 100 ft from the site area or which has a drainage area of at least one square mile (840 acres) is provided on Sheet P-0502
10. A description of how the outlet requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet P-0502
11. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an aerial survey or field run is provided on Sheet P-0201
12. A submission waiver is requested for N/A
13. Stormwater management is not required because PROPOSED RUNOFF WILL BE REDUCED BY REDUCING THE IMPERVIOUS AREA.

PRELIMINARY STORMWATER MANAGEMENT PLAN

PROSPERITY METRO
2675 & 2677 PROSPERITY AVENUE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Engineers • Surveyors • Planners
Landscape Architects • Arborists
WALTER L. PHILLIPS
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FAIRFAX, VA 22036
(703) 532-6168 Fax (703) 533-1301
www.WLPINC.com



NO.	DESCRIPTION	DATE (BY)	APPROVED (BY)

OUTFALL NARRATIVE

EXISTING CONDITIONS

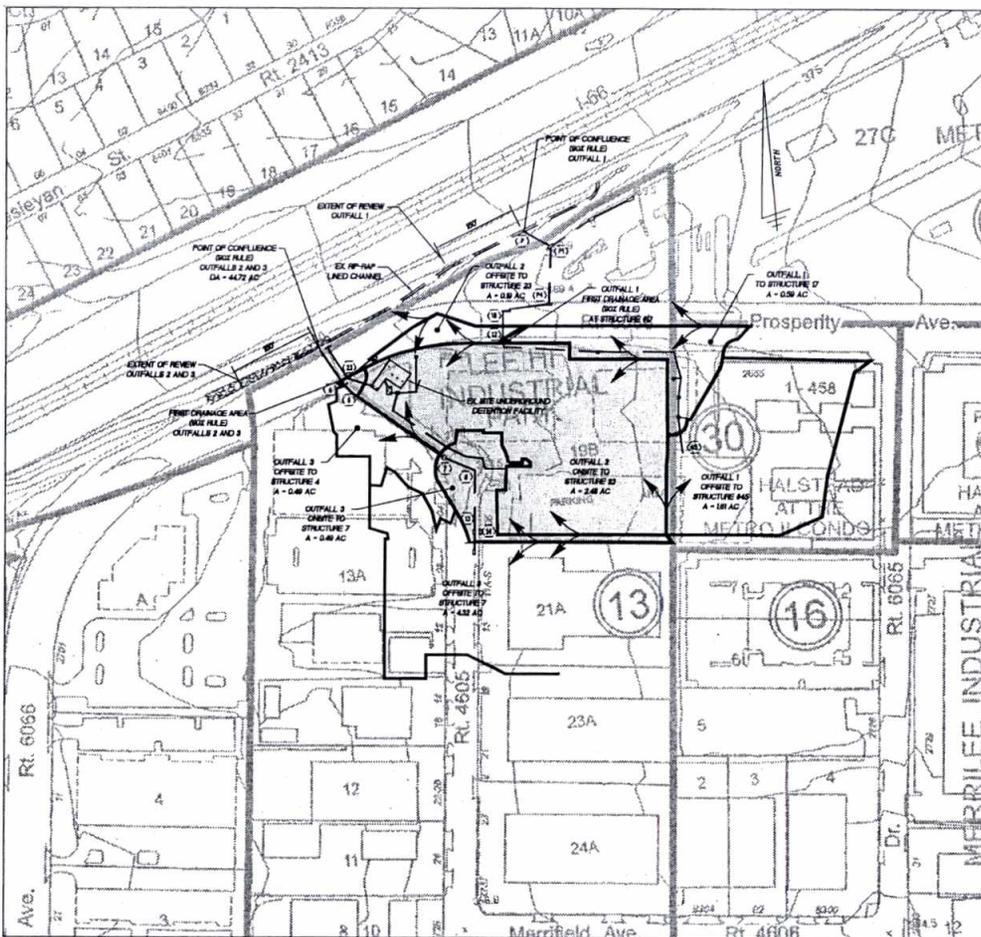
THE SITE IS CURRENTLY DEVELOPED AS AN OFFICE PARK WITH MOSTLY STRUCTURED PARKING. RUNOFF IS COLLECTED BY STORM DRAINS AND LEAVES THE SITE VIA THREE OUTFALLS. ALL OF WHICH CROSS UNDER PROSPERITY AVENUE TO THE NORTH AND NORTHWEST OF THE SITE. ALL THREE OUTFALL STORM SEWERS EMPTY INTO A RIPRAP LINED CHANNEL THAT FLOWS TO THE SOUTHEAST IN THE I-86 RIGHT-OF-WAY. THE SITE RUNOFF WHICH FLOWS TO OUTFALL 2, WHICH IS MOST OF THE SITE, IS ROUTED THROUGH AN UNDERGROUND DETENTION FACILITY LOCATED IN THE NORTHWEST CORNER OF THE PROJECT SITE BEFORE BEING RELEASED INTO A STORM SEWER SYSTEM THAT LEAVES THE SITE AND CROSSES UNDER PROSPERITY AVENUE. THE SITE RUNOFF TO THE OTHER TWO OUTFALLS LEAVES THE SITE UNDETAINED. REFER TO THE OUTFALL PLAN THIS SHEET.

PROPOSED CONDITIONS

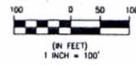
AFTER DEVELOPMENT THE RUNOFF FROM THE SITE WILL CONTINUE TO BE CONVEYED TO THE SAME THREE OUTFALLS AS CURRENTLY EXIST AS DESCRIBED ABOVE. THE OUTFALL 2 RUNOFF WILL CONTINUE TO BE ROUTED THROUGH THE EXISTING UNDERGROUND DETENTION FACILITY WITH NO CHANGES TO THE FACILITY. AS THERE WILL BE A NET INCREASE IN IMPERVIOUS AREA AND RESULTING RUNOFF WITH THE REDEVELOPMENT, NO ADDITIONAL STORMWATER DETENTION WILL BE REQUIRED OR PROVIDED TO COMPLY WITH THE PFM REQUIREMENTS.

IN ACCORDANCE WITH PFM SECTION 8-0203.2A, THE EXTENT OF DOWNSTREAM OUTFALL REVIEW CAN END 150' DOWNSTREAM OF A POINT WHERE A RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE IF THAT 150' OUTFALL SECTION IS ADEQUATE. FOR ALL THREE OUTFALLS, THE DRAINAGE AREA FOR THE CHANNEL IN THE I-86 ROW IS MUCH MORE THAN 90% OF THE FIRST DRAINAGE AREA SO THIS RULE FOR EXTENT OF OUTFALL REVIEW WILL BE APPLIED WHERE THE SITE OUTFALLS ENTER THE CHANNEL. AS A RESULT, THE EXTENT OF REVIEW FOR THE ADEQUATE OUTFALL ANALYSIS APPLIES 150' DOWNSTREAM OF THE POINT WHERE THE SITE OUTFALLS ENTER THE EXISTING RIPRAP LINED CHANNEL. FOR ALL THREE OUTFALLS, THE STORM SEWER BETWEEN THE SITE AND THE I-86 CHANNEL AND THE 150' OF CHANNEL DOWNSTREAM OF THE STORM SEWER OUTLETS ARE ADEQUATE. THE STORM SEWERS AND CHANNEL HAVE ADEQUATE CAPACITY FOR A 10-YEAR EVENT AND 2-YEAR STORM FLOWS IN THE CHANNEL ARE NOT ERODING. THEREFORE, IT IS OUR OPINION THAT ALL THREE SITE OUTFALLS WILL BE ADEQUATE.

DRAINAGE DIVIDES AND CHANNEL INFORMATION WERE DETERMINED USING AVAILABLE RECORD INFORMATION AND TOPOGRAPHY AS WELL AS INFORMATION GATHERED IN THE FIELD. THIS OUTFALL ANALYSIS IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND WILL BE REEVALUATED AND VERIFIED AT SITE PLAN.

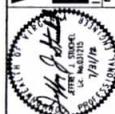


OUTFALL PLAN
SCALE: 1"=100'



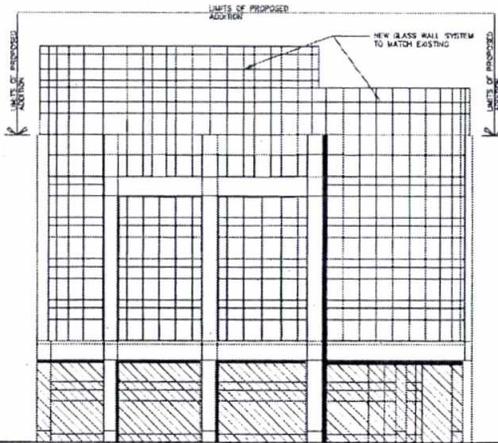
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INCORPORATED
SCALE: 1"=100' DATE: 02/02/2012 NEW 611021217010812

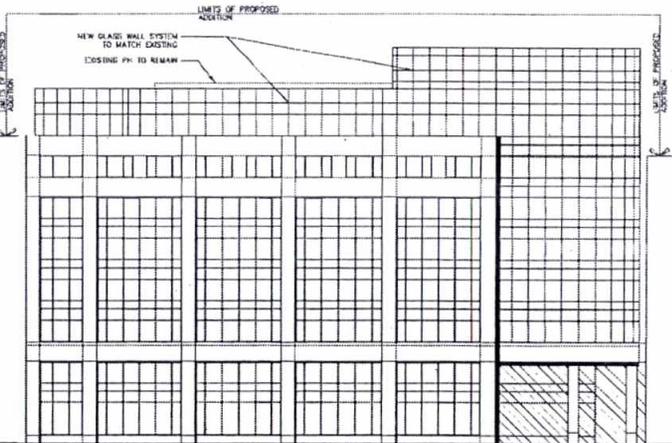
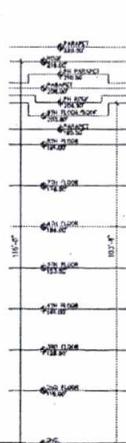


NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

PRELIMINARY OUTFALL ANALYSIS
PROSPERITY METRO
2675 & 2677 PROSPERITY AVENUE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

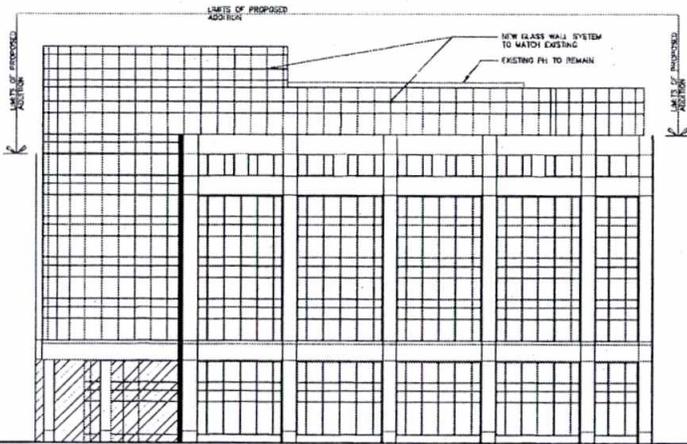


**4 BUILDING A
WEST ELEVATION**
1/16"=1'-0"

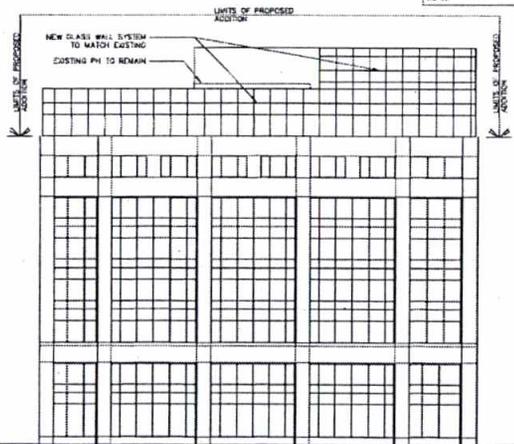
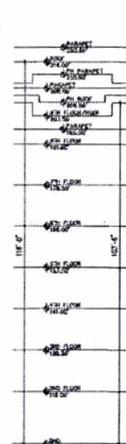


**2 BUILDING A
NORTH ELEVATION**
1/16"=1'-0"

GENERAL NOTES
1. THE INTENT OF THESE ELEVATIONS IS TO ILLUSTRATE HOW THE ADDITIONAL SITE DENSITY MIGHT BE APPLIED TO THE TWO EXISTING OFFICE BUILDINGS ON THE PROPERTY.
2. THE ADDITIONAL DENSITY MAY BE ADDED TO EITHER EXISTING BUILDING A OR B. HEIGHT AND NOT TO EXCEED 140 FT.
3. ONE ADDITIONAL STEEL FRAMED FLOOR IS POSSIBLE WITHOUT MAJOR ALTERATIONS TO THE EXISTING BUILDING STRUCTURE PER AISC DATED MARCH 21, 2011 FROM RATHERER/ROSS ASSOC.
4. FULL ARCHITECTURAL, STRUCTURAL AND MEP/FP DESIGN MUST BE COMPLETED TO FULLY DEFINE UP AND CARRY THE FEASIBILITY OF THE WORK.

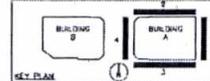


**3 BUILDING A
SOUTH ELEVATION**
1/16"=1'-0"



**1 BUILDING A
EAST ELEVATION**
1/16"=1'-0"

FOR ILLUSTRATIVE PURPOSES ONLY!



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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Prosperity Metro Plaza of Virginia, LLC, seeks to rezone the subject property from the PDC and PRM Districts to the PDC District to allow a potential increase in the existing gross square footage of development from 309,160 to a maximum of 361,440 square feet (which would increase the FAR from 1.25 to 1.4) and to permit an increase in height of one or both existing office buildings from approximately 100 feet to a maximum of 135 feet. The primary use of the buildings will continue to be office use and the current secondary uses on the site, which include a fast food restaurant, health club and commercial parking, will also continue. The applicant seeks to expand the primary uses over time to potentially include 1) business service and supply service establishments; 2) eating establishments; 3) financial institutions; 4) personal service establishments; and 5) retail service establishments. Secondary uses may also expand to potentially include: 1) quick service food stores; 2) college and universities, 3) medical care facilities; and 4) private schools of special education. Implementation of any of these uses would require conformance with the Zoning Ordinance and may reduce the current amount of office use provided on the property.

As part of these requests, the applicant seeks to add 10,855 square feet of land to the current site, which currently functions as a cul-de-sac for Dorr Avenue and is proposed to be vacated and abandoned by the Board of Supervisors, to allow for an extension of Dorr Avenue to Prosperity Avenue. The expansion of Dorr Avenue is proposed to be constructed as part of the previously approved mixed use development associated with RZ 2009-PR-002, which is referenced in the background section of this report.

No waivers or modifications are requested. The applicant's draft proffers, affidavit and statement of justification are included in Appendices 1, 3, and 4 respectively. Proposed development conditions are included in Appendix 2.

LOCATION AND CHARACTER

The 3.72 acre site is currently developed with two seven-story office buildings and an associated six level above grade parking structure fronting Prosperity Avenue. The site is located within the Merrifield Commercial Revitalization Area in the Providence District on Tax Map Parcels 49-1 ((13)) 19B and located to the south of Prosperity Avenue and to the northeast of Dorr Avenue. The chart below provides the land use, zoning and current plan for surrounding properties.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Open Space Interstate 66; SFD Residential	PDC R-3	Residential 2-3 du/ac (across I-66)
South	Industrial	I-5	Merrifield Suburban Center Land Unit C (Office, Retail, Mixed Use)
East	Industrial	PRM	Merrifield Suburban Center Land Unit C (Office, Retail, Mixed Use)
West	Industrial	PRM	Merrifield Suburban Center Land Unit D (Office and Industrial)

BACKGROUND

On October 30, 1989, the Board of Supervisors approved RZ 88-P-030 to rezone the subject property from the I-4 District to the PDC District to permit the construction of two office buildings and a parking garage at an FAR of 1.25. Density from the portion of the site that lies on the north side of Prosperity Avenue (approximately 1.33 acres), was used for the development to the south; this area is used for Metro parking. *This rezoning currently governs the site and copies of the associated proffers are included in Appendix 5.*

On December 4, 2006, the Board of Supervisors approved PCA 88-P-030 to reconfigure the 1.33 acre surface parking lot approved with RZ 88-P-030; (this area is located to the north of Prosperity Avenue and is owned by WMATA) all density associated with this area remains tied to RZ 88-P-030.

On October 19, 2010, the Board of Supervisors approved RZ 2009-PR-002 to rezone 49-1 ((13)) 13-16 from I-4 to PRM to permit the construction of a 327,431 square foot, eleven-story (115 feet tall) multi-family residential building with 305 dwelling units, a separate four-story (50 feet tall) above grade parking structure, and a 3,000 square foot non-residential building located in front of the parking structure at a 1.62 FAR including ADUs and bonus units associated with WHU. *Copies of the approved proffers are on file with Fairfax County Department of Planning and Zoning, Zoning Evaluation Division. A development option included a formal extension of Dorr Avenue to Prosperity Avenue, which required coordination with the current applicant and the Fairfax County Board of Supervisors' approval of a request to vacate and abandon the existing Dorr Avenue cul-de-sac. Fairfax County Department of Transportation is currently reviewing this request. Additional information will be forwarded to the Board of Supervisors when it becomes available.*

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area: I
Planning Sector: The Merrifield Suburban Center; Sub Unit C1
Plan Map: Mixed Use
Plan Text:

Fairfax County Comprehensive Plan, Area I, 2011 edition, the Merrifield Suburban Center, as amended through July 27, 2010, Sub-Unit C2, Land Use Recommendations, page 62 and 63:

Sub-Unit C1 is located adjacent to Prosperity Avenue immediately across from the Dunn Loring-Merrifield Transit Station and is planned for office use with retail and service uses up to 1.4 FAR. Any development proposals must address all applicable Area-Wide recommendations as well as the following:

- Consolidations of at least four contiguous acres are encouraged. When a consolidation is less than four acres, but more than two acres, development should provide for vehicular and pedestrian access with abutting properties. As an alternative, coordinated development plans with a combined land area of at least 2 acres may be appropriate if the consolidation objectives are met. In any instance, it must be demonstrated that any unconsolidated parcels are able to develop in conformance with the Plan as described under the Land Use Guidelines in the Area-Wide Land Use section.
- Since the extension of Merrilee Drive to Prosperity Avenue has occurred, other secondary vehicular access that improves circulation within this and adjacent sub-units, as well as inter-parcel access, should be provided. See the Transportation Section of the Area-Wide Recommendations for the Merrilee Drive extension alignment.
- Development should be designed to include pedestrian open space amenities, which should include public plazas or greens. Two key locations for the green space amenities are along the Merrilee Drive extension and at the corner of Prosperity Avenue and Gallows Road. The open space amenities along the Merrilee Drive extension should be a focal point for the northern portion of this land unit. The open space amenity at Prosperity Avenue and Gallows Road should be designed as a gateway feature for this northern entrance to the Merrifield Suburban Center.
- Development should provide for or contribute to an internal Merrifield transit system (i. e., shuttle service, bus service, etc.)
- TDM programs should be provided that facilitates a non-SOV mode split of at least 25%.

- Development should be designed with parking structures behind and/or under buildings.
- Retail and service uses should be provided and located primarily on the ground level of office buildings to serve both the needs of the tenants as well as the surrounding areas.

ANALYSIS

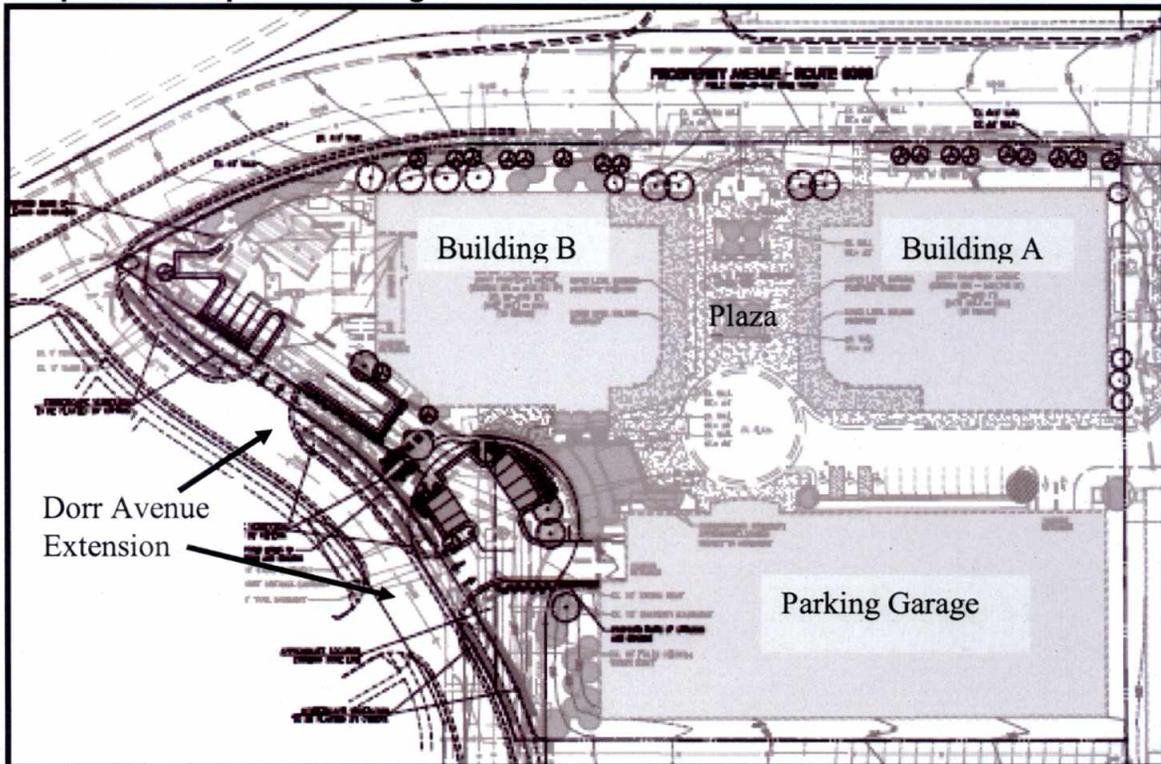
Conceptual Development Plan and Final Development Plan (CDP/ FDP) (Copy at front of staff report)

Title of CDP/ FDP: Prosperity Metro 2675 and 2677 Prosperity Avenue
Prepared By: Walter Phillips Inc.
Original Date: April 2, 2012 revised thru July 31, 2012

The CDP/ FDP consists of eight sheets. See Sheet 1 of the CDP/ FDP for a sheet index. The following features are depicted on the CDP/ FDP:

Intensity: The Comprehensive Plan provides an option for the development of the subject property for office use with retail and service uses up to 1.4 FAR with a maximum height of 135 feet. The site is currently developed with two seven-story office buildings (approximately 100 feet tall) at a 1.25 FAR. The applicant proposes to implement the Plan Option by adding the potential to increase up to two stories to one or both of the office buildings, up to a maximum height of 135 feet. The proposed development would continue to consist of primarily office uses, with some additional retail and secondary accessory uses. No changes to the existing above grade parking structure are proposed.

Layout and Access: The site is developed with two existing seven-story office buildings with frontage on Prosperity Avenue. An associated six level above grade parking structure is located to the rear (south) of the buildings. A pedestrian plaza with public access easements is located between the buildings and between the buildings and the parking garage. Two points of access to the parking garage are provided: one through a shared access with the property to the east and the other from the existing Dorr Avenue cul-de-sac located to the southwest. A right-in and right-out private driveway access from Prosperity Avenue located on the western boundary of the property connects to the Dorr Avenue cul-de-sac and provides access to an existing loading area and the parking garage. No changes to the office building configurations or the pedestrian plaza are proposed. The applicant proposes to add up to two stories to the existing buildings and to reconfigure the vehicular access points located at the southwest corner of the site. Graphic 1 below highlights the proposed changes to the southwest corner of the site.

Graphic 1: Proposed Changes

As shown in the graphic, the private driveway located along the western boundary is proposed to be removed in favor of the Dorr Avenue extension associated with RZ 2009-PR-002, to the west. Two new vehicular access points are proposed to be constructed as part of the Dorr Avenue extension; one near the existing loading spaces by the western office building (Building B) and the other providing direct access to the existing parking garage. In addition, a small pedestrian seating area and seven new surface parking spaces (constructed with porous pavers) to serve the fast food restaurant in Building B are proposed to be located near the southwest corner of Building B. Additional landscaping is proposed along the reconfigured western access points.

Phasing: Proffers 4 and 5 propose phasing for the development. The first phase of the expansion will include: 1) the construction of the new surface parking spaces; the new pedestrian plaza area; and driveways in the southwestern portion of the property; 2) the closing of the Prosperity Avenue access point at the northwestern corner of the Property; 3) the dedication of three portions of the Property for public street purposes, all generally as shown on Sheet P-0301 of the CDP/FDP; and 4) the planting on the Property of the new landscaping materials in the southwestern portion of the Property and along the Property's Prosperity Avenue frontage, generally as shown on Sheet P-0401 of the CDP/FDP. The first phase of development will take place in connection with the extension of Dorr Avenue to Prosperity Avenue by others (as proffered in conjunction with RZ 2009-PR-002.)

Phase 2 would allow the Applicant to increase the gross floor area of the existing development by increasing the height of either or both of the two existing buildings on the Property ("GFA Expansion"). This phase may occur as part of Phase 1 or may occur in the future. In no event shall the total gross floor area on the Property exceed 361,440 square feet (excluding cellars) and in no event shall the height of either building exceed 135 feet. Sheets P-0601 and P-0602 of the CDP/FDP illustrate how the two existing buildings may be increased in height and possible architectural treatments and materials. The architecture and materials of the new construction will be comparable to the architecture and materials of the existing buildings. The additional primary and secondary uses listed on Sheet P-0101 may be provided in the building, pending market conditions. The provision of any of these uses will not increase the maximum proposed overall 1.4 FAR.

Right of Way: Approximately 230 square feet of right of way located at the northwest tip of the subject property is proposed to be dedicated for the extension of Dorr Avenue. Proffer 4 indicates that this dedication would be provided during the Phase 1 of the development.

Streetscaping and Pedestrian Circulation: Sheets P-0301 and P-0401 of the CDP/FDP show pedestrian access along the eastside of the extension of Dorr Avenue with pedestrian access to the existing pedestrian plaza located between the existing buildings. Pedestrian access easements were established on the plaza with the previous rezoning application and will continue. Existing six to ten foot wide pedestrian sidewalks are provided along the property's frontage on Prosperity Avenue. Each of these sidewalks connect to existing sidewalks located further east on Prosperity Avenue, leading to the Dunn Loring Metro Station.

Open Space & Landscaping: A minimum of 15% open space is required in the PDC District; generally, it is expected that, in order to achieve the high quality design envisioned by the PDC District, additional open space will be provided. The applicant is committing to provide 20% open space. Landscaping would be provided as generally shown on Sheet P-0401 of the CDP/FDP.

Parking Tabulations: Phase 1 contains 330,000 square feet of existing office Use and an existing 70 seat fast food restaurant. Phase 2 would contain up to 52,280 square feet of additional office space. The Zoning Ordinance requires 893 parking spaces for Phase 1 and a total of 1029 parking spaces at Phase 2. The applicant proposes to provide 1,010 parking spaces in the existing parking garage and seven surface parking spaces on the southwest corner of the site, for a total of 1,017 spaces. No changes are proposed to the existing parking garage. However, the applicant has filed a parking reduction requesting a 25% reduction of the required spaces in accordance with Sections 11-102.5 and 11-102.26 of the Zoning Ordinance, which allow for further consideration of parking reductions based on the proximity of the subject site to an existing or programmed mass transit station and implementation of a proffered transportation demand management (TDM) program. This reduction request would result in a total requirement of 771 parking spaces, rather than the current requirement of 1029

spaces at Phase 2. The surplus 246 spaces would then be available for commercial parking associated with the Dunn Loring Metro. Staff from the Department of Public Works and Environmental Services (DPWES) has reviewed the request and indicated that they will recommend approval of the parking reduction request based on proposed conditions. These proposed conditions will be forwarded to the Board of Supervisors for their consideration as a separate Action Item currently scheduled for the October 16, 2012, Board Hearing, (which is the same hearing date for this rezoning application.) A copy of the proposed conditions is also included in Appendix 15. Proffer 9 further indicates that the initial uses anticipated for the development are office, a fast food restaurant with 70 seats, private health club and commercial parking. In the event this combination of uses changes, a revised parking tabulation will need to be submitted to the DPWES. Proffer 13 indicates that the number of spaces available for commercial parking may change or be reduced to accommodate additional uses on the site.

Stormwater Management (SWM): The 3.72 acre subject property within the Accotink Creek watershed. The stormwater management (SWM) narrative on Sheet P-0501 of the CDP/FDP indicates that the existing developed site has an underground detention facility; the applicant proposes to maintain the 2 and 10 year release rates. No additional stormwater management measures are required. For BMP, the proposal is considered redevelopment and the applicant proposes to reduce the existing impervious area, which in turn, would reduce the phosphorous load. No additional BMP facilities are required. However, the applicant proposes to utilize porous pavement for the seven surface parking spaces located on the southwest corner of the site.

ANALYSIS

Land Use and Environmental Analysis (Appendix 6)

Staff reviewed the application and indicated that the proposal does not raise any significant land use or environmental concerns. In support of the Policy Plan's green building policy, the applicant has proffered to install a white roof on 75% of each roof, which will consist of a roofing membrane with a Solar Reflectance Index appropriate to the slope of the roof. Staff encourages the applicant to refine the proffer to include language that requires verification from the project's architect or engineer stating that the requirements of the proffer has been met in regards to the insulation and the white roofing membrane. The applicant has refined the proffer to address this concern.

Urban Forest Management (Appendix 7)

All tree preservation and landscape issues have been adequately addressed.

Transportation Analysis (Appendix 8)

Staff from the Fairfax County Department of Transportation has reviewed the application and offered the following comments.

- Proffer 20 and 24 (Transportation Demand Management strategies) should be refined to remove "Non-SOV" references and remove the "desired tenant employee survey response."
- An easement should be provided for possible signal equipment (e.g. signal pole, cabinet, wiring, etc.) along the site on Prosperity Avenue opposite the Dunn Loring metro access.
- The applicant should extend the median on Prosperity Avenue from Dorr Avenue east to the WMATA access.

The applicant has revised the proffers to address all of these concerns except for the extension of the median on Prosperity Avenue from Dorr Avenue east to the WMATA access. The applicant feels that the median would be extended as far east as possible on Prosperity Avenue without requiring additional right-of way and reconstruction of the existing 6 to 10 foot wide pedestrian sidewalk. The applicant also feels that this extension would prevent left turns from Dorr Avenue to Prosperity Avenue. However, staff feels that the applicant should reserve and dedicate the additional right of way if and when VDOT determines it is necessary to extend the median. A development condition has been written to address this concern.

In addition, the Virginia Department of Transportation (VDOT) reviewed the application (see Appendix 8) and indicated that the curb cuts for the main Dorr Avenue entrance need to be placed entirely within the right of way. This concern will be addressed during site plan review when final engineering is more complete.

Office of Community Revitalization (Appendix 9)

The Office of Community Revitalization reviewed the application and indicated that the applicant addressed most of their previous concerns and revised the plans to improve the character of the street and the pedestrian environment. One additional concern pertains to the architectural elevations shown on Sheets P-0601 and P-0602. The facades of the additional office space consist of a new glass wall system to match the existing facades. Staff is concerned that a seamless transition between the old and new glass facades would be difficult without replacing the entire glass wall system and recommends a setback of several feet from the existing outside edge of the building to provide a cohesive transition. However, the applicant does not wish to step back the buildings and has proffered to provide architecture and materials for the new construction that

will be comparable with the architecture and materials of the existing buildings as shown on Sheets P-0601 and P-0602 of the CDP/FDP.

Public Facilities Analyses

Fire and Rescue (Appendix 10)

The subject property would be serviced by the Fairfax County Fire and Rescue Department Station #430, Merrifield. The requested rezoning currently meets fire protection guidelines.

Fairfax County Water Authority (Appendix 11)

The subject property is located within the Fairfax Water service area. Adequate domestic water service is available to the site. No new connections are proposed.

Stormwater Management (Appendix 12)

As previously mentioned, the 3.72 acre subject property lies within the Accotink Creek watershed. The stormwater management (SWM) narrative on Sheet P-0501 of the CDP/FDP indicates that the existing developed site has an existing underground detention facility and proposes to maintain the 2 and 10 year release rates. No additional stormwater management measures are required. For BMP, the proposal is considered redevelopment and the applicant proposes to reduce the existing impervious area, which in turn, would reduce the phosphorous load. No additional BMP facilities are required. However, the applicant proposes to utilize porous pavement for the seven surface parking spaces to be located on the southwest corner of the site. Staff indicated that in order to take advantage of the BMP for these spaces, the porous pavers must be designed to meet the PFM Section 6-1304. Staff also indicated that the applicant will need to demonstrate that the existing underground detention facility and the 2 and 10 year release rates will be maintained during site plan review.

Fairfax County Park Authority (Appendix 13)

The Fairfax County Park Authority reviewed the application and indicated that the proposed increase of up to 52,280 square feet in commercial office space would generate an impact on recreational services and facilities as employees have a need to access recreational amenities at lunch or after work. Staff requested for a Fair Share contribution of \$0.27 per square foot of new commercial space, which would yield a total contribution of \$14,116 for recreational facility development at one or more park sites within the service area of the property. The applicant has agreed to provide that contribution prior to the issuance of a non-residential use permit for the expansion area (Phase 2). However, staff encourages the applicant to provide the contribution earlier during Phase 1.

Sanitary Sewer Analysis (Appendix 14)

The property is located in the Accotink Watershed, and would be sewerred into the Norman M. Cole Pollution Control Plant (NMCCPCP). Adequate sanitary sewer capacity is available from an existing 8-inch line located on the property.

ZONING ORDINANCE PROVISIONS (Appendix 15)**Conformance with PDC District Regulations**

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 the Zoning Ordinance.

Article 6

Sect. 6-206 of the Zoning Ordinance sets forth the use limitations for the PDC District. Below is a listing of the use limitations for all developments in the PDC District and a discussion of how the proposed development addresses them:

- Meet the standards of 16-101 (General Standards) and 16-102 (Design Standards.) *This issue is discussed below under the headings, "Section 16-101, General Standards" and "Section 16-102, Design Standards."*
- Comply with the performance standards of Article 14, relating to lighting and noise. *The proposed development will be required to demonstrate compliance with these standards at the time of site plan approval.*
- Use the standards of Article 8 or 9 to evaluate uses categorized as Special Exception uses. *Uses not established in the proffers and allowed in the District by-right may be permitted with approval of a final development plan amendment, special exception or special permit, as applicable.*
- Secondary uses shall only be permitted in a PDC District which contains one or more principal uses. *The proposed development in the PDC District contains a primary use (office), in addition to the secondary uses. Proffer 8 lists all of the proposed secondary uses that may be permitted on the property only if there is one or more principal use established on the property.*

- Secondary uses shall be designed to protect the character of the adjacent properties. *All secondary uses on the site will be incorporated in the two existing office buildings. However, the fast food restaurant and eating establishments located on the first floor near the pedestrian plaza may have outside tables and seating as long as it does not interfere with the pedestrian movements along the sidewalks.*
- Provide signage in accordance with Article 12. *The applicant has proffered to provide signage in accordance with Article 12.*
- Fast food restaurants shall be permitted only if there is no separate entrance into the site for the use and the use is safely and conveniently accessible from surrounding uses via clearly defined pedestrian circulation system. *All eating establishments will be located internal to the site, with no additional entrances into the site that solely serves any fast food use. Sidewalks leading to the first floor provide a clear path to the restaurants from surrounding uses.*

Lot Size Requirements (Sect. 6-207)

Par. 1 of Sect. 6-207 requires that all development within the PDC Districts have a minimum district size of 100,000 square feet. The subject site for the PDC District is 3.72 acres. Par. 2 requires that a minimum 200 SF privacy yard be provided for each single-family attached dwelling; since this development does not contain any single-family attached dwelling units, this requirement is not applicable.

Bulk Regulations (Sect. 6-208)

Maximum Building Height

Par 1 indicates that the maximum building height would be controlled by the standards set forth in Part 1 of Article 16, which is discussed below.

Maximum Density

Par. 3 of Sect. 6-208 states that the maximum floor area ratio for the PDC District is 1.5, and may be increased by the Board, in its sole discretion, up to a maximum of 2.5. The Comprehensive Plan recommendation is planned for office use with retail and service uses up to 1.4 FAR. The maximum gross floor area ("GFA") that may be constructed on the property will be 361,440 with a 1.4 FAR. This standard has been met.

Open Space (Sect. 6-209)

The open space regulations require that fifteen percent (15%) of the gross area in the PDC District be open space. According to the CDP/FDP, 20% open space will

be provided. As discussed earlier in this report, this open space would consist of a pedestrian plaza and smaller open space areas

Article 16, Sects. 16-101 and 16-102

All planned developments must meet the general standards specified in Section 16-101 of the Zoning Ordinance.

General Standard 1 requires substantial conformance with the Comprehensive Plan. Staff feels that the proposal meets the intent of the site specific Plan text. This standard has been met.

General Standard 2 requires that the design of the proposed planned development result in a more efficient use of the land and in a higher quality site design than could be achieved in a conventional district. The site was rezoned to the PDC District for office and retail uses at a 1.25 FAR in 1989, and the two existing office buildings with associated parking garage were constructed in 2001. The proposal seeks to 1) increase the potential gross square footage of development from 309,160 to 361,440 (which would increase the FAR from 1.25 to 1.4); 2) increase the height of one or both existing office buildings from approximately 100 feet to a maximum of 135 feet; 3) add 10,855 square feet of land (vacated right-of-way) into the development; and 4) expand the number of permitted primary and secondary uses on the site. Staff feels that the proposal improves the previously approved PDC District by providing even more efficient use of the land for the proposed uses and eliminating an approved driveway from Prosperity Avenue in favor of the extension of Dorr Avenue. This standard has been met.

General Standard 3 requires that the design of the proposed development protect and preserve the natural features on the site. Since the site is already developed and the proposal does not seek to increase impervious surface, this standard is not applicable with this redevelopment.

General Standard 4 requires that the proposed development prevent substantial injury to the use and value of the existing surrounding development. Staff does not feel that the proposed development would prohibit the redevelopment of any of the adjacent properties in conformance with the Comprehensive Plan recommendations. As mentioned in the background section of this staff report, this application facilitates an extension of a needed access road (Dorr Avenue) to the Dunn Loring Metro Station, which was associated with a rezoning application (RZ 2009-PR-002) to the west. The applicant has also proffered to continue to provide public access easements on the roads, sidewalks and pedestrian plazas. Staff feels that the proposal facilitates future consolidations with the surrounding development, which satisfy this standard.

General Standard 5 requires that the planned development be located in an area where transportation, police, fire protection and other public facilities are available and adequate for the proposed use. As previously discussed, staff feels that there are adequate facilities near the subject property and that the proffers provide additional commitments to address transportation and recreational needs.

General Standard 6 requires that the planned development coordinate linkages among internal facilities and services as well as connections to major external facilities. As previously discussed, the applicant has made several commitments to facilitate the creation of a street grid in the Merrifield Suburban Center. This standard has been met.

All planned developments must meet the design standards specified in Section 16-102 of the Zoning Ordinance.

Par. 1 states that, at the peripheral lot lines, the bulk regulations, landscaping and screening for the proposed development should generally conform to the provisions of the most comparable conventional district. The PDC District bulk regulations require:

- The building heights and yard requirements be controlled by the provisions of Article 16; and
- A maximum floor area ratio (FAR) of 1.5 which may be increased by the Board, in its sole discretion, up to a maximum of 2.5.

The proposed overall FAR is 1.4. The building heights and yard requirements, as controlled by Article 16, would require the development to be generally in conformance with the C-4 regulations (the most comparable conventional district). The table below compares the proposed development to the requirements of the C-4 District.

Bulk Standards (C-4)		
Standard	Required	Provided
Front Yard	25° Angle of Bulk Plane (ABP), but not less than 40 feet (ABP = 58 feet for a 125 foot tall building)	20 feet
Rear Yard	20° ABP, but not less than 25 feet (ABP = 45 feet for 125 foot tall building)	12 feet
Building Height	120 feet subject to an increase permitted by the Board	135 feet
Open Space	15%	20%
FAR	1.65	1.4

As illustrated in the Bulk Standards table, the existing setbacks are slightly less than what is required in the C-4 District and the proposed building heights are slightly greater than what is permitted. The site was developed in conformance with the previously approved rezoning application, which approved the current setbacks to promote an urban streetscape near the Dunn Loring Metro Station. No changes to those setbacks are proposed with this application. The proposed building height of 135 feet is also consistent with the Comprehensive Plan recommendations for the site. Staff feels that this standard is satisfied.

Par. 2 states that open space, parking, loading, sign and other similar regulations shall have application in all planned developments. The application includes 20% open space, which is slightly in excess of the open space requirement of 15% for the PDC District. In addition, the Zoning Ordinance requires 893 parking spaces for Phase 1 and a total of 1,029 parking spaces at Phase 2. The applicant proposes to provide 1,010 parking spaces in the existing parking garage and seven surface parking spaces on the southwest corner of the site for a total of 1,017 spaces. No changes are proposed to the existing parking garage. However, the applicant has filed a parking reduction request for a 25% reduction of the required spaces, which would result in a parking requirement of 771 parking spaces. The resulting surplus of 246 spaces would be available for commercial parking associated with the Dunn Loring Metro. Proffer 9 further indicates that the initial uses anticipated for the development are office, a fast food restaurant with 70 seats, private health club and commercial parking. In the event this combination of uses changes, a revised parking tabulation will need to be submitted to DPWES. Proffer 13 indicates that the number of spaces available for commercial parking may change or be reduced to accommodate additional uses on the site. All other applicable Zoning Ordinance provisions have been satisfied.

Par. 3 states that street systems should be designed to generally conform to the provisions of the Zoning Ordinance and should offer convenient access to mass transportation, recreational amenities and pedestrian access. Staff feels that this standard has been satisfied through the proposed transportation improvements associated with the development. Pedestrian access to the Metro station would continue to be provided through a series of proposed and existing sidewalks shown on the CDP/FDP and the applicant has proffered to continue providing public access easements on the pedestrian plaza.

Waivers/Modifications:

No waivers or modifications were requested.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The proposal seeks to increase the existing gross square footage of development from 309,160 to 361,440 (which would increase the FAR from 1.25 to 1.4); increase the height of one or both existing office buildings from approximately 100 feet to a maximum of 135 feet; add 10,855 square feet of land into the development; and expand the number of permitted primary and secondary uses on the site. It is staff's evaluation that the proposal is in conformance with the use and intensity recommendations of the Comprehensive Plan, with the design guidance of the Merrifield Suburban Center and with the applicable Zoning Ordinance requirements.

Staff Recommendations

Staff recommends approval of RZ 2012-PR-009 subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval FDP 2012-PR-009 subject 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 recommendation of Staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application. For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions
3. Affidavit
4. Statement of Justification
5. Previously Approved Proffers for RZ 88-P-030
6. Plan Citations, Land Use Analysis
7. Urban Forest Management Analysis
8. FCDOT and VDOT Transportation Analysis
9. Office of Community Revitalization Analysis

APPENDICES (Continued)

10. Fire and Rescue Analysis
11. Water Service Analysis
12. Stormwater Management Analysis
13. Park Authority Analysis
14. Sanitary Sewer Analysis
15. Board Action Item: Parking Reduction Conditions for Prosperity Metro
16. Applicable Zoning Ordinance Provisions
17. Glossary of Terms

PROFFERS
PROSPERITY METRO PLAZA
RZ/FDP 2012-PR-009
September 19, 2012

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 (1978, as amended), Prosperity Metro Plaza of Virginia, LLC, for itself and its successors and/or assigns (hereinafter referred to as the "Applicant"), hereby proffers that the expansion of Prosperity Metro Plaza on the parcels under consideration and shown on the Fairfax County Tax Map as Tax Map 49-1 ((13)) 19B and an approximately 10,855 square foot portion of Dorr Avenue (Route 4605) to be vacated (collectively, the "Property") shall be in accordance with the following conditions if, and only if, Rezoning application RZ/FDP 2012-PR-009 for PDC zoning for the Property is granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event that application is denied or the Board's approval of it is overturned by a court of competent jurisdiction, these proffers shall be null and void. Approval of this Rezoning application shall supersede and replace the prior approval of RZ 88-P-030 for a portion of the Property, and all proffers, conditions, and development plans associated therewith shall be null and void.

INTRODUCTION

1. Conceptual/ Final Development Plan. Prosperity Metro Plaza, which currently consists of two (2) buildings and a parking structure, shall be expanded in phases in substantial conformance with the Conceptual Development Plan ("CDP") and Final Development Plan ("FDP") entitled "PROSPERITY METRO 2675 & 2677 Prosperity Avenue" dated March 7, 2012 and revised through July 31, 2012, prepared by Walter L. Phillips, Inc., consisting of Sheets P-0101 through P-0602.

2. Elements of CDP. Notwithstanding the fact that the CDP and FDP are presented on the same plan, the elements that are components of the CDP are limited to the perimeter points of access, the location of the buildings and amount and location of open space, uses, building heights, and setbacks from the peripheral lot lines, and a modification to such elements shall require a subsequent Conceptual Development Plan Amendment or a Proffered Condition Amendment ("PCA"). The Applicant reserves the right to request a Final Development Plan Amendment for elements other than CDP elements from the Planning Commission for all or a portion of the FDP in accordance with Section 16-402 of the Zoning Ordinance if such an amendment is in accordance with these Proffers as determined by the Zoning Administrator.

3. Minor Modifications. Pursuant to Paragraph 4 of Section 16-403.4 of the Zoning Ordinance, minor modifications to the CDP/FDP may be permitted as determined by the Zoning Administrator. At the time of site plan approval, the Applicant shall have the flexibility to modify the layout shown for the improvements proposed by this Application on the CDP/FDP without requiring approval of an amended CDP/FDP provided that such changes are in substantial conformance with the CDP/FDP as determined by the Zoning Administrator in accordance with the standards set out in Paragraph 4 of Section 16-403 of the Zoning Ordinance.

PHASING

4. First Phase. The first phase of development shall not include any increase in the gross floor area of the existing development. The first phase of the expansion shall include the construction of the new surface parking spaces, the new plaza area, and driveways in the southwestern portion of the Property, the closing of the Prosperity Avenue access point at the northwestern corner of the Property, and the dedication of three portions of the Property for public street purposes, all generally as shown on Sheet P-0301 of the CDP/FDP, and the planting on the Property of the new landscaping materials in the southwestern portion of the Property and along the Property's Prosperity Avenue frontage, generally as shown on Sheet P-0401 of the CDP/FDP. The first phase of development will take place in connection with the extension of Dorr Avenue to Prosperity Avenue by others, as proffered in conjunction with RZ 2009-PR-002.

5. Later Phase. In a later phase (or possibly later phases) of the expansion, the Applicant may increase the gross floor area of the existing development by increasing the height of either or both of the two existing buildings on the Property ("GFA Expansion"). In no event shall the total gross floor area on the Property exceed 361,440 square feet, excluding cellars, and in no event shall the height of either building exceed 135 feet. Building height shall be measured in accordance with the provisions of the Zoning Ordinance and shall not include those structures excluded from the maximum height regulations as set forth in Section 2-506 of the Zoning Ordinance. Sheets P-0601 and P-0602 of the CDP/FDP are an illustration of how the two existing buildings may be increased in height and of possible architecture and materials. The architecture and materials of the new construction will be compatible with the architecture and materials of the existing buildings.

USES

6. General. All principal and secondary uses referred to below shall be deemed to be "specifically designated on the FDP" such that approval of a separate special exception shall not be required to initiate such use on the Property pursuant to Section 6-205 of the Zoning Ordinance. There shall be no drive-through use in either building.

7. Principal Uses. The primary principal use shall be office. Other principal uses may include the following, in accordance with the use limitations in Section 6-206 of the Zoning Ordinance:

- Business service and supply service establishments
- Eating establishments
- Financial institutions
- Personal service establishments
- Retail sales establishments

8. Secondary Uses. The secondary uses may include the following:

- Fast food restaurants with seasonal outdoor seating, total seating not to exceed 70

- Quick service food stores
- Health clubs
- Colleges, universities
- Medical care facilities
- Private schools of special education
- Commercial parking

The secondary uses shall be permitted only if there is one or more principal use on the Property, and they shall be in accordance with the use limitations in Section 6-206.

9. Combinations of Uses. The initial uses anticipated for the development are offices, a fast food restaurant with a maximum of 70 seats, and commercial parking, all of which are noted on the parking tabulation on Sheet P-0101 of the CDP/FDP. (There will also be a health club restricted to the employees of tenants in the buildings.) In the event this combination of uses changes, a revised parking tabulation shall be submitted to the Department of Public Works and Environmental Services (“DPWES”) for approval.

10. Other Uses. Other principal and secondary uses permitted in the PDC District that are not specifically listed in Proffers 7 and 8 may be permitted with the approval of a PCA, CDPA/FDPA and/or a special exception or special permit, as required. A PCA and CDPA/FDPA shall not be required as long as the proposal remains in substantial conformance with the CDP.

11. Telecommunication Facilities. Telecommunication facilities may be placed on the Property, including placement on the buildings or the parking structure, without the need for a PCA, provided such facilities are in compliance with Section 2-514. In the event any telecommunications facility/equipment is proposed to be placed on the Property, an application for the proposed facility/equipment, including related antennas and equipment cabinets, shall be submitted to Fairfax County for review by appropriate County agencies and a determination pursuant to Section 15.2-2232 of the Code of Virginia as to whether the proposed facility/equipment is in substantial accord with the Comprehensive Plan.

PARKING

12. Parking Reduction. The Applicant has requested a reduction in the required parking spaces in accordance with Section 11-102 of the Zoning Ordinance. If the reduction is not approved, the parking required for the GFA Expansion will be reduced either by reducing the total number of seats permitted at the fast food restaurant or by reducing the total amount of office square footage in order that the parking provided either exceeds or equals the parking required.

13. Commercial Parking. Any excess parking spaces on the Property, *i.e.* parking spaces not required for the uses on the Property, as that requirement may be reduced by the DPWES in accordance with Section 11-102 of the Zoning Ordinance, may be used for commercial parking. The excess number of parking spaces available for commercial parking may change over time depending upon later combinations of uses on the Property and

concomitant parking reduction revisions.

SIGNAL EASEMENT

14. At such time as requested by the Fairfax County Department of Transportation (“FCDOT”) or the Virginia Department of Transportation (“VDOT”), the Applicant shall convey at appropriate locations on the Property easement(s) for signalization and associated signal equipment at the western entrance to the development across Prosperity Avenue from the Property.

CONTRIBUTION

15. Off-Site Parks and Recreation. The Applicant shall contribute \$0.27/square foot of GFA Expansion to the Fairfax County Park Authority (“FCPA”) for use at off-site parks and recreational facilities in the area of the Property, as determined by FCPA in consultation with the Supervisor for the Providence District. The contribution shall be made prior to the issuance of the first NRUP for GFA Expansion space.

16. Transportation. The Applicant shall contribute to Fairfax County \$10,000.00 to be used for transportation improvements in the immediate vicinity of the Property, as determined by FCDOT in consultation with the Supervisor of the Providence District and the Applicant. The contribution shall be made prior to the issuance of the first NRUP for GFA Expansion space.

ENVIRONMENT

17. Supplemental Landscaping. Supplemental landscaping, including streetscape, shall be provided as shown on Sheet P-0401 of the CDP/FDP. Adjustments as to the landscape design and the type and location of vegetation shall be permitted if approved by Urban Forestry (“UFMD”). The Applicant shall install supplemental groundcover, understory plantings, ornamental shrubs and/or flowering plants within the landscape strip of the Prosperity Avenue streetscape, subject to review and approval by UFMD.

As part of each site plan submission, the Applicant shall submit to UFMD for review and approval a detailed landscape and tree cover plan consistent with the CDP/FDP which shall include, among other things:

- Design details for tree wells and/or similar planting areas above structures and along streets
- Composition of the planting materials and/or structural soils to be used where plantings are to be located on top of structures or along streets and the methods to be used to ensure the viability of the proposed plantings
- Such other information as may be requested by UFMD

18. Roofs. At least 75% of each roof of the GFA Expansion shall be a “white roof”, *i.e.* shall consist of a roofing membrane with a Solar Reflectance Index (“SRI”) appropriate to the slope of the roof (*e.g.* for a low sloped roof (<2:12) an SRI equal to or greater than 78, and for a high sloped roof (>2:12) an SRI equal to or greater than 29), as shall be verified by the project’s architect or engineer. In the event the Applicant commits to an alternative roofing system utilizing the best practices, materials and systems in energy efficient roofing available at the time and the Zoning Administrator finds it to be an effective substitute, consistent with Fairfax County’s goals for energy efficiency and protection of the environment, that alternative may be substituted for the white roofs.

19. Roof Insulation. The insulation of the roofs of the GFA Expansion shall exceed by at least 5% the requirements of the Fairfax County Building Code, as shall be verified by the project’s architect or engineer.

TRANSPORTATION DEMAND MANAGEMENT (“TDM”)

20. TDM Plan and Transportation Coordinator. Within seven (7) months of approval of RZ/FDP 2012-PR-009, the Applicant shall designate a transportation coordinator (the “TC”) and shall prepare and submit a TDM Plan to FCDOT. The goal of the TDM Plan shall be to reduce the number of weekday peak hour trips by at least 40% (the “Goal”). The components of the TDM Plan shall include, but not be limited to, the following:

- Preferential designated parking spaces for car-sharing (*e.g.* carpool) vehicles;
- Display in the buildings or on a website of information regarding Metro, Metrobus, Fairfax Connector, carpool, and other relevant transit options;
- Secure bike storage for employees on the Property and bike racks for visitors in either a visitor parking area or in the vicinity of each building’s main entrance. The secure bike storage and visitor bicycle racks shall be in convenient locations, as determined by the Applicant in consultation with the FCDOT;
- An incentive program for transit ridership, including the one-time provision of Smart Cards loaded with a minimum amount of \$25 to each employee on the Property who indicates an interest in “trying transit”.
- Participation in a larger Transportation Management Association, should one be established for this area.

The TDM Plan shall be submitted to FCDOT for review and approval within seven (7) months of approval of RZ/FDP 2012-PR-009, and FCDOT shall respond to the proposed TDM Plan within 45 days of its receipt. FCDOT’s failure to respond within this timeframe shall be deemed its approval of the TDM Plan.

The TC shall oversee, monitor, and coordinate the TDM Plan and act as the liaison between the Applicant and the FCDOT. The TC’s duties may be part of other duties carried out by the

designated individual. The Applicant shall notify FCDOT within ten (10) days of the TC's appointment and whenever a new TC is designated.

21. Monitoring.

a. Baseline. For the purposes of these proffers, the baseline number of trips against which reductions are measured shall be determined by using the trip generation rate data published by the Institute of Transportation Engineers 8th Edition and as determined by FCDOT for the existing buildings and the GFA Expansion on the Property during the highest weekday peak hour period (AM or PM) of the adjacent street, Prosperity Avenue.

b. Counts. The Applicant shall measure actual trip generation of the Property in order to evaluate its success in meeting the Goal set forth in Proffer 17 above. The peak hour counts shall be conducted during the highest weekday traffic period ("Peak Hour Trips") over one (1) day, at a time of year between September 15 and November 15 that reflects typical travel demand conditions (*e.g.* not during holiday weeks or when public schools are not in session.) The Applicant shall notify FCDOT at least one (1) week in advance of the date that the counts are to be undertaken. The results of the trip generation traffic counts will be compared to the baseline trip generation number to determine if the Goal has been met.

c. Timing of Counts. (i) The first count will be taken within one year of approval of RZ/FDP 2012-PR-009. In the event the traffic count reveals that the Goal has been met, then the Applicant shall continue to implement the TDM strategies in place and no adjustments to the program shall be required.

(ii) If the first time traffic count reveals that the Goal has not been met, the TC shall request a meeting with FCDOT within thirty (30) days after the completion of the traffic count to review the results of that count and the TDM strategies then in place for the Property. The TC shall be responsible for designing and implementing a strategy that is intended to bring the peak hour trip reduction in line with the proffered percentage. The Applicant shall submit any revisions to the TDM Plan to FCDOT for review and approval within fifteen (15) days following this meeting. FCDOT shall respond within thirty (30) days of its receipt of the revised TDM Plan. Its failure to do so shall be deemed its approval of the revised TDM Plan.

(iii) If the second annual traffic count reveals that the Goal has not been met, then the TC shall request a meeting with FCDOT within thirty (30) days after the completion of the traffic count to review the results of that count and the TDM strategies then in place for the Property. The TC shall be responsible for designing and implementing a strategy that is intended to bring peak hour trip reduction in line with the proffered percentage using, as necessary, funds from the TDM Remedy Fund referred to in Proffer 22 below. The Applicant shall submit any revisions to the TDM Plan to FCDOT for review and approval within fifteen (15) days following this meeting. FCDOT shall respond within thirty (30) days of its receipt of the revised TDM Plan. Its failure to do so shall be deemed its approval of the revised TDM Plan.

(iv) If the following (third) annual traffic count reveals that the Goal has not been met, the TC shall request a meeting with FCDOT within thirty (30) days after the completion of the trip count to review the results of the count and the TDM strategies then in place for the Property, to discuss alternative strategies to meet the proffered reduction, to discuss the appropriateness of the proffered reduction, and/or to discuss setting an alternative peak hour trip reduction that may be less than 40%. Any alternative peak hour trip reduction may be formalized through an interpretation of these proffers, in which event it will not require formalization through a PCA. The TC shall submit any revisions to the TDM Plan to FCDOT for review and approval within fifteen (15) days following this meeting. FCDOT shall respond within thirty (30) days of its receipt of the revised TDM Plan. Its failure to do so shall be deemed its approval of the revised TDM Plan.

(v) If three (3) consecutive annual trip counts reveal that the Goal has been met, the Applicant may request an FCDOT determination that trip counts may be conducted only biannually or less (including elimination of this requirement) if it is determined by FCDOT that fewer counts are necessary to indicate continued compliance. In such event, only Annual Reports, as defined below, detailing the programmatic elements in place and yearly TDM expenditures and/or survey results will be required.

(vi) If subsequent trip counts reveal that the Goal is not being met, then the annual counts shall again be required as described in subparagraphs (i) through (v) above. If three (3) consecutive annual trip counts reveal that the Goal has been met, then trip counts shall again be conducted only biannually if requested by the County, or less (including elimination of this requirement) if it is determined by FCDOT that fewer counts are necessary to indicate continued compliance. In such event, only Annual Reports detailing the programmatic elements in place and yearly TDM expenditures and/or survey results will be required.

(vii) Within six (6) months of full occupancy (80% or more) of space in the GFA Expansion, the Applicant shall resume annual counts in accordance with subparagraphs (i) through (v) above. If three (3) consecutive annual trip counts reveal that the Goal has been met, then trip counts shall again be conducted only biannually if requested by the County, or less (including elimination of this requirement) if it is determined by FCDOT that fewer counts are necessary to indicate continued compliance. In such event, only Annual Reports detailing the programmatic elements in place and yearly TDM expenditures and/or survey results will be required.

22. Surveying of Tenants. Within one year of approval of RZ/FDP 2012-PR-009 and every three (3) years thereafter, the Applicant shall evaluate the effectiveness of the TDM strategies then in place through a survey of building tenants between March 15 and May 15. In the event a survey achieves a response rate of at least 25% regarding travel behavior and mode split, the Applicant may request that FCDOT accept the survey results in lieu of traffic counts for that year.

23. Reporting. Within one year of approval of the RZ/FDP 2012-PR-009 and annually thereafter by March 1, the effectiveness of the TDM strategies shall be evaluated and reported to FCDOT by the TC in a written report (the "Annual Report"). Each Annual Report

shall describe the previous year's TDM strategic efforts and the effectiveness of the TDM program in reaching the Goal including, as applicable, expenditures, the results of any surveys that may be conducted of employees, traffic counts, and additional items reasonably requested by FCDOT. If the report is not received by FCDOT by March 31, the Applicant will be subject to a penalty of \$75 for each day the report is in arrears.

24. TDM Account. Within thirty (30) days of FCDOT's approval of the TDM Plan, the Applicant shall establish and fund an account ("TDM Account") in an amount appropriate for implementing the TDM Plan for one year. The TDM Account shall be replenished annually as necessary to maintain its original amount. The TDM Account shall be an interest-bearing account with a banking or other financial institution qualified to do business in Virginia. The TDM Account shall be used exclusively for the implementation of the TDM Plan, as it may be amended as necessary. The TDM Account shall include a subaccount called the Incentive Fund that shall be funded with a one-time contribution of \$.005/square foot of GFA Expansion. The Incentive Fund shall be used to provide incentives other than those outlined in the TDM.

25. TDM Remedy Fund. Concurrent with the establishment and funding of the TDM Account, the Applicant shall establish and deposit \$.20/square foot of GFA Expansion into a TDM Remedy Fund. An additional \$.20 will be deposited in the TDM Remedy Fund for each square foot of GFA Expansion space when a first NRUP for such space is issued. Like the TDM Account, the TDM Remedy Fund shall be an interest-bearing account with a banking or other financial institution qualified to do business in Virginia. Moneys from the TDM Remedy Fund shall be drawn on by the Applicant only for implementation of additional strategies determined necessary when the Goal is not being met and sufficient funding for additional TDM strategies is not immediately available in the TDM Account.

After the second trip count, if the Goal is still not being met, a percentage of money in the TDM Remedy Fund shall be used to enhance the TDM Plan. Funds shall be used according to the following scale:

Exceeded Trip Goal	Penalty
1% - 3%	1% of Remedy Fund
3.1% - 6%	2% of Remedy Fund
6.1% - 10%	4% of Remedy Fund
Over 10%	8% of Remedy Fund

Upon achieving the Goal for three (3) consecutive years after the GFA Expansion is occupied, the Applicant may request that any money remaining in the TDM Remedy Fund be released to it.

MISCELLANEOUS

26. Signage. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.

27. Successor and Assigns. These proffers will bind and inure to the benefit of Applicant and its successors and assigns.

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

Applicant/Owner of TM 49-1 ((13)) 19B:
PROSPERITY METRO PLAZA OF VIRGINIA, LLC, a
Virginia limited liability company

By: FP Metro Place, LLC,
a Delaware limited liability company,
its Managing Member

By: First Potomac Realty Investment
Limited Partnership, its Sole Member

By: First Potomac Realty Trust,
its General Partner

By: _____

Name: _____

Title: _____

Owner of that portion of Dorr Avenue to be vacated:

THE BOARD OF SUPERVISORS OF FAIRFAX
COUNTY, VIRGINIA

By: _____

Name: _____

Title: _____

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2012-PR-009

September 19, 2012

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2012-PR-009 for commercial development located at Tax Map 49-1 ((13)) 19B pt., staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the Final Development Plan entitled "Prosperity Metro 2675 and 2677 Prosperity Avenue" prepared by Walter L. Phillips, Inc. consisting of Sheets P-0101 through P-602 dated April 2, 2012, as revised through July 31, 2012.
2. In the event the median on Prosperity Avenue shown on the CDP/FDP is extended by others to the western access point for the Dunn Loring/WMATA development to the north as generally shown in Exhibit A, the Applicant shall, upon request by DPWES, FCDOT or VDOT, dedicate to the Board of Supervisors, in fee simple, the necessary additional right of way along Prosperity Avenue.

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

REZONING AFFIDAVIT

DATE: September 11, 2012
 (enter date affidavit is notarized)

I, Sarah E. Hall, 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 115806a

in Application No.(s): RZ 2012-PR-009
 (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)
Prosperity Metro Plaza of Virginia, LLC Nicholas R. Smith	7600 Wisconsin Avenue Bethesda, Maryland 20814	Applicant/Title Owner of TM 49-1((13)) 19B Agent
Board of Supervisors of Fairfax County, Virginia Edward L. Long Jr., County Executive	12000 Government Center Parkway Fairfax, Virginia 22035	Title Owner of portion of Dorr Avenue to be vacated Agent
Walter L. Phillips, Inc. Jeffrey J. Stuchel Monica R. Westgate	207 Park Avenue Falls Church, Virginia 22046	Engineers/Agents Agent 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.

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

Rezoning Attachment to Par. 1(a)

DATE: September 11, 2012
(enter date affidavit is notarized)

115806 a

for Application No. (s): RZ 2012-PR-009
(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)
Blankingship & Keith, P.C. Sarah E. Hall Jeremy B. Root	4020 University Dr. Suite 300 Fairfax, VA 22030	Attorneys/Agents Attorney/Agent Attorney/Agent
Davis, Carter, Scott LTD. Claude Robert Atkinson	1676 International Drive Suite 500 McLean, VA 22102	Architects/Agents for Applicant/Title Owner Agent
M. J. Wells & Associates, Inc. Robin L. Antonucci William F. Johnson Brian J. Horan	1420 Spring Hill Road, Suite 600 McLean, VA 22102	Transportation Engineers/Agents for Applicant/Title Owner Agent Agent 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.

Page Two

REZONING AFFIDAVIT

DATE: September 11, 2012
(enter date affidavit is notarized)

115806u

for Application No. (s): RZ 2012-PR-009
(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)
Prosperity Metro Plaza of Virginia, LLC
7600 Wisconsin Avenue
Bethesda, Maryland 20814

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)
Coakley Prosperity of Virginia, LLC
FP Metro Place, LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)
FP Metro Place, LLC - Managing Member
Coakley Prosperity of Virginia, LLC - Member

(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: September 11, 2012
(enter date affidavit is notarized)

115806a

for Application No. (s): RZ 2012-PR-009
(enter County-assigned application number (s))

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

Coakley Prosperity of Virginia, LLC
7732 Lee Highway
Falls Church, Virginia 22042

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)

Cornelius J. Coakley	Maria Coakley David Revocable Living Trust
Liam F. Coakley	Ellen P. Coakley Revocable Living Trust
Michael D. Coakley	

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

Managing Member: Maria Coakley David

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

Maria Coakley David Revocable Living Trust
7732 Lee Highway
Falls Church, Virginia 22042

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)

Sole Beneficiary: Maria Coakley David

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

N/A

(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: September 11, 2012
(enter date affidavit is notarized)

115806a

for Application No. (s): RZ 2012-PR-009
(enter County-assigned application number (s))

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

Ellen P. Coakley Revocable Living Trust
7732 Lee Highway
Falls Church, Virginia 22042

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)

Sole Beneficiary: Ellen P. Coakley

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

N/A

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

FP Metro Place, LLC
7600 Wisconsin Avenue
Bethesda, Maryland 20814

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)

First Potomac Realty Investment Limited Partnership

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

Douglas J. Donatelli, Chief Executive Officer
Barry H. Bass, Executive Vice President and Chief Financial Officer
Joel F. Bonder, Executive Vice President, General Counsel and Secretary

(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: September 11, 2012
(enter date affidavit is notarized)

115806a

for Application No. (s): RZ 2012-PR-009
(enter County-assigned application number (s))

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

FP Metro Place, LLC
7600 Wisconsin Avenue
Bethesda, Maryland 20814

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)

First Potomac Realty Investment Limited Partnership

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

James H. Dawson, Executive Vice President and Chief Operating Officer
Nicholas R. Smith, Executive Vice President, Chief Investment Officer
Michael H. Comer, Senior Vice President and Chief Accounting Officer

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

FP Metro Place, LLC
7600 Wisconsin Avenue
Bethesda, Maryland 20814

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)

First Potomac Realty Investment Limited Partnership

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Ernest D. Jarvis, Senior Vice President
Timothy M. Zulick, Senior Vice President, Leasing
Anthony R. Beck, Vice President
Krista Bean Dorrian, Vice President

John E. Sadlik, Vice President
Judy Tria, Vice President
Matthew L. Wilson, Vice President
Patrick Kelly, Assistant Secretary

(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: September 11, 2012
(enter date affidavit is notarized)

115806a

for Application No. (s): RZ 2012-PR-009
(enter County-assigned application number (s))

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

First Potomac Realty Trust
7600 Wisconsin Avenue
Bethesda, Maryland 20814

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)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.) Douglas J. Donatelli, Chief Executive Officer; Barry H. Bass, Executive Vice President and Chief Financial Officer (former as of 10/8/12); Andrew P. Blocher, Executive Vice President and Chief Financial Officer (effective 10/8/12); Joel F. Bonder, Executive Vice President, General Counsel and Secretary; James H. Dawson, Executive Vice President and Chief Operating Officer; Nicholas R. Smith, Executive Vice President, Chief Investment Officer; Michael H. Comer, Senior Vice President and Chief Accounting Officer; Ernest D. Jarvis, Senior Vice President; Timothy M. Zulick, Senior Vice President, Leasing; Krista Bean Dorrian, Vice President, Assistant Secretary;

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

First Potomac Realty Trust (cont.)
7600 Wisconsin Avenue
Bethesda, Maryland 20814

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.) Amy Barker, Vice President; Anthony R. Beck, Vice President; Patrick Kelly, Vice President; John E. Sadlik, Vice President; Judy Tria, Vice President; Matthew L. Wilson, Vice President; Robert H. Arnold, Board Member/Trustee; Richard B. Chess, Board Member/Trustee; J. Roderick Heller, III, Board Member/Trustee; R. Michael McCullough, Board Member/Trustee; Alan G. Merten, Board Member/Trustee; Terry L. Stevens, Board Member/Trustee

(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: September 11, 2012
(enter date affidavit is notarized)

115806a

for Application No. (s): RZ 2012-PR-009
(enter County-assigned application number (s))

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

Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, Virginia 22046

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)

Jeffrey J. Stuchel
Brian G. Baillargeon
Aaron M. Vinson

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

N/A

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

Blankingship & Keith, P.C.
4020 University Dr., Suite 300
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

ALL SHAREHOLDERS LISTED

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

John A.C. Keith	Peter S. Everett	Robert J. Stoney	Gifford R. Hampshire	Jeremy B. Root
William H. Casterline Jr.	David Rust Clarke	Wm. Quinton Robinson	William L. Carey	Daniel E. Ortiz
Sarah E. Hall	David J. Gogal	John F. Cafferky	Mary McGowan	
Paul B. Terpak	Elizabeth C. Morrogh	William B. Porter	Mark A. Towery	

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

N/A

(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: September 11, 2012
(enter date affidavit is notarized)

115806a

for Application No. (s): RZ 2012-PR-009
(enter County-assigned application number (s))

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

Davis, Carter, Scott LTD.
1676 International Drive, Suite 500
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Patricia A. Appleton	Christine C. Garrity	Douglas N. Carter
Claude Robert Atkinson	Christopher L. Garwood	Lena I. Scott
Marcia K. Calhoun	Alan K. Houde	

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

N/A

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, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

MJ Wells & Associates Employee Stock Ownership Trust
All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

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

N/A

(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: September 11, 2012
(enter date affidavit is notarized)

115806a

for Application No. (s): RZ 2012-PR-009
(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)

First Potomac Realty Investment Limited Partnership
7600 Wisconsin Avenue
Bethesda, Maryland 20814

(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)

General Partner: First Potomac Realty Trust

Limited Partners: * None of the limited partners identified with an asterisk (*) owns 10% or more of First Potomac Realty Investment Limited Partnership or of Prosperity Metro Plaza of Virginia LLC.

- List of limited partners including: William McKnight, Stephen D. Harlan, Dominic Schiattareggia, Hugo Schiattareggia, Shared Earth Foundation, Elaine Rosensweig Trust, Natalie R. Abrams, Somerset Holdings, Inc., Paul Abrarns, Isikoff Family LP, Kenneth L. Marks, Phyllis Feder, Stephen H. Friedlander, Leonard Sloan, Gerald Herb, Ian and Linda Kramer, Dr. Frank Kamer, Gail Kamer, John Decker, David Decker.

(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: September 11, 2012
(enter date affidavit is notarized)

115806a

for Application No. (s): RZ 2012-PR-009
(enter County-assigned application number (s))

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

First Potomac Realty Investment Limited Partnership (cont.)
7600 Wisconsin Avenue
Bethesda, Maryland 20814

(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**)

- Lawrence W. Abrams *
- Jennifer R. Abrams *
- Kenneth and Ellen Marks *
- Lowell and Bonnie Baler *
- Andrew Isikoff *
- Marguerite Berger *
- Terry Berger *
- Evie Berger Gilbert and Rona Eisner *
- Gilbert and Rona Eisner *
- KLD-HMG Ltd. *
- Shari D. Goodman and Harvey M. Goodman *
- Andrew New *
- Dorothy Rabkin *
- James Scott, Jr. and Terri D. Scott *
- David A. Sislen *
- Lucy Chang & Dennis Wang *
- AKB Family, LLC *
- The Nancy & Marc Duber Family, LLC *
- TZG II Investment LLC *
- LVC LLC *
- MacKenzie Fibres International, Inc. *
- VJM LLC *
- Stephen A. Goldberg *
- Brian B. Goldberg Generational Trust *
- Lauren B. Goldberg Generational Trust *
- Stuart W. Goldberg Generational Trust *

(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: September 11, 2012
(enter date affidavit is notarized)

115806a

for Application No. (s): RZ 2012-PR-009
(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: September 11, 2012
(enter date affidavit is notarized)

115806a

for Application No. (s): RZ 2012-PR-009
(enter County-assigned application number(s))

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

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

Blankingship & Keith P.C. retained as an expert witness James R. Hart, who is a member of the Planning Commission and the Board of Zoning Appeals.

(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.

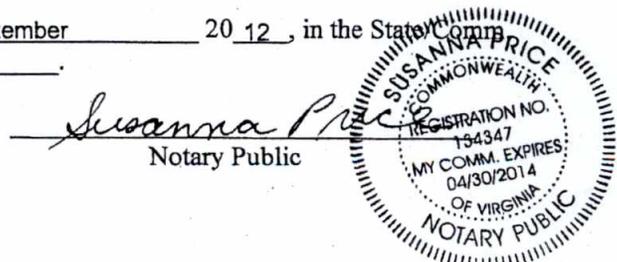
4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, 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
Sarah E. Hall, Attorney/Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 11 day of September 20 12, in the State of Virginia, County/City of Fairfax.

My commission expires: 4-30-2014
FORM RZA-1 Updated (7/1/06)



AUG 03 2012

Zoning Evaluation Division

STATEMENT OF JUSTIFICATION

In 1989 the Board of Supervisors approved RZ 88-P-030, by which property at the northern terminus of Dorr Avenue then owned by Cornelius J. Coakley, Trustee, and Ellen P. Coakley, Trustee, was rezoned to the PDC district. In accordance with proffers made in connection with that rezoning, 96,017 square feet of the property was dedicated to the Board of Supervisors of Fairfax County for the extension of Prosperity Avenue and an expansion of the parking lot for the Dunn Loring WMATA station. Approximately ten (10) years ago the property was developed with the two office buildings and the parking structure shown on the Conceptual Development Plan/Final Development Plan approved with the rezoning application, as modified through interpretations. Known as Prosperity Metro Plaza, this office development helped set the stage for large scale redevelopment in the Merrifield area. It is currently owned by Prosperity Metro Plaza of Virginia, LLC, in which the Coakley family continues to hold an interest.

Property to the southwest of Prosperity Metro Plaza was rezoned to the PRM district by Square 1400, L.C. in 2010 (RZ 2009-PR-002). In connection with that rezoning, Square 1400, L.C. proffered to extend Dorr Avenue north to Prosperity Avenue. This extension will require that dedications be made from and easements granted across Prosperity Metro Plaza, that Prosperity Metro Plaza's direct access to Prosperity Avenue be closed, and that its surface parking spaces, driveways, and landscaping be reoriented. The extension will result in the vacation of the cul-de-sac at the northern terminus of Dorr Avenue, approximately 10,855 square feet. Square 1400, L.C. has agreed that all of this vacated property will become part of Prosperity Metro Plaza. Within it will be constructed a driveway into the Prosperity Metro Plaza parking structure and surface parking spaces.

Prosperity Metro Plaza seeks to rezone the office development and that portion of Dorr Avenue which is to be vacated so that both of the contiguous properties owned by Prosperity Metro Plaza will comprise one PDC district and be subject to one set of proffers. Through this rezoning Prosperity Metro Plaza also seeks to provide for an increase in gross floor area which is consistent with the current Comprehensive Plan recommendation of office use with retail and service uses up to 1.4 floor area ratio ("FAR") for Sub Unit C1 of the Merrifield Suburban Center, in which Prosperity Metro Plaza is located. This increase in FAR would be accomplished by increasing the height of either or both of the existing office buildings to accommodate additional floor area. The additional floor area would not exceed 52,280 square feet, and the height of each building would not exceed 135 feet. The proposed increase in density would not only be consistent with the Comprehensive Plan, but it would also add to the vibrancy of the new Merrifield.

The increase in traffic which would result from the addition of 52,000 square feet of office space would not be significant. It would generate only 398 new vehicle trips per day, 60 during the AM peak hour and 58 during the PM peak hour.

The primary use of Prosperity Metro Plaza is and will continue to be office use. While this is currently the only PDC principal use in the development, over time the following additional principal uses may be added, depending upon the demands of the market:

- Business service and supply service establishments
- Eating establishments
- Financial institutions
- Personal service establishments
- Retail service establishments

As to PDC secondary uses, the only ones now on the Property are a fast food restaurant, a health club for tenant employees, and commercial parking. Over time, again in response to market demand, the following additional secondary uses may be added:

- Quick service food stores
- Colleges and universities
- Medical care facilities
- Private schools of special education

The proposed development will conform to the provisions of all applicable ordinances, regulations, and adopted standards except that a reaffirmation of the existing partial waiver of water quality controls (Waiver #020775) and a parking reduction due to proximity to a mass transit facility are being requested.

All hazardous or toxic substances, hazardous wastes, petroleum products will be utilized, stored, treated, disposed of in full compliance with all applicable federal, state, and local regulations.

Sarah E. Hall
Sarah E. Hall, Attorney/Agent for
Prosperity Metro Plaza of Virginia, LLC

August 3, 2012
Date



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
 FAIRFAX, VIRGINIA 22030
 November 22, 1989



Sarah H. Reifsnnyder, Esquire
 Blankingship and Keith
 4020 University Drive - Suite 312
 Fairfax, Virginia 22030

Re: Rezoning Application
 Number RZ 88-P-030

Dear Ms. Reifsnnyder:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 30, 1989, granting, as proffered, Rezoning Application RZ 88-P-030 in the name of Cornelius J. and Ellen P. Coakley and Cornelius J. Coakley, Trustee, to rezone certain property in the Providence District from the I-4 District to the PDC District, subject to the revised proffers dated October 30, 1989, on subject parcels 49-1 ((13)) 19A, A, 17, 18 and Pt. of Prosperity Avenue, consisting of approximately 5.67 acres.

The Conceptual Development Plan was approved, subject to the executed proffers dated October 30, 1989; the Planning Commission having previously approved Final Development Plan FDP 88-P-030 on September 20, 1989.

The Board also waived the transitional screening and barrier requirements along the northwestern boundary of the site in favor of the planting shown on the submitted Landscape Plan.

Sincerely,

Theodore Austell, III
 Clerk to the Board of Supervisors (Acting)

TAIII:ns

cc: Joseph T. Hix
 Real Estate Division, Assessments
 Jane W. Gwinn
 Zoning Administrator
 Barbara A. Byron, Director
 Zoning Evaluation Division
 Fred R. Beales, Supervisor
 Base Property Mapping/Overlay
 Robert Moore, Transportation Planning Division,
 Office of Transportation
 Kathy Ichter, Transportation Road Bond Division,
 Office of Transportation
 Department of Environmental Management
 A. V. Bailey, Resident Engineer
 Virginia Department of Transportation
 Richard Jones, Manager, Land Acquisition & Planning Division
 Fairfax County Park Authority

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on the 30th day of October, 1989, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NO. RZ 88-P-030

WHEREAS, Cornelius J. and Ellen P. Coakley and Cornelius J. Coakley, Trustee, filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the I-4 District to the PDC District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

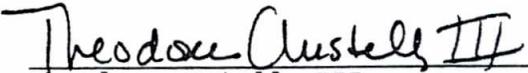
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDC District, and said property is subject to the use regulations of said PDC District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 30th day of October, 1989.



Theodore Austell, III
Clerk to the Board of Supervisors (Acting)

The Conceptual Development Plan was approved, subject to the executed proffers dated October 30, 1989; the Planning Commission having previously approved Final Development Plan FDP 88-P-030 on September 20, 1989.

P R O F F E R S

RZ 88-P-030

Pursuant to Section 15.1-491(a) of the Code of Virginia, subject to the Board of Supervisors' approving the rezoning of the subject property to PDC and approving the Conceptual/Final Development Plan, the Applicants proffer the following:

1. The subject property shall be developed in accordance with the Conceptual/Final Development Plan (FDP) prepared by The Weihe Partnership, Architects and Planners, dated February 3, 1989, as revised September 19, 1989.

2. The Applicants will receive no monetary compensation for the 96,017 square feet of property defeasible title to which was conveyed to the Board of Supervisors of Fairfax County by Certificate No. RB 188, Certificate No. RB 189, and Certificate No. RB 191 recorded among the land records of Fairfax County in Deed Book 6886, pages 13, 16, and 21, respectively. The Applicants shall effectively dedicate this property to public use by executing appropriate court orders and/or delivering and recording Quitclaim Deeds for this property to the Board of Supervisors, the Washington Metropolitan Area Transit Authority (WMATA), and/or the Virginia Department of Transportation (VDOT), as appropriate, and density for this area shall be reserved in perpetuity pursuant to Section 2-308 of the Fairfax County Zoning Ordinance.

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

OCT 30 1989

ZONING EVALUATION DIVISION

3. The Applicants agree to develop the property in accordance with the Urban Design Concept Plan for the Dunn Loring Metro Station Area with regard to building heights, pedestrian circulation, and streetscape.

4. Subject to the County Arborist's approval the Applicants shall develop the property in substantial conformance with the landscape plan prepared by G. L. Rupert & Associates dated August 31, 1989 ("Landscape Plan"), which indicates not only the internal landscaping but also the streetscape and pedestrian access. The Landscape Plan includes landscaping on property in which Applicants have easement rights ("Easement Area") through the Reciprocal Easement Agreement dated June 21, 1989 and recorded among the land records of Fairfax County in Deed Book 7363, page 1557 ("the Easement"), a copy of which is attached hereto. Applicants recognize that they will not obtain final Site Plan approval of their project until such time as they demonstrate that they have the right under the Easement to install and maintain in the Easement Area the landscaping shown on the Landscape Plan.

5. The Applicants shall contribute on a pro rata share basis an amount determined by Fairfax County to provide an environmental monitoring program for noise and air quality on the property. Such cash contribution shall be provided to the County upon approval of nonresidential use permits

for 50% of the first building. This cash contribution shall not exceed Five Thousand and no/100 Dollars (\$5,000.00).

6. The Applicants will design and, at such time as VDOT deems that traffic levels warrant, install with VDOT concurrence a traffic signal at the intersection of Prosperity Avenue and the access to Applicants' property and the WMATA parking lot as shown on the Site Access and Circulation Plan prepared by Bellomo-McGee, Inc., dated August 31, 1989 ("Access Plan"). The signal design will comply with all applicable VDOT requirements.

7. The subject property will be developed in conformance with the Access Plan subject to approval of VDOT and the Fairfax County Department of Environmental Management. That portion of the Access Plan within the Easement Area is authorized by the Easement.

8. The Applicants shall provide an at-grade pedestrian linkage connecting the subject property to the Dunn Loring Metro Station as shown on the FDP. The crossing will include marked pavement and, subject to VDOT approval, a pedestrian activated cycle as part of the traffic signal at such time as the signal is installed.

9. Stormwater management facilities constructed on the property shall meet the requirements of the Department of Environmental Management's Public Facilities Manual. Best management practices volume storage shall be provided

through the use of underground detention facilities as part of stormwater management; however, no additional phosphorous removal shall be required.

10. The Applicants shall provide the following facade treatments for the buildings proposed on the subject site:

a. The office building facades shall be predominantly glass and precast concrete.

b. The parking structure facade will consist of precast concrete of a color which is compatible with the office buildings' facades.

11. Interior noise levels shall be mitigated to a maximum level of 50 dBA Ldn as determined by the Department of Environmental Management.

12. Applicants shall, through their property manager, devise and implement a transportation management system to reduce single occupancy vehicular traffic. All lessees shall be advised of this transportation management system. Among other strategies, the transportation management system may include the following:

(a) Metrorail and bus ridership shall be actively promoted through such means as WMATA's "Metropool" program.

(b) Carpooling and vanpooling shall be coordinated with governmental agencies and other private employers in the vicinity.

(c) Preferred locations shall be designated for carpool and vanpool parking.

(d) Staggered work hours shall be encouraged to the fullest extent possible.

13. All on-site underground storage tanks and all drums containing potentially hazardous substances will be removed from the site in accordance with all applicable federal, state, and county laws and regulations.

14. The secondary uses which may be located on the property include the following:

a. fast food restaurant in Building B (maximum seating capacity of 70 and maximum gross floor area of 3,000 square feet),

b. commercial parking in the parking structure during the period prior to the opening of the second building for occupancy, provided the on-site parking, excluding this commercial parking, meets the Zoning Ordinance requirements for occupied uses in the first building.

c. drive-in bank (maximum gross floor area 5,000 square feet) on the first floor of Building A,

d. health club (exercise facility) for tenants only (maximum gross floor area 2,000 square feet on the parking level of Building A).

15. All stormwater runoff from the driveway of the drive-through bank, the parking area between Building A

and the parking structure, and the entire parking structure itself will be conveyed through oil/grit separator(s) designed in accordance with the methods recommended by the Metropolitan Washington Council of Government in chapter 8 of the 1987 publication entitled Controlling Urban Runoff: A Practical Manual for Planning and Designing Urban BMPs or as approved by DEM. Any separator will have two manholes for cleanout accessibility so that accumulated hydrocarbons, together with sand, silt and mud may be removed at regular intervals to maintain the device in a usable, operative condition. At a minimum, the initial maintenance schedule shall consist of four (4) inspections per year with cleanouts occurring as necessary as determined by DEM.

16. The drive-in bank window will be open only from 10 a.m. until 4 p.m. on weekdays.

17. The Applicants will execute and record a public access easement which will provide pedestrian access between Dorr Avenue and Prosperity Avenue, the easement to run between Building A and Building B.

0 30 - 89
Date

10-30-89
Date

10 30 - 89
Date

Cornelius J. Coakley
Cornelius J. Coakley

Ellen P. Coakley
Ellen P. Coakley

Cornelius J. Coakley Trustee
Cornelius J. Coakley, Trustee



County of Fairfax, Virginia

MEMORANDUM

August 24, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use and Environmental Assessment: RZ/FDP 2012-PR-009
Prosperity Metro Plaza

This memorandum has been prepared by Bernard Suchicital based on information provided on the revised Rezoning/Final Development Plan, dated August 6, 2012. The applicant seeks approval to allow an increase in Floor Area Ratio (FAR) from 1.25 to 1.40, to include additional height on each of the two existing office buildings on the southeast corner of Prosperity Avenue and Dorr Avenue at 2675 and 2677 Prosperity Avenue currently consisting of 309,160 gross square feet of office space, with supporting retail and a parking structure on 3.47 acres. The application seeks to permit an addition of 1-story on each of the existing office buildings, equating to a total increase of 52,280 square feet on site. The applicant proposes an extension of Dorr Avenue to Prosperity Avenue, where Dorr Avenue currently functions as a cul-de-sac. In support of the Policy Plan's green building policy, the applicant has proffered to install a white roof on 75% of each roof that will consist of a roofing membrane with a Solar Reflectance Index appropriate to the slope of the roof. Staff would like to have a verification statement from the project's architect or engineer stating that the requirements of the proffer has been met in regards to the insulation and the white roofing membrane. This application does not raise any other significant land use or environmental concerns.

PGN: BSS

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/





County of Fairfax, Virginia

MEMORANDUM

August 10, 2012

TO: William O'Donnell Jr., Planner II
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II 
Forest Conservation Branch, DPWES

SUBJECT: 2675 & 2677 Prosperity Ave.; RZ/FDP 2012-PR-009

RE: Request for assistance dated August 6, 2012

This review is based on the Conceptual/Final Development Plan RZ/FDP 2012-PR-009 stamped "Received, Department of Planning and Zoning, August 3, 2012" and the draft proffers dated July 31, 2012. There are no additional Urban Forest Management Division (UFMD) comments and recommendations on this RZ/FDP as it appears tree and landscape related issues have been adequately addressed.

Please contact me at 703-324-1770 should you have any questions.

TLN/
UFMID #: 170001

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: August 20, 2012

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

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

FILE: 3-4 (RZ 2012-PR-009)

SUBJECT: Transportation Impact Addendum

REFERENCE: RZ/ FDP 2012-PR-009; Prosperity Metro Plaza (Dorr Avenue)
Traffic Zone: 1526
Land Identification Map: 49-1 ((13)) 19B

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the plan and proffers dated July 31, 2012.

The applicant proposes to rezone the existing office development and that portion of Dorr Avenue which is to be vacated so that both of the properties will comprise one PDC District. Such an increase in density would result in the addition of 52,000 square feet of office space.

This department has reviewed the subject application and provides the following comments.

- The applicant should extend the median on Prosperity Avenue from Dorr Avenue east to the WMATA access.
- The proposed Transportation Demand Management strategies should change the following:
 - Proffer 20. TDM Plan and Transportation Coordinator. Omit the “Non-SOV” reference. (The goal of the TDM Plan should be to reduce the number of weekday peak hour trips by at least 40 %...”)
 - Proffer 24. TDM Account. Omit, “desired tenant employee survey response.” (The incentive fund shall be used to provide incentives other than outlined in the TDM plan to encourage Non-SOV travel.)
- An easement should be provided for possible signal equipment (e.g. signal pole, cabinet, wiring, etc.) along the site on Prosperity Avenue opposite the Dunn Loring metro access.

AKR/ak cc: Michele Brickner, Director, Design Review, DPW & ES



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

August 17, 2012

GREGORY A. WHIRLEY
COMMISSIONER

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: RZ/FPD 2012-PR-009 Prosperity Metro Plaza of Virginia, LLC
Tax Map # 49-1((13))0019B

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

I have reviewed the above plan submitted on August 6, 2012, and received August 10, 2012. I only have one additional comment which can be addressed on the site plans:

1. The CG-12's at the main Dorr Avenue entrance need to be placed entirely within the right of way. The right of way line will need to be adjusted to account for this requirement.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver

fairfaxrezoning2012-PR-009rz3ProsperityMetroPlzOfVaLLC8-17-12BB

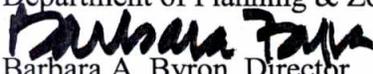


County of Fairfax, Virginia

MEMORANDUM

DATE: August 20, 2012

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

FROM: 
Barbara A. Byron, Director
Office of Community Revitalization (OCR)

SUBJECT: RZ/FDP 2012-PR-009; Prosperity Metro Plaza of Virginia, LLC

The Office of Community Revitalization (OCR) has reviewed the above referenced Conceptual Development Plan/Final Development Plan (CDP/FDP) application marked "Received" by the Department of Planning and Zoning on August 3, 2012. The following comments and analysis are offered for consideration.

Description:

The applicant is seeking to rezone the office development and a portion of Dorr Avenue which is to be vacated so that the two contiguous properties owned by Prosperity Metro Plaza will comprise one PDC District and be subject to one set of proffers. Through the rezoning the applicant seeks to provide for an increase in gross floor area up to 1.4 FAR for sub-unit C-1 of the Merrifield Suburban Center. The increase in FAR will result in an increase in height of one or both of the office buildings not to exceed 135 feet and additional floor area not to exceed 52,250 square feet. The office development with the additional square footage will total 361,440 square feet. Principle use of the building shall remain office.

OCR Comments:

The application addresses most of the concerns raised by the OCR, principally eliminating some surface parking spaces adjacent to a public street and providing adequate sidewalk connections through the site. The resulting revised plans will improve the character of the street and enhance the pedestrian environment.

The OCR still has a remaining concern pertaining to sheets P-0601 and P-0602, *Illustrative Architectural Elevations*. The facades for the additional office space consist of a new glass wall system to "match existing glass facades". A seamless transition between old and new facades will be difficult to achieve without replacing the entire glass wall system. A setback of



several feet from the existing outside edge of the building is suggested to provide a cohesive transition.

Approval of this application will help further the redevelopment of the Merrifield Community Business Center and provides several benefits to the area including enhanced connectivity. The willingness of the applicant to work with their neighbors to connect Dorr Avenue to Prosperity Avenue will improve the street network. Additionally, the proposed enhanced streetscape on Dorr Avenue will increase area vitality and functionality which is of particular importance given its proximity to the Metro station.

Cc. William O'Donnell, Senior Land Use Coordinator, DPZ
JoAnne Fiebe, Revitalization Program Manager, OCR
OCR Files



Office of Community Revitalization
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711



County of Fairfax, Virginia

MEMORANDUM

DATE: May 1, 2012

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning/Final
Development Plan Application RZ/FDP 2012-PR-009

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 #430, Merrifield
2. After construction programmed ___(n/a)___ this property will be serviced by the fire station ___(n/a)___



Fairfax Water

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

PLANNING & ENGINEERING
DIVISION

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

May 11, 2012

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

Re: Prosperity Metro Plaza of Virginia, LLC
RZ 2012 -PR-009
FDP 2012-PR-009
Tax Map: 049-1

Dear Ms. Berlin:

The *Connection Rule for New Construction/Redevelopment in Accordance with Fairfax County Ordinance Section 65-6-13* (Rule) was adopted by the Fairfax Water Board on January 12th, 2012.

The applicant is proposing, among other things, to increase gross floor area by up to 52,280 square feet by increasing the height of either or both of the existing office buildings. The property is located approximately 1,230 feet from an existing Fairfax Water main, and the proposed increase in gross floor area will result in a FAR of 1.4. In accordance with the Rule, the proposed development would be required to connect to Fairfax Water. The Rule contains provisions for an owner or developer to seek a waiver from the requirement to connect to Fairfax Water, if the applicant can demonstrate a compelling engineering or economic justification, together with sufficient supporting documentation, to show a valid utility-related reason why service from Fairfax Water should not be required.

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

Sincerely,



Jamie Bain Hedges P.E.
Director, Planning and Engineering

cc: Chief, Site Plan Review
Sarah Hall, Blankingship & Keith
Jeff Stuchel, Walter Phillips

The information contained on this page is NOT to be construed or used as a "legal description". Fairfax Water does not provide any guaranty of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Technical Services Branch of the Planning and Engineering Division. In no event will Fairfax Water be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.





County of Fairfax, Virginia

MEMORANDUM

DATE: August 21, 2012

TO: Billy O'Donnell, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Rezoning Application #RZ/FDP 2012-PR-009, Prosperity Metro 2675 & 2677 Prosperity Avenue, Rezoning/Final Development Plan dated April 2, 2012, LDS Project #5171-ZONA-001-1 (2nd submission), Tax Map #049-1-13 - 0019B, Providence District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

Proposed improvements seem to qualify as redevelopment. According to the BMP narrative the existing site is currently and adequately served by three Vortechs water quality devices. The applicant shall demonstrate in the construction plan that the projected phosphorus runoff pollution load after redevelopment shall not exceed the existing phosphorus runoff pollution load (PFM 6-0401.2C) with all supporting documents, calculations and pre and post impervious areas. The applicant has proposed 0.11 acres of permeable pavers in two different parking areas. In order to take the advantage of BMP credit now or in future, the pavers shall be designed to meet the current PFM section 6-1304.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

No downstream drainage complaints exist.

Stormwater Detention

The applicant shall demonstrate in the construction plan that the two and ten year post development runoff release rates from the existing underground stormwater detention vault is



St. Clair Williams, Staff Coordinator
Rezoning Application #RZ 2009-PR-022, Hollingsworth
December 14, 2011
Page 2 of 2

less than predevelopment runoff rates (PFM 6-0300). The plan proposes to reduce the impervious area by 0.02 acres and does not need to provide additional detention measures.

Site Outfall

An outfall narrative has been provided.

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

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

DK/

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



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

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

DATE: May 23, 2012

SUBJECT: RZ/FDP 2012-PR-009
Tax Map Number: 49-1((13))19B & pt. Dorr Avenue

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated April 02, 2012, for the above referenced application. The Development Plan shows the maximum addition of 52,280 square feet of commercial office on either or both of the existing onsite office buildings through the increase of each building height by no more than 135 feet.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). The Policy Plan also cites differing needs for more urban development and presents Urban Park Development guidance (Parks and Recreation, Park Classification System, p.10-11). The Park Authority's Urban Parks Framework provides an urban parkland standard and more detailed guidance. Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

The Merrifield Suburban Center recommendations in the Area II Plan state that "contributions should be made by both new residential and non-residential development for off-site public park facilities that serve the Merrifield Suburban Center." In addition, recommendations for the land unit containing this application site specifically cite that "contributions should be made for the purchase of public parkland within Land Unit C or to provide improvements to nearby parks" (Area II, Merrifield Suburban Center, Area-Wide Recommendations, Parks and Recreation Facilities, pp. 46; Land Unit C Recommendations, pp. 92).

Finally, text from the Jefferson Planning District chapter of the Great Parks, Great Communities Comprehensive Park System Plan echoes recommendations in the Countywide Comprehensive Plan. Specific District chapter recommendations include the provision of equitably distributed parks and recreational facilities in higher density and mixed use areas, including commercial revitalization districts.

ANALYSIS AND RECOMMENDATIONS

Park Needs:

Using adopted service level standards, staff has identified a need for all types of parkland and recreational facilities in this area. Existing nearby parks (Dunn Loring, Hartland Green, Jefferson District, Merrifield) meet only a portion of the demand for parkland generated by commercial development in the Merrifield Suburban Center. In addition to parkland, the recreational facilities in greatest need in this area include basketball courts, rectangle athletic fields, adult softball fields, playgrounds, and trails.

Recreational Impact of Commercial Development:

The proposed increase of 52,280 square feet of commercial office will generate an impact on recreational services and facilities as employees have a need to access recreational amenities at lunchtime or after work. The Comprehensive Plan for the Merrifield Suburban Center area calls for a combination of private and public funding to contribute toward new facilities to serve both residents and workers. Recent monetary contributions to offset the impacts of commercial development in Suburban Centers have averaged \$0.27 per square foot. Applying this rate to the proposed 52,280 square feet of new non-residential uses proposed, the Park Authority requests a contribution of \$14,116 for recreational facility development at one or more park sites located within the service area of the subject property.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- Provide the fair share contribution request of \$14,116 to offset impacts to park and recreation service levels from the commercial development.

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

FCPA Reviewer: Jay Rauschenbach
DPZ Coordinator: William O'Donnell

Copy: Cindy Walsh, Director, Resource Management Division
Andrea L. Dorlester, Planner IV, Park Planning Branch
Chron Binder
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: September 4, 2012

TO: Billy O'Donnell
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. RZ/FDP 2012-PR-009**
Tax Map No. 049-1-((13) – 0019B part

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

1. The application property is located in Accotink Creek (M-2) watershed. It would be sewered into the Noman M. Cole Pollution Control Plant (NMCPCP).
2. Based upon current and committed flow, there is excess capacity in the NMCPCP. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch line located in Dorr Avenue and approx.. 30 feet from the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. **Other pertinent comments:**



ACTION –

Approval of a Parking Reduction for Prosperity Metro Plaza (Providence District)

ISSUE:

Board approval of a 25.4 percent reduction, or 258 fewer parking spaces, in required parking, for Prosperity Metro Plaza, Tax Map No. 49-1 ((13)) 0019B, Providence District.

RECOMMENDATION:

The County Executive recommends that the Board of Supervisors (Board) approve a parking reduction of 25.4 percent (258 fewer parking spaces) in required parking for Prosperity Metro Plaza pursuant to both Paragraphs 5 and 26, Section 11-102, of Chapter 112 (Zoning Ordinance) of *The Code of the County of Fairfax, Virginia*, based on an analysis of the parking requirements for each use on the site and a parking reduction study, #1891-PKS-001-1, on condition that:

1. A minimum of 771 parking spaces must be maintained on site at all times for the office and fast-food restaurant uses.
2. The uses included in this parking reduction are:
 - 382,280 gross square feet (GSF) of office uses,
 - 70-seat fast-food restaurant use and
 - up to 246 spaces of commercial parking use.
3. Shared parking with any additional use(s) shall not be permitted without the submission of a new parking study prepared in accordance with the applicable requirements of the Zoning Ordinance and shall be subject to the Board's approval.
4. Implementation of the Transportation Demand Management (TDM) program proffered in conjunction with the approval of Rezoning/Final Development Plan #RZ 2012-PR-009 (Prosperity Metro Plaza of Virginia, LLC). Should the TDM program not sufficiently reduce the parking demand, the number of spaces available for commercial parking shall be reduced and/or the number of seats at the fast-food restaurant use shall be reduced.

5. With the exception of any reserved parking spaces required to meet the parking requirements of the Americans with Disabilities Act (ADA), the number of reserved parking spaces on this site shall be limited to 162. Any additional reserved parking space above the 162 limit, even those spaces reserved for car or van pools to meet the TDM goal, shall be in addition to the minimum required spaces in Condition #1, above.
6. The current owners, their successors or assigns of the parcels identified as Fairfax County Tax Map No. Tax Map No. 49-1 ((13)) 0019B shall submit a parking space utilization study for review and approval by the Board at any time in the future that the Zoning Administrator so requests. Following review of that study, or if a study is not submitted within 90 days after being requested, the Board may rescind this parking reduction or require alternative measures to satisfy parking needs, which may include requiring all uses to comply with the full parking space requirements as specified in Article 11 of the Zoning Ordinance.
7. All parking utilization studies prepared in response to a request by the Zoning Administrator shall be based on applicable requirements of *The Code of the County of Fairfax, Virginia*, and the Zoning Ordinance in effect at the time of said parking utilization study submission.
8. All parking provided shall be in accordance with the applicable requirements of Article 11 of the Zoning Ordinance and the Fairfax County Public Facilities Manual, including the provisions referencing the ADA.
9. The attached agreement, incorporating the conditions of approval of this parking reduction, shall be recorded in the Fairfax County land records.
10. Unless an extension has been approved by the Board, this parking reduction shall expire without notice 6 months from the date of Board approval if Condition #9 has not been satisfied.

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 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.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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